



MAYOR **CITY PLANNER**
Verne E. Rupright 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.

August 12, 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 July 8, 2014 regular meeting
- VIII. NEW BUSINESS (*five minutes per person*)
 - A. PUBLIC HEARINGS

1. Item: **Conditional Use Permit #14-08** (Reso. #14-20)
 Request: Approval to use an existing 30,000 square foot building for retail, office, storage, and Alaska Railroad uses (previously the Kenai Supply building.)
 Applicant/Owner: Alaska Railroad Corporation
 Total Area: 12.72± acres (Lot 3: 0.75 ac. – Lot 4: 11.97 ac.)
 Location: 630 Old Matanuska Road
 Lots 3 & 4, ARR-DOT/PF Subdivision
 Zoning: Commercial
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

2. Item: **Conditional Use Permit #14-09** (Reso. #14-21)
 Request: Approval to add a portable building (800 square feet) to expand the childcare area for Denali Gymnastics.
 Applicant: Denali Gymnastics
 Owner: Criterion Properties LLC
 Total Area: 2± acres
 Location: 300 E. Kalli Circle
 Lot 8A, Haley Hills Park RSB Subdivision
 Zoning: Commercial
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

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 6:00 PM on Tuesday, July 8, 2014, in Council Chambers of City Hall, Wasilla, Alaska by Glenda Ledford, Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

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

Staff in attendance were:

Mr. Verne Rupright, City Mayor
Mr. Bert Cottle, Deputy Administrator
Mr. Gene Belden, Police Chief
Ms. Joan Klapperich, Recreation & Cultural Services Director
Mr. Richard Payne, City Attorney
Ms. Tina Crawford, City Planner
Ms. Tahirih Revet, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Pinard 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

No report given.

VI. PUBLIC PARTICIPATION *(Three minutes per person for items not on agenda)*
No one stepped forward to make a comment.

VII. CONSENT AGENDA

A. Minutes of June 10, 2014, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. PUBLIC HEARINGS

1. **Resolution Serial No. 14-18:** Recommending that the Wasilla City Council amend the 1999 Trails Plan, the 2011 Parks and Trails Master Plan, and Chapter 10.12, Off-Road Vehicles, in the Wasilla Municipal Code to prohibit off-road vehicle uses on any trails or public rights-of-way within the Wasilla city limits.

a. City Staff/Applicant

Ms. Crawford provided a brief overview of Resolution Serial No. 14-18 and the reason for the amendments.

Ms. Randy Robinson stated that she is a city resident and is member of the Wasilla Parks & Recreation Commission. She provided a summary of her reason as a city resident and as a Commissioner on why she agrees that ATVs should be prohibited within the city limits.

Discussion moved to the Commission.

Ms. Klapperich stated that the Parks & Recreation Commission unanimously passed a resolution recommending that the City Council prohibit ATVs within the city limits.

Discussion ensued.

Chief Belden provided an overview of the problems with ATVs within the city limits. He also stated the Police Department had received 248 calls regarding ATV issues over the last two years.

Discussion ensued.

b. Private person supporting or opposing the proposal

Chair Ledford opened the public hearing for Resolution Serial No. 14-18 at 6:23 PM.

(The regular meeting recessed at 7:24 PM and reconvened at 7:32 PM)

Twelve non-city residents testified regarding the proposed ATV ban; 10 spoke against the ban and two spoke in favor of the ban. Eleven city residents testified regarding the proposed ATV ban; six spoke against the ban and five were in favor of the ban.

With no other comments, Chair Ledford closed the public hearing at 8:27 PM.

c. City Staff/Applicant rebuttal

Mr. Cottle summarized the reasons for the proposed ban on ATVs, which included safety issues, destruction of private property, destruction of the right-of-way, nuisances from dust and noise, etc. He stated that the city is growing and this is needed to ensure continued future growth.

MOTION: Commissioner Dean moved to approve Resolution Serial No. 14-18, as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial No. 14-18, passed with Commissioner Dean, Kelly, Pinard and Chair Ledford in favor and Commissioner Means opposed.

(The regular meeting recessed at 9:09 PM and reconvened at 9:12 PM)

2. **Resolution Serial No. 14-19:** Recommending approval of a 20-year lease of Lot 14, New Wasilla Airport to construct a 6,000 square feet hangar building; generally located south of the Parks Highway off of Aviation Avenue.

a. City Staff/Applicant

Ms. Crawford provided a brief summary of the request for the lease of Lot 14, New Wasilla Airport.

b. Private person supporting or opposing the proposal

Chair Ledford opened the public hearing for Resolution Serial No. 14-19 at 9:13 PM.

With no comments, Chair Ledford closed the public hearing at 9:13 PM.

c. City Staff/Applicant rebuttal

No additional comments.

MOTION: Commissioner Kelly moved to approve Resolution Serial No. 14-19, as presented.

VOTE: The motion to approve Resolution Serial No. 14-19, passed unanimously.

IX. UNFINISHED BUSINESS

No unfinished business.

X. COMMUNICATIONS

No statements made regarding the following items.

A. Permit Information

B. Enforcement Log

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

No comments.

XII. STAFF COMMENTS

Ms. Crawford stated that if any of the Commissioners would like training to please let her know and she would coordinate with the City Attorney to provide training.

XIII. COMMISSION COMMENTS

Commissioner Kelly stated his concerns regarding access points for ATVs, motorcycles, etc.

Commissioner Means expressed frustration that items before the Commission only have one meeting. He stated that he would like for the Commission to have more time to identify solutions when making decisions.

Commissioner Pinard stated that she believes some things were learned both by citizens and staff and that it was a very informative meeting.

Chair Ledford stated that she appreciates all of the effort and time by the Commission tonight.

XIV. ADJOURNMENT

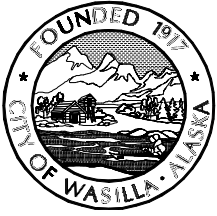
The regular meeting adjourned at 9:28 PM.

GLENDA LEDFORD, Chairman Date

ATTEST:

TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2014.



STAFF REPORT
Prepared by:
For the meeting of:

Case # CU 14-08
Planning Staff
August 12, 2014

I. SUMMARY FACTS:

Applicant/Owner: Alaska Railroad Corporation
Proposal: Approval to use an existing 30,000 square foot building for retail, office, storage, and Alaska Railroad uses.
Location: 630 Old Matanuska Road, Lots 3 & 4, ARR-DOT/PF Subdivision
Parcel Size: 12.72± acres
Existing Zoning: Commercial
Future Land Use: Generally Commercial/Business
Surrounding Zoning: North: Commercial
South: Rural Residential
East: Commercial
West: Commercial

II. STAFF RECOMMENDATION:

Approval with conditions

III. COMPLIANCE WITH WMC 16.16.050 – GENERAL APPROVAL CRITERIA

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

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

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

- 16.16.050(2) *Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.***
- Staff Finding: The proposed use is consistent with the Comprehensive Plan's *Expected Future Land Use Map* designation, "Generally Commercial/Business", and the Commercial zoning that implements the adopted 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.
- 16.16.050(4) *Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.***
- Staff Finding: The City mailed 62 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Two comments were received – one from the Borough Platting Division with no comments and one from the State SOA/DEC stating that approval to extend the existing City water main was approved on June 3, 2014. Copies of the comments received by staff are included in this packet. Any comments received after the compilation of the packet will be provided at the public hearing.
- 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 Borough Fire Chief's office will review the proposed updates to the existing building for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.
- 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 use will not significantly impact the street system or create a danger 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 complies with the minimum setbacks and maximum height requirements of §16.24.010.

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

Staff Finding: The attached site plan indicates 62 paved parking spaces (3 handicapped spaces) and adequate paved aisle widths, loading zone, and adequate snow storage on the site.

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: Water, sewer, and other utilities are 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 site plan shows the drainage directed to an on-site detention area.

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. Also, the site access is via Financial Drive, which is a Major Collector roadway. Signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

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

Staff Finding: The proposed use will not result in significantly different peak use characteristics than the surrounding uses or area since the property is located in an area that is predominantly developed and zoned Commercial.

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

Staff Finding: The proposed uses will not have any negative impacts on the surrounding area and no additional buffering is required since the subject parcel is surrounded by commercial uses and/or zoning.

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 attached landscaping plan shows the proposed/existing landscaping on the site complies with the landscaping regulations.

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: No sidewalks are required for this development.

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: Water and sewer is available for the site and the applicant will coordinate with the Public Works department to obtain any necessary City permits. Additionally, the site plan shows the drainage directed to an on-site detention area.

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: The Mat-Su Borough Cultural Resources Office was notified of this application and provided the opportunity to comment but did not provide any objections.

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 & air.

Staff Finding: The existing building was recently repainted to update the appearance and be more in character with surrounding commercial 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: No additional land is necessary for open space and facilities.

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 anticipated from winter conditions.

IV. CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of this request with the following conditions:

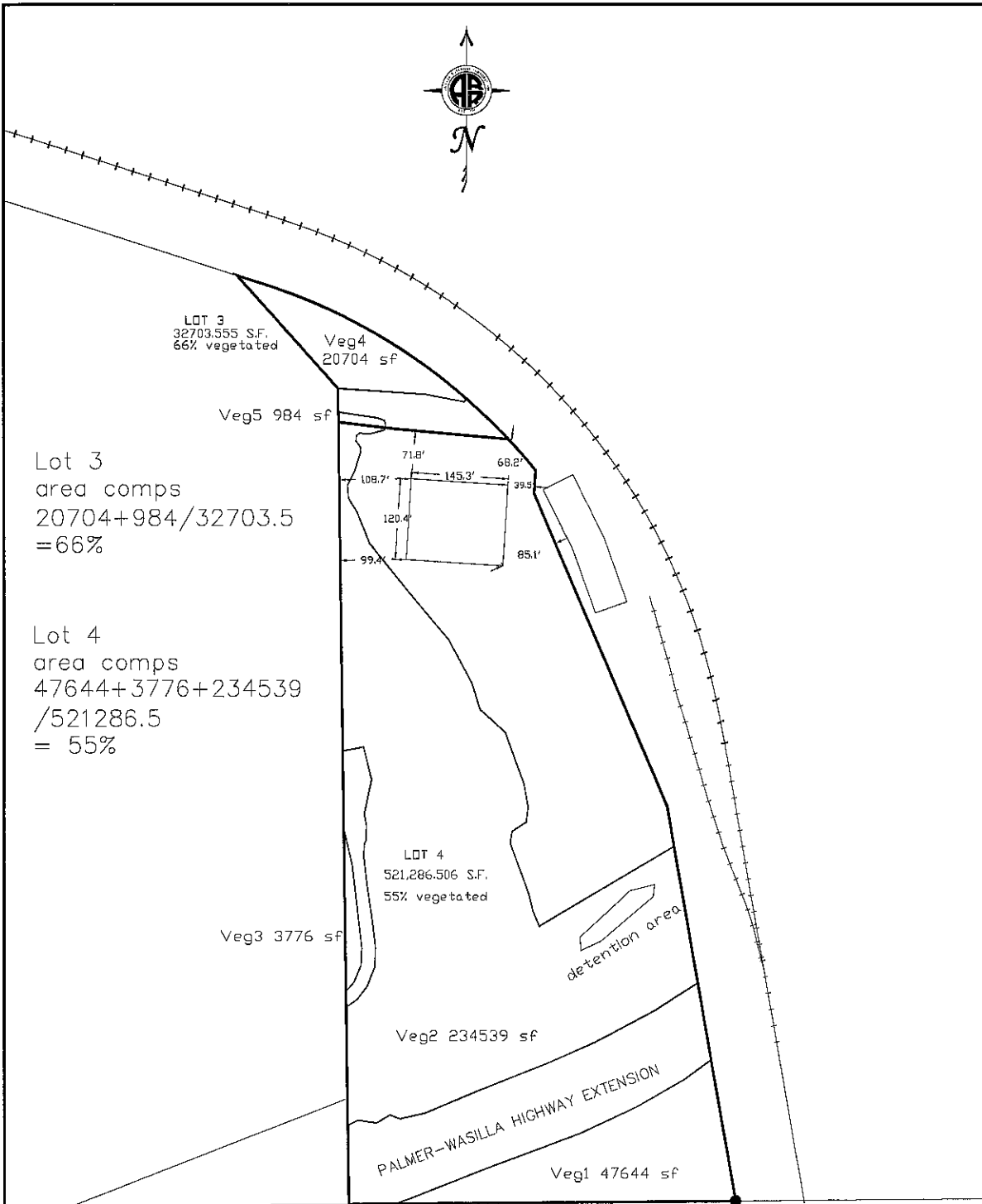
1. The Matanuska-Susitna Borough Fire Chief's office shall review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
2. The applicant shall consult with DEC and follow the appropriate stormwater procedures and regulations.
3. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for water and sewer connections.
4. Construction on the site must substantially comply with the site plan date stamped July 29, 2014 and the landscape plan date stamped August 1, 2014, attached as Exhibit B to Resolution Serial No. 14-20. Any changes to these plans must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.
5. Connectivity with the adjoining commercial lot C21 will be allowed by the Alaska Railroad Corporation, over the subject lots, to the extent feasible that is both harmonious with the use of the subject lots and appropriate and safe for the existing railroad crossing to the east of the subject lots. The Alaska Railroad will prepare an access study to determine such feasibility and further define the conditions under which such connectivity is compatible with Railroad uses. Future connectivity from the E. Parks Highway, across the subject lots, to E. Susitna Ave, will be allowed by the Alaska Railroad Corporation subject to a comprehensive area wide planning effort addressing the transportation needs and safety of the E. Parks Highway – E. Palmer Wasilla Highway – S. Kink Goose Bay Road triangle, Alaska Railroad right-of-way, and local traffic patterns.

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Notes:

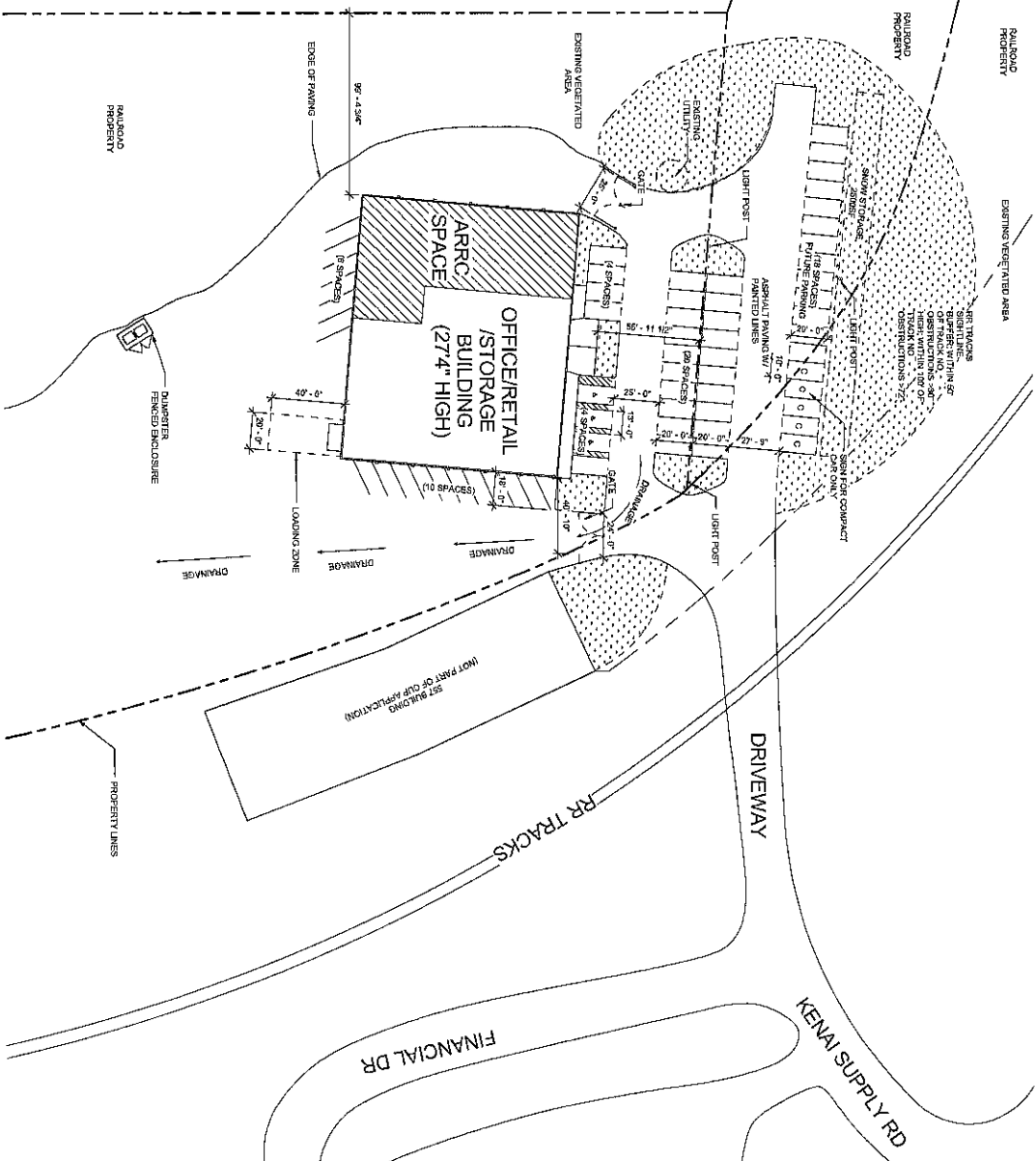
1) The boundaries shown on this sketch are based on Commissioner's Quitclaim Deed to the Alaska Railroad Corporation recorded as 2013-019514-0, Palmer, and Plat 2007-86.

RECEIVED

JUL 21 2014

Planning Office
City of Wasilla

	ALASKA RAILROAD CORPORATION REAL ESTATE, LAND SERVICES <small>P.O. BOX 107500, ANCHORAGE, ALASKA 99510-7500</small>	
	ARRC Wasilla Shops Vegetated Areas Wasilla, Alaska	
<small>ARRC MP 158.8</small>		
<small>DRAWN BY:</small> MS	<small>SCALE :</small> 1"=150'	<small>DATE :</small> 2014-07-18
<small>CHECKED BY:</small> MS	<small>ACAD FILE:</small>	
<small>APPROVED BY:</small> MS	<small>AVOID RED/White Line\Wasilla\Shops_MP158.8\Wasilla Shops vegetated areas DMS 2014-07-18.dwg</small>	



RECEIVED
 JUL 29 2014
 Planning Office
 City of Wasilla

PROJECT DESCRIPTION

REMODEL OF EXISTING COMMERCIAL BUILDING INCLUDING REPAIR/REPLACEMENT OF FRONT ENTRY, REMODEL SPACE INCLUDING STORAGE, RETAIL AND OFFICE SPACE ON TWO (2) FLOOR SITE. EXISTING 200 SPACE LOT TO BE REMODEL TO 200 STALLS INCLUDING 200 STALLS, 2000 SF OF SNOW STORAGE AND SITE LIGHTING.

ZONING SUMMARY

PROPERTY DESCRIPTION: 850 OLD MANTANUSKA ROAD LOTS 3 AND 4-88R-COT
 SUBDIVISION 5/17/2007/26
 WASILLA, ALASKA CODE OF ORDINANCES, CHAPTER 16
 PARCELS PROVIDED ARE THE BASIS FOR ZONING REQUIREMENTS.
 TOTAL AREAS = 6871 SF 200 = 28 SPACES
 TOTAL PARKING STALLS = 60 1000 FT H SPACES
 # OF HANDICAPPED SPACES AS PART OF TOTAL = 3
 PARKING PROVIDED = 62 SPACES INCLUDING 3 HANDICAPPED SPACES
 LANDSCAPING: A BARRING LOT WITH GREATER THAN 10 FT STREET SPACES
 REQUIRES PRELIMINARY LANDSCAPING WITH A LANDSCAPE WITH 10 FT TO LANDSCAPING
 BEOS PROVIDED IN THIS DESIGN OR ALL SIDES OF THE PARKING AREA.
 SNOW STORAGE - 2000 SF OF SNOW STORAGE AREA REQUIRED FOR EACH PARKING
 SPACE. SNOW STORAGE AREA PROVIDED IN THIS DESIGN.
 SNOW STORAGE AREA PROVIDED IN THIS DESIGN.
 LOADING AREA: ONE STREET LOADING AREA OF GREATER THAN 20' X 12' IS
 PROVIDED IN THE DESIGN.

LEGEND

- NEW LANDSCAPED AREA WITH TREES, SHRUBS, FLOWERS, & BOLLERS. REFER TO LANDSCAPING PLAN FOR DETAILS.

BID DOCUMENTS

SHEET NO.
G102

MP159 WASILLA SHOPS
 630 Old Matanuska Rd, Wasilla, AK
 AK RAILROAD CORPORATION
SITE ZONING DIAGRAM



JOB NO. 2013032	REVISED BY:
PROJ. MGR. GPD	CHECKED:
DRAWN BY: AUBER	
DATE: JULY 2014	
REVISIONS:	

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Planning Office
City of Wasilla



earthscape
landscape architecture, planning & environmental
1345 G Street, suite 101
Anchorage Alaska 99501
907.279.2886

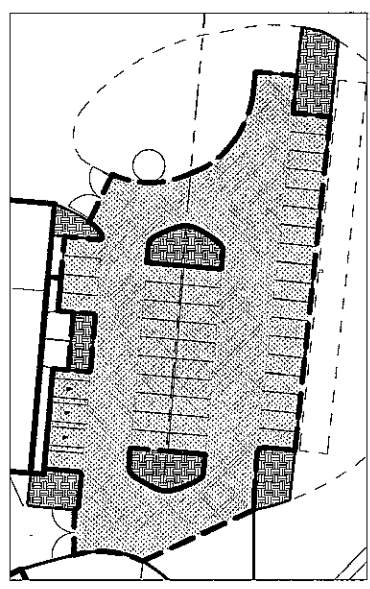
MP 159 Wasilla Shops
Wasilla, Alaska

NO.	REVISION/DATE	DATE

DESIGNED: WDA
CHECKED: WDA
DATE: 8/17/2014
DRAWING TITLE: Landscape Plan
SHEET NO.: L1

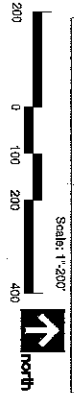
Landscape Summary

Vegetation Summary	Source Footage	% of total acreage
Total area	553,965 s.f.	
Existing vegetation	307,647 s.f.	56%
Parking Summary	Square Footage	% of total parking lot
Total parking area	24,247 s.f.	
Parking islands	4,126 s.f.	17%



Landscape Permit Summary
Property description: 650 Old Matanuska Rd. Lots 5 and 4 ARS-201 Subdivision Plat 2007.06

- LANDSCAPING REQUIREMENTS (Title 16.53)**
- A parking lot with greater than 10-off street spaces requires perimeter landscaping with a minimum width of 10'. Landscaping beds provided in this design are on all sides of the parking area. 15% of parking lot area must be landscape islands.
 - Trees & shrubs: 6 trees, 12 shrubs/acre. Total 12.71 acres=12 trees plus 153 shrubs. Proposed landscape plus existing trees and shrubs exceeds minimum requirement.



