



I. SUMMARY FACTS:

Owner: Thomas S. Hannam

Proposal: 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. Note: The vegetation on this lot was cleared by a previous owner.

Location: 435 S. Knik Street
Lot 13A, Block 11, Kennedy Addition to Wasilla Townsite Subdivision

Parcel size: 0.85 acres±

Zoning District: Commercial (C)

Future Land Use: Commercial

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

II. STAFF RECOMMENDATION:

Staff recommends approval of this request with conditions.

III. SUMMARY OF REQUEST

The applicant is requesting approval to allow 92.4% of Lot 13A to remain cleared of vegetation, which is 22.4% more than is allowed in WMC 16.33.050(A)(2). Although the lot was already cleared of vegetation prior to the applicant acquiring the parcel in 2002, WMC 16.33.050(B) states the following:

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

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

IV. APPLICABLE PROVISIONS:

WMC 16.33.050, Land Clearing Restrictions:

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

V. ISSUES REGARDING CODE

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

VI. CONCLUSION AND RECOMMENDATION

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

- 1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the site plan dated January 21, 2016, attached as Exhibit A to Resolution Serial No. 16-08, as required in WMC 16.33.060.
- 2. In addition to the landscaping shown on Exhibit A, the following landscaping must be installed on the lot as shown in Exhibit B:
 - a. A total of 20 flowering shrubs (min. 2' tall at time of planting) must be installed within the right-of-way for E. Railroad Avenue (outside of the sight triangle for the alley and S. Knik Street.)
 - b. A total of six trees (min. 8' tall at time of planting) must be installed at the southeast and southwest property corners (three clustered at each property corner outside of any utility easements.)
 - c. A total of four trees (min. 8' tall at time of planting) and 12 shrubs (min. 2' tall at time of planting) must be installed on the lot and/or within the right-of-way for S. Knik Street at the western edge of the northern most parking area along E. Railroad Avenue.

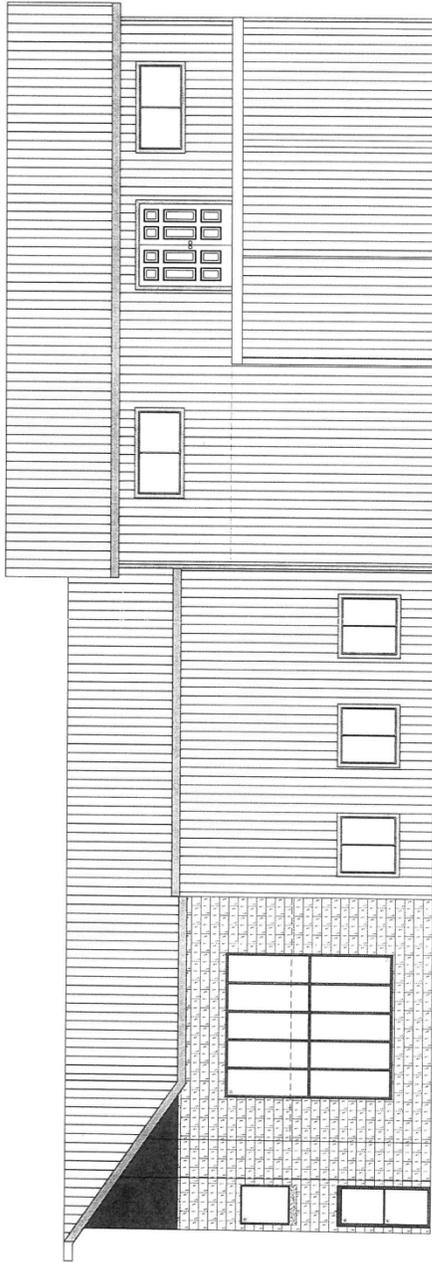
- d. A total of four trees (min. 8' tall at time of planting and located outside of the utility easement) and 20 shrubs (min. 2' tall at time of planting) must be installed along the within the grassed area along the east side of the building and abutting the Alley.
3. The developer and/or lessee of the site must ensure that the rights-of-way abutting the subject lots along E. Railroad Avenue and S. Knik Street (between the property line and the edge of pavement) are planted and maintained with grass in perpetuity consistent with WMC 16.33.060.
4. All vegetation must be planted during the 2016 growing season.

