

Zoning: Commercial
Future Land Use: Generally Commercial/Business
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
- C. Matanuska-Susitna Borough Planning Commission agenda

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 6:02 PM on Tuesday, May 10, 2016, in Council Chambers of City Hall, Wasilla, Alaska by Jessica Dean, Chair.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Claudia Pinard, Seat A
Jessica Dean, Seat C
Loren Means, Seat D
Brian Mayer, Seat E

Commissioner absent and unexcused was:

Debra Barrett, Seat B

Staff in attendance were:

Ms. Tina Crawford, City Planner
Mr. Archie Giddings, Public Works Director
Ms. Lyn Carden, Deputy Administrator
Mr. Matt Mead, City Attorney
Ms. Tahirih DesJardin, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Means led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. REPORTS

A. City Deputy Administrator

Ms. Carden provided a brief summary of the upcoming 2017 Wasilla Centennial Celebration events. She also reported that there has been a significant increase in the number of new business licenses due to the work of the new Sales Tax Auditor.

B. City Public Works Director

Mr. Giddings stated that the City expected to receive revised 30% drawings for the Main Street/Yenlo couplet project from AKDOT/PF in the near future.

C. City Attorney

Mr. Mead stated that the Kopperuds' filed a motion appealing the Hearing Officer's decision to the Superior Court regarding Variance #15-01.

D. City Planner

Ms. Crawford stated that the Commission will have a special Planning Commission meeting on May 24, 2016.

VI. PUBLIC PARTICIPATION (*Three minutes per person for items not on agenda*)

No one stepped forward.

VII. CONSENT AGENDA

A. Minutes of March 8, 2016, regular meeting

B. Minutes of April 12, 2016, regular meeting

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

A. Public Hearing

1. Item: Use Permit #16-02 (Reso. #16-05)
Petitioner: K&H Civil Constructors, LLC
Owner: Mountain Village LLC
Request: Approval of a gravel extraction operation with on-site material processing.
Total Area: Approximately 63.48 +/- acres
Location: 1614 S. Clapp Street
Lot A4, Township 17 North, Range 2 West, Section 13
Zoning: Industrial (I)
Future Land Use: Generally Industrial

Ms. Crawford explained the elevation of the use permit to the Commission and provided an overview of the staff report and recommendation and the proposed conditions of approval.

a. City Staff

b. Applicant

Mr. Matt Ketchum provided a presentation regarding the request of the use permit for gravel extraction.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal

Chair Dean opened the public comment portion of the public hearing.

Mr. Mark Stigar stated his support for the gravel extraction project and that he is a property owner of 60 acres east of the subject property.

Mr. Dan Kennedy stated that he and his wife are the property owners of Lot A4 and expressed his support of the gravel extraction and his future plans for the lot. He also asked that the Commission revise three of the proposed conditions that limited the dates and times of operation.

MOTION: Commissioner Mayer motioned to keep the questions pertaining to the gravel pit property only.

Mr. Stu Graham stated that he is on the City Council but that he is not representing the City Council and that he is in favor of the gravel pit.

Ms. Gretchen O'Barr stated that she is on the City Council but she is not representing the City Council and that trees will re-grow on the property after it is reclaimed if left undeveloped.

With no further comments, Chair Dean closed the public comment portion of the public hearing.

d. Applicant

Mr. Ketchum reiterated some items that were brought up by Mr. Kennedy and stated that he supported the amended conditions.

Chair Dean asked for a five minute recess at 7:42 pm so she could have a conversation with the City Attorney.

Returned from recess at 7:47 pm.

MOTION: Commissioner Mayer moved to approve Use Permit #16-02 (Resolution Serial No. 16-05), as presented.

Discussion moved to the Commission.

MOTION: Commissioner Mayer moved to amend Condition #5 to read as follows (deleted language is ~~stricken~~ and new language is underlined):

5. Gravel extraction may only occur between ~~May~~ April and ~~October~~ November and from December to March (Tuesday through Thursday only).

Discussion moved to the Commission.

VOTE: The motion to amend Condition #5, passed with Commissioner Pinard, Mayer, and Chair Dean in favor and Commissioner Means opposed.

MOTION: Commissioner Pinard moved to amend Condition #6 to read as follows (deleted language is ~~stricken~~ and new language is underlined):

6. Hours of operation are limited to Monday through Friday from ~~7~~ 8 AM to ~~8~~ 7 PM.

VOTE: The motion to amend Condition #6, passed with Commissioner Pinard, Mayer, and Chair Dean in favor and Commissioner Means opposed.

Discussion moved to the Commission.

MOTION: Commissioner Mayer moved to amend Condition #10 to add the following language at the end of the paragraph:

A licensed surveyor will confirm the elevation of the site upon reclamation and must be consistent with the initial elevation.

VOTE: The motion to amend Condition #10, passed unanimously.

MOTION: Chair Dean moved to amend Condition #10 to add the following language at the end of the amended paragraph:

Excavation gravel may be used to fill and/or reclaim the site.

VOTE: The motion to amend Condition #10, passed unanimously.

MOTION: Commissioner Mayer moved to amend the finding for criteria 16.16.050(2) as follows (deleted language is ~~stricken~~ and new language is underlined):

~~However, with~~With the following conditions ~~proposed by staff~~ in this resolution, the project will be substantially consistent with the Comprehensive Plan since it ensures that the site can be redeveloped in the future with economically viable land uses that support the multi-modal transportation node (City airport) and are compatible with the Menard Sports Center and existing and future residential and commercial uses along the new Clapp Road extension.

VOTE: The motion to amend the finding for criteria 16.16.050(2), passed unanimously.

MOTION: Commissioner Means moved to amend the finding for criteria 16.16.050(3) as follows (deleted language is ~~stricken~~ and new language is underlined):

~~These criteria are adequately addressed provided that the Planning Commission approves with the conditions~~ in this resolution ~~proposed by staff and requires the applicant to comply with the information and reclamation plans included in the application materials submitted by the applicant.~~

VOTE: The motion to amend criteria 16.16.050(3), passed unanimously.

MOTION: Chair Dean moved to amend the finding for criteria 16.16.050(6) as follows (deleted language is ~~stricken~~ and new language is underlined):

Finding: There is an existing access onto Clapp Road that ~~should~~ will be adequate for access to the gravel pit.

VOTE: The motion to amend criteria 16.16.050(6), passed unanimously.

MOTION: Commissioner Pinard to amend the finding for criteria 16.16.050(7) as follows:

Finding: The proposed gravel pit ~~should~~ will not overload the street system with traffic or result in unsafe streets or dangers to pedestrians since Clapp Road is designated as a major collector roadway to the north of the site and a minor collector roadway to the south.

