



MAYOR
Bert L. Cottle

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION
Claudia Pinard, Seat A
Debra Barrett, Seat B
Jessica Dean, Seat C
Loren Means, Seat D
Brian Mayer, 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.

JULY 12, 2016

- 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
 - PP 1 A. Minutes of June 14, 2016 regular meeting
- VIII. NEW BUSINESS *(five minutes per person)*
 - PP 5 A. Public Hearing
 - 1. Item: Conditional Use Permit #16-01 (Reso. #16-07)
Applicant: 907 Architecture / Matthew Wilson
Owner: Jeff & Leanne Hatt
Request: Approval to construct three new commercial buildings
(Lot 4 – 16,375 SF bldg.; Lot 5 – 15,600 SF bldg.; Lot 6 – 12,500 SF bldg.)
Total Area: 3.25 acres +/-

Location: 2060 E. Foundry Way; Lot 4, Block 3
2040 E. Foundry Way; Lot 5, Block 3
2000 E. Foundry Way; Lot 6, Block 3
Overlook Business Park Subdivision
Zoning: Commercial
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

PP 65 2. Item: Land Clearing Waiver #16-02 (Reso. #16-08)
Owner: Thomas S. Hannam
Request: Approval to allow 92.4% of Lot 13A to remain cleared of vegetation, which is 22.4% more than the 70% clearing allowed in WMC 16.33.050(A)(2) for an existing commercial building.
Total Area: 0.85 acres +/-
Location: 435 S. Knik Street
Lot 13A, Block 11, Kennedy Addition to Wasilla Townsite Subdivision
Zoning: Commercial
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

PP 101 B. Committee of the Whole
1. Discussion regarding possible revisions to the landscaping and land clearing requirements in Title 16.

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

PP 263 A. Permit Information
PP 265 B. Enforcement Log
PP 269 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 6:01 PM on Tuesday, June 14, 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
Debra Barrett, Seat B
Jessica Dean, Seat C
Loren Means, Seat D
Brian Mayer, Seat E

Staff in attendance were:

Ms. Tina Crawford, City Planner
Mr. Archie Giddings, Public Works Director
Ms. Tahirih DesJardin, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Crawford led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. REPORTS

A. City Deputy Administrator
No Report Given.

B. City Public Works Director
Mr. Giddings stated that and the City has developed a trail from the parking lot on the Palmer-Wasilla Highway to Cottonwood Creek and that there will be a crossing to access the park area on the other side of the creek (below Sportsman's Warehouse.)

C. City Attorney
No Report Given.

D. City Planner
Ms. Crawford stated currently there no applications have been submitted for July 12, 2016 meeting but a development on Foundry Way may request a meeting on July 29 or 26 for the Planning Commission to consider a request for a conditional use to construct a building greater than 10,000 square feet. If they are unable to meet the deadline for those dates, the meeting will remain as scheduled on July 12 and a Committee of the

Whole discussion will be added to the agenda to allow further discussion regarding revisions to the landscaping chapter of Title 16 of the City code.

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 May 24, 2016, regular meeting

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

A. Committee of the Whole

MOTION: Commissioner Means moved to enter into the Committee of the Whole at 6:06 PM.

Entered into the Committee of the Whole for the following item:

1. Discussion regarding possible revisions to the landscaping and land clearing requirements in Title 16.

Discussion ensued between the Commissioners and staff.

MOTION: Commissioner Means moved to exit the Committee of the Whole at 7:11 PM.

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*)

Ms. Gretchen O'Barr stated her concerns regarding right-of-way clearing and that she is in favor in keeping trees when a right-of-way is being developed.

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 updating the City landscaping regulations. He also stated that the Alaska Journal of Commerce magazine will publish a story stating that the City of Wasilla is the #1 place to build your business since the Planning Commission and City staff are user friendly and easy to work with.

XIII. STAFF COMMENTS

Mr. Giddings stated that developers prefer to clear cut the area for development and then install the required landscaping.

XIV. COMMISSION COMMENTS

Commissioner Pinard stated that she hopes that they can change the landscape code where it only requires ground cover when a lot is cleared contrary to the code.

Commissioner Means stated that he would like the Commission to assist Commissioner Pinard in make amendments to proposed landscaping and how that could be a part of the approval for the development.

Commissioner Mayer stated that he believes the current landscape code should be updated and appreciates the City Planner’s efforts and all her help.

Chair Dean stated that she agrees with Mr. Giddings but hopes the end product will be great.

XV. ADJOURNMENT

The regular meeting adjourned at 7:23 PM.

JESSICA DEAN, Chair Date

ATTEST:

TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2016.

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STAFF REPORT
Prepared by:
For the meeting of:

Case # CU 16-01
Planning Staff
July 12, 2016

I. SUMMARY FACTS:

Applicant: Matthew Wilson, 907 Architecture
Owners: Jeff & Leanne Hatt
Proposal: Approval to construct three new commercial buildings (Lot 4 – 16,375 SF bldg.; Lot 5 – 15,600 SF bldg.; Lot 6 – 12,500 SF bldg.)
Location: 2060 E. Foundry Way; Lot 4, Block 3
2040 E. Foundry Way; Lot 5, Block 3
2000 E. Foundry Way; Lot 6, Block 3
Overlook Business Park Subdivision
Parcel Size: 3.25 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 these lots are 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 commercial/warehouse buildings are 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 55 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. No comments were received at time of preparation of this staff report. 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 buildings 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 commercial buildings will not significantly impact the street system or create a danger to pedestrians since the primary use of the building will be warehouse vs. commercial and there are two access points onto both Foundry Way and Old Matanuska Road.

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 with the exception of the land clearing requirements in WMC Section 16.33.050. However, a land clearing waiver was approved by the Planning Commission (Resolution Serial No. 16-06) and the proposed site/landscaping plan is consistent with the conditions of the approval.

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 the required 78 paved parking spaces, adequate paved aisle widths, 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 on-site retention/percolation areas within the vegetation and to ditches along Old Matanuska Road.

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 is located on Foundry Way, which is designated as a Commercial roadway, and Old Matanuska Road, 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 in a commercial/warehouse manner and is 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 buildings will not have any negative impacts on the surrounding area and no additional buffering is required since the subject lots are 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 proposed site/landscaping plan meets all landscaping requirements in Title 16 with the exception of the land clearing standards in WMC Section 16.33.050. However the plans are consistent with the land clearing waiver that was approved by the Planning Commission (Resolution Serial No. 16-06), which waived the land clearing requirements. Additionally, the property owner will retain the trees in the northwest corner of Lot 4 vs. the grass area approved in Reso. 16-06, to provide additional vegetated screening and buffering along the perimeter.

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: Foundry Way and Old Matanuska Road do not currently have sidewalks in place. Construction of a sidewalk is not required since the area is developed mainly with warehouse/industrial uses and does not provide access to schools, playgrounds, shopping, or other community facilities.

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 drainage directed to vegetated areas on the site and the ditches along Old Matanuska Road.

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 Matanuska-Susitna Borough Cultural Resources Office was notified of this application but did not provide any comments or 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 building design shown in the elevation drawings is consistent with the appearance and architecture of the commercial buildings in the surrounding area and will enhance the visual aesthetics of the area.

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 must review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
2. All development must be consistent with the site plan, landscape plan, and elevation drawings attached to Resolution Serial No. 16-07 as Exhibit B. Any changes to these plans must be submitted to the City Planner for review and approval. Substantial modifications will require submittal of an amended use permit application, including application fee and Planning Commission review and approval.
3. Development must be consistent with the land clearing approval by the Planning Commission (Reso. Serial No. 16-06.)
4. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for water and sewer connections.
5. A landscape bond or guaranty, consistent with the requirements in §16.44.040 of the Wasilla Municipal Code, must be submitted to the Planning Department prior to any clearing or construction on the site.
6. An as-built survey must be submitted to the Planning Department after completion of each building.

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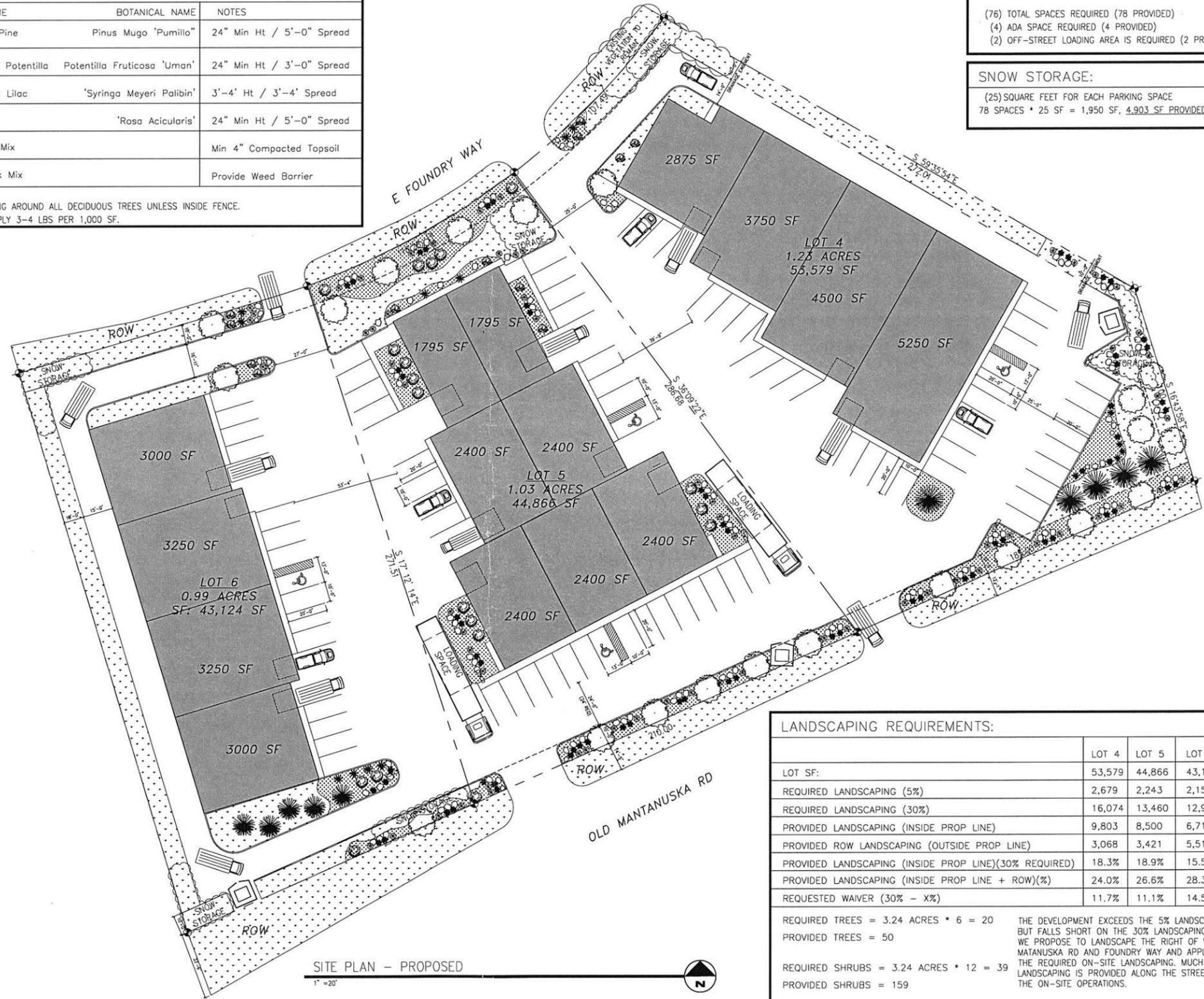
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PLANTING LEGEND				
TREES				
QUAN	SYMBOL	COMMON NAME	BOTANICAL NAME	NOTES
10		White Spruce	Picea Glauca	8' Min Ht when Planted
21		Paperbark Birch	Betula Papyrifera	8' Min Ht when Planted
19		Columnar Aspen	Populus Tremula 'Erecta'	8' Min Ht when 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 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.			
PROVIDED TREES = 50				
REQUIRED SHRUBS = 3.24 ACRES * 12 = 39				
PROVIDED SHRUBS = 159				

RECEIVED
 JUN 22 2016
 Planning Office
 City of Wasilla

SITE PLAN - PROPOSED
 1" = 20'



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

SITE PLAN

REVISIONS:

DRAWN BY: MFW
 CHECKED BY: MFW
 DATE: 6-21-2016
 JOB NUMBER: 2015-13

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

CATEGORY	SHEET
CC	1.0

PLANTING LEGEND				
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66		Dwarf Korean Lilac	'Syringa Meyeri Palibin'	3'-4' Ht / 3'-4' Spread
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		Alaska Lawn Mix		Min 4" Compacted Topsoil
		Mulch / Bark Mix		Provide Weed Barrier

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 2. PROVIDE ALASKA LAWN MIX AND APPLY 3-4 LBS PER 1,000 SF.