PAGE

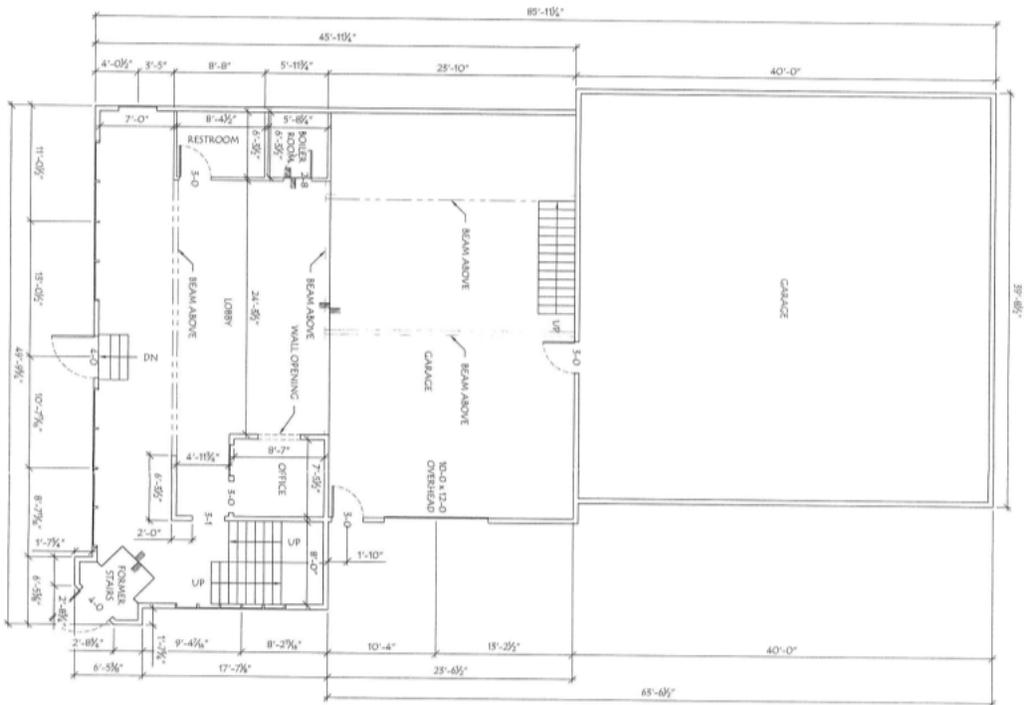
INTENTIONALLY

LEFT

BLANK



1 ELEVATION - WEST
A-103 SCALE: 1/8" = 1'-0" (11/17)



1 FIRST FLOOR PLAN
SCALE: 3/8\"/>



ACCEPTED AS SHOWN BY:
 1. BYLER CONTRACTING

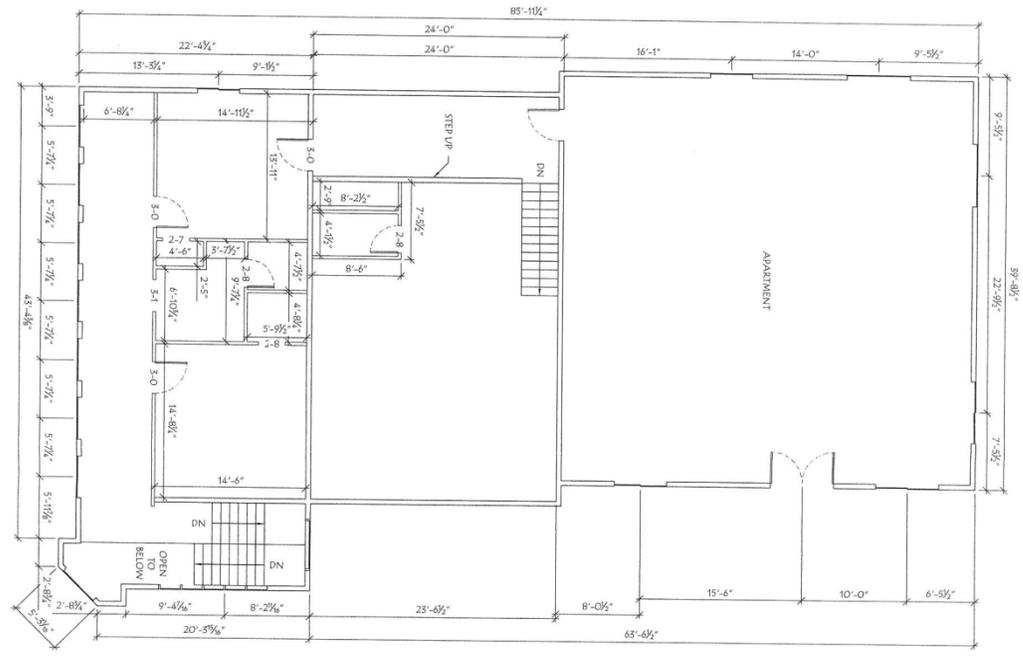
BYLER CONTRACTING LEASE DRAWING 11/24/15

