



I. SUMMARY FACTS:

Applicant: Troy Davis Homes, Inc.

Land Owner(s): Esther N. Baker

Proposal: Approval to clear 100% of proposed Lot 1 and 100% of proposed Lot 2, which is 30% more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to construct two commercial buildings. After construction of the buildings, 28% of proposed Lot 1 and 35% of proposed Lot 2 will be replanted with vegetation.

Location: 1050 and 1150 E. Horvath Drive
Lots A14 and A15, Township 17 North, Range 1 West,
Section 10 (Proposed Lots 1 and 2, T.D. Business Park
Subdivision)

Parcel size: Lot A14: 6.97 acres +/-
Lot A15: 6.97 acres +/-
Proposed Lot 1: 1.01 acres +/-
Proposed Lot 2: 1.57 acres +/-

Zoning District: Commercial

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.
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III. SUMMARY OF REQUEST

Pursuant to WMC 16.33.050(A)(2), the Planning Commission may approve clearing vegetation from more than 70 percent of the lot area. The applicant is requesting approval to clear 100% of the vegetation on proposed Lots 1 and 2, which is more than the 70% clearing that is allowed in WMC 16.33.050(A)(2). After the construction of the buildings, landscaping will be replanted as shown on Sheet C1 in the packet. After all vegetation is installed, approximately 28% of Lot 1 and 35% of Lot 2 will be replanted with vegetation.

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 landscape plan with the latest revisions date of November 8, 2016, attached as Exhibit A to Resolution Serial No. 16-15, as required in WMC 16.33.060.
2. The trees along Roberts Street must be an evergreen tree with a minimum height of nine feet and a minimum of a one and one-half caliper at time of planting.
3. A minimum of 50 flowers must be planted within the landscape bed along Roberts Street.
4. The landscape island in the middle of the parking spaces along Roberts Street must contain a tree, shrubs, flowers, boulders, and mulch per WMC 16.24.040.D.4.c.
5. The applicant must provide the landscape guarantee for each lot as required in WMC 16.33.040 prior to any clearing and/or construction on the lots.

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VILLAGE HEIGHTS

A-1 (1817)	A-2	TRACT B (1082)	TRACT C	TRACT D
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A17

A16

A15

A14

E HORVATH DR

S ROBERTS ST

D10

D9

WASILLA HWY

HOME DEPOT WASILLA

(5769)

2
LOT 3A
(5937)

C14

E PALMER-WASILLA HWY

STATE ROW

WOOD CREEK

6

8
(2513)

9

10

S WOODCREST CIR

ARR-DOT SUR

(6704)

4

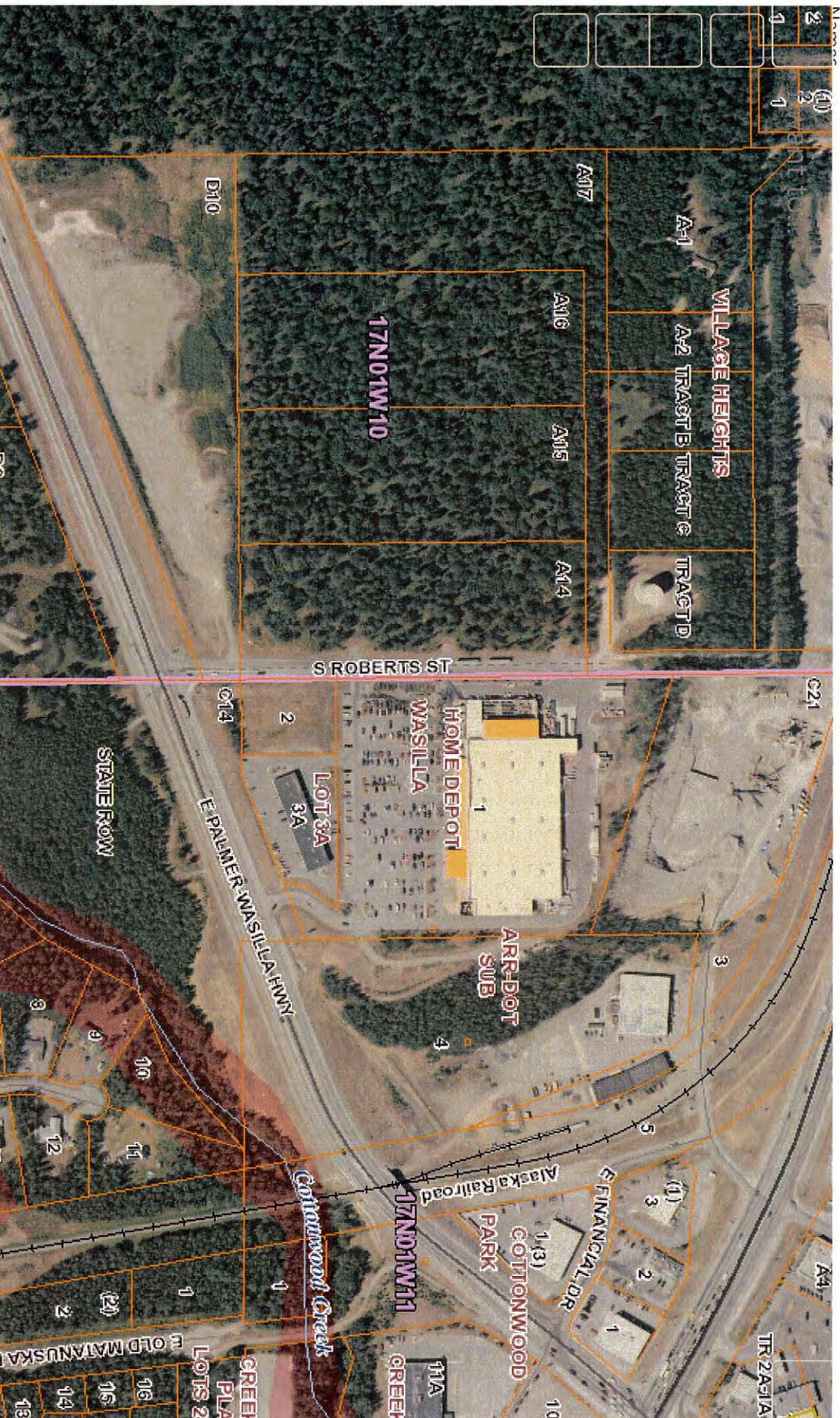
EXCLUSIVE USE EASE

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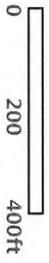
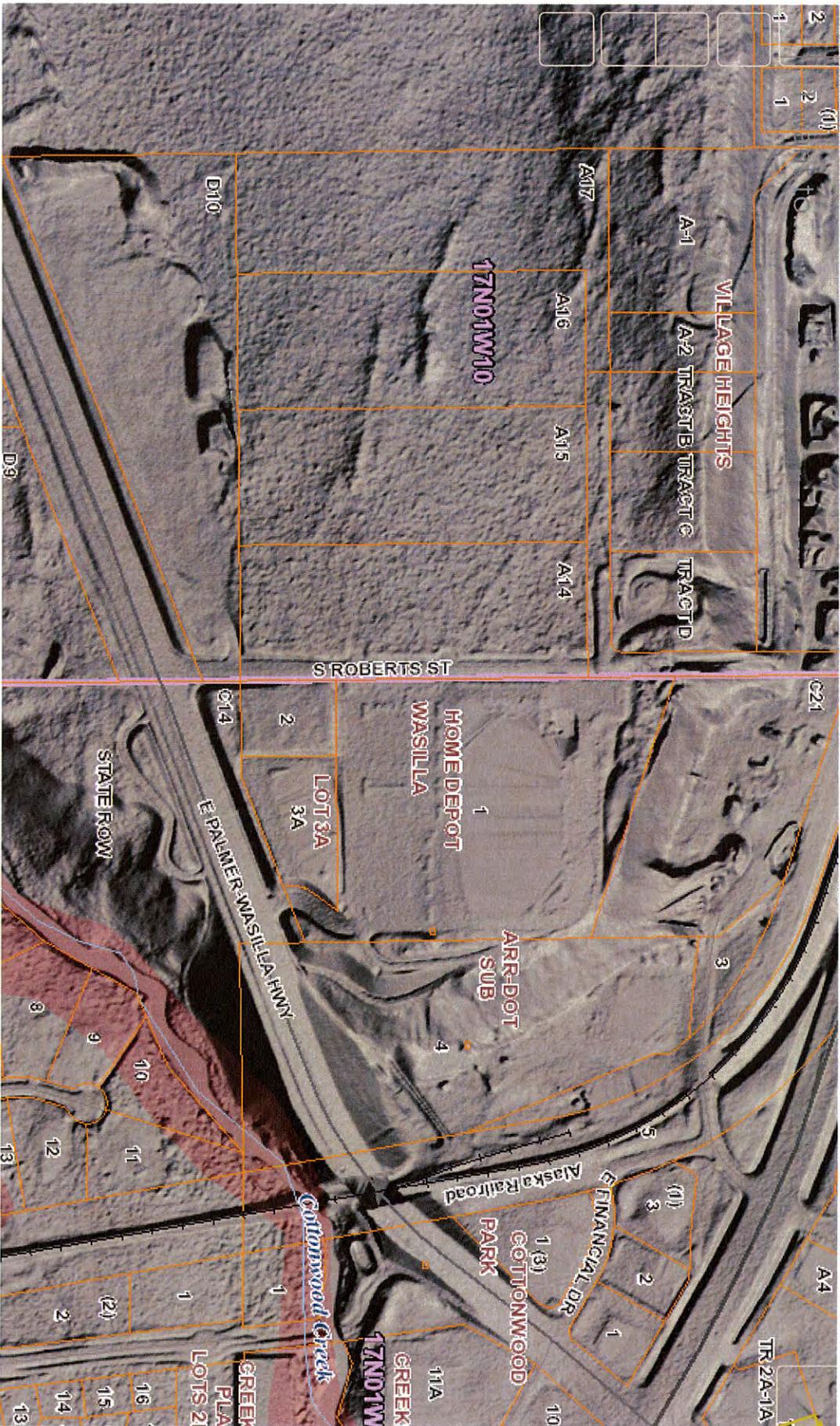
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Map Changed. Center latitude: 61.5754 ° North. Center longitude: 149.4154 ° West. Visible Features: 33 features visible on Road Names: 2 features visible on Streams: 1 features visible on Lakes and Rivers: 109 features visible on Parcels: 1 features visible on Incorporated Cities: 1 features visible on Mat-Su Borough Boundary: 33 features visible on Streets: 1 features visible on Public Facilities: 93 features visible on Lot and Block Numbers: 15 features visible on Subdivision



Map Changed. Center latitude: 61.5754 ° North. Center longitude: 149.4154 ° West. Scale: one to 4517.3843. Visible Features: 33 features visible on Road Names, 2 features visible on Streams, 1 features visible on Lakes and Rivers, 110 features visible on Parcels, 1 features visible on Incorporated Cities, 1 features visible on Mat-Su Borough Boundary, 33 features visible on Streets, 1 features visible on Public Facilities, 92 features visible on Lot and Block Numbers, 15 features visible



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1689 Knik Goose Bay Rd. Ste. #400
Wasilla, Alaska 99654
(907) 357-9394
Fax (907) 357-9395

October 27, 2016

City of Wasilla
Planning and Zoning
290 E. Herning Avenue
Wasilla, AK 99654
Attn: Tina Crawford
planning@ci.wasilla.ak.us

Re: Lot 1 TD Business Park

Dear Tina,

This letter is to request a variance to the City's requirement to leave 30% of a construction site in native vegetation. On commercial sites, this requirement makes it difficult because of the grade variations from one end of our site to the other. This mandates that we clear the lot and regrade it to make our building and parking areas work properly on the site.

We have marked the mature trees on the site that we will be able to save. We have marked approximately 23 trees to be saved. The balance of the lot must be cleared to allow for grading and leveling.

When completed, we will be planting back, or saving current trees to meet the 30% landscaping requirement of the City.

Thank you for your consideration of this request. If more information is needed, please give us a call.

Cordially,

Troy W. C. Davis

Troy Davis Homes, Inc.

OWNER'S STATEMENT

I, Esther N. Baker, hereby Certify that I am the Owner of 1050 and 1150 E Horvath Drive and that I grant permission to Troy Davis Homes. Inc. to apply for and obtain a Development Permit from the City of Wasilla for the purpose of clearing, pre-construction site preparation and construction of Commercial Buildings.

Esther Baker
Original Signature (please sign in ink)
PO Box 879079, Wasilla, AK 99687
Mailing Address

10-27-16
Date
376-5010
Phone

WITNESS:

Debra M. Ellis

LANDSCAPE PLAN
SCALE: 1"=24'



III. COPYRIGHT NOTICE III

All building plans are protected by copyright. Reproduction of these plans, either in whole or in part, including any form and/or preparation of derivative works thereof, for any reason without documented permission is strictly prohibited. The purchase of a set of building plans in no way transfers any copyright or other ownership interests to the buyer except for a limited license to use that set of plans for the construction of one building located at the site address or on land parcels immediately adjacent to the site address, by the person whose name or company name appears on the drawings. Although further use may be granted to the original buyer for the construction of additional buildings, to make any copyright license assignment, permission for further use must be granted each time, and a new site address and/or building location must be provided. This process is easily completed through the submission of an Original Buyer Change Form @ www.alaskaplans.com, or by contacting Alaska Plans, Inc. directly and obtaining permission for additional use. A buyer that receives a PDF file for the purpose of making copies should note that, because drawings are copyrighted, making photocopies from them is illegal. Copyright and ownership of building plans for construction shall in no way be affected. Copyright notices and approvals for statutory damages to \$150,000.00 plus attorney fees, damages, and loss of profits.

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DESIGNED BY:	JMR
CHECKED BY:	ARR
PAGE:	1 of X
SHEET NUMBER:	C1

REV.	DATE	DESCRIPTION	APP.	-	-	-	-
1	5-17-16	ISSUED FOR REVIEW	JMR	-	-	-	-
2	5-24-16	ISSUED FOR REVIEW	JMR	-	-	-	-
3	10-20-16	ISSUED FOR REVIEW	JMR	-	-	-	-

Troy Davis Homes, LLC
S. Roberts St
Commercial
Building



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Tahirih DesJardin

From: Tina Crawford
Sent: Wednesday, November 09, 2016 10:53 AM
To: Tahirih DesJardin
Subject: FW: Land Clearing Waiver Request: ROBERTS STREET BUSINESS PARK
Attachments: Roberts Street Commercial Building - Landscape Plan - 11-08-16.pdf

Please include the email below and the attachment with the applicant's packet. The attachment also needs to be behind my staff report as an 11x17 and included in the resolution.

Tina Crawford, AICP

City Planner
City of Wasilla Planning Department
290 E. Hering Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

From: Jordan Rausa [mailto:jordan@alaskaplans.com]
Sent: Tuesday, November 08, 2016 4:27 PM
To: Tina Crawford
Subject: RE: Land Clearing Waiver Request: ROBERTS STREET BUSINESS PARK

Tina,

Please use this one instead. I added notes for plant height at planting within the legend.

Thanks,

Jordan Rausa
Alaska Plans, Inc.
(907)841-9382
www.alaskaplans.com

From: Tina Crawford [mailto:tcrawford@ci.wasilla.ak.us]
Sent: Tuesday, November 08, 2016 2:17 PM
To: 'Bruce Friedhoff' <Bruce@CivilResourcesLLC.com>; 'Troy Davis Homes' <tdh@mtaonline.net>; 'Jordan Rausa' <jordan@alaskaplans.com>
Subject: RE: Land Clearing Waiver Request: ROBERTS STREET BUSINESS PARK

Thanks!

Tina Crawford, AICP

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From: Bruce Friedhoff [<mailto:Bruce@CivilResourcesLLC.com>]
Sent: Tuesday, November 08, 2016 9:35 AM
To: Tina Crawford; 'Troy Davis Homes'; 'Jordan Rausa'
Subject: RE: Land Clearing Waiver Request: ROBERTS STREET BUSINESS PARK

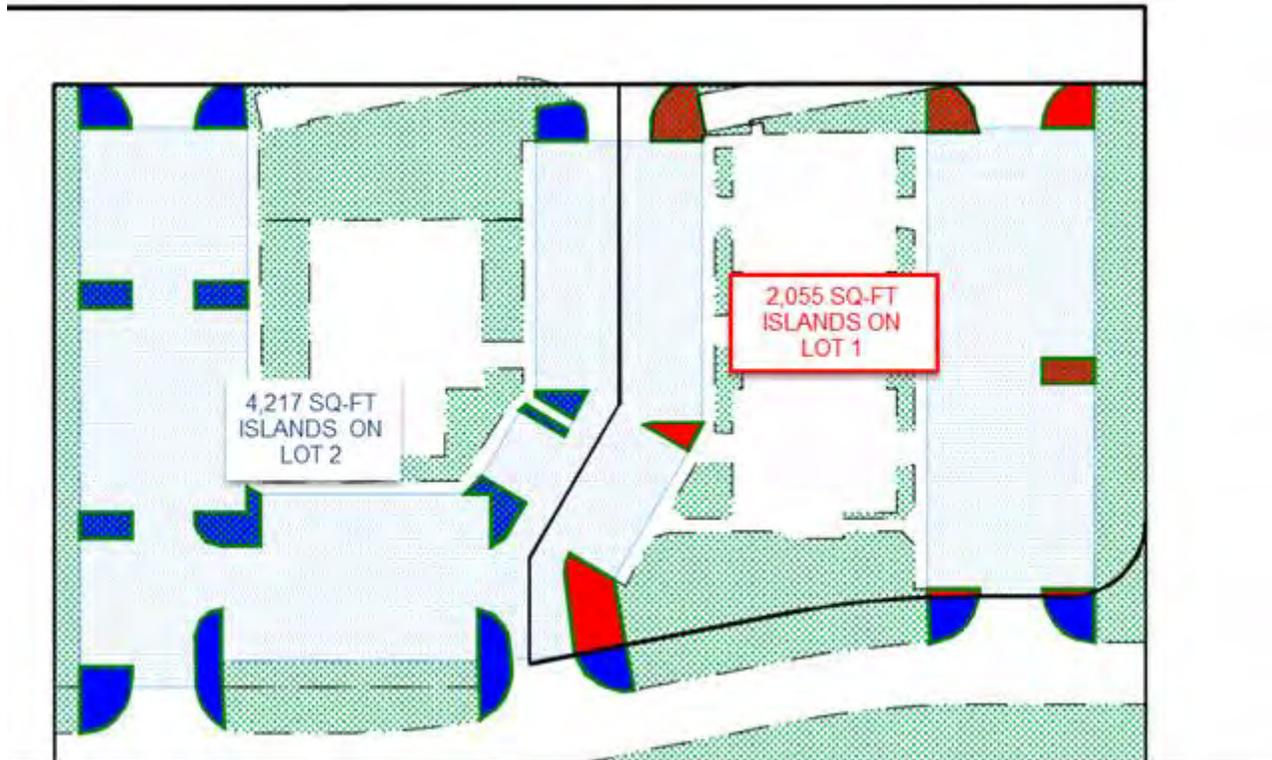
SEE HEREIN FOR REPLY...

-----Original Message-----

From: Tina Crawford [<mailto:tcrawford@ci.wasilla.ak.us>]
Sent: Monday, November 07, 2016 4:36 PM
To: 'Bruce Friedhoff' <Bruce@CivilResourcesLLC.com>; 'Troy Davis Homes (tdh@mtaonline.net)' <tdh@mtaonline.net>; Jordan Rausa (jordan@alaskaplans.com) <jordan@alaskaplans.com>
Subject: RE: Land Clearing Waiver Request: ROBERTS STREET BUSINESS PARK

I received the updated site plan and landscape plan last week. The site plan has the requested information but unfortunately the landscape plan does not adequately address the following items. Additionally, we have not received the building and landscape drawing. If you get the information to me tomorrow afternoon, I can include it in the Planning Commission packet. Otherwise, you will need to bring it to the Planning Commission meeting along with copies for the Commission, staff, and public.

- * Indicate the height of plants and trees at time of planting (trees must be a minimum of 8' and shrubs must be a minimum of 2')
- * Label the dimensions and areas of all landscaped areas
- * Include a north arrow and identify Roberts Street
- * Add flowers to the planting bed along Roberts Street
- * The landscaping provided in the parking islands does not meet the code requirement to contain trees, shrubs, flowers, mulch, and boulders. These islands/endcap island areas are required to be protected with curb or by mounding the area. **[Bruce] MY RECOMMENDATION WOULD BE CURB.**
- * Clarify areas used to meet the 15% landscape island requirement. It's my understanding that the areas at the end of each parking row is included in the calculation. If so, they must include the vegetation in the bullet above. **[Bruce] THERE IS 2,055 SQ-FT ISLANDS ON LOT 1 AND 4,217 SQ-FT ON LOT 2 FOR A TOTAL OF 6,272 SQ-FT. THE PARKING PAVEMENT AREA IS 41,641 SQ-FT. THE PERCENTAGE IS 6272/41641=15%. SEE SKETCH BELOW**



[Bruce]

- * Provide a breakdown of the landscaping by lot and indicate how each lot exceeds the minimum planting requirements
- * Clarify whether the landscaping in the southeast corner of the landscape plan was included in the lot area calculations for areas that will be replanted for Lot 1 or Lot 2. Since it is outside the boundary of Lot 1, it should be reflected in Lot 2 calculations. **[Bruce] YES IT WAS INCLUDED AS LOT 2. SEE SKETCH HEREIN.**
- * Add groupings of shrubs within the western perimeter planting bed of the parking area
- * Clarify whether the gravel bio-retention basins are included in the landscaping area calculation **[Bruce] YES BIO RETENTION BASINS ARE INCLUDED IN THE LANDSCAPE. THEY WILL HAVE SHRUBS AND GRASSES.**

Let me know if you have any questions or need additional information.

Thanks,
Tina

Tina Crawford, AICP
City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

From: Tina Crawford
Sent: Monday, October 31, 2016 1:59 PM

To: 'Bruce Friedhoff'; Troy Davis Homes (tdh@mtaonline.net)
Subject: Land Clearing Waiver Request: ROBERTS STREET BUSINESS PARK

I went through the information that was dropped off last Friday and need some additional information. Based on the letter and the plans, it appears that the request is to clear 100% of the both proposed lots (Lots 1 and 2) and replant 28% and 35% of the lots respectively. However, there is no reference to the existing lot boundaries and areas in either the letter or the site/landscape plans. Please provide this information and revise the site plan to show the existing lot lines with the proposed lot lines superimposed on them. Copies of the applicable landscaping code sections are included as an attachment to this email.

Also, the landscape plan needs to address the following:

- * Provide information in the "Legend" that identifies the number/type/height of the proposed vegetation. There are also some areas shaded on the landscape plan that appear to be stormwater/detention areas but are not referenced in the legend.
- * Move all of the information pertaining to landscaping/land clearing from the site plan to the landscape plan.
- * Label dimensions and areas of all landscaped areas.
- * Show the required landscape planting beds along Roberts Street (see WMC 16.24.040.D.4.b). A minimum 10 foot wide planting bed is required around the perimeter of the parking area along Roberts. The landscape plan shows a planting bed but the majority of the area is planted with grass and has minimal flowers and shrubs.
- * Identify utility easements (Trees may not be planted within the easements.)
- * Identify how the proposed vegetation meets/exceeds the minimum requirements in the code.
- * Identify the existing and proposed lot boundaries and dimensions.
- * Provide a drawing showing the building elevations and the depiction of the how the landscaping will look on the site.
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This information must be provided to me no later than November 4, 2016 so that I can address it in my staff report and include it in the Planning Commission packet.