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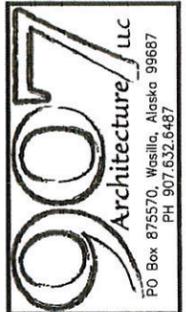
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 PROVIDED TREES = 50

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RECEIVED
 JUN 22 2016
 Planning Office
 City of Wasilla

SITE PLAN - PROPOSED
 1" = 20'



GKS 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 REQUIREMENT PARKING REQUIREMENTS SNOW STG REQUIREMENT	
CATEGORY	SHEET
CC	1.0

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

RECEIVED
 JUN 22 2016
 Planning Office
 City of Wasilla



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

SITE PLAN

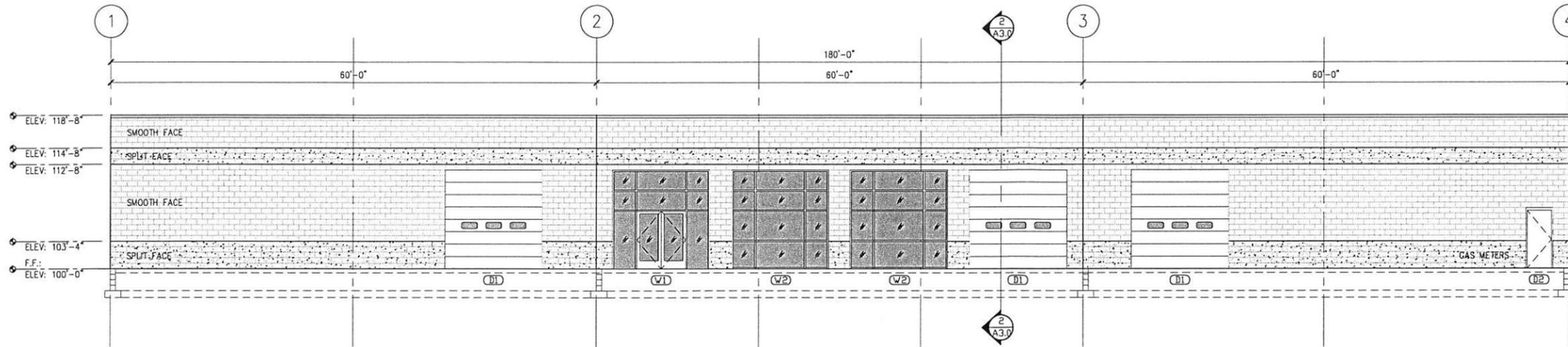
REVISIONS:

DRAWN BY: MFW
 CHECKED BY: MFW
 DATE: 6-21-2016
 JOB NUMBER: 2015-13

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

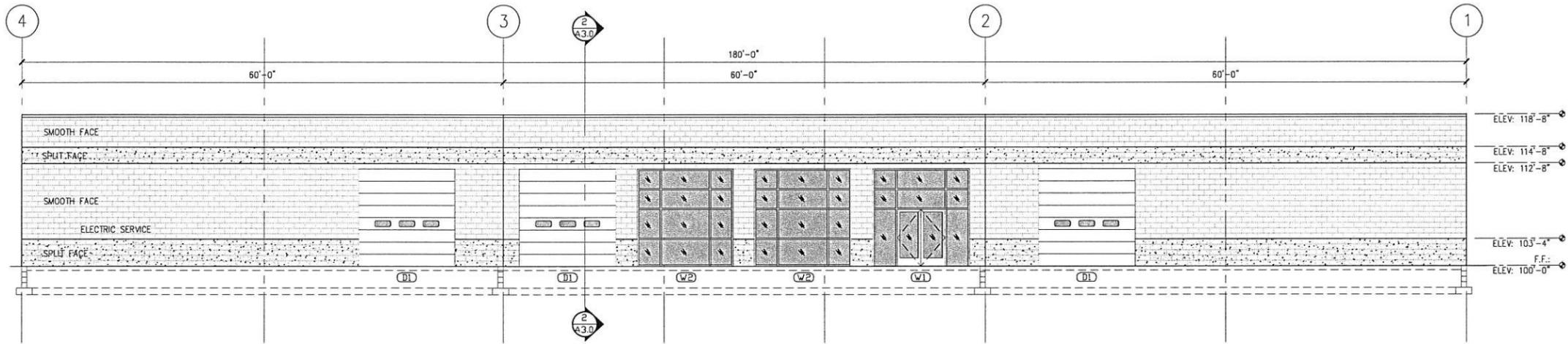
CATEGORY	SHEET
CC	1.0

SITE PLAN - PROPOSED
 1" = 20'



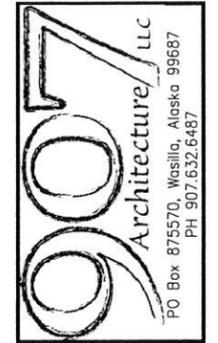
WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



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

REVISIONS:

DRAWN BY: MFW
 CHECKED BY: MFW
 DATE: 6-22-2016
 JOB NUMBER: 2015-13

SHEET CONTENTS:
 WEST EXT ELEVATION
 EAST EXT ELEVATION

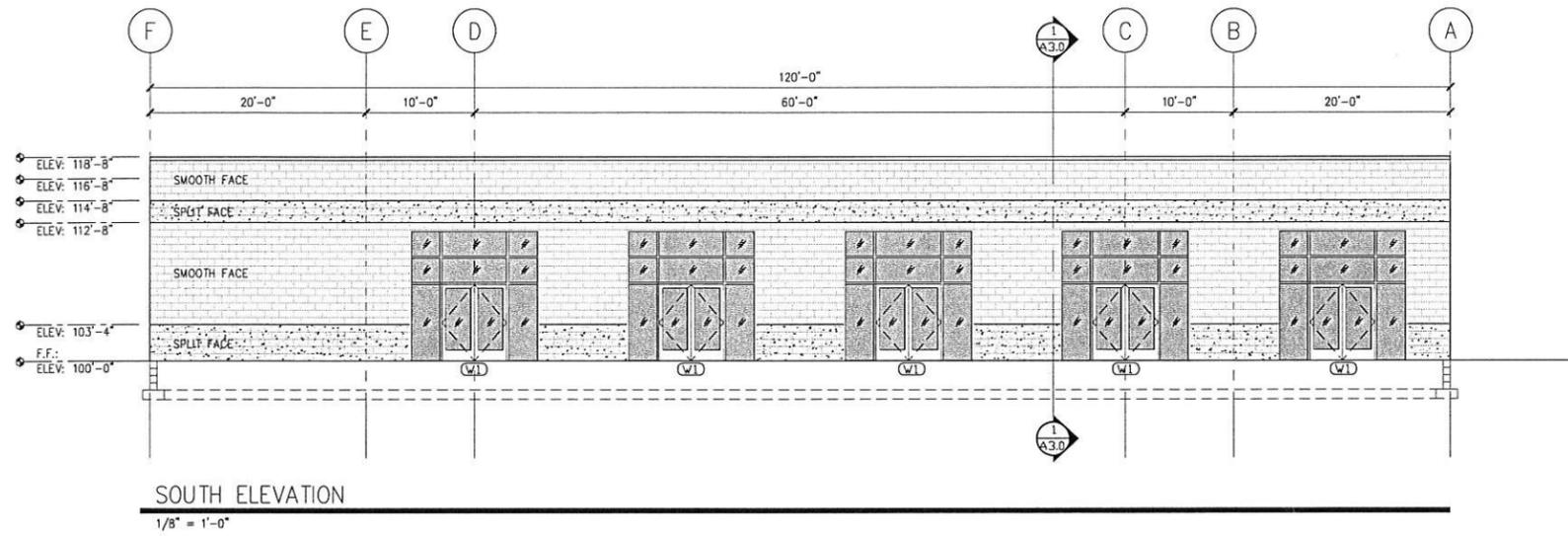
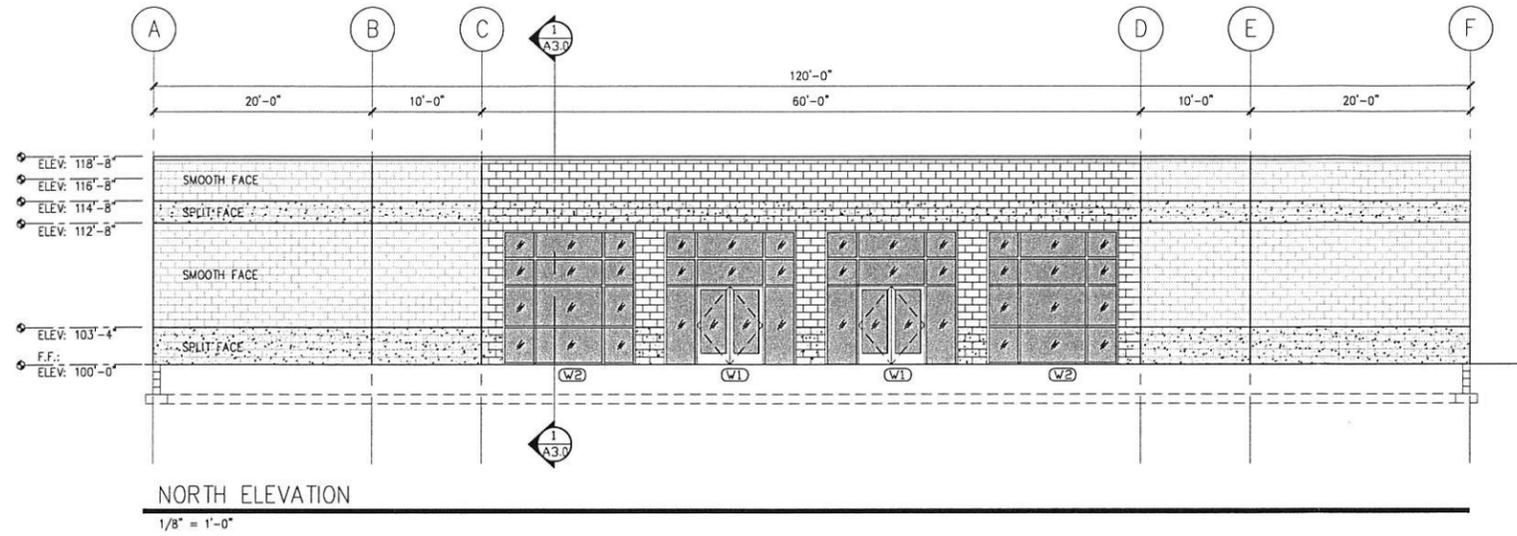
CATEGORY	SHEET
A	2.0

RECEIVED

JUN 22 2016

Planning Office
 City of Wasilla

PLOTTING DATE: 11/19/05 (14:56) XREF:

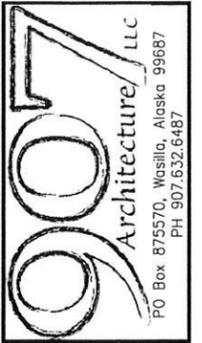


PLOTTING DATE: 11/19/05 (14:56) XREF:

RECEIVED

JUN 22 2016

Planning Office
City of Wasilla



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

REVISIONS:

DRAWN BY: MFW
CHECKED BY: MFW
DATE: 6-22-2016
JOB NUMBER: 2015-13

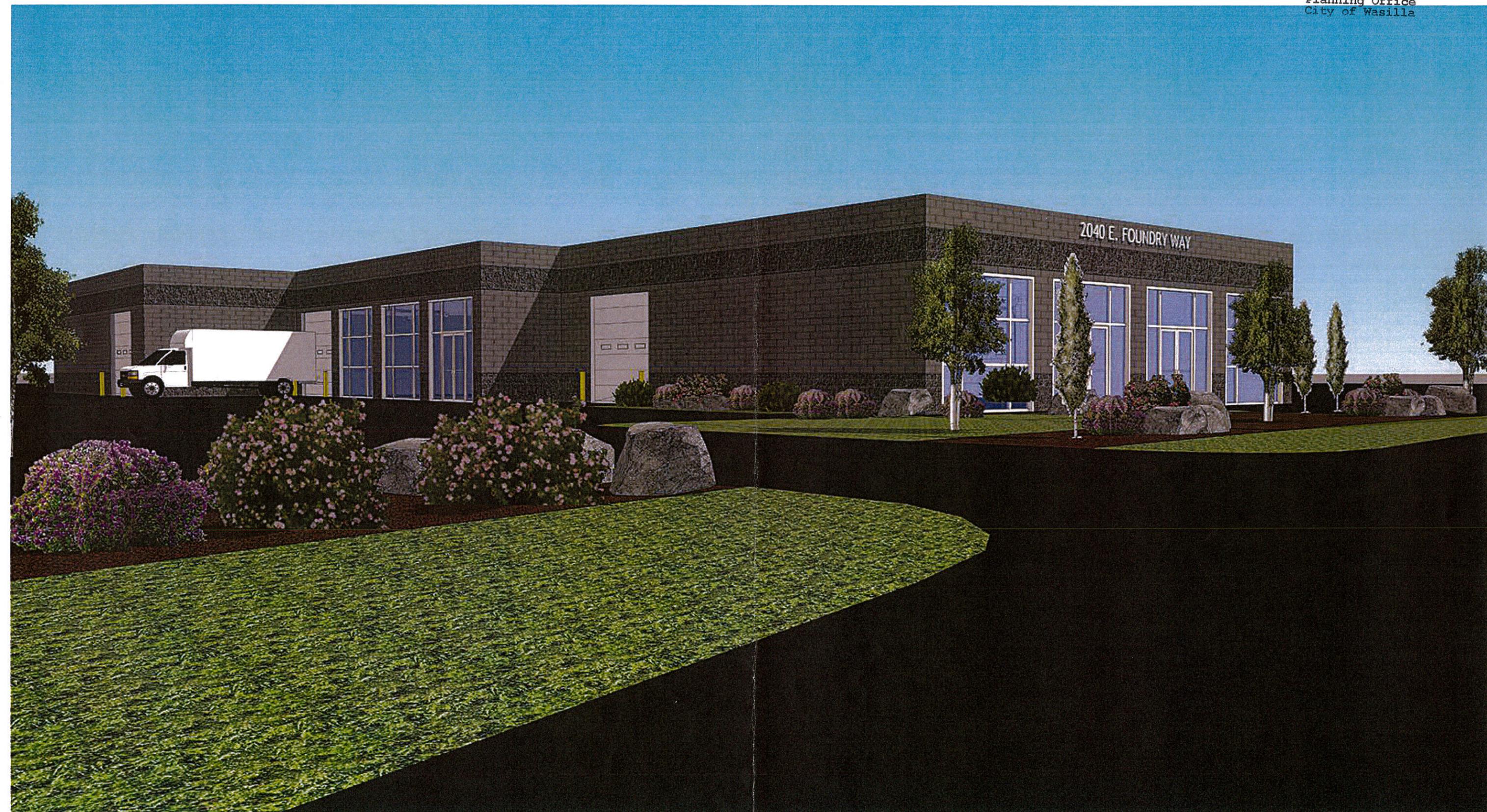
SHEET CONTENTS:
NORTH EXT ELEVATION
SOUTH EXT ELEVATION

CATEGORY	SHEET
A	2.1

RECEIVED

JUN 22 2016

Planning Office
City of Wasilla



NOTIFICATION OF PUBLIC HEARING

Matanuska - Susitna Borough
Development Services

CASE: CU 16-01

DATE: June 23, 2016
APPLICANT (S): 907 Architecture / Matthew Wilson
PROPERTY OWNER: Jeff & Leanne Hatt

JUN 24 2016

Received

REQUEST:

Conditional use approval to construct three new commercial buildings on properties located at:

- 2060 E. Foundry Way, Block 3, Lot 4 - 16,375 square feet gross floor area
- 2040 E. Foundry Way, Block 3, Lot 5 - 15,600 square feet gross floor area
- 2000 E. Foundry Way, Block 3, Lot 6 - 12,500 square feet gross floor area;

Overlook Business Park 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 **July 12, 2016 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 **July 5, 2016** 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:

FIRM 8065 X Zone

no other comments

[Signature] 7/5/16

neopost
06/23/2016
US POSTAGE \$00.46⁵

FIRST-CLASS MAIL



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

ZIP 99654
041L11222587

FIRST CLASS

Matanuska-Susitna Borough

JUN 24 2016

RECEIVED

NOTICE OF PUBLIC HEARING

NOTIFICATION OF PUBLIC HEARING

DATE: June 23, 2016
APPLICANT (S): 907 Architecture / Matthew Wilson
PROPERTY OWNER: Jeff & Leanne Hatt

CASE: CU 16-01

JUN 27 2016

REQUEST:

Conditional use approval to construct three new commercial buildings on properties located at:

- 2060 E. Foundry Way, Block 3, Lot 4 - 16,375 square feet gross floor area
2040 E. Foundry Way, Block 3, Lot 5 - 15,600 square feet gross floor area
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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 COMMENTS JW

Multiple horizontal lines for additional comments.