No.	Rev.	Date
01	IFR	11/24/15

Sheet Contents:
 1ST FLOOR PLAN

DRAWN BY: TJJ
 DISCIPLINE: LEASE
 CHECKED BY: DEB
 SHEET NO.: A-101

1 SECOND FLOOR PLAN
 A-102 SCALE: 3/32" = 1'-0" (FIXED)



DRAWN BY: TJJ
 DISCIPLINE: LEASE
 CHECKED BY: DEB
 SHEET NO.: A-102

Sheet Contents:
 2ND FLOOR PLAN

No.	Rev.	Date
01	IFR	11/24/15

BYLER CONTRACTING
LEASE DRAWING
11/24/15

ACCEPTED AS DRAWN BY:
 X (OWNER)
 X (CONTRACTOR)



Matanuska-Susitna Borough



Legend

Public Facilities

- Administrative
- Animal Care
- City Hall or Courthouse
- Community or Senior Center
- Correctional Facility
- Landfill or Transfer Station
- Recycling Center
- Transfer Station/Recycling
- Library
- Medical
- Post Office
- Public Safety EMS
- Public Safety Fire
- Public Safety Fire/EMS
- Public Safety Forestry
- Public Safety Law Enforcement
- School

Streets

- Highway
- Major Street
- Medium Street
- Minor Street
- Primitive Road
- Private Road

Mal-Su Borough Boundary

Incorporated Cities

Parcels

Flood Zone

1: 657

Notes

This map was automatically generated using Geocortex Essentials.

0.0 0.01 0.02 Miles

THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the use of this information and product related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-481-1950.

Reported on 06/30/2016 12:04 PM

NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

© Matanuska-Susitna Borough

2011 Imagery



April 14, 2011 Aerial



September 13, 2010 Aerial



August 3, 2002 Aerial



June 19, 2004 Aerial





























LANDSCAPING LEGEND

8' PLANTED CRABAPPLE TREES (6)

2' SPIREA (12)

GREEN SPACE (PLANTED GRASS OR NATURAL VEGETATION)