In addition to the land clearing waiver from the Planning Commission, a land use permit must be submitted for each lot prior to any clearing or development on the site. The permit applications need to include all of the information submitted with the land clearing waiver along with responses to the General Approval Criteria (see attachment), a survey of each lot with a "wet ink" signature, a site plan with a "wet ink" signature, and a shared parking agreement/easement between the two lots. The permits may be submitted prior for review prior to the November 15, 2016 Planning Commission meeting, which will allow to approve the land use permits on November 16 or they can be submitted after the meeting and will be reviewed in a few days.

Please let me know if you have any questions or need additional information

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Tahirih DesJardin

From: Tina Crawford
Sent: Wednesday, November 09, 2016 10:51 AM
To: Tahirih DesJardin
Subject: FW: Land Clearing Waiver Request: ROBERTS STREET BUSINESS PARK
Attachments: SITE C-EXHIBIT 1.pdf; SITE C-C1.pdf

Here's the electronic version for the packet. Please include the email and the attachments with the applicant's materials.

Tina Crawford, AICP

City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

From: Bruce Friedhoff [mailto:Bruce@CivilResourcesLLC.com]
Sent: Tuesday, November 08, 2016 3:11 PM
To: Tina Crawford; 'Troy Davis Homes'; 'Jordan Rausa'
Subject: RE: Land Clearing Waiver Request: ROBERTS STREET BUSINESS PARK

Jordan asked that I send you this Exhibit so you could see which lot the area measurements were taken. C1 is also attached for a very small change on the landscape Island numbers. Totals did not change.

SITE DATA				
SITE DATA	UNITS	1 & 2	1	2
LOT	EA			
SITE AREA	SF	112,625	44,166	68,459
BUILDING AREA	SF	14,916	9,152	5,764
PARKING PAVEMENT AREA	SF	41,641	17,662	23,979
WALKS	SF	5,262	3,050	2,212
LANDSCAPE AREA	SF	36,468	12,350	24,118
REMAINDER AREA	SF	14,338	1,952	12,386
LS ISLANDS	SF	6,272	2,055	4,217
PERCENT LANDSCAPE	%	32%	28%	35%
LS ISLANDS/PAVEMENT	%	15%	12%	18%
FLOOR AREA	SF	18,300	8,720	9,580
PARKING STALLS	EA	114	50	64

From: Tina Crawford [mailto:tcrawford@ci.wasilla.ak.us]
Sent: Tuesday, November 08, 2016 2:17 PM
To: 'Bruce Friedhoff' <Bruce@CivilResourcesLLC.com>; 'Troy Davis Homes' <tdh@mtaonline.net>; 'Jordan Rausa' <jordan@alaskaplans.com>
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Thanks!

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Sent: Tuesday, November 08, 2016 9:35 AM
To: Tina Crawford; 'Troy Davis Homes'; 'Jordan Rausa'
Subject: RE: Land Clearing Waiver Request: ROBERTS STREET BUSINESS PARK

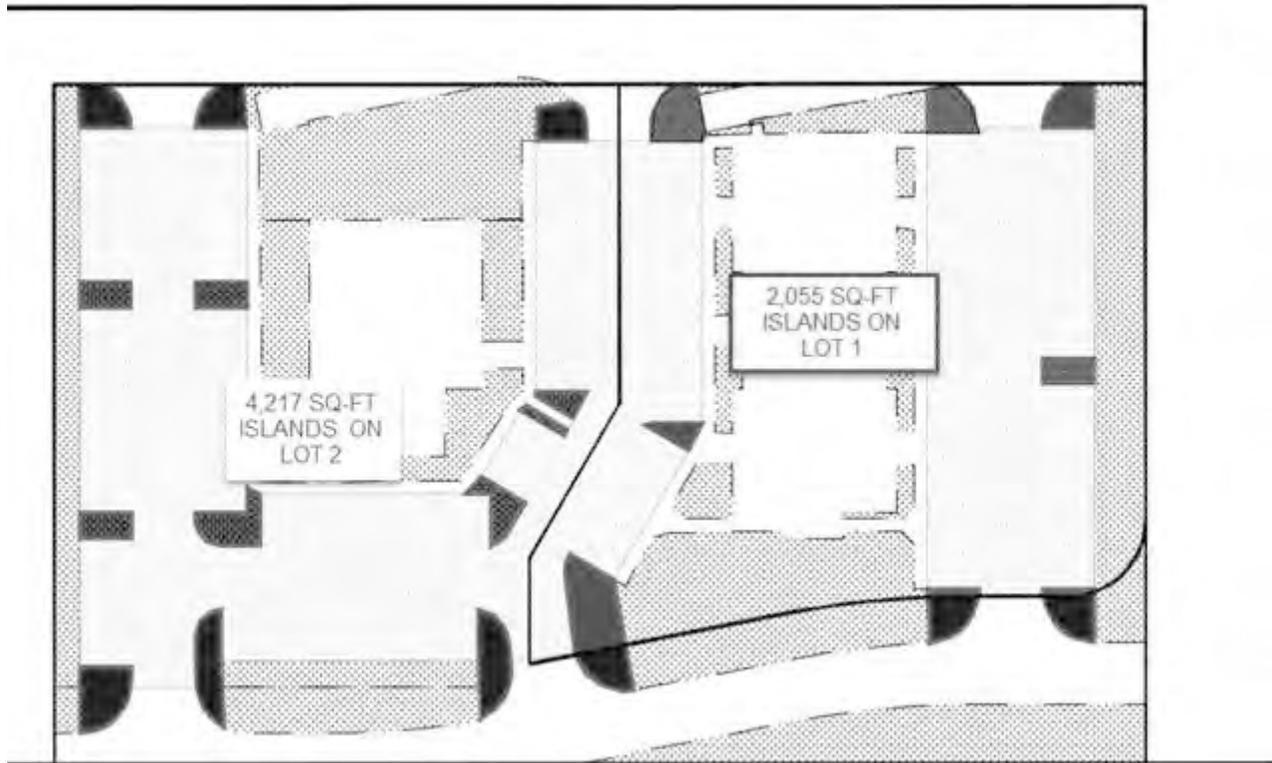
SEE HEREIN FOR REPLY...

-----Original Message-----

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Sent: Monday, November 07, 2016 4:36 PM
To: 'Bruce Friedhoff' <Bruce@CivilResourcesLLC.com>; 'Troy Davis Homes (tdh@mtaonline.net)' <tdh@mtaonline.net>; Jordan Rausa (jordan@alaskaplans.com) <jordan@alaskaplans.com>
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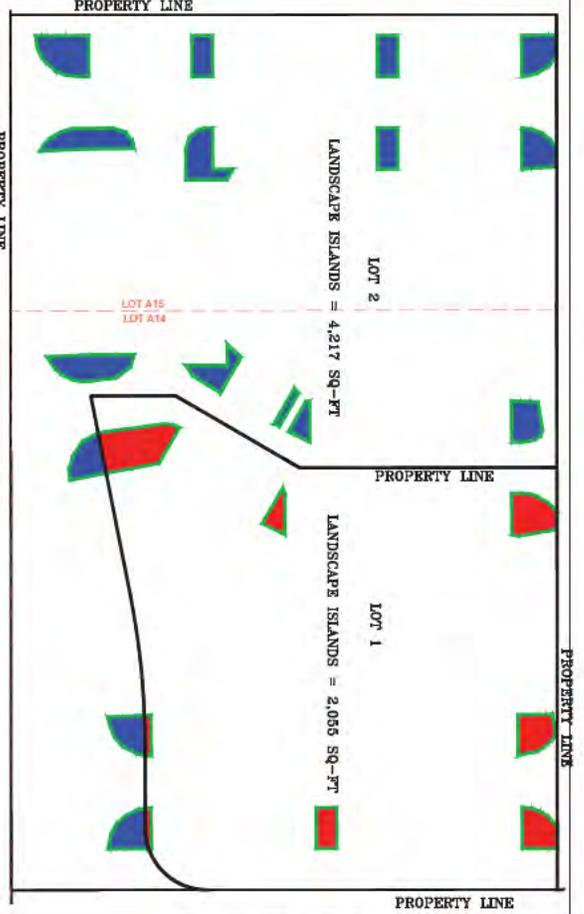
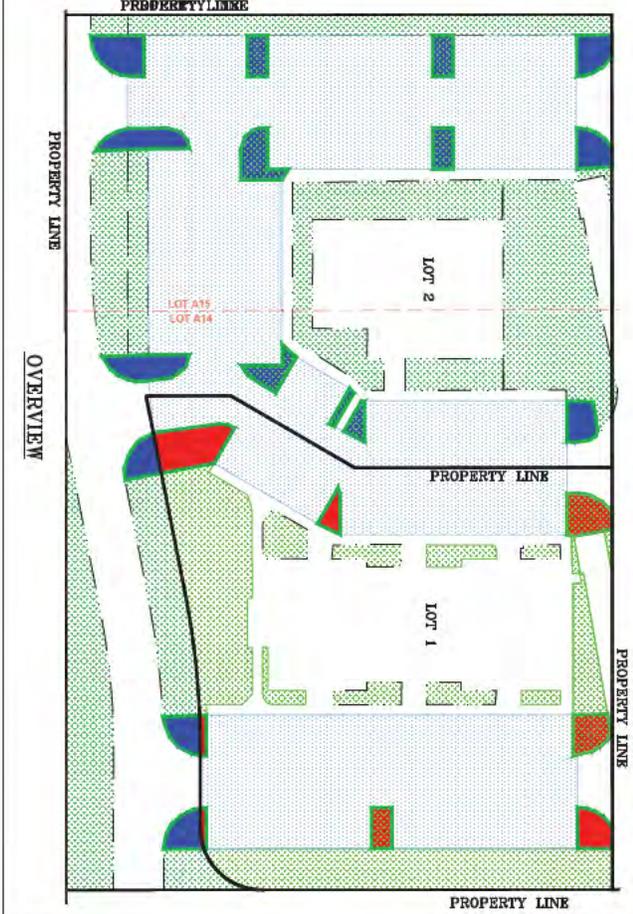
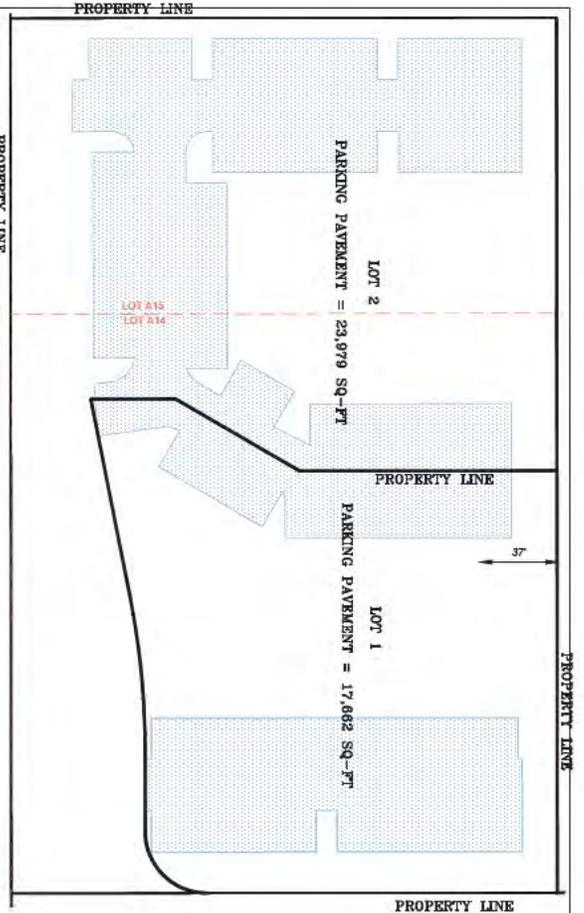
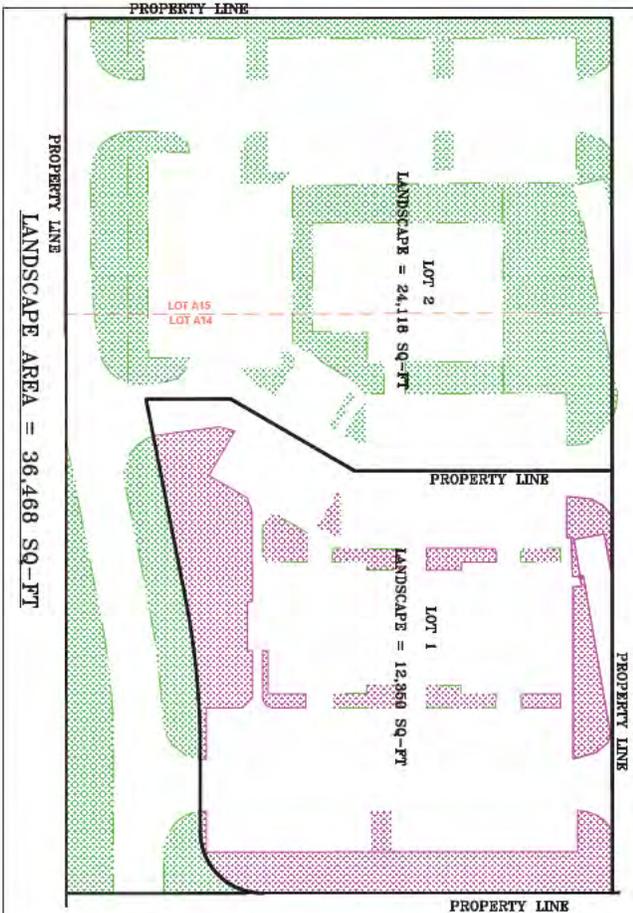
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DATE: 11/15/2018
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EX1
 SHEET 1 OF 1

TD BUSINESS PARK
 LANDSCAPE AREAS EXHIBIT

CIVIL RESOURCES, LLC
 3001 W STONEBRIDGE DRIVE
 WASSILLA, AK 99654
 BRUCE@CIVILRESOURCESLLC.COM
 PHONE: (907) 554-3021
 JOB#: 100116

PRELIMINARY
 FOR REVIEW
 AND
 OBSERVATION
 CONSTRUCTION
 November 9, 2018

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Tina Crawford

From: Bruce Friedhoff <Bruce@CivilResourcesLLC.com>
Sent: Tuesday, November 08, 2016 9:35 AM
To: Tina Crawford; 'Troy Davis Homes'; 'Jordan Rausa'
Subject: RE: Land Clearing Waiver Request: ROBERTS STREET BUSINESS PARK

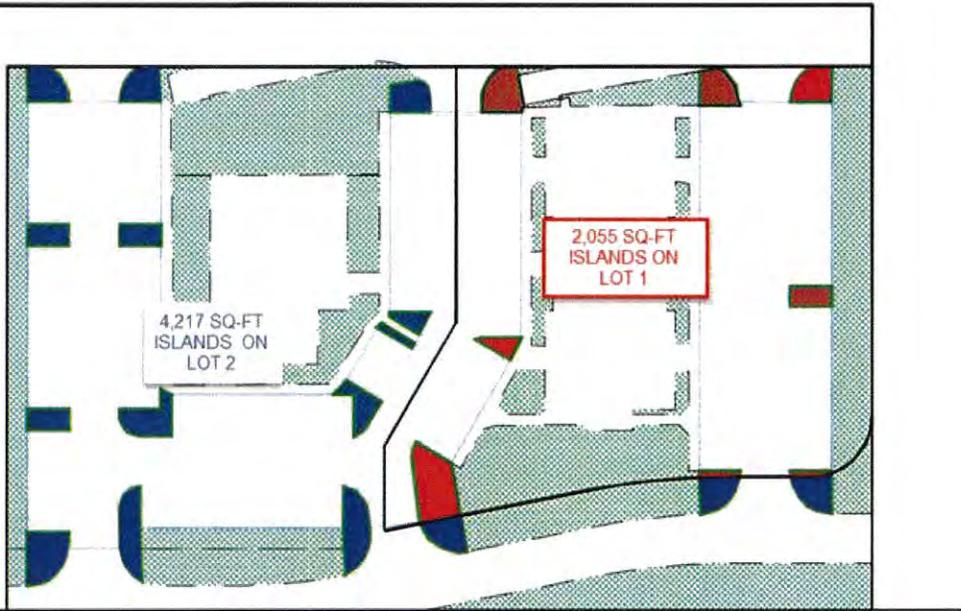
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-----Original Message-----

From: Tina Crawford [mailto:tcrawford@ci.wasilla.ak.us]
Sent: Monday, November 07, 2016 4:36 PM
To: 'Bruce Friedhoff' <Bruce@CivilResourcesLLC.com>; 'Troy Davis Homes (tdh@mtaonline.net)' <tdh@mtaonline.net>; Jordan Rausa (jordan@alaskaplans.com) <jordan@alaskaplans.com>
Subject: RE: Land Clearing Waiver Request: ROBERTS STREET BUSINESS PARK

I received the updated site plan and landscape plan last week. The site plan has the requested information but unfortunately the landscape plan does not adequately address the following items. Additionally, we have not received the building and landscape drawing. If you get the information to me tomorrow afternoon, I can include it in the Planning Commission packet. Otherwise, you will need to bring it to the Planning Commission meeting along with copies for the Commission, staff, and public.

- * Indicate the height of plants and trees at time of planting (trees must be a minimum of 8' and shrubs must be a minimum of 2')
- * Label the dimensions and areas of all landscaped areas
- * Include a north arrow and identify Roberts Street
- * Add flowers to the planting bed along Roberts Street
- * The landscaping provided in the parking islands does not meet the code requirement to contain trees, shrubs, flowers, mulch, and boulders. These islands/endcap island areas are required to be protected with curb or by mounding the area.**[Bruce] MY RECOMMENDATION WOULD BE CURB.**
- * Clarify areas used to meet the 15% landscape island requirement. It's my understanding that the areas at the end of each parking row is included in the calculation. If so, they must include the vegetation in the bullet above.**[Bruce] THERE IS 2,055 SQ-FT ISLANDS ON LOT 1 AND 4,217 SQ-FT ON LOT 2 FOR A TOTAL OF 6,272 SQ-FT. THE PARKING PAVEMENT AREA IS 41,641 SQ-FT. THE PERCENTAGE IS 6272/41641=15%. SEE SKETCH BELOW**



[Bruce]

- * Provide a breakdown of the landscaping by lot and indicate how each lot exceeds the minimum planting requirements
- * Clarify whether the landscaping in the southeast corner of the landscape plan was included in the lot area calculations for areas that will be replanted for Lot 1 or Lot 2. Since it is outside the boundary of Lot 1, it should be reflected in Lot 2 calculations. [Bruce] YES IT WAS INCLUDED AS LOT 2. SEE SKETCH HEREIN.
- * Add groupings of shrubs within the western perimeter planting bed of the parking area
- * Clarify whether the gravel bio-retention basins are included in the landscaping area calculation [Bruce] YES BIO RETENTION BASINS ARE INCLUDED IN THE LANDSCAPE. THEY WILL HAVE SHRUBS AND GRASSES.

Let me know if you have any questions or need additional information.

Thanks,
Tina

Tina Crawford, AICP
City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

From: Tina Crawford
Sent: Monday, October 31, 2016 1:59 PM
To: 'Bruce Friedhoff'; Troy Davis Homes (tdh@mtaonline.net)
Subject: Land Clearing Waiver Request: ROBERTS STREET BUSINESS PARK

I went through the information that was dropped off last Friday and need some additional information. Based on the letter and the plans, it appears that the request is to clear 100% of the both proposed lots (Lots 1 and 2) and replant

28% and 35% of the lots respectively. However, there is no reference to the existing lot boundaries and areas in either the letter or the site/landscape plans. Please provide this information and revise the site plan to show the existing lot lines with the proposed lot lines superimposed on them. Copies of the applicable landscaping code sections are included as an attachment to this email.

Also, the landscape plan needs to address the following:

- * Provide information in the "Legend" that identifies the number/type/height of the proposed vegetation. There are also some areas shaded on the landscape plan that appear to be stormwater/detention areas but are not referenced in the legend.
- * Move all of the information pertaining to landscaping/land clearing from the site plan to the landscape plan.
- * Label dimensions and areas of all landscaped areas.
- * Show the required landscape planting beds along Roberts Street (see WMC 16.24.040.D.4.b). A minimum 10 foot wide planting bed is required around the perimeter of the parking area along Roberts. The landscape plan shows a planting bed but the majority of the area is planted with grass and has minimal flowers and shrubs.
- * Identify utility easements (Trees may not be planted within the easements.)
- * Identify how the proposed vegetation meets/exceeds the minimum requirements in the code.
- * Identify the existing and proposed lot boundaries and dimensions.
- * Provide a drawing showing the building elevations and the depiction of the how the landscaping will look on the site.
- * Include a north arrow and identify Roberts Street.
- * Clarify whether the landscaping in the southeast corner of the landscape plan was included in the lot area calculations for areas that will be replanted for Lot 1 or Lot 2. Since it is outside the boundary of Lot 1, it should be reflected in Lot 2 calculations.

This information must be provided to me no later than November 4, 2016 so that I can address it in my staff report and include it in the Planning Commission packet.

In addition to the land clearing waiver from the Planning Commission, a land use permit must be submitted for each lot prior to any clearing or development on the site. The permit applications need to include all of the information submitted with the land clearing waiver along with responses to the General Approval Criteria (see attachment), a survey of each lot with a "wet ink" signature, a site plan with a "wet ink" signature, and a shared parking agreement/easement between the two lots. The permits may be submitted prior for review prior to the November 15, 2016 Planning Commission meeting, which will allow to approve the land use permits on November 16 or they can be submitted after the meeting and will be reviewed in a few days.

Please let me know If you have any questions or need additional information

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<http://www.iolo.com>

Tina Crawford

From: Bruce Friedhoff <Bruce@CivilResourcesLLC.com>
Sent: Monday, October 31, 2016 3:44 PM
To: Tina Crawford; 'Troy Davis Homes'; Jordan Rausa
Subject: RE: Land Clearing Waiver Request: ROBERTS STREET BUSINESS PARK
Attachments: SITE PLAN FINAL - 102816 (TD BUSINESS PARK).pdf

SITE PLAN REVISED AS REQUESTED AND ATTACHED HEREWITH.

-----Original Message-----

From: Tina Crawford [<mailto:tcrawford@ci.wasilla.ak.us>]
Sent: Monday, October 31, 2016 1:59 PM
To: 'Bruce Friedhoff' <Bruce@CivilResourcesLLC.com>; Troy Davis Homes (tdh@mtaonline.net) <tdh@mtaonline.net>
Subject: Land Clearing Waiver Request: ROBERTS STREET BUSINESS PARK

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- * Identify utility easements (Trees may not be planted within the easements.)
- * Identify how the proposed vegetation meets/exceeds the minimum requirements in the code.
- * Identify the existing and proposed lot boundaries and dimensions.
- * Provide a drawing showing the building elevations and the depiction of the how the landscaping will look on the site.

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Tina Crawford

From: Bruce Friedhoff <Bruce@CivilResourcesLLC.com>
Sent: Monday, October 31, 2016 3:44 PM
To: Tina Crawford; 'Troy Davis Homes'; Jordan Rausa
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- * Identify utility easements (Trees may not be planted within the easements.)
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- * Identify the existing and proposed lot boundaries and dimensions.
- * Provide a drawing showing the building elevations and the depiction of the how the landscaping will look on the site.

* Include a north arrow and identify Roberts Street.

* Clarify whether the landscaping in the southeast corner of the landscape plan was included in the lot area calculations for areas that will be replanted for Lot 1 or Lot 2. Since it is outside the boundary of Lot 1, it should be reflected in Lot 2 calculations.