VOTE: The motion to amend criteria 16.16.050(7), passed unanimously.

VOTE: The motion to approve Resolution Serial No. 16-05 as amended, passed with Commissioner Pinard, Mayer, and Chair Dean in favor and Commissioner Means opposed.

X. UNFINISHED BUSINESS

No unfinished business.

XI. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log
- C. Matanuska-Susitna Borough Planning Commission agenda

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

No comments.

XIII. STAFF COMMENTS

No comments.

XIV. COMMISSION COMMENTS

Commissioner Mayer stated that the concerns Commissioner Means had were noted and asked that City Staff please review and provide more information.

Commissioner Means stated his concerns with the discussion regarding the item on the agenda tonight.

Ms. Crawford provided a statement regarding and the City Planner's responsibilities and the information they bring to the Commission.

Commissioner Pinard stated her concerns regarding not enough public attendance after having written comments that were against the project.

Chair Dean stated she appreciated the applicant's comments addressing the written comments from the public and expressed her thoughts were on the future development of the parcel.

XV. ADJOURNMENT

The regular meeting adjourned at 8:58 PM.

JESSICA DEAN, Chair Date

ATTEST:

TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2016.

DRAFT



I. SUMMARY FACTS:

Applicant: Matthew Wilson, 907 Architecture
Land Owner(s): Jeffrey E. & Leanne Hatt
Proposal: Approval to allow 81.3% of Lot 4, 81.1% of Lot 5, and 84.5% of Lot 6, to remain cleared of vegetation, which is more than the 70% clearing allowed in WMC 16.33.050(A)(2) to allow construction of three new commercial buildings.
Locations: 2000, 2040, & 2060 E. Foundry Way
Lots 4-6, Block 3, Overlook Business Park Subdivision
Parcel size: 3.25 acres± (total area for all three lots)
Zoning District: Commercial
Future Land Use: Generally Commercial/Business
Surrounding Zoning: Commercial

II. STAFF RECOMMENDATION:

Staff recommends approval of this request with conditions.
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III. SUMMARY OF REQUEST

The applicant is requesting approval to allow 81.3% of Lot 4, 81.1% of Lot 5, and 84.5% of Lot 6 to remain cleared of vegetation, which is more than is allowed in WMC 16.33.050(A)(2). Although the lot was already cleared of vegetation prior to the applicant acquiring the parcel, WMC 16.33.050(B) states the following:

“The entire area of vegetation cleared from a lot contrary to the requirements of subsection A of this section shall be replaced with ground cover within twelve (12) months. This section shall apply to all lot areas cleared prior to or subsequent to the adoption of this chapter.”

However, WMC 16.33.050(A)(2) allows the Planning Commission to approve clearing vegetation from more than 70 percent of the lot area.

The applicant is proposing to enhance the landscape beds along the street frontage to mitigate the reduction in the area that is required to be replanted in grass/ground cover by the landscaping regulations. As shown in the landscape plan, they are proposing to plant 50 trees (20 are required) and 169 shrubs (39 are required) as well as plant/maintain grass within the rights-of-way for Foundry Way and Old Matanuska Road. If the grass within the right-of-way were allowed to be counted toward the mandatory 30% vegetation, 24% of Lot 4 would have vegetation, Lot 5 would have 26.6%, and Lot 6 would have 28.3%.

IV. APPLICABLE PROVISIONS:

WMC 16.33.050, Land Clearing Restrictions:

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

V. ISSUES REGARDING CODE

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

VI. CONCLUSION AND RECOMMENDATION

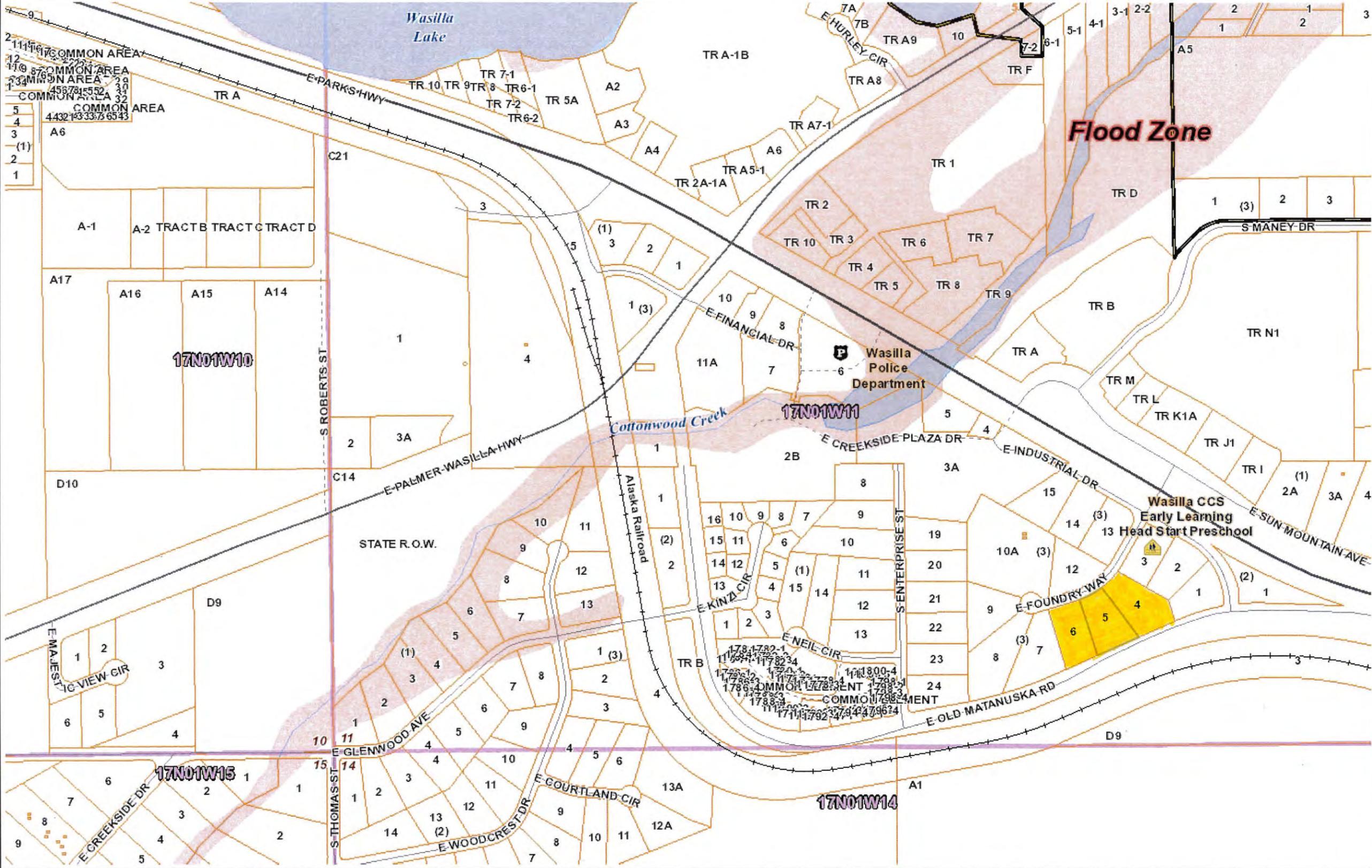
As indicated above, these lots are zoned Commercial but are fairly small in size (1 acre average.) Due to the size of the lots and the more warehouse type development on Foundry Way, staff supports the request to waive the land clearing maximum.