PLANTER

PLANT BOARDER

LOT AREA TO BE VEGETATED & LANDSCAPED

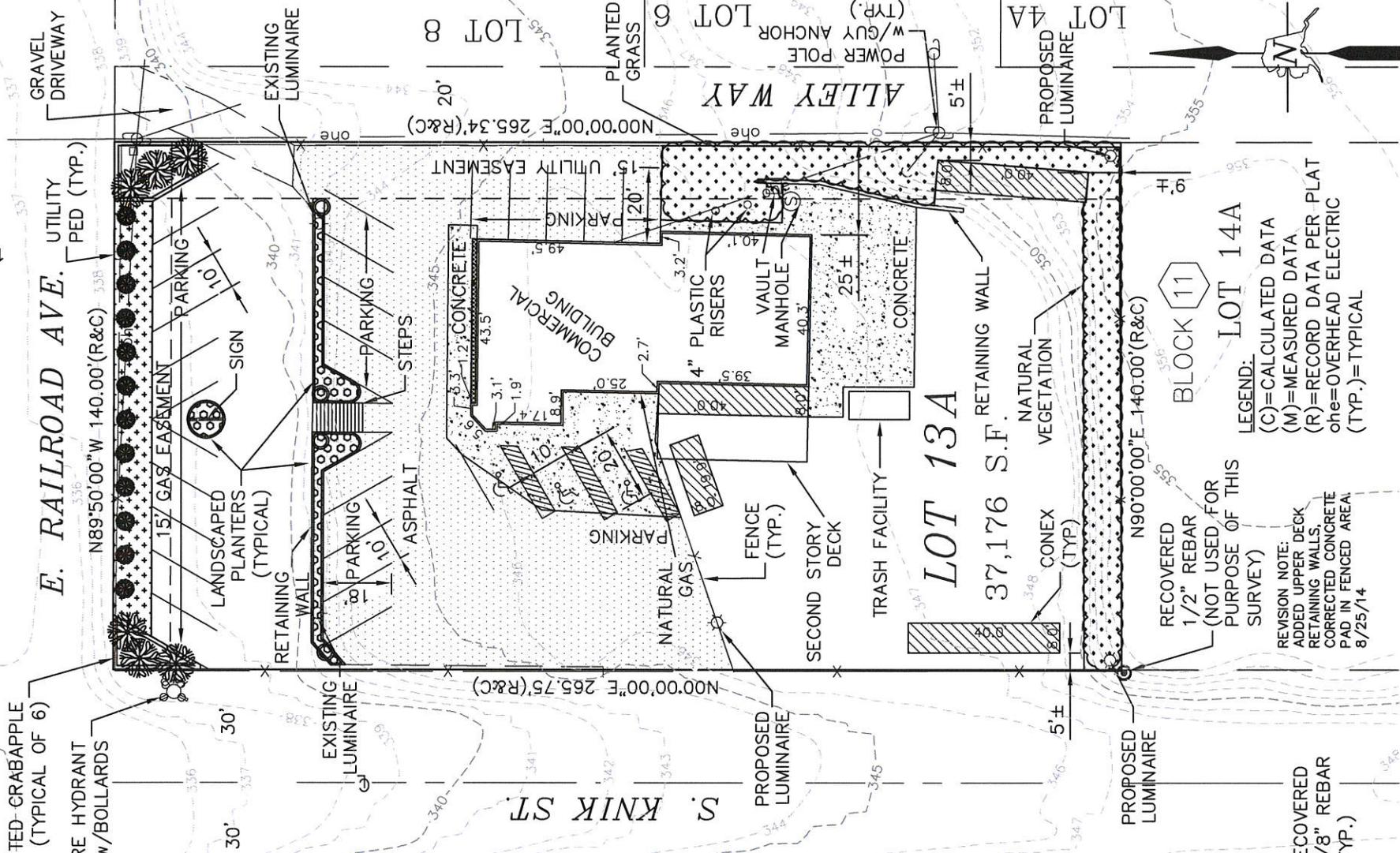
4890 S.F.
7.6%

BASIS OF BEARING

NELSON TRACT SUBDIVISION No. 2 PLAT No. 99-76
N00°01'11"E 466.50'(R) ROTATED TO PLAT No. 2002-150 BEARING
PARCEL 2
N00°00'00"E 466.68'(M)

ALASKA RAILROAD R.O.W.

E. RAILROAD AVE.



LEGEND:
(C)=CALCULATED DATA
(M)=MEASURED DATA
(R)=RECORD DATA PER PLAT
oh=OVERHEAD ELECTRIC
(TYP.)=TYPICAL

RECOVERED 1/2" REBAR (NOT USED FOR PURPOSE OF THIS SURVEY)
REVISION NOTE:
ADDED UPPER DECK
RETAINING WALLS,
CORRECTED CONCRETE
PAD IN FENCED AREA
8/25/14

RECOVERED 5/8" REBAR (TYP.)

NOTES:

1. PRELIMINARY FIELD WORK PERFORMED AUG., 7th, 2014.
2. THIS LOT IS SERVED BY CITY OF WASILLA WATER AND SEWER SYSTEMS.
3. BUILDING SETBACKS DERIVED FROM CITY OF WASILLA SETBACK REQUIREMENTS. IT IS THE USERS RESPONSIBILITY TO ENSURE THAT SAID SETBACKS ARE THE MOST CURRENT AND RESTRICTIVE.
4. TOPOGRAPHY DERIVED FROM MAT-SU BOROUGH LIDAR TOPOGRAPHY. HORIZONTAL DATUM IS BASED ON NAD83.
5. CONTOURS ARE IN 1 FOOT INTERVALS AND ARE NAVD 88 GEOID 09 VERTICAL DATUM.

EXCLUSION NOTE: IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER, PRIOR TO CONSTRUCTION, TO VERIFY PROPOSED BUILDING GRADE RELATIVE TO FINISHED GRADE AND UTILITIES CONNECTIONS, AND TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT.