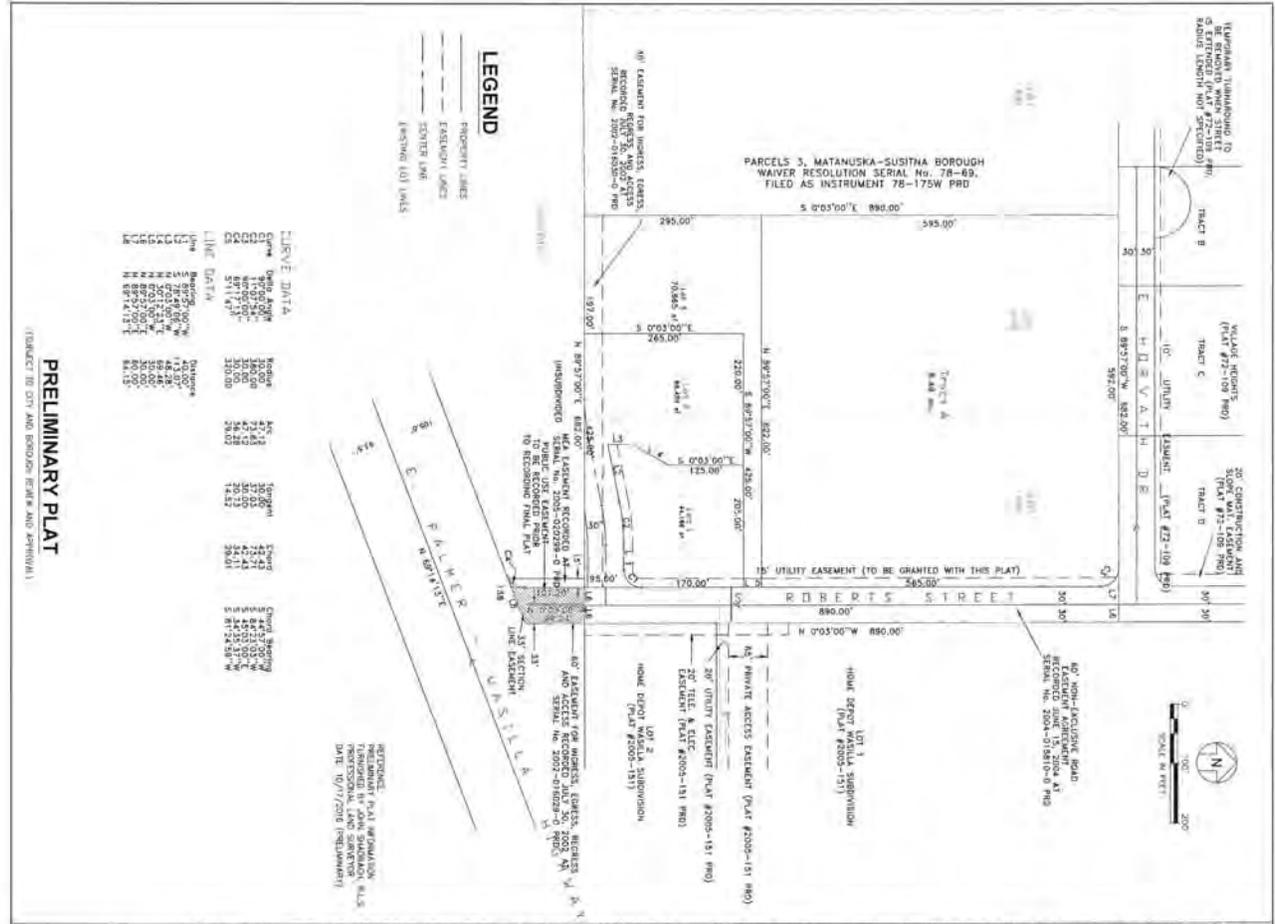
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Please let me know if you have any questions or need additional information

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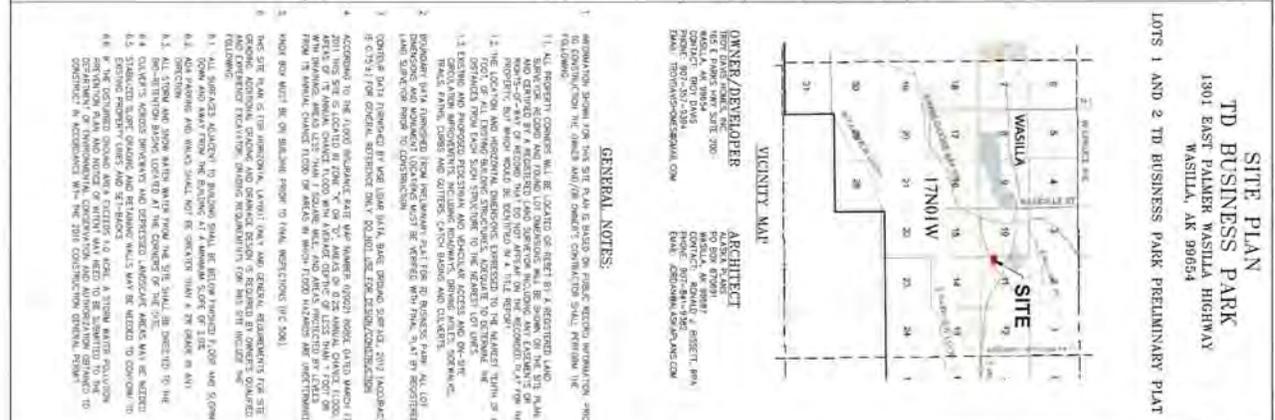
SITE INFORMATION

SITE DATA		UNITS	
SIT DATA	UNITS	1 & 2	1
LOT	EA	12,625	44,166
SIT AREA	SF	14,916	9,132
BUILDING AREA	SF	40,441	17,642
PARKING PAVEMENT AREA	SF	3,382	3,380
WALKS	SF	14,348	12,350
REAR YARD AREA	SF	14,318	12,148
REAR YARD PERCENTAGE	%	4,272	2,453
PERCENTAGE PERCENTAGE	%	328	286
PERCENTAGE PERCENTAGE	%	155	156
FLOOR AREA	SF	18,300	8,720
PARKING STALLS	EA	114	50

BUILDING DATA		PARKING DATA	
BUILDING SETBACKS (WASILLA LAND DEVELOPMENT CODE TITLE 16.24.000)	FEET	REAR	14
FRONT YARD TO RIGHT-OF-WAY	FEET	WEST	24
REAR YARD	FEET	NORTH/SOUTH	24
SIDE YARD	FEET		24
MINIMUM BUILDING HEIGHT	FEET		24
SCREEN WALL REQUIRED BETWEEN RESIDENTIAL/COMMERCIAL/INDUSTRIAL			

PARKING REQUIREMENTS		PARKING DATA	
OFFICE/COMMERCIAL	300	SF/STALL	15,228
RESTAURANT (GENERATOR OF 1 OR 2)	150	SF/STALL	3,072
RETAIL	3	SF/STALL	72
TOTAL REQUIRED PARKING			24
ADA PARKING (1 ADA/25 REGULAR)	25	STALL	75
ADA VAN PARKING			4
REGULAR PARKING			108
TOTALS			114

OFF-SITE LOADING (17 X 30')		OFF-SITE STORAGE	
SNOW STORAGE REQUIRED	25	SF/STALL	114
EXCESS STORAGE PROVIDED			280
			470
			57



GENERAL NOTES:

1. ALL PROPERTY CORNERS WILL BE LOCATED OR RE-SET BY A REGISTERED LAND SURVEYOR AND SHOWN ON THE PLAT. THE PLAT SHALL BE FILED WITH THE RECORDS OF THE MATANUSKA-SUSITNA BOROUGH AND THE STATE OF ALASKA.
2. THE LOCATION AND HORIZONTAL DIMENSIONS EXPRESSED TO THE ADJACENT TRACT OR TRACTS OF ALL EXISTING BUILDING STRUCTURES, ADJACENT TO THE SUBJECT TRACT, SHALL BE SHOWN ON THE PLAT. THE PLAT SHALL BE CHECKED BY THE REGISTERED LAND SURVEYOR TO DETERMINE THE LOCATION AND HORIZONTAL DIMENSIONS OF ALL EXISTING BUILDING STRUCTURES, ADJACENT TO THE SUBJECT TRACT, AND TO DETERMINE THE LOCATION AND HORIZONTAL DIMENSIONS OF ALL EXISTING BUILDING STRUCTURES, ADJACENT TO THE SUBJECT TRACT, AND TO DETERMINE THE LOCATION AND HORIZONTAL DIMENSIONS OF ALL EXISTING BUILDING STRUCTURES, ADJACENT TO THE SUBJECT TRACT.
3. THE PLAT SHALL BE CHECKED BY THE REGISTERED LAND SURVEYOR TO DETERMINE THE LOCATION AND HORIZONTAL DIMENSIONS OF ALL EXISTING BUILDING STRUCTURES, ADJACENT TO THE SUBJECT TRACT, AND TO DETERMINE THE LOCATION AND HORIZONTAL DIMENSIONS OF ALL EXISTING BUILDING STRUCTURES, ADJACENT TO THE SUBJECT TRACT.
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OWNER/DEVELOPER
CIVIL RESOURCES, LLC
1000 W STONERIDGE DRIVE
WASILLA, AK 99654
BRUCE@CIVILRESOURCESLLC.COM
PHONE: (907) 354-3021
JOB#: 100116

ARCHITECT
CIVIL RESOURCES, LLC
1000 W STONERIDGE DRIVE
WASILLA, AK 99654
BRUCE@CIVILRESOURCESLLC.COM
PHONE: (907) 354-3021
JOB#: 100116

TD BUSINESS PARK

GENERAL NOTES AND SITE DATA

DATE: 1/17/21
DRAWN BY: C1

123 of 191

123 of 191

By: Planning
Public Hearing: 11/15/16
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 16-15**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE
CLEARING OF 100 PERCENT OF PROPOSED LOTS 1 AND 2, T.D. BUSINESS
PARK SUBDIVISION, PER WMC 16.33.050(A)(2).**

WHEREAS, Troy Davis Homes, Inc., submitted a request for a waiver/modification on October 28, 2016, along with a site plan and landscape plans 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 November 6, 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 landscape plan with the latest revisions date of November 8, 2016, attached as Exhibit A to Resolution Serial No. 16-15, as required in WMC 16.33.060.

2. The trees along Roberts Street must be an evergreen tree with a minimum height of nine feet and a minimum of a one and one-half caliper at time of planting.
3. A minimum of 50 flowers must be planted within the landscape bed along Roberts Street.
4. The landscape island in the middle of the parking spaces along Roberts Street must contain a tree, shrubs, flowers, boulders, and mulch per WMC 16.24.040.D.4.c.

The applicant must provide the landscape guarantee for each lot as required in

WMC 16.33.040 prior to any clearing and/or construction on the lots.

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

APPROVED:

Jessica Dean, Chairman

ATTEST:

Tina Crawford, AICP, City Planner



LANDSCAPE PLAN
 AND ILLUSTRATION BOARD DETAIL
 SCALE: 1/240



SYMBOL	DESCRIPTION	PLANT SPECIES	PLANT SIZE	PLANT QUANTITY
(Green circle)	Planting	Planting	Planting	Planting
(Red circle)	Planting	Planting	Planting	Planting
(Blue circle)	Planting	Planting	Planting	Planting
(Purple circle)	Planting	Planting	Planting	Planting
(Yellow circle)	Planting	Planting	Planting	Planting

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(Blue circle)	Planting	Planting	Planting	Planting
(Purple circle)	Planting	Planting	Planting	Planting
(Yellow circle)	Planting	Planting	Planting	Planting

III) COPYRIGHT NOTICE III)
 All building plans are created by copyright. Reproduction of these plans, either in whole or in part, including any form or reproduction of derivative works thereof, for any reason without the written permission is strictly prohibited. The purchase of a set of building plans in hard copy form does not constitute any copyright or other ownership interest in the buyer except for a limited license to use the set of plans for the construction of one building located at the site address or at a legal location specifically identified on the drawings. Any person whose name or company name appears on the drawings. Although further use may be granted to the original buyer for the construction of additional buildings, to avoid any copyright claim, any person's permission for further use must be granted each time, which may also address Alaska State Statute, AS 18.06.010. This project is being completed through the acquisition of an Original Buyer. To view Form 18.06.010, please visit www.dmv.state.ak.us. A buyer that receives a PDF file for the purpose of printing copies should note that, because the drawings are copyrighted, making photocopies from them is illegal.
 Copyright and ownership of building plans for construction shall be retained by the original designer. Copyright law has been violated knowingly in recent years. ANYTHING printed upon these drawings, for liability purposes to \$100,000.00 plus attorney fees, damages, and late charges.

REV.	DATE	DESCRIPTION	APP.				
1	5-17-12	ISSUED FOR REVIEW	JMR				
2	5-24-12	ISSUED FOR REVIEW	JMR				
3	10-30-12	ISSUED FOR REVIEW	JMR				
4	11-05-12	ISSUED FOR REVIEW	JMR				

REV.	DATE	DESCRIPTION	APP.				
1	5-17-12	ISSUED FOR REVIEW	JMR				
2	5-24-12	ISSUED FOR REVIEW	JMR				
3	10-30-12	ISSUED FOR REVIEW	JMR				
4	11-05-12	ISSUED FOR REVIEW	JMR				

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 Troy Daves Homes, LLC
 TD Business Park



P.O. Box 5708
 Anchorage, Alaska 99508
 907.561.6382

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**CITY OF WASILLA PLANNING COMMISSION
STAFF REPORT**

Agenda of: November 15, 2016
Originator: Tina Crawford, AICP, City Planner *T*
Date: November 2, 2016

Topic: Discussion regarding possible code revision to establish a minimum square footage for single-family dwellings

OVERVIEW: A Committee of the Whole item was included on the October 11, 2016 Planning Commission ("Commission") agenda to discuss direction from the City Council regarding an amendment to Title 16 of the Wasilla Municipal Code that would require a minimum square footage for single-family homes on lots within the city limits. At the conclusion of the discussion, the Commission requested that staff draft language for review and discussion at the November 15, 2016 meeting.

Listed below is draft language for consideration by the Commission:

Add new section to Chapter 16.24 Density and Dimensional Requirements:

16.24.025 Single-Family Residential Dwelling Unit Requirements

All new single-family residential dwelling units must comply with the following size requirements:

- A. All single family dwelling units must be a minimum of 700 square feet.**
- B. Garages, attached storage facilities, and other areas not intended as living area may not be counted toward the minimum size.**

Add new definition to Section 16.04.070 Definitions:

"Living area" means the commonly heated and/or air-conditioned area of a dwelling unit used for daily living quarters.

Alternatively, the Planning Commission could forward a recommendation to the City Council that changes should not be made to the City's code and that home size should be decided by market conditions, private subdivision covenants and restricts, and an individual's financial means.

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Tahirih DesJardin

From: Tina Crawford
Sent: Tuesday, November 08, 2016 9:14 AM
To: Tahirih DesJardin
Subject: FW: Re tiny home ban

Please include in the PC packet.

-----Original Message-----

From: Jamie Newman
Sent: Tuesday, November 08, 2016 8:45 AM
To: Tina Crawford
Subject: FW: Re tiny home ban

Jamie Newman, MMC
Wasilla City Clerk
907-373-9090 office

City of Wasilla
Office of the City Clerk
290 E Herning Ave Wasilla, AK 99654
www.cityofwasilla.com
Wasilla, The heartbeat of the Mat-Su Valley!

Messages to and from this email address may be subject to public disclosure laws.

-----Original Message-----

From: clerk
Sent: Tuesday, November 08, 2016 8:37 AM
To: Jamie Newman
Subject: FW: Re tiny home ban

-----Original Message-----

From: David Ehlers [<mailto:david.alejandro@me.com>]
Sent: Tuesday, November 08, 2016 5:41 AM
To: clerk
Subject: Re tiny home ban

Re: Tiny House ban - another chink taken out of the armor of freedom. Congratulations to your town on becoming part of the problem, instead of part of the solution. There are other ways in which housing values can be preserved, and most tiny homeowners have no interest in being next to a McMansion. Just another reason to avoid doing business in an oppressive community, from my point of view

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CITY OF WASILLA

• Planning Office •

290 East Herring Avenue • Wasilla • Alaska • 99654-7091

• Telephone 907-373-9020 •

MEMORANDUM

DATE: October 27, 2016

TO: Wasilla Planning Commission

FROM: Tina Crawford, AICP, City Planner

RE: Review of Comprehensive Plan – Chapter 8, Intergovernmental Coordination

Per Section 2.60.010(B)(3), the Planning Commission is required to annually review one or more elements of the Comprehensive Plan to determine if any changes are needed. If the Commission identifies any revisions to the chapter, they are to forward the recommended changes to the City Council for their review and consideration.

Since the Planning Commission has not reviewed Chapter 8 since the adoption of the Comprehensive Plan, a review is included on this month's agenda as a "Committee of the Whole" discussion item. This will allow the Planning Commission to have an informal discussion about this chapter and identify any necessary revisions, if any. A copy of this chapter is included in the meeting packet for your review prior to the meeting.

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Chapter 8. Intergovernmental Coordination

8.1 Current Conditions and Trends

Multiple-Levels of Government

The City is one of many government entities trying to serve citizens in the region. Moreover, the interrelationship of these layers is complex and changing, particularly around available funding, current priorities, and jurisdictional issues given the diversity of local cities, community councils, and “no local government” areas (see Figure 8). As a City with a defined mission, boundaries, and tax base, Wasilla has a limited ability to directly address many issues of importance to the City and region. Therefore, over the life of this Plan, it will be important for the City to work as a team player on regional goals.

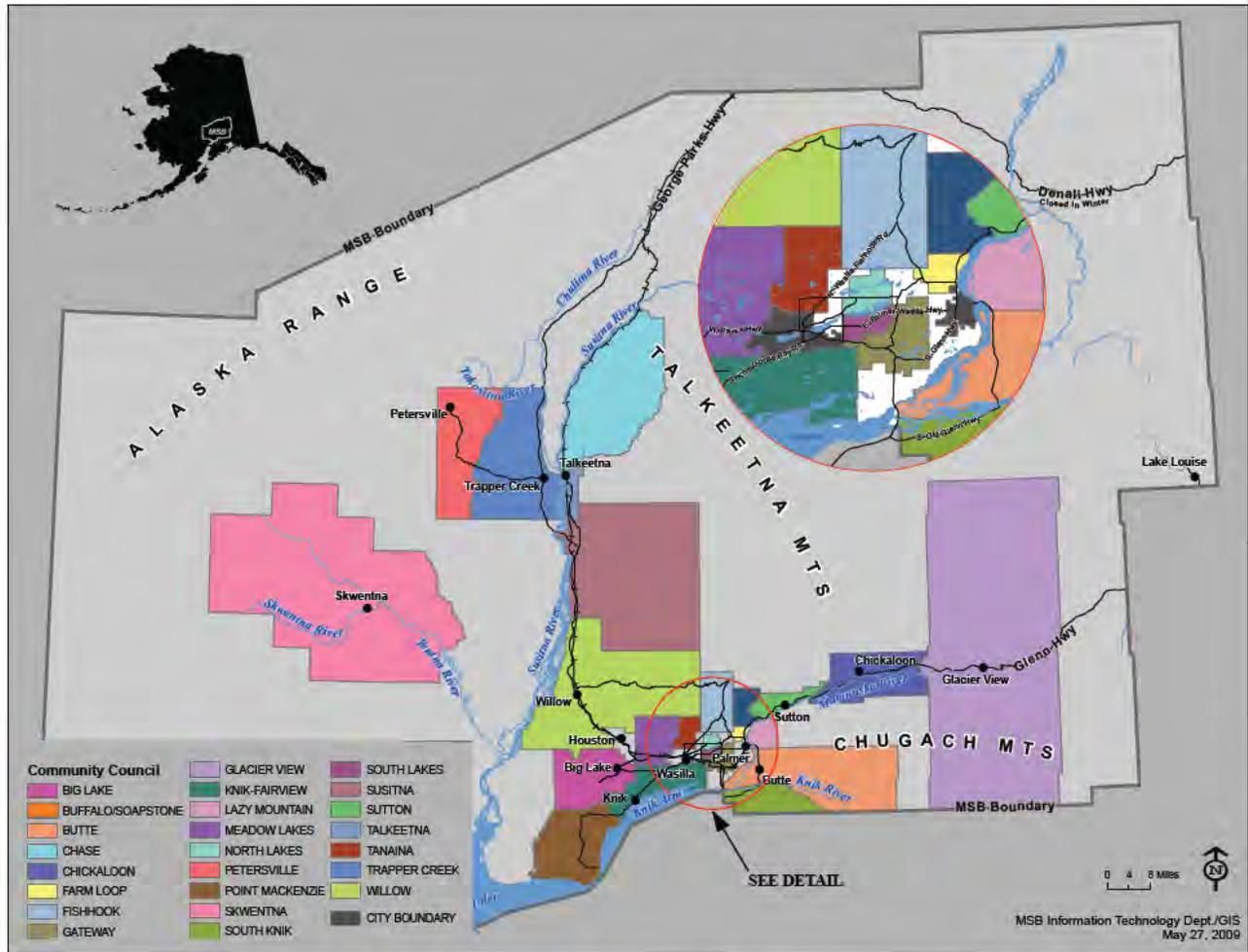


Figure 8. Matanuska-Susitna Borough map showing the diversity of local cities, community councils, and “no local government” areas (see inset, white areas). Coordination to serve regional needs is vital to the City’s future.

Chapter 8



The Borough and the City of Wasilla provide complimentary services under different powers at the regional and local levels, respectively. As the region's population grows, 40,000 residents living outside the City boundaries in Borough Community Council areas are seeking more and more services from the City because it is centrally located, such as the Wasilla City Library.



The City Library is the third busiest in the state because of its convenient location for many of the regions' residents.

Moreover, as the population continues to grow and seek services or impact the City, as is the case with growing vehicle traffic, it is also important that the City seek resources from the State and the Borough commensurate with serving these needs.

In the end, all of these multiple levels of government need to remain responsive to public involvement, due process and community needs.

Expanding the City's Boundaries

Concurrent with this planning effort were discussions and a property owners' survey about expanding the City limits. Many of the residents who were consulted about annexing into the City expressed strong opposition; immediate annexation plans will focus efforts on property owners seeking to annex within the City limits.

At the same time, annexation remains a useful tool which the City should keep under consideration. The State of Alaska's Boundary Commission set up annexation processes, recognizing that although choice is important, local governments sometimes need to forcibly annex in response to acute issues beyond City boundaries that will significantly compromise its future services, health, safety, and economy.

Because of the political nature of annexation decisions, over the life of this Plan it would be valuable for the City to develop a quantitative approach and criteria for determining if, when, and where parcels outside the City limits are creating an issue of acute importance in terms of Wasilla's future services, health, safety and economy. This list and ranking of criteria should be the basis for communicating with landowners around potential annexation issues, and to determine whether to use Annexation by Election (with the consent of voters in the area) or Annexation

Intergovernmental Coordination

by Legislative Review, under Alaska’s Administrative Code, 3 AAC 110.140, based on a vote of the State Legislature, without approval of the voters or property owners.

Finally, although currently annexation is not underway, over the life of this Plan at least two areas should be explored on a criteria basis:

- **Health, Safety, Environment and Identity Criteria:** Although they share a name, Wasilla Lake is largely out of City boundaries. To allow cohesive planning and enhanced water stewardship, annexing the lake and adjacent properties may be in the greater public interest.
- **Safety and Economic Criteria:** Properties outside the City proximate to the airport may be impacted by industrial and airspace activities, making it critical to coordinate development. Furthermore the City’s new economic activities in the area may generate a need for more commercial land uses that require infrastructure coordination and joint planning.