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

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

neopost 06/23/2016
US POSTAGE \$00.46
FIRST-CLASS MAIL
ZIP 99654
041L11222587

RECEIVED

JUN 30 2016

Planning Office
City of Wasilla

FIRST CLASS

Wasilla Borough

JUN 24 2016

RECEIVED

NOTICE OF PUBLIC HEARING



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

APPLICATION FOR CONDITIONAL USE CU# 16 - 01

PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: Jeff & Leanne Hatt	Name: 907 Architecture / Matthew Wilson
Mailing Address: PO BOX 871692	Mailing Address: PO Box 875570
<u>WASILLA AK</u>	
Contact Phone: Day 907-376-3301 Night	Contact Phone: Day 907-632-6487 Night
FAX:	FAX:
E-mail: jhatt@mechsp.com	E-mail: mwilson@907architecture.com

*Attach list of additional owners if any.

PROPERTY INFORMATION
Size of property: lot 4 = 1.23 acres / lot 5 = 1.03 acres / lot 6 = 0.99 acres
Property tax # lot 4 = 16845 / lot 5 = 51555 / lot 6 = 54542
Street Address: lot 4 = 2060 E. Foundry Way, lot 5 = 2040 E. Foundry Way, lot 6 = 2000 E. Foundry Way
Legal Description: Lot(s) <u>4, 5, 6</u> Block <u>3</u> Subdivision <u>Overlook Business 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>COMMERCIAL BUILDING ON LOT 5 50 FT</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.

DATE: 6/22/16

SIGNATURE:

RECEIVED

JUN 22 2016

Planning Office
City of Wasilla

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

Land Use	
Describe current use of property covered by this application: Lots 4&5 = Vacant land, Lots 6 = Vacant land with vacant bldg	
Surrounding property: (Describe how land adjacent to the property is currently being used.)	
North:	Commercial/Business (Roofing Company & vehicle dealership)
South:	Bounded by Old Matanuska Road, the Alaska Rail Road easement, and vacant land
East:	Commercial/Business (CSS Early learning center)
West:	Commercial/Business (HVAC company)

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

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

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

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

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

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

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

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.

Receipt #40228 6/22/16

Accepted by: <i>T. Crawford</i>	Representative Affidavit: N/A <input type="checkbox"/> Attached <input type="checkbox"/>	Fee: <i>\$500.⁰⁰</i>	Tentative WPC Hearing Date:
------------------------------------	---	------------------------------------	-----------------------------

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

Approval of City Planner: _____ Date: _____

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



June 21, 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 master planning the 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.

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.

The development of these lots will not affect the neighborhood plan since the surrounding properties are all zoned commercial. These parcels are not part of an approved neighborhood plan.

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

Yes, the proposed plans are 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](#).

Not Applicable

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

The owner is ready to address any comments and recommendations of the reviewing parties.



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

The use of the properties is consistent with the 2015 Wasilla Comprehensive 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.

The proposed plan provides adequate emergency access throughout the proposed development. The Northeast corner of lot 4 has an existing fire hydrant.

-
7. Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians. When development is proposed and the volume of traffic is expected to exceed one hundred (100) vehicles during the peak hour as estimated by the city planner, a licensed professional engineer shall conduct an analysis of the vehicle trip generation characteristics of the development. The engineer may use the average trip generation factors in the table in subsection B of this section, which are based upon the Institute of Transportation Engineers Informational Report, Trip Generation, Third Edition, to determine anticipated traffic for establishing the number, size, and design of driveways, access roads and intersection improvements needed to accommodate the development.

Foundry way will provide the primary access to the sites and the secondary will be Old Matanuska Road. The current plans allow for ingress and egress to and from the site on both roads. The site plan shows larger vehicles entering on Foundry Way and exiting to Old Matanuska Road. The proposed use (wholesale business) will not overload the street system with traffic of result in unsafe streets or danger to pedestrians.

-
8. Dimensional Standards. The dimensional requirements of Section [16.24.010](#) are met.

The dimensional requirement of section 16.24.010 have been met or exceeded.

-
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.

The parking, loading, and snow storage areas are adequate, safe, and properly designed. A site plan has been included that shows the required parking, circulation space, exterior amenities, lighting and snow storage areas.

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

The proposed development will be served by the local water, sewer, and electricity provider. Other local utilities will be connected to the development such as telephone & internet.

-
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.

Water runoff is controlled by the use of percolation areas with vegetation. All roads, parking area, etc are designed to slope to these lower areas to alleviate runoff into public streets and adjoining lots. There are no protected rivers, lakes, streams, etc. adjacent to these sites.

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.

See attached site plan.

-
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.

The proposed use of the development will not result in significantly different peak use characteristics of the surrounding uses.

-
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.

The proposed building(s) will not negatively impact the surrounding properties. The use of the lease spaces is still to be determined but will be wholesale type business. All activities will be performed inside the lease spaces and will not affect neighboring lease spaces or surrounding properties.

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

A landscape plan is provided showing the proposed landscaping on all (3) sites meeting or exceeding the requirements in The City of Wasilla Code, Section 16.33. The landscape plan was developed for the client and approved by the planning commission on May 24, 2016 since more than 70% of the lots were cleared. The trees in the Northeast corner of lot 4 will remain on-site if possible and not be a grass area as shown on the landscape plan. This row of trees will provide a buffer between these new buildings and the CSS Early Learning Center. An adequately sized, located, and screened trash dumpster will be provided on each property serving each building and is shown on the site/landscape plan.

-
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.

Not Applicable

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.

Adequate water and sewer is available along Old Matanuska Road. The owner will coordinate with the Public Works department to obtain any necessary city permits. No existing storm water system exists in the area but several vegetated areas are planned for on-site storm water retention along with the natural drainage to the south of the lots in the ditches along Old Matanuska Road. All water will be diverted away from the drive areas.

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

The existing building and the (3) properties are not a historic resource and will not affect any historic resources in the area.

-
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.

The proposed building(s) will blend in with the general neighborhood appearance and architecture. The proposed development will actually increase the visual appeal to the neighborhood. The current neighborhood mostly consists of single story buildings. The CSS Early Childhood building is a single story structure wrapped in horizontal siding adjacent to lot 4, the Gibson Roofing building is a single story Pre-Engineered Metal Building with a 2 story addition wrapped in metal siding across the street from lot 6. The FedEx building at the end of the road is a single story pre-engineered metal building wrapped in metal siding. The Mechanical Specialties building adjacent to lot 6 is a



single story pre-engineered metal building with a (2) story office area facing the Old Matanuska Road. The proposed development will be a single level building constructed of varying types of complimentary CMU block. Different textures and (2) different complimentary colors have been selected for each façade and the shape of the building breaks up the long horizontal walls and utilizes the site to its maximum potential. The proposed buildings are adequately spaced, sized, setbacks are meet, lot coverage is adequate to accommodate the required parking and landscaping along with the necessary site elements. The siting of the buildings and layout of each site promotes natural light and adequate natural ventilation for the users and customers of the facilities.

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:
- The location, shape, size and character of the area is suitable for the planned use;
 - 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;
 - The area must be suitably improved for its intended use, but common open space containing natural features worthy of preservation may be left unimproved;
 - 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;
 - All land must be conveyed under one of the following options:
 - 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.
 - When no maintenance of the area is required, it may be conveyed to all new owners in undivided joint ownership.
 - 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.
 - Conveyance of an area must be consistent with AS 34.07 the Horizontal Property Regime Act.

Not Applicable

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

The proposed use and development of these (3) sites will not significantly increase the impact on the surrounding areas from glaciation or drifting snow. Multiple snow storage areas are identified on the site plan and will be used to retain snow with positive drainage. If the snow storage areas are full, the snow will be hauled to a permitted snow storage area. Glaciation or drifting snow shall not be a problem on these sites.

Kind regards,

Matthew Wilson, AIA
907 Architecture LLC



Plat No. 76-46

AFFIDAVIT

OVERLOOK BUSINESS PARK

The above referenced subdivision Plat as filed in the office of the District Recorder, Palmer Recording District under Plat file number 75-22, has been revised as follows:

1. Corrected drafting errors on Lots 1 thru 6, Block 1;
2. Added Centerline curve data for the Alaska Railroad;
3. Corrected dimensional data on the north Right-of-Way of the Alaska Railroad.

The above revisions constitute the sole changes made to the Plat aside from their notation in the revision block on the plat.

The above revisions do not alter lot areas, or dimensions and do not affect or influence any change of ownership, utility easements, drainage features, rights-of-way or any other item which would adversely affect this or adjacent properties. We therefore are submitting this plat for refiling as corrected.

DICKINSON-OSWALD-WALCH-LEE,
ENGINEERS

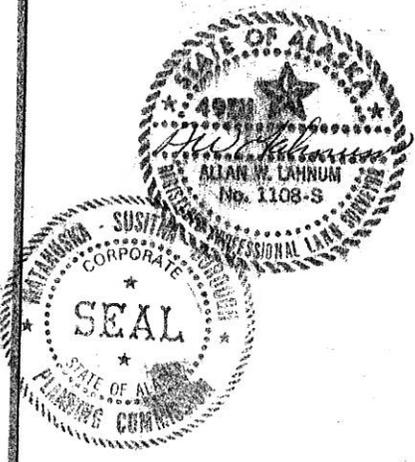
PLANNING COMMISSION APPROVAL

The Platting Authority of the Matanuska-Susitna Borough approves this affidavit for recording, and refiling of attached plat.
June 22, 1976

Ray Baker
Ray Baker
Planning Director

ATTEST.

Sergio Este
Sergio Este
Planning Clerk



76-005752

3-

RECORDED-FILED
PALMER REC.
DISTRICT

JUN 24 9 56 AM '76

REQUESTED BY MATANUSKA · SUSITNA BOROUGH INC.

ADDRESS _____ BOX 8 PALMER, ALASKA 99645

712757 31 of 270

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City of Wasilla

Additional information to Conditional Use Application:

- 1) Section 1616.050 A.12 commercial building over 10,000 sq. ft. require approval request approval of all buildings listed below
 - A) Lot 4 proposed building is 16,375 sq. ft. maximum (not designed yet)
 - B) Lot 5 designed building is 15,600 sq. ft.
 - C) Lot 6 proposed building is 12,500 sq. ft. maximum (not designed yet)
- 2) Section 16.08.010 A.2 Extensions
 - A) Requesting an extension of the approval period for 12 months to 3 years to facilitate phased project. Project schedule has 1 building completed prior to the start of the next building expected to be built over 3 construction seasons.

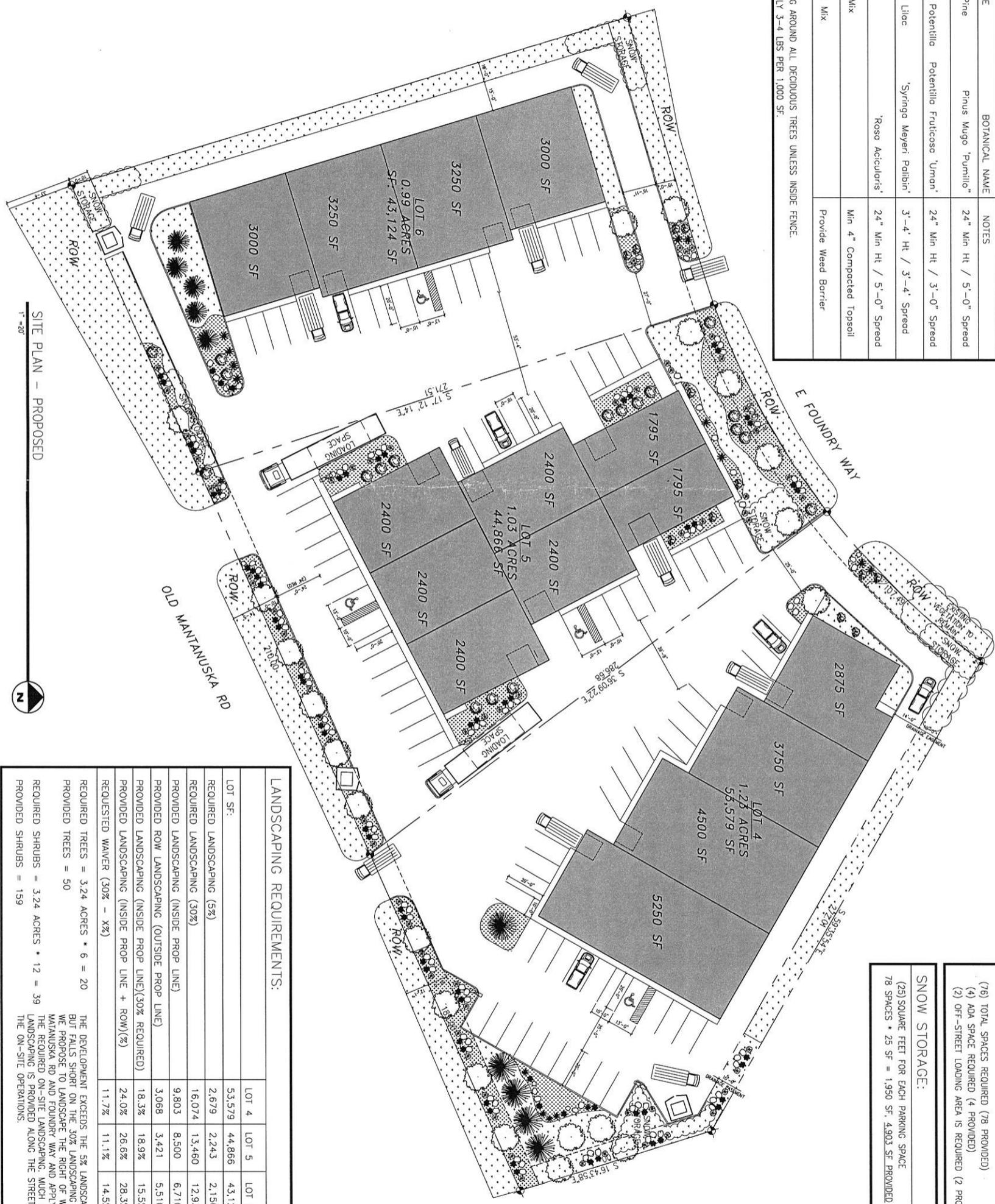
Clarifications:

- 1) Future building (awaiting design) will be built with the same design concept as the building on lot 5 that is provided as part of our condition use application package. Building materials will be block construction with a mixture of store front windows and a garage doors.
- 2) The colored elevation drawing is a depiction of how the proposed building will look once the landscaping has a chance to establish.