Plant Schedule

Common Name	Botanical Name	Quantity	Spacing (ft.)	Size	Notes
Trees					
Birch, clump	Betula papyrifera	6	10' o.c.	2 1/2" cal.	See note 3
Birch, single stem	Betula papyrifera	11	8' o.c.	2 1/2" cal.	nursery grown
Crabapple	Malus baccata	12	10' o.c.	2" cal.	nursery grown
Larch	Larix laricina	3	8' o.c.	8' tall	nursery grown
Spruce, Green	Picea pungens	7	8' o.c.	8' tall	nursery grown
Shrubs					
Cotoneaster	Cotoneaster acutifolia	54	3' o.c.	36" tall	nursery grown
Current, alpine	Ribes alpinum	47	4' o.c.	24" tall	nursery grown
Dwarf Birch	Betula nana	15	3' o.c.	12" tall	nursery grown
Highbush Cranberry	Viburnum opulus	40	4' o.c.	36" tall	nursery grown
Spiraea	Spiraea beaverdiana	170	3' o.c.	24" tall	nursery grown
Perennials					
Geranium Yarrow	Geranium sanguineum	34	18" o.c.	No. 1 cont.	nursery grown
	Achillea millefolium 'Red pepper'	305	18" o.c.	No. 1 cont.	nursery grown

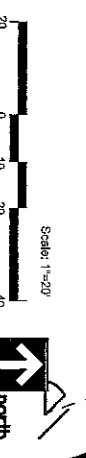
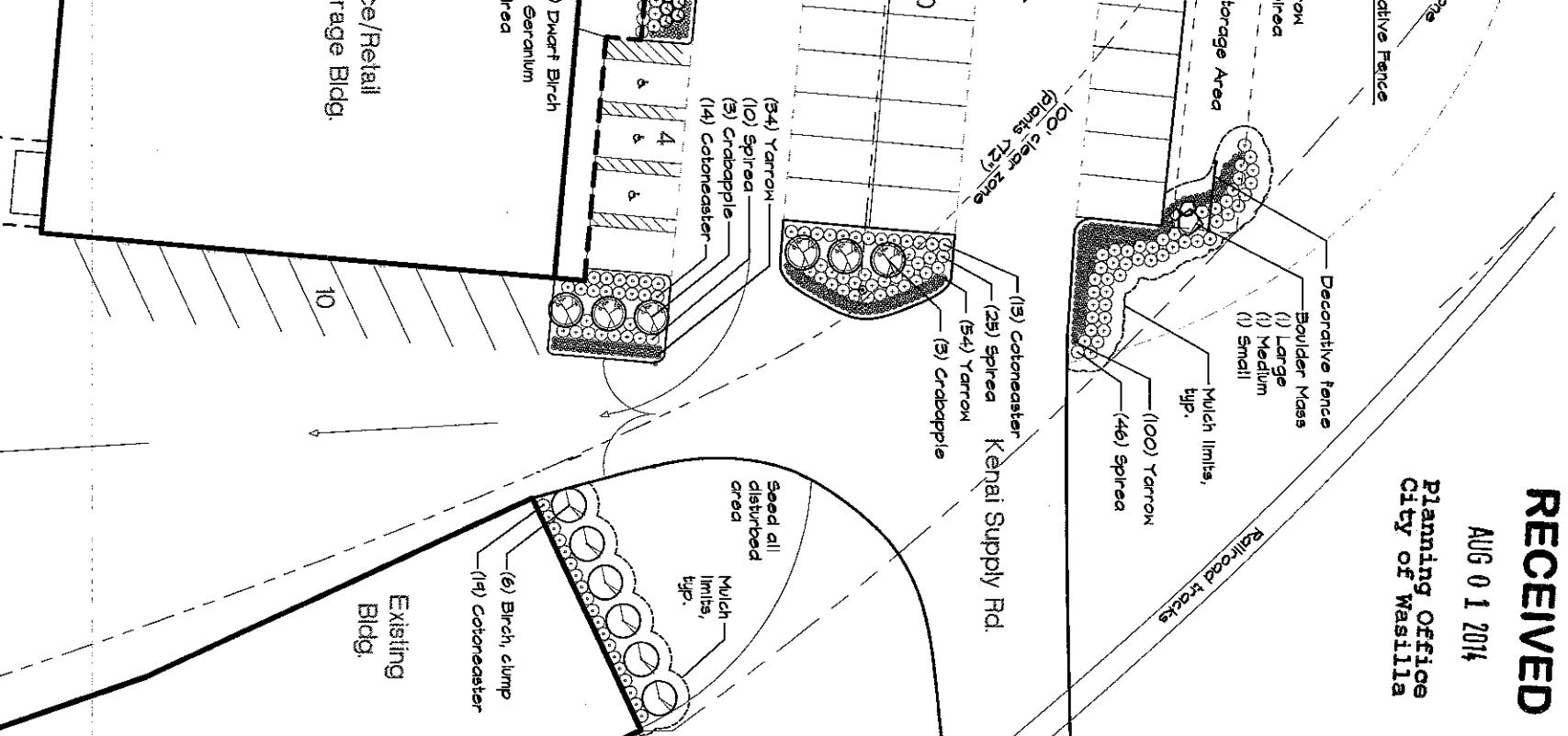
- Notes**
- All plants shall meet American Standards for Nursery Stock (ANSI) Z601 (American Nursery Association (ANA) 12501 Street, Suite 500, Washington, D.C. 20005)
 - All evergreen trees to have 5/8 spread to 5 (height) ratio and fully limbed from the leader to the ground.
 - Birch shall be 3/4 foliage and 1/4 trunk. Birch clump to include birch with minimum 2 trunks with 2 1/2" inch calipers each. Birch to be harvested or grown in Alaska.
 - Completely prefill all planting beds with water. Contact Owner if beds fail to drain within 5 hours. Do not plant in poorly drained beds.
 - Mulch continuously throughout all planting beds with 3" shredded bark mulch or Owner approved mulch.

- Plants shall be weed-free at time of planting. All planting beds to be weed-free during the one-year plant warranty and maintenance period.
- Replace all dead or dying plants within 7 days of notification.
- Landscape warranty period shall be one year.
- Seed all disturbed areas using:
 - 20% Lupine
 - 10% Iris
 - 20% Fescue-Arctarid
 - 10% Annual Rye
 - 20% Yarrow
 - 20% Gravelly Alpine Blue

Boulder Schedule

Symbol	Type	Size	Quantity
○	Large	4'x5'x5'	2
○	Medium	3'x5'x4'	3
○	Small	2'x3'x3'	3

- Notes**
- See Detail 2, Sheet L3. Boulder masses include a large, medium and small rock. Location and orientation to be under direction of the Landscape Architect. Boulders to be gray to dark gray angular rock with natural fractures. Drill holes shall not be visible. Raise boulders on site only with approval of Landscape Architect. On site boulders may be field located in areas not shown on plans.



Landscape Plan
L1



Main Wall Color
SW6356 "Copper Mountain"

Copper Mountain
NOV/20
SW6356

Stripe Color
SW6381 "Anjou Pear"

Column and Trim Color
SW7034 "Status Bronze"



Main Wall Color
SW6356 "Copper Mountain"

Stripe Color
SW6381 "Anjou Pear"

Column and Trim Color
SW7034 "Status Bronze"

Copper Mountain
SW6356

Anjou Pear
SW6381

Status Bronze
SW7034

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NOTIFICATION OF PUBLIC HEARING

DATE: July 15, 2014

CASE: CU 14-08

APPLICANT (S): Alaska Railroad

REQUEST:

Conditional use approval to use an existing 30,000 square foot building for retail, office, storage, and Alaska Railroad uses (previously the Kenai Supply building). Located at 630 E. Old Matanuska Road, Lots 3 & 4, ARR-DOT/PF Subdivision.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for August 12, 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 request must reach the Planning Office on or before August 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 Gary Ellis, SOA/DEC Drinking Water Program
Address 1700 E. Bogard Rd, Bldg. B, Suite 103
Lot Block Subdivision

Comments: Our office received a submittal requesting approval to extend the City of Wasilla's existing water main an additional 630 ft to serve the former Kenai Supply Bldg. in its new capacity. Approval to Construct was issued on June 3, 2014.



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

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ZIP 99654
041L1122587

Roy Robertson
SOA/DEC
Waste Water RVW
1700 E. Bogard Rd
Bldg B, #103
Wasilla, AK 99654

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NOTICE OF PUBLIC HEARING

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THE STATE
of **ALASKA**

GOVERNOR SEAN PARNELL

Department of Environmental
Conservation

DIVISION OF ENVIRONMENTAL HEALTH
Drinking Water Program

1700 E Bogard Rd, Bldg B, Ste 103
Wasilla, Alaska 99654
Main: 907.376.1805
Fax: 907.376.2382

June 3, 2014

Aimee Rathbun, P.E.
PDC Inc. Engineers
2700 Gambell St, Suite 500
Anchorage, AK 99503

RE: City of Wasilla – Wasilla Shops Water Main Extension – Approval to Construct
Modifications to Community Water System
PWSID #: 222626; Community Water System (CWS); Source: Ground Water

Dear Ms. Rathbun:

On April 21, 2014 this office received your request for Construction Approval for the proposed extension of the City of Wasilla's existing 12-inch ductile iron water main as part of the Wasilla Shops Water Service. Additional supporting documentation was submitted on May 29, 2014. The scope of the project consists of 630 feet of 14" HDPE water line supplying the former Kenai Supply Building, and the installation of two fire hydrants.

Construction Approval

The submitted engineering plans, limited to the scope of review described above, have been reviewed and are approved in accordance with the Drinking Water Regulations, 18 AAC 80. The enclosed Construction and Operation Certificate, with the Approval to Construct section completed, constitutes a written approval required under the Alaska Drinking Water Regulations (18 AAC 80).

Approval Expiration

If the applicant fails to complete the project as approved within two years of the department issuance of an approval to construct under Drinking Water Regulations, 18 AAC 80.210(c), the approval is void and the plans and information required under 18 AAC 80.210(a) must be resubmitted for departmental review and approval. If during the two-year period the site conditions, plans and information, and requirements in this chapter do not change, and if the applicant pays the fee required by 18 AAC 80.1910(b)(12), the department will grant the applicant an extension.

Requirements for Interim Approval to Operate

In order to receive Interim Approval to Operate, please provide the following:

1. Written verification that the installation has been completed under the direction of a registered engineer;
2. Verification that the system has been successfully pressure tested [18 AAC 80.210(g)(1)]; and
3. Verification that the distribution lines have been flushed and disinfected in accordance with the most recent version of AWWA standard C651. Provide copies of analytical test reports for samples taken from the finished water confirming that the system is free from Total Coliform bacteria.

Aimee Rathbun, P.E.

2

June 3, 2014

Requirements for Final Approval to Operate

Interim approvals to operate expire within 90 days. Final approval to operate must be requested within that time period. As a part of your request for Final Approval to Operate, please provide:

1. Record drawings, signed and sealed by a registered engineer, confirming that the system meets the requirements of 18 AAC 80. "Record drawings" means the original plans prepared for construction and department approval, revised to reflect how the system was constructed or installed [18 AAC 80.210(j)(1)]; and
2. Verification that the system operated successfully during the interim approval period.

Approval Limitations

Deviations from approved plans which affect capacity, flow, pressure, operation, compliance, materials of major system components (particularly any components which do not meet National Sanitation Foundation Standards 61), must be approved by the DEC prior to their construction or implementation.

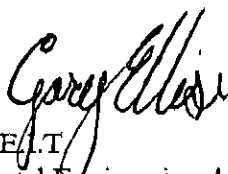
This approval does not imply the granting of additional authorizations, nor obligate any federal, state or local regulatory body to grant required authorizations. This is not an approval of omissions or oversights by this office or noncompliance with any applicable regulation. The Department's approval to construct does not guarantee correctness of the functional design or waive the owner's responsibility for continued compliance with State regulations.

Appeal Process

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195- 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. Informal review requests must be delivered to the Division Director, Elaine Busse Floyd, 555 Cordova St., Anchorage, AK 99501, within 15 days of receipt of this decision. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, Larry Hartig, 410 Willoughby Ave., Suite 303, Juneau, AK 99801, within 30 days of this decision. If a hearing is not requested within 30 days, the right to appeal is waived. More information on the Department's administrative appeals process can be found at <http://www.dec.state.ak.us/commish/ReviewGuidance.htm>.

If you have any questions or concerns, please don't hesitate to contact me at 376-1805, or via email at gary.ellis@alaska.gov

Sincerely,



Gary Ellis, E.I.T.
Environmental Engineering Assistant II
Drinking Water Program, Wasilla Office

Encl: Construction and Operation Certificate for Public Water Systems

cc: Roy Robertson, Tee Little and Amy Hill, DEC, Drinking Water Program – via email
Archie Giddings, City of Wasilla – via email



State of Alaska Department of Environmental Conservation
Drinking Water Program

PUBLIC WATER SYSTEM
CONSTRUCTION AND OPERATION CERTIFICATE



Approvals listed below are for compliance with the requirements of the State of Alaska Drinking Water Regulations 18 AAC 80. Any approvals granted do not imply or grant any other federal, state or local authorizations that may be required.

Water System Name: City of Wasilla Water Main Extension – Wasilla Shops PWSID: 224646

Water Source: Groundwater Classification: Transient Non-Community

System Wide Approval

Modification Approval

Project Description:

Extension of City of Wasilla's water main, consisting of 630 feet of 14-inch HDPE water line.

A. APPROVAL TO CONSTRUCT

Plans submitted in accordance with 18 AAC 80.205 by Aimee Rathbun, P.E. have been received and are

approved as submitted

conditionally approved; see attached letter

Gary Miller
(Reviewing Engineer)

Environmental Engineering Assistant II
(Title)

06-03-2014
(Date of Approval)

If applicant fails to construct, alter, install, or modify the system within two years of the date of approval to construct, approval is void, and plans must be resubmitted for Department review and approval (as per 18 AAC 80.215 (a)).

Approved Change Order

Change (contract order number or description): _____

(Reviewing Engineer)

(Title)

(Date of Approval)

B. APPROVAL TO OPERATE

This section must be completed and signed by the Department before any water is made available for public use.

Interim Approval to Operate:

This interim approval to operate expires on August 28, 2014. It is illegal to operate a public water system beyond the expiration date without **Final Approval to Operate** from the Department.

(Reviewing Engineer)

Environmental Engineering Assistant II
(Title)

05-28-2014
(Date of Approval)

Interim Approval Extension:

This interim approval to operate has been extended to _____.

(Reviewing Engineer)

(Title)

(Date of Approval)

Interim Approval Extension:

This interim approval to operate has been extended to _____.

(Reviewing Engineer)

(Title)

(Date of Approval)

Final Approval to Operate

Record drawings and other documents submitted to the Department, or an inspection by the Department, has confirmed that the public water system was constructed in substantial conformance to 18 AAC 80.

(Reviewing Engineer)

(Title)

(Date of Approval)

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NOTIFICATION OF PUBLIC HEARING

DATE: July 15, 2014

CASE: CU 14-08

APPLICANT (S): Alaska Railroad

REQUEST:

Conditional use approval to use an existing 30,000 square foot building for retail, office, storage, and Alaska Railroad uses (previously the Kenai Supply building). Located at 630 E. Old Matanuska Road, Lots 3 & 4, ARR-DOT/PF Subdivision.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for August 12, 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 request must reach the Planning Office on or before August 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: *None no platting action proposed*
Paul H.



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

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JUL 16 2014

PLATTING

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US POSTAGE

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ZIP 99654
041L11222587

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

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Matanuska-Susitna Borough

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Planning Office
City of Wasilla

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NOTIFICATION OF PUBLIC HEARING

DATE: July 15, 2014

CASE: CU 14-08

Matanuska - Susitna Borough
Development Services

APPLICANT (S): Alaska Railroad

JUL 17 2014

REQUEST:

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Conditional use approval to use an existing 30,000 square foot building for retail, office, storage, and Alaska Railroad uses (previously the Kenai Supply building). Located at 630 E. Old Matanuska Road, Lots 3 & 4, ARR-DOT/PF Subdivision.

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

Name _____
Address _____
Lot _____ Block _____ Subdivision _____

Comments: FIRM 8065 X 1/2 A Zone
A Zone in SE corner of TAX ID 6704000L004
across PW extension. Any development in "A" zone
requires a Flood Hazard Development Permit. Please
call 861-7822 for any questions. 8/5/14 [Signature]



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

MSB Chief of Code Compliance
350 E. Dahlia Ave
Palmer, AK 99645

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CU #14-08
MSB Map #WA 11
T17N, R01W, Sec. 11



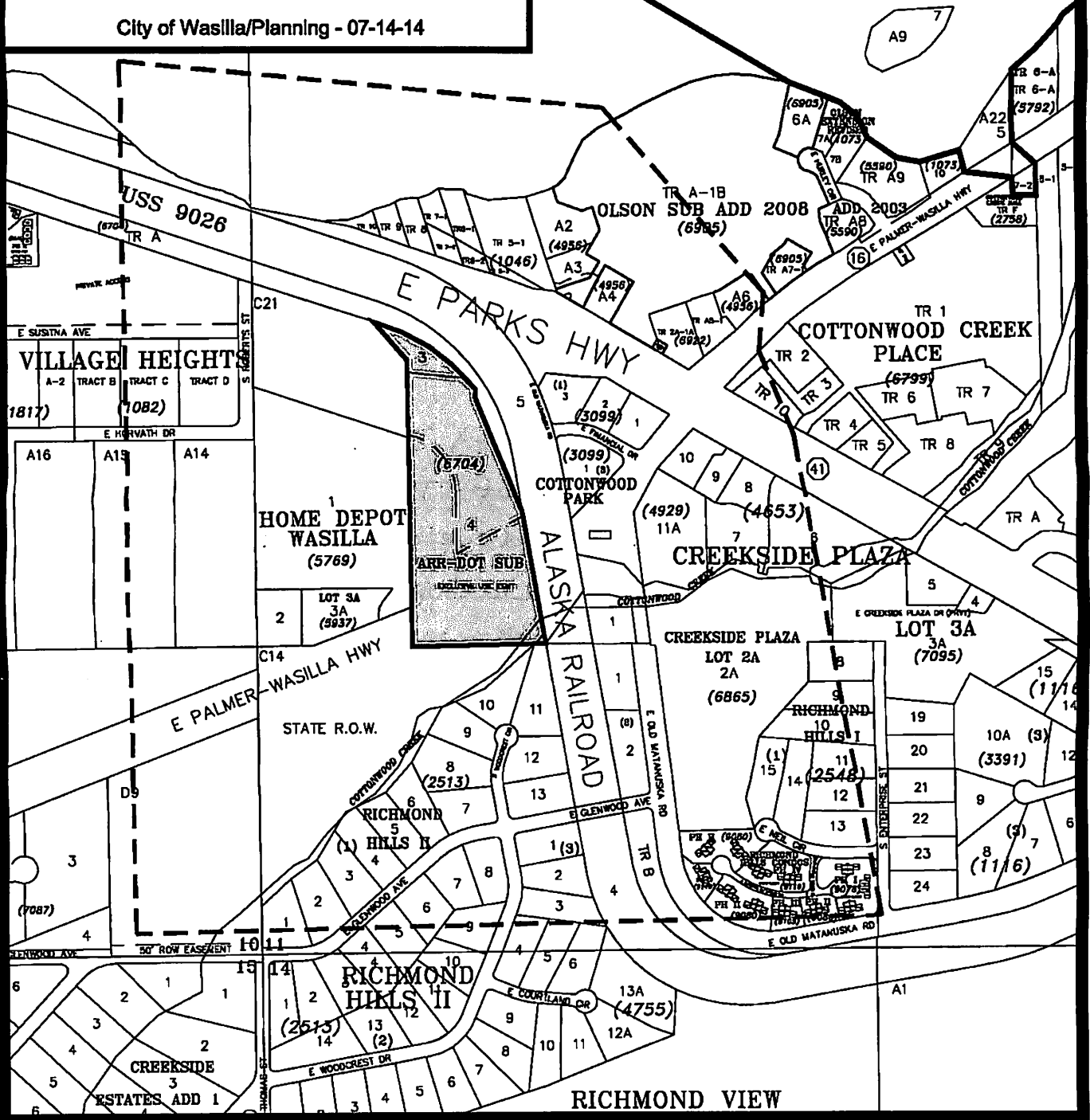
**SUBJECT
 PROPERTY**

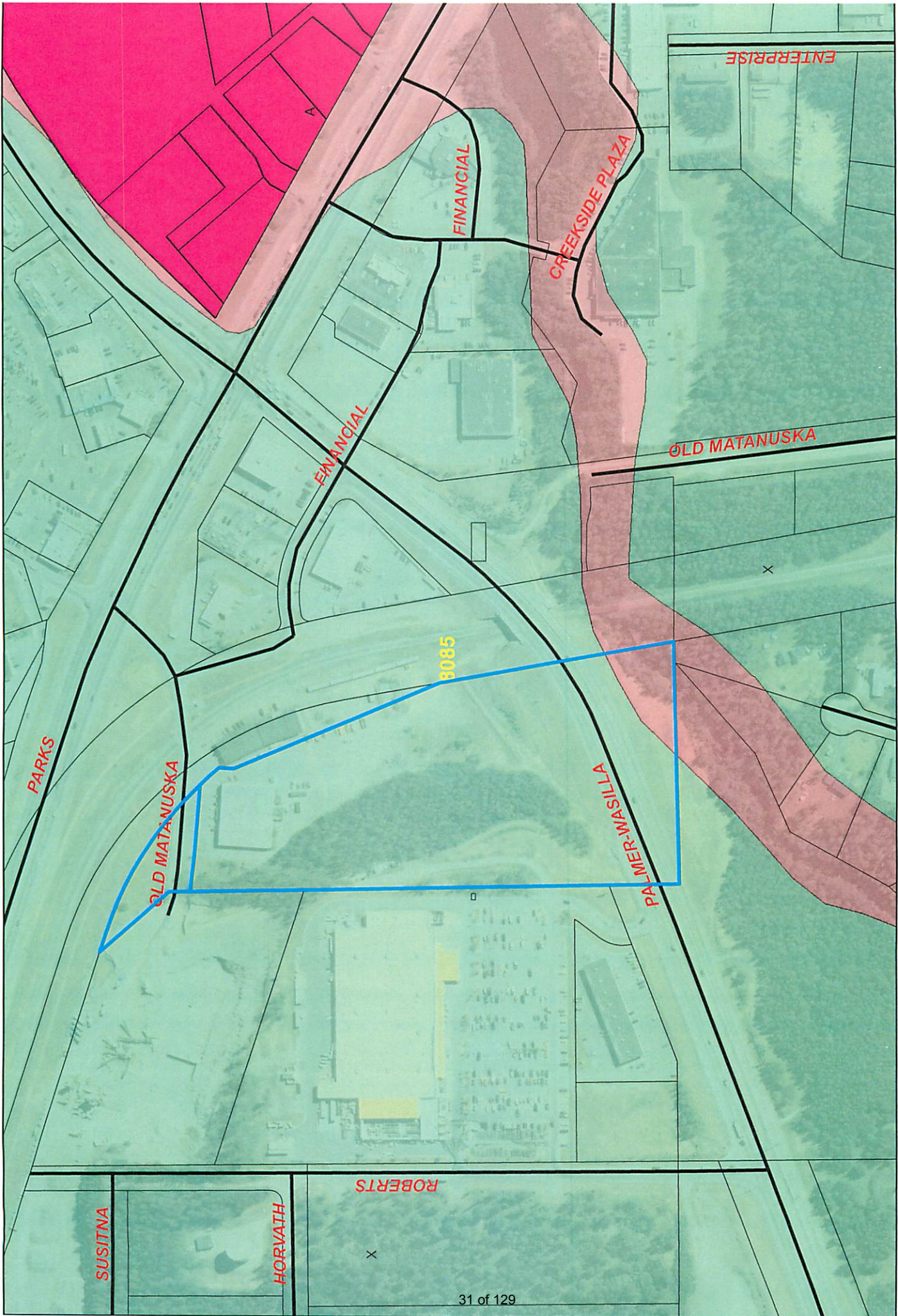
SCALE IN FEET



City of Wasilla/Planning - 07-14-14

WASILLA LAKE





This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-745-4801.



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Planning Office
City of Wasilla

Real Estate and Facilities

Tel 907.265.2540

City of Wasilla
Planning Office
290 E. Herning Ave
Wasilla, AK 99654

Re: Narrative Conditional Use Permit (CUP) Wasilla Shops

Planning Office

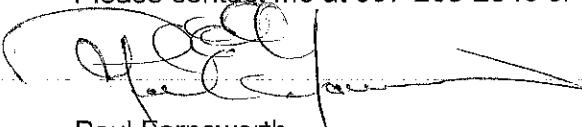
The Alaska Railroad Corporation (ARRC) is requesting a Conditional Use Permit for the former Kenai Supply retail store and office building we now refer to as Wasilla Shops.

ARRC is upgrading and repurposing the existing approximately 30,000 sq ft building and the almost 12 acres of land that we acquired from Alaska Department of Transportation (ADOT) in 2013. ARRC operations will use 6,600 sq ft of the building and all the land south of the building is currently used by ARRC and ADOT for a communication tower and part of the Palmer/Wasilla Hwy. This request focuses on the "general public" portion of the building and land.

ARRC is proposing to lease the remainder of the building consisting of 9,120 sq ft of retail, 2400 sq ft of office and 11700 sq ft of storage space. As part of the upgrade we are connecting to city water, painting the building, replacing the arctic entry, adding parking, landscaping and lighting as required by Title 16. We do not currently have a tenant for the building. ARRC does not have any plans to remove the existing vegetation beyond what is required for parking and traffic this will leave 50% vegetated cover.

During the rezone process the Planning commission inquired about traffic in particular access to the existing gravel pit to the west. Included with the CUP application is a copy of the letter to the Smiths that offers a permit for historic, private access across ARRC land. Additional traffic through this property needs to ensure safety and will require a comprehensive plan for the larger area. ARRC is committed to working with City of Wasilla, Mat-Su Borough and ADOT to develop a Comprehensive Plan for traffic in this area that will accommodate future growth and alternative transportation opportunities.