Intergovernmental coordination and potentially annexation will be needed to help the City address the basic health, safety and service needs of its residents and the large and growing population surrounding the City.



Government Coordination Needs

Adequately serving both City and regional residents' needs will require coordination and partnering on many governmental levels. Some of the most critical coordination needs identified in this planning effort are:

State of Alaska

ADOT&PF
Governor's Office
ARRC

Matanuska-Susitna Borough

Nearby Cities:

City of Houston
City of Palmer
Municipality of Anchorage

Within and Surrounding the City:

Community organizations
Service providers
Neighborhoods
Citizens
Private landowners
Commercial interests
Private utilities



8.2 Desired Future Conditions

Into the future, the regions' governmental interests carefully coordinate their efforts to more effectively serve residents' needs.

Citizens play a constructive role in helping their governments respond to the challenges and issues ahead.

Wasilla respects the choice of property owners when it comes to expanding City limits, except where critical issues of health, safety and economy are involved.

8.3 Goals, Objectives, and Actions

Goal 1. Foster and encourage intergovernmental coordination between the City and the cities of Palmer and Houston, the Matanuska-Susitna Borough, and regional, state, federal and Native entities.

Objective	Actions
1.1 Coordinate on land use proposals and planning.	1.1.1 Establish processes to review and provide comment on development proposals in the Borough near the City's boundary.
1.2 Coordinate on new school proposals and planning.	1.2.1 Establish procedures to provide copies of rezoning and conditional use applications and other development applications that are pertinent to the School District staff for their information.
1.3 Encourage cooperation and coordination at many levels on mutually beneficial endeavors.	1.3.1 Consider mechanisms for fostering enhanced cooperation and coordination between the City, the Borough, interested citizens groups and advisory boards, and private organizations, regarding mutually beneficial endeavors.

Goal 2. Continue to promote the awareness and involvement of the residents in the planning processes for the City.

Objective	Actions
2.1 Continue to advocate public participation in the planning processes for the City.	<p>2.1.1 Continue to utilize an information exchange program, including the maintenance of an email mailing list and posting on the City's web site as a means of communication between the City and all interested parties.</p> <p>2.1.2 Maintain procedures to provide for the disseminating of proposals and alternatives for public inspection; opportunities for written comments; public hearings; open discussions; communication programs and information services; and the notification of real property owners for the adoption of the Comprehensive Plan, amendments to the Comprehensive Plan, and Comprehensive Plan Evaluation and Appraisal Reports, and other planning implementation efforts.</p> <p>2.1.3 Continue to encourage public awareness of the Comprehensive Plan and the implementing regulations by providing for public education programs designed to promote a widespread understanding of the Plan's purpose, intent and how citizens can be involved in the planning process and in all aspects of City government.</p> <p>2.1.4 Seek involvement of local school and college students and staff in planning processes.</p>

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- **PURPOSE**

The purpose of the landscaping standards in this chapter is to ensure that new landscaping and the retention of existing vegetation is an integral part of all development. It is the intent of these standards to promote the environmental and community benefits of a healthy, diverse, and well managed urban forest. These standards are intended to:

- Visually enhance the community image through new landscaping improvements and/or retention of existing vegetation;
- Promote the use of existing vegetation and retention of trees, woodlands, habitat, and urban forest;
- Encourage the use of native plants to improve plant establishment, survival, and vitality;
- Soften the view and break up the visual impact of extensive paved parking areas and surfaces;
- Separate, screen, and buffer adjacent incompatible land uses through the use of landscape plantings, fencing, and other appropriate landscape architectural features;
- Allow for appropriate removal of trees utilizing an objective criterion-based review and appropriate replanting of quality trees;
- Reduce noise, dust pollution, and glare;
- Provide privacy in residential settings;
- Provide for erosion control, runoff reduction, and pollutant mitigation; and
- Eliminate or reduce the need for irrigation by providing landscaping that are well-suited to the environment and climate.

- **APPLICABILITY**

- Except as provided in this chapter, every administrative approval, use permit, and conditional use permit approved under this title shall be conditioned upon compliance with an approved landscaping plan that conforms to the requirements of this chapter.

- **LANDSCAPE PLAN**

- **Submittal**
 - A landscape plan that adequately indicates compliance with applicable landscaping standards in this chapter must be submitted with the development/permit application. The plan must be prepared and sealed by a licensed landscape architect registered in the state of Alaska or a professional with similar landscaping expertise, as approved by the City Planner.
- **Plan Components**
 - Calculations, dimensions, notes, and details necessary to describe the landscape elements and their relation to the site boundary and site improvements.
 - Include owner notification of the responsibility for the establishment of newly planted vegetation and the continuing obligation to maintain all landscape elements.
 - Where a landscape plan is required, the plan shall include the following:
 - The common name of each plant used;
 - The number, height, and diameter of each plant;
 - The locations where different plant types will be used;
 - The locations, size, and type of vegetation to be preserved in its natural state;
 - Location of any retaining walls and/or fences;

- Location of existing or proposed utilities and easements of record;
- Location of all property lines including all streets that border the lot/parcel;
- Location of any existing or proposed structures or parking areas;
- North arrow and scale; and
- Site drainage and drainage patterns, unless shown on civil drawings.
- **Landscape Design**
 - Design must take into consideration existing protected trees and incorporate existing trees and vegetation where practical to lower adverse impacts of development.
- **Existing Tree inventory**
 - The provisions of this section apply to any land use or development activity permit application required to inventory on-site protected trees. If no protected trees exist on site, that condition must be identified in the application documents.
 - A scaled drawing identifying all existing protected trees and their locations relative to the development parcel boundary and to existing and proposed improvements. It must identify the location, circular critical root zone (CRZ) boundary, and diameter at breast height (DBH). Estimates may be made for inaccessible trees, but they must be noted as such on the drawing.

- **GENERAL LANDSCAPING REQUIREMENTS AND STANDARDS**

- **Applicability.**
- **Exemptions.** The following uses are exempt from the landscaping requirements in this chapter:
 - Temporary Uses
 - SF – except for street trees
 - DP – except for street trees
 - Areas authorized by the city for public or private parks, playgrounds, playing fields, or golf courses that will be retained in pervious ground cover. Parking lots, community centers, clubhouses, and other typical accessory uses or structures must comply with the landscape requirements in this chapter.
 - Airport lease lots
- **Minimum Lot area to be landscaped**
 - A minimum of 15 percent of the total lot area must be covered with landscaping. The planting of grass and annual flowers alone does not constitute landscaping in the context of this section.
- **Preservation of Existing Vegetation**
 - Existing healthy trees must be preserved to the greatest extent practical to sustain an age-diverse urban forest and to minimize tree canopy cover losses.
 - Native plant material area. Natural vegetation that is sufficient to meet the intent of the standards set out in this chapter may be retained in place of all or part of any required landscaping. Existing trees may be credited toward the landscape requirements on a 2:1 basis if an evergreen or a 1:1 basis if a deciduous tree.
 - Individual trees
 - Trees over 3” diameter at breast height (DBH) are considered protected trees and must be preserved and inventoried as required in this chapter.

- Protection requirements.
 - The critical root zone is, and will remain, substantially undisturbed. The critical root zone (CRZ) is represented by a circle, centered on the tree trunk and having a radius of one and one-half foot for each one inch of trunk diameter (DBH). Although an undisturbed circular area centered on the tree generally assures less critical root loss, modifications to the CRZ perimeters resulting in non-concentric, irregular, and/or smaller areas are acceptable for tree preservation if either of the following conditions are met:
 - Maximum disturbance. The modified root zone includes at least 50 percent of the concentric CRZ, contains no less total contiguous area than the concentric CRZ, and includes no disturbance or encroachments by improvements within the structural root plate area.
 - Existing conditions. The tree has demonstrated long-term viability within the same sub-standard root zone and that area will not be further reduced or adversely impacted. In some cases, a certified arborist may be required to delineate the functioning root zone and confirm avoidance of further impacts.
 - The structural root plate is represented by a circle, centered on the tree trunk and having a radius of one-half foot for each inch of trunk diameter (DBH), but no less than six feet and no more than 10 feet.
 - Canopy. No more than 25 percent of the canopy has been or will be removed and the pruning is done according to ANSI standards (A300).
 - Protective barriers. Trees designated for preservation must be protected from all potentially harmful activity during development by the temporary installation of protective barriers. Barriers must be constructed of chain link fence, orange laminated plastic fencing, or wood posts and rails, consistent with professional arboricultural practices and must be installed along the perimeter of all required preserve areas prior to any land clearing, demolition, grading, or construction. No potentially harmful activity may take place within the protective barrier. This includes, but is not limited to grade change, trenching, compaction, grubbing, or root raking.
- Removal criteria. All improvements must be designed and located to minimize the requirement to remove protected trees. Removal of a protected tree may only be approved if it meets one or more of the following:
 - Reasonable use. A permissible use of the site cannot reasonably be undertaken unless the tree is removed.
 - Access. The tree completely prevents access to a lot/parcel.
 - Proximity to structures. The tree is located in such proximity to an existing or proposed structure that the safety, utility, or

- structural integrity of the structure is materially impaired to the extent that the removal can be avoided.
- Proximity to roads and utilities. The tree materially interferes with the installation, maintenance, or functionality of roads or utilities to the extent that a curvilinear road or utility run cannot reasonably accommodate the tree.
- Proximity to traffic. The tree creates a substantial hazard to motor vehicle, bicycle, or pedestrian traffic by reason of proximity to a travel way and/or impairment of vision. Curbing, roadway speed limits and avoidance shall be utilized to minimize proximity hazards prior to consideration of removal.
- Poor condition. The tree is confirmed by a certified arborist to be diseased or substantially weakened by age, abuse, storm damage, or fire or is otherwise determined to have major defects in structural or functional health beyond reasonable recovery or repair.
- Replacement of removed trees. Where removal of protected trees is authorized by the City, replacement trees to mitigate lost benefits of the trees removed shall be provided according to the following provisions, in addition to the trees prescribed for general landscaping: (see attached Esc. Co. language)
 - Replacement ratio
 - Replacement reduction
 - Replacement limit
 - Replacement trees
 - Replacement fee
- **Plant Materials** (Create Table – see Esc. Co.)
 - Plant material must be true to name, variety, and size and must conform to all applicable provisions of American Standards for Nursery Stock, latest edition.
 - Minimum size
 - Shrubs must be a minimum of 24 inches in height at time of planting
 - Trees must be a minimum of 8 feet in height or a minimum of 1.5” caliper at DBH, whichever is larger, at time of planting.
 - Quality. All plant material must be healthy, of a suitable type for the site conditions being used in, and hardy to the project area.
 - Installation. All required landscaping must be installed in a sound manner utilizing established professional standards and consistent with the requirements in this chapter.
 - Ground covers and mulch. All ground cover around vegetation must consist of dead vegetative matter, or product with similar appearance, unless otherwise approved by the Planning Commission.
- **Planting Location**
 - Placement. Installation of plants in appropriate locations is essential to long-term survival. Locations should match mature plant size to available soil volume and other conditions necessary for healthy growth. Appropriate separation must be provided from pavement, structures, streets, driveways, curbs, sidewalks, signs, lights, and utilities.
 - Vehicle Overhang. All required landscape planting beds must be protected from vehicular damage.

- Utility Easements/Overhead Utilities
 - Only plants that will not create persistent utility maintenance or interference problems may be installed where overhead utilities exist.
 - Trees may not be planted directly below powerlines to prevent them from being energized or disrupting service.
 - Understory trees may be planted near power lines.
 - Vegetation within a utility easement may not achieve heights greater than 14 feet or intrude from the side closer than 10 feet to power lines, or exceed clearances otherwise required by applicable ANSI standards. Canopy trees must be planted at minimum of 25 feet from power lines and large maturing species should be planted a minimum of 50 feet away from power lines.
- Visibility Clearance Areas/Sight distance
 - Landscaping within the sight distance areas must be designed, installed, and maintained to allow visibility between three feet and nine feet above grade. The trunks of mature trees trimmed of foliage to nine feet and newly planted trees with immature crown development allowing visibility are generally acceptable within this area.
- **Installation**
 - Timing
 - All landscaping structural requirements (e.g. drainage, grading, concrete, rock or keystone bed structures, sidewalks) must be in place prior to occupancy. If occupancy occurs outside the planting season, all landscaping must be in place no later than June 30 of the following year. Topsoil addition and final grading, seeding, and plantings must be in place within 12 months of occupancy, or within the first growing season after occupancy, whichever comes first.
 - Tree protection and preservation
 - Tree roots. In addition to the minimum areas required by this chapter for planted and preserved trees, curb, sidewalks, and other concrete around trees must be minimized and more flexible materials utilized to accommodate tree roots (e.g. crushed rock, porous pavers)
- **Guaranty (Use existing Title 16 language but require 2 year guaranty)**
- **TYPES OF LANDSCAPING (Create Tables – see Anchorage)**
 - **Site Perimeter/Project Boundary**
 - Purpose
 - Applicability
 - Exemptions
 - Visual Enhancement
 - Buffer
 - Screening
 - Freeway
 - **Parking Lot and Vehicular Use Areas – Street, Perimeter, and Interior (Create Tables – see Seattle)**
 - Purpose
 - Applicability
 - Except as provided in this chapter, all parking lots must provide landscaping

- Exemptions
 - Parking developed only for one single-family or one two-family structure on a lot.
 - Vehicular display areas for automobile sales or rentals are exempt from the landscaping requirements in this section except for the landscaped areas at the termination of parking rows. All other areas of the site must comply with the standards in this chapter.
 - Truck wells, loading docks, and other areas designated exclusively for the loading and unloading of vehicles.
- Parking lot perimeter. All parking lots visible from public rights-of-way must be screened with a combination of trees, shrubs, and/or other plant materials, possibly in combination with fences and berms.
 - Minimum of a 10-foot wide landscape strip/planting bed. Driveways and sidewalks may cross such strips to provide approved site access.
 - Encroachments and overhang. Vehicular use areas shall provide raised curbs, wheel stops, bollards, or other effective means to permanently protect landscape areas and irrigation systems from damage by vehicle encroachment. Vehicles may not overhang into landscape areas beyond the designated boundaries of vehicular use areas. Only grass and ground cover may be planted in any vehicle overhang areas and does not count toward the minimum landscaping.
 - For parking lots containing less than five parking spaces, an area equal to at least five percent of the parking lot must be planted with landscaping that is visible from the street.
 - For parking lots containing five up to 20 spaces, an area equal to at least 10 percent of the parking area must be planted with landscaping that is visible from the street.
 - For parking lots containing more than 20 spaces, an area equal to at least 15 percent of the parking area must be planted with landscaping that is visible from the street.
 - Exemptions
 - Lots developed with only one single-family or two-family structure
- Parking row terminations
 - All rows of parking stalls shall be terminated at each end with a landscape area having the full length of the adjoining parking stall and containing at least one planted or preserved canopy tree. The landscape area must be sufficiently sized to provide the minimum root zone for a preserved tree. Where a double row of interior parking stalls ends, the terminating landscape area shall be combined as one continuous area to maximize rooting area except when a dividing pedestrian and/or handicap accessibility route may be appropriate and approved by the City Planner.
 - Exemptions.
 - Parking lots in the industrial zoning district are exempt from the requirements in this section.
- Continuous parking stalls
 - Each row of parking must contain 15 or less continuous stalls without interruption by a landscape area. Each landscape area must be consistent with the dimensions required for parking row terminations above.

- If any of the following conditions exist, no more than 12 continuous stall may be provided:
 - The total number of on-site parking spaces exceeds 50;
 - The total number of on-site parking spaces exceeds the number required by the applicable parking ratios in Title 16 by more than 10 percent; or
 - The dimensions of drive aisles and/or parking stalls exceed the standards in Title 16.
- Exemptions.
 - Parking lots in the industrial zoning district are exempt from the requirements in this section.
- Parking lot interior
 - Small lots (1-25)
 - Medium lots (26-100)
 - Large scale (101 or more)
- **Interior site enhancement**
 - Purpose
 - Applicability
 - Exemptions
 - Lots developed with only
- **Trees in New Residential Developments**
 - Purpose
 - Applicability
 - Requirements
- **Street Trees/Street Buffers** (Create Table – see Seattle)
 - Street trees are required when any development is proposed except as indicated in the subsection below.
 - Requirements
 - Exemptions. The following are exempt from the street tree requirements in this section:
 - Lots that border an unopened right-of-way may request an exemption from the requirement to plant street trees;
 - Construction/modification of one single-family or one two-family dwelling unit on a lot;
 - Changing a use or establishing a temporary/intermittent use;
 - Additions to an existing structure of 1,000 square feet or less; or
 - Expansion of surface area parking by less than 10 percent in area and less than 10 percent in number of parking spaces.
- **Screening and Buffering** (Create Table – see Esc. Co.)
 - Purpose
 - Minimize or eliminate adverse impacts between adjoining uses. The buffer is intended to protect the lower intensity use from the higher intensity use and provide an aesthetically attractive barrier between the uses. For purposes of this section, adjoining means lots/parcels that share a common property line. It does not include lots/parcels separated by a public right-of-way.
 - Exemptions
 - Development of a less intensive use;
 - Between uses located on the same lot/parcel
 - Between uses on adjoining lots/parcel, if under the same ownership

- **Standards.** Buffers shall be provided according to the following standards, which are based on the character of the adjoining land uses:

- Residential
- Residential and non-residential
- Heavy commercial and industrial
- General commercial
- Other non-residential
- No existing use. For the purposes of buffering, where no use exists on adjoining land and none is proposed by a valid permit application, the use of the adjoining land will be assumed to be the most intensive use allowed by the existing zoning.
- Location. Where a use is required to provide buffering for adjoining uses, the buffering must be along all side and rear lot lines where the use abuts the other use. No buffers are required along front property lines unless buffering is included in screening requirements for outdoor storage or other conditions described in this chapter.
- Composition

- **Types.** Where buffering is required, the following buffer types define the minimum width and plants required per 100 linear feet of buffer:

Buffer Type	Buffer Width	Canopy Trees	Understory Trees	Shrubs
A	12 feet	2	1	10
B	16 feet	2.5	2	20
C	20 feet	3	3	30

- **Plants.** The prescribed buffer plants may be existing natural vegetation, existing vegetation supplemented with additional plantings, or entirely new plantings. The suitability of existing vegetation to provide adequate buffering will be evaluated based on the minimum plants required. For effective buffering year-round, at least 50 percent of buffer trees shall be evergreen species. The selection and installation of buffer plants and buffer maintenance shall be according to the provisions in this chapter.
- **Supplemental structures.**
 - If an opaque fence or wall is required to supplement the plants within a buffer, it must be a minimum of six feet in height. Where an existing fence or wall on abutting property meets these requirements, no additional structure is required within the buffer. The existing fence or wall must be in good condition.
 - For new fences or walls, all support posts must be on the side of the developing property so that the more finished appearance faces the abutting property.
 - Existing natural vegetation, or existing vegetation supplemented with additional plantings, may be approved by the City Planner for use instead of the fence or wall.

- Refuse Containers and areas. Trash and garbage areas, including dumpsters, must be screened on a minimum of three sides.
- Service and Off-street loading areas. Screening with a continuous row of evergreen trees must be provided such that the service and off-street loading areas may not be viewed from adjacent streets.
- Mechanical and Electrical equipment. All ground level equipment must be screened with landscaping or a combination of decorative fencing and landscaping that screens the equipment from view from adjacent streets.
- **Treatment of Blank Facades**
(Add language requiring at least 50 percent of the façade of the building facing the street that is wider than 35 feet must be “broken up” with landscaped areas that include trees, shrubs, flowers, and boulders)

- **INSPECTION**

- A landscape plan showing the actual landscaping installed on the site must be submitted to the Planning department for final approval and inspection. The inspection will determine whether it complies with all applicable landscaping requirements for the permit.

- **MAINTENANCE AND REPLACEMENT**

- It is the duty of the owner of the lot/parcel to maintain all required landscaping. If any required landscaping dies, becomes damaged, or destroyed, it must be replanted in a similar manner within the same growing season it occurs or mid-July of the following year, whichever is earliest.
- Grassy areas shall be maintained according to standard practices, which include regular mowing, weeding, fertilizing, and watering.
- All required buffering must be maintained by the landowner proposing the more intensive use.

- **HARDSHIP WAIVER/VARIANCE** (Use existing language in Title 16)

- **VIOLATIONS/PENALTIES**

All applicable tree protection and preservation standards of this chapter must be documented on City-approved development permits/plans. Failure to comply with such standards will subject the development to stop work orders, code enforcement citations, and/or financial penalties.

- Tree removal. The penalty for the unauthorized removal of a protected tree, including its effective removal by irreparable injury causing an unnatural decline, will be the cost necessary to replace the total tree trunk diameter (DBH) inches removed with the same total caliper inches of standard replacement trees. Where the actual DBH of the removed tree cannot be directly measured, city officials may estimate the size from any tree remains, photographs, or other reliable evidence.
- Tree damage. If a protected tree has sustained irreparable damage to its normal growth character by topping, “hat racking,” or other pruning exceeding 30% of the total canopy, the fine may be based on the total caliper inches of limbs removed, up to the trunk diameter (DBH) and full tree replacement may be required.
- Protection barriers. The penalty for the failure to install or maintain one or more tree protection barriers required by city development/permit approval will be the cost of one

standard replacement tree. Subsequent citations on the same site for failure to install or maintain the required barriers will be the cost of a standard replacement tree for each uninstalled or unmaintained barrier.

- **DISCLAIMER.** Nothing in this chapter may be understood to impose any liability for damages or a duty of care or maintenance upon the city or any of its employees, nor to relieve the owner of any private property from the duty to keep any tree, shrub, or other plant on their property under their control in such a condition as to prevent it from constituting a hazard or an impediment to travel or vision along any street or public place.

- (c) **Hazard trees.** Any tree determined by a qualified county official to be an immediate hazard or in a dangerous condition so as to constitute an imminent threat to public safety or health.
- (d) **Emergencies.** Damaged or destroyed trees requiring expedited removal in the interest of public safety, health or welfare during or following periods of emergency as the BCC may declare by resolution for such disasters as hurricanes, tornados, floods, and fires.
- (e) **Residential lots.** Any non-heritage tree, as defined by this article, on the lot of a single-family or two-family dwelling. However, tree removal prior to construction of the dwelling shall only be allowed after county issuance of a building permit for the dwelling or a separate tree removal permit. This exemption does not apply on the lot of a discontinued residential use. Such discontinuation may be evidenced by removal of the dwelling or its conversion to a non-residential use, or a different land use classification by the Escambia County Property Appraiser for ad valorem tax purposes. Regardless of this residential lot exemption, the loss of trees resulting from development of such home sites shall be mitigated by a tree restoration fee collected at the time of issuance of any building permit for the construction or replacement of a single-family or two-family dwelling, including a manufactured (mobile) home. The fee shall be an amount established by the BCC and deposited in the county Tree Restoration Fund in the same manner and for the same purposes prescribed in this article for unplanted mitigation.
- (f) **Subdivisions.** Any non-heritage tree removed within proposed rights-of-way, easements, or parcels dedicated for utility, drainage, or access according to county approved subdivision infrastructure construction plans.
- (g) **Agriculture and silviculture.** Tree removal according to best management practices for bona fide agricultural or silvicultural operations on land classified by the Escambia County Property Appraiser as “agricultural” for ad valorem tax purposes.
- (h) **Habitat management.** Tree removal necessary for native habitat management and environmental restoration activities conducted by, or at the direction of, a governmental agency.
- (i) **Utility work.** Work performed by utilities regulated by the Florida Public Service Commission and necessary in the maintenance and construction of utility lines. Such utilities shall nevertheless provide the county with the advance notice required by Florida Statutes prior to conducting scheduled routine vegetation maintenance and tree pruning or trimming activities within an established right-of-way.