PLANTING LEGEND

TREES	QUAN	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
	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 'Pumilio'	24" Min Ht / 5'-0" Spread
	15		Mango Tango Potentilla	Potentilla Fruticosa 'Urmn'	24" Min Ht / 3'-0" Spread
	66		Dwarf Korean Lilac	'Syringa Meyeri 'Pallidin'	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
 T-20



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

(78) 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 SF:	LOT 4	LOT 5	LOT 6
REQUIRED LANDSCAPING (5%)	53,579	44,866	43,124
REQUIRED LANDSCAPING (30%)	2,679	2,243	2,156
PROVIDED LANDSCAPING (INSIDE PROP LINE)	16,074	13,460	12,937
PROVIDED LANDSCAPING (OUTSIDE PROP LINE)	9,803	8,500	6,710
PROVIDED LANDSCAPING (INSIDE PROP LINE + ROW)(%)	3,068	3,421	5,510
REQUESTED WAIVER (30% - X%)	18.3%	18.9%	15.5%
	24.0%	26.6%	28.3%
	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 = 139

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
 33 of 270



907 Architecture LLC
 P.O. Box 875570, Wasilla, Alaska 99687
 PH 907.632.6487

SITE PLAN

REVISIONS:

DRAWN BY: MFLV
 CHECKED BY: MFLV
 DATE: 6-21-2016
 JOB NUMBER: 2015-13

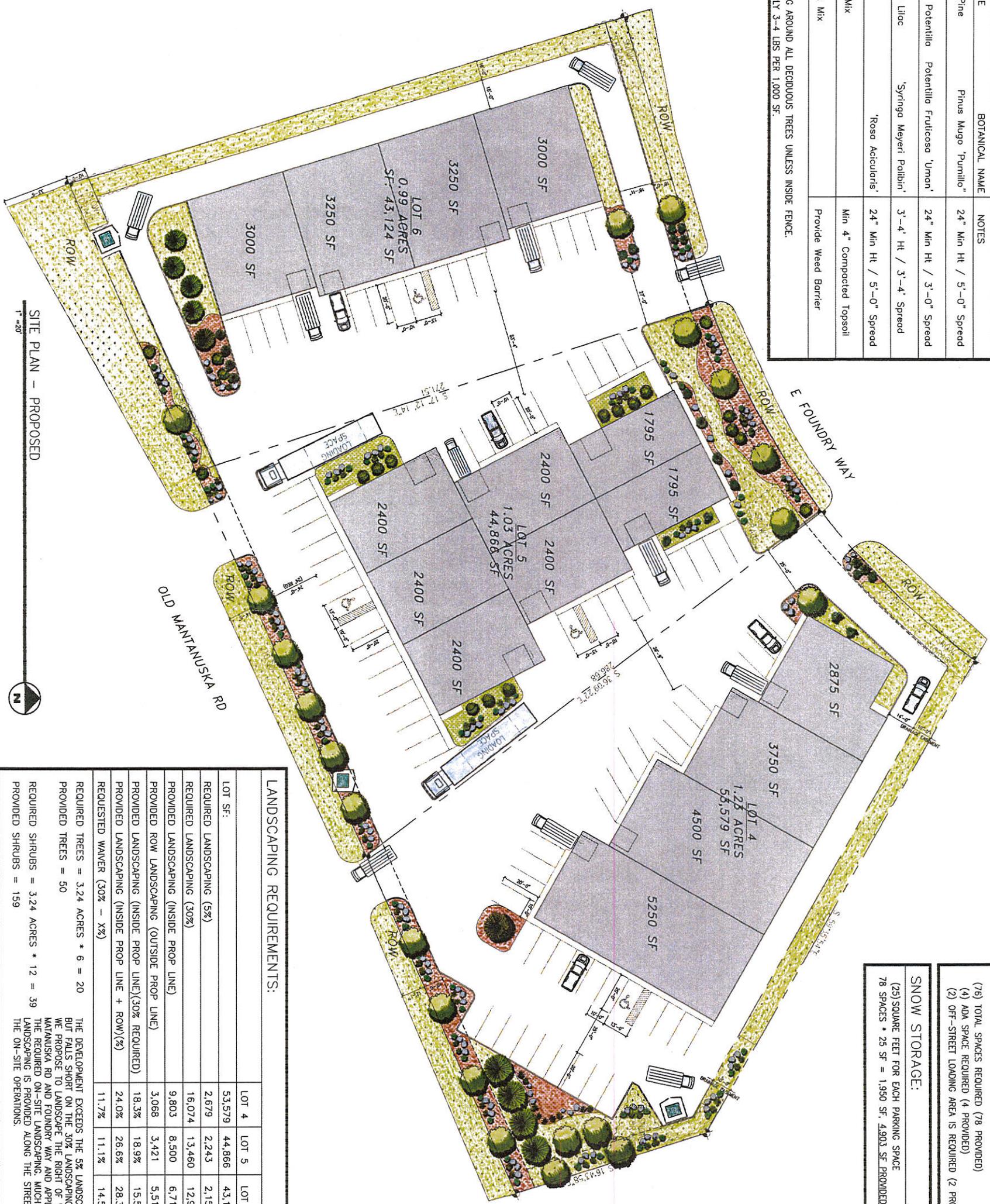
SHEET CONTENTS:
 SITE PLAN - PROPOSED
 PLANTING LEGEND
 LANDSCAPING REQUIREMENTS
 PARKING REQUIREMENTS
 SNOW STORAGE REQUIREMENT

CATEGORY: CC
 SHEET: 1.0

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PLANTING LEGEND				
TREES	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	SYMBOL	COMMON NAME	BOTANICAL NAME	NOTES
12		Dwarf Mugo Pine	Pinus Mugo 'Pumilio'	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 '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.



SITE PLAN - PROPOSED
 1" = 20'



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	
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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	

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REQUIRED TREES = 3.24 ACRES * 6 = 20
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 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.

SITE PLAN	
REVISIONS:	
DRAWN BY: MFW	
CHECKED BY: MFW	
DATE: 05-09-2016	
JOB NUMBER: 2015-13	
SHEET CONTENTS:	
SITE PLAN - PROPOSED	
LANDSCAPING REQUIREMENT	
PLANTING REQUIREMENT	
SNOW STORAGE REQUIREMENT	
CATEGORY	SHEET
CC	1.0

GK'S PROPERTIES #2
2040 E. FOUNDRY WAY
WASILLA, ALASKA 99654
 34 of 270

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

PLANTING LEGEND

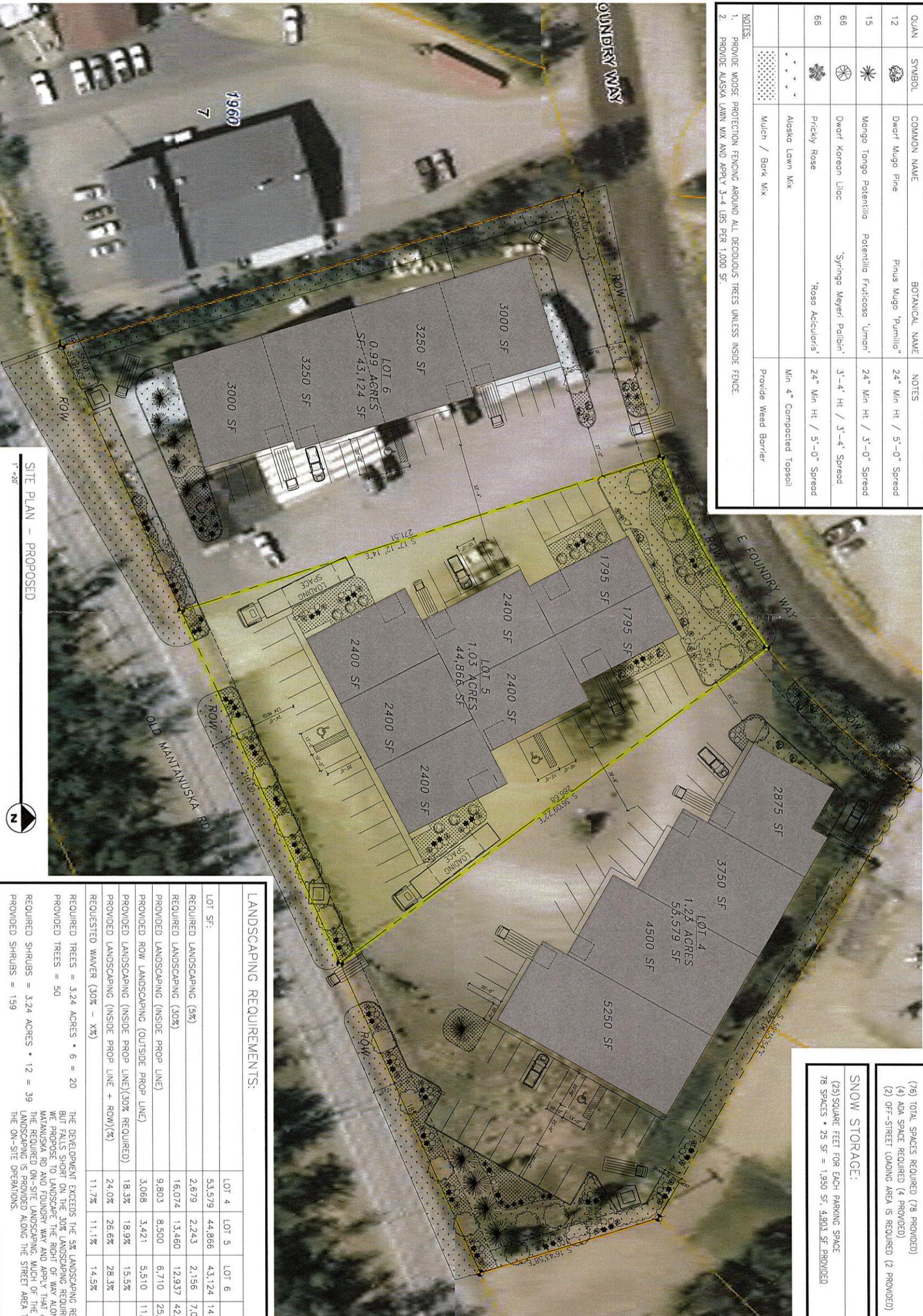
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66		Prickly Rose	'Rosa Acicularis'	24" Min Ht / 5'-0" Spread
		Alaska Lawn Mix		Min 4" Compacted Topsoil
		Mulch / Bark Mix		Provide Weed Barrier

NOTES:
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 2. PROVIDE ALASKA LAWN MIX AND APPLY 3-4 LBS PER 1,000 SF.