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

1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the site plan dated May 9, 2016, attached as Exhibit A to Resolution Serial No. 16-06, as required in WMC 16.33.060.
2. The developer and/or lessee of the site must ensure that the right-of-way abutting the subject lots along Foundry Way and old Matanuska Road (between the property line and the edge of pavement) is planted and maintained with grass in perpetuity consistent with WMC 16.33.060.
3. The applicant must provide the landscape guarantee required in WMC 16.33.040 prior to any construction on the lot.



Matanuska-Susitna Borough



- Legend**
- Public Facilities**
 - Administrative
 - Animal Care
 - City Hall or Courthouse
 - Community or Senior Center
 - Correctional Facility
 - Landfill or Transfer Station
 - Library
 - Medical
 - Post Office
 - Public Safety EMS
 - Public Safety Fire
 - Public Safety Fire/EMS
 - Public Safety Forestry
 - Public Safety Law Enforcement
 - School
 - Alaska Railroad**
 - Streets**
 - Highway
 - Major Street
 - Medium Street
 - Minor Street
 - Primitive Road
 - Private Road
 - Mat-Su Borough Boundary**
 - Incorporated Cities**
 - Parcels**
 - Flood Zone**

1: 5,316

0.2 0 0.08 0.17 Miles

NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet
© Latitude Geographics Group Ltd.

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
This map was automatically generated using Geocortex Essentials.

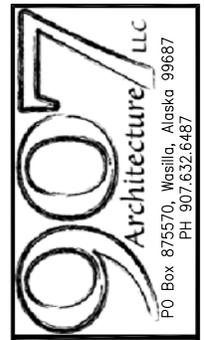
PLANTING LEGEND				
TREES				
QUAN	SYMBOL	COMMON NAME	BOTANICAL NAME	NOTES
10		White Spruce	Picea Glauca	8' Min Ht when Planted
21		Paperbark Birch	Betula Papyrifera	8' Min Ht when Planted
19		Columnar Aspen	Populus Tremula 'Erecta'	8' Min Ht when Planted
SHRUBS				
QUAN	SYMBOL	COMMON NAME	BOTANICAL NAME	NOTES
12		Dwarf Mugo Pine	Pinus Mugo 'Pumillo'	24" Min Ht / 5'-0" Spread
15		Mango Tango Potentilla	Potentilla Fruticosa 'Uman'	24" Min Ht / 3'-0" Spread
66		Dwarf Korean Lilac	'Syringa Meyeri Palibin'	3'-4' Ht / 3'-4' Spread
66		Prickly Rose	'Rosa Acicularis'	24" Min Ht / 5'-0" Spread
		Alaska Lawn Mix		Min 4" Compacted Topsoil
		Mulch / Bark Mix		Provide Weed Barrier
NOTES:				
1. PROVIDE MOOSE PROTECTION FENCING AROUND ALL DECIDUOUS TREES UNLESS INSIDE FENCE.				
2. PROVIDE ALASKA LAWN MIX AND APPLY 3-4 LBS PER 1,000 SF.				

PARKING REQUIREMENTS:	
LOT 6:	70% WAREHOUSE / 30% OFFICE-RETAIL
LOT 5:	60% WAREHOUSE / 40% OFFICE-RETAIL
LOT 4:	70% WAREHOUSE / 30% OFFICE-RETAIL
WHOLESALE BUSINESS	
1 PER EACH 1,000 GFA	
26,445 SF / 1,000 = 26.4 SPACES	
COMMERCIAL USES	
1 PER 300 SF GFA	
14,936 / 300 = 49.7 SPACES	
(76) TOTAL SPACES REQUIRED (78 PROVIDED)	
(4) ADA SPACE REQUIRED (4 PROVIDED)	
(2) OFF-STREET LOADING AREA IS REQUIRED (2 PROVIDED)	

SNOW STORAGE:	
(25) SQUARE FEET FOR EACH PARKING SPACE	
78 SPACES * 25 SF = 1,950 SF, 4,903 SF PROVIDED	



LANDSCAPING REQUIREMENTS:				
	LOT 4	LOT 5	LOT 6	
LOT SF:	53,579	44,866	43,124	141,569 SF
REQUIRED LANDSCAPING (5%)	2,679	2,243	2,156	7,078 SF
REQUIRED LANDSCAPING (30%)	16,074	13,460	12,937	42,471 SF
PROVIDED LANDSCAPING (INSIDE PROP LINE)	9,803	8,500	6,710	25,013 SF
PROVIDED ROW LANDSCAPING (OUTSIDE PROP LINE)	3,068	3,421	5,510	11,999 SF
PROVIDED LANDSCAPING (INSIDE PROP LINE)(30% REQUIRED)	18.3%	18.9%	15.5%	
PROVIDED LANDSCAPING (INSIDE PROP LINE + ROW)(%)	24.0%	26.6%	28.3%	
REQUESTED WAIVER (30% - X%)	11.7%	11.1%	14.5%	
REQUIRED TREES = 3.24 ACRES * 6 = 20	THE DEVELOPMENT EXCEEDS THE 5% LANDSCAPING REQUIREMENT BUT FALLS SHORT ON THE 30% LANDSCAPING REQUIREMENT. WE PROPOSE TO LANDSCAPE THE RIGHT OF WAY ALONG OLD MATANUSKA RD AND FOUNDRY WAY AND APPLY THAT AREA TO THE REQUIRED ON-SITE LANDSCAPING. MUCH OF THE PROPOSED LANDSCAPING IS PROVIDED ALONG THE STREET AREA TO SCREEN THE ON-SITE OPERATIONS.			
PROVIDED TREES = 50				
REQUIRED SHRUBS = 3.24 ACRES * 12 = 39				
PROVIDED SHRUBS = 159				



PRELIMINARY
NOT FOR CONSTRUCTION

GK'S PROPERTIES #2
2040 E. FOUNDRY WAY
WASILLA, ALASKA 99654

SITE PLAN

REVISIONS:

DRAWN BY: MFW
CHECKED BY: MFW
DATE: 05-09-2016
JOB NUMBER: 2015-13

SHEET CONTENTS:
SITE PLAN - PROPOSED
PLANTING LEGEND
LANDSCAPE REQUIREMENTS
PARKING REQUIREMENTS
SNOW STG REQUIREMENT

CATEGORY	SHEET
CC	1.0

PLANTING LEGEND				
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CATEGORY	SHEET
CC	1.0



PHOTO LEGEND
N.T.S.