Please contact me at 907-265-2540 or Farnsworthp@AKRR.com with any questions



Paul Farnsworth
Director Facilities
Alaska Railroad

327 W. Ship Creek Avenue
Anchorage, Alaska 99501

MAILING ADDRESS
P.O. Box 107500, Anchorage, Alaska 99510-7500

TEL 907.265.2300 FAX 907.265.2416
AlaskaRailroad.com

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CITY OF WASILLA
• Planning Office •
290 East Herring Avenue • Wasilla • Alaska • 99654-7093
• Telephone 907-373-9020 •

Planning Office
City of Wasilla

APPLICATION FOR CONDITIONAL USE CU# 14 - 08

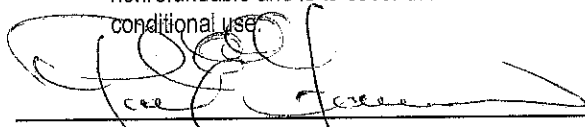
PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name :Alaska Railroad	Name: Paul Farnsworth
Mailing Address: PO Box 107500 Anchorage AK 99510-7500	Mailing Address: Same
	same
Contact Phone: Day Night 907-265-2540	Contact Phone: Day Night
FAX:	FAX:
E-mail: Farnsworthp@AKRR.com	E-mail:

*Attach list of additional owners if any.

PROPERTY INFORMATION	
Size of property: 553,996	
Property tax #	
Street Address: 630 Old Matanuska Rd	6704
Legal Description: Lot(s) <u>3 & 4</u> Block _____ Subdivision <u>ARR-DOT Subdivison Plat 2007-86</u>	
OR Parcel/Tract _____ Section _____ Township _____ Range _____ [Attach additional page if necessary.]	
Zoning: RR Residential <input type="checkbox"/> R1 Single-family Residential <input type="checkbox"/> R2 Residential <input type="checkbox"/> RM Multi-family <input type="checkbox"/> C Commercial X Industrial <input type="checkbox"/> Public <input type="checkbox"/>	
Requested Use: Existing 30,000 sq ft bldg	
Alaska Railroad 6600 sq ft- rear access and parking	
Commercial 9120 sq ft	
Storage 11700 sq ft	
Office 2400 sq ft	

AUTHORITY TO APPLY FOR CONDITIONAL USE :

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



7.11.14

* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)

Applicant

Date

Owner (if different from the applicant)

Date

Comprehensive Plan Information

Expected Future Land Use Map shows property as :

Generally Residential Parks Mixed Use Area

Generally Commercial/Business Generally Industrial Public/Institutional

Land Use

Describe current use of property covered by this application:

Railroad operations in rear, business/Commercial in front

Surrounding property: (Describe how land adjacent to the property is currently being used.)

North:

Parks Hwy

South:

Railroad operations, P/W Hwy and creek

East:

RR tracks and commercial

West:

Gravel pit and uphill- Home Depot

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JUL 11 2014

Planning Office
City of Wasilla

Attach a written narrative addressing the following Criteria -

16.16.050

A. An administrative approval, use permit, elevated administrative approval, elevated use permit or conditional use may be granted if the following general approval criteria and any applicable specific approval criteria of Section 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. Neighbors. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.

ARRC: No Neighborhood plan

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

ARRC: No conflict with City comprehensive plan

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

ARRC: No conflict with 16.16.060

4. Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties:

ARRC: No comments received at time of application

5. Neighborhoods. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.

ARRC: No Neighborhood plan

*** All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)**

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. ARRC: Plans reviewed and approved by State Fire Marshall
7. Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians. ARRC: Traffic loads consistent with prior use, no through traffic in project. Letter to Smiths dated May 6, 2014 reference, access to gravel pit on west side attached.
8. Dimensional Standards. The dimensional requirements of Section <u>16.24.010</u> are met. ARRC: Plan complies with 16.24.010
9. Parking. The parking, loading areas and snow storage sites for the proposal shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points. ARRC: Plan complies with 16.24.040 sections C, D and E
10. Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities. ARRC: Site shall be connected to city water prior to additional occupancy, currently onsite septic.
11. Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers, lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins, watersheds, and land stability. ARRC: Drainage complies with above requirements
12. Large Developments. Residential development of more than four units or nonresidential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following classes of streets: interstate, minor arterial, major collector or commercial. ARRC: Development complies with requirements of the section
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. ARRC: Peak use is similar to surrounding neighborhood and district
14. Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off-site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of this criteria. ARRC: Proposed use complies with is section
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:

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III 1 2 2014

**Planning Office
City of Wasilla**

*** All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)**

JUL 11 2014

Planning Office
City of Farnsworth

- 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.

ARRC: This project complies with 16.33

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.

ARRC: No impact to transportation or other public facilities

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.

ARRC: This project complies with this section

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

ARRC: No adverse impact to a historic resource

*** All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)**

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.
ARRC: This project complies with above requirement.

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

- a. The location, shape, size and character of the area is suitable for the planned use;
- b. The uses authorized for an area are appropriate to the scale and character of the uses considering its size, density, expected population, topography, and the number and type of dwellings and uses to be conducted;
- c. The area must be suitably improved for its intended use, but common open space containing natural features worthy of preservation may be left unimproved;
- d. If the final development plan provides for buildings, landscaping or other improvements in the dedicated area, the developer must provide a bond or other adequate assurance that such improvements will be completed. The city shall release the bond or other assurance when the buildings, structures or improvements have been completed according to the development plan;
- e. All land must be conveyed under one of the following options:
 - i. It may be conveyed to an agency that will agree to maintain in perpetuity the area and any buildings, structures, or improvements which have been placed on it.
 - ii. When no maintenance of the area is required, it may be conveyed to all new owners in undivided joint ownership.
 - iii. When the land is not dedicated to a public agency and maintenance of the common space is required, an association for maintenance of the area must be established. Covenants establishing the association must be approved as to form by the city attorney, and by the commission as to whether the covenants provide for maintenance of the area in a manner which assures its continuing use for its intended purpose.
 - iv. Conveyance of an area must be consistent with AS 34.07 the Horizontal Property Regime Act.

ARRC: no conflict with requirements

20. Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow. (Ord. 06-47(AM) § 4, 2006; prior code § 16.43.508)
ARRC: Winter impacts will be managed on site

Application Check list:

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

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JUL 11 2014

**Planning Office
City of Wasilla**

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

City Planner Approval:

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

*** All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)**

Approval of City Planner: _____ **Date:** _____

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

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City of Wasilla

* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)

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OFFICE OF THE CHIEF OPERATING OFFICER
TELEPHONE: (907) 265-2556
EMAIL: engebretsond@akrr.com

via U.S. Mail and Electronic Mail

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May 6, 2014

JUL 11 2014

Steven F. and Evelyn G. Smith
P.O. Box 877563
Wasilla, Alaska 99687-7563

Planning Office
City of Wasilla

Re: Access Issues - Lot C21, Wasilla

Dear Mr. and Mrs. Smith:

Thank you for contacting me to discuss access issues potentially affecting land you own in Wasilla. Specifically, you asked me for an explanation of the position of the Alaska Railroad Corporation ("ARRC") as to whether the owners of Lot C21 in Wasilla have legal access rights across ARRC's adjacent land to the south. I have discussed your questions and concerns with the ARRC Real Estate and Legal Departments. Their research of the relevant land records confirms that Lot C21 does not have legal access rights across ARRC's property. Instead, the legal access to and from Lot C21 is via a platted road, East Susitna Avenue, that runs to Lot C21 from the west. Additional legal access may also be available to Lot C21 from the south along another platted road, South Roberts Street. A detailed discussion of the legal basis for these conclusions is set out later in this letter.

Although no legal access exists across ARRC's property to Lot C21, we remain committed to offering the owners of Lot C21 a permit providing reasonable, private access to Lot 21 across our property. That permit would provide the same type and level of private access and use as was historically available to Lot C21 across what is now ARRC's property. The details about what such a permit could entail are discussed near the end of this letter. We look forward to discussing a permit with the owners of Lot C21 at their convenience.

The legal analysis of whether the owners of Lot C21 hold legal access rights across ARRC land involves consideration of three parcels of land located near the ARRC right-of-way and the Parks Highway in Wasilla. Lot C21 is more formally designated as Lot C21, T17N, R1W, Section 11. The ARRC land in question lies directly south of Lot C21 and consists of Lots 3 and 4 of the ARR-DOT Subdivision (the "ARRC Property"). The ARRC Property was recently purchased by ARRC from the Alaska Department of Transportation ("DOT"). The other parcel of land that bears discussion is Lot A6, T17N, R1W, Section 10 ("Lot A6"), which is located adjacent to and west of Lot C21.

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Steven and Evelyn Smith
May 6, 2014
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City of Wasilla

ARRC purchased the ARRC Property in August 2013. The question of access to Lot C21 across the ARRC Property first arose in December 2013, when ARRC took the initiative to contact the owners of Lot C21 to discuss ARRC's plans for its newly-purchased property and related issues. It quickly became clear that a misunderstanding existed with respect to the question of legal access across the ARRC Property to and from Lot C21. At least some parties with an ownership interest in Lot C21 were under the impression that legal access to that lot existed across the ARRC Property.

The relevant land records, however, reveal that no right of legal access in favor of Lot C21 exists across the ARRC Property. In addition, legal access to Lot C21 is available via East Susitna Drive, a platted road that runs to Lot C21 from the west along the southern boundary of Lot A6.

Any inquiry regarding access across the ARRC Property must begin with the current relevant subdivision plat. Here, that plat is Plat No. 2007-86, ARR-DOT Subdivision, a copy of which is enclosed with this letter. That plat nowhere reflects any access to Lot C21 across the ARRC Property, including both Lot 3 and Lot 4 of the ARR-DOT Subdivision. The lack of any access shown on the controlling plat is essentially conclusive on the issue of legal access across the ARRC Property to or from Lot C21. There is none.

The controlling plat not only shows no access from Lot C21 across the ARRC Property, it also clearly shows that Lot C21 has platted legal access via East Susitna Avenue, a platted road that runs to Lot C21 from South Susitna Avenue along the southern boundary of Lot A6. A second platted road, South Roberts Street, runs north from near the Home Depot on the East Palmer-Wasilla Highway to the common corner of Lots A6 and C21 and then along the north-south boundary between those two lots. ARRC's Facilities Director, Paul Farnsworth, and its real estate attorney, Andy Behrend, accompanied attorney Eric Conard on February 6, 2014, in a driving and walking tour of the properties in question that confirmed the locations of the platted access roads. Mr. Conard noted during that tour that there is a 10-15 foot difference in elevation between East Susitna Avenue and the flat areas of Lots C21 and A6. As ARRC pointed out at that time, however, that elevation difference is attributable to the extraction of gravel on those lots by their owners and, in any event, is not so great as to unreasonably impair the lot owners from developing the platted access roads.

The conclusion that Lot C21 lacks legal access across the ARRC Property is bolstered by Matanuska-Susitna Borough Tax Map WA11, which shows no access across the ARRC Property from Lot C21. An excerpt of Tax Map WA 11 showing the lots in question is enclosed with this letter. The full version of Tax Map WA11 can be found online at <http://www.matsugov.us/myproperty/taxmaps/pdf/txwa11.pdf>. It is interesting to note that Tax Map WA11 does show a "private access" route on Lot A6 that continues onto Lot C21. That indicator line is consistent with information learned by ARRC to the effect that access to and from Lot C21 has been made at various times

Steven and Evelyn Smith
May 6, 2014
Page 3

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City of Wasilla

both west across A6 and south across what is now the ARRC property. ARRC's conclusion of no legal access is consistent with the views of the City of Wasilla Director of Public Works as stated in a conversation with ARRC's Paul Farnsworth.

Another fact confirming that Lot C21 lacks legal access across the ARRC Property is the absence of a reservation of any such access rights by David Smith when he sold the parcel that is now Lot 3 of the ARR-DOT Subdivision to DOT in January 2003. The recorded warranty deed that conveyed that parcel, a copy of which is enclosed, did not reserve to Mr. Smith any access rights to Lot C21 across Lot 3 (now the northern portion of the ARRC Property, which contains the access road in question). If Mr. Smith had intended to reserve access rights across Lot 3 to Lot C21, he could have negotiated such a reservation with DOT.

Two other scenarios have been suggested in support of finding legal access across the ARRC Property to Lot C21. One is that because the claimed access follows the route of Old Matanuska Road, the former main route through Wasilla, the access remains a public road. Another is that the owners of Lot C21 obtained some form of prescriptive easement entitling them to access across the ARRC Property. Neither of those scenarios, however, supports a finding of the claimed legal right of access.

With respect to Old Matanuska Road, that formerly platted road has long since been vacated. As such, it cannot support a claim of public access. As for a prescriptive right of access, the applicable law precludes such a result. No easement or other right of access could have been obtained by adverse possession. Before David Smith sold Lot 3 to DOT in 2003, any right of access he had to Lot 21 would have been inherent in his fee ownership of Lot 3. If he later obtained a prescriptive right of access, therefore, it would have had to occur since 2003. During that time, the ownership of Lots 3 and 4 has been held first by DOT and now by ARRC. Under Alaska statutory law, however, interest in lands owned by DOT and ARRC cannot be taken by adverse possession. See AS 38.95.010 (DOT land); AS 42.40.450 (ARRC land). Therefore, even if the owners of Lot C21 had otherwise satisfied the requirements for adverse possession, which ARRC does not believe is the case, no prescriptive access rights would have resulted.

Based on the substantial evidence described above, ARRC has concluded that there is no right of access across the ARRC Property to Lot C21. We have previously communicated that position to you and the other interested parties. But we wish to emphasize once again that ARRC has always been willing to enter into a permit with the owners of Lot C21 for reasonable, limited private access across the ARRC Property to Lot C21. Such a permit would have to be of limited duration, although probably with some form of renewal rights, and would have to be revocable by ARRC.

We believe that the historical levels of private access to Lot C21 likely can be accommodated under a reasonable access permit. The key components of any such

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Steven and Evelyn Smith
May 6, 2014
Page 4

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Planning Office
City of Wasilla

permit, however, would be the nature and volume of any permitted access. This is a critical issue because high-volume and/or non-commercial traffic across the ARRC Property from Lot C21 could create significant safety problems at the railroad crossing used by the access road for the ARRC Property. That crossing is located on a significant curve in the railroad tracks at a point where the tracks are close to the Parks Highway. The egress from access road onto the Parks Highway, moreover, can be difficult at times of high traffic volumes on the Parks, which would exacerbate the problems and hazards caused by high volumes of traffic on the access road. Such high volumes of traffic on the access road also could impair the ability of ARRC's employees and tenants to efficiently exit and enter the ARRC Property.

Any access also would have to be strictly private. Creating a public access route across the ARRC Property and Lot C21, which could then be linked to East Susitna Avenue, could create an attractive cut-across from Knik-Goose Bay Road to the Parks Highway. Such a public access road would quickly become congested with vehicles looking to avoid the Parks-KGB intersection.

I hope that the explanation above answers your questions about ARRC's position regarding legal access to Lot C21. If you have additional questions, please feel free to contact me.

Very truly yours,

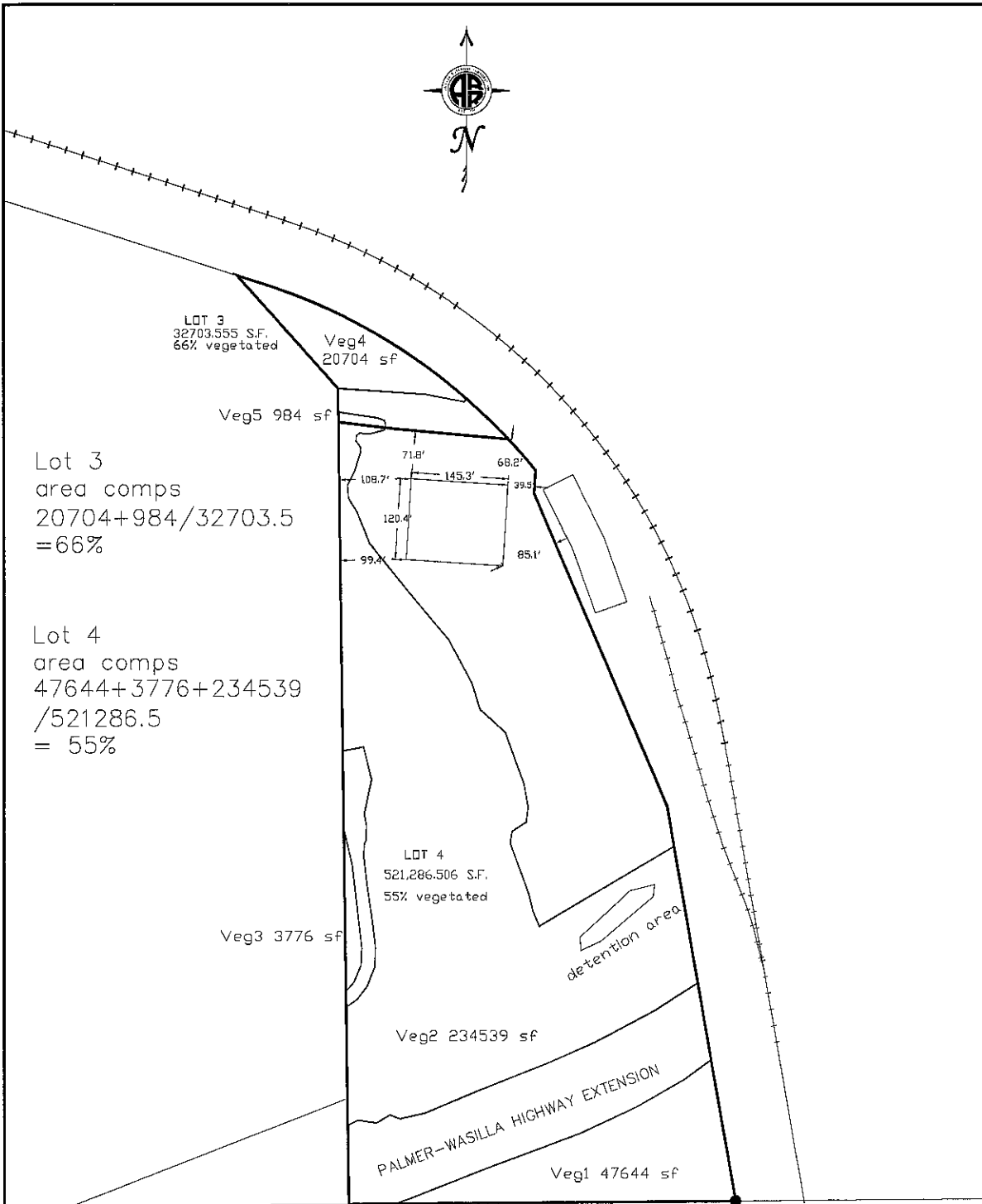


Douglas E. Engebretson
Chief Operating Officer

Enclosures as stated

cc: Michael D. Smith
Tina Crawford, City of Wasilla, City Planner (via U.S. and electronic mail)
Paul Farnsworth, ARRC, Director, Facilities
Andy Behrend, ARRC, Senior Attorney, Real Estate & Environmental

bcc: Bill Hupprich
Jim Kubitz
Tim Sullivan



Notes:

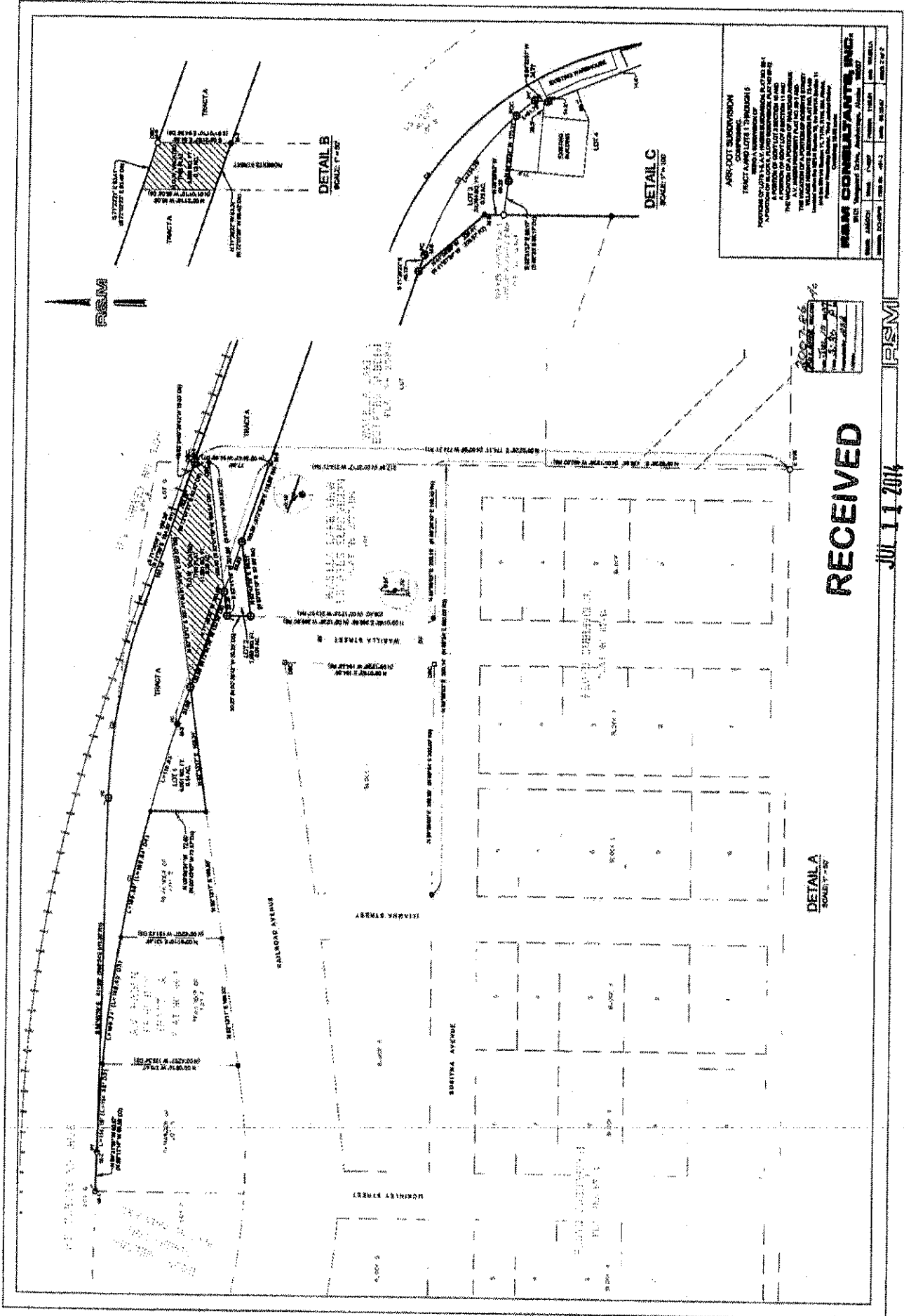
1) The boundaries shown on this sketch are based on Commissioner's Quitclaim Deed to the Alaska Railroad Corporation recorded as 2013-019514-0, Palmer, and Plat 2007-86.