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City of Wasilla



SITE PLAN - PROPOSED



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

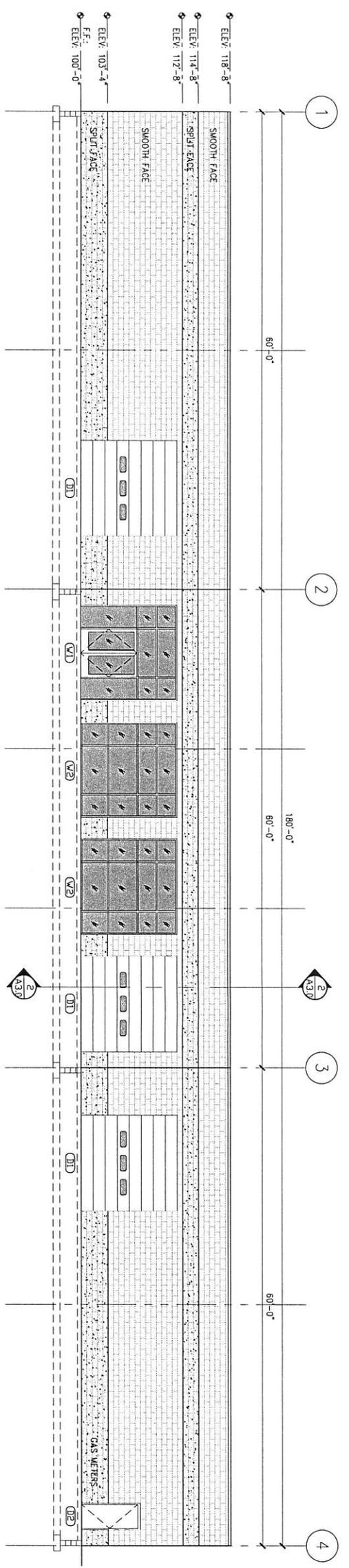
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GK'S PROPERTIES #2
2040 E. FOUNDRY WAY
WASILLA, ALASKA 99654

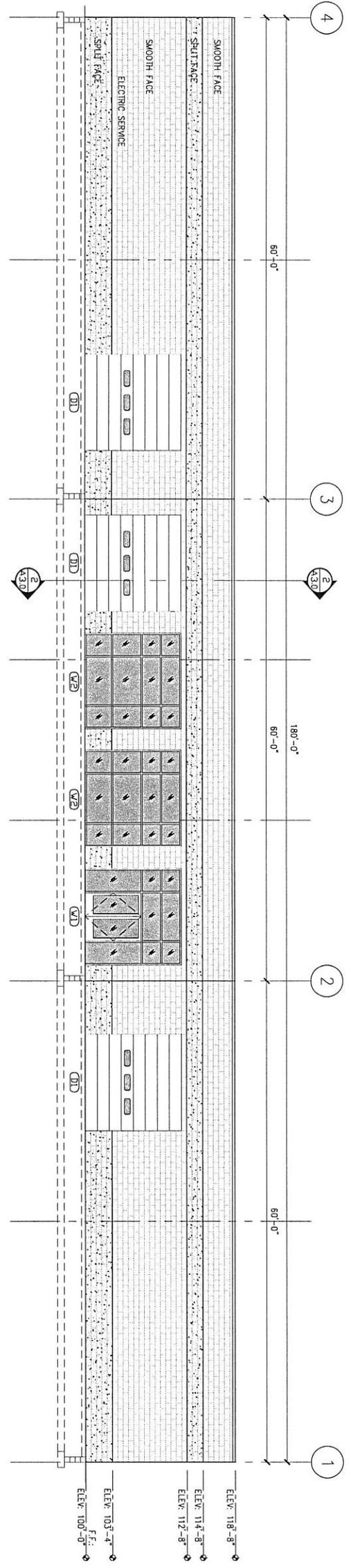
SITE PLAN

REVISIONS:	
DRAWN BY: MFW	
CHECKED BY: MFW	
DATE: 6-21-2016	
JOB NUMBER: 2015-13	
SHEET CONTENTS:	
SITE PLAN, LEGEND	
LANDSCAPING REQUIREMENTS	
PARKING REQUIREMENTS	
SNOW STG REQUIREMENT	
CATEGORY	SHEET
CC	1.0





WEST ELEVATION
1/8" = 1'-0"



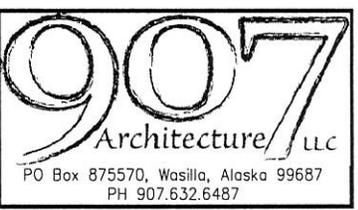
EAST ELEVATION
1/8" = 1'-0"

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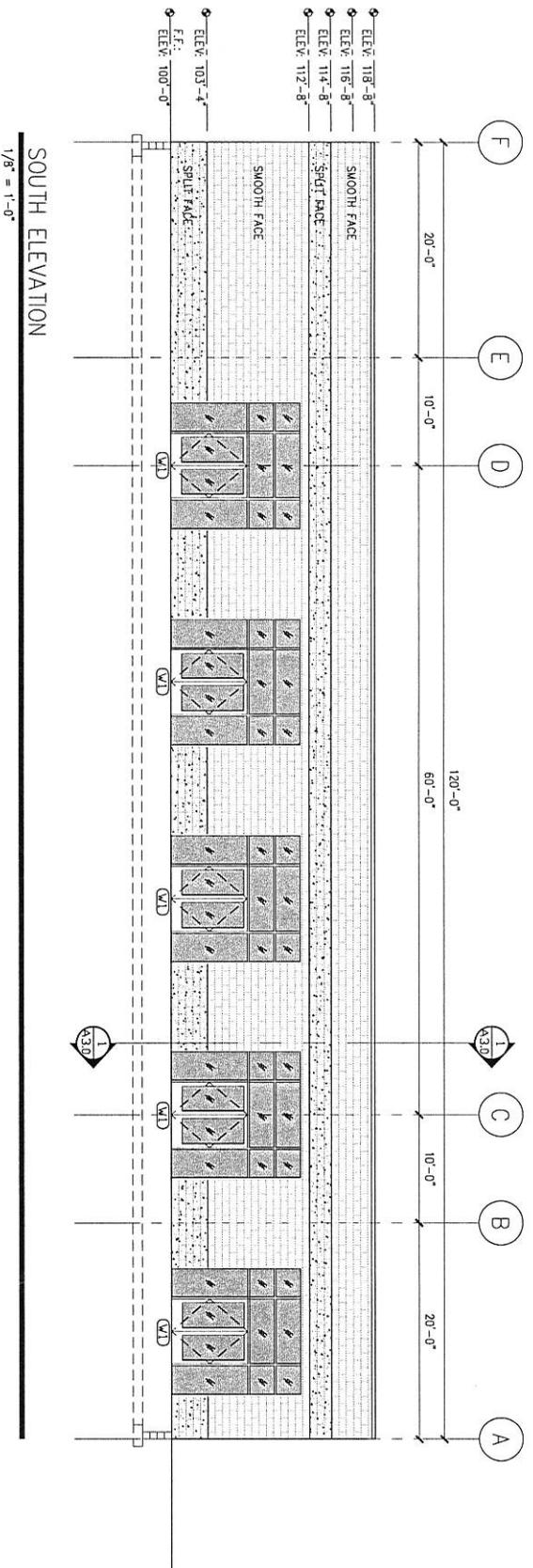
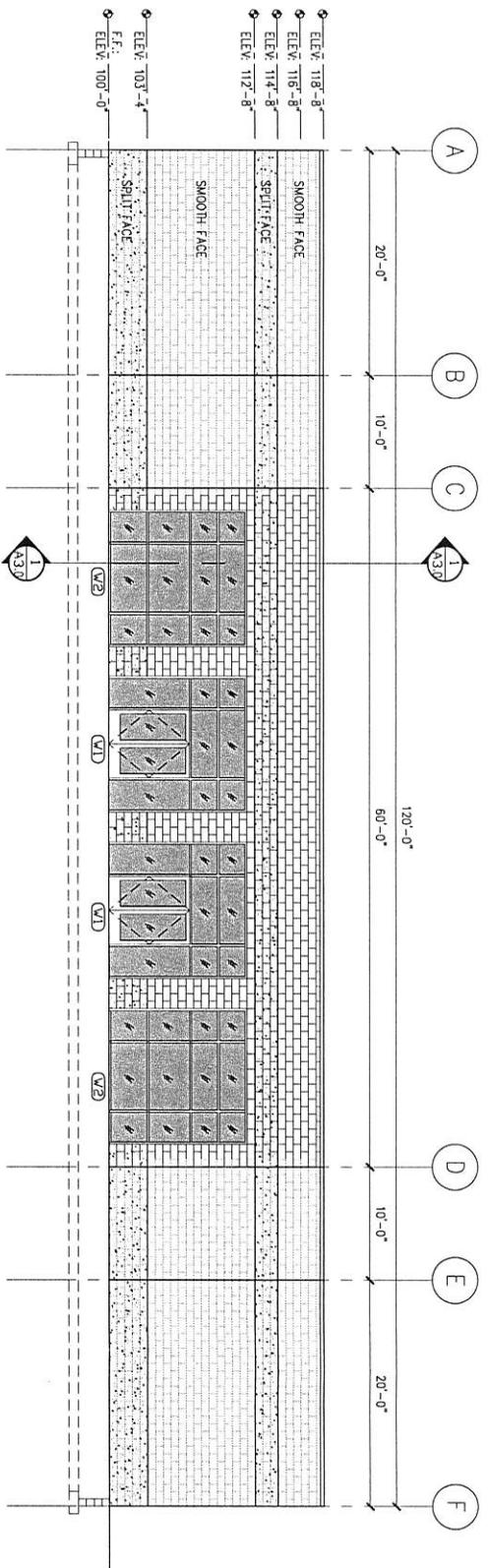
JUN 22 2016

Planning Office
City of Wasilla

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



DRAWN BY: MFW	
CHECKED BY: MFW	
DATE: 6-22-2016	
JOB NUMBER: 2015-13	
SHEET CONTENTS: WEST EXT ELEVATION EAST EXT ELEVATION	
CATEGORY	SHEET
A	2.0



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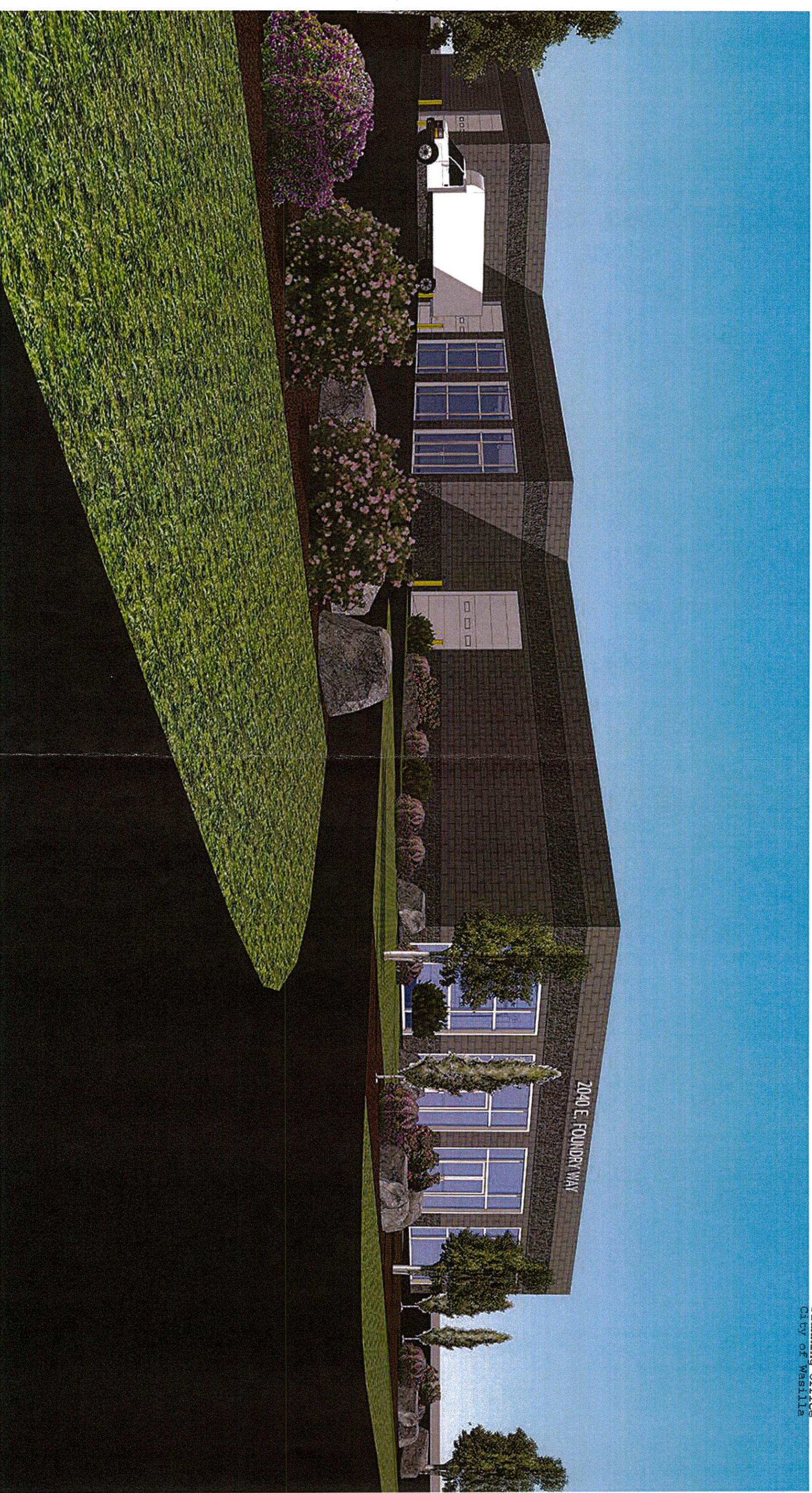
Planning Office
 City of Wasilla

<p>907 Architecture LLC PO Box 875570, Wasilla, Alaska 99687 PH 907.632.6487</p>		<p>GK'S PROPERTIES #2 2040 E. FOUNDRY WAY WASILLA, ALASKA 99654</p>		<p>REVISIONS:</p>
<p>DRAWN BY: MFW CHECKED BY: MFW DATE: 6-22-2016 JOB NUMBER: 2015-13</p>	<p>SHEET CONTENTS: NORTH EXT ELEVATION SOUTH EXT ELEVATION</p>	<p>CATEGORY</p>	<p>SHEET</p>	
<p>A</p>		<p>2.1</p>		