2-2 Landscape areas and quantities.

- 2-2.1 **Parcel total.** No parcel shall provide less than 15 percent landscape area, regardless of the minimum pervious lot coverage required by the applicable zoning district. On-site permeable retention/detention ponds and permeable swales qualify as landscape area if their maximum depths are no more than three feet and their side slopes are no

steeper than 2:1 (horizontal to vertical).

2-2.2 Vehicular use areas. No area of vehicular use may be considered landscape area, but parking lots, travel lanes, access ways, loading/unloading areas and other vehicular use areas outside of rights-of-way shall include landscape area according to the following standards:

- (a) **General design.** Interior portions of vehicular use areas not specifically designed for vehicle parking or maneuvering shall not be paved, but maintained as landscape area.
- (b) **Boundary separation.** Vehicular use areas shall be separated from the parcel boundary by a landscape strips no less than five feet wide. Driveways or sidewalks may cross such strips to provide approved site access
- (c) **Parking row terminations.** Except as allowed for large-scale parking, rows of parking stalls shall be terminated at each end with a landscape area having the full length of the adjoining parking stall and containing at least one planted or preserved canopy tree. The remaining dimensions of the landscape area shall be sized to provide no less than the minimum canopy tree planting area for a new tree or minimum root zone for a preserved tree required by this article, whichever is applicable. Where a double row of interior parking stalls ends, the terminating landscape areas shall be combined as one continuous area to maximize rooting space except when a dividing pedestrian and/or handicap accessibility route may be appropriate and approved by the county.
- (d) **Continuous parking stalls.** Each row of parking shall contain no more than 15 continuous stalls without interruption by a landscape area, and each landscape area shall have the same minimum dimensions and plantings prescribed above for parking row termination landscape areas. However, if any of the following conditions exist, no more than 12 continuous stalls may be provided:
 - 1. The total number of on-site parking spaces exceeds 50.
 - 2. The total number of on-site parking spaces exceeds the number required by the applicable parking ratios established in DSM Chapter 1 by more than 10 percent.
 - 3. The dimensions of drive aisles and/or parking stalls exceed the standards established in DSM Chapter 2.
- (e) **Large-scale parking.** If the total number of on-site parking spaces is 600 or more, a continuous landscape strip no less than 12 feet wide shall be provided along the center of alternate interior double rows of parking stalls. All interior rows of parking may have unlimited continuous spaces and be terminated with a landscape area having the full length of the adjoining parking stall and a minimum width of four feet. Each strip shall be planted with a quantity of canopy trees no less than one tree per 30 feet of strip length, excluding any minimum root zones of preserved trees within the strip. Trees shall be planted within the strip such that no tree is more than 10 feet from either end of the strip, no more 60 feet from another tree, and consistent with the standards of this article for minimum spacing, tree planting area and tree preservation. Sidewalks complying with these standards may be placed within landscape strips to provide on-site pedestrian circulation.

- (f) **Seasonal peak demands.** Seasonal peak parking demands (e.g., holiday retail sales) are encouraged to be accommodated within areas of stable grass as overflow from paved parking to reduce the year-round impact of the short-term parking need, especially for portions of large scale parking. If such parking is provided its access and arrangement shall be consistent with the standard dimensions and geometry of paved parking.
- (g) **Tree exceptions.** The following vehicle parking uses need not provide trees, but the exceptions do not apply to areas for customer and employee parking and are not exceptions to the preservation of existing trees.
1. **Automobile sales.** Vehicular use areas designed for the display of new or used automobiles for sale or rent. Such areas need only provide landscape areas sufficient to terminate parking rows, having the full length of adjoining parking stalls and a minimum width of four feet.
 2. **Fleet parking.** Parking areas for fleet delivery or service trucks and other non-passenger vehicles.
 3. **Loading.** Truck wells, loading docks, and other areas designated exclusively for the loading and unloading of vehicles.
- (h) **Encroachments and overhang.** Vehicular use areas shall provide raised curbs, wheelstops, bollards or other effective means to permanently protect landscape areas and irrigation systems from damage by vehicle encroachment. Vehicles may not overhang into landscape areas beyond the designed boundaries of vehicular use areas.
- 2-2.3 Buffers.** Based on broad land use categories, where a proposed new use or expanding existing use is likely to adversely impact an adjoining use, a landscape buffer is required to minimize or eliminate those impacts. The buffer shall protect the lower intensity use from the higher intensity use and provide an aesthetically attractive barrier between the uses. It shall function to reduce or eliminate incompatibility between uses such that the long-term continuation of either use is not threatened by impacts from the other. Buffers shall be provided according to the following standards:
- (a) **Required by use.** The character of adjoining land uses primarily determines the type of buffering required.
1. **Residential and non-residential.** All residential uses shall be buffered from all non-residential uses, other than passive recreation, conservation, or agricultural uses, according to the buffer types established in this section and following non-residential categories:
 - a. **Heavy commercial and industrial.** Heavy commercial and industrial uses consistent with the Heavy Commercial and Light Industrial (HC/LI) and Industrial (Ind) zoning districts shall provide a Type-C buffer supplemented with an opaque fence or wall.
 - b. **General commercial.** General commercial uses consistent with the Commercial (Com) zoning district shall provide a Type-B buffer supplemented with an opaque fence or wall.

c. **Other non-residential.** Neighborhood commercial uses consistent with the mixed use zoning districts (RMU, LDMU, HDMU), and other non-residential uses not otherwise required to provide more substantial buffering, shall provide a Type-A buffer supplemented with an opaque fence or wall.

2. **Residential.** All multi-family uses exceeding 10 dwelling units per acre (MDR district max. density) shall provide a Type-A buffer supplemented with an opaque fence or wall for all adjoining single-family and two-family residential uses.

3. **Non-residential.** Heavy commercial and industrial uses shall provide a Type-B buffer for all adjoining general commercial, neighborhood commercial and other non-residential uses less intensive than heavy commercial or industrial.

4. **Condition of approval.** All uses whose conditions of approval include buffering shall provide the buffering according to those conditions.

5. **No existing use.** For the purposes of buffering, where no use exists on adjoining land and none is proposed by a valid development application to the county, the use of the adjoining land will be assumed to be the most intensive use allowed by the existing zoning.

(b) **Location.** Where a use is required to provide buffering for adjoining uses, the buffering shall be along all side and rear lot lines where the use abuts the other uses. No buffers are required along front property lines unless buffering is included in screening requirements for outdoor storage and other conditions as prescribed in Chapter 4.

(c) **Composition.**

1. **Types.** Where buffering is required, the following buffer types define the minimum width and plants required per 100 linear feet of buffer:

Buffer Type	Buffer width	Canopy trees	Understory trees	Shrubs
A	12 feet	2.0	1.0	10
B	16 feet	2.5	2.0	20
C	20 feet	3.0	3.0	30

2. **Plants.** The prescribed buffer plants may be existing natural vegetation, existing vegetation supplemented with additional plantings, or entirely new plantings. The suitability of existing vegetation to provide adequate buffering will be evaluated based on the minimum plants required. For effective buffering year-round, at least 50 percent of buffer trees shall be evergreen species. The selection and installation of buffer plants, and buffer maintenance, shall be according to the provisions of this article.

3. **Supplemental structures.**

- a. If an opaque fence or wall is required to supplement the plants within a buffer, it shall have a minimum six foot height and meet the requirements of Chapter 5, Fences. Where an existing fence or wall on abutting property meets these requirements, no additional structure is required within the buffer. The existing fence or wall must be in good condition and landscaping consistent with the schedule above.
- b. If a supplemental fence or wall will be constructed, any support posts shall be on the side of the developing property so that the more finished appearance faces the abutting property.
- c. If it can be demonstrated to the Planning Official that existing natural vegetation, or existing vegetation supplemented with additional plantings, will accomplish the screening function of the prescribed buffer, the supplemental fence/wall may be eliminated.

(d) Responsibility. Where buffering is required between uses by this section, the landowner proposing the more intensive use shall be responsible for providing and maintaining the buffer. The proposal of a less intensive use does not require the installation of a buffer by either use.

(e) Exceptions. In addition to the relief provided by the variance process prescribed in LDC Chapter 2, full or partial exceptions to the buffering prescribed in this article are allowed according to the following conditions:

Same owner. Buffering need not be provided between uses within the same parcel, or uses on adjoining parcels having the same ownership.

(f) Uses within. Buffer yards may be included within required building setbacks, but no active recreation, storage of materials or equipment, parking, or structures, except necessary utility enclosures, shall be located within minimum buffer yards.

2-3 Tree protection and preservation

2-3.1 Approval required. Unless exempt from protection as provided in this article, no person shall remove or otherwise willfully cause harm to any of the following trees on either public or private property, including rights-of-way, without first obtaining appropriate authorization from the county:

- (a) 12-inch diameter.** Any tree 12 inches or greater in diameter at breast height (DBH).
- (b) Sand live oaks.** Any sand live oak (*Quercus geminata*) tree having five or more total stems (trunks), or having any three or more stems each three inches or greater in diameter (DBH); and located on Pensacola Beach or Perdido Key, or within any shoreline protection zone.
- (c) Required trees.** Any tree planted or preserved to meet tree replacement or landscape requirements of the LDC, or other specific conditions of county approval.
- (d) Heritage trees.** A protected tree 60 inches or greater in diameter (DBH). Such large mature trees providing proportionately more of the benefits associated with trees, and often defining the local landscape, shall have a greater protected status as prescribed in this article.

- 2-3.2 Protection areas.** The following areas associated with protected trees are afforded additional protection:
- (a) **Critical root zone.** The critical root zone (CRZ) is represented by a circle, centered on the tree trunk and having a radius of one foot for each 1 inch of trunk diameter (DBH).
 - (b) **Structural root plate.** The structural root plate is represented by a circle, centered on the tree trunk and having a radius of one-half foot for each inch of trunk diameter (DBH), but no less than six feet and no more than ten feet.
- 2-3.3 Preservation.** For the purposes of this section, a tree is not considered preserved if the root zone and canopy impact limits are exceeded. Removal of such impacted trees is not required. Tree preservation shall comply with the following impact limits:
- (a) **Root zone.** The critical root zone is, and will remain, substantially undisturbed. Although an undisturbed circular area centered on the tree generally assures less critical root loss, modifications to CRZ perimeters resulting in non-concentric, irregular, and/or smaller areas are acceptable for tree preservation if either of the following conditions are met:
 1. **Maximum disturbance.** The modified root zone includes at least 50 percent of the concentric CRZ, contains no less total contiguous area than the concentric CRZ, and includes no disturbance or encroachments by improvements within the structural root plate area.
 2. **Existing conditions.** The tree has demonstrated long-term viability within the same sub-standard root zone and that area will not be further reduced or adversely impacted. In some cases a certified arborist may be required to delineate the functioning root zone and confirm avoidance of further impacts.
 - (b) **Canopy.** No more than 25 percent of the canopy has been or will be removed and the pruning is done according to ANSI standards (A300).
- 2-3.4 Protective barriers.** Trees (and other vegetation) designated for preservation according to an approved site development plan shall be protected from all potentially harmful activity during development by the temporary installation of protective barriers.
- (a) **Construction.** Barriers shall be constructed of chain link fence, orange laminated plastic fencing, or wood posts and rails, consistent with professional arboricultural practices, and shall be installed along the perimeter of all required preserve areas prior to any land clearing, demolition, grading, or construction.
 - (b) **Activity within.** No potentially harmful activity shall take place within the protective barrier. Harmful activities include but not limited to grade change, trenching, compaction, grubbing or root raking. Activities within barriers or changes in barrier location shall be specifically approved by the county.
- 2-4 Tree inventory and assessment.** The provisions of this section shall apply to any land use or development activity application required to inventory on-site protected trees. If no protected trees exist on site, that condition shall be identified in the application documents.

2-4.1 Inventory area. Any protected tree with part of its structural root plate area within a development parcel shall be inventoried for the proposed development. Where a significant contiguous area of the parcel will not be subject to any development impacts, including vehicular use and material stockpiles, the developer may propose exclusion of that area from inventory. However, the removal criteria of this article will consider the entire parcel for any proposed protected tree removal. Additionally, any area not inventoried shall be clearly identified on plan drawings and include protective barriers to prevent impacts. Upon verification during county review, the reduced inventory area within the parcel will become the limit for any replacement trees for the proposed development.

2-4.2 Inventory drawing. A scaled drawing shall inventory all existing protected trees and their locations relative to the development parcel boundary, and to existing and proposed improvements. At a minimum, the inventory drawing shall identify by center point, unique number or letter, and circular critical root zone (CRZ) boundary the location, diameter at breast height (DBH), and CRZ of each tree. Estimates may be made for inaccessible trees, but they must be noted as such.

2-5 Tree removal and replacement

2-5.1 Removal criteria. No authorization to remove a protected tree shall be granted where there has been a failure to take reasonable measures to design and locate proposed improvements so that protected tree removal is minimized. Additionally, each proposed removal of a protected tree must be shown necessary by one or more of the following conditions:

- (a) Reasonable use.** A permissible use of the site cannot reasonably be undertaken unless the tree is removed.
- (b) Access.** The tree completely prevents access to a lot.
- (c) Proximity to structures.** The tree is located in such proximity to an existing or proposed structure that the safety, utility or structural integrity of the structure is materially impaired to the extent that avoidance cannot be accommodated.
- (d) Proximity to roads and utilities.** The tree materially interferes with the installation, maintenance, or functioning of roads or utilities to the extent that a curvilinear road or utility run cannot reasonably accommodate the tree.
- (e) Proximity to traffic.** The tree creates a substantial hazard to motor vehicle, bicycle, or pedestrian traffic by reason of proximity to a travel way and/or impairment of vision. Curbing, roadway speed limits and avoidance shall be utilized to minimize proximity hazards prior to consideration of removal.
- (f) Poor condition.** The tree is confirmed by a certified arborist or county staff to be diseased or substantially weakened by age, abuse, storm damage, or fire; or is otherwise determined to have major defects in structural or functional health beyond reasonable recovery or repair.

2-5.2 Replacements for removal. Where removal of protected trees is authorized by the county, replacement trees to mitigate lost benefits of the trees removed shall be provided according to the following provisions in addition to the trees prescribed for general landscaping:

- (a) **Replacement ratio.** Within the applicable replacement limits of this section, no less than 50 percent of the total protected tree trunk diameter (DBH) inches removed shall be replaced in total caliper inches of new canopy trees planted. For example, if the diameters (DBH) of all protected trees removed totaled 39 inches, the minimum required replacement would be $39 \times 0.50 = 19.5$ caliper inches. Three replacement possibilities for the example given are: eight 2.5-inch trees providing 20 caliper inches, three 2.5-inch and four 3-inch trees providing 19.5 caliper inches, or seven 3-inch trees providing 21 caliper inches.
- (b) **Replacement reduction.** If a standard arboricultural assessment of a tree documents damage, decay, poor structure or other substandard conditions, county officials may proportionally reduce the replacement required by its removal.
- (c) **Replacement limit.** Total tree replacement for non-heritage trees need not exceed 25 caliper inches per development site acre, regardless of the total protected tree trunk diameter (DBH) inches permitted for removal. The development site area for which a mitigation limit is calculated shall be the same as the tree inventory area within the development parcel. Additionally, the 25 caliper-inch replacement limit does not exempt any protected tree removal from compliance with the removal criteria.
- (d) **Replacement trees.** All trees planted as replacements for removed protected trees shall meet the requirements for tree selection prescribed in this article. Any of the tree species identified as pre-approved replacements may be planted. Other native trees with confirmed moderate to high drought tolerance and wind resistance may be proposed for county review and acceptance. Palms cannot be substituted for mitigation trees, even in greater quantities.
- (e) **Replacement fee.** If any required replacement trees cannot be accommodated on the site of the removed trees in conformance with the minimum spacing, root area, and other applicable provisions of this article, the unplanted mitigation shall be fulfilled by a contribution to the county Tree Restoration Fund. The fee shall be collected at the time of issuance of any permit authorizing the tree removal.
1. **Unit cost basis.** The restoration fund contribution for unplanted mitigation is based on the unit cost of a standard replacement tree. That cost shall be the sum of the typical purchase, planting, and establishment (e.g., initial watering) costs of a 2.5-inch caliper, Florida Grade No.1, Live oak (*Quercus virginiana*) tree as estimated by the county and adopted within the fee schedule of the BCC. The county shall periodically reevaluate the unit cost to assure that the amount accurately represents the complete costs of a replacement tree.
 2. **Calculation.** The restoration fund contribution is determined by dividing the caliper inches of unplanted mitigation by 2.5 to determine the required number of standard replacement trees. The calculated number of trees is then multiplied by the unit cost of a standard replacement tree. For example, eleven caliper inches of mitigation not provided on site, divided by 2.5 inches per tree, equals 4.4 trees. An amount equal to 4.4 times the fee schedule cost of a replacement tree is the required Tree Restoration Fund contribution.
 3. **Use of fees.** All tree replacement fees collected by the county will be deposited to the Tree Restoration Fund and credited to the primary watershed in which the permit address is located - either Pensacola Bay or Perdido Bay. The Tree Restoration Fund will be used by the county within the respective watersheds for

costs associated with tree replacement and restoration of functional benefits provided by the urban forest.

2-6 Plant selection, installation and Irrigation

2-6.1 Selection. The plant selection standards of this section are not eligible for variances, but any proposed plantings that are in addition to those required by the county are exempt from the minimum size requirements.

- (a) **Quality.** All plants required by this section shall conform to the standards for Florida Grade No.1, or better, as provided in the latest edition of *Grades and Standards for Nursery Plants*, Division of Plant Industry, Florida Department of Agriculture and Consumer Services.
- (b) **Species.** All landscaping shall utilize native plant species or those species listed in the Florida-Friendly Landscaping™ Guide to Plant Selection and Landscape Design.
- (c) **Trees.** Trees planted to fulfill the minimum landscape requirements of this article shall normally attain a mature height of at least 20 feet and have a minimum caliper of 2.5 inches or greater measured at 4 inches above root ball at planting. The following additional criteria apply:
 1. **Non-native species.** Non-native species are limited to 25 percent or less of the total required trees planted.
 2. **Diversity.** The diversity of any trees required to be planted on a site shall comply with the following limits to avoid uniform site tree decline from pests or disease:

Number of new tree planted on site	Maximum percentage of any one species planted
5 - 19	67%
20 - 49	40%
50 or more	30%

Use of palms. Palms do not comply with definition of tree for the purposes of these landscaping provisions. However, wind resistant species may be substituted at the ratio of two palms for one required tree for up to 50 percent of trees required for development on Santa Rosa Island or Perdido Key, excluding any trees required specifically for buffering or replacements for protected tree removal. Such palms include: Date Palm (*Phoenix spp.except P reclinata*) and cabbage or sabal, (*Sabal palmetto*)

- (d) Other landscape vegetation.
 1. **Shrubs.** All shrubs shall be a minimum of 12 inches in height at planting.
 2. **Turf grass.** Consistent with Florida-friendly practices, development should consolidate and limit the use of most turf grasses to essential areas. When used, grass shall be species normally grown as permanent lawns in Escambia County. All sod shall be clean and reasonably free of weeds, noxious pests, and diseases. When grass areas are to be seeded, sprigged, or plugged, specifications must be

submitted. Substantial coverage must be achieved within 180 days and nurse grass shall be sown for immediate effects and protection until coverage is otherwise achieved.

2-6.2 Installation. Whenever landscaping is required or any condition of county approval it shall be installed in a sound manner according to established professional standards, and in compliance with this manual.

(a) Plant placement. The installation of plants in appropriate locations is essential to their long-term survival. Locations should match mature plant size to available soil volume and other conditions for growth. Appropriate separation from pavement and structures, including streets, driveways, curbs, sidewalks, signs, lights and utilities must be provided.

1. **Sight distances.** Landscaping within the sight distance areas prescribed in Article 5 for streets and site access shall be designed, installed and maintained to allow visibility between three feet and nine feet above grade. The trunks of mature trees trimmed of foliage to nine feet, and newly planted trees with immature crown development allowing visibility are generally acceptable within such areas.
2. **Minimum tree area.** Each new tree shall be planted at the center of a minimum permanent pervious rooting area clear of all obstructions to allow growth to maturity. The minimum radius of the rooting area shall be four feet for an understory tree and six feet for a canopy tree. This minimum circular area shall contain no sidewalks, curbs or pavement and no structures, including light or utility poles, signs, manholes, stormwater inlets, vaults, transformers, fire hydrants or backflow preventers.
3. **Minimum tree spacing.** Each new canopy and understory tree shall be planted at least 12 feet from any other tree. Additionally, any trees to be planted within the critical root zones of preserved canopy trees are limited to understory trees.
4. **Overhead utilities.** Where overhead utilities exist, only plants that will not create persistent utility maintenance or interference problems may be installed. To prevent trees from becoming energized or disrupting electrical service, tree planting directly below power lines shall be avoided and only understory trees planted near power lines. Within an established electric utility right-of-way no vegetation shall be planted that will achieve a height greater than 14 feet or intrude from the side closer than 10 feet to power lines, or exceed clearances otherwise required by applicable ANSI standards. Any canopy trees planted shall be at least 25 feet from power lines, and large maturing species should be planted at least 50 feet away.

(b) Accommodating tree roots. In addition to the minimum areas required by this article for planted and preserved trees, curb, sidewalks, and other concrete around trees should be minimized and more flexible materials utilized to accommodate tree roots, including crushed stone, brick-in-sand, and porous pavers.

Sec. 5-6.4 Stall and aisle design.

General. The design and arrangement of parking stalls and drive aisles shall comply with the standards provided in the DSM, except that parking for single-family and two-family dwellings need only comply with the minimum stall dimensions. In addition, criteria and guidelines regarding turnarounds, encroachment, delineation, traffic control, pedestrian entrances, surface materials, and drive-through stacking will be provided in thuds.

Sec. 5-6.5 Off-site and joint use parking. Items regarding off-site and joint-use parking are contained with the DSM Chapter 1, Off-Site and Joint Use Parking section.

Sec. 5-6.6 Loading and unloading. See *DSM Chapter 1, Parking and Loading-Loading and Unloading* section for details.

Article 7 Landscaping

Sec. 5-7.1 Purpose of article.

This article establishes land development standards for landscaping that implement Comprehensive Plan policies requiring development to apply professional practices for landscaping and tree protection. It is the intent of these standards to promote the environmental and community benefits of a healthy, diverse, and well managed urban forest. More specifically, this article is intended to accomplish the following:

- (1) Improve the appearance, character, and value of developed lands through landscaping that enhances, shades, screens, and buffers the built elements and that appropriately includes and preserves existing trees.
- (2) Require that the type, quality, and installation of trees and other vegetation planted to fulfill county landscaping requirements prevent the unnatural decline of trees by requiring effective measures to protect them from damaging acts or practices, especially during site development, and establishing penalties to discourage violations.
- (3) Allow and encourage the appropriate removal of trees through an objective criterion-based review but compensate for the lost benefits of removed healthy trees by requiring sufficient replacement planting of quality trees.
- (4) Emphasize the use of native species for reduced irrigation needs and improved plant establishment, survival, and vitality.
- (5) Increase the diversity of age and species among trees for long-term urban forest health and stability and increase the proportion of wind-resistant trees to make future storms less devastating.