LANDSCAPING AND SITE PLAN
1-21-16

Engineers : Planners : Surveyors

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

WO: 1500408
PAGE: 1 of 1
T.M. WA11
FB: 14-15

SCALE: 1" = 40'
FILE: 1400678SP_LS

I HEREBY CERTIFY THAT THIS SITE PLAN WAS PREPARED UNDER MY DIRECTION ON THE FOLLOWING DESCRIBED PROPERTY:
KENNEDY ADDITION TO WASILLA TOWNSITE, BLOCK 11, LOT 13A,
PLAT No. 2002-150, PALMER RECORDING DISTRICT, PALMER, ALASKA.
SURVEYED ON THE 7th OF AUGUST, 2014.
©2014

Handwritten notes:
 20-500 5' in part of
 11' x 12' x 15' x 20' x 25' x 30' x 35' x 40' x 45' x 50' x 55' x 60' x 65' x 70' x 75' x 80' x 85' x 90' x 95' x 100'

LANDSCAPING

LEGEND

- 4' Shrubs
- 8' PLANTED CRABAPPLE TREES-(6)

2' SPIREA (12)

GREEN SPACE (PLANTED GRASS OR NATURAL VEGETATION)

PLANTER

PLANT BOARDER

LOT AREA TO BE VEGETATED & LANDSCAPED

4890 S.F.
7.6%

BASIS OF BEARING

NELSON TRACT SUBDIVISION No. 2 PLAT No. 99-76
 N00°01'11"E 466.50'(R) ROTATED TO PLAT No. 2002-150 BEARING
 N00°00'00"E 466.68'(M)

ALASKA RAILROAD R.O.W.

PLANTED CRABAPPLE TREES (TYPICAL OF 6)

FIRE HYDRANT w/BOLLARDS

E. RAILROAD AVE

UTILITY PED (TYP.)

15' GAS EASEMENT

PARKING

SIGN

LANDSCAPED PLANTERS (TYPICAL)

RETAINING WALL

PARKING

ASPHALT

STEPS

EXISTING LUMINAIRE

15' UTILITY EASEMENT

PARKING

CONCRETE

COMMERCIAL BUILDING

4" PLASTIC RISERS

VAULT MANHOLE

CONCRETE

TRASH FACILITY

SECOND STORY DECK

FENCE (TYP.)

NATURAL GAS

CONEX (TYP)

NATURAL VEGETATION

RETAINING WALL

PROPOSED LUMINAIRE

PROPOSED LUMINAIRE

RECOVERED 5/8" REBAR (TYP.)

RECOVERED 1/2" REBAR (NOT USED FOR PURPOSE OF THIS SURVEY)

REVISION NOTE:
 ADDED UPPER DECK RETAINING WALLS.
 CORRECTED CONCRETE PAD IN FENCED AREA
 8/25/14

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RECOVERED 5/8" REBAR (TYP.)

RECOVERED 1/2" REBAR (NOT USED FOR PURPOSE OF THIS SURVEY)

Handwritten notes:
 Shrubs + grass
 trees
 Annual flowers in planters

ALLEY WAY

LOT 8

LOT 4A

LOT 13A

LOT 14A

BLOCK 11

RECOVERED 5/8" REBAR (TYP.)

RECOVERED 1/2" REBAR (NOT USED FOR PURPOSE OF THIS SURVEY)

RECOVERED 5/8" REBAR (TYP.)

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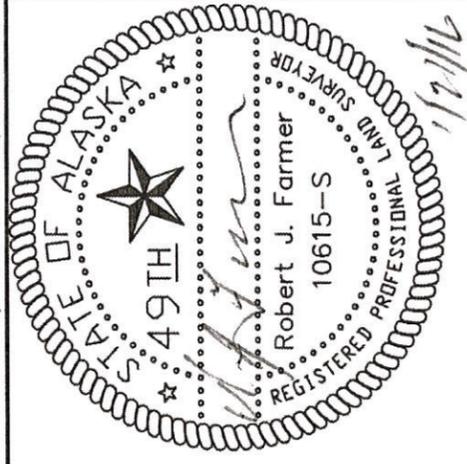
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- NOTES:
- PRELIMINARY FIELD WORK PERFORMED AUG., 7th, 2014.
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LANDSCAPING AND SITE PLAN 1-21-16

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WO: 1500408 T.M. WA11
 PAGE: 1 of 1 FB: 14-15
 SCALE: 1" = 40' FILE: 1400678SP_LS

I HEREBY CERTIFY THAT THIS SITE PLAN WAS PREPARED UNDER MY DIRECTION ON THE FOLLOWING DESCRIBED PROPERTY:
 KENNEDY ADDITION TO WASILLA TOWNSITE, BLOCK 11, LOT 13A,
 PLAT No. 2002-150, PALMER RECORDING DISTRICT, PALMER, ALASKA.
 SURVEYED ON THE 7th OF AUGUST, 2014.