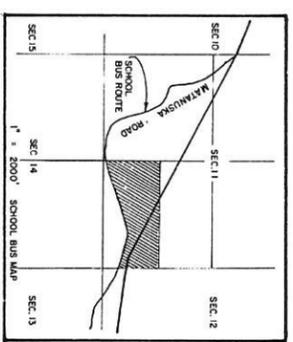
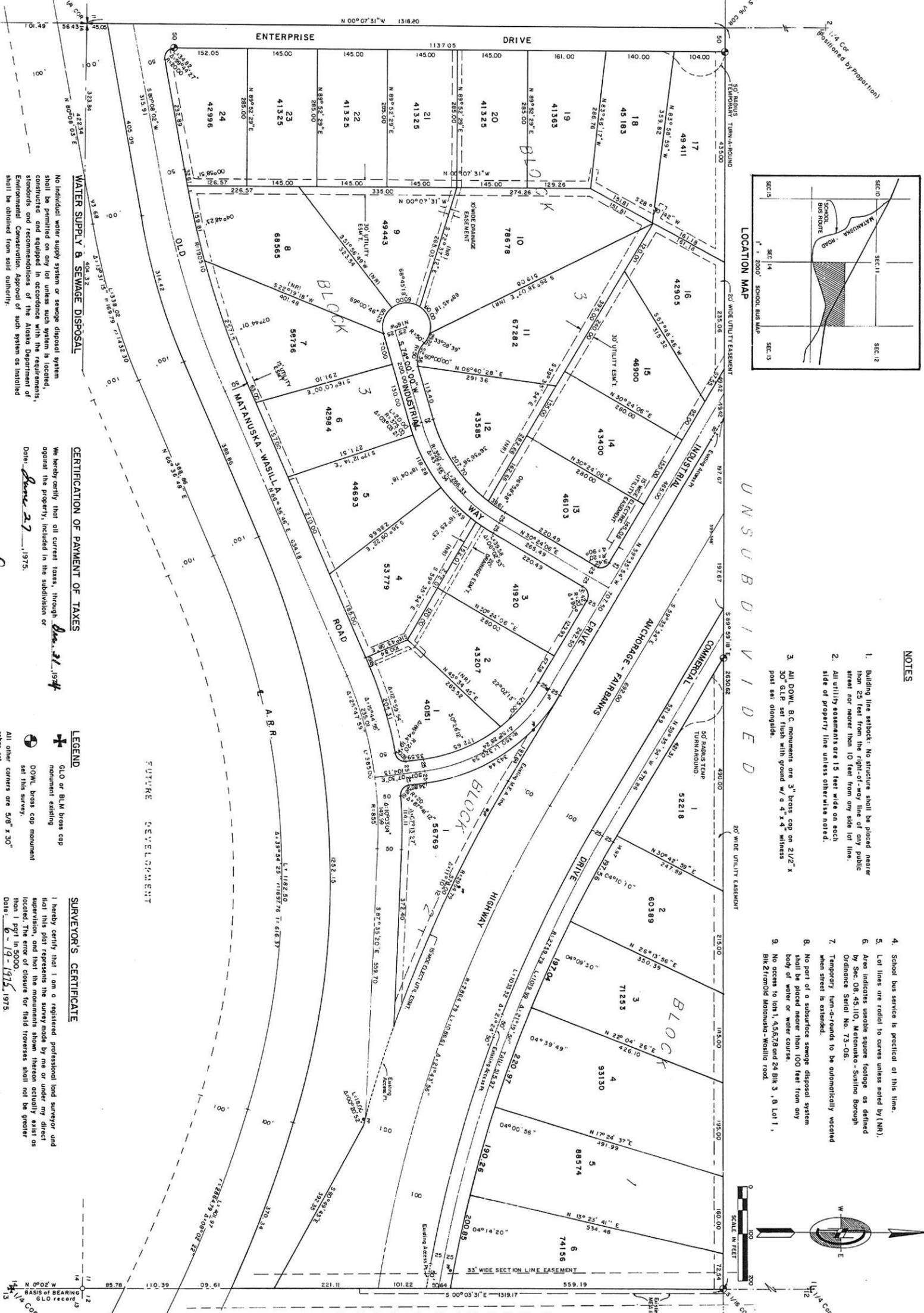
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City of Wasilla



UNSUBDIVIDED



- NOTES**
1. Building line setback. No structure shall be placed nearer than 25 feet from the right-of-way line of any public street nor nearer than 10 feet from any side lot line.
 2. All utility easements are 15 feet wide on each side of property line unless otherwise noted.
 3. All DOWL B.C. monuments are 3" brass cap on 2 1/2" x 30" GLP set flush with ground w/a 4 x 4 witness post set alongside.
 4. School bus service is practical at this time.
 5. Lot lines are radial to curves unless noted by (NR).
 6. Acre indicates usable square footage as defined by Sec. 08, 45.110, Matanuska-Sustina Borough Ordinance Serial No. 73-05.
 7. Temporary turn-arounds to be automatically vacated when street is extended.
 8. No part of a subsurface sewage disposal system shall be placed nearer than 100 feet from any body of water or water course.
 9. No access to lot 1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

WATER SUPPLY & SEWAGE DISPOSAL

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Alaska Department of Environmental Conservation. Approval of such system as installed shall be obtained from said authority.

CERTIFICATION OF PAYMENT OF TAXES

We hereby certify that all current taxes, through June 31, 1974 against the property, included in the subdivision or

Date: June 27, 1975.

LEGEND

- GLD or BLM brass cap monument existing
- DOWL brass cap monument set this survey
- All other corners are 5/8" x 30" rebar set.
- POWER POLE

SURVEYOR'S CERTIFICATE

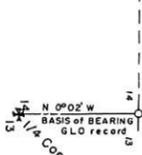
I hereby certify that I am a registered professional land surveyor and that this plat represents the survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as located. The error of closure for field traverses shall not be greater than 1 part in 5000.

Date: 6-19-1975, 1975.

CERTIFICATE OF APPROVAL BY THE COMMISSION

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the subdivision regulations of the Matanuska-Sustina Borough Planning Commission, and that said plat has been approved by the Commission, and that Resolution No. 2579 dated June 8, 1975 by the Planning Commission has been approved for recording in the office of the Recorder in the Recording District in which the plat is located.

Date: June 22, 1975.



CERTIFICATE OF OWNERSHIP & DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plat of subdivision with our free consent and dedicates to public or private use as shown on this plat.

Date: June 11, 1975.

Signature: Walter Day
WALTER DAY
OWNER FOR ALASKA

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 16th day of June 1975.

Signature: Walter Day
WALTER DAY
NOTARY FOR ALASKA

My commission expires: March 3, 1979

Restrictions, Covenants were recorded June 27, 1975, at the Matanuska Recording District, Book 22, Page 88.

RECEIVED

JUN 22 2016

Planning Office
City of Wasilla

OVERLOOK BUSINESS PARK

51/2 SE1/4 SECTION 11, T17N, R1W, S1W ALASKA
CONTAINING 35.337 ACRES

DICKINSON-OSWALD & PARTNERS
CONSULTING ENGINEERS
ANCHORAGE, ALASKA

DATE: 5/30/75
SCALE: 1" = 100'

CHECKED BY: IND
DRAWN BY: MS
NO. 7287
SHEET 1 OF 1



NOTES

1. Building line setback. No structure shall be placed nearer than 25 feet from the right-of-way line of any public street nor nearer than 10 feet from any side lot line.
2. All utility easements are 15 feet wide on each side of property line unless otherwise noted.
3. All DOWL B.C. monuments are 3" brass cap on 2 1/2" x 30" GLP set flush with ground w/a 4 x 4 witness post set alongside.
4. School bus service is practical at this time.
5. Lot lines are radial to curves unless noted by (NR).
6. Acre indicates usable square footage as defined by Sec. 08, 45.110, Matanuska-Sustina Borough Ordinance Serial No. 73-05.
7. Temporary turn-arounds to be automatically vacated when street is extended.
8. No part of a subsurface sewage disposal system shall be placed nearer than 100 feet from any body of water or water course.
9. No access to lot 1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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CERTIFICATE OF SERVICE

- 1. I am the Planning Clerk for the City of Wasilla.
- 2. I certify on this 23 day of June, 2016, I mailed 84 notices of: CU #16-01 via first class U.S. Mail and by hand delivery regarding the following:

Land Use Permit # CU16-01.

Residents within 1,200' 55

Review Agencies 25

Planning Commissioners & City Council Members 11

Total 91

DATED at Wasilla, Alaska, June 23, 2016

CITY OF WASILLA

Tahirih Revet
 TAHIRIH REVET
 Planning Clerk

Attest:

 TINA CRAWFORD
 City Planner

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NOTIFICATION OF PUBLIC HEARING

DATE: June 23, 2016
APPLICANT (S): 907 Architecture / Matthew Wilson
PROPERTY OWNER: Jeff & Leanne Hatt

CASE: CU 16-01

REQUEST:

Conditional use approval to construct three new commercial buildings on properties located at:

- 2060 E. Foundry Way, Block 3, Lot 4 - 16,375 square feet gross floor area
- 2040 E. Foundry Way, Block 3, Lot 5 - 15,600 square feet gross floor area
- 2000 E. Foundry Way, Block 3, Lot 6 - 12,500 square feet gross floor area;

Overlook Business Park 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 **July 12, 2016 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 July 5, 2016 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 #16-01
MSB Map #WA 11
T17N, R01W, Sec. 11

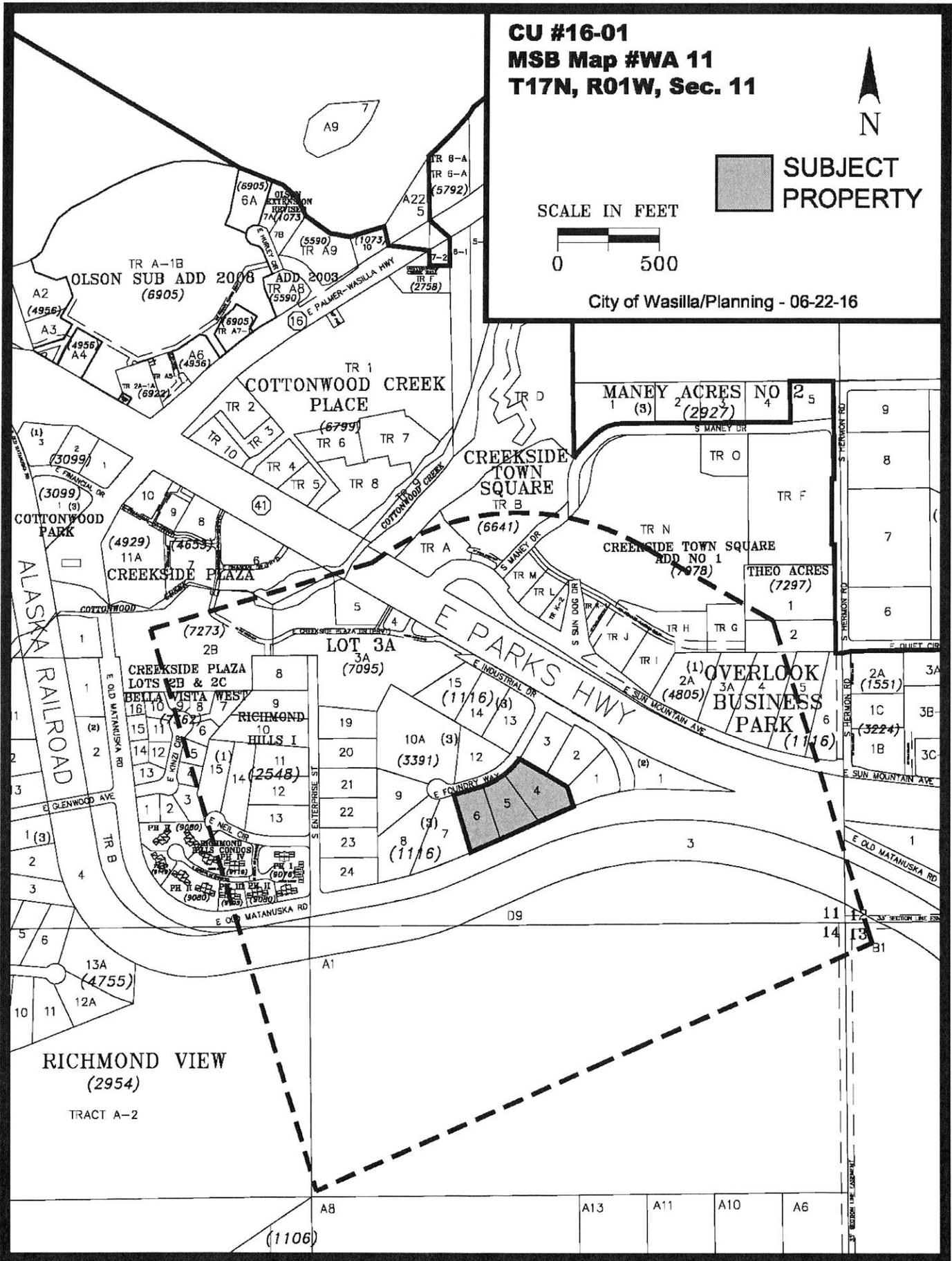


SUBJECT PROPERTY

SCALE IN FEET



City of Wasilla/Planning - 06-22-16





CITY OF WASILLA

290 E HERNING AVENUE
WASILLA AK 99654-9050
PHONE: (907) 373-9050
FAX: (907) 373-9092

NOTICE OF APPLICATION FOR CONDITIONAL USE PERMIT

APPLICANT: 907 Architecture / Matthew Wilson
OWNER: Jeff & Leanne Hatt

LOCATION: Block 3, Lots 4, 5 & 6, Overlook Business Park
Subdivision

FILE NO: CU 16-01

PROJECT: *Conditional use approval* to construct three new
commercial buildings on properties located at:
2060 E. Foundry Way, Block 3, Lot 4 - 16,375
square feet gross floor area
2040 E. Foundry Way, Block 3, Lot 5 - 15,600
square feet gross floor area
2000 E. Foundry Way, Block 3, Lot 6 - 12,500
square feet gross floor area;
Overlook Business Park Subdivision.

A public hearing will be held on **July 12, 2016** at 6:00 PM in the City
of Wasilla, Council Chambers.