Sec. 5-7.2 General provisions.

- (a) Approval required.** All land uses and development activities require prior county review and approval for compliance with the standards of this article, unless the use or activity is specifically identified in the LDC as exempt from these standards. These standards are in addition to any required vegetative control of erosion and sediment from land disturbance or landscaping required by any other conditions of county approval.
- (b) Exemptions** The following uses are exempt from the general landscaping provisions of this article, but in no case do the exemptions apply to any required vegetative control of erosion and sediment, required tree replacement, or landscaping required by any special condition of county approval:
- (1) Residential lots.** The improvements in a single-family residential subdivision and any lot of a single-family or two-family dwelling. Developers of residential subdivisions, in coordination with homebuilders, are nonetheless encouraged to provide shade trees along streets and elsewhere within subdivisions consistent with the plant selection and installation standards of this article for the benefit of residents. Except as described in DSM Chapter 2, Section 2-1(e) Protected Trees.
 - (2) Agriculture and silviculture.** Bona fide agricultural or silvicultural operations on land classified by the Escambia County Property Appraiser as “agricultural” for ad valorem tax purposes.
 - (3) State or federal conflicts.** Any use for which county landscaping requirements conflict with the requirements of state or federal authorizations, except that the exemption shall only be for those modifications of county requirements necessary to eliminate the conflict.
 - (4) Temporary uses.** Any temporary use as defined in LDC Chapter
 - (5) Playing fields.** Areas authorized through county approval for public or private parks, playgrounds, playing fields, or golf courses that will be retained in pervious ground cover. The sites of parking lots, community centers, clubhouses and other structures or uses accessory to such parks, grounds, fields, or courses remain subject to applicable landscape requirements.
- (c) Disclaimer.** Nothing in this article shall be understood to impose any liability for damages or a duty of care or maintenance upon the county or any of its officers or employees, nor to relieve the owner of any private property from the duty to keep any tree, shrub, or other plant on his property or under his control in such a condition as to prevent it from constituting a hazard or an impediment to travel or vision along any street or public place.
- (d) Landscape plans.** Prior to any county authorization of land development requiring site landscaping, a landscape plan shall adequately document compliance with all applicable landscaping standards of this article and the *DSM* Chapter 2,

Landscaping Article. The plan shall include all calculations, dimensions, notes, and details necessary to describe the landscape elements and their relation to the site boundary and site improvements. Any landscaping proposed solely at the owner's discretion shall be distinguished from that required by the county. Additionally, the plan shall include owner notification of the responsibility for the establishment of newly planted trees and shrubs and the continuing obligation of maintenance of all landscape elements.

- (e) Landscape design.** Site landscape design shall evidence consideration of existing protected trees, site soils, including plants adaptable to site conditions and practical use of turf grass. Established trees and other areas of vegetation shall be incorporated where it is practical to lower the adverse impacts of development, including the need for irrigation. If adequate on-site vegetation does not exist or cannot be preserved to meet minimum landscape requirements, plants shall be selected and installed according to the provisions of this article. The assistance of a landscape professional in planning and design is encouraged.
- (f) Tree types.** The *DSM* Chapter 2, Tree Removal and Replacement section establishes the standards for a tree determination, including the criteria for the understory, canopy, evergreen trees, and deciduous plants.

Sec. 5-7.3 Landscape areas and quantities. See *DSM Chapter 2, Landscape Areas and Quantities* section for details regarding landscape areas and quantities.

Sec. 5-7.4 Tree protection and preservation.

- (a) General.** Tree protection and preservation requires reasonable assurance through the application of professional arboriculture standards that a healthy tree will remain so. Adverse changes in natural site conditions are often unavoidable, but the provisions of this section consolidate and simplify standards needed to achieve meaningful tree protection and preservation within the development. The *DSM* Chapter 2, Tree Protection and Preservation section establishes the provisions for the tree approval, prohibited acts, tree preservation, and tree protection areas.
- (b) Violations.** All applicable tree protection and preservation standards of this article shall be documented on county-approved development plans. Failure to comply with such standards will subject the development to site inspection failures, code enforcement citations and penalties. All penalties resulting from the enforcement of the provisions of this article shall be deposited in the Tree Restoration Fund in the same manner and for the same purposes prescribed for unplanted mitigation.

Regardless of the association with any proposed or approved development, complaints of violation of the standards of this article will be investigated by county Code Enforcement officials who have the authority and responsibility to enforce the provisions of the LDC through the issuance of written citations according to the provisions of Chapter 30, *Code Enforcement*, Part I, Escambia County Code of Ordinances.

- (1) Tree removal.** The penalty for the unauthorized removal of a protected tree, including its effective removal by irreparable injury causing an unnatural decline, shall be the cost necessary to replace the total tree trunk diameter (DBH) inches removed with the same total caliper inches of standard replacement trees according to the current adopted fee schedule. Where the actual DBH of the removed tree cannot be directly measured, county officials may estimate the size from any tree remains, photographs, or other reliable evidence. Additionally, if a standard arboricultural assessment of the pre-removal tree conditions warrants, county officials may reduce the penalty accordingly but to no less than the fee schedule cost of one standard replacement tree.
- (2) Tree damage.** If a protected tree has sustained irreparable damage to its normal growth character by topping, “hat racking,” or other pruning exceeding 30% of total canopy, the fine may be based on the total caliper inches of limbs removed, up to the trunk diameter (DBH) and full tree replacement may be required. If a standard arboricultural assessment of the pre-damage tree conditions warrants, county officials may reduce the penalty accordingly.
- (3) Protection barriers.** The penalty for the failure to install or maintain one or more tree protection barriers required by county development approval shall be the cost of one standard replacement tree according to the current adopted fee schedule. Subsequent citations on the same site for failure to install or maintain the required barriers shall be the cost of a standard replacement tree for each uninstalled or unmaintained barrier.

Sec. 5-7.5 Tree inventory and assessment. The *DSM* Chapter 2, Tree Inventory and assessment section contains provisions for any land use or development activity application required to inventory on-site protected trees. If no protected trees exist on the site, that condition shall be identified in the application documents.

Sec. 5-7.6 Tree removal and replacement.

General. Existing healthy trees shall be preserved to the greatest extent practical to sustain an age-diverse urban forest and to minimize tree canopy cover losses. Removal of protected trees shall be avoided when possible and shall be minimized and mitigated when unavoidable. The provisions for the removal criteria are provided in the *DSM Chapter 2, Tree Removal and Replacement- Removal Criteria* section.

Sec. 5-7.7 Plant selection, installation, and irrigation.

(a) Appropriate selection of landscaping plants is essential for long-term survival and allows their buffering, aesthetic, erosion control, mitigation, and other benefits to be realized as early as practical. Planting a variety of trees and shrubs helps maintain a diverse urban forest. The *DSM Chapter 2, Plant Selection, Installation, and Irrigation* section containing provisions in the selection criteria for the provisions of quality, species, trees, and other landscape vegetation.

Irrigation systems are encouraged, as they are reliable components of plant maintenance, especially during critical periods of establishment after planting.

C. Nonresidential Development Adjacent to Existing Residential Use

As a condition of the approval of any conditional use permit, site plan review, subdivision, or variance of any nonresidential use located within 200 feet of any residential district, the decision-making body shall be authorized to impose conditions that are necessary to reduce or minimize any potential adverse impacts on residential property. Such conditions shall be based on findings which support the imposed condition as required by subsection 21.07.070B., and may include but are not limited to the following:

1. Hours of operation and deliveries;
2. Location on a site of activities that generate potential adverse impacts on adjacent uses, such as noise and glare;
3. Placement of trash receptacles, compactors, or recycling;
4. Location and screening of loading and delivery areas, garages, vehicle fleet parking, or vehicle maintenance areas;
5. Lighting location, intensity, and hours of illumination;
6. Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities;
7. Additional landscaping and screening to mitigate adverse impacts;
8. Height restrictions to preserve light and privacy;
9. Ventilation and control of odors and fumes;
10. Paving to control dust; and
11. Location and orientation of changeable type or illuminated signs, to protect residential character and privacy and views from residential units.

D. Residential Development Adjacent To Existing Nonresidential Use

When a residential development is proposed adjacent to an existing commercial or industrial use, the decision-making body may impose neighborhood protection standards, including but not limited to increased landscaping, traffic calming measures, and requiring the residential development to be configured and dwelling units located to minimize potential conflicts with or adverse impacts from the existing nonresidential development. Any required mitigation measures shall be installed and maintained by the residential development, not the existing commercial or industrial use.

(AO 2012-124(S), 2-26-13)

21.07.080 LANDSCAPING, SCREENING, AND FENCES

A. Purpose

This section is intended to ensure that new landscaping and the retention of existing vegetation is an integral part of all development. It is also the intent of this section to provide flexible requirements that encourage and allow for creativity in landscape design. More specifically, these provisions are intended to:

1. Visually enhance industrial, commercial, community use, and residential development through retention of existing native or ornamental vegetation or through new landscaping improvements.

2. Integrate new or renovated development into the surrounding context of the community including its neighborhoods and street corridors.
3. Separate, screen, and buffer adjacent incompatible land uses through the use of landscape plantings, fencing, and other appropriate landscape architectural features.
4. Reduce and treat runoff of storm water to preserve the quality of local streams and water bodies.
5. Promote the use of existing vegetation and retention of trees, woodlands, habitat, and urban forest.
6. Reduce runoff and erosion, control dust, and preserve air and water quality.
7. Encourage use of native plants or provide landscaping that is compatible with the climate and natural setting of the municipality and can provide desired effects even during harsh urban and winter conditions.

B. Exemption for Temporary Uses

Unless required under section 21.05.080, temporary uses in accordance with section 21.05.080 are exempt from the requirements of this section.

C. Landscape Plan

1. All landscaping and screening required under this section 21.07.080 shall be reflected on a landscape plan for review and approval by the decision-making body.
2. Except for lots where there is a single principal structure containing between one and four dwelling units and any development of a single principal structure where the sum of the required perimeter and parking lot landscaping is less than 1,000 square feet, all development shall have a landscape plan prepared by a licensed landscape architect registered by the state of Alaska consistent with AS 08.48 and 12 AAC 36, for review and approval by the decision-making body. Minimum requirements for the landscape plan are as follows:
 - a. Plan scale shall be easily readable and not smaller than one inch equals 30 feet.
 - b. Plans and/or schedules shall call out the common and scientific name for each plant type or ground cover to be used.
 - c. The plan shall identify plant locations and sizes in accordance with the sizing standards of the American Standard for Nursery Stock (ANSI Z60.1-2004) as published by the American Nursery and Landscape Association.
 - d. The plan shall identify locations and areas where existing native vegetation is being used to fulfill the requirements of this section.
 - e. The location of buildings, walkways, vehicular circulation (to include adjacent streets), retaining walls, and fences shall be indicated.
 - f. Topography, expressed in contours or spot elevations, shall be identified on plans. Additionally, all drainage features to include swales, biofiltration swales, drainage basins, snow storage and disposal areas, and any inlets for storm drains shall be identified on plans. A separate plan, detailing site grading, that includes contours and/or spot elevations is acceptable.

- g. The plan shall identify existing and proposed utility elements such as easements, transformers, utility poles, overhead and underground utility lines, street lights, and curb cuts that affect the landscape plan.
- h. Planting details shall be provided.
- i. North arrow and scale shall be included.

D. Cross-References to Other Requirements

1. Landscaping

Any use that is required to provide landscaping or screening pursuant to the district-specific standards of chapters 21.04, 21.09, and, 21.10; the use-specific standards of chapters 21.05, 21.09, and 21.10; or any applicable standards of other sections of this chapter 21.07, chapter 21.09, or chapter 21.10; shall provide such landscaping or screening. In the event of a conflict between other requirements and the requirements of this section 21.07.080, the more restrictive provisions shall govern.

2. Walkways

Refer to subsection 21.07.060E.4.e.

3. Parking and Loading Facilities and Vehicular Overhangs

Refer to subsections 21.07.090H.3. and H.9.

4. Private Open Space

Refer to subsection 21.07.030D.

5. Snow Storage

Refer to subsection 21.07.040F.

E. Types of Landscaping

Four types of landscaping may be required for a development, depending on the use and zoning district of the property and adjacent properties, and the portion of the property involved. These types of landscaping are: (1) site perimeter landscaping; (2) parking lot landscaping—perimeter and interior; (3) site enhancement landscaping applied in site interiors; and (4) tree requirements for new residential development. Minimum requirements for these landscaping types are set forth in subsections 21.07.080E.1. through E.4. below and in table 21.07-1.

TABLE 21.07-1: LANDSCAPING SPECIFICATIONS			
TYPE OF LANDSCAPING	BED WIDTH OR AREA/LOCATION REQUIRED	PLANT MATERIALS REQUIRED	OPTIONAL DESIGN STANDARDS
SITE PERIMETER LANDSCAPING REQUIREMENTS			
Visual Enhancement Landscaping (L1)	<p>Minimum average planting bed width: 8 feet as measured for each leg of the perimeter.</p> <p>Minimum planting bed width: 5 feet.</p> <p>No more than one-half the property line length or 50 feet, whichever is less, may have a planting bed width less than 8 feet in width. The maximum bed width used for the calculation of average bed width may not be greater than 12 feet.</p>	<p>Provide 1 tree and 6 shrubs per 20 linear feet of property line requiring visual enhancement landscaping.</p> <p>All areas within the planting bed shall be covered with living ground cover, turf, or mulch.</p> <p>All trees, shrubs, and ground covers shall be chosen for suitable hardiness and length of season for the specific area to be planted.</p>	<p>Use of raised planters, pedestrian amenities, and pedestrian scale lighting may be used to offset up to 1/3 of trees and 1/3 of shrubs, through an administrative site plan review.</p> <p>Up to 1/2 of total required shrubs may be substituted with perennial plantings at a ratio of three 1-gallon container perennials for every shrub required.</p> <p>Trees may be substituted with an equal number of shrubs at 6-foot minimum planting height in utility easements with overhead lines.</p>
Buffer Landscaping (L2)	<p>Minimum average planting bed width shall be 15 feet, with minimum width at any point not less than 10 feet, except as modified by the Optional Design Standards, in which case the overall minimum planting bed width shall be 10 feet.</p>	<p>Provide 2 trees and 6 shrubs per 20 linear feet of property line requiring buffer landscaping.</p> <p>At minimum, 1/2 of all trees shall be coniferous.</p> <p>Distribute trees and shrubs evenly along the length of the planting bed.</p> <p>All areas within the planting bed shall be covered with living ground cover, turf, or mulch.</p> <p>If relying on existing vegetation to meet these requirements, use of a site-obscuring or screening fence as an optional design standard is not allowed.</p> <p>All trees, shrubs, and ground covers shall be chosen for suitable hardiness and length of season for the specific area to be planted.</p>	<p>A 6-foot high ornamental sight-obscuring or screening fence may be used in lieu of 5 feet of planting bed width on side or rear property lines, but not along streets or street rights-of-way. The fence shall be situated within or on the edge of the planting bed, except where utilities or existing conditions create a conflict.</p> <p>Trees may be substituted with an equal number of shrubs at 6 feet minimum planting height in utility easements with overhead lines.</p>
Screening Landscaping (L3)	<p>Minimum planting bed width of 30 feet, except as allowed by the Optional Design Standards.</p>	<p>Provide 3 trees and 10 shrubs per 20 linear feet of property line requiring screening landscaping.</p> <p>At minimum, 75% of all trees shall be coniferous.</p> <p>Trees and shrubs shall be evenly distributed along the frontage.</p> <p>All areas within the planting bed shall be covered with living ground cover, turf, or mulch.</p> <p>All trees, shrubs, and ground covers shall be chosen for suitable hardiness and length of season for the specific area to be planted.</p>	<p>On side or rear property lines, but not along streets or street rights-of-way, planting bed width may be reduced by 10 feet with provision of an eight-foot high ornamental screening fence.</p>

TABLE 21.07-1: LANDSCAPING SPECIFICATIONS

TYPE OF LANDSCAPING	BED WIDTH OR AREA/LOCATION REQUIRED	PLANT MATERIALS REQUIRED	OPTIONAL DESIGN STANDARDS
Freeway Landscaping (L4)	Freeway landscaping requirements shall apply to any lot abutting the right-of-way of: <ol style="list-style-type: none"> 1. Seward Highway between Tudor Road and Potter Valley Road. 2. Glenn Highway between Boniface Parkway and the northern municipal boundary. 3. Minnesota Drive/O'Mally Road between International Airport Road and the Old Seward Highway. Minimum planting bed width of 30 feet, except as allowed by the Optional Design Standards.	Provide 3 trees and 10 shrubs per 20 linear feet of property line requiring freeway landscaping. At minimum, 1/2 of all trees shall be coniferous. Trees and shrubs may be distributed along frontage at owner's discretion. All areas within the planting bed shall be covered with living ground cover, turf, or mulch. All trees, shrubs, and ground covers shall be chosen for suitable hardiness and length of season for the specific area to be planted.	Planting bed width may be reduced by 10 feet with provision of an 8-foot high ornamental screening fence. If this option is chosen, the fence shall be set back 20 feet from the right-of-way, plant material requirements remain the same, and all required plantings shall be on the freeway side of the fence.
PARKING LOT LANDSCAPING REQUIREMENTS			
Parking Lot Perimeter Landscaping	Same as perimeter landscaping bed width requirements for L1 or L2 landscaping, as applicable. Refer to L1 and L2 perimeter landscaping requirements above in this table.	As required for L1 visual enhancement or L2 buffer landscaping (see subsection E.2.b.ii.) When not serving as required site perimeter landscaping, trees and shrubs may be grouped to best serve the design intentions for the site and promote safe use. Sight-lines for entry and egress shall be considered for placement of landscaping.	Where L1 visual enhancement landscaping is required in the same location as site perimeter landscaping, the requirement for parking lot landscaping takes precedence—no use of optional design standards allowed. Where parking lot perimeter landscaping is in the same location as a higher level of site perimeter landscaping, the site perimeter landscaping requirement takes precedence.
Parking Lot Interior Landscaping	Provide total area in accordance with parking lot interior landscaping requirements in subsection E.2.c. Minimum area for individual beds shall be 165 square feet. Minimum bed width: 8 feet.	1 tree and 6 shrubs per 150 square feet of total internal landscaping required. All areas within the planting bed shall be covered with living ground cover, turf, or mulch. Plant materials shall be evenly distributed throughout planting beds in the parking lot.	Individual planting beds that are designed to be used for biofiltration may substitute up to 3/4 of the required trees and 2/3 of the required shrubs with site appropriate herbaceous plant material in planting beds designed as rain gardens according to the municipal Low Impact Development Design Guidance Manual (latest edition), at a ratio of 12 plants per tree and 2 plants per shrub.
SITE ENHANCEMENT LANDSCAPING REQUIREMENTS			
Site Enhancement Landscaping	Provide on all areas of the site not occupied by buildings, structures, driveways, walkways, off-street parking, or other authorized uses or installations, and not otherwise devoted to landscaping required by this title.	Areas subject to site enhancement landscaping shall be covered with living ground cover, turf, or planting beds with trees and shrubs, at the discretion of the property owner. Existing natural vegetation can be applied toward meeting site enhancement landscaping requirements.	

1. Site Perimeter Landscaping Requirements

a. Purpose

Site perimeter landscaping separates land uses of different characteristics or intensities, to minimize the effects of one land use on another. Perimeter landscaping also marks the interface between public streets and individual property. Four basic levels of site perimeter landscaping are provided to accommodate a variety of land uses at a variety of intensities: (1) visual enhancement landscaping; (2) buffer landscaping; (3) screening landscaping; (4) freeway landscaping. Specifications for these landscaping types are found in table 21.07-1.

b. Applicability

Site perimeter landscaping shall be provided along the perimeter property line of development sites in accordance with table 21.07-2, except for the following:

- i. At approved points of pedestrian or vehicle access;
- ii. On individual single-family and two-family lots that are not being developed as part of a subdivision, unless required elsewhere in this title; and
- iii. Along alleys.

c. Exceptions

- i. Development which is eligible to use enhanced "main street" style sidewalk environment standards of subsection 21.07.060F.17. may use those standards that modify the requirements of required visual enhancement or buffer landscaping along public streets.
- ii. L4 freeway landscaping may be replaced with L2 buffer landscaping in the following situations:
 - (A) Any lot whose area, less the 30-foot setback area for the L4 freeway landscaping, is less than the minimum lot area required in the zoning district; or
 - (B) Any lot whose depth, excluding all setbacks required by this title, is less than 100 feet.

TABLE 21.07-2: MINIMUM SITE PERIMETER LANDSCAPING – BY ABUTTING DISTRICT OR STREET

Abutting District or Street	Required Level of Site Perimeter Landscaping (Levels 1-4) ^{1,2}												
	R-6, R-8, R-9, R-10, TA	R-1, R-1A, R-2A, R-2D, R-5, R-7	R-2M	R-3	R-4, R-4A	PLI	B-1A, B-1B, B-3, RO	I-1, I-2, MC, MI	PR	Freeway	Arterial, Expressway	Collector	Local Street
District of Proposed Development													
R-6, R-8, R-9, R-10, TA	L2	L2	L2	L2	L2	L2	L2	L2	L2	L4	L2		
R-1, R-1A, R-2A, R-2D, R-5, R-7	L2	L2	L2	L2	L2	L2	L2	L2	L2	L4	L2	L1	
R-2M	L2	L2	L2	L2	L2	L2	L2	L2	L2	L4	L2	L1	
R-3	L2	L2	L2	L2	L2	L2	L2	L2	L2	L4	L2	L1	L1
R-4, R-4A	L2	L2	L2	L2	L2	L2	L1	L2	L2	L4	L1	L1	L1
PLI	L2	L2	L2	L2	L2	L2	L1	L1	L1	L4	L1	L1	L1
B-1A, B-1B, B-3, RO	L2	L2	L2	L1	L1	L1		L1	L2	L4	L1	L1	L1
I-1, I-2, MC, MI, AF	L2	L2	L2	L2	L2	L1	L1		L2	L4	L1	L1	L1
PR						L1	L2	L2	L2	L4	L1	L1	L1

NOTES:

¹ This table lists minimum site perimeter landscaping standards. Other chapters or sections of title 21 may have stricter site perimeter landscaping standards which would be used instead of the standards listed in this table.

² L3 screening landscaping is not included in this table as it only occurs as a use-specific standard for certain industrial uses, or through development-specific application in processes such as conditional use approvals.

- d. **Visual Enhancement Landscaping**
Visual enhancement landscaping is intended to integrate new or renovated development into the surrounding community and is required along property perimeters that abut another zoning district or a public right-of-way. Landscaping improvements shall be placed within the area identified as the perimeter landscaping area and may be organized to the best advantage of property development.
- e. **Buffer Landscaping**
Buffer landscaping is intended to help separate one land use from another land use that may be incompatible for reasons such as the intensity of use or the visual character.
- f. **Screening Landscaping**
Screening landscaping provides the highest level of buffering between land uses, and is mostly applied by use-specific standards in chapter 21.05 between residential land uses and abutting industrial uses.
- g. **Freeway Landscaping**
Freeway landscaping is intended to enhance the appearance of the municipality along portions of the Seward Highway, the Glenn Highway, and Minnesota Drive/O'Malley Road. Landscaping improvements in these designated areas may be used to screen adjacent uses, such as residential uses impacted by the adjacent roadways, and to enhance the appearance of major visual and scenic corridors and entrance gateways of the community. Freeway landscaping is limited to specific areas along major highways in Anchorage as identified in table 21.07-1.