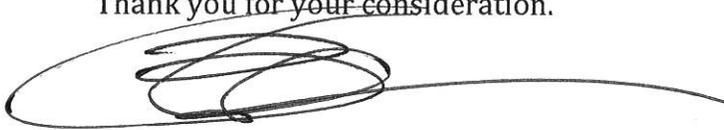
June 8, 2016

Request to the Wasilla Planning Commission for approval to leave 92.4% of my lot cleared of vegetation.

I, Thomas Hannam am asking for approval to leave 92.4% of my lots in the Kennedy subdivision as it is a commercial lot and due to the amount of space that I have for parking, I can not afford to have anymore space allotted for beautification for the City of Wasilla. I am just trying to exercise my grandfather rights of leaving my parking the way it is, by compromising with the new-engineered layout that Joy Cypra with Alaska Rim has come up with.

I have started with trees and shrubs along the front of the property (Railroad Ave.) already and now that it is spring will be planting more, it is impossible for me to take out the parking side (Knik) side to plant grass or there will be no space for cars, trucks or trailers to move around the building.

Thank you for your consideration.



6/8/16

Thomas Hannam



ALASKA RIM ENGINEERING, INC.
ENGINEERS - PLANNERS - SURVEYORS
9131 E. Frontage Blvd, Palmer, Alaska 99645
Telephone (907) 746-0222
Fax (907) 746-0222
Online at: www.alaskarim.com

6/28/2016

City of Wasilla
290 E. Herning Avenue
Wasilla, AK 99654-9022

Re: 16.33.030 Landscaping Standards for Lot 13A, Block 11, Kennedy Addition to Wasilla
Townsite

Dear City of Wasilla Planning Commission

This request is being submitted in order to reduce the amount of landscaping requirements under Title 16.33.030 for the future development of Lot 13A, Block 11, Kennedy Addition to Wasilla Townsite.

Lot 13A, Block 11, Kennedy Addition to Wasilla Townsite is a combination of five substandard parcels which were combined into one parcel in 2002 under plat number 2002-150. The prior parcel sizes consisted of four lots which were 7000 sq. ft. in size and one lot that was 9053 sq. ft. in size. The new combined Lot 13A is 37,176 sq. ft. in size. The lots were combined to provide the area needed for the commercial use of the property which included a car rental facility and Alaska Extreme Rescue Equipment Rental.

The original grade of the property was 6.4% dropping from 356 ft. at the south eastern portion of the parcel to 339 ft. at the northern portion of the property. The property was re-graded to have two level bench areas for this development. There is a 10 foot natural buffer along the southerly boundary of the property before dropping down approximately eight feet to the first level building site. This upper bench contains an enclosed fenced area for storage and maintenance of rental equipment and automobiles, a commercial building and the parking facilities for employees and customers. The northern portion of the property contains a lower level parking area. A retaining wall was constructed at approximately 42 feet from the northerly boundary where the elevation drops another four to five feet to this lower level parking area.

Under 16.33.030 Landscaping Standards:

- (A) Landscaped area: No less than five percent of the total lot area shall be devoted to landscaping. All landscaped areas shall be covered with native vegetation, trees, shrubs, lawn seeding areas or wildflower seeding areas. Landscaped areas shall be located to define, soften, and/or screen the appearance of buildings and off-street parking areas.
- (B) Minimum Planting: A minimum of six newly planted trees and twelve (12) newly planted shrubs shall be provided per acre of required landscaped area on a lot.
- (C) Alternative Landscaping Features. The planner may permit the substitution of alternative landscaping features such as hanging baskets, flower boxes, barrels, pedestrian plazas, ... for part of the landscaped area required under subsection A of this section.

Page 1 of 2

On the attached site plan we are showing the proposed landscaping areas which will fulfill the above requirements. The landscaping areas listed below will total 7.6% of the lot area as landscaping including the following:

- a) A 10 foot native vegetative buffer along the southern and southeastern boundary.
- b) A seeded lawn area located east of the building and retaining wall.
- c) A planted flower bed along the front of the building.
- d) Constructed planters along the top of the retaining wall and around the sign.
- e) A planted greenspace along the north boundary with the six newly planted trees and 12 newly planted shrubs.
- f) Hangers for hanging baskets are attached to the front of the building where hanging baskets have been hung in the past to help add greenery and color to the building.