Comments may be submitted in writing on or before July 5, 2016.
Please, submit comments or requests for more information to:

CITY OF WASILLA
PLANNING OFFICE
290 EAST HERNING AVE
WASILLA, AK 99654

TELEPHONE: 373-9020
FAX: 373-9021
EMAIL: planning@ci.wasilla.ak.us

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7273000L002B
ALASKA CLUB PARTNERS LLC
5201 E TUDOR RD
ANCHORAGE, AK 99507

3391B03L010A
ALASKA ROTEQ CORP
2051 E FOUNDARY WAY
WASILLA, AK 99654

4805B01L003A
ANDRES-WYMORE PRTRNSHP
PO BOX 876189
WASILLA, AK 99687-6189

9997000U0231
AT&T MOBILITY
909 CHESTNUT ST
C/O AT&T PROPERTY TAX DEPT RM 36-M-1
ST LOUIS, MO 63101-3004

1116B01L006
BP INVESTMENT GROUP LLC
3002 OLD SEWARD HWY
ANCHORAGE, AK 99503

7362000L007
BV WEST VENTURES I, LLC
16633 VENTURA BLVD
#1074
ENCINO, CA 91436

9080000U1794-3
CAN/AM INVESTMENT GROUP LLC
5771 HERITAGE HEIGHTS DR
ANCHORAGE, AK 99516-2362

1116B03L002
CCS EARLY LEARNING
2060 E INDUSTRIAL DR
WASILLA, AK 99654

9997000U0221
CONOCO PHILLIPS AK INC
KUPARUK WASILLA INVENTORY
PO BOX 100360
ATTN: TAX DEPT ATO 2100
ANCHORAGE, AK 99510-0360

1116B03L015
COOK TYLER & CHERI L
44152 STERLING HWY
SOLDOTNA, AK 99669-8031

9076000U1796-3
COOLEY NANCY J
1796 E NEIL CIR
#3
WASILLA, AK 99654-8289

9076000U1798-2
CULBERTSON WILLIAM P
LACHER RANDY K
1175 E SNOW HILL AVE
WASILLA, AK 99654-5751

2548B01L013
DEARBORN JAYSON N
980 S TRUNK RD
PALMER, AK 99645-8941

1116B02L001
DEVINE MICHAEL J & AMIE M
2200 E PARKS HWY
STE A
WASILLA, AK 99654

1116B03L020
DONNELLY CHRISTINA A
PO BOX 874141
WASILLA, AK 99687-4141

9076000U1800-1
DRYDEN STEPHEN M
1800 E NEIL CIR
UNIT 1
WASILLA, AK 99654-8291

1116B03L019
EDGE FITNESS LLC
PO BOX 873720
WASILLA, AK 99687-3720

1116B03L023
ENTERPRISE PROPERTIES LLC
22750 MCMANUS DR
CHUGIAK, AK 99567-5446

9076000U1800-4
ENTRUST RETIREMENT SERV INC FBO
NEW MICHAEL C IRA #12501-21
17171 PARK ROW
STE 100
HOUSTON, TX 77084-4935

9076000U1796-4
FAGNANI HENRY A & DEBRA A
PO BOX 870870
WASILLA, AK 99687-0870

7078000T001
FASANARO FAMILY TRUST
SLAYMAKER RAYMOND T
6834 GIBSON CANYON RD
VACAVILLE, CA 95688-9783

7436000T00N1
FIRST NAT'L BANK ALASKA
PO BOX 100720
ANCHORAGE, AK 99510-0720

9076000U1800-2
FLORES JESSE D & MARIA E J
1800 E NEIL CIR
2
WASILLA, AK 99654

9119000U1780-4
G & L INVESTMENTS LLC
1701 E DIMOND CIR
ANCHORAGE, AK 99507

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

4653000L005
GOLDRUSH-WASILLA LLC
1771 S VICTORIA AVE
VENTURA, CA 93003

1116B03L012
GREEN INVESTMENTS LLC
GREEN DONNA E
1501 E COURTLAND CIR
WASILLA, AK 99654

1116B03L001
HATT JEFFREY E & LEANNE
PO BOX 871692
WASILLA, AK 99687-1692

1116B03L022
JENSON DWAYNE & LISA
1061 S ENTERPRISE ST
WASILLA, AK 99654-8253

9076000U1796-1
JOSWIAK CHARLES
1796 E NEIL CIR
WASILLA, AK 99654

7362000L006
JYG INVESTMENT GROUP LLC
16633 VENTURA BLVD
STE 1014
ENCINO, CA 91436-1859

1116B03L021
KUZMIN ILIA N & IRINA F
PO BOX 3433
HOMER, AK 99603-3433

1116B03L008
MOFFITT TRACY A & KATHY A
PO BOX 3337
PALMER, AK 99645-3337

2548B01L011
PENA M ELIJAH & JESSICA A
PO BOX 141116
ANCHORAGE, AK 99514-1116

2548B01L008
ROED THOMAS MARTIN
PO BOX 1193
CHICKALOON, AK 99674-1193

1116B01L004
SR WASILLA LLC
11010 TUKWILA INT'L BLVD
% THOMAS R OGREN
SEATTLE, WA 98168

2954000T00A-2
SUMNER RICHARD C&C YVONNE
PO BOX 872992
WASILLA, AK 99687-2992

9105000U1792-2
TORRES CRISTINA
1792 E NEIL CIR
APT 2
WASILLA, AK 99654-8243

6641000T00A
WASILLA DEVELOPMENT CO LLC
4450 CORDOVA ST
STE 200
ANCHORAGE, AK 99503-7273

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

9076000U1798-3
KIM YOO YIN
YANG SUN JA
910 S FELTON ST
PALMER, AK 99645-6552

1116B03L024
MAHONEY TIMOTHY
14607 TERRACE LN
EAGLE RIVER, AK 99577-9276

2548B01L012
PACKA JEREMIAH D & JESSICA D
PO BOX 505
DILLINGHAM, AK 99576-0505

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

17N01W14A001
SHAW DAN'L K & SHIRLEY A
PO BOX 871117
WASILLA, AK 99687-1117

9076000U1800-3
ST JOHN DONNA M
1800 E NEIL CIR
3
WASILLA, AK 99654

9076000U1798-1
SWETT ALLEN J
MCGOWEN DENISE
8449 W TROY ST
PEORIA, AZ 85382-8048

9080000U1794-2
VAN SCIVER MINSUN
PO BOX 773464
EAGLE RIVER, AK 99577-3464

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

ENSTAR
PO Box 190288
Anchorage, AK 99519-0288

9076000U1796-2
KURKA DONNA
PO BOX 770177
EAGLE RIVER, AK 99577-0177

1116B03L007
MECHSP LLC
1960 E FOUNDRY WAY
WASILLA, AK 99654-8255

7095000L003A
PEDERSEN FAM LTD PRTRNSHP
PO BOX 871
% FLOYD PEDERSEN
MARYSVILLE, CA 95901-0871

9080000U1794-1
RICHARDS PHYLLIS
PO BOX 875594
WASILLA, AK 99687

1116B01L005
SPECIAL EVENTS ALASKA LLC
2341 E SUN MOUNTAIN AVE
WASILLA, AK 99654-7343

2548B01L014
SUH SUNG H
2107 SORBUS WAY
ANCHORAGE, AK 99508-4049

7297000L001
THEOBALD S L TRUST
THEOBALD LARRY G & SARAH L TRES
3170 E FAIRVIEW LOOP
WASILLA, AK 99654

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

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

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

Friends of Mat-Su
202 S Alaska St
Palmer, AK 99645

GCI
1879 E Parks Hwy
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
Suite 206
Wasilla, AK 99654-7880

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
Wasilla, AK 99654

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

SOA/DNR
WATER Resources
550 W. 7th Ave
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
PO Box 196900
Anchorage, AK 99519-6900

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

Debra Barrett
2860 W. Bayridge Circle
Wasilla, AK 99654

Brian Mayer
250 S Vix Way
Wasilla, AK 99654

Jessica Dean
209 S. Vix Way
Wasilla, AK 99654

Loren Means III
1554 N. Shoreline Drive
Wasilla, AK 99654

Claudia Pinard
646 Peck Street
Wasilla, AK 99654

COW Public Works Director
Archie Giddings

City Council

City Council

City Council

City Council

City Council

By: Planning
Public Hearing: 07/12/16
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 16-07**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE CONSTRUCTION OF THREE NEW COMMERCIAL BUILDINGS (LOT 4 – 16,375 SF BLDG.; LOT 5 – 15,600 SF BLDG.; LOT 6 – 12,500 SF BLDG.) ON LOTS 4, 5, & 6, BLOCK 3, OVERLOOK BUSINESS PARK SUBDIVISION.

WHEREAS, Matthew Wilson, 907 Architecture, Agent for Jeffrey E. and Leanne Hatt, Owners, submitted an application for a conditional use permit (CU16-01) on June 22, 2016; 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 Planning Commission public hearing was published in the Frontiersman on July 5, 2016; and

WHEREAS, the Planning Commission held a public hearing on this request on July 12, 2016; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the applicant, the evaluation and recommendation by staff contained in the staff report, public testimony – both written

and verbal, the applicable provisions of the Wasilla Municipal 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 must review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
2. All development must be consistent with the site plan, landscape plan, and elevation drawings attached to Resolution Serial No. 16-07 as Exhibit B. Any changes to these plans must be submitted to the City Planner for review and approval. Substantial modifications will require submittal of an amended use permit application, including application fee and Planning Commission review and approval.
3. Development must be consistent with the land clearing approval by the Planning Commission (Reso. Serial No. 16-06.)
4. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for water and sewer connections.

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

ADOPTED by the Wasilla Planning Commission on -, 2016.

APPROVED:

Jessica Dean, Chair

ATTEST:

Tina Crawford, AICP, City Planner

EXHIBIT A
Wasilla Planning Commission Resolution 16-07
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 these lots are 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 commercial/warehouse buildings are 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 55 notices to neighboring property owners within 1200’ and the 25 review agencies that are typically provided with the opportunity to comment. No comments were received at time of preparation of this staff report. 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 buildings 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 commercial buildings will not significantly impact the street system or create a danger to pedestrians since the primary use of the building will be warehouse vs. commercial and there are two access points onto both Foundry Way and Old Matanuska Road.

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 with the exception of the land clearing requirements in WMC Section 16.33.050. However, a land clearing waiver was approved by the Planning Commission (Resolution Serial No. 16-06) and the proposed site/landscaping plan is consistent with the conditions of the approval.

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 the required 78 paved parking spaces, adequate paved aisle widths, 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 on-site retention/percolation areas within the vegetation and to ditches along Old Matanuska Road.

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 is located on Foundry Way, which is designated as a Commercial roadway, and Old Matanuska Road, 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 in a commercial/warehouse manner and is 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 buildings will not have any negative impacts on the surrounding area and no additional buffering is required since the subject lots are 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 proposed site/landscaping plan meets all landscaping requirements in Title 16 with the exception of the land clearing standards in WMC Section 16.33.050. However the plans are consistent with the land clearing waiver that was approved by the Planning Commission (Resolution Serial No. 16-06), which waived the land clearing requirements. Additionally, the property owner will retain the trees in the northwest corner of Lot 4 vs. the grass area approved in Reso. 16-06, to provide additional vegetated screening and buffering along the perimeter.

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: Foundry Way and Old Matanuska Road do not currently have sidewalks in place. Construction of a sidewalk is not required since

the area is developed mainly with warehouse/industrial uses and does not provide access to schools, playgrounds, shopping, or other community facilities.

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 drainage directed to vegetated areas on the site and the ditches along Old Matanuska Road.

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 Matanuska-Susitna Borough Cultural Resources Office was notified of this application but did not provide any comments or 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 building design shown in the elevation drawings is consistent with the appearance and architecture of the commercial buildings in the surrounding area and will enhance the visual aesthetics of the area. The existing buildings are in character with surrounding commercial uses.

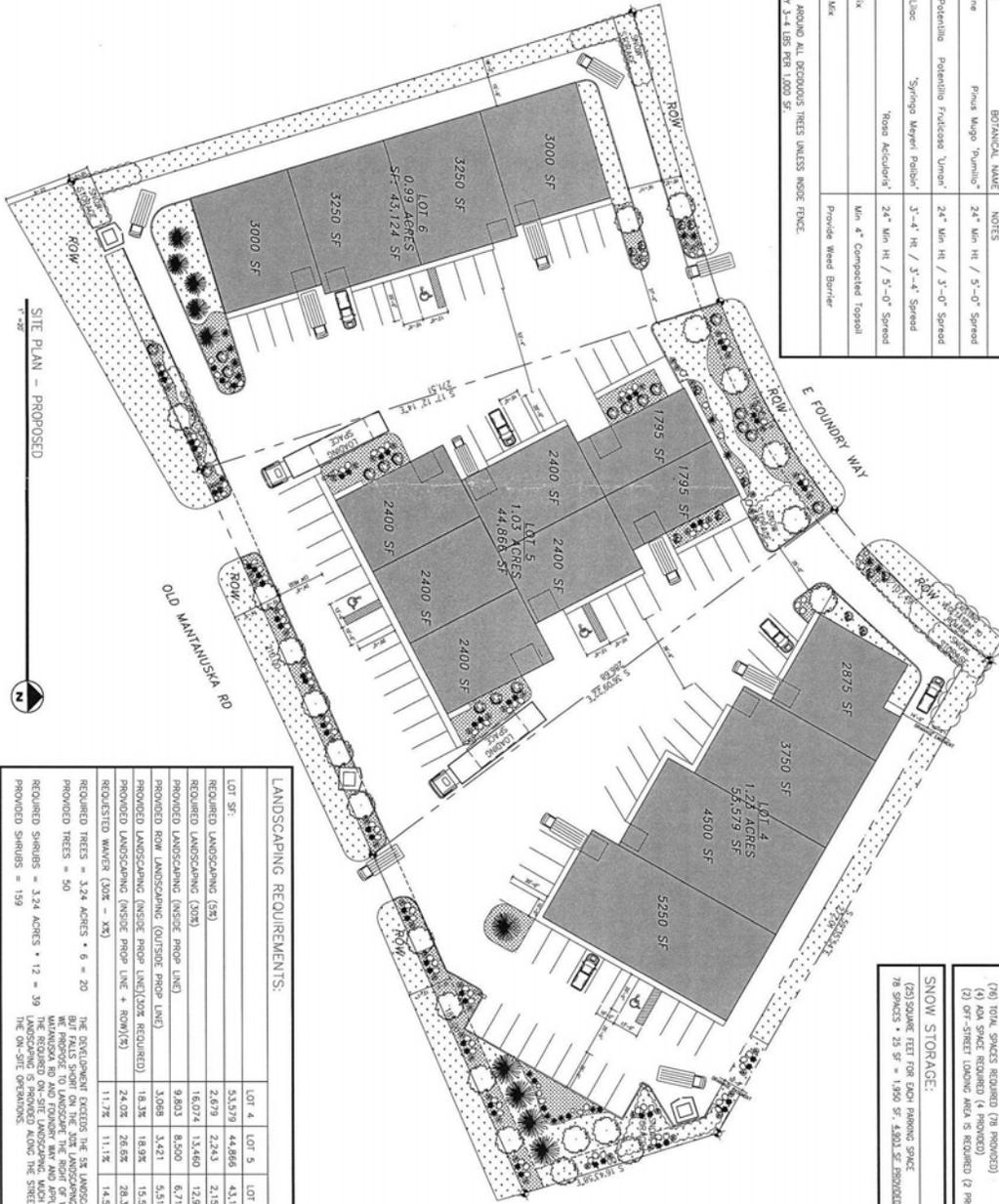
16.16.050(20) ***Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is 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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 JUN 22 2016
 Planning Office
 City of Wasilla