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City of Wasilla

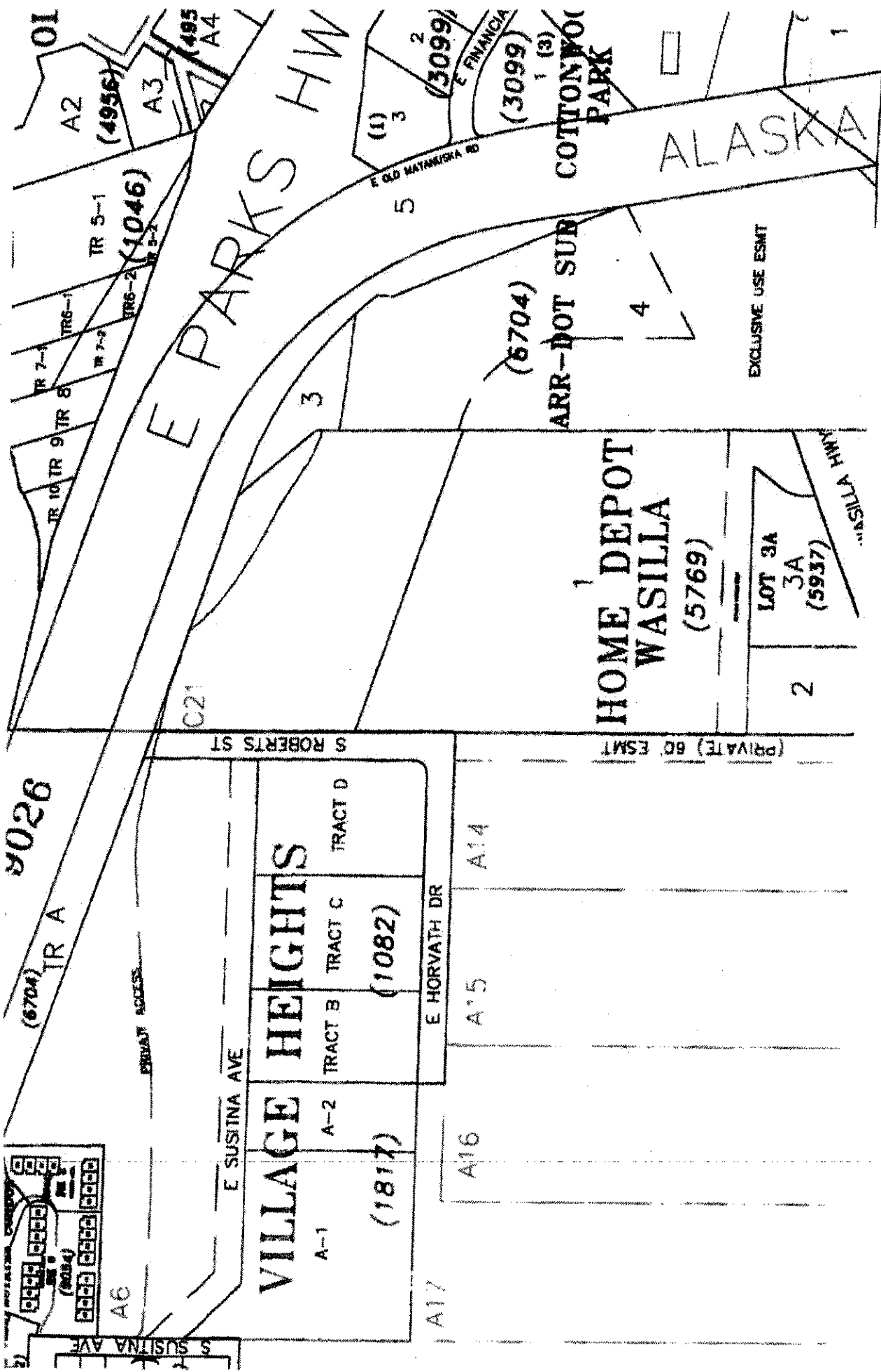
	ALASKA RAILROAD CORPORATION REAL ESTATE, LAND SERVICES P.O. BOX 107500, ANCHORAGE, ALASKA 99510-7500	
	ARRC Wasilla Shops Vegetated Areas Wasilla, Alaska	
ARRC MP 158.8		
DRAWN BY: <u>MS</u>	SCALE: 1"=150'	DATE: 2014-07-18
CHECKED BY: <u>ES</u>	ACAD FILE:	
APPROVED BY: <u>MS</u>	A:\GIS\MapDocs\Wasilla\Shops_MP158.8\Wasilla Shops vegetated areas 04S 2014-07-18.dwg	



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City of Wasilla



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Planning Office
City of Wasilla

2003-004210-0

Recording Dist: 311 - Palmer
02/19/2003 11:32 AM Pages: 1 of 4

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cc

ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES

WARRANTY DEED

THE GRANTOR, DAVID F. SMITH, a single man, P.O. Box 870110, Wasilla, Alaska, 99687, for and in consideration of TEN DOLLARS, in hand paid, conveys and warrants to the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, P.O. Box 196900, Anchorage, Alaska, 99519-6900, the following described real estate, located in the State of Alaska, to wit:

All that part of the following described tract of land:

A portion of Government Lot 6, in Section 11, Township 17 North, Range 1 West, Seward Meridian, which lies between the Alaska Railroad right of way and the Old Palmer-Wasilla Highway right of way, located in the Palmer Recording District, Third Judicial District, State of Alaska, more particularly described as follows:

Beginning at a point located in the center of the Palmer-Wasilla Highway North 00° 03' West a distance of 375.29 feet from the 1/4 corner common to Sections 10 & 11 of Township 17 North, Range 1 West, Seward Meridian, Alaska; Thence North 00° 03' West a distance of 126.47 feet to the center of the Alaska Railroad; Thence South 71° 30' East following the center of the railroad a distance of 400 feet; Thence in a Southeastly direction following a spiral curve to the right a distance of 900 plus feet to the intersection of the Palmer Wasilla Highway; Thence North 84° 07' West following the centerline of Highway a distance of 217.20 feet; Thence North 82° 23' West a distance of 86.17 feet; Thence North 39° 50' West a distance of 530 feet; thence North 65° 30' West a distance of 337 feet to the Point of Beginning, EXCEPTING THEREFROM that portion conveyed to the State of Alaska by Declaration of Taking recorded July 19, 1972 in Book 63 at Page 479,

which lies within the right-of-way lines of the above-referenced project, delineated as to said tract of land on the plat attached hereto and made a part hereof as pages three and four of this instrument and designated as

Parcel No. 52

said parcel containing 7,717 square meters (83,065 square feet) more or less, including existing right-of-way of 1,512 square meters, (16,275 square feet), is hereby conveyed to the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES.

DATED this 17 day of Jan., 2003.

Signature: David F. Smith
David F. Smith

REGION: Central

PROJECT: NH-0A4-(12)/32474

PANCEL: 52
Page 1 of 4
25A-103 (R 9/11/97)

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City of Wasilla

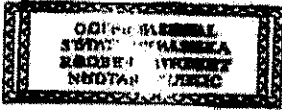
ACKNOWLEDGMENT OF GRANTOR

STATE OF ALASKA)
) ss.
Third Judicial District)

ON THIS 17th day of January, 2003 before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared, David P. Smith, the Grantor, known to me to be the identical person who executed the foregoing instrument and who acknowledged to me that he executed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year above written.

My Commission Expires: 12-08-2006



David P. Smith
Notary Public in and for the State of Alaska

CERTIFICATE OF ACCEPTANCE

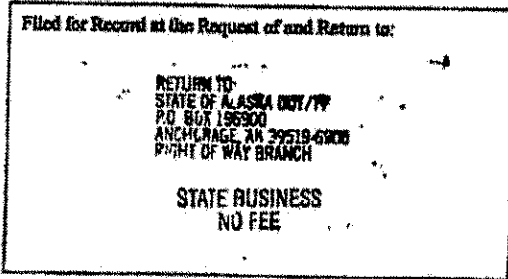
THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantor herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 10 day of February, 2003.

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

By: K. Kim Pice
For the Commissioner

XX
P



REGION: Central

PROJECT: NE-044-1(12)32474

PARCEL: 52
Page 2 of 4
ZSA-103 (R. 9/11/97)



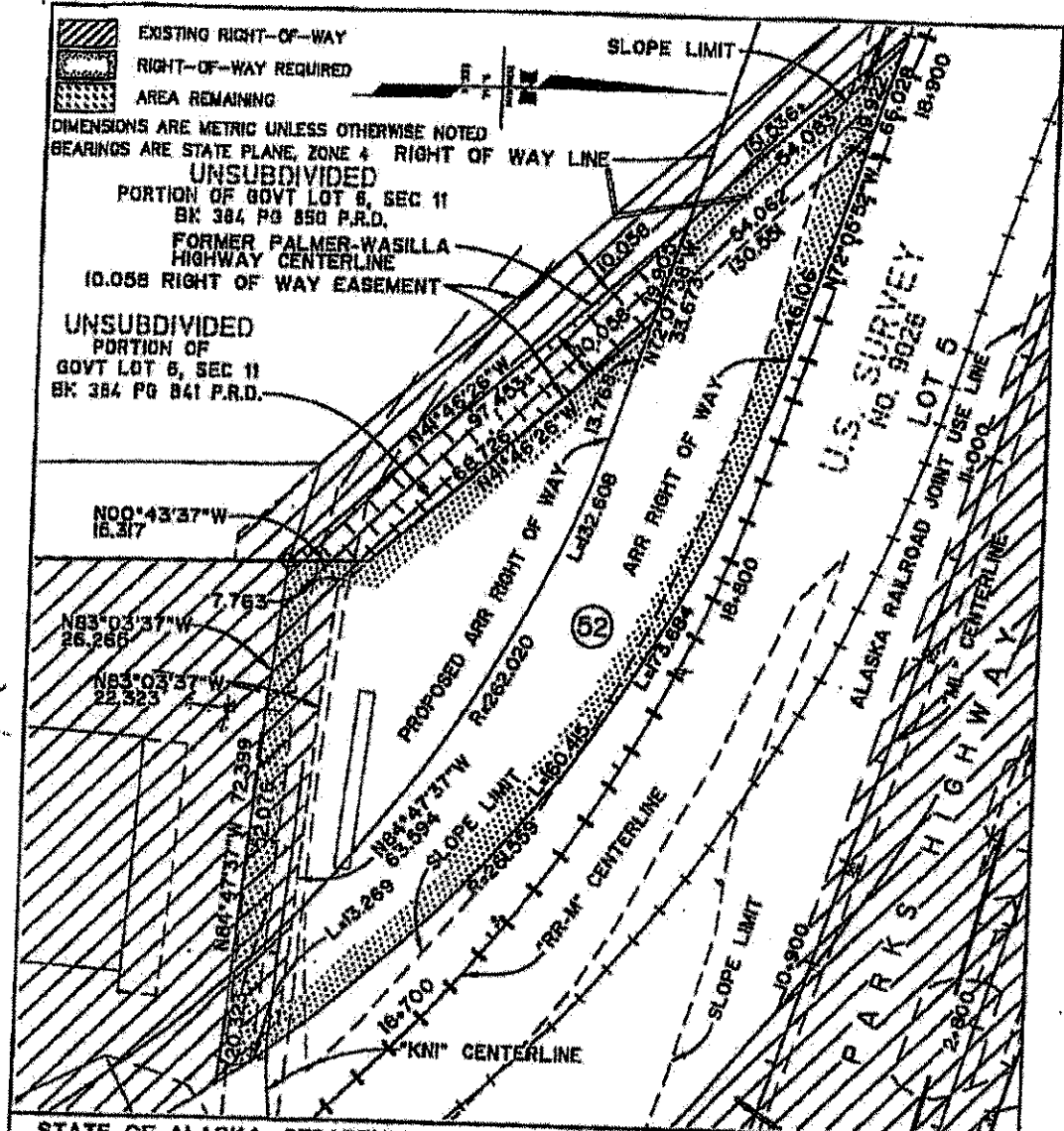
2 of 4

2003-004210-0

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Planning Office
City of Wasilla



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR
PARKS HIGHWAY, SEWARD MERIDIAN TO CRUSEY STREET
NH-0A4-1(12) / 52474

OWNER'S INITIAL D.P.S
ATTACHED TO Warranty Deed
PAGE 2 OF 4 DATED 10/16/02

PLAT 2 OF 2	GROSS TAKE	0.7717 ha
	NET TAKE	0.6205 ha
DRAWN BY <u>MJP</u>	REMAIN	0.0536± ha

SCALE 1:1000 DATE 10/16/02 PARCEL NO. 52

4 of 4
2003-004210-0

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City of Wasilla



Main Wall Color
SW6356 "Copper Mountain"

Copper Mountain
NOV/20
SW6356

Stripe Color
SW6381 "Anjou Pear"

Column and Trim Color
SW7034 "Status Bronze"



Main Wall Color
SW6356 "Copper Mountain"

Stripe Color
SW6381 "Anjou Pear"

Column and Trim Color
SW7034 "Status Bronze"

Copper Mountain
SW6356

Anjou Pear
SW6381

Status Bronze
SW7034

CERTIFICATE OF SERVICE

- 1. I am the Planning Clerk for the City of Wasilla.
- 2. I certify on this 15 day of July, 2014, I mailed 93 notices of: PN CU14-08 via first class U.S. Mail and by hand delivery regarding the following:

Land Use Permit # CU1408

Residents within 1,200'	<u>62</u>
Review Agencies	<u>25</u>
Planning Commissioners & City Council Members	<u>11</u>
Total	<u>98</u>

DATED at Wasilla, Alaska, July 15, 2014.

CITY OF WASILLA

Tahirih Revet
 TAHIRIH REVET
 Planning Clerk

Attest:

Tina Crawford
 TINA CRAWFORD
 City Planner

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NOTIFICATION OF PUBLIC HEARING

DATE: July 15, 2014

CASE: CU 14-08

APPLICANT (S): Alaska Railroad

REQUEST:

Conditional use approval to use an existing 30,000 square foot building for retail, office, storage, and Alaska Railroad uses (previously the Kenai Supply building). Located at 630 E. Old Matanuska Road, Lots 3 & 4, ARR-DOT/PF Subdivision.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **August 12, 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 request must reach the Planning Office on or before August 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:



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

FIRST CLASS

NOTICE OF PUBLIC HEARING

CU #14-08
MSB Map #WA 11
T17N, R01W, Sec. 11



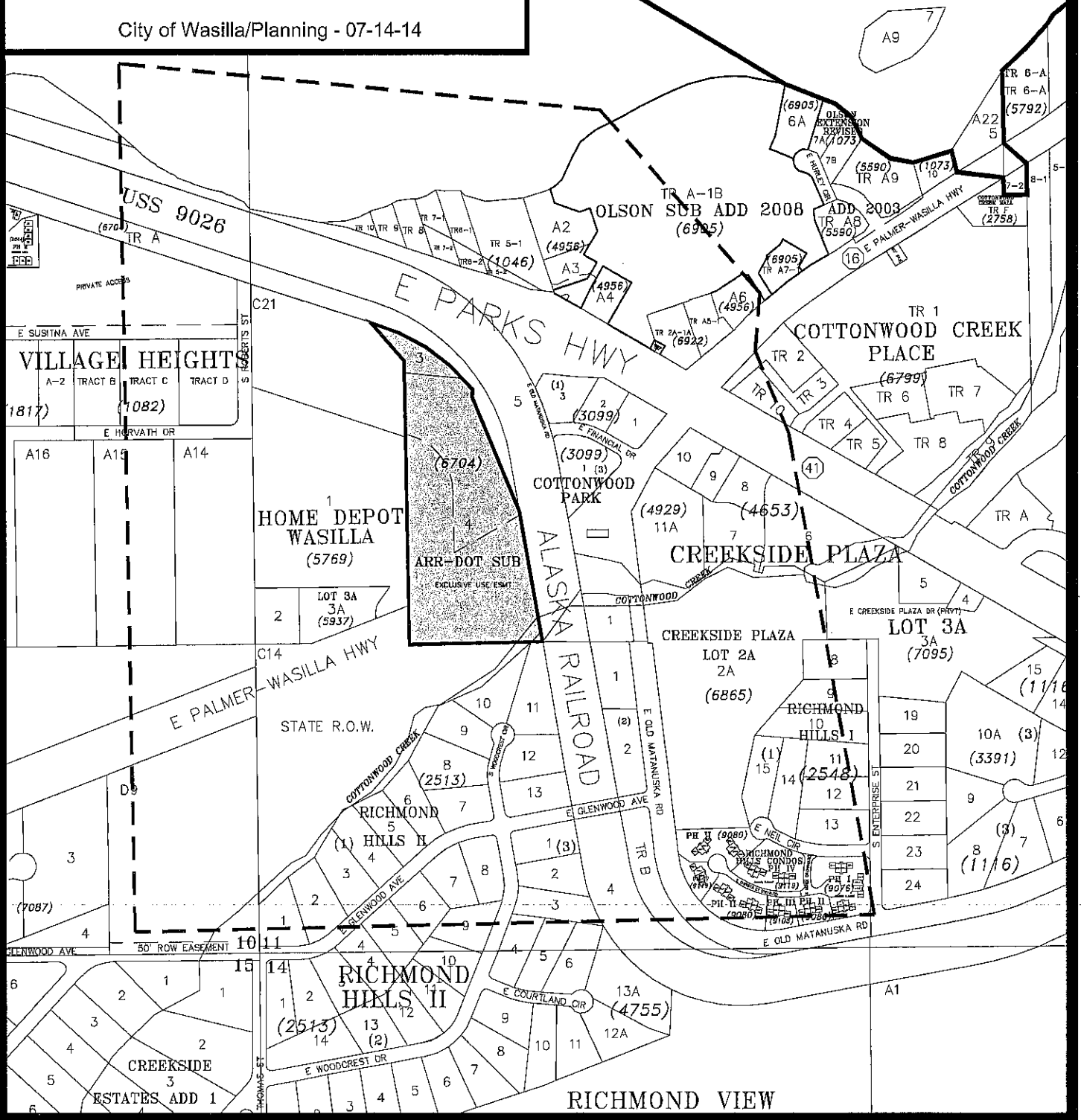
SUBJECT PROPERTY

SCALE IN FEET



City of Wasilla/Planning - 07-14-14

WASILLA LAKE



6865000L002A
ALASKA CLUB PARTNERS LLC
5201 E TUDOR RD
ANCHORAGE, AK 99507

6704000T00A
ALASKA RAILROAD CORP
PO BOX 107500
ANCHORAGE, AK 99501-7500

17N01W11C014
ALASKA STATE OF
DEPT OF TRANS & PUB FAC
PO BOX 196900
ANCHORAGE, AK 99519-6900

1046000T009
ALASKA STATE OF
3601 C ST STE 960
DIV OF LANDS
ANCHORAGE, AK 99503-5937

9997000U0179
AT&T MOBILITY
909 CHESTNUT ST
C/O AT&T PROPERTY TAX DEPT RM
36-M-1
ST LOUIS, MO 63101-3004

2513B01L012
BAKER DAVID L SR & TINA A
2301 W SILVER HILLS CR
WASILLA, AK 99654-5335

17N01W10A015
BAKER ESTHER N
BAKER LARNCE C EST
2900 N NANCY WAY
WASILLA, AK 99654

6799000T003
BDC WASILLA L P
1556 PARKSIDE DR
WALNUT CREEK, CA 94596

2548B01L008
BERNTSEN KEITH C
4125 E RUTH DR
WASILLA, AK 99654

2513B01L004
BEST HELEN M
PO BOX 671282
CHUGIAK, AK 99567-1282

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

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

9119000U1786-2
CAN/AM INVESTMENT GROUP LLC
PO BOX 112544
ANCHORAGE, AK 99511-2544

2513B01L013
CAPELLINI KARLA
1001 S WOODCREST CIR
WASILLA, AK 99654-8213

2513B03L003
CHAVEZ DENNIS E & MARIA A
1360 E WOODCREST DR
WASILLA, AK 99654

2513B02L008
CLEVELAND RANDY J
PO BOX 870434
WASILLA, AK 99687-0434

2513B02L009
COLLINS JASON ROBERT
281 SKWENTNA DR
ANCHORAGE, AK 99504-4887

9080000U1782-1
CORNELIUS BARRY J
PO BOX 1124
WILLOW, AK 99688-1124

2548B02L002
DEMENKO SERGEY
PO BOX 874896
WASILLA, AK 99687-4896

5769000L002
DEMERS LEO J TESTIMARY TR
MCCOLL GLORIA D TRE
6775 N BANK RD
ROSEBURG, OR 97470

4653000L010
DENALI FOODS INC
3301 DENALI ST
STE 200
ANCHORAGE, AK 99503

2513B01L008
DIDRICKSON DEANNA
960 S WOODCREST CIR
WASILLA, AK 99654

9080000U1784-4
DONALDSON ROBERT B
1784 E NEIL CIR
APT 4
WASILLA, AK 99654-8239

4653000L007
FALCONER & LENTFER PRTRN
8400 SKYHILLS DR
ANCHORAGE, AK 99502-3982

9080000U1784-2
FOLGER GARY & PATRICIA L
1784 E NEIL CIR
2
WASILLA, AK 99654

9080000U1782-2
FORRESTER CHRISTOPHER
1782 E NEIL CIR
APT 2
WASILLA, AK 99654-8224

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

2513B01L003
GRAU LEONARD J JR & M E
1231 E GLENWOOD AVE
WASILLA, AK 99654-8207

2513B01L006
HANCOCK HOWARD W III & DAWN R
S
PO BOX 242143
ANCHORAGE, AK 99524-2143

2513B01L007
HAYES HEATHER MAY R
PO BOX 4014
% HEATHER SWEETSER
PALMER, AK 99645-4014

5769000L001
HD DEV OF MARYLAND INC
PO BOX 105842
% PROPERTY TAX DEPT # 1304
ATLANTA, GA 30348-5842

2513B01L009
JACKSON MOLLY P
930 S WOODCREST CIR
WASILLA, AK 99654

4956000T00A6
KINN FOLK LLC
9900 HILLHAVEN
ANCHORAGE, AK 99507

2513B01L011
LOWE NOLA G
PO BOX 874973
WASILLA, AK 99687-4973

1046000T007-1
MPM LLC
405 W 27TH AVE
% PACIFIC RIM PROP
ANCHORAGE, AK 99503

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

1046000T006-2
POOLE ROBERT L & MARY SUSAN
1377 E PARKS HWY
WASILLA, AK 99654-8284

17N01W11C021
SMITH DAVID F
PO BOX 870110
WASILLA, AK 99687-0110

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

2513B03L005
VANNI EUGENE L
1421 COURTLAND CIR
WASILLA, AK 99654

2513B02L005
HERMON JESSE R & KRISTEN M
1300 E GLENWOOD AVE
WASILLA, AK 99654

4929000L011A
JMJ PROPERTIES WASILLA LLC
200 W 34TH AVE
PMB 1172
ANCHORAGE, AK 99503

1046000T005-1
LAKESIDE INVESTMENTS LLC
DONOFRIO DAVID J
1451 E PARKS HWY
STE 207
WASILLA, AK 99654

2513B01L005
MARCINIAK GARY S & EVELYN E
PO BOX 111261
ANCHORAGE, AK 99511-1261

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

2513B03L004
PETERS CHAS R II & LESLIE
PO BOX 870651
WASILLA, AK 99687-0651

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

17N01W10A006
SMITH-HAGEN FAMILY TR
SMITH MD & SL TRES SMITH DF
SMITH SF
PO BOX 877563
WASILLA, AK 99687-7563

2548B01L014
SUH SUNG H
3811 MINNESOTA DR
ANCHORAGE, AK 99503-5645

2548B01L015
WADDELL WILIAM & DIXIE LVG TR
WADDELL WILLIAM & DIXIE TRES
18915 OLD GLENN HWY
CHUGIAK, AK 99567

2513B03L001
HUDSON MICHAEL A&SANDRA J
2900 S SAINDON ST
WASILLA, AK 99654

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

1082000T00C
LOCAL SPIRITUAL ASSEMBLY
BAHA'IS OF ANCHORAGE
PO BOX 100004
ANCHORAGE, AK 99510-0004

2548B02L001
MCGRATH FAMILY TR
MCGRATH NICHOLAS J & JANET E
TRES
3191 S SKY RANCH LOOP
PALMER, AK 99645-9006

3099B03L001
PARAMOUNT INV LLC
774 FISCHER AVE
ANCHORAGE, AK 99518

2548B01L010
PIONEER PEAK ASPHALT SERVICES
LLC
PO BOX 876584
WASILLA, AK 99687-6584

9080000U1784-1
ROGERS WILLIAM R & ROSEMARY G
308 N TIFFANY DR
PALMER, AK 99645-7739

2513B03L002
SNYDER CHLOE M
1370 E WOODCREST DR
WASILLA, AK 99654-8215

6922000T002A-1A
SUSITNA INVESTMENTS LLC
13340 RIDGEWOOD CIR
ANCHORAGE, AK 99516

2513B02L007
WALLING REX R
PO BOX 3084
PALMER, AK 99645-3084

5937000L003A
WASILLA PLACE LLC
11833 268TH DR SE
DUVALL, WA 98019

6799000T010
WELLS FARGO BANK N A
333 MARKET ST
11TH FLR
SAN FRANCISCO, CA 94105

4653000L008
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KENAI, AK 99611-2009

Tom Brooks
Alaska Railroad Corp
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Anchorage, AK 99501

Corps of Engineers
Regulatory Branch
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Elmendorf AFB, AK 99506-0898

Richard Boothby
EMS/Central Mat-Su Fire Dept
Fire Code Official Captain
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Wasilla, AK 99654

ENSTAR
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Anchorage, AK 99519-0288

FAA
Airport Division
222 W. 7th Ave
#14
Anchorage, AK 99513

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MEA
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MSB Chief of Code Compliance
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Palmer, AK 99645

MSB Cultural Resources Specialist
350 E. Dahlia Ave
Palmer, AK 99645

MSB Fire Chief
101 S. Swanson Ave
Wasilla, AK 99654

MSB Planning Director
350 E. Dahlia Ave
Palmer, AK 99645

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

MSB Public Works Director
350 E. Dahlia Ave
Palmer, AK 99645

MTA
Real Estate Department
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Palmer, AK 99645

NRCS
Soil & Water Conservation
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#203
Wasilla, AK 99654

Oran Wooley
SOA/DEC
Waste Water RVW
1700 E. Bogard Rd
Bldg B, #103
Wasilla, AK 99654

Roy Robertson
SOA/DEC
Waste Water RVW
1700 E. Bogard Rd
Bldg B, #103
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SOA/DNR
Commissioner's Office
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Suite 1400
Anchorage, AK 99501

SOA/DNR
WATER Resources
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Suite 1020
Anchorage, AK 99501

SOA/DFG/Habitat
1800 Glenn Hwy
Suite 6
Palmer, AK 99645

SOA/DNR
Technical Services
550 W. 7th Ave
Suite 650
Anchorage, AK 99510-3577

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

Superintendent
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Daniel Kelly, Jr
581 Briar Dr
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Glenda Ledford
960 S. Century Drive
Wasilla, AK 99654

Jessica Dean
209 S. Vix Way
Wasilla, AK 99654

Loren Means III
1668 Pittman Road
Wasilla, AK 99687

Claudia Pinard
646 Peck Street
Wasilla, AK 99654

COW Public Works Director
Archie Giddings

City Council
Leone Harris

City Council
Gretchen O'Barr

City Council
Collen Sullivan-Leonard

City Council
Clark Buswell

City Council
Brandon Wall

City Council
David Wilson

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 14-20**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING
CONDITIONAL USE PERMIT NUMBER CU 14-08 TO USE AN EXISTING 30,000
SQUARE FOOT BUILDING FOR RETAIL, OFFICE, STORAGE, AND ALASKA
RAILROAD USES, LOCATED ON LOTS 3 AND 4, ARR-DOT/PF SUBDIVISION, IN
THE COMMERCIAL ZONING DISTRICT.**

WHEREAS, the Alaska Railroad Corporation submitted Conditional Use Permit Number 14-08 requesting approval to use an existing 30,000 square foot building for retail, office, storage, and railroad uses on July 11, 2014; and

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

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

WHEREAS, a notice of the public hearing was published in the Frontiersman on August 5, 2014; and

WHEREAS, the Planning Commission held a public hearing on this request on August 12, 2014; and

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

and Comprehensive Plan, and other pertinent information brought before them; and

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

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

1. The Matanuska-Susitna Borough Fire Chief's office shall review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
2. The applicant shall consult with DEC and follow the appropriate stormwater procedures and regulations.
3. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for water and sewer connections.
4. Construction on the site must substantially comply with the site plan date stamped July 29, 2014 and the landscape plan date stamped August 1, 2014, attached as Exhibit B to Resolution Serial No. 14-20. Any changes to these plans must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Wasilla Planning Commission review and approval.
5. Connectivity between the commercial lots to the west, including a future connection to E. Susitna Avenue, must be allowed to the extent feasible that it is appropriate and safe with the existing railroad crossing to the east of the subject lots. The feasibility shall be determined by preparing a transportation impact

analysis or similar study that identifies the maximum number of AM/PM peak trips that can safely utilize the existing railroad crossing.