The above landscaped areas will help to soften and screen the front of the building and parking areas as well as to buffer the surrounding areas.

This request is being submitted to reduce the requirement to re-construct 30% of the total area of this commercial development into green space. If 30% of this 37,176 sq. ft. parcel were to be devoted to greenspace it would totally eliminate the lower parking area that was constructed on the north boundary. 30% of the total lot area would be equal to more than one and a half of the original lots which were combined in order to create this commercial development. Devoting this lower level parking area to green space would greatly affect any future commercial use of this property. Please see the attached site plan which shows the current building improvements, the storage and maintenance area and the parking areas. The greenspace as shown has been added in order to meet the landscaping requirements under 16.33.030.

The snow storage is not being stored onsite but rather is being hauled away to another site for removal. Therefore a snow storage area has not been shown on the attached site plan.

Please let us know if you have any questions regarding this submittal or request.

Respectfully Submitted,
ALASKA RIM ENGINEERING, INC.

ARE

Alaska Rim Engineering



Joy Cypra,
Platting Manager
joy@alaskarim.com
(907)745-0222
W.O. 15-00408

**LANDSCAPING
LEGEND**

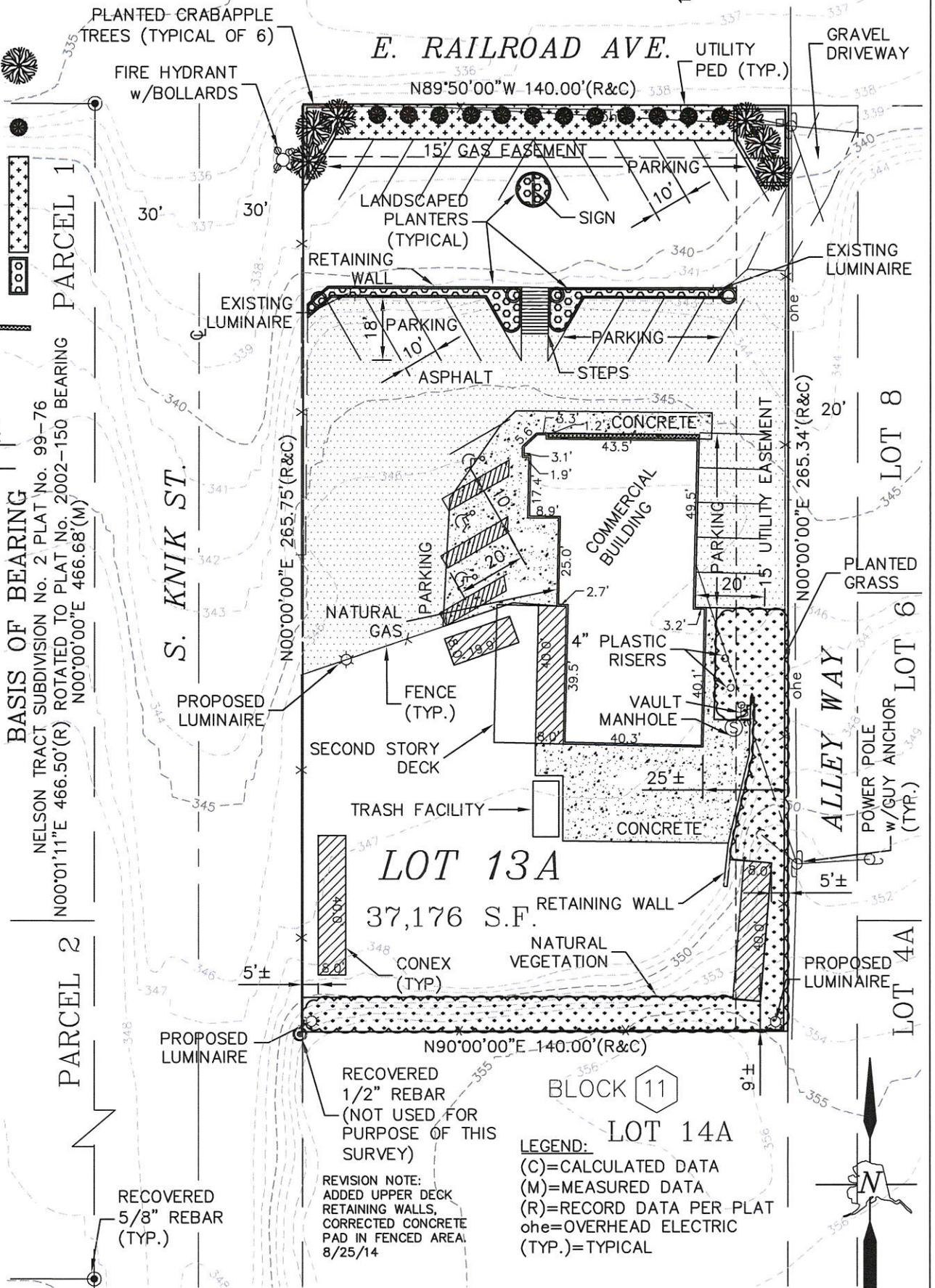
- 8' PLANTED CRABAPPLE TREES (6)
- 2' SPIREA (12)
- GREEN SPACE (PLANTED GRASS OR NATURAL VEGETATION)
- PLANTER
- PLANT BOARDER