2. **Parking Lot landscaping Requirements**

- a. **Purpose**
Parking lot landscaping softens the view and breaks up the visual impact of extensive paved surfaces associated with multifamily residential and nonresidential development. It also contributes to storm water management, provides orientation to entrances, increases outdoor comfort levels, and mitigates wind and dust in large parking lots. Parking lot landscaping consists of parking lot perimeter landscaping and parking lot interior landscaping.
- b. **Parking Lot Perimeter Landscaping**
 - i. Parking lot perimeter landscaping is required for all parking lots with 10 or more parking spaces that are associated with any multifamily or nonresidential use, and for parking lots that are a principal use on a site.
 - ii. Parking lot perimeter landscaping shall be placed on all perimeters of a parking lot, which includes appurtenant driveways, where the parking lot abuts a property line. L2 buffer landscaping shall be used where a nonresidential district abuts a residential district, or is adjacent to a residential district across an alley, and where a multifamily district abuts a single-family residential district. All other sides of the parking lot perimeter shall have L1 visual enhancement landscaping.
 - iii. Exceptions include:
 - (A) At approved points of pedestrian and vehicle access; and
 - (B) Adjacent to lots being developed under a common development plan, where the director waives the requirement.

c. *Parking Lot Interior Landscaping*

Parking lot interior landscaping is intended to visually enhance and break up the area of larger parking lots. Parking lot interior landscaping is required for any parking lot with 40 or more parking spaces. The area of the parking lot shall be determined by the total paved area including parking, circulation aisles, and appurtenant driveways.

i. Parking lot interior landscaping requirements are as follows:

(A) 40 to 100 parking spaces: An area equal to at least five percent of the parking lot shall be devoted to landscaping.

(B) 101 to 200 parking spaces: An area equal to at least eight percent of the parking lot shall be devoted to landscaping.

(C) More than 200 parking spaces: An area equal to at least ten percent of the parking lot shall be devoted to landscaping.

ii. Areas eligible to be counted as parking lot interior landscaping in subsection c.i. above shall be surrounded by parking area and/or driveway on at least three sides, except that up to 50 percent of the total parking lot interior landscaping, up to a maximum of 800 square feet, may include landscaping areas with parking area and/or driveway on only two sides (such as corner areas of parking lots).

iii. For parking lots with more than 200 spaces, a linear landscaping break with a minimum width of 8 feet shall be provided parallel to every third drive aisle. This area may count toward the total interior parking lot landscaping requirement.

iv. Parking lots with more than 200 spaces and exceeding the parking requirements by 25 percent or more shall increase the parking lot interior landscaping area by the amount provided in subsection 21.07.090E.4.d.

v. Fifty percent of the area required for parking lot interior landscaping may be accommodated by biofiltration swales. The use of biofiltration swales to partially fulfill some portion of the need for parking lot interior landscaping requires that swales be a minimum of ten feet in width and designed to promote biofiltration.

3. *Site Enhancement Landscaping*

a. *Purpose*

Site enhancement landscaping provides plant materials to open areas of a site to enhance the appearance and function of the building and site, to help prevent erosion and dust by covering bare disturbed areas, and to help reduce and clean storm water runoff.

b. *Applicability and Requirements*

Development sites shall provide site enhancement landscaping, except that single-family or mobile home dwellings on individual lots are exempt. Site enhancement landscaping requirements, including required area and planting materials, are provided in table 21.07-1.

4. *Trees for Residential Development*

a. *Purpose*

This section establishes a minimum requirement for trees in new residential development. It encourages the retention of existing trees and in general

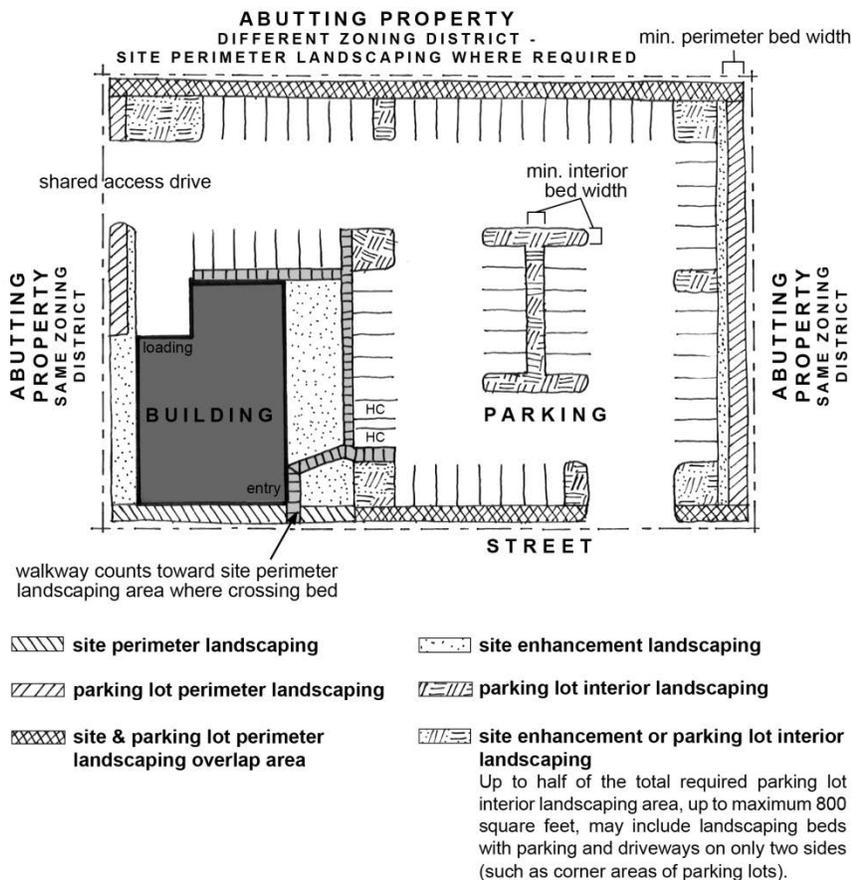
promotes a sustained presence of trees and woodlands for their benefits to property values, community character, wildlife habitat, and the natural environment in urban areas of the municipality.

b. Applicability

This section applies to new residential development, except for single-family and two-family lots that were platted before January 1, 2014.

c. Requirements

All individual lots in a subdivision shall have a minimum of one tree prior to the issuance of a certificate of zoning compliance for the original structure. A minimum of 20 trees per acre is required in new residential developments. Deciduous tree plantings shall be two-inch caliper or greater, and coniferous tree plantings shall be six feet in height or greater. This section may be fulfilled by the preservation of existing trees as provided in subsection F.1.b. below.



Type of Landscaping Areas (Site Plan Example)

F. General Landscaping Requirements and Standards

1. Plant Materials

Anchorage lies generally within the USDA climatic zone 3. This categorization is intended to help identify plants with suitable hardiness to survive in our climate. There are known microclimates within Anchorage that are less severe in some areas and more severe in others. It is not the intent of this title to dictate the use of individual species; however property owners are encouraged to understand the local climate and to use plant species known to be hardy. It is the property owner's responsibility to replace plant

materials which are provided in response to the requirements of this title, but perish due to poor maintenance, lack of hardiness, mechanical damage, or some other reason. In all cases, the plant materials shall be living and free of defects and of normal health, height, and spread as defined by the American Standard for Nursery Stock, ANSI Z60.1, latest available edition, American Nursery and Landscape Association. Plants may be nursery grown or native transplants, provided they meet the requirements of ANSI Z60.1.

a. Minimum Size of Planting Materials

i. Trees

(A) Deciduous trees: 2 inch caliper

(B) Coniferous trees: 6 feet in height

ii. Shrubs

(A) Deciduous shrubs: 18 inches in height

(B) Evergreen shrubs: 18 inches in height

(C) Creeping evergreen shrubs: 18 inch spread

b. Preservation of Existing Plant Material

This title acknowledges the great benefit of preserving existing mature plant material over the replacement of such material with new immature landscape plantings. The mature landscaping may consist of a mass of native plant materials that include a complete community of trees, shrubs, and ground covers, or it may consist of mature individual tree specimens.

c. Native Plant Material Mass

A mass of existing native plant material preserved on site may be utilized to fulfill a portion of the landscaping requirements identified in this title. To fulfill this requirement, existing plant materials shall include trees, shrubs, and groundcovers. The quantity of trees within the stand of native plant materials shall be at least equal to the quantity of trees required for the types of landscaping identified above. Cottonwood trees (*Populus balsamifera* and *Populus trichocarpa*) may be kept, but shall not be included in the count of trees to meet these requirements. Provided that the stand(s) of existing vegetation meet the requirement for the quantity of trees, the area of the stand of existing vegetation shall be equal to at least 50 percent of the total square foot area for which the existing vegetation is fulfilling the landscaping requirement. Use of existing vegetation may be mixed with planted landscaping improvements to fulfill total requirements.

d. Individual Tree Specimens

Existing individual tree specimens that are preserved on-site may be used towards meeting the landscaping requirements for visual enhancement, buffer, screening, or freeway landscaping, as identified above, if these trees are located in the applicable site perimeter or parking lot landscaping areas. Retained existing trees that meet the above requirements shall be credited as follows:

i. Coniferous trees 10 feet or more in height are equivalent to three new trees.

ii. Deciduous trees 6 inches or greater caliper are equivalent to three new trees.

Cottonwood trees (*Populus balsamifera* and *Populus trichocarpa*) may not be used to meet this requirement.

2. Planting Location

a. Utility Easements

- i. Required landscaping areas may overlap with utility easements.
- ii. The developer shall coordinate landscape projects within utility easements with the respective utilities and ensure that the landscaping is compatible with the utility's need to safely and reliably operate and maintain its facilities. The utility shall provide written notice to property owners about planned projects that affect landscaping within utility easements.

b. Visibility Clearance Areas

All landscaping and screening materials shall comply with the clear vision area requirements of the traffic engineer. The decision-making body may approve alternate plant locations to accommodate the sight distance triangle requirements.

3. Planting Bed and Vegetation Areas

a. Protection of Landscaping

All required landscaped areas shall be protected from potential damage by adjacent uses, such as parking and storage areas. Concrete barrier curbs or an alternate barrier capable of maintaining separation between vehicles and plantings and at least six inches in height shall be provided between vehicular use areas and landscaped areas. Landscaped areas shall be protected from impacts resulting from snow removal operations.

b. Existing Plant Materials

Where existing plant materials are used to meet the requirements of this section, plant materials shall be protected from construction activities in accordance with the following:

i. Construction Fence

A construction fence shall be placed around each tree or group of trees and shrubs to be retained at or beyond the edge of the tree protection zone. Construction fencing shall be placed prior to the commencement of construction work and shall be maintained for the duration of the construction period. Construction fencing in high-traffic areas of the construction site shall consist of a durable material, such as chain link or wood. Plastic fencing that is properly anchored and not on movable posts is acceptable for low-traffic areas of the construction site. Plastic tape is not an acceptable alternate.

ii. Plant Material Replacement

In the event that existing plant materials die as a result of construction activity or for any other reason, the owner is responsible for replacement with other landscaping materials in accordance with the requirements of this section.

c. Ground Covers and Mulches

- i. Planting beds containing trees and shrubs shall use mulches which consist of shredded bark, wood chips, or stone aggregate or other mineral mulches that are ¼ inch or more and do not become compacted.
- ii. For areas of the site outside of planting beds and subject to site enhancement landscaping, ground cover plants such as lawn grasses or native perennial ground covers and wildflowers shall be planted to provide continuous ground coverage within three years.

4. Installation of Landscaping

a. *Timing*

All required landscaping and screening shall be installed by the developer. All landscaping shall be installed before a certificate of zoning compliance is issued. If a certificate of zoning compliance is requested between September and May, then the certificate shall be conditioned upon the landscaping being installed before the following August 31.

b. *Guarantee of Landscaping Survival*

i. The owner shall be responsible for landscaping installed to fulfill the requirements of this title and the approved site landscape plan. In order to ensure the preservation or replacement of required and installed landscaping, the owner shall provide to the municipality a warranty guarantee such as a letter of credit, escrow, performance bond, or other surety as approved by the director. Single-family and two-family homes on individual lots, and lots less than 10,000 sf in area are exempt from providing this guarantee. The warranty guarantee shall be in an amount equal to the following schedule, and shall remain in effect for two years, starting on the date the municipality witnesses the installation per the approved landscape plan.

TABLE 21.07-3: WARRANTY GUARANTEE SCHEDULE	
Lot Area	Value of Surety
10,000-15,000 sf	\$1,200
15,001-20,000 sf	\$1,750
20,001-30,000 sf	\$5,000
30,001-40,000 sf	\$7,500
40,001-50,000 sf	\$10,000
50,001-75,000 sf	\$12,500
75,001-100,000 sf	\$15,000
100,001 sf and greater	\$20,000

ii. At warranty end and prior to the municipality authorizing release of the guarantee, a licensed landscape architect or a certified arborist shall inspect the landscaping. When landscaping is found to be complete and healthy as intended, the inspector shall provide affidavit of the same to the director. At the direction of the above inspector, the owner shall replace failed or failing landscaping with healthy material per the approved landscape plan and to the satisfaction of the inspector. The municipality shall release the guarantee within 30 days of receiving the affidavit of the inspector that all the landscaping is found to be complete and healthy as intended.

5. Maintenance and Replacement

a. Trees, shrubs, other vegetation, irrigation systems, fences, and other landscaping, screening, and fencing elements shall be considered as elements of a development in the same manner as other requirements of this title.

b. The property owner shall be responsible for regularly maintaining all landscaping elements in good condition. All landscaping shall, to the extent reasonably feasible, be maintained free from disease, weeds, and litter.

- c. Any landscaping element that dies, is removed, or is seriously damaged shall be replaced with the same type and size landscaping element that is shown on the approved landscape plan for the site.
- d. All landscaping, screening, and fencing materials and structures shall be repaired and replaced as necessary to maintain them in a structurally sound condition.

G. Screening

1. Purpose

Screening consists of landscaping, the retention of natural vegetation, or the use of physical structures to block views of specific activities or specific parts of a property or structure.

2. Refuse Collection

In order to improve the appearance of the municipality's streets and neighborhoods, refuse collection receptacles shall be screened and set back from abutting streets in a location where they can be conveniently and safely accessed by the intended users and by refuse collection vehicles, as provided in this section.

a. *Applicability*

The standards of this subsection 21.07.080G.2. shall apply to all outdoor refuse collection receptacles, including dumpsters, compactors, garbage cans, debris piles, and grease containers, except for the following:

- i. Receptacles that receive refuse collection service only from an alley.
- ii. Public trash receptacles for pedestrians.
- iii. Public drop-off recycling receptacles, which are subject to the recycling drop-off use-specific standards of subsection 21.05.060E.7.
- iv. Waste receptacles for temporary uses such as construction sites.
- v. Refuse collection receptacles that are stored indoors and brought outdoors on garbage pickup days.

b. *Service Provider Standards*

Approval under this title does not by itself guarantee that a service provider will service the receptacle. Property in the municipal solid waste service area shall also abide by AMC 26.70.050 which requires approval of enclosure plans by solid waste services prior to construction. Other service providers may have similar requirements.

c. *Residential Dwellings*

- i. In class A districts, single-family, two-family, townhouse, and three-unit multifamily dwellings on lots less than 40,000 square feet shall not have dumpsters, except where serviced from an alley.
- ii. In class B districts, dumpsters are permitted and shall be screened in accordance with the standards below.
- iii. Where dumpsters are not provided, multifamily developments shall provide covered storage for trash receptacles. Such storage shall not be located between any building and the primary adjacent street frontage.

d. *Site Plans*

Site plans for applicable development shall include the proposed location and type of refuse receptacle screening that will be used and the access provisions

for service trucks. If a screening enclosure is necessary pursuant to G.2.f. below, the site plan shall include the construction details of the enclosure to ensure the dimensions comply with the service provider's standards. Site plans with refuse receptacles in alleys shall identify the location of the refuse receptacle and the methods with which the receptacle shall be contained in its identified location.

e. Location

Outdoor refuse collection receptacles shall not be located in any required front setback. Outdoor refuse collection receptacles shall be set back from the front plane of the principal structure to the extent reasonably feasible and depending on the size, location, and configuration of the site, and need for access by refuse collection vehicles. Refuse collection receptacles shall not be located within any area used to meet the minimum landscaping or parking requirements and loading berth requirements of this chapter, or be located in a manner that obstructs or interferes with any designated vehicular or pedestrian circulation routes onsite. Refuse collection vehicle access and circulation shall be considered and shown on the site plan, in conformance with the requirements for commercial trucks in subsection 21.07.090H.8.b., *Vehicle Access and Circulation*.

f. Screening

Each refuse collection receptacle shall be screened from view from streets and rights-of-way abutting the property, if the receptacle is to be stored within 300 feet of the street or right-of-way. The screening may be achieved by buildings and structures, fences, landscaping, topography, or a refuse collection receptacle screening enclosure.

i. If a screening enclosure is necessary to meet the standards of this subsection, the screening enclosure shall consist of a durable, three-sided screening structure. Screening enclosure construction and dimensions shall comply with service provider industry standards and AMC 26.70.050.

ii. If the refuse collection receptacle is visible through the open side of the required screening structure from the abutting street or right-of-way, the opening shall be screened with a sight-obscuring gate. The enclosure and any gate shall be maintained in working order to function as a screening structure. The gate shall remain closed except on refuse collection days and the prior evening.

g. Amortization of Nonconforming Refuse Collection Receptacles

Existing dumpsters that are located at residential uses indicated in subsection 21.07.080G.2.c.i. shall be removed within 18 months from January 1, 2014. Sites with refuse collection receptacles that are subject to the location and screening requirements of this subsection 21.07.080G.2. shall meet the requirements of this section within seven years from January 1, 2014, except where an administrative variance is granted in accordance with subsection 2.h. below.

h. Administrative Variance for Refuse Receptacle Location and Screening

The municipality recognizes that full compliance with the refuse receptacle location and screening standards will not be reasonably feasible for some existing developments approved prior to January 1, 2014. The intent of this subsection is to provide for partial or complete exemption in such cases, through a documented administrative process. The variance should be the minimum action necessary to provide relief, with the intent to encourage existing development to move in the direction of conformity.

- i. If a site was developed prior to January 1, 2014, the property owner may apply for an administrative variance from the location and/or screening standards of this section, using the administrative variance procedure of subsection 21.03.240J., subject to the following approval criteria:
 - (A) Compliance would conflict with other requirements of this title, or other laws, ordinances, or regulations;
 - (B) Compliance would not be compatible with standards for access and safety of refuse collection operations, as documented in the title 21 user's guide;
 - (C) A proposed alternative achieves the intent of this section to the same or better degree; or
 - (D) The applicant demonstrates that compliance would be incompatible with the existing layout, function, or appeal of the development for its users, such as interference with or proximity to primary pedestrian access, required landscaping, side or rear setbacks and minimum separation from buildings, outdoor activity spaces, snow storage areas, proximity to windows to living spaces, or vehicle access and parking.

3. Service and Off-Street Loading Areas

a. *Applicability*

This standard is intended to mitigate visual and noise impacts of service and off-street loading areas on abutting residential uses and neighborhoods, and streets. The standards shall apply to all service and off-street loading areas serving nonresidential uses that are visible from a street or a nonindustrial zoning district.

b. *Standard*

Applicable non-enclosed service and off-street loading areas shall be screened as follows:

- i. A wall or fence at least eight feet high shall be located along at least one exposed edge of the service or loading area that is parallel to vehicles/trailers parked in the service or loading area. The wall or fence shall extend the length of the longest vehicle/trailer anticipated to be parked in the service or loading area.
- ii. Additional landscaping shall be provided along the site perimeter at the location of the service or loading area to visually obscure the area from the abutting street or property.
- iii. An alternate screening plan may be approved by the director if the proposed plan effectively screens the service or loading area from abutting streets and nonindustrial districts.

4. Mechanical and Electrical Equipment

a. *Applicability*

This section applies when it is referenced as a requirement in another section of this title.

b. *General Requirement*

Mechanical and electrical equipment serving a single building shall be screened from view as provided below. This requirement applies to heating, ventilation, and cooling equipment; pumps; generators; and groups of four or more utility

meters. The screening requirement does not apply to telecommunications equipment, chimneys, minor vent pipes, wall vents that are flush/near-flush with the building wall, or solar collectors and reflectors. Screening shall comply with AMC title 23 and the access and safety requirements of utilities.

c. Rooftop Mechanical and Electrical Equipment

Rooftop mechanical and electrical equipment shall be screened from view of abutting streets and the ground level of residentially zoned lots using the menu choices provided in subsection 4.b. below. If menu choice b.iii. is the only choice selected, then the roof mounted equipment shall also be set back from the roof edge (where the roof meets the façade wall) at least three feet for each foot of height of the equipment.

d. Mechanical and Electrical Equipment – Other

All other mechanical and electrical equipment shall be screened from view from abutting streets, except where located more than 40 feet from the street or right-of-way, using one of the following choices, as long as the choices do not conflict with the requirements and standards of the utility companies:

- i. Sight-obscuring landscaping consisting of shrubs, trees, berms, and/or hardscape materials. Other landscaping required by this title, such as perimeter landscaping, may be used if it meets this standard.
- ii. A sight-obscuring fence, wall, or structure that is adequate in height to screen the equipment.
- iii. Wall-mounted utility meter bases and CT cabinets finished in a color that is consistent with other areas of the building façade, unless an alternative color or design is approved by the director.
- iv. Equipment that is disguised, camouflaged, or hidden so that its function as mechanical or electrical equipment is imperceptible to an uneducated eye.

H. Fences

1. Applicability

The provisions of this subsection 21.07.080H. shall apply to all construction, substantial reconstruction, or replacement of fences, retaining walls not required for support of a principal or accessory structure, or any other linear barrier intended to delineate different portions of a lot or to separate lots from each other. The provisions of this subsection do not apply to temporary fencing for construction, emergencies, or special public events or performance areas.

2. Location

A fence may be constructed within property boundaries, or at the lot line, subject to the limitations in this section. No fence shall be installed so as to block or divert a natural drainage flow onto or off of any other property.

3. Maximum Height

Unless specifically required elsewhere in this title for screening fences, fences shall not exceed the maximum heights set forth below. Such maximum heights shall be measured as provided in subsection 21.06.030D.3.b. Unless specifically allowed by this title, no fence shall exceed eight feet in height.

- a.** In the R-1, R-1A, R-2A, R-2D, R-2M, R-3, R-4, R-4A, R-5, and R-7 districts:

- i. Fences in front setbacks shall not exceed four feet in height.

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Planning Commission 2017 Schedule Meetings and Deadline Dates



The following is a schedule of meeting and deadline dates for conditional use permits, variances, and rezone requests that will be heard by the Wasilla Planning Commission.

A complete application must be submitted on or prior to the deadline date to be placed on the Planning Commission agenda.

The applicant, or their representative, must attend the public hearing. Planning Commission meetings begin at 6:00 PM in the City Council Chambers of Wasilla City Hall, 290 E. Herning Avenue, Wasilla.