ADOPTED by the Wasilla Planning Commission on -, 2014.

APPROVED:

Glenda Ledford, Chairman

Date

ATTEST:

Tina Crawford, AICP, City Planner

EXHIBIT A
Wasilla Planning Commission Resolution 14-20
FINDINGS OF FACT – Section 16.16.050, General Approval Criteria

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

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

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

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

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

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

Finding: The specific approval criteria under 16.16.060 are not applicable.

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

Finding: The City mailed 62 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Two comments were received – one from the Borough Platting Division with no comments and one from the State SOA/DEC stating that approval to extend the existing City water main was approved on June 3, 2014. Copies of the comments received by staff are included in this packet. Any comments received after the compilation of the packet will be provided at the public hearing.

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

Finding: The Borough Fire Chief's office will review the proposed updates to the existing building for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.

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

Finding: The proposed use will not significantly impact the street system or create a danger to pedestrians.

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

Finding: The attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010.

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

Finding: The attached site plan indicates 62 paved parking spaces (3 handicapped spaces) and adequate paved aisle widths, loading zone, and adequate snow storage on the site.

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

Finding: Water, sewer, and other utilities are available in the area.

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

Finding: The proposed site plan shows the drainage directed to an on-site detention area.

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

Finding: The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping. Also, the site access is via Financial Drive, which is a Major Collector roadway. Signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

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

Finding: The proposed use will not result in significantly different peak use characteristics than the surrounding uses or area since the property is located in an area that is predominantly developed and zoned Commercial.

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

Finding: The proposed uses will not have any negative impacts on the surrounding area and no additional buffering is required since the subject parcel is surrounded by commercial uses and/or zoning.

- 16.16.050(15)** ***Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following:***
- a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.***
 - b. Adequately sized, located and screened trash receptacles and areas.***

Finding: The attached landscaping plan shows the proposed/existing landscaping on the site complies with the landscaping regulations.

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

Finding: No sidewalks are required for this development.

- 16.16.050(17)** ***Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement***

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

Finding: Water and sewer is available for the site and the applicant will coordinate with the Public Works department to obtain any necessary City permits. Additionally, the site plan shows the drainage directed to an on-site detention area.

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

Finding: The Mat-Su Borough Cultural Resources Office was notified of this application and provided the opportunity to comment but did not provide any objections.

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 & air.***

Finding: The existing building was recently repainted to update the appearance and be more in character with surrounding commercial 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...***

Finding: No additional land is necessary for open space and facilities.

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

Finding: There are no foreseeable problems anticipated from winter conditions.

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STAFF REPORT
Prepared by:
For the meeting of:

Case # CU 14-09
Planning Staff
August 12, 2014

I. SUMMARY FACTS:

Applicant: Denali Gymnastics
Owner: Criterion Properties LLC
Proposal: Approval to add an 800 square foot portable building to expand the childcare area for Denali Gymnastics.
Location: 300 E. Kalli Circle, Lot 8, Haley Hills Park Re-subdivision
Parcel Size: 2± acres
Existing Zoning: Commercial
Future Land Use: Generally Commercial/Business
Surrounding Zoning: North: Commercial
South: Commercial
East: Rural Residential
West: Commercial

II. STAFF RECOMMENDATION:

Approval with conditions

III. COMPLIANCE WITH WMC 16.16.050 – GENERAL APPROVAL CRITERIA

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

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

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

- 16.16.050(2)** ***Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.***
- Staff Finding: The proposed childcare expansion is consistent with the Comprehensive Plan's *Expected Future Land Use Map* designation, "Generally Commercial/Business", and the Commercial zoning that implements the adopted 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.
- 16.16.050(4)** ***Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.***
- Staff Finding: The City mailed 113 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Two comments were received – one from the Borough Platting Division with no comments and one from a property owner in support of the request. Copies of the comments received by staff are included in this packet. Any comments received after the compilation of the packet will be provided at the public hearing.
- 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 Borough Fire Chief's office will review the proposed building for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.
- 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 use will not significantly impact the street system or create a danger 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 complies with the minimum setbacks and maximum height requirements of §16.24.010.

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

Staff Finding: The attached site plan indicates 89 paved parking spaces with adequate paved aisle widths, loading zone, and snow storage on site. Based on the parking requirements in Title 16 for the existing uses and the proposed expansion, 113 spaces are required on site. The applicant is requesting that the Planning Commission approve an alternative parking calculation to allow 89 spaces (see justification included in applicant's packet.)

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: Water, sewer, and other utilities are 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 site plan shows adequate areas for drainage and a ditch is along located within the Wasilla-Fishhook right-of-way.

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 and the property fronts on Wasilla-Fishhook Road, which is a Major Collector roadway. Any new signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

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

Staff Finding: The proposed use will not result in significantly different peak use characteristics than the surrounding uses or area since the property is located in an area that is predominantly developed and zoned Commercial.

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

Staff Finding: The proposed use will not have any negative impacts on the surrounding area and no additional buffering is required since the subject parcel is surrounded by commercial uses and/or zoning.

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: As part of the conditional use request, the applicant is requesting a waiver of 10%, which would allow 80% of the lot to remain cleared of vegetation. The site does not currently comply with the land clearing regulations due to a right-of-way acquisition from the Alaska Department of Transportation when they improved Wasilla-Fishhook Road, which removed approximately 10 percent of the existing vegetation from the site. If approved, the site will comply

with the landscaping chapter of the City code. The attached site plan show the proposed/existing landscaping on the site.

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: Adequate pedestrian walkways are located along Wasilla-Fishhook Road.

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: Water and sewer is available for the site and the applicant will coordinate with the Public Works department to obtain any 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: The Mat-Su Borough Cultural Resources Office was notified of this application and provided the opportunity to comment but did not provide any objections.

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 & air.

Staff Finding: The proposed use is in character with surrounding commercial 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: No additional land is necessary for open space and facilities.

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 anticipated from winter conditions.

IV. CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of this request with the following conditions:

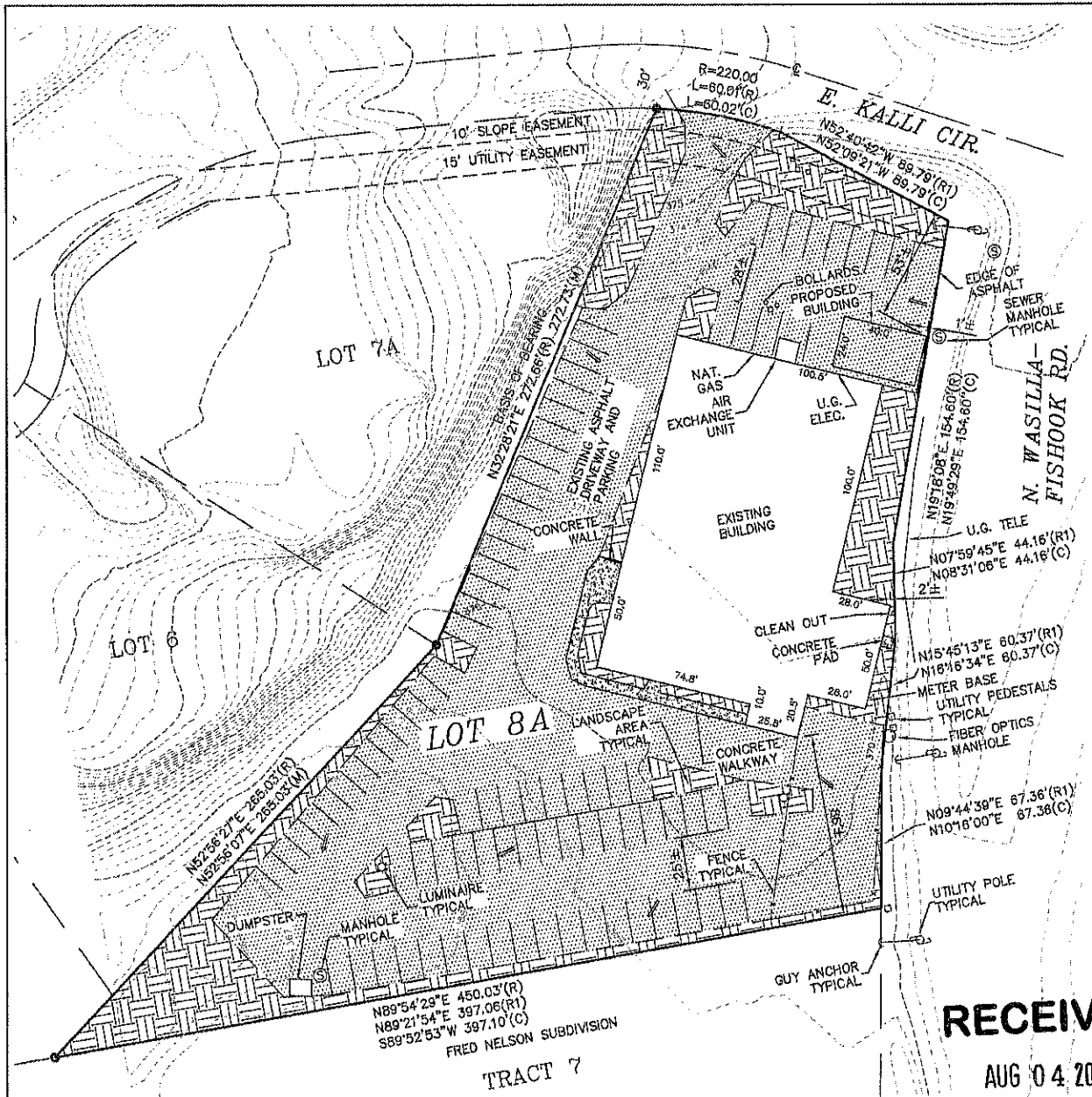
1. The Matanuska-Susitna Borough Fire Chief's office shall review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
2. The applicant shall consult with DEC and follow the appropriate stormwater procedures and regulations.
3. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for water and sewer connections.
4. Construction on the site must substantially comply with the site plan and landscape plan date stamped August 3, 2014, attached as Exhibit B to Resolution Serial No. 14-21. Any changes to these plans must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.

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AUG 04 2014

Planning Office
City of Wasilla

TOTAL AREA: 86,880 S.F. EXISTING
LANDSCAPE/SNOW STORAGE AREA: 16,980 S.F. EXISTING 20%
10'x20' PARKING SPACES: 89 SPACES EXISTING

PARKING CALCULATIONS:
GYM 11,500 S.F./150=76.7
DAYCARE OFFICES ETC. 10,000 S.F./300=33.3
PROPOSED ADDITION 960 S.F./300=3.2
EXISTING PARKING SPACES = 89
REQUIRED =113

LEGEND:
(C)=CALCULATED DATA
(M)=MEASURED DATA
(R)=RECORD DATA PER PLAT 2004-54
(RT)=RECORD DATA PER ADOT PLAT 2009-106
U.G.=UNDERGROUND
ELEC.=ELECTRIC
TELE.=TELECOMMUNICATION
NAT.=NATURAL
↔=SLOPE DIRECTION
[Hatched Box]=ASPHALT AREA
[Stippled Box]=LANDSCAPE/SNOW STORAGE AREA

- NOTES:**
1. PRELIMINARY FIELD WORK PERFORMED THIS DATE 6/30/14.
 2. THE FINAL BUILDING LOCATION AND FINISHED FLOOR ELEVATION IS TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
 3. THIS LOT SERVED BY CITY OF WASILLA WATER AND SEWER.
 4. TOPOGRAPHY DERIVED FROM MAT-SU BOROUGH LIDAR TOPOGRAPHY. CONTOURS ARE IN 1 FOOT INTERVALS AND ARE BASED ON NAVD 88 GEOID 09 VERTICAL DATUM.

STATE OF ALASKA
49TH
Robert J. Former
10815-S
REGISTERED PROFESSIONAL LAND SURVEYOR

PLOT PLAN

ALASKA RIM ENGINEERING, INC.
9131 E. FRONTAGE RD., SUITE 1
PALMER, ALASKA 99645
PH: (907)745-0222 ; FAX: (907)746-0222
EMAIL: akrim@alaskarim.com ; WEB: www.alaskarim.com

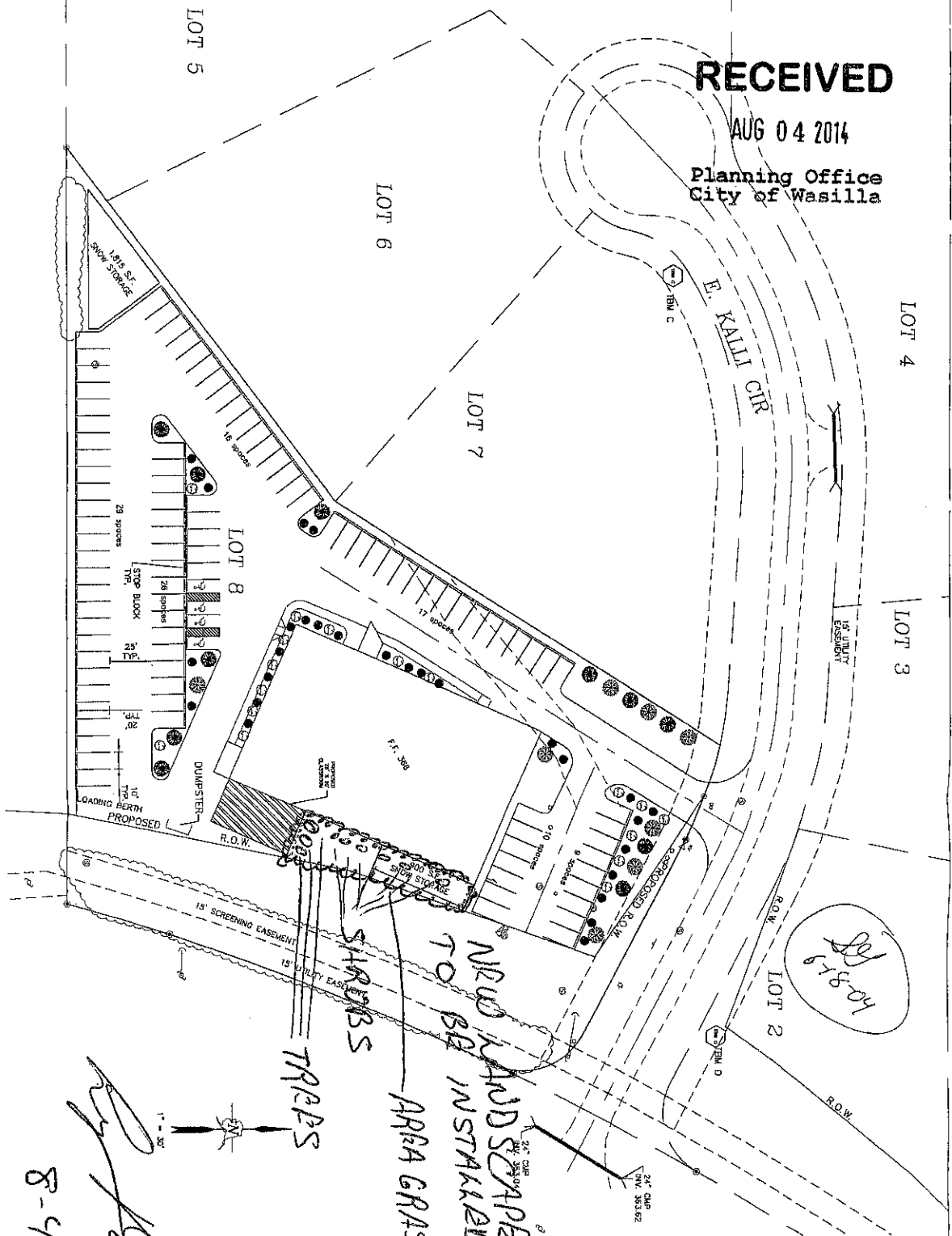
WO: 1400506	F.B. 14-09
PAGE: 1 of 1	T.M. WA11
SCALE: 1" = 50'	FILE: 1400506PO

I HEREBY CERTIFY THAT THIS PLOT PLAN WAS PREPARED UNDER MY DIRECTION ON THE FOLLOWING DESCRIBED PROPERTY:
HALEY HILLS PARK RSB L/7&8. LOT 8A.
PLAT No. 2004-54, PALMER RECORDING DISTRICT, PALMER, ALASKA.
SURVEYED ON THE 30TH OF JUNE, 2014.

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Planning Office
City of Wasilla

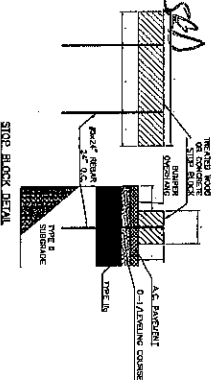


LOT 4
LOT 3
LOT 2

LOT 5
LOT 6
LOT 7
LOT 8

E. KALLI CIR

10804



PLANT LIST LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.
(Tree symbol)	WHITE BIRCH - NATIVE	BETULA PAPERIFERA	8
(Tree symbol)	COLORADO BLUE SPRUCE	PICEA PARSONS QUAKA	11
(Shrub symbol)	RED OBER DOGWOOD	CORNUS SERICA	28
(Shrub symbol)	WISS PAUL LAC	SYRIGNA PALMA	17
(Other symbol)	ANNUAL PERENNIAL BEDS		
(Cloud symbol)	EXISTING VEGETATION		
(Dashed line symbol)	TOPSOIL AND SEED ALL DISTURBED AREAS		

STREET AND PARKING LOT NOTES:

1. A.C. PAVEMENT SHALL BE CLASS "C"
2. ALL PORTLAND CEMENT CONCRETE (P.C.C.) SHALL BE CLASS A-1. SHALL BE 4" THICK.
3. PARKING LOT STRIPING SHALL BE 4" WIDE & YELLOW IN COLOR.
4. METALL. TRAFFIC CONTROL SIGN (R-7-5 30" x 48" (FRANCOISE PARKING), 2 TYPICAL.
5. METALL. TRAFFIC CONTROL SIGN (R-1-1 30" x 48" (STOP SIGN), 2 TYPICAL.
6. METALL. TRAFFIC CONTROL SIGN (R-5-1a 30" x 24" (TRUCK WAY), 2 TYPICAL.
7. METALL. TRAFFIC CONTROL SIGN (R-1-1 30" x 12" (ONE WAY), 1 TYPICAL.

REV.	DATE	DESCRIPTION	BY	REV.	DATE	DESCRIPTION	BY

CALL BEFORE YOU DIG!
LOCAL CALL CENTER
1-800-478-3127

ALASKA ENVIRONMENTAL ENGINEERING, INC.
ENGINEERS - PLANNERS - SUPERVISORS

W.O. 0400523 DATE: JUNE 2004 SCALE: 1" = 30'
DRAWN BY: JRC FILE: 0400523P

CRITERION GENERAL
DENALI GYMNASIUMS - ADDITION
STRIPING & LANDSCAPING PLAN
SHEET 2 OF 2



NOTIFICATION OF PUBLIC HEARING

DATE: July 15, 2014
APPLICANT (S): Denali Gymnastics
PROPERTY OWNER: Criterion Properties LLC

CASE: CU 14-09

REQUEST:

Conditional use approval to add a portable building (800 square feet) to expand the childcare area for Denali Gymnastics. Located at 300 E. Kalli Circle, Lot 8A, Halley Hills Park RSB Subdivision.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for August 12, 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. Hering Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to planning@ci.wasilla.ak.us. Written comments on this request must reach the Planning Office on or before August 5, 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 D. KEVIN CROZIER

Address

Lot Block Subdivision

Comments: NO OBJECTION



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

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9089000U005
CROZIER D KEVIN
CROZIER BARBARA A
3100 N BANNER WAY
WASILLA, AK 99654

FIRST CLASS

RECEIVED

JUL 25 2014

Planning Office
City of Wasilla

NOTICE OF PUBLIC HEARING

NOTIFICATION OF PUBLIC HEARING

DATE: July 15, 2014
APPLICANT (S): Denali Gymnastics
PROPERTY OWNER: Criterion Properties LLC

RECEIVED

CASE: CU 14-09

JUL 23 2014

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PLATTING

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

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Comments:

No comment

Paul



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

RECEIVED

JUL 30 2014

Planning Office
City of Wasilla

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07/22/2014

US POSTAGE

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ZIP 99654
041L11222587

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

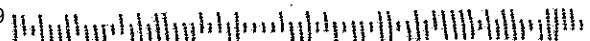
FIRST CLASS

Metanuska-Susitna Borough

JUL 23 2014

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NOTICE OF PUBLIC HEARING



\$500



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

APPLICATION FOR CONDITIONAL USE CU# 14-09

PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: <u>CRITERION PROPERTIES LLC</u>	Name: <u>DENALI GYMNASTICS</u>
Mailing Address: <u>2820 COMMERCIAL DR, ANCHORAGE AK, 99501</u>	Mailing Address: <u>300 KAKI CIR, WASILLA AK, 99654</u>
Contact Phone: Day _____ Night _____	Contact Phone: Day <u>907-373-3547</u> Night _____
FAX: _____	FAX: <u>907-376-3547</u>
E-mail: _____	E-mail: <u>dengym@alaska.net</u>

*Attach list of additional owners if any.

PROPERTY INFORMATION	<u>5522000L008A</u>
Size of property: <u>2.0 ACRES</u>	
Property tax # _____	
Street Address: <u>300 E. KAKI CIR, WASILLA AK, 99654</u>	
Legal Description: Lot(s) <u>8A</u> Block _____ Subdivision <u>HALEY HILLS PARK</u>	
OR Parcel/Tract _____ Section _____ Township _____ Range _____ [Attach additional page if necessary.]	
Zoning: RR Residential <input type="checkbox"/> R1 Single-family Residential <input type="checkbox"/> R2 Residential <input type="checkbox"/> RM Multi-family <input type="checkbox"/> C Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Public <input type="checkbox"/>	
Requested Use: <u>TO BRING ON A PORTABLE BUILDING WITH AN ADDITIONAL 880 SQ. FT IN ORDER TO EXPAND OUR CHILDCARE.</u>	

AUTHORITY TO APPLY FOR CONDITIONAL USE :

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

[Signature]
Applicant

7-24-14
Date

[Signature]
Owner (if different from the applicant)

7-24-14
Date

* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)

Comprehensive Plan Information

Expected Future Land Use Map shows property as :

- Generally Residential Parks Mixed Use Area
Generally Commercial/Business Generally Industrial Public/Institutional

Land Use

Describe current use of property covered by this application:

GYMNASTICS AND CHILD CARE AS WELL AS ADULT FITNESS

Surrounding property: (Describe how land adjacent to the property is currently being used.)