PLANTING LEGEND				
TREES	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 'Tremlo'	8' Min Ht when Planted
SHRUBS	SYMBOL	COMMON NAME	BOTANICAL NAME	NOTES
12		Dwarf Mugo Pine	Pinus Mugo 'Pumilio'	24" Min Ht / 5'-0" Spread
15		Mongro Tampo Potentilla	Potentilla Fruticosa 'Munro'	24" Min Ht / 3'-0" Spread
66		Dwarf Korean Lilac	'Syringa Meyerii' Paulownia	3'-4" Ht / 3'-4" Spread
66		Prickly Rose	'Rosa Acicularis'	24" Min Ht / 5'-0" Spread
66		Aloha Lawn Mix		Min 4" Compacted Topsoil
		Marsh / Bark Mix		Provide Weed Barrier

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

LANDSCAPING REQUIREMENTS:					
LOT #	LOT 4	LOT 5	LOT 6	LOT 7	
REQUIRED LANDSCAPING (3%)	53,579	44,866	43,124	141,568	SF
REQUIRED LANDSCAPING (20%)	2,679	2,243	2,156	7,078	SF
REQUIRED LANDSCAPING (INSIDE PROP LINE)	16,074	13,460	12,937	42,471	SF
REQUIRED LANDSCAPING (OUTSIDE PROP LINE)	9,803	8,500	6,710	25,013	SF
PROVIDED LANDSCAPING (INSIDE PROP LINE)	3,068	3,431	5,510	11,999	SF
PROVIDED LANDSCAPING (OUTSIDE PROP LINE)	18,326	18,926	15,326		
REQUESTED MAINTENANCE (30% - 40%)	24,026	26,626	28,326		
REQUESTED MAINTENANCE (30% - 40%)	11,726	11,126	14,326		

THE DEVELOPER EXCEEDS THE 5% LANDSCAPING REQUIREMENT BUT FALLS SHORT ON THE 30% LANDSCAPING REQUIREMENT. THE REQUIRED ON-SITE LANDSCAPING MAINTENANCE OF THE PROPOSED LANDSCAPING IS PROVIDED ALONG THE STREET AREA TO SCREEN THE ON-SITE OVERLOOKS.

REQUIRED TREES = 324 ACRES * 6 = 20
 PROVIDED TREES = 50
 REQUIRED SHRUBS = 124 ACRES * 12 = 39
 PROVIDED SHRUBS = 159

PARKING REQUIREMENTS:	
LOT 6	726 MANHOUSE / 300 OFFICE-RETAIL
LOT 5	602 MANHOUSE / 402 OFFICE-RETAIL
LOT 4	726 MANHOUSE / 300 OFFICE-RETAIL
WHOLESALE BUSINESS	
1,795 EACH 1,000 SQ FT	26,445 SF / 1,000 = 26.4 SPACES
1,795 EACH 200 SQ FT	1,795 * 200 SF / 524 = 687 SPACES
14,936 / 200 = 49.7 SPACES	

(78) TOTAL SPACES REQUIRED (78 PROVIDED)
 (4) ADA SPACES REQUIRED (4 PROVIDED)
 (2) OFF-STREET LOADING AREAS IS REQUIRED (2 PROVIDED)

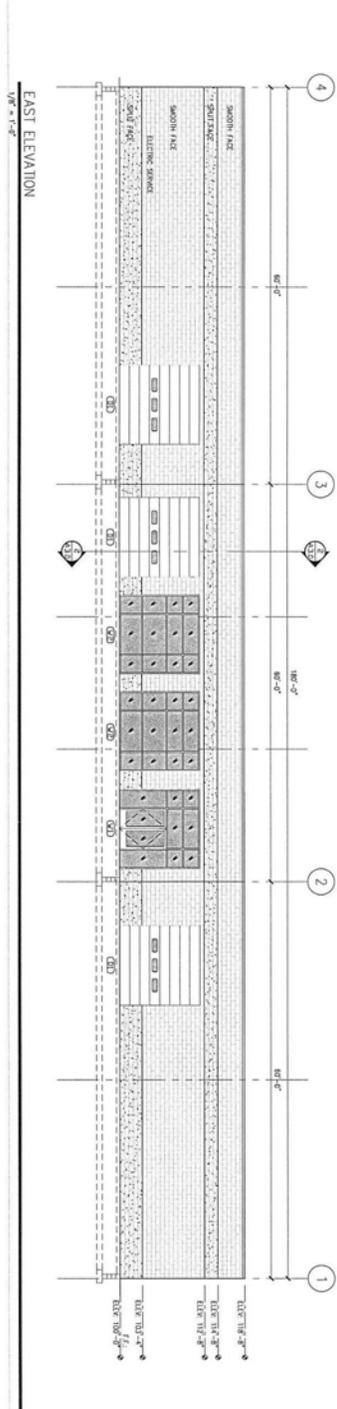
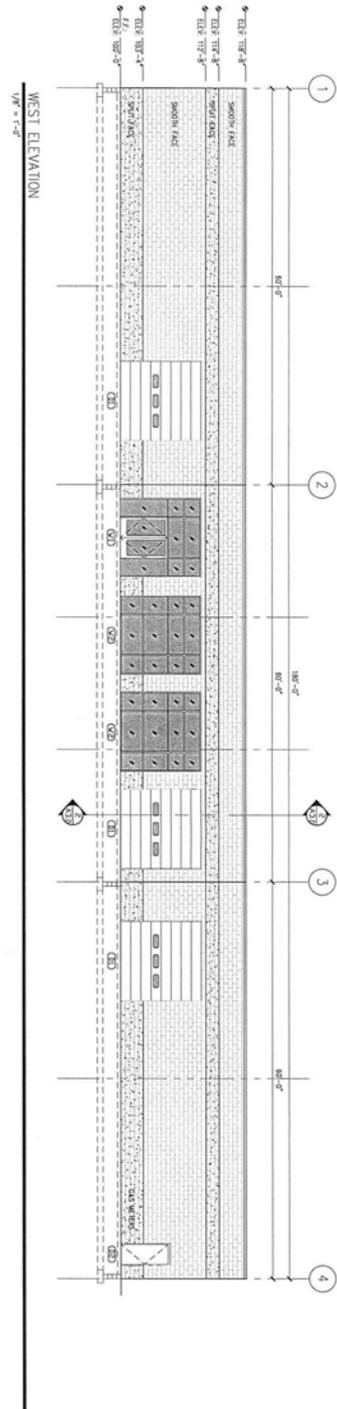
SNOW STORAGE:
 (25) SQUARE FEET FOR EACH PARKING SPACE
 78 SPACES * 25 SF = 1,950 SF, 4,800 SF PROVIDED

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

DATE: 6-21-2016
 DRAWN BY: M/W
 CHECKED BY: M/W
 088 NUMBER: 2016-11

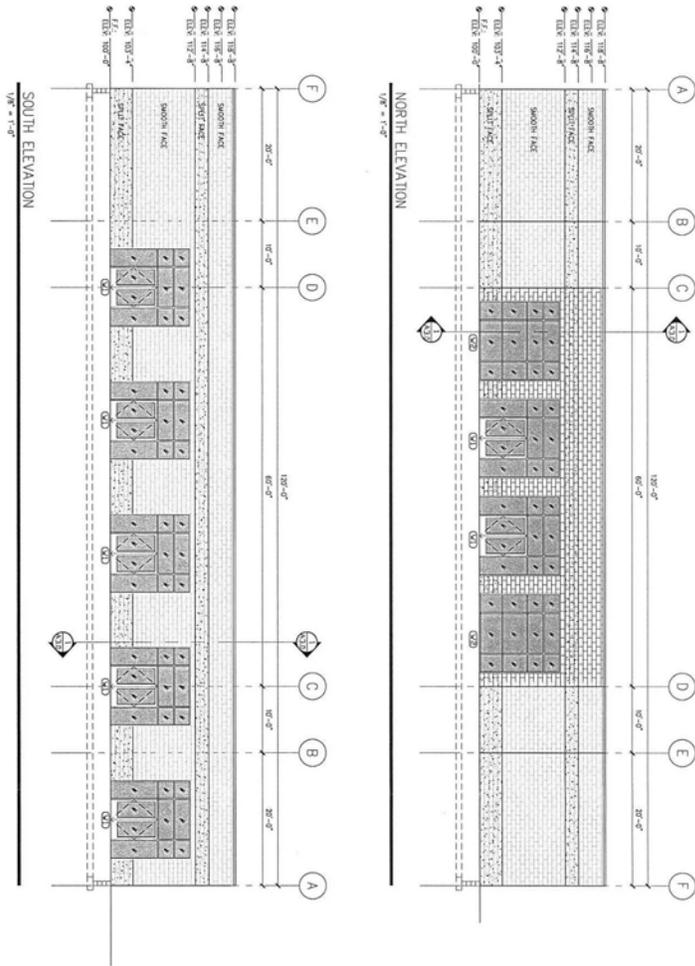
SHEET NUMBER: 1.0

907 Architecture LLC
 PO Box 875570, Wasilla, Alaska 99687
 PH: 907.532.6487



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 Planning Office
 City of Wasilla

<p>907 Architecture, LLC PO Box 875570, Wasilla, Alaska 99687 PH 907.632.6487</p>		<p>GK'S PROPERTIES #2 2040 E. FOUNDRY WAY WASILLA, ALASKA 99654</p>		<p>REVISIONS:</p>
<p>DRAWN BY: MW CHECKED BY: MW DATE: 6-22-2016 JOB NUMBER: 2016-13</p>	<p>SHEET CONTENTS: WEST ELEVATION EAST ELEVATION</p>	<p>CADSWR A</p>	<p>SHEET 2.0</p>	

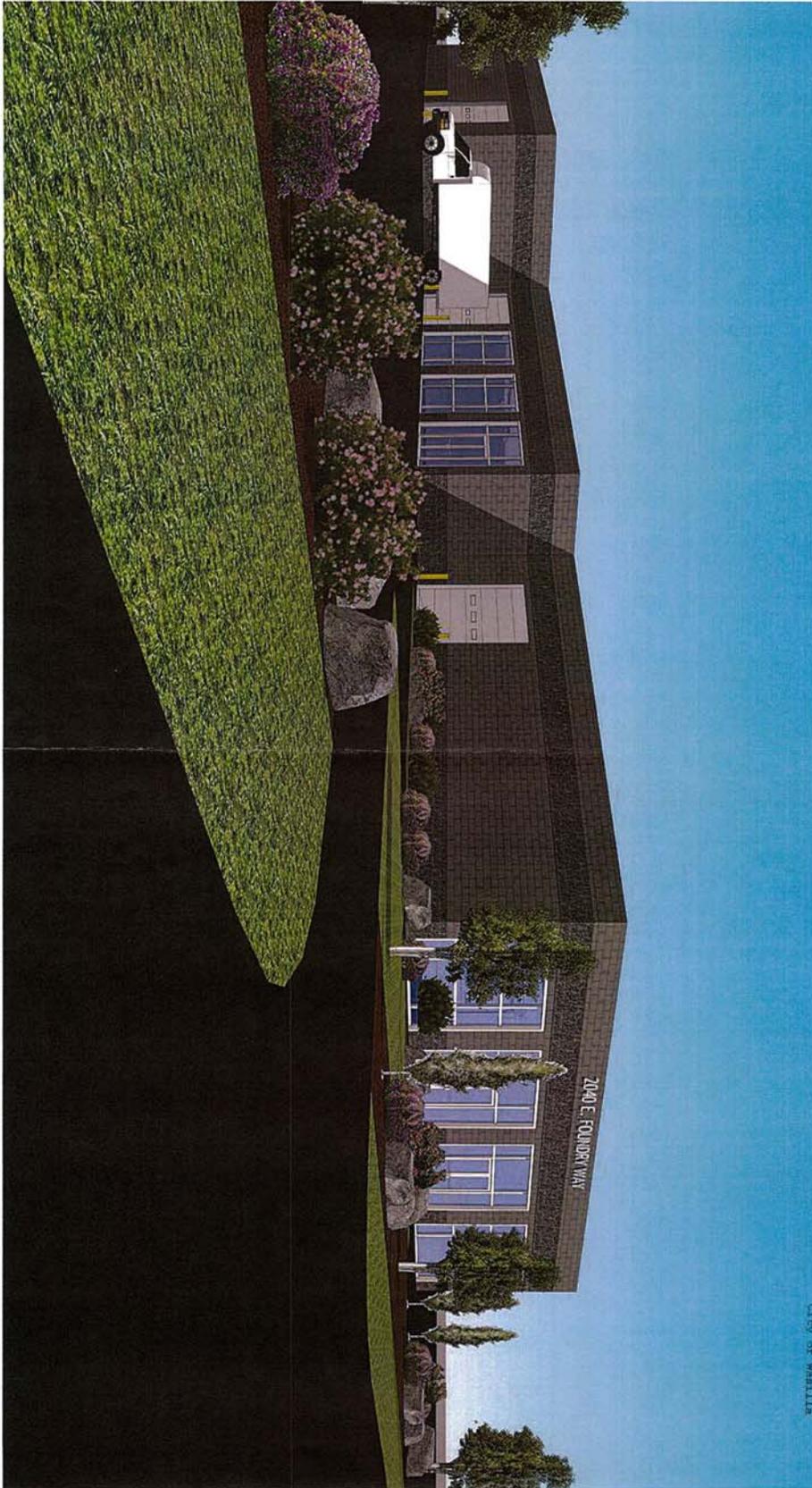


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 Planning Office
 City of Wasilla

A	DRAWN BY: MW	2.1
	CHECKED BY: MW	
DATE: 6-22-2016		
JOB NUMBER: 2015-13		
SHEET COMMENTS:		
NORTH ELEVATION		
SOUTH ELEVATION		
DATE: 6-22-2016		
JOB NUMBER: 2015-13		
SHEET COMMENTS:		
NORTH ELEVATION		
SOUTH ELEVATION		
DATE: 6-22-2016		
JOB NUMBER: 2015-13		
SHEET COMMENTS:		
NORTH ELEVATION		
SOUTH ELEVATION		

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





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JUN 2 2 2016
PLANNING OFFICE
CITY OF WASILLA