**LOT AREA
TO BE
VEGETATED &
LANDSCAPED**

4890 S.F.
7.6%

ALASKA RAILROAD R.O.W.

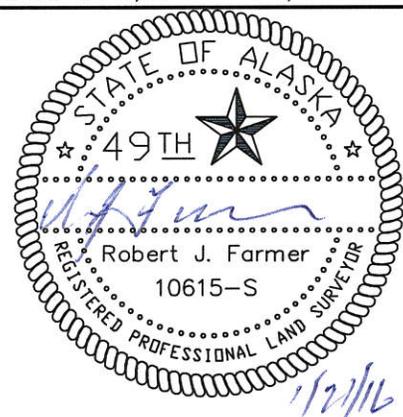
E. RAILROAD AVE.



NOTES:

1. PRELIMINARY FIELD WORK PERFORMED AUG., 7th, 2014.
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3. BUILDING SETBACKS DERIVED FROM CITY OF WASILLA SETBACK REQUIREMENTS. IT IS THE USER'S RESPONSIBILITY TO ENSURE THAT SAID SETBACKS ARE THE MOST CURRENT AND RESTRICTIVE.
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**LANDSCAPING
AND SITE
PLAN**
1-21-16

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SURVEYED ON THE 7th OF AUGUST, 2014.

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

WO: 1500408	T.M. WA11
PAGE: 1 of 1	FB: 14-15
SCALE: 1" = 40'	FILE: 1400678SP_LS

©2014

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

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 16-08**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING 92.4 PERCENT OF LOT 13A, BLOCK 11, KENNEDY ADDITION TO WASILLA TOWNSITE, TO REMAIN CLEARED OF VEGETATION, PER WMC 16.33.050(A)(2).

WHEREAS, Thomas Hannam, owner, submitted a request for a land clearing waiver on June 8, 2016, along with a site plan showing the vegetated areas of the parcel (existing and proposed); and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on July 5, 2016; and

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

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

1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the site plan dated January 21, 2016, attached as Exhibit A to Resolution Serial No. 16-08, as required in WMC 16.33.060.

2. In addition to the landscaping shown on Exhibit A, the following landscaping must be installed on the lot as shown in Exhibit B:
 - a. A total of 20 flowering shrubs (min. 2' tall at time of planting) must be installed within the right-of-way for E. Railroad Avenue (outside of the sight triangle for the alley and S. Knik Street.)
 - b. A total of six trees (min. 8' tall at time of planting) must be installed at the southeast and southwest property corners (three clustered at each property corner outside of any utility easements.)
 - c. A total of four trees (min. 8' tall at time of planting) and 12 shrubs (min. 2' tall at time of planting) must be installed on the lot and/or within the right-of-way for S. Knik Street at the western edge of the northern most parking area along E. Railroad Avenue.
 - d. A total of four trees (min. 8' tall at time of planting and located outside of the utility easement) and 20 shrubs (min. 2' tall at time of planting) must be installed along the within the grassed area along the east side of the building and abutting the Alley.
3. The developer and/or lessee of the site must ensure that the rights-of-way abutting the subject lots along E. Railroad Avenue and S. Knik Street (between the property line and the edge of pavement) are planted and maintained with grass in perpetuity consistent with WMC 16.33.060.
4. All vegetation must be planted during the 2016 growing season.

ADOPTED by the Wasilla Planning Commission on --, 2016.

APPROVED:

Jessica Dean, Chair

ATTEST:

Tina Crawford, AICP, City Planner