North:

COMMERCIAL USE

South:

RAW LAND

East:

RESIDENTIAL

West:

APARTMENT COMPLEX

Attach a written narrative addressing the following Criteria –

16.16.050

A. An administrative approval, use permit, elevated administrative approval, elevated use permit or conditional use may be granted if the following general approval criteria and any applicable specific approval criteria of Section 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.

- N/A** 1. Neighbors. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.
- 2. Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.
- 3. Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.
- 4. Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.
- N/A** 5. Neighborhoods. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.
- 6. Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.
- 7. Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.
- 8. Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.
- 9. Parking. The parking, loading areas and snow storage sites for the proposal shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.

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10. Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.
11. Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers, lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins, watersheds, and land stability.
12. Large Developments. Residential development of more than four units or nonresidential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following classes of streets: interstate, minor arterial, major collector or commercial.
13. Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.
14. Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off-site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of this criteria.
15. Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following: <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. Adequately sized, located and screened trash receptacles and areas.
16. Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.
17. Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas, how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless

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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.

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

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

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

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

*** All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)**

required, an association for maintenance of the area must be established. Covenants establishing the association must be approved as to form by the city attorney, and by the commission as to whether the covenants provide for maintenance of the area in a manner which assures its continuing use for its intended purpose.

iv. Conveyance of an area must be consistent with AS 34.07 the Horizontal Property Regime Act.

21. Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow. (Ord. 06-47(AM) § 4, 2006; prior code § 16.43.508)

Application Check list:

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

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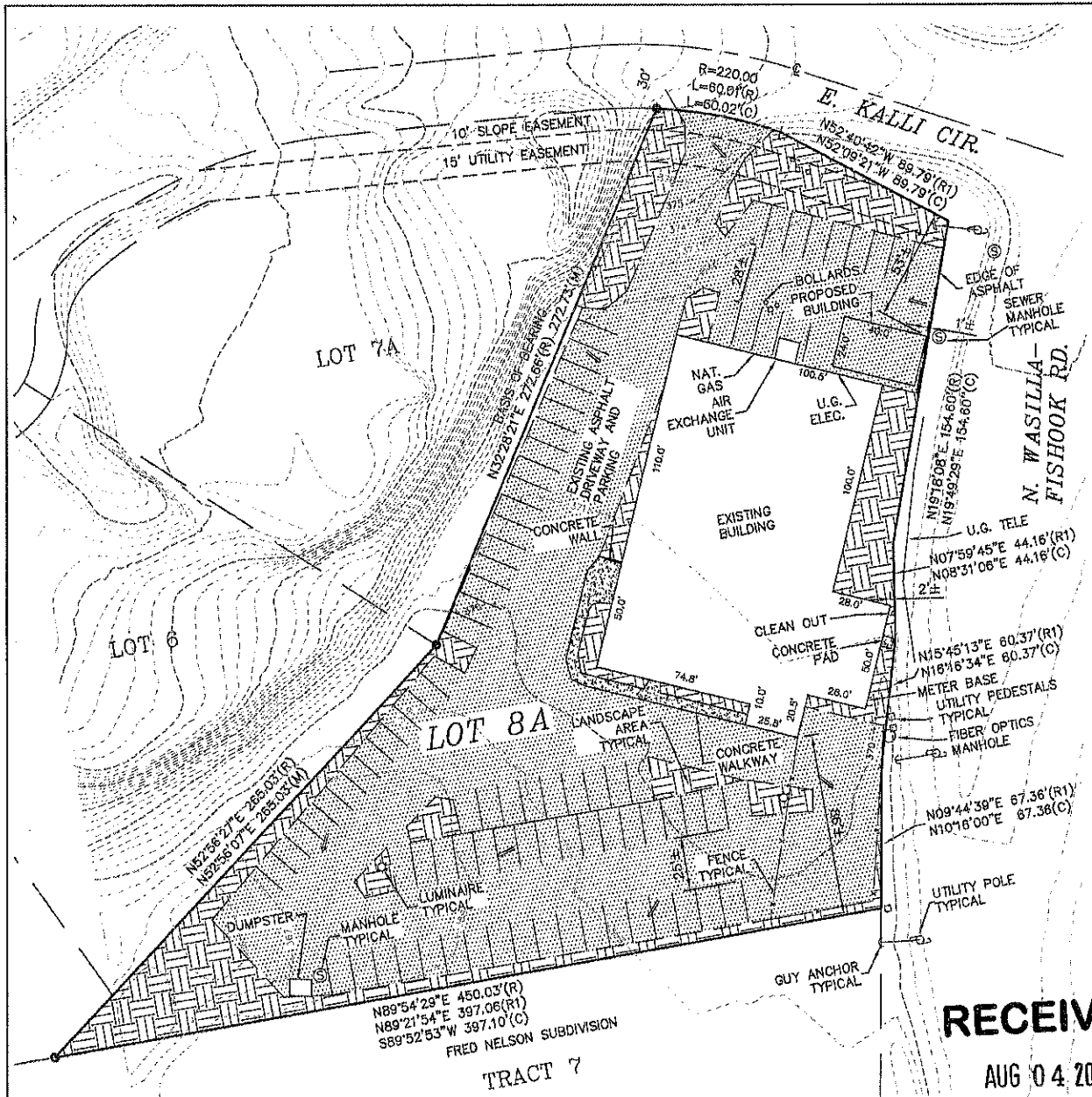
City Planner Approval:

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

Approval of City Planner: _____ Date: _____

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

* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)



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Planning Office
City of Wasilla

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STATE OF ALASKA
49TH
Robert J. Former
10815-S
REGISTERED PROFESSIONAL LAND SURVEYOR

PLOT PLAN

ARE
Engineers • Planners • Surveyors

ALASKA RIM ENGINEERING, INC.
9131 E. FRONTAGE RD., SUITE 1
PALMER, ALASKA 99645
PH: (907)745-0222 : FAX: (907)746-0222
EMAIL: akrim@alaskarim.com : WEB: www.alaskarim.com

WO: 1400506	F.B. 14-09
PAGE: 1 of 1	T.M. WA11
SCALE: 1" = 50'	FILE: 1400506PO

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HALEY HILLS PARK RSB L/7&8. LOT 8A.
PLAT No. 2004-54, PALMER RECORDING DISTRICT, PALMER, ALASKA.
SURVEYED ON THE 30TH OF JUNE, 2014.

ANSWERS TO CONCERNS FOR ADDITION

- 1) N/A
- 2) Our plan is to expand our ability to provide quality child and early childhood education for the families in the community by adding a portable building adjacent to our facility. It will be connected by a breezeway allowing students and staff to move in and out freely without needing to change clothing.
- 3) N/A
- 4) We are endeavoring to follow all guidelines and recommendations from DOT, City of Wasilla, and the Fire Dept..
- 5) N/A
- 6) The proposed location in no way prohibits or limits the fire and emergency response access.
- 7) We will see slight increase in flow of traffic in and out of the parking lot but it will not be consequential. As far as the surrounding roads there will be statistically no appreciable difference.
- 8) See site plan
- 9) This is a subject that requires some discussion. We have been in this building since September of 2003 and with the exception of special events once or twice a year we have never seen our parking near max fill. The area we propose to put the structure will result in the loss of 4 parking spaces. That is in the area on the north of the building that has 17 spaces. That area has been used to park our 5 gym vehicles used to transport children in childcare. Our current population never parks on that side of the building so except for our vans it remains empty year round. It would help to reiterate here that most of our traffic is simply drop off and pick up with many vehicles spending only a few minutes on location. We are aware of the code related to required parking for gymnasiums being one 10x20 space per every 150 sq. ft.. The childcare area is scheduled at 300 sq. ft. for one space. From a full decade of experience here we can testify our needs are adequately met and the addition of students in this area should have no impact on parking even considering the loss of 4 spaces. I believe a more appropriate and accurate rate for the gym area is closer to 300 to 1 like the childcare or even more similar to school shops and vocational rooms at 400 to 1.
- 10) Our existing utilities will easily serve the addition.
- 11) The proposed addition will have no effect on drainage on or off the property.
- 12) N/A

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AUG 04 2014

Planning Office
City of Wasilla

- 13) With the traffic on Wasilla Fishhook and the surrounding area we will see no appreciable difference in the peak usage characteristics.
- 14) With our current level of business what it is and the minimal proposed increase our neighbors will see or hear no appreciable difference.
- 15) Since the addition will be located on existing asphalt the only ground work will be a small ditch for the septic. No vegetation will be affected. It is our desire to improve the landscaping on the west side of the building by planting trees and grass in the area between the building and the R.O.W.. This area is currently gravel and has been for 10 years. The take done by the state for the road and R.O.W. reduced our green area on the west side of the building but we have been caring for the grass in the R.O.W. for years. If it would help in the consideration for greenspace to consider that area ours we would appreciate it.
- 16) The size and location of the addition will not challenge any vehicular or pedestrian traffic. None should need to be added.
- 17) The minimal water required to wash hands and flush toilets will be piped out to the addition and channeled from the existing building. The septic will tie into a line only ten or twelve feet to the east side of the building and will represent a minor increase of use of water and septic.
- 18) There will be no impact on any historical resources.
- 19) The current plan is to paint the building the same color as the existing structure.
- 20) N/A
- 21) There will be no significant difference to winter hassles as a result of the addition.

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CERTIFICATE OF SERVICE

- I am the Planning Clerk for the City of Wasilla.
- I certify on this 22 day of July, 2014, I mailed 143 notices of: _____ via first class U.S. Mail and by hand delivery regarding the following:
Cup 14-09
Land Use Permit # _____.

Residents within 1,200'	<u>113</u>
Review Agencies	<u>25</u>
Planning Commissioners & City Council Members	<u>11</u>
Total	<u>149</u>

DATED at Wasilla, Alaska, July 22, 2014.

CITY OF WASILLA

Tahirih Revet
 TAHIRIH REVET
 Planning Clerk

Attest:

Tina Crawford
 TINA CRAWFORD
 City Planner

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NOTIFICATION OF PUBLIC HEARING

DATE: July 15, 2014
APPLICANT (S): Denali Gymnastics
PROPERTY OWNER: Criterion Properties LLC

CASE: CU 14-09

REQUEST:

Conditional use approval to add a portable building (800 square feet) to expand the childcare area for Denali Gymnastics. Located at 300 E. Kalli Circle, Lot 8A, Halley Hills Park RSB Subdivision.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **August 12, 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 request must reach the Planning Office on or before August 5, 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:



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

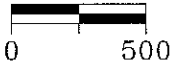
FIRST CLASS

NOTICE OF PUBLIC HEARING

CU #14-09
MSB Map #WA 11
T17N, R01W, Sec. 3

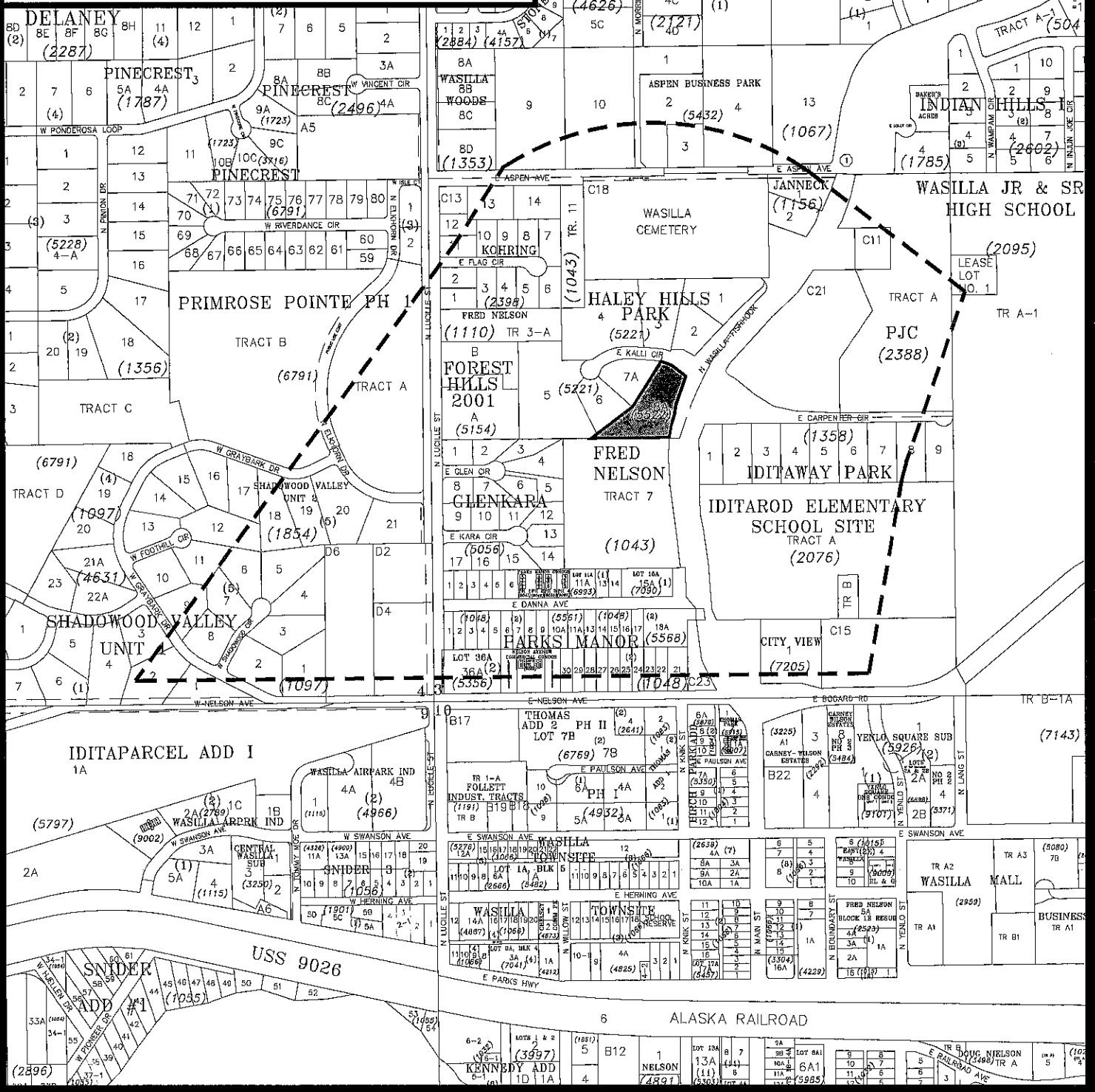


SCALE IN FEET



SUBJECT PROPERTY

City of Wasilla/Planning - 07-22-14



5056000L007
HELLER MARGARET B
10327 BRIAR ROSE
SAN ANTONIO, TX 78254-5928

5561B02L011A
DENEKI HOUSE INC
1075 S CHECK ST
202
WASILLA, AK 99654

5561B02L010A
VALLEY RES SVCS
1075 S CHECK ST
STE 102
WASILLA, AK 99654-8067

5056000L008
CANNON WILLIAM B & JOSIE M
110 E GLEN CIR
WASILLA, AK 99654

2398B01L011
MERTIN SHAWN
1101 N LUCILLE ST
WASILLA, AK 99654-6406

17N01W03C011
HUIZAR CAROL L
1105 WASILLA FISHHOOK RD
WASILLA, AK 99654

5056000L001
RAMIREZ JONATHAN F & EMILY
111 E GLEN CIR
WASILLA, AK 99654-6373

1048B02L024
BLACKARD JOE D FAMILY TRUST
BLACKARD MARY P TRE
1121 MCCLINTOCK DR
SHADY SHORES, TX 76208

17N01W04D006
GLOBAL FINANCE & INV CO
119 CEDAR ST
SEATTLE, WA 98121-1231

1156000L002
CIW LAND TR
1190 N WASILLA-FISHHOOK RD
WASILLA, AK 99654-6427

1097B05L007
NEWTON JEFFERY S
12431 COUNTY ROUTE 5
CHAUMONT, NY 13622-2124

2398B01L007
ALDERMAN MARK
1265 E LOLLY CIR
WASILLA, AK 99654

1097B01L002
MILLER KEVIN T
1320 N DOUBLE B ST
PALMER, AK 99645-5917

1067B01L013
AMBERG WM J
1335 SKYLINE DR
FAIRBANKS, AK 99712

2398B01L013
MCNEIL MARY JANE
THEODORE DALE E
146 ASPEN AVE
WASILLA, AK 99654

9055000U201D
FRYE IVY
14851 E TWIGS CIR
PALMER, AK 99645-5609

5056000L002
KHOUNNALATH MOUNE
151 E GLEN CIR
WASILLA, AK 99654-6373

5056000L015
COOPER GERALDINE
160 E KARA CIR
WASILLA, AK 99654-6374

1048B01L004
LONG WANDA KAY BATES
1600 W RIFFLE ST
WASILLA, AK 99654-0910

2398B01L012
KOHRING HEINZ H & DOLORES
161 E FLAG CIR
WASILLA, AK 99654

2398B01L009
KOHRING DOLORES
KOHRING HEINZ H EST
163 E FLAG CIR
WASILLA, AK 99654

5056000L014
DUSKIN GEORGE J & RACHEL R
170 E KARA CIR
WASILLA, AK 99654-6374

9047000U171B
HATFIELD HILLARY
171 E DANNA AVE
APT B
WASILLA, AK 99654-6571

9047000U171C
ROBERTS BRIAN T
171 E DANNA AVE
APT C
WASILLA, AK 99654-6571

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WHIPPLE LEONARD B & P
171 E DANNA AVE
WASILLA, AK 99654

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LARSON JOAN E
171 E KARA CIRCLE
WASILLA, AK 99654

1048B02L007
KULPA JOHN B
176 E DANNA AVE
1
WASILLA, AK 99654

9089000L100
NELSON AVENUE LLC
179 E NELSON AVE
WASILLA, AK 99654-6462

9048000U191C
FAMILY CENTERED SRVS OF AK
1825 MANIKA RD
FAIRBANKS, AK 99709

9089000U003
HESS JAMES M & KATHLEEN M
189 E NELSON AVE
PMB 118
WASILLA, AK 99654

5432000L002
JBL LLC
189 E NELSON AVE
127
WASILLA, AK 99654-6462

1067B01L009
BLAKE KEVIN
191 E ASPEN AVE
WASILLA, AK 99654-6411

9048000U191D
WHEELER BRENDON D
191 E DANNA AVE
D
WASILLA, AK 99654

9055000U201A
DREWRY LOGAN R & SAMANTHA A
201 E DANNA AVE
APT A
WASILLA, AK 99654-6499

6791000T00B
SHADOWOODS LLC
20441 PTARMIGAN BLVD
EAGLE RIVER, AK 99577-8736

2398B01L001
BUSWELL CLIFFORD V & JENNIFER
MOREHOUSE STEVE E EST
21817 E MIDNIGHT DR
PALMER, AK 99645

5056000L006
STUCKY PRESTON S & GINA R
2506 HOLLY PINE CIR
ORLANDO, FL 32820-2280

5221000L006
REYNOLDS LYNN & SANDY
300 E KALLI CIR
WASILLA, AK 99654

9089000U005
CROZIER D KEVIN
CROZIER BARBARA A
3100 N BANNER WAY
WASILLA, AK 99654

9047000U171D
ATWELL CHRISTOPHER L
333 PRIVATE ROAD 2483
HICO, TX 76457-5196

2398B01L014
TELLMAN ALFRED P
190 E ASPEN AVE
WASILLA, AK 99654

9048000U191B
POOLER IVAN C & PATRICIA
191 E DANNA AVE
UNIT B
WASILLA, AK 99654

5056000L004
TOWE HUGH B II & GAYLYN
191 E GLEN CIR
WASILLA, AK 99654-6373

9055000U201B
SMITH CRAIG R & NORMA L
201 E DANNA AVE
201B
WASILLA, AK 99654

9069000U215D
HUYCKE LINDA
215 E DANNA AVE
APT D
WASILLA, AK 99654-6409

7205000L001
CITY VW INV LLC
2273 N SADDLE HORSE DR
WASILLA, AK 99654-3563

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CARTER RAYMOND & K TRE
CARTER RAYMOND & K LVG TR
251 DANNA AVE
WASILLA, AK 99654

1097B05L011
SHAMPINE ALVIN C & MARY K
301 FOOTHILL CIR
WASILLA, AK 99654

1097B05L003
FEDERAL HOME LOAN MTG CORP
3121 MICHELSON DR
IRVINE, CA 92612-7672

1358000L001
GERSICH PATRICIA M
350 E CARPENTER CIR
WASILLA, AK 99654-6433

5056000L013
HEATH RICHARD F
190 E KARA CIR
WASILLA, AK 99654-6374

9048000U191A
URDA STEPHANIE B
191 E DANNA AVE
A
WASILLA, AK 99654

5056000L005
ROFF JAMES W
SMITH JENNIFER M
200 E GLEN CIR
WASILLA, AK 99654

1097B05L001
CLAYTON RICHARD & RENEE
201 W NELSON AVE
WASILLA, AK 99654

9069000U215B
RACHOW MAXINE
215 E DANNA AVE
CONDO B
WASILLA, AK 99654-6409

2398B01L006
BIG SKY DEVELOPMENT LLC
MITCHELL LEE
22835 POST OAK DR
LEBANON, MO 65536

5522000L008A
CRITERION PROPERTIES LLC
2820 COMMERCIAL DR
ANCHORAGE, AK 99501

5056000L017
MENARD STEVEN D
3060 N LAZY EIGHT CT
2-777
WASILLA, AK 99654-4331

5056000L010
VAN BUSKIRK ASHLEY S
3201 E TAMARAK AVE
WASILLA, AK 99654

2388000T00A
MATANUSKA-SUSITNA BOROUGH
350 E DAHLIA AVE
PALMER, AK 99645-6488

9069000U215A
STIRLING ANGELA M
360 E WHITE SPRUCE LOOP
WASILLA, AK 99654-1425

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CLINE EFTON D & LINDA J
378 MOSES HILL RD
HEMPHILL, TX 75948-4048

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HENRY LARRY B & DEANNA L
390 E CARPENTERS CIR
WASILLA, AK 99654

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SANDERS JAS G & CONSTANCE
3909 RIVER CREST CIR
LEESBURG, FL 34748-7413

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OWEN KURT DRYWALL INC
3930 E COTTONWOOD WAY
WASILLA, AK 99654

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BIRCHES LTD PRTRNSHP THE
4110 EATON AVE
STE A
CALDWELL, ID 83607

5432000L003
E-R LTD PRTRNSHP
4141 B ST
STE 305
ANCHORAGE, AK 99503

1358000L004
LEE SCOTT H & KATHERINE A
446 CARPENTER CIR
WASILLA, AK 99654

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CASWELL MELODY S
450 W GRAYBARK DR
WASILLA, AK 99654

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HECHT WM J & BRENDA L
475 W PARKS HWY
% ALASKA FRONTIER NORTH
WASILLA, AK 99654

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STEWART GARY D & SYLVIA L
490 E CARPENTER CIR
WASILLA, AK 99654

HELMS LORRAINE P
4999 E WELCH RD
WASILLA, AK 99654-9022

17N01W03C015
GOOD SHEPHARD LUTHERAN
CHURCH OF WASILLA INC
501 BOGARD RD
WASILLA, AK 99654

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CUCCHETTI ROBERT P
540 20 1/4 RD
GRAND JUNCTION, CO 81507-9780

1043000T011
WHITE GEO L
546 CLEMENT DR
GLENDALE, CA 91202-1518

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LUDLUM ALEXANDER S & M R
560 E CARPENTER CIR
WASILLA, AK 99654

1097B05L008
KAIMANA ANDERSON & CHARMAINE
600 N SHADOWOOD CIR
WASILLA, AK 99654

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MCMANUS CASEY & JENNIFER L
601 N SHADOWOOD CIR
B
WASILLA, AK 99654

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NOWAG DONALD C & CARLA R REV
TR
6705 HAWTHORNE CREEK CT
LAS VEGAS, NV 89131-2753

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BARKER DOUGLAS E
700 N SHADOWOOD CIR
WASILLA, AK 99654

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ANDERSON SHIRLEY R
701 N SHADOWOOD CIR
WASILLA, AK 99654-6363

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JOHNSON WAYNE D & SHARON
7065 ALYDAR CT
NAMPA, ID 83686-3411

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ANDERSON PAUL C & MARY
HARVICK
721 N SHADOWOOD CIR
WASILLA, AK 99654-6363

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SANDVIK CARRIE L
7362 W PARKS HWY #C
606
WASILLA, AK 99623-9300