Deadline To Submit Complete Application by 5:00 PM	Planning Commission Public Hearing Date *
<i>Dec 9, 2016</i>	<i>Jan 10, 2017</i>
<i>Jan 6</i>	<i>Feb 7**</i>
<i>Feb 10</i>	<i>Mar 14</i>
<i>Mar 10</i>	<i>Apr 11</i>
<i>Apr 7</i>	<i>May 16</i>
<i>May 12</i>	<i>Jun 13</i>
<i>Jun 9</i>	<i>Jul 11</i>
<i>Jul 7</i>	<i>Aug 8</i>
<i>Aug 11</i>	<i>Sep 12</i>
<i>Sep 8</i>	<i>Oct 10</i>
<i>Oct 13</i>	<i>Nov 14</i>
<i>Nov 3</i>	<i>Dec 12</i>
<i>Dec 1</i>	<i>Jan 9, 2018</i>

***Any meeting may be cancelled or rescheduled. Please confirm meeting date with Planning Office at (907) 373-9020 or check the City website at www.cityofwasilla.com.**

**** Rescheduled from regular meeting on second Tuesday.**

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PERMIT INFORMATION 2016

PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS/APPLICATION RCVD	APPROVAL DATE	TYPE	PROJECT TYPE/NEW ADDITION SQ FTG ZONE	TAX ID
AA16-01	BOWERS, BEN	WASILLA TOWNSITE	285 E PARKS HWY	01/12/16	PENDING	COMM<10,000 SQ FT	900 C
AA16-02	COLLIER, JEREMY	LAKEVIEW PROF CONDGS	851 E WESTPOINT DR	01/12/16	01/13/16	TENANT SPACE	750 C
AA16-03	LITHA	SUN PLAZA	2561 S SUN MOUNTAIN AVE	01/15/16	01/18/16	TUF	C
AA16-04	WUITSCHICK, KATHRYN	IDITAPARCEL ADDN#1	431 W PARKS HWY	01/19/16	01/20/16	TENANT SPACE	2,000 C
AA16-05	MATICH, YOUNG	NEILSON DOUB	591 E RAILROAD AVE	01/20/16	01/20/16	COMM<10,000 SQ FT	2,800 C
AA16-06	AT&T MOBILITY	OVERLOOK BUS PK RSB	2251 E PARKS HWY	02/05/16	02/09/16	COMM/UPGRADE	C
AA16-07	ADDICTIVE HAIR CREATIONS	PRIMROSE POINTE PH1	260 W RIVERDANCE CIR	02/09/16	02/09/16	HOME OCCUPATION	809 RR
AA16-08	WATSON, ROBERT	WASILLA HEIGHTS	1201 W NICOLA AVE	02/16/16	02/17/16	TENANT SPACE	440 RR
AA16-09	HALLMARK LOCATING	WASILLA HEIGHTS	1201 W NICOLA AVE	02/16/16	02/17/16	TENANT SPACE	340 RR
AA16-10	BILLIES TREASURES	MILE 44 PKS HWY CONDGS	1657 W PARKS HWY	02/17/16	02/22/16	TENANT SPACE	5,400 C
AA16-11	BRINSON, HEATHER	PROSPECTOR HILLS	1450 N GRUBSTAKE DR	02/24/16	02/29/16	COMM<10,000 SQ FT	2,376 RR
AA16-12	MAT-SU BOROUGH	NEW IDITAROD SCH SITE	455 E CARPENTER CIR	02/29/16	02/19/16	SIGN	66 RR/RRM
AA16-13	CHAYKA, VLADIMIR	SERENITY EST ADJ1	1501 W PATRICIA AVE	03/08/16	03/31/16	SFD	1,856 RR
AA16-14	KEMP, TIFFANY	GVC	940 E SNOW HILL AVE	03/09/16	03/09/16	ADD TO SFD	1,536 RR
AA16-15	GELTING, BRIAN	THOMAS VIEW	1675 S LINDA CIR	03/09/16	03/18/16	SFD	1,620 RR
AA16-16	BETSILL, ALEX	ADVENTURE EST	1636 N FANCIFUL AVE	03/09/16	03/18/16	FARM ANIMAL	RR
AA16-17	BUZZBEE STUDIOS	THOMAS ADDR#2 PH1	201 E SWANSON AVE	03/10/13	03/13/16	TENANT SPACE	440 C
AA16-18	SMITH, TYLER	WASILLA HTS #1	1401 W PARKS HWY	03/11/16	03/13/16	FOOD TRUCK	240 C
AA16-19	SCAVETTE, SETH	FOLLETT INDUSTRIAL TR	101 E SWANSON AVE	03/11/16	03/18/16	COMM<10,000 SQ FT	2,218 C
AA16-20	HOFFMAN, STACEY	WASILLA HTS RSB	1201 W NICOLA AVE	03/15/16	03/16/16	TENANT SPACE	320 RR
AA16-21	ZASTROW, DUSTIN	CENTURY PK	1190 S CENTURY DR	03/18/16	03/21/16	SFD	1,900 R-1
AA16-22	ROBERT YUNDT HOMES	PRIMROSE POINTE PH 2	195 W CELTIC CIR	03/23/16	04/11/16	SFD	2,301 RR
AA16-23	ALLEY, JEREMY	SNIDER #3	201 W HERNING AVE	03/30/16	03/31/16	TENANT SPACE	325 C
AA16-24	ARC LAND DEV LLC	GVC II	1250 N LUCILLE ST	04/01/16	04/13/16	TENANT SPACE	40,968 RM
AA16-25	AK YOUTH & FAN NETWORK	GVC II DIV1	1051 E BOGARD RD	04/11/16	05/02/16	MULTI-FAMILY	2,800 C
AA16-26	THE PERFECT START LLC	PARKS MANOR	700 N WASILLA-FISHHOOK RD	04/11/16	04/27/16	COFFEE STAND	120 C
AA16-27	MOCHA MOOSE	IDITAPARCEL ADDN#1	469 W PARKS HWY	04/11/16	04/12/16	TENANT SPACE	516 C
AA16-28	LAROCGNE, JOE	WASILLA AC	601 N KIMBERLY ST	04/13/16	04/13/16	HOME OCCUPATION	470 RR
AA16-29	AK USA FED CREDIT UNION	CAROL	1850 W RUPEE CIR	04/13/16	04/18/16	SIGN	145 C
AA16-30	NARDINI, TIMOTHY	SILVERLEAF EST	1862 N ASHFORD BLVD	04/14/16	08/25/16	SUBDIVISION	RR
AA16-31	MONICA'S CONFECTION CON	WASILLA AIRPARK IND	301 W PARKS HWY	04/18/16	04/18/16	COMM<10,000 SQ FT	1,250 C
AA16-32	LIGHTED PATH THER SVC	CAREFREE AP	1261 S SEWARD MERIDIAN PKY	04/19/16	04/18/16	TENANT SPACE	150 C
AA16-33	HARVEY, JAMES	CREEKSIDE EST	800 E CREEKSIDE DR	04/19/16	04/20/16	FARM ANIMAL	RR
AA16-34	JOHNSTON, JENNIFER	BAYVIEW GARDENS	1000 E TYEE	04/20/16	05/20/16	ADD TO SFD	3,200 RR
AA16-35	LITHIA CHRYSLER	CARTIER	1350 S SEWARD MERIDIAN PKY	04/15/16	04/26/16	TUF	2,700 C
AA16-36	HUTCHINS, GREG	BLUE GLACIER	1340, 1341 W SHALYNN CIR	04/26/16	05/16/16	TUF	RR
AA16-37	EATON, SARAH	SNIDER #4	711 W PARKS HWY	04/26/16	04/26/16	TENANT SPACE	1,300 C
AA16-38	PAVLUS, IGOR	SOUTHVIEW EXIT	3000 SOUTHVIEW DR	04/27/16	04/27/16	SFD	1,130 R-1
AA16-39	NANEZ, LUCIA	SNIDER #4	731 W PARKS HWY	04/28/16	04/28/16	TUF	C
AA16-40	TROY DAVIS HOMES LLC	HOMIE DEPOT	1301 E PALMER WASILLA HWY	04/29/16	05/27/16	COMM<10,000 SQ FT	8,400 C
AA16-41	ROYALTY HOMES	PRIMROSE PT #2	165 W CELTIC CIR	05/02/16	05/02/16	DUPLEX	4,000 RR
AA16-42	SKRIPNIK, ROMAN	WASILLA AC	1961 W VALUNDA AVE	05/06/16	05/11/16	SFD	2,539 RR
AA16-43	BOCHKORSKY, MARINA	NORTHERN CAPITOL EST	2360 W SUCCESS DR	05/10/16	05/11/16	DUPLEX	4,000 RR
AA16-44	SENA, CHRISTINA	WASILLA HTS #1 RSB	1800 S KNIK-GOOSE BAY RD	05/10/16	05/11/16	TUF	7321B03L015A&1
AA16-45	RICHARDSON, SPENCER	OLYMPIG	560 S KNIK-GOOSE BAY RD	05/17/16	05/17/16	SIGN	C
AA16-46	TEEN CHALLENGE	KENNEDY ADD	1745 W PIPESTONE DR	05/17/16	05/17/16	SIGN	C
AA16-47	MCGUIRE, SEAN & ANDREA	TALLERCO	1745 W PIPESTONE DR	05/17/16	05/17/16	SIGN	17 C
AA16-48	MCGUIRE, SEAN & ANDREA	TALLERCO	1745 W PIPESTONE DR	05/17/16	05/17/16	SIGN	17 C
AA16-49	SPENARD BUILDER SUPPLY	WASILLA HTS #1	1700 W PARKS HWY	05/18/16	05/20/16	SHEC	240 C
AA16-50	PERKUP ESPRESSO	FERN PLAZA	1690 S FERN S	05/19/16	05/20/16	TUF	C
AA16-51	SATROM, CHARLEN	TALLERCO RSB	1901 S TUSCARORA DR	05/20/16	05/24/16	COMM<10,000 SQ FT	420 C
AA16-52	WASILLA BIBLE CHURCH	WASILLA BIBLE CHURCH	1651 W NICOLA AVE	05/23/16	05/24/16	HOME OCCUPATION	140 R-1
AA16-53	ROBERT YUNDT HOMES	WASILLA TOWNSITE	357 E PARKS HWY	05/25/16	05/26/16	TENANT SPACE	RR
AA16-54	ALASKA BUILT REAL EST LLC	WASILLA TOWNSITE	357 E PARKS HWY	05/25/16	05/26/16	TENANT SPACE	875 C
AA16-55	MSB	IDITAROD ELEM	701 E BOGARD RD	05/26/16	06/01/16	SUBDIVISION	875 C
AA16-56	K&H CIVIL CONTRACTORS	1614 S CLAPP S	935 WESTPOINT DR	05/31/16	06/01/16	SIGN	C
AA16-57	AK PREMIER DENTAL	WASILLA WOODS	1201 N LUCILLE ST	06/02/16	06/07/16	TENANT SPACE	32 I
AA16-58	WILLIAMS, PLA	FERN PLAZA	1689 S KNIK GOOSE BAY	06/06/16	06/07/16	TUF	C
AA16-59	COMMERCIAL ELECTRIC INC	SERENITY EST	1660 W PATRICIA AVE	06/08/16	06/08/16	TENANT SPACE	1,440 C
AA16-60	OGOLENKA, LEGNITY	BIRCH PARK	436 N MAIN S	06/08/16	06/09/16	SFD	C
AA16-61	PAYNE, TYAN	BIRCH PARK	436 N MAIN S	06/08/16	06/09/16	SIGN	2,450 RR
AA16-62	PAYNE, TYAN	BIRCH PARK	436 N MAIN S	06/08/16	06/09/16	SIGN	C
AA16-63	PAYNE, TYAN	BIRCH PARK	436 N MAIN S	06/08/16	06/09/16	EXTERIOR REN	C
AA16-64	PAYNE, TYAN	BIRCH PARK	436 N MAIN S	06/08/16	06/09/16	EXTERIOR RENOVATIONS	C

PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS/APPLICATION DATE	APPROVAL DATE	TYPE	PROJECT TYPE/NEW ADDITION SQ FT/ZONE	TAX ID
AA16-65	DAVIS, RON	LAKEVIEW PROF CONDGS	851 E WESTPOINT DR	06/09/16/06/10/16	TENANT SPACE	OFFICE	9010000U101
AA16-66	BOZER, JOLYNN	WASILLA CENTER CONDGS	617 S KNIG-GOOSE BAY RD	06/09/16/06/09/16	TENANT SPACE	RETAIL SHOP	9108000U005
AA16-67	HARVEY, JAMES	CREEKSIDE EST #2	800 E CREEKSIDE DR	06/13/16/06/14/16	FARM ANIMAL	GOAT	1092B02L012
AA16-68	WANG, JOSEPH	WASILLA TOWNSITE	111 E HERMING AVE	06/15/16/06/17/16	FENCE	FENCE	1068B05L010
AA16-69	UNLEASHED HP	THEO ACRES	900 S HERMON RD	06/16/16/06/17/16	COMM <10,000 SQ FT	ENGINE/MACHINE SHOP	7297000L002
AA16-70	CITY OF WASILLA	WASILLA MIDDLE SCH	500 N CRUSEY ST	06/17/16/06/17/16	SIGN	SIGN	7143000T00B-1B
AA16-71	MAT-SU LEGAL SVC	WASILLA TOWNSITE	165 E PARKS HWY	06/17/16/06/17/16	TENANT SPACE	LEGAL SERVICES	7041B04L003A
AA16-72	ZASTROW, DUSTIN	CENTURY PK	1160 S CENTURY DR	06/20/16/06/21/16	SFD	SFD	1261B03L002
AA16-73	SHAFORDA, VADIM	INDIAN HILL	1245 N HOKA HAY	06/21/16/06/21/16	DUPLEX	DUPLEX	2602B01L013
AA16-74	OC DETAILING	WASILLA WOODS	1201 N LUCILLE ST	06/22/16/06/22/16	TENANT SPACE	AUTO DETAILING	1353000L008D
AA16-75	ASHBURN, HALEY	WASILLA CENTER CONDGS	617 S KNIG-GOOSE BAY RD	06/23/16/06/23/16	TENANT SPACE	KNIG PIZZA	9108000U005
AA16-76	WASILLA AREA SENIORS	COTTONWOOD CRK FL	1301 S CENTURY CIR	06/24/16/06/24/16	TUF	FLEA MARKET OUTDOOR EVENT	17N01W15B024
AA16-77	KASTLES KREATIONS	WASILLA EST	1721 E PARKS HWY	06/24/16/07/21/16	TUF	KASTLES KREATIONS	6799000T002
AA16-78	PETROS, JOEL & MEGAN	WASILLA WOODS	700 N SOMERET CIR	06/27/16/06/30/16	DUPLEX	FARM ANIMALS	1104B06L020
AA16-79	TORMOZOV, MARK	OLYMPIC	1553 N RAVENS BEST CIR	06/28/16/06/28/16	DUPLEX	DUPLEX	6824B02L012D
AA16-80	GARDNER, PAUL	WASILLA WOODS	270 SLAMONT CIR	06/28/16/06/29/16	SUBDIVISION	SUBDIVISION	5888000L003C
AA16-81	ANCIENT & MODERN PAIN	WASILLA CENTER CONDGS	613 S KNIG-GOOSE BAY RD	06/30/16/06/30/16	TENANT SPACE	MEDICAL OFFICE	9108000U005
AA16-82	PRECISION HOMES	WASILLA EST	645 W HOLIDAY DR	07/07/16/07/07/16	DUPLEX	DUPLEX	1104B08L017
AA16-83	WASI	WASILLA EST	1301 S CENTURY CIR	07/07/16/07/07/16	TUF	5K RACE	17N01W15B024
AA16-84	LIFETIME INV LLC	AZALEA WOODS	1740 N NINA CIR	07/08/16/07/08/16	4 PLEX	4 PLEX	7508000L002
AA16-85	LIFETIME INV LLC	AZALEA WOODS	1770 N NINA CIR	07/08/16/07/08/16	4 PLEX	4 PLEX	7508000L003
AA16-86	ZMERZLIUC, VEACESLAV	SERENITY EST ADD 1	1601 W PATRICIA AVE	07/11/16/07/11/16	SFD	SFD	7443000L003
AA16-87	ZMERZLIUC, VEACESLAV	SERENITY EST ADD 1	1501 N SUNNY HILL	07/12/16/07/19/16	SUBDIVISION	SUBDIVISION	3285B02L014D
AA16-88	AH	AK IND HARDWARE	751 W COMMERCIAL DR	07/13/16/07/13/16	TUF	BBQ	6940000L001
AA16-89	ELISHA CUSTOM HOMES INC	SERENITY EST ADD 1	515 N BECCA CIR	07/13/16/07/14/16	SFD	SFD	7443000L011
AA16-90	ELISHA CUSTOM HOMES INC	SERENITY EST ADD 1	1500 W PATRICIA AVE	07/13/16/07/14/16	SFD	SFD	7443000L012
AA16-91	BURNINGHAM, JUDD & MELISSA	GOOSE BAY RIDGE EST	2755 W BAYRIDGE CIR	07/18/16/07/22/16	SFD	SFD	5403000L008
AA16-92	KRAMER, BILL	OLSON 1999 ADDN RSB	1731 E PALER-WASILLA HWY	07/15/16/07/19/16	SIGN	SIGN	6922000T00A5-1
AA16-93	HOLMES, MARC & ANGELEEN	SOUTHVIEW EXT	3160 E DANNYS AVE	07/20/16/07/20/16	GARAGE	DETACHED GARAGE	2377B03L004
AA16-94	MUGSHOT SALON	WASILLA EST	251 W PARKS HWY	07/25/16/PENDING	TUF	TUF	17N01W09A006
AA16-95	HARVEY, JAMES	CREEKSIDE EST #2	800 E CREEKSIDE DR	07/27/16/07/27/16	TUF	TUF	1092B02L012
AA16-96	VALLEY CHIROPRACTIC	BIRCH PARK WASILLA	400 N MAIN S	08/03/16/08/03/16	POLE BARN	POLE BARN FOR GOATS	1004B01L001
AA16-97	GENACTA IN HOME CARE	BIRCH PARK WASILLA	591 N KNIG S	08/03/16/08/04/16	EXTERIOR REN	EXTERIOR RENOVATIONS	5878B02L006A
AA16-98	THOMPSON, MICHELLE	SILVERLEAF EST PH IV	2231 W RIDGEWOOD DR	08/04/16/08/10/16	TENANT SPACE	GENACTA INHOME CARE	5990B02L010A
AA16-99	POLANCO, CYNTHIA	SNIDER #4 RSB	707 W PARKS HWY	08/04/16/08/08/16	TENANT SPACE	ART CONSIGNMENT	2705000L014A-1
AA16-100	ZAPIEN, TYREE	SNIDER #4 RSB	707 W PARKS HWY	08/04/16/08/08/16	TENANT SPACE	ARCADE	2705000L014A-1
AA16-101	MIDNIGHT SUN CONST	SNIDER RSB	1001 W SELINA LN	08/05/16/08/08/16	SFD	SFD	4733B01L021B
AA16-102	MIDNIGHT SUN CONST	SNIDER RSB	1001 W SELINA LN	08/05/16/08/08/16	SFD	SFD	4668B01L009A
AA16-103	LIFETIME INV LLC	AZALEA WOODS	1705 N NINA CIR	08/10/16/08/10/16	4-PLEX	4-PLEX	7508000L004
AA16-104	WELLSPRING HOME HEALTH	YENLO SQ ONE CONDGS	2791 E JUDE DR	08/15/16/08/25/16	TENANT SPACE	WELLSPRING HOME HEALTH CARE	9101000U001
AA16-105	PAVLUS, SLAVIK	MORTGAGE PARK	1701 N LUCILLE WITHDRAWN	08/17/16/08/22/16	COMM<10,000 SQ FT	IP AUTO REPAIR	3108B01L006
AA16-106	KINGS CATHEDRAL & CHAPEL	WASILLA WOODS	1701 N LUCILLE WITHDRAWN	08/17/16/08/22/16	PORTABLE BLDG	PORTABLE BLDG	1067B02L008
AA16-107	DELUX INTERIORS LLC	OVERLOOK BUS PK	1061 S ENTERPRISE ST	08/18/16/08/22/16	TENANT SPACE	COMM<10,000 SQ FT	1116B03L022
AA16-108	HIGH MARK HOMES	WASILLA WOODS RSB	1501 N SUNNY HILL CIR	08/18/16/08/22/16	DUPLEX	DUPLEX	3285B02L014
AA16-109	LW SURVEY RUSSIA	CENTURY PK	1075 S CHECK ST	08/17/16/08/22/16	TENANT SPACE	SURVEYING CO	1261B02L005
AA16-110	ELISHA CUSTOM HOMES INC	SERENITY EST ADD 1	510 N BECCA CIR	08/24/16/08/24/16	SFD	SFD	7443000L006
AA16-111	SUMMERS, AARON	PLEASANT VIEW EST	1470 N WASILLA-FISHHOOK RD	08/26/16/08/26/16	DUPLEX	DUPLEX	2542000L003
AA16-112	SENA, CHRISTINA	WASILLA HEIGHTS	851 E WESTPOINT DR	08/29/16/08/31/16	TUF	FOOD TRUCK RALLY	7321B03L015A
AA16-113	DENALI TEK INC	LAKEVIEW PROF CONDGS	851 E WESTPOINT DR	08/29/16/08/30/16	TENANT SPACE	OFFICE	9010000U803
AA16-114	VISION THERAPY	CAREFREE AC	1261 S SEWARD MERIDIAN PKY	08/31/16/09/01/16	TENANT SPACE	EYE THERAPY	4061B01L001A-1
AA16-115	HANNAMAN, KEN	INDIAN HILLS	1245 W WAMPAN CIR	08/31/16/09/22/16	AWNING	AWNING	2602B02L004
AA16-116	MAKE A SCENE	LAKEVIEW PROF CONDGS	851 E WESTPOINT DR	08/31/16/09/13/16	TENANT SPACE	OFFICE	9010000U112-1
AA16-117	ER AUTOMOTIVE	SNIDER #4	601 W PARKS HWY	08/31/16/09/01/16	TENANT SPACE	ER AUTOMOTIVE	2072000L0013B
AA16-118	UEECK LORRAINE	GVC II DIV IV	1120 E SNOW HILL AVE	08/31/16/09/01/16	SEBACK SIDE YD	10% SEBACK	2323B03L0111
AA16-119	CHURCH, WILLIAM & JOEEL	INDIAN HILL	2451 W MISSION HILLS AVE	09/06/16/09/19/16	SUBDIVISION	SUBDIVISION	17N01W06D008
AA16-120	SHAFORDA, VADIM	INDIAN HILL	1245 N HOKA HAY	09/09/16/09/13/16	SUBDIVISION	SUBDIVISION	1637B01L003
AA16-121	MARTIN, JULIE	IDITAPARCEL ADDN 1	449-445 W PARKS HWY	09/12/16/09/13/16	TENANT SPACE	SOUTHSIDE GARDEN SUPPLY	5797000L002A
AA16-122	LITHIA CHRYSLER OF WASILLA	WASILLA TWNS	1350 S SEWARD MERIDIAN PKY	09/13/16/09/13/16	TUF	LITHIA SALE EVENT	17N01W13A006
AA16-123	SJ RICE	WASILLA TWNS	391 E PARKS HWY	09/15/16/10/26/16	SIGN	SIGN	1066B02L001
AA16-124	OKAMOTO, YOSHIHIRO	DISCOVERY HILL PH II	1212 W MYSTERY AVE	09/16/16/09/23/16	TENANT SPACE	OKAMOTOS KARATE	7406000L004A
AA16-125	NIGHTMARES UNLIMITED	COTTONWOOD CRK FL	1841 E PARKS HWY	09/16/16/09/19/16	TENANT SPACE	SPIRITED	67999000T007
AA16-126	PEDAL INA, TABITHA	WASILLA TWNS	390 N MAIN S	09/22/16/09/26/16	TENANT SPACE	K-9 CUTS	2638B07L004A
AA16-127	PEDAL INA, TABITHA	WASILLA TWNS	390 N MAIN S	09/27/16/10/04/16	EXTERIOR REN	EXTERIOR RENOVATIONS	2638B07L004A
AA16-128	PEDAL