PHOTO #3



PHOTO #4



PHOTO #1



PHOTO #2



PHOTO #5

9007
Architecture LLC
PO Box 875570, Wasilla, Alaska 99687
PH 907.632.6487

PRELIMINARY
NOT FOR CONSTRUCTION

GK'S PROPERTIES #2
2040 E. FOUNDRY WAY
WASILLA, ALASKA 99654

SITE PLAN

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CHECKED BY: MFW
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JOB NUMBER: 2015-13

SHEET CONTENTS:
PHOTO LEGEND
SITE PHOTOS

CATEGORY	SHEET
CC	1.0

XREF:
PLOTING DATE:



May 9, 2016

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

Please consider our proposed design for a commercial development between Foundry Way and Old Matanuska Road inside the city limits of Wasilla. The (3) properties are located in Overlook Business Park, Block 3, Lots 4, 5, and 6. Each property is approximately 1 acre +/- each and are zoned Commercial (C). The properties are owned by local residents, Jeffrey and Leanne Hatt. They also own the adjacent property, lot 7, on Foundry Way which operates as Mechanical Specialist. This is a continued development of their existing property and will better the visual aesthetic and development along these roads.

The project is currently planned to be phased over several years. The first lot to be developed will be lot 5 and construction is scheduled to be started in the summer of 2016. The owner is looking at the whole development and how the buildings and sites can work together and be one unified more desirable development rather than being separate properties with individual developments.

The owner is respectfully requesting a waiver of Wasilla Municipal Code 16.33.050.A.2 - Land Clearing Restrictions. *"After issuance of a permit for a use of a lot under this title, up to seventy (70%) of the lot area may be cleared for development, with the clearing of any larger area being subject to prior commission approval"*. Please refer to the attached aerial photo showing the configuration and status of the lots. The properties have been cleared many years ago and have minimum vegetation on them currently. The proposed development of these lots, will significantly increase and provide a more desirable streetscape along both Foundry Way and Old Matanuska Road. Due to the lots size, they require a lot of landscaping to satisfy the 30% landscaping requirement.

The owner is requesting a partial percentage waiver on the 30% landscaping requirement. The requested waiver is for 11.7% for lot 4, 11.1% for lot 5, and 14.5% for lot 6. The owner plans to provide much needed and desired landscaping around the development to break up the parking and circulation areas. If the Right of Way is vegetated and added to the on-site landscaping, the numbers get very close to satisfying the 30% landscaping requirement. This is the portion of the site that the majority of public will see and experience, since the development is planned mostly for wholesale type businesses, the majority of the public will not be visiting these sites every day like other public businesses in Wasilla. The owner is providing significant landscaping to soften the development and is interested in providing a development that is desirable for passersby but also for the merchant wholesale businesses and their customers. There is a delicate balance between leasable space and required site elements, the site plan presented, allows for both, maximized lease space and sufficient landscaping to better the streetscape and provide much needed wholesale type business areas in Wasilla.

Due to the significant landscaping being provided as part of this project, the owner is hopeful that the board will consider the site plan scheme shown on Sheet CC1.0 in lieu of the landscaping standards required by the City of Wasilla Municipal Code.

Kind regards,

A handwritten signature in black ink, appearing to read 'Matthew Wilson', written in a cursive style.

Matthew Wilson, AIA
907 Architecture LLC

PLANTING LEGEND

TREES	SYMBOL	COMMON NAME	BOTANICAL NAME	NOTES
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- NOTES:**
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REQUESTED WAIVER (30% - 1%)	11.7%	11.1%	14.5%

REQUIRED TREES = 3.24 ACRES * 6 = 20
 PROVIDED TREES = 50
 REQUIRED SHRUBS = 3.24 ACRES * 12 = 39
 PROVIDED SHRUBS = 159

THE DEVELOPER EXCEEDS THE 5% LANDSCAPING REQUIREMENT BY 16.074 ACRES ON LOT 4, 13.460 ACRES ON LOT 5, AND 12.937 ACRES ON LOT 6. THE REQUIRED ON-SITE LANDSCAPING, MUCH OF THE PROPOSED LANDSCAPING IS PROVIDED ALONG THE STREET AREA TO SCREEN THE ON-SITE OPERATIONS.

SITE PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	08-09-2016	ISSUED FOR PERMIT
2	08-09-2016	ISSUED FOR PERMIT

DRAWN BY: JMW
 CHECKED BY: JMW
 DATE: 08-09-2016
 JOB NUMBER: 2015-13

SHEET CONTAINS:
 PLANTING LEGEND
 PARKING REQUIREMENTS
 SNOW STORAGE REQUIREMENT

CATEGORY: CC
 SHEET: 1.0

GK'S PROPERTIES #2
2040 E. FOUNDRY WAY
WASILLA, ALASKA 99654

14 of 27

PRELIMINARY
 NOT FOR CONSTRUCTION

907
 Architecture LLC

PO Box 875570, Wasilla, Alaska 99687
 PH 907.632.6487

PLANTING LEGEND

QUAN	SYMBOL	COMMON NAME	BOTANICAL NAME	NOTES
10		White Spruce	Pricea Glauca	8' Min Ht when Planted
21		Paperbark Birch	Betula Papyrifera	8' Min Ht when Planted
19		Columnar Aspen	Populus Tremula 'Erecta'	8' Min Ht when Planted
SHRUBS				
12		Dwarf Mugo Pine	Pinus Mugo 'Pumillo'	24" Min Ht / 5'-0" Spread
15		Mango Tango Potentilla	Potentilla Fruticosa 'Uman'	24" Min Ht / 3'-0" Spread
66		Dwarf Korean Lilac	'Syringa Meyerii Polibin'	3'-4" Ht / 3'-4" Spread
66		Prickly Rose	'Rosa Acicularis'	24" Min Ht / 5'-0" Spread
		Alaska Lawn Mix		Min 4" Compacted Topsoil
		Mulch / Bark Mix		Provide Weed Barrier

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



SITE PLAN - PROPOSED
 1" = 20'



PARKING REQUIREMENTS:

LOT 6:	70% WAREHOUSE / 30% OFFICE-RETAIL
LOT 5:	80% WAREHOUSE / 40% OFFICE-RETAIL
LOT 4:	70% WAREHOUSE / 30% OFFICE-RETAIL
WHOLESALE BUSINESS	
1 PER EACH 1,000 GFA	
26,445 SF / 1,000 = 26.4 SPACES	
COMMERCIAL USES	
1 PER 300 SF GFA	
14,936 / 300 = 49.7 SPACES	
(7b) TOTAL SPACES REQUIRED (78 PROVIDED)	
(4) ADA SPACE REQUIRED (4 PROVIDED)	
(2) OFF-STREET LOADING AREA IS REQUIRED (2 PROVIDED)	

SNOW STORAGE:

(25) SQUARE FEET FOR EACH PARKING SPACE
 78 SPACES * 25 SF = 1,950 SF, 4,803 SF PROVIDED

LANDSCAPING REQUIREMENTS:

	LOT 4	LOT 5	LOT 6
LOT SF:	53,579	44,866	43,124
REQUIRED LANDSCAPING (5%)	2,679	2,243	2,156
REQUIRED LANDSCAPING (30%)	16,074	13,460	12,937
PROVIDED LANDSCAPING (INSIDE PROP LINE)	9,803	8,500	6,710
PROVIDED LANDSCAPING (OUTSIDE PROP LINE)	3,068	3,421	5,510
PROVIDED LANDSCAPING (INSIDE PROP LINE)(30% REQUIRED)	18.3%	18.9%	15.5%
PROVIDED LANDSCAPING (INSIDE PROP LINE + ROW)(%)	24.0%	26.6%	28.3%
REQUESTED WAIVER (30% - X%)	11.7%	11.1%	14.5%

REQUIRED TREES = 3.24 ACRES * 6 = 20
 PROVIDED TREES = 50
 REQUIRED SHRUBS = 3.24 ACRES * 12 = 39
 PROVIDED SHRUBS = 159

THE DEVELOPMENT EXCEEDS THE 5% LANDSCAPING REQUIREMENT BUT FALLS SHORT ON THE 30% LANDSCAPING REQUIREMENT. WE PROPOSE TO LANDSCAPE THE RIGHT OF WAY ALONG OLD MANTANUSKA RD AND FOUNDRY WAY AND APPLY THAT AREA TO THE REQUIRED ON-SITE LANDSCAPING. MUCH OF THE PROPOSED LANDSCAPING IS PROVIDED ALONG THE STREET AREA TO SCREEN THE ON-SITE OPERATIONS.

GK'S PROPERTIES #2
 2040 E. FOUNDRY WAY
 WASILLA, ALASKA 99654
 15 of 27

907 Architecture LLC
 PO Box 875570, Wasilla, Alaska 99687
 PH 907.632.6487

PRELIMINARY
 NOT FOR CONSTRUCTION

SITE PLAN
 REVISIONS:
 DRAWN BY: MFW
 CHECKED BY: MFW
 DATE: 05-09-2016
 JOB NUMBER: 2015-13
 SHEET CONTENTS:
 SITE PLAN - PROPOSED
 PLANTING LEGEND
 LANDSCAPE REQUIREMENTS
 PARKING REQUIREMENTS
 SNOW STG REQUIREMENT
 CATEGORY: CC
 SHEET: 1.0

By: Planning
Public Hearing: 05/24/16
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 16-06**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING 81.3 PERCENT OF LOT 4, 81.1 PERCENT OF LOT 5, AND 84.5 PERCENT OF LOT 6, BLOCK 3, OVERLOOK BUSINESS PARK, TO REMAIN CLEARED OF VEGETATION, PER WMC 16.33.050(A)(2).

WHEREAS, Matthew Wilson, 907 Architecture, Agent for Jeffrey E. and Leanne Hatt, owners, submitted a request for a land clearing waiver on April 28, 2016, along with a site plan showing the vegetated areas of the parcel (existing and proposed); and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on May 17, 2016; and

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

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

1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the site plan dated May 9, 2016, attached as Exhibit A to Resolution Serial No. 16-06, as required in WMC 16.33.060.
2. The developer and/or lessee of the site must ensure that the right-of-way abutting the subject lots along Foundry Way and old Matanuska Road (between the property line and the edge of pavement) is planted and maintained with grass in perpetuity consistent with WMC 16.33.060.
3. The applicant must provide the landscape guarantee required in WMC 16.33.040 prior to any construction on the lot.

ADOPTED by the Wasilla Planning Commission on -, 2016.

APPROVED:

Jessica Dean, Chair

ATTEST:

Tina Crawford, AICP, City Planner

PLANTING LEGEND				
QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	NOTES
10		White Spruce	Picea Glauca	8' Min Ht when Planted
21		Paperbark Birch	Betula Populifera	8' Min Ht when Planted
18		Columnar Aspen	Populus Tremula 'Tetral'	8' Min Ht when Planted
SHRUBS	SYMBOL	COMMON NAME	BOTANICAL NAME	NOTES
12		Doerf Mugo Pine	Pinus Mugo 'Pumilio'	24" Min Ht / 5'-0" Spread
15		Moraga Timpo Forsythia	Forstiaa Fedosaea 'Nunon'	24" Min Ht / 3'-0" Spread
68		Doerf Korean Lace	'Syringa Meyerii 'Hollab'	3'-4" Ht / 3'-4" Spread
64		Prichly Hone	'Rosa Kosteriana'	24" Min Ht / 5'-0" Spread
		Alaska Lawn Mix		Min 4" Compacted Fertil
		Mulch / Bark Mix		Provides Weed Barrier

NOTES:
 1. PROVIDE WEED PROTECTION FENCING AROUND ALL DECIDUOUS TREES UNLESS NOTED OTHERWISE.
 2. PROVIDE ALASKA LAWN MIX AND MIXES 3'-4" HIGHER THAN 1,000 SF



LANDSCAPING REQUIREMENTS:					
LOT #	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8
REQUIRED LANDSCAPING (SQ)	50,379	44,888	43,124	141,569	SF
REQUIRED LANDSCAPING (SQ)	2,679	2,243	2,156	7,078	SF
PROVIDED LANDSCAPING (INSIDE PROP LINE)	16,074	13,460	12,837	42,471	SF
PROVIDED LANDSCAPING (OUTSIDE PROP LINE)	9,803	8,500	6,710	25,013	SF
PROVIDED LANDSCAPING (INSIDE PROP LINE) (30% REQUIRED)	3,008	3,421	3,510	11,999	SF
PROVIDED LANDSCAPING (OUTSIDE PROP LINE) (30% REQUIRED)	1,823	1,628	1,515	5,956	SF
REQUESTED MAINT (20% - 2X)	24,026	26,026	28,336		
REQUESTED MAINT (20% - 2X)	11,772	11,112	14,525		

REQUIRED TREES = 124 ACRES * 6 = 70
 REQUIRED SHRUBS = 324 ACRES * 12 = 39
 REQUIRED SPRINGS = 159

PARKING REQUIREMENTS:	
LOT #	TOTAL SQUARE FEET / TOTAL SQUARE FEET
LOT #	400,000 / 400,000
LOT #	700,000 / 700,000
LOT #	1,000,000 / 1,000,000
LOT #	1,500,000 / 1,500,000
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LANDSCAPING REQUIREMENTS:	
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PERMIT INFORMATION 2016										
PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS	APPLICATION DATE	APPROVAL DATE	TYPE	PROJECT TYPE	SQ FTG	SQ ZONE	TAX ID
ADMINISTRATIVE APPROVAL										
AA16-01	BOWERS, BEN	WASILLA TOWNSITE	285 E PARKS HWY	01/12/16	PENDING	COMM<10,000 SQ FT	ATV, SNOWMACHINE REPAIR	900	C	1066B03L002
AA16-02	COLLIER, JEREMY	LAKEVIEW PROF CONDOS	851 E WESTPOINT DR	01/12/16	01/13/16	TENANT SPACE	LAWYERS OFFICE	750	C	901000001212
AA16-03	LITHIA	SUN PLAZA	2561 S SUN MOUNTAIN AVE	01/15/16	01/18/16	TUP	TEMP VEHICLE STORAGE ON LOWES SITE		C	56260001L001A
AA16-04	WUITSCHICK, KATHRYN	IDITAPARCEL ADDN 1	431 W PARKS HWY	01/19/16	01/20/16	TENANT SPACE	RESTAURANT	2,000	C	5797000L002A
AA16-05	MATCH, YOUNG	NEILSON DOUG	591 E RAILROAD AVE	01/20/16	01/20/16	COMM<10,000 SQ FT	RETAIL SHOP	2,800	C	3498000T00B
AA16-06	AT&T MOBILITY	OVERLOOK BUS PK RSB	2251 E PARKS HWY	02/05/16	02/09/16	COMM UPGRADE	COMMUNICATIONS UPGRADE		C	4805B01L003A
AA16-07	ADDICTIVE HAIR CREATIONS	PRIMROSE POINTE PH 1	260 W RIVERDANCE CIR	02/09/16	02/09/16	HOME OCCUPATION	HAIR SALON	809	RR	6791B01L071
AA16-08	WATSON, ROBERT	WASILLA HEIGHTS	1201 W NICOLA AVE	02/16/16	02/17/16	TENANT SPACE	TATTOO STUDIO	440	RR	7491B02L010D
AA16-09	HALLMARK LOCATING	WASILLA HEIGHTS	1201 W NICOLA AVE	02/16/16	02/17/16	TENANT SPACE	TATTOO STUDIO	340	RR	7491B02L010D
AA16-10	BILLIES TREASURES	MILE 44 PKS HWY CONDOS	1657 W PARKS HWY	02/17/16	02/22/16	TENANT SPACE	RETAIL SHOP	5,400	C	9006000U00B
AA16-11	BRINSON, HEATHER	PROSPECTOR HILLS	1450 N GRUBSTAKE DR	02/24/16	02/29/16	COMM<10,000 SQ FT	ASSISTED LIVING	2,376	RR	1118B01L006
AA16-12	MAT-SU BOROUGH	NEW IDITAROD SCH SITE	452 E CARPENTER CIR	02/29/16	02/19/16	SIGN	SIGN	66	RR/RM	7390000L001
AA16-13	CHAYKA, VLADIMIR	SERENITY EST ADD1	1501 W PATRICIA AVE	03/08/16	03/31/16	SFD	SFD	1,856	RR	7443000L001
AA16-14	KEMP, TIFFANY	GVC	940 E SNOW HILL AVE	03/09/16	03/09/16	ADD TO SFD	ADD TO SFD	1,536	RR	2323B03L003
AA16-15	GELTING, BRIAN	THOMAS VIEW	1675 S LINDA CIR	03/09/16	03/18/16	SFD	SFD	1,620	RR	6814000L001
AA16-16	BETSILL, ALEX	ADVENTURE EST	1636 N FANGCUL AVE	03/09/16	03/18/16	FARM ANIMAL	20 CHICKENS		RR	1190B05L005
AA16-17	BUZZBEE STUDIOS	THOMAS ADDR2 PH 1	201 E SWANSON AVE	03/10/16	03/13/16	TENANT SPACE	COMM<10,000 SQ FT	440	C	4932B01L005A
AA16-18	SMITH, TYLER	WASILLA HTS #1	1401 W PARKS HWY	03/11/16	03/13/16	FOOD TRUCK	RICKS BBQ	240	C	1065B03L017
AA16-19	SCAVETTE, SETH	FOLLETT INDUSTRIAL TR	101 E SWANSON AVE	03/11/16	03/18/16	COMM<10,000 SQ FT	AUTOMOTIVE SHOP	2,218	C	1191000T00B
AA16-20	HOFFMAN, STACEY	WASILLA HTS RSB	1201 W NICOLA AVE	03/15/16	03/21/16	TENANT SPACE	COMM<10,000 SQ FT	320	RR	7491B02L010D
AA16-21	ZASTROW, DUSTIN	CENTURY PK	1190 S CENTURY DR	03/18/16	03/21/16	SFD	SFD	1,900	R-1	1261B03L001
AA16-22	ROBERT YUNDT HOMES	PRIMROSE POINTER PH 2	195 W CELTIC CIR	03/23/16	PENDING	SFD	SFD	2,301	RR	7442B01L056
AA16-23	ALLEY, JEREMY	SNIDER #3	201 W HERNING AVE	03/30/16	03/31/16	TENANT SPACE	COMM<10,000 SQ FT	325	C	1056B02L009
AA16-24	ARC LAND DEV LLC	ARC LAND DEV LLC	1250 N LUCILLE ST	04/01/16	04/13/16	MULTI-FAMILY	42 SENIOR APARTMENT	40,968	RM	17N01W04A005
AA16-25	AK YOUTH & FAM NETWORK	GVC II DIV 1	1051 E BOGARD RD	04/11/16	PENDING	TENANT SPACE	COMM<10,000 SQ FT	2,800	C	2186B02L005
AA16-26	THE PERFECT START LLC	PARKS MANOR	700 N WASILLA-FISHHOOK RD	04/11/16	04/27/16	COFFEE STAND	COFFEE SHOP	120	C	5568B02L018A
AA16-27	MOCHA MOOSE	IDITAPARCEL ADDN 1	469 W PARKS HWY	04/11/16	04/12/16	TENANT SPACE	COFFEE SHOP	516	C	5797000L002A
AA16-28	LAROCNE, JOE	WASILLA AC	601 N KIMBERLY ST	04/13/16	04/13/16	HOME OCCUPATION	AUTO SERVICES	470	RR	1113B02L011
AA16-29	AK USA FED CREDIT UNION	CAROL	1850 W RUPEE CIR	04/13/16	04/18/16	SIGN	SIGN	145	C	5816B02L001
AA16-30	NARDINI, TIMOTHY	SILVERLEAF EST	1862 N ASHFORD BLVD	04/14/16	PENDING	SUBDIVISION	SUBDIVISION		RR	5076000T004
AA16-31	MONICA'S CONFECTION CON	WASILLA AIRPARK IND	301 W PARKS HWY	04/18/16	04/18/16	TENANT SPACE	COMM<10,000 SQ FT	1,250	C	1115B01L004
AA16-32	LIGHTED PATH THER SVC	CAREFREE AC	1261 S SEWARD MERIDIAN PKY	04/18/16	04/18/16	TENANT SPACE	COMM<10,000 SQ FT	150	C	4061B01L001A-1
AA16-33	HARVEY, JAMES	CREEKSIDE EST	800 E CREEKSIDE DR	04/19/16	PENDING	FARM ANIMAL	CHICKENS		RR	1092B02L012
AA16-34	JOHNSTON, JENNIFER	BAYVIEW GARDENS	1000 E TYEE	04/20/16	PENDING	ADD TO SFD	ADD TO SFD	3,200	RR	1277B02L007
AA16-35	LITHIA CHRYSLER	CARTER	1350 S SEWARD MERIDIAN PKY	04/15/16	04/26/16	TUP	OFF SITE CAR SALES		C	17N01W13A006
AA16-36	HUTCHINS, GREG	CARTER	200 E PARK AVE	04/25/16	04/26/16	TENANT SPACE	COMM<10,000 SQ FT	2,700	C	1010B01L004
AA16-37	BLUE GLACIER LLC	BLUE GLACIER	1321, 1340, 1341 W SHALYNN CIR	04/26/16	PENDING	TUP	STOCKPILE GRAVEL		RR	7383000L002.3.5
AA16-38	EATON, SARAH	SNIDER #4	711 W PARKS HWY	04/26/16	04/26/16	TENANT SPACE	E-CIG SHOP	1,300	C	2705000L014A-1
AA16-39	PAVLUS, IGOR	SOUTHVIEW EXT	3000 SOUTHWIEW DR	04/27/16	04/27/16	SFD	SFD	1,130	R-1	2377B02L001
AA16-40	NANEZ, LUCIA	SNIDER #4	731 W PARKS HWY	04/28/16	04/28/16	TUP	EVENT		C	2705000L014A-1
AA16-41	TROY DAVIS HOMES LLC	HOME DEPOT	1301 E PALMER WASILLA HWY	04/29/16	PENDING	COMM<10,000 SQ FT	OFFICE BUILDING	8,400	C	5769000L002
AA16-42	ROYALTY HOMES	PRIMROSE PT #2	165 W CELTIC CIR	05/02/16	05/02/16	DUPLEX	DUPLEX	4,000	RR	7442B01L057
AA16-43	SKRIPNIK, ROMAN	WASILLA AC	1961 W VAUNDA AVE	05/06/16	PENDING	SFD	SFD	2,539	RR	1113B05L016
AA16-44	BOCHKORSKY, MARINA	NORTHERN CAPITOL EST	2360 W SUCCESS DR	05/10/16	05/11/16	DUPLEX	DUPLEX	4,000	RR	1102B04L010
AA16-45	SENA, CHRISTINA	WASILLA HTS #1 RSB		05/10/16	05/11/16	TUP	FOOD TRUCK RALLY		C	7321B03L015A&1
AA16-46	RICHARDSON, SPENCER	OLYMPIC	1800 S KNICK-GOOSE BAY RD	05/12/16	05/12/16	TENANT SPACE	DISTINCTIVE RIDES	3,600	C	17N01W16D015
AA16-47	SPAIN, KERRIE	OLYMPIC		05/16/16	PENDING	COMM<10,000 SQ FT	DAYCARE	7,814	C	5888000L003D
USE PERMITS										
UP16-01	SCAVETTE, SETH	FOLLETT INDUSTRIAL TR	101 E SWANSON AVE	03/11/16	03/29/16	MULTI-FAMILY	4-PLEX	2,098	C	1191000T00B
UP16-02	K&H CIVIL CONTRACTORS	LAND TRUST 331	1614 S CLAPP ST	03/25/16	05/10/16	GRAVEL EXTRACTION	GRAVEL EXTRACTION		I	17N02W13A004
UP16-03	LAND TRUST 331	ASPEN BUSINESS PARK	331 E ASPEN AVE	04/19/16	05/04/16	CAMPGROUND	RV PARK		C	5432000L003
CONDITIONAL USE PERMITS										
PLANNED UNIT DEVELOPMENT (PUD)										
REZONE										
LEGAL NON-CONFORMING USE										

PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS APPLICATION RCVD	APPROVAL DATE	TYPE	PROJECT TYPE	SQ FTG ZONE	TAX ID
SHORELINE SETBACK								
AMNESTY								
VARIANCE								
LANDSCAPE WAIVERS								
LW16-01	HATT, JEFFREY & LEANNE	OVERLOOK BUS PKI	2000, 2040, 2060 E FOUNDRY WAY	04/28/16	PENDING	LANDSCAPE WAIVER	CLEAR MORE THAN 70%	1116B03L004.L5.L6

**WPD Code Compliance Weekly Incidentals
For period 5/2//2016 through 5/6/2016**

Date	Call Origin	Name / Address	Reason	CAD Log #	Informal Contact?	Letter Issued?	Action Taken
5/2/2016	S	Meta Rose	Facility/security check	28785	N	N	
5/2/2016	S	Church & Mission Hills	Signs in ROW	28818	N	N	Signs removed
5/2/2016	S	Church & Mystery	Signs in ROW	28820	N	N	Signs removed
5/2/2016	S	Parks & PWH	Signs in ROW	28879	N	N	Signs removed
5/3/2016	D	Burchell HS	Loose dog	29053	Y	N	Dog returned to owner, verbal warning
5/3/2016	ADM	590 KGB	Site inspection	29125	N	N	No violations noted
5/3/2016	S	Lake Lucille Park	Facility/security check	29146	N	N	
5/4/2016	S	Wonderland Park	Facility/security check	29393	N	N	
5/5/2016	D	WFH & Bogard	Found bicycle	29642	N	N	Take for safekeeping
5/5/2016	S	Meta Rose	Facility/security check	29648	N	N	
5/5/2016	S	Parks & Church	Signs in ROW	29675	Y	N	Verbal warning
5/5/2016	S	Lake Lucille Park	Facility/security check	29146	N	N	
5/6/2016	C	1401 Mystery	On street parking complaint	29911	N	N	unfounded
5/6/2016	C	1125 Arnold Palmer	Animal/land use complaint	29932	Y	N	Refer to city planner
5/6/2016	D	Wasilla Lake Park	Loose dog complaint	29953	Y	N	Verbal warning
5/6/2016	S	Crusey & Westpoint	Sign in ROW	29961	Y	N	Sign removed/verbal warning
5/6/2016	D	Main & Nelson	Cat hit by car	29996	N	N	Unable to locate

**WPD Code Compliance Weekly Incidentals
For period 5/9//2016 through 5/13/2016**

Date	Call Origin	Name / Address	Reason	CAD Log #	Informal Contact?	Letter Issued?	Action Taken
5/9/2016	S	Meta Rose	Facility/security check	30680	N	N	
5/9/2016	S	Lake Lucille Park	Facility/security check	30692	N	N	
5/9/2016	D	Fred Meyer	Panhandling complaint	30698	N	N	No violations observed
5/9/2016	S	Mystery & Recluse	Sign in ROW	30734	N	N	Sign removed
5/9/2016	C	200 Flag Circle	Dog complaint	30760	N	N	No violations observed
5/10/2016	FUP	965 Dellwood	On street parking complaint	30805	Y	N	Verbal warning
5/10/2016	FUP	1076 Snowhill	Loose dog complaint	30883	Y	N	Verbal warning
5/10/2016	D	Great Clips	Taxi complaint	30917	N	N	Unable to locate
5/10/2016	C	Home Depot	Illegal trash dumping	30935	N	N	No suspect info found
5/10/2016	PAT	Parks & Yenlo	Assist patrol at assault scene	30929	N	N	Transport victim's bicycle
5/10/2016	D	Carter Park	Boat launch parking complaint	30954	Y	N	Parking citations x2
5/11/2016	PAT	Thomas & Glenwood	Deploy radar cart	31217	N	N	
5/11/2016	D	111 Glen Circle	Cat killed by dog	31216	Y	N	No witnesses, no action taken
5/12/2016	S	Seward Meridian & Old Mat	Signs in ROW	31443	N	N	Signs removed
5/12/2016	S	Balsam & Pinion	Loose dog	31468	N	N	Unable to catch
5/13/2016	FUP	1718 Fanciful	Report of dog attack	31574	Y	N	Verbal warnings x2
5/13/2016	S	City wide	Signs in ROW	31804	N	N	Signs removed

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION AGENDA**

Vern Halter, Mayor

PLANNING COMMISSION

Mary Anderson, District 1
Thomas Healy, District 2
John Klapperich, Chair, District 3
Colleen Vague, District 4
William Kendig, District 5
Tomas Adams, District 6
Vern Rauchenstein, District 7



John Moosey, Borough Manager

**PLANNING & LAND USE
DEPARTMENT**

Eileen Probasco, Director of Planning &
Land Use
Lauren Driscoll, Planning Services Chief
Alex Strawn, Development Services
Manager
Fred Wagner, Platting Officer
Mary Brodigan, Planning Clerk

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

**May 16, 2016
REGULAR MEETING
6:00 p.m.**

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

II. APPROVAL OF AGENDA

III. PLEDGE OF ALLEGIANCE

IV. CONSENT AGENDA

Items on the consent agenda are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

A. MINUTES

1. September 21, 2015, regular meeting minutes
2. May 2, 2016, regular meeting minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **Resolution 16-20**, A request for a Conditional Use Permit in accordance with MSB 17.70, Regulation of Alcoholic Beverages Uses, for the operation of a Liquor Package Store within a proposed convenience store, located on Lot 11, Hollywood Heights; 14468 W. Hollywood Road; within Township 17 North, Range 3 West, Section 24. Public Hearing: June 6, 2016. (*Applicant: Three Bears Alaska, Inc., Staff: Susan Lee*)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

- A. An Update on the Old Iditarod School. (*Staff: Nancy Cameron*)

VII. LAND USE CLASSIFICATIONS

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

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS (*Public Hearings shall not begin before 6:15 p.m.*)

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

The Planning Commission members may submit questions to the Planning Commission Clerk concerning the following matters or request for more information from the applicant at the time of the introduction. All questions and requests submitted by the Commission shall be in writing and copies will be provided to the applicant and made available to all interested parties and the public upon request. Answers to questions and additional material requests will be addressed in the staff report for the public hearing.

X. PUBLIC HEARING: LEGISLATIVE MATTERS

- A. **Resolution 16-21**, recommending Assembly approval of an Interim Materials District (IMD) at the MSB Central Landfill in accordance with MSB 17.28 – Interim Materials District, for the extraction of 3,120,000 cubic yards of earth material from 45 acres within a 120-acre area, located within Township 17 North, Range 1 East, Section 1, Tax Parcel D5 (17N01E01D005). (*Applicant: MSB Land Management, Staff: Mark Whisenhunt*)
- B. **Resolution 16-19**, recommending Assembly adoption of an Ordinance establishing Riparian Buffer Standards on High Priority Salmon Streams. Referred by the Assembly to the PC on April 20, 2016, for 90 days. (*Staff: Frankie Barker*)
- C. **Resolution 16-22**, recommending amendments to Assembly Ordinance 16-003, an Ordinance Amending MSB 17.60 to Include Permit Requirements and Standards for Marijuana Related Facilities. Referred by the Assembly to the PC on April 5, 2016, for 90 days. (*Staff: Alex Strawn*)

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

- A. Upcoming Planning Commission Agenda Items (*Staff: Alex Strawn*)

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (Mandatory Midnight)

In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an interested party. See MSB 15.39.010 for definition of "Interested Party." The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough Internet home page, <http://www.matsugov.us>, in the Borough Clerk's office, or at various libraries within the Borough.