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ROSE DAVID A & JULIE C
7800 E SETTLEMENT AVE
WASILLA, AK 99654-9342

1048B02L002
KRAFT KEVIN D
KRAFT GERALD D
946 W 72ND
ANCHORAGE, AK 99518

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LET LLC
PO BOX 110409
ANCHORAGE, AK 99511-0409

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WASILLA RETIREMENT LLC
PO BOX 1359
ABERDEEN, SD 57402-1359

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MCKEOWN JOS P
PO BOX 140342
ANCHORAGE, AK 99514-0342

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JAKONES PATRICIA A
PO BOX 15212
FRITZ CREEK, AK 99603

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ALASKA STATE OF
DEPT OF TRANS & PUB FAC
PO BOX 196900
ANCHORAGE, AK 99519-6900

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CHESTER LLC
PO BOX 240961
ANCHORAGE, AK 99524-0961

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LEE COLTON & CAMILLA
PO BOX 2472
PALMER, AK 99645-2472

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TRIPLE BS LLC
PO BOX 3435
PALMER, AK 99645-3435

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BENNETT RICHARD M& LAUREL
PO BOX 4266
PALMER, AK 99645-4266

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VITALE ROBT
PO BOX 60253
FAIRBANKS, AK 99706-0253

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JANICE RENE PROPERTIES LLC
PO BOX 670085
CHUGIAK, AK 99567-0085

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PELTO SANDRA
PO BOX 672196
CHUGIAK, AK 99567-2196

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BUCARIA GARVAN P TR TRE
BUCARIA JEANENE B TR TRE
PO BOX 870298
WASILLA, AK 99687-0298

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ILLIES DENNIS & EILEEN
PO BOX 870729
WASILLA, AK 99687-0729

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TICHENOR LIVING TRUST
TICHENOR JOHN W & SANDRA J
TRES
PO BOX 871218
WASILLA, AK 99687-1218

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MCGLASHAN LOUIS M
PO BOX 871362
WASILLA, AK 99687-1362

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ZEHM DARLENE R
PO BOX 871373
WASILLA, AK 99687-1373

1110000T003-A
MATANUSKA COMM HEALTH
CARE INC
PO BOX 871788
WASILLA, AK 99687-1788

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JILLSON MICHAEL D
PO BOX 871908
WASILLA, AK 99687-1908

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NYBERG DAVID A & JACKIE S
PO BOX 872361
WASILLA, AK 99687-2361

5056000L011
MABRY JUDY RUTH
PO BOX 872600
WASILLA, AK 99687-2600

5356B02L036A
OLYMPIC INVESTMENTS LLC
PO BOX 873088
WASILLA, AK 99687-3088

17N01W04D002
MILLHOUSE SANDRA D
PO BOX 874574
WASILLA, AK 99687-4574

9089000U002
MOSS CHARLENE D
PO BOX 874612
WASILLA, AK 99687-4612

5056000L009
KURTZ GERALD B
PO BOX 875034
WASILLA, AK 99687-5034

1854B05L019
BARBER TANIA R
PO BOX 875347
WASILLA, AK 99687-5347

5432000L001
MARTORELL JOS J
PO BOX 875552
WASILLA, AK 99687-5552

Tom Brooks
Alaska Railroad Corp
PO Box 107500
Anchorage, AK 99501

Corps of Engineers
Regulatory Branch
PO Box 6898
Elmendorf AFB, AK 99506-0898

Richard Boothby
EMS/Central Mat-Su Fire Dept
Fire Code Official Captain
101 W. Swanson Ave
Wasilla, AK 99654

ENSTAR
PO Box 190288
Anchorage, AK 99519-0288

FAA
Airport Division
222 W. 7th Ave
#14
Anchorage, AK 99513

Kathy Wells
Friends of Mat-Su
PO Box 116
Palmer, AK 99645

Troy Scheuner
GCI
501 N. Main St
Suite 130
Wasilla, AK 99654

MEA
PO Box 2929
Palmer, AK 99645

MSB Chief of Code Compliance
350 E. Dahlia Ave
Palmer, AK 99645

MSB Cultural Resources Specialist
350 E. Dahlia Ave
Palmer, AK 99645

MSB Fire Chief
101 S. Swanson Ave
Wasilla, AK 99654

MSB Planning Director
350 E. Dahlia Ave
Palmer, AK 99645

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

MSB Public Works Director
350 E. Dahlia Ave
Palmer, AK 99645

MTA
Real Estate Department
PO Box 3550
Palmer, AK 99645

NRCS
Soil & Water Conservation
1700 E. Bogard Rd
#203
Wasilla, AK 99654

Oran Wooley
SOA/DEC
Waste Water RVW
1700 E. Bogard Rd
Bldg B, #103
Wasilla, AK 99654
SOA/DNR
WATER Resources
550 W. 7th Ave
Suite 1020
Anchorage, AK 99501

Roy Robertson
SOA/DEC
Waste Water RVW
1700 E. Bogard Rd
Bldg B, #103
Wasilla, AK 99654
SOA/DFG/Habitat
1800 Glenn Hwy
Suite 6
Palmer, AK 99645

SOA/DNR
Commissioner's Office
550 W. 7th Ave
Suite 1400
Anchorage, AK 99501

SOA/DNR
Technical Services
550 W. 7th Ave
Suite 650
Anchorage, AK 99510-3577

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

Superintendent
SOA/DOTPF
289 Inner Springer Loop
Palmer, AK 99645

Daniel Kelly, Jr
581 Briar Dr
Wasilla, AK 99654

Glenda Ledford
960 S. Century Drive
Wasilla, AK 99654

Jessica Dean
209 S. Vix Way
Wasilla, AK 99654

Loren Means III
1668 Pittman Road
Wasilla, AK 99687

Claudia Pinard
646 Peck Street
Wasilla, AK 99654

COW Public Works Director
Archie Giddings

City Council
Leone Harris

City Council
Gretchen O'Barr

City Council
Collen Sullivan-Leonard

City Council
Clark Buswell

City Council
Brandon Wall

City Council
David Wilson

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**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 14-21**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING
CONDITIONAL USE PERMIT NUMBER CU 14-09 TO ADD A PORTABLE BUILDING
(800 SQUARE FEET) TO EXPAND THE CHILDCARE AREA FOR DENALI
GYMNASTICS, LOCATED ON LOT 8A, HALEY HILLS PARK RE-SUBDIVISION, IN
THE COMMERCIAL ZONING DISTRICT.**

WHEREAS, Denali Gymnastics submitted Conditional Use Permit Number 14-09 requesting approval to add an 800 square foot portable building to expand the childcare area on July 21, 2014; and

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

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

WHEREAS, a notice of the public hearing was published in the Frontiersman on August 5, 2014; and

WHEREAS, the Planning Commission held a public hearing on this request on August 12, 2014; and

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

and Comprehensive Plan, and other pertinent information brought before them; and

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

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

1. The Matanuska-Susitna Borough Fire Chief's office shall review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
2. The applicant shall consult with DEC and follow the appropriate stormwater procedures and regulations.
3. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for water and sewer connections.
4. Construction on the site must substantially comply with the site plan and landscape plan date stamped August 4, 2014, attached as Exhibit B to Resolution Serial No. 14-21. Any changes to these plans must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.

ADOPTED by the Wasilla Planning Commission on -, 2014.

APPROVED:

Glenda Ledford, Chairman

Date

ATTEST:

Tina Crawford, AICP, City Planner

EXHIBIT A
Wasilla Planning Commission Resolution 14-20
FINDINGS OF FACT – Section 16.16.050, General Approval Criteria

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

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

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

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

Finding: The proposed childcare expansion is consistent with the Comprehensive Plan's *Expected Future Land Use Map* designation, "Generally Commercial/Business", and the Commercial zoning that implements the adopted Comprehensive Plan.

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

Finding: The specific approval criteria under 16.16.060 are not applicable.

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

Finding: The City mailed 113 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Two comments were received – one from the Borough Platting Division with no comments and one from a property owner in support of the request. Copies of the comments received by staff are included in this packet. Any comments received after the compilation of the packet will be provided at the public hearing.

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

Finding: The Borough Fire Chief's office will review the proposed building for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.

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

Finding: The proposed use will not significantly impact the street system or create a danger to pedestrians.

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

Finding: The attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010.

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

Finding: The attached site plan indicates 89 paved parking spaces with adequate paved aisle widths, loading zone, and snow storage on site. Based on the parking requirements in Title 16 for the existing uses and the proposed expansion, 113 spaces are required on site. The applicant is requesting that the Planning Commission approve an alternative parking calculation to allow 89 spaces (see justification included in applicant's packet.)

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

Finding: Water, sewer, and other utilities are available in the area.

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

conservation of natural features such as drainage basins and watersheds, and land stability.

Finding: The proposed site plan shows adequate areas for drainage and a ditch is along located within the Wasilla-Fishhook right-of-way.

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

Finding: The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping and the property fronts on Wasilla-Fishhook Road, which is a Major Collector roadway. Any new signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

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

Finding: The proposed use will not result in significantly different peak use characteristics than the surrounding uses or area since the property is located in an area that is predominantly developed and zoned Commercial.

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

Finding: The proposed use will not have any negative impacts on the surrounding area and no additional buffering is required since the subject parcel is surrounded by commercial uses and/or zoning.

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

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

Finding: As part of the conditional use request, the applicant is requesting a waiver of 10%, which would allow 80% of the lot to remain cleared of vegetation. The site does not currently comply with the land clearing regulations due to a right-of-way acquisition from the Alaska Department of Transportation when they improved Wasilla-Fishhook Road, which removed approximately 10 percent of the existing vegetation from the site. If approved, the site will comply with the landscaping chapter of the City code. The attached site plan show the proposed/existing landscaping on the site.

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

Finding: Adequate pedestrian walkways are located along Wasilla-Fishhook Road.

16.16.050(17) *Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities*

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

Finding: Water and sewer is available for the site and the applicant will coordinate with the Public Works department to obtain any necessary City permits.

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

Finding: The Mat-Su Borough Cultural Resources Office was notified of this application and provided the opportunity to comment but did not provide any objections.

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 & air.***

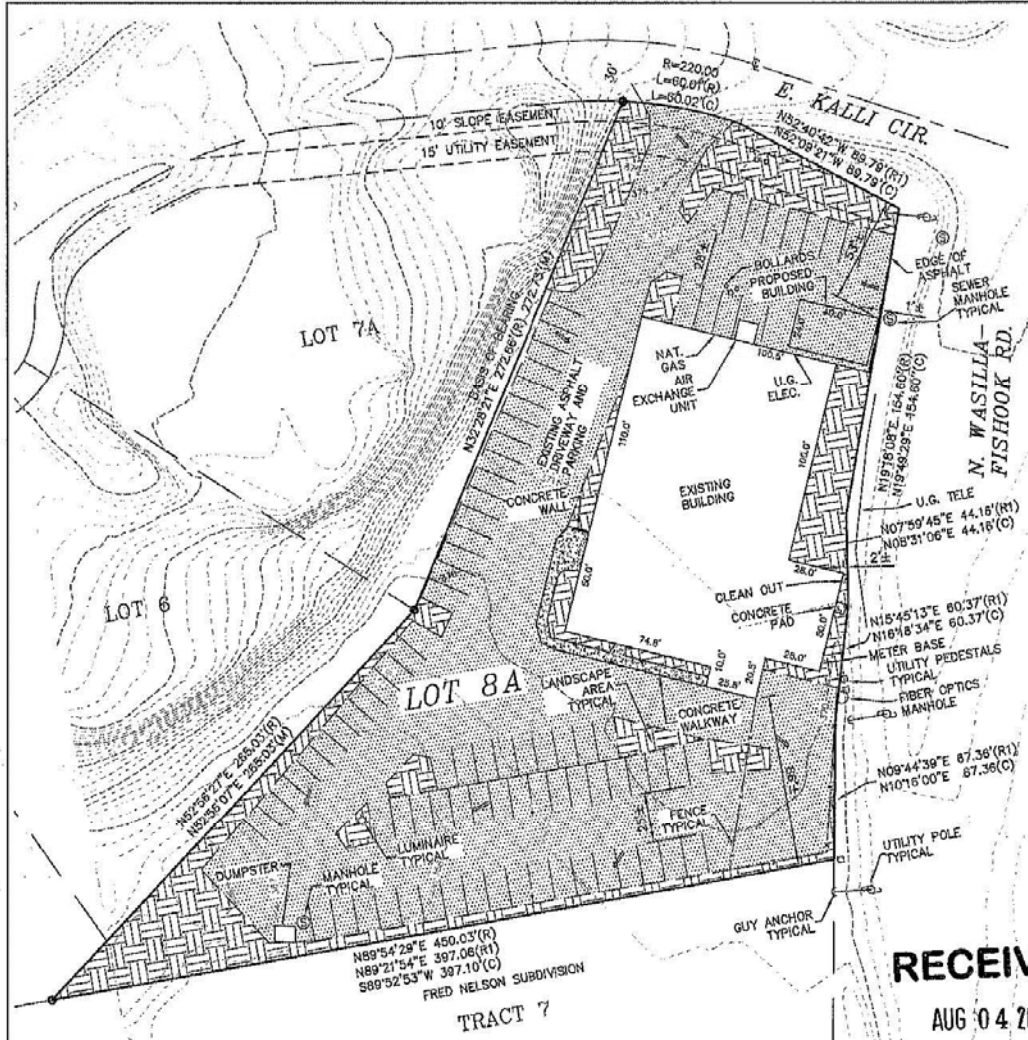
Finding: The proposed use is in character with surrounding commercial uses.

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...***

Finding: No additional land is necessary for open space and facilities.

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

Finding: There are no foreseeable problems anticipated from winter conditions.



RECEIVED
AUG 04 2014
Planning Office
City of Wasilla

TOTAL AREA: 88,880 S.F. EXISTING
LANDSCAPE/SNOW STORAGE AREA: 18,980 S.F. EXISTING
10'x20' PARKING SPACES: 89 SPACES EXISTING

PARKING CALCULATIONS:
GYM 11,500 S.F./150=76.7
DAYCARE OFFICES ETC. 10,000 S.F./300=33.3
PROPOSED ADDITION 980 S.F./300=3.2
EXISTING PARKING SPACES = 89
REQUIRED =113

LEGEND:
(C)=CALCULATED DATA
(M)=MEASURED DATA
(R)=RECORD DATA PER PLAT 2004-54
(RI)=RECORD DATA PER ADOT PLAT 2009-106
U.G.=UNDERGROUND
ELEC.=ELECTRIC
TELE.=TELECOMMUNICATION
NAT.=NATURAL
SLOPE DIRECTION
ASPHALT AREA
LANDSCAPE/SNOW STORAGE AREA

- NOTES:
1. PRELIMINARY FIELD WORK PERFORMED THIS DATE 6/30/14.
2. THE FINAL BUILDING LOCATION AND FINISHED FLOOR ELEVATION IS TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
3. THIS LOT SERVED BY CITY OF WASILLA WATER AND SEWER.
4. TOPOGRAPHY DERIVED FROM MAT-SU BOROUGH LIDAR TOPOGRAPHY. CONTOURS ARE IN 1 FOOT INTERVALS AND ARE BASED ON NAVD 88 GEOD C9 VERTICAL DATUM.

	<p>PLOT PLAN</p>	<p>ALASKA RIM ENGINEERING, INC. 9131 E. FRONTAGE RD., SUITE 1 PALMER, ALASKA 99645 PH: (907)745-0222 ; FAX: (907)746-0222 EMAIL: ahrim@alaskarim.com ; WEB: www.alaskarim.com</p>	
		<p>WO: 1400508 PAGE: 1 of 1 SCALE: 1" = 50'</p>	<p>F.B. 14-09 T.M. WA11 FILE: 1400506PO</p>
<p>I HEREBY CERTIFY THAT THIS PLOT PLAN WAS PREPARED UNDER MY DIRECTION ON THE FOLLOWING DESCRIBED PROPERTY: HALEY HILLS PARK RSB L/7&8, LOT 8A, PLAT No. 2004-54, PALMER RECORDING DISTRICT, PALMER, ALASKA, SURVEYED ON THE 30TH OF JUNE, 2014.</p>			

PERMIT INFORMATION 2014

APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE	AS-BUILT SURVEY
ADMINISTRATIVE APPROVAL										
01/06/14	PENDING	A14-01	COMM <10,000 SQ FT	6,390	1113B03L001	WASILLA ACRES	KUDRYN, VITALY	351 N SOUTHWAY ST	RR	
01/08/14	01/09/14	A14-02	TENANT SPACE	1,200	7095000L003A	CREEKSIDE PLAZA WASILLA CENTER CONDOS UNIT 2	T&C UPHOLSTERLY	1830 E PARKS HWY	C	
01/23/14	01/23/14	A14-03	TENANT SPACE	840	9108000U002	CONDOS UNIT 2	TEAMSTERS LOCAL 959	609 S KNIK GOOSE BAY RD	C	
01/23/14	01/30/14	A14-04	TENANT SPACE	1,400	5797000L002A	IDITPARCEL ADDN 1	MUCHO FRIO INC	481 W PARKS HWY	C	
01/27/14	01/28/14	A14-05	HOME OCCUPATION	2669B12L004		MISSION HILLS	BURRELL, ANTHONY	925 N ARNOLD PALMER	R-1	
01/31/14	01/31/14	A14-06	ADD TO GARAGE	498	1319B03L012	INDEPENDENCE EST	LARSON, BRIAN & CHERYL	360 E HYGRADE LN	RR	
02/06/14	02/07/14	A14-07	TENANT SPACE	864	9155000U001B	WASILLA CENTER	CHRISTENSEN CHIROPRACTIC	701 S KNIK GOOSE BAY	C	
02/07/14	02/07/14	A14-08	TENANT SPACE	777	3099B01L001	CONDOS	PRIMERICA	1590 E FINANCIAL DR	C	
02/19/14	02/27/14	A14-09	TENANT SPACE	1,577	5889000L003D	COTTONWOOD PARK	MARLIN, GLENN	172 S LAMONT CIR	C	
02/20/14	03/04/14	A14-10	SUBDIVISION	6740000L001		CREEKSIDE TOWN SQ	THEOBALD, LARRY & SARAH	900 S HERMON RD	C	
03/04/14	03/05/14	A14-11	SHED	240	2767B09L010	MISSION HILLS PH 2	KREIDER, SETH	975 N SAM SNEAD LP	R-1	
03/05/14	03/06/14	A14-12	TENANT SPACE	7,500	2789B01L003A	WASILLA ARPRK	ZMG	300 W SWANSON AVE	C	
03/06/14	03/06/14	A14-13	HOME OCCUPATION	150	17N01W18D029		WALDEN, ROBERT	2422 W JAMES T CIR	RR	
03/11/14	03/13/14	A14-14	COMM <10,000 SQ FT	1,040	2524B03L001 &L5	CENTURY PARK 2	NORTHERN ENCLOSURES	221 E CENTAUR	C	
03/11/14	03/13/14	A14-15	COMM <10,000 SQ FT	840	7027000L001	DISCOVERY HILLS PH V	NORTHERN ENCLOSURES	1446 W MYSTERY AVE	I	
02/27/14	PENDING	A14-16	SUBDIVISION		6826B01L005	DISCOVERY HILLS PH IV	BLUE GLACIER LLC	1281 W MYSTERY AVE	RR	
03/13/14	03/13/14	A14-17	TUP	320	17N01W09A006		LANGLOIS, JANA	251 W PARKS HWY	C	
03/19/14	03/20/14	A14-18	DUPLEX	3,800	2689B03L001	SPIRIT RIDGE	FLETCHER, BILL	940 E SNOHOMISH	RR	
03/18/14	04/04/14	A14-19	METAL BLDG							
03/18/14	04/23/14	A14-20	WAREHOUSE	4,800	2389B01L006	KOHRING	BIG SKY DEVELOPMENT LLC	200 E FLAG CIR	RR	
03/25/14	04/01/14	A14-21	COMM >10,000 SQ FT	27,300	4802000L002	SUN PLAZA	CORPORATE WAY PROP	2701 E SUN MTN AVE	C	
03/26/14	03/28/14	A14-22	SUBDIVISION			CREEKSIDE PLAZA	JYG INVESTMENT GROUP LLC		C	
03/26/14	03/28/14	A14-23	DUPLEX	3,000	6826B01L005	DISCOVERY HILLS PH IV	BLUE GLACIER LLC	1281 W MYSTERY AVE	RR	
03/28/14	04/04/14	A14-24	TENANT SPACE	1,070	4061B01L001A-1	CAREFREE ACRES	PTF INVESTMENTS	1261 S SEWARD MERIDIAN	C	
03/28/14	04/04/14	A14-25	SUBDIVISION		2483B01L016/L17	RAVENSWOOD DIV III	SMITH, SANDRA	461/465 E RAVENSWOOD LP	RR	
03/28/14	04/04/14	A14-26	TENANT SPACE	635	9007000U00D	MAIN PROF BLDG CONDO	DEBUS, DANIEL	500 N MAIN ST	C	
04/02/14	04/02/14	A14-27	TENANT SPACE	2,927	5797000L002A	IDITPARCEL ADDN 1	BROWN JUG	509 W PARKS HWY	C	
04/11/14	04/11/14	A14-28	CHANGE OF USE		1190B01L009	ADVENTURE EST	WINCHESTER, ELISA	174 W SPRUCE AVE	RR	
04/11/14	04/14/14	A14-29	DUPLEX	1,800	6824B02L012C	WASILLA WOODS	HEWITT, JEFF	1563 N RAVENS BEST CIR	RR	
04/14/14	04/14/14	A14-30	SFD	2,364	7039000L00F	CENTER POINT	HARMEN EXCAVATING	1495 S CENTER POINT DR	RM	
04/14/14	04/14/14	A14-31	SFD	1,806	7039000L00I	CENTER POINT	HARMEN EXCAVATING	1500 S CENTER POINT DR	RM	
04/14/14	04/14/14	A14-32	SFD	2,158	7039000L00J	CENTER POINT	HARMEN EXCAVATING	1490 S CENTER POINT DR	RM	
04/14/14	04/14/14	A14-33	SFD	2,423	7039000L00G	CENTER POINT	HARMEN EXCAVATING	1401 S CENTER POINT DR	RM	
04/15/14	04/15/14	A14-34	SFD	2,068	1261B03L011	CENTURY PK	NARINO, ALUARO	900 S CENTURY DR	R-1	
04/16/14	PENDING	A14-35	ADD	720	7090B01L015A	PARKS MANOR	FAMILY CENTERED SVC	301 E DANNA AVE	C	
04/23/14	04/23/14	A14-36	ADD TO SFD	1,152	2818B12L017	MISSION HILLS	TURNBULL, MATT	900 N CRAIG STADLER LP	R-1	
04/23/14	04/23/14	A14-37	ADD TO COMM	2,000	1097B05L001	SHADOWOOD VALLEY	CLAYTON, RICHARD	201 W NELSON AVE	C	
04/24/14	WITHDRAWN	A14-38	HOME OCCUPATION	576	1357B02L007	TERRACE MANOR	HOLCOMB, RALPH	601 W PONDEROSA LP	R-1	
04/29/14	05/01/14	A14-39	TUP			NELSON FRED RSB	CUSTARD, BOBBY		C	
04/29/14	05/01/14	A14-40	TENANT SPACE	40	2523B01L005A		WICK, WENDY	290 N YENLO	C	
04/25/14	05/01/14	A14-41	TENANT SPACE		1108B02L017	WASILLA ARPR HTS	BENCH TRANSMISSION & GEAR	675 W WASAIR DR	C	
04/29/14	05/01/14	A14-42	TUP		2705000L014A-1	SNIDER #4	CHEPOS	731 W PARKS HWY	C	
05/01/14	05/05/14	A14-43	SFD		7039000L00H	CENTER POINT	HARMEN EXCAVATING	1510 S CENTER POINT DR	RM	
05/01/14	PENDING	A14-44			9108000U004	WASILLA CENTER	WESTERN ENTERPRISES INC	613 & 615 S KGB RD	C	
05/08/14	05/08/14	A14-45	TUP		6879000T00G-2	CONDOS	ELGEE, KEVIN	2150 S ENDEAVOR	RR	
05/08/14	05/08/14	A14-46	SHOP/GARAGE	1,104	1104B03L009	TALLERICO	LAUGHLIN, JADE	686 W HOLIDAY DR	RR	
05/08/14	05/14/14	A14-46	DUPLEX	2,700	1113B05L019	WASILLA ACRES	ZHUCHKOV, IGOR & NATALIYA	1960 W MELANIE AVE	RR	

APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE	AS-BUILT SURVEY
05/14/14	05/16/14	A14-47	MULTI FAMILY(10 UNITS 4 PLEX)	253,739		BELLA VISTA WEST	JYG INVESTMENT GROUP LLC	OLD MATANUSKA RD	C	
05/14/14	05/15/14	A14-48	TUP		1046000T005-1	OLSON	LORD, SUZETTE	1451 E PARKS HWY	C	
05/20/14	05/20/14	A14-49	TENANT SPACE	500	2705000L0014A-1	SNIDER #4	EZ MOBILE LLC	735 W PARKS HWY	C	
05/20/14	05/22/14	A14-50	CHICKENS/ROOSTER	16	1118B01L005	PROSPECTOR HILLS	PRESTON, RONIE & DIANA	1460 N GRUBSTAKE DR	RR	
05/16/14	05/16/14	A14-51	DUPLEX	2,500		EXECUTIVE PROPERTIES 2	PREMIER HOME, LLC	901 W CACHE DR	RR	
05/16/14	05/16/14	A14-52	DUPLEX	2,500		EXECUTIVE PROPERTIES 2	PREMIER HOME, LLC	931 W CACHE DR	RR	
05/23/14	05/04/14	A14-53	TENANT SPACE	1,415	2523B01L001A	NELSON FRED RSB	ROYAL SPA	224 N YENLO ST	C	
05/30/14	05/30/14	A14-54	TUP		17N01W15B013		JOLT CONSTRUCTION		RR	
05/30/14	06/06/14	A14-55	TENANT SPACE	400	1046000T005-1	OLSON	STAND UP ALASKA	1451 E PARKS HWY	C	
06/06/14	06/10/14	A14-56	DUPLEX	3,574	6647B02L003A	WASILLA WOODS	LACROSSE, MARK	441 E SPRUCE AVE	RR	
06/11/14	06/11/14	A14-57	DUPLEX	3,000	2323B03L013	GVC #2 DIV 4	FARRELL, LARRY	1160 E SNOWHILL AVE	RR	
06/12/14	06/12/14	A14-58	ADDITION TO SFD	915	1081B03L006	CREEKSIDE EST #1	DRORBAUGH, LISA	1400 S BERTHA LN	RR	
06/12/14	06/13/14	A14-59	SUBDIVISION		1524000L001&2	RAVENSWOOD DIV 1	EVANS, JAMES		RR	
06/12/14	06/12/14	A14-60	TUP		1056B02L019	SNIDER #3	HARRELL, BEN	340 N LUCILLE ST	C	
06/16/14	06/17/14	A14-61	SFD	1,500	5627B03L012	CENTER POINT	SELYUTIN, MYKOLA	420 W GOLDENWOOD	RM	
06/17/14	06/20/14	A14-62	SFD	2,500	1261B03L005	CENTURY PARK	NARINO, ALVARO	1090 S CENTURY PK	R-1	
06/18/14	06/23/14	A14-63	SIGN	46	6915000L002	THOMAS PARK	PAYNE MGMT, LLC	546 N MAIN ST	C	
06/20/14	06/23/14	A14-64	HOME OCCUPATION		1190B01L001	ADVENTURE EST	CONNER, MIKE & DALA	400 W SPRUCE AVE	RR	
06/24/14	06/25/14	A14-65	SIGN	65	5203B03L012B	WASILLA HTS #1	BURCHELL HS	1775 W PARKS HWY	C	
06/24/14	PENDING	A14-66	SIGN		1116B02L001	OVERLOOK BUS PK	DEVINE, MIKE	2200 E PARKS HWY	C	
06/24/14	07/31/14	A14-67	SUBDIVISION		1095B02L002, L3, L4	THE MEADOWS	FRIESEN, ROBERT		RR	
06/26/14	06/26/14	A14-68	SFD	1,527	1261B03L008	CENTURY PARK	LIFETIME INVESTMENTS	990 S CENTURY DR	R-1	
06/27/14	07/21/14	A14-69	SUBDIVISION	15	7232000T00A	SERENITY EST ADD #1	NEWCOMB, KURT		RR	
06/30/14	06/30/14	A14-70	SFD	2,934	1104B06L008	WASILLA ESTATES	DROBENKO INV	901 W BRIAR	RR	
07/14/14	07/21/14	A14-71	TUP		17N01W09A006				C	
07/15/14	07/28/14	A14-72	SIGN	144	5568B02L018A	PARKS MNR RSB	TRIPLE B'S LLC	700 N WASILLA-FISHHOOK	C	
07/18/14	07/21/14	A14-73	HANAGER	5,200	5912000L014	NEW WASILLA ARPT	BURWELL, JEFFERY	900 S BEACON ST	I	
07/23/14	07/24/14	A14-74	GARAGE	1,500	1102B01L004	NORTHERN CAPITOL EST	HOEFER, SCOTT	2201 MYSTERY	RR	
07/23/14	07/24/14	A14-75	ADDITION	60	4171B01L016A	SNIDER	PARTRIDGE, JAMES	824 W SELINA LN	R-1	
USE PERMITS										
05/29/14	06/30/14	UP14-01	CHURCH	13,410	17N01W05A005		SLAVIC EVANGELICAL CHURCH	1350 N LUCAS RD	RR	
07/31/14	PENDING	UP14-02	GRAVEL MINING		17N02W13A004		MTN VILLAGE LLC	1614 S CLAPP ST	I	
CONDITIONAL USE PERMITS										
03/28/14	05/13/14	CU14-01	STORAGE ADD	750	7011B5B0000	FLOYD 2010	WASILLA STATION	600 E RAILROAD AVE	C	
04/11/14	05/13/14	CU14-02	CAR WASH	11,600	5816B02L002	CAROL	K&S ENTERPRISES	1900 W RUPEE CIR	C	
04/21/14	05/13/14	CU14-03	COMMS-10,000	6,000	17N01W10A019		KURANI, KURBAN	101 N CRUSEY ST	C	
04/21/14	05/13/14	CU14-04	COMMS-10,000	8,280	4574B01L016A	LAKESHORE	KURANI, KURBAN	918 E WESTPOINT DR	RM	
05/08/14	06/10/14	CU14-05	COMMS-10,000	11,940	6910000L002	FERN PLAZA	NEWCOMB, KURT	1689 S KGB RD	C	
05/19/14	06/10/14	CU14-06	COMMS-10,000	60,000	17N01W13A008		SCHWEIGER, JOHN	1450 S SEWARD MERIDIAN	C	
			ADD TO MOVIE							
05/19/14	06/10/14	CU14-07	THEATER	10,136	17N01W13A009		SCHWEIGER, JOHN	3331 E OLD MATANUSKA RD	C	
07/11/14	PENDING	CU14-08	COMMS-10,000	30,000	6704000L004&3	ARR-DOT	AK RAILROAD	630 OLD MAT RD	C	
07/21/14	PENDING	CU14-09	ADD PORTABLE BLDG	880	5522000L008A	HALEY HLS PK RSB	DENALI GYMNASTICS	300 E KALLI CIR	C	
PLANNED UNIT DEVELOPMENT (PUD)										
03/14/14	04/08/14	PUD14-01	PUD			CREEKSIDE PLAZA	JYG INVESTMENT GROUP		C	
REZONE										
04/01/14	05/13/14	R14-01	REZONE	11.97	6704000L004	ARR-DOT	AK RAILROAD	630 E OLD MATANUSKA RD	RR	
LEGAL NON-CONFORMING USE										

APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE	AS-BUILT SURVEY
SHORELINE SETBACK										
07/10/14		SH14-01	SFD SETBACK EX		1036000L001	LAKE LUCILLE SOUTHSHORE	GADBERRY, DEBORAH	1775 W TILICUM	R-1	
AMNESTY										
VARIANCE										
03/28/14	05/13/14	V14-01	SETBACK REAR YARD		7011B5B0000	FLOYD 2010	WASILLA STATION	600 E RAILRAOD AVE	C	
04/21/14	05/13/14	V14-02	SETBACK REAR YARD		17N01W10A019		KURANI, KURBAN	101 N CRUSEY ST	C	
04/21/14	05/13/14	V14-03	SIDE & FRONT SETBACK		4574B01L016A	LAKESHORE	KURANI, KURBAN	918 E WESTPOINT DR	RM	
05/19/14	06/10/14	V14-04	SETBACK FRONT YD		17N01W13A008		SCHWEIGER, JOHN	1450 S SEWARD MERIDIAN	C	



Code Compliance Log April 2014



DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
4/1/2014	S	Ben Hogan & Jack Nicklaus		N	RAL dog	14-19821 impound
4/1/2014	D	101 Vincent Cir.		Y	Animal sanitation complaint	14-19832 unfounded
4/1/2014	C	Wonderland		N	Patrol request	14-19870
4/1/2014	D	Lucille & Elkhorn		N	Dog hit by car	14-19871 UTL
4/2/2014	S	Bumpus		N	Facility/security check	14-20031
4/2/2014	FUP	Ben Hogan & Jack Nicklaus		N	RAL dog	14-19821 citation
4/2/2014	S	Creekside Dr.		N	RAL dog	14-19821 impound
4/2/2014	D	Tommy Moe & Parks		Y	RAL dog	14-20068 RTO verbal warning
4/3/2014	FUP	2060 Melanie		Y	Suspicious circ.	14-20217
4/4/2014	S	Riley & Century		N	Abandoned veh in ROW	14-20441 red tag
4/4/2014	C	Home Depot		N	Illegal dumping	14-20444
4/7/2014	C	881 Goldendale		Y	RAL dog	14-21191 verbal warning
4/8/2014	D	WPD		Y	Public assist	14-21410
4/8/2014	D	Parks & Lucus		N	RAL dog	14-21417 UTL
4/8/2014	D	Lakeshore & Peck		Y	Abandoned veh in ROW	14-21423
4/10/2014	S	Target		Y	HCP parking violation	14-21829
4/10/2014	S	AK USA		Y	HCP parking violation	14-21897 unfounded
4/11/2014	C	Target		N	Land use complaint	14-22026 unfounded
4/11/2014	S	WalMart		Y	HCP parking violation	14-22039 verbal warning
4/11/2014	PAT	Nicola & Southway		N	Traffic hazard	14-22036 red tag
4/14/2014	S	Carrs		Y	HCP parking violation	14-22757 citation
4/14/2014	C	1081 Wesglen		Y	Dog welfare check	14-22780 unfounded
4/14/2014	D	Burger King		Y	Dog welfare check	14-22796 unfounded
4/14/2014	D	Snowbird		Y	Illegal dumping	14-22802
4/15/2014	PAT	WPD		Y	Welfare check	14-23012
4/15/2014	ADM	Wasilla area smoke shops		Y	Document service	14-23032
4/16/2014	FUP	Parks & Boundary		N	Abandoned vehicle	14-23141 red tag
4/16/2014	S	Lake Lucille Park		N	Facility/security check	14-23200
4/16/2014	FUP	E LU FA Restaurant		Y	Illegal sign	14-18767
4/17/2014	S	1100 Lucus		Y	Junk and trash	14-23454
4/18/2014	D	360 PWH		Y	Trash/dumpster complaint	14-23638
4/18/2014	C	1522 Lake Lucille		Y	RAL dog	14-23642



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4/18/2014	FUP	1100 Lucus		Y	Junk and trash	14-23454
4/21/2014	C	825 Briar		Y	RAL dog	14-24512 verbal warning
4/21/2014	PAT	1407 KGB		Y	Trespassing complaint	14-24537
4/21/2014	FUP	2885 Youngtree		Y	Dog complaint	14-24401
4/21/2014	C	1400 Melanie		N	RAL dog	14-24592 unfounded
4/22/2014	S	Knik & Herning		Y	ATV violation	14-24839
4/22/2014	FUP	AK Car Crushers		Y		14-23454
4/23/2014	S	MVFCU		Y	Security check- homeless camp	14-25053
4/23/2014	S	Cemetery		N	RAL dogs	14-25062 UTC
4/23/2014	D	1541 Centurian		N	RAL dogs	14-25071 UTC
4/24/2014	D	150 W Spruce		Y	RAL cat	14-25249
4/24/2014	S	Spruce & Lucille		Y	ATV violation	14-25280
4/28/2014	PAT	KGB & PWH		N	MVA traffic control	14-26269
4/28/2014	FUP	2970 Tamarak		Y	RAL dog	14-25491 UTL
4/28/2014	FUP	664 Pineridge		Y	RAL dog	14-26052 verbal warning
4/28/2014	FUP	400 Riley				14-19880
4/29/2014	FUP	400 Riley				14-19880
4/29/2014	C	525 Susitna		Y	Encroachment	14-26573 verbal warning
4/30/2014	FUP	Glenwood & Thomas		N	Deploy radar cart	14-25551
4/30/2014	C	485 Pioneer		Y	RAL dog	14-26762 verbal warning
4/30/2014	PAT	Parks & Church		N	Motorist assist	14-26769
4/30/2014	C	1651 Lacy Loopo		Y	RAL dog	14-26820 verbal warning



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5/1/2014	FUP	400 Riley			Recover stolen ATV	14-19880
5/1/2014	S	Westpoint & Westcove	N	N	Abandoned veh in ROW	14-27035 unfounded
5/1/2014	S	Wasilla Lake Park	N	N	Facility/security check	14-27039
5/1/2014	S	MUSC	N	N	Facility/security check	14-27091
5/2/2014	PAT	Nelson & Graybark	N	N	Deploy radar cart	14-27267
5/2/2014	S	MUSC	N	N	Facility/security check	14-27275
5/2/2014	C	2041 Swathmore	Y	N	RAL dog	14-27303 citation
5/2/2014	D	Creekside Plaza	N	N	HCP parking violation	14-27305 unfounded
5/2/2014	D	Westside Center	Y	N	HCP parking violation	14-27313 unfounded
5/6/2014	S	Fred Meyer	N	N	HCP parking violation	14-28291 unfounded
5/6/2014	S	Lake Lucille Park	N	N	Facility/security check	14-28343
5/6/2014	S	Togiak & Tyee	N	N	Dog welfare check	14-28355
5/7/2014	D	Lowes	Y	N	RAL horse	14-28492
5/7/2014	D	Bogard & Yakima	Y	N	On street parking violation	14-28493 verbal warning
5/7/2014	S	Wonderland Park	N	N	Facility/security check	14-28550
5/7/2014	D	Target	N	N	HCP parking violation	14-28514 UTL
5/7/2014	C	925 Gambit	Y	N	Junk and trash	14-28563 citation
5/8/2014	D	WalMart	N	N	HCP parking violation	14-28778 unfounded
5/8/2014	D	Wonderland Park	N	N	Suspicious veh	14-28783
5/8/2014	FUP	Nelson & Graybark	N	N	Retrieve radar cart	14-27267
5/13/2014	D	831 Century	Y	N	Barking complaint	14-30009
5/13/2014	S	801 Blind Nick	Y	N	RAL dog	14-30079 RTO verbal warning
5/14/2014	ADM	Anchorage crime lab/incinerator	N	N	Evidence destruction	14-30295
5/14/2014	D	200 W Spruce	Y	N	RAL cat	14-30314 impound
5/14/2014	D	Nelson & Julie	Y	N	RAL dog	14-30338 unfounded
5/15/2014	D	Home Depot	N	N	Animal complaint	14-30616 unfounded
5/15/2014	D	1751 Valley Side Cir.	Y	N	RAL cat	14-30641 impound
5/15/2014	FUP	Togiak & Tyee	N	N	Dog welfare check	14-28355
5/15/2014	S	Lucus & Cache	Y	N	ATV violation	14-30721 verbal warning
5/15/2014	C	1501 Lucille	Y	N	Dog bite	14-30748 accidental
5/16/2014	ADM	MUSC	N	N	Training	
5/16/2014	D	Fred Meyer	Y	N	Dog welfare check	14-31006 unfounded



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5/16/2014	FUP	Togiak & Tye		N	Dog welfare check	14-28355
5/17/2014	S	Wasilla Lake Park		N	Facility/security check	14-31303
5/17/2014	D	WASI		Y	FUP	14-30930
5/17/2014	S	Wonderland Park		N	Facility/security check	14-31328
5/17/2014	D	Bayview & Eden		Y	Barking complaint	14-31346
5/20/2014	D	Parks & Tommy Moe		N	RAL dog	14-32006 UTL
5/20/2014	D	2240 Success		Y	RAL dog	14-32010
5/20/2014	D	1751 Valley Side Cir.		Y	RAL cat	14-30641 unfounded
5/20/2014	C	960 Woodcrest		Y	encroachment	14-32069 unfounded
5/20/2014	FUP	Bayview & Eden		Y	Barking complaint	14-31346
5/21/2014	S	Bumpus		N	Facility/security check	14-32419
5/21/2014	S	Elkhorn & Graybark		N	Abandoned veh in ROW	14-32433 red tag
5/22/2014	D	Fred Meyer		N	Littering complaint	14-32611
5/22/2014	S	Lake Lucille Park		N	Facility/security check	14-32692
5/22/2014	FUP	2041 Swathmore		Y	RAL dog	14-27303
5/22/2014	FUP	Bayview & Eden		Y	Barking complaint	14-31346 verbal warning
5/23/2014	D	445 Ravenswood		Y	Animal welfare check	14-32964
5/23/2014	FUP	Nelson & Graybark		N	Abandoned veh in ROW	14-32240 impound
5/23/2014	S	Up n Smoke 2		Y	Compliance check	14-33034
5/23/2014	S	Wasilla Lake Park		N	Facility/security check	14-33064
5/23/2014	D	Fred Meyer		Y	Public assist- animals	14-33127
5/24/2014	FUP	445 Ravenswood		Y	Animal welfare check	14-32964
5/24/2014	D	McDonalds		Y	RAL dog	14-33320 RTO
5/24/2014	S	Wonderland Park		N	Facility/security check	14-33353
5/24/2014	S	Wasilla Lake Park		N	Facility/security check	14-33386
5/24/2014	D	Pineridge Loop		Y	Public assist	14-33395
5/24/2014	D	Wonderland Park		N	Patrol request	14-33418
5/27/2014	S	Lake Lucille Park		N	Facility/security check	14-34240
5/27/2014	FUP	Parks & Frontage		Y	DOA dog	14-33613 RTO
5/27/2014	S	Nunley Park		N	Facility/security check	14-34270
5/27/2014	C	2240 Melanie		Y	Barking dog complaint	14-34298 verbal warning
5/28/2014	C	City widw		N	Illegal sign sweep	14-34508



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5/29/2014	D	Burchell		Y	N	Dog bite	14-34775 unfounded
5/29/2014	D	Museum & Beacon		N	N	Abandoned veh on city property	14-34812 red tag
5/29/2014	S	Parks & Lucille		N	N	Doa cat	14-34888 disposal
5/31/2014	D	Nelson & Lucille		N	N	Traffic hazard	14-35451
5/31/2014	FUP	671 Yakima		Y	N	Abandoned veh in road	14-35067 red tag
5/31/2014	S	Mystery & Lucus		Y	N	ATV violation	14-35604 citations x2



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6/3/2014	D	990 Check		Y	RAL dog	14-36232 RTO verbal warning
6/3/2014	D	575 Ponderosa		Y	Cat stuck in tree	14-36302
6/3/2014	S	Balsam & Pinion		Y	Abandoned veh in ROW	14-36311 unfounded
6/3/2014	S	Bumpus		N	Facility/security check	14-36323
6/3/2014	D	City Hall		Y	Suspicious circ.	14-36330
6/4/2014	S	Lake Lucille Park		N	Facility/security check	14-36511
6/4/2014	C	476 Lakeview		Y	RAL dog	14-36516 verbal warning
6/4/2014	S	Carter Park		N	Facility/security check	14-36555
6/4/2014	D	146 Bridgestone		Y	RAL dog	14-36564 verbal warning
6/4/2014	PAT	Wonderland		Y	Disturbance	14-36596
6/4/2014	S	Wonderland		N	Facility/security check	14-36599
6/4/2014	D	Dog House		Y	Dog welfare check	14-36603 civil matter
6/5/2014	FUP	Dog House		Y	Dog welfare check	14-36603 civil matter
6/5/2014	FUP	925 Gambit		Y	Site inspection	14-28563
6/5/2014	ADM	AIC		Y	Bike rodeo	14-36875
6/5/2014	D	WalMart		N	Dog welfare check	14-36900 unfounded
6/6/2014	FUP	146 Bridgestone		Y	RAL dog	14-36564 verbal warning
6/10/2014	S	WalMart		N	HCP parking violation	14-38223
6/10/2014	S	Lake Lucille Park		N	Facility/security check	14-38258
6/10/2014	S	Ravenswood & Vixen		Y	RAL dog x2	14-38268 verbal warning
6/10/2014	D	Fern & Snowbird		Y	RAL dog	14-38282 verbal warning
6/10/2014	FUP	Museum & Beacon		N		14-34821
6/11/2014	FUP	Museum & Beacon		N		14-34821 impound
6/11/2014	S	Lake Lucille Park		N	Facility/security check	14-38458
6/11/2014	D	PWH & Glenwood		N	RAL dog	14-38510 UTL
6/11/2014	D	Youngtree & Sam Snead		N	RAL dog	14-38513 UTL
6/11/2014	C	Value Village		Y	Dog welfare check	14-38522 verbal warning
6/12/2014	S	Lake Lucille Park		N	Facility/security check	14-38727
6/12/2014	FUP	Youngtree & Sam Snead		N	RAL dog	14-38513 UTL
6/12/2014	D	WalMart		Y	HCP parking violation	14-38774 verbal warning
6/12/2014	S	Lake Lucille Park		N	Facility/security check	14-38809
6/14/2014	FUP	1181 Snowflake		Y	RAL cat	14-38957 impound



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6/14/2014	S	Lake Lucille Park		N	Facility/security check	14-39328
6/17/2014	S	Lake Lucille Park		N	Facility/security check	14-39965
6/17/2014	S	Wonderland		N	Facility/security check	14-39994
6/17/2014	S	Wasilla Lake Park		N	Facility/security check	14-40014
6/17/2014	S	Lake Lucille Park		N	Facility/security check	14-40039
6/18/2014	D	Lowes		Y	RAL dog	14-40248 RTO
6/18/2014	S	Gambit & Winter		Y	RAL dog	14-40275 RTO verbal warning
6/18/2014	C	Wonderland		N	Abandoned veh on city property	14-40291 red tag
6/18/2014	FUP	1000 Pullman		Y	RAL dog	14-40077 verbal warning
6/19/2014	C	Goldendale & Blind Nick		Y	RAL dog	14-40471 UTL
6/19/2014	S	Holiday station		Y	HCP parking violation	14-40479 verbal warning
6/19/2014	S	Lake Lucille Park		N	Facility/security check	14-40500
6/19/2014	S	Wonderland		N	Facility/security check	14-40529
6/19/2014	S	Wasilla Lake Park		N	Facility/security check	14-40556
6/19/2014	S	Pet Zoo		Y	HCP parking violation	14-40559 verbal warning
6/19/2014	D	1630 Melanie		Y	RAL dog	14-40575 verbal warning
6/20/2014	S	Lake Lucille Park		N	Facility/security check	14-40795
6/20/2014	S	Wonderland		N	Facility/security check	14-40812
6/20/2014	S	Wasilla Lake Park		N	Facility/security check	14-40838
6/20/2014	S	Wasilla Lake Park		N	Facility/security check	14-40873
6/20/2014	S	Wonderland		N	Facility/security check	14-40896
6/20/2014	D	656 Yakima		N	ATV complaint	14-40912 extra patrol
6/20/2014	S	USA Cir.		Y	Illegal dumping	14-40927 verbal warning
6/20/2014	D	674 nYakima		Y	ATV complaint	14-40957 verbal warning
6/20/2014	C	2401 Success		N	Dog welfare check	14-40977 unfounded
6/21/2014	S	Lake Lucille Park		N	Facility/security check	14-41127
6/21/2014	C	Mission Hills & Church		Y	RAL dog	14-41156 RTO verbal warning
6/24/2014	D	2180 Ridgewood		Y	Dog bite	14-41813 accidental
6/24/2014	FUP	601 Crestwood		Y	Dog bite	14-41597 classify dog
6/24/2014	S	1101 Pinion		Y	Junk & trash	14-41891 verbal warning
6/24/2014	S	2210 Ridgewood		Y	Fireworks violation	14-41916 verbal warning
6/25/2014	CRT	Palmer court		Y	Traffic court	13-83654



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6/25/2014	S	Lake Lucille Park		N	Facility/security check	14-42158
6/26/2014	D	1782 Neil Cir.		Y	Barking complaint	14-42278 unfounded
6/26/2014	D	1145 Pullman		Y	Chicken complaint	14-42284 unfounded
6/26/2014	S	Lake Lucille Park		N	Facility/security check	14-42312
6/26/2014	FUP	601 Crestwood		Y	Dog bite	14-41597 classify dog
6/26/2014	FUP	2180 Ridgewood		Y	Dog bite	14-41813 accidental
6/27/2014	D	Pet Zoo		Y	RAL dog	14-42625 RTO verbal warning
6/28/2014	D	Crusey & Bogard		Y	Dog welfare check	14-42960 verbal warning
6/28/2014	S	Wasilla Lake Park		N	Facility/security check	14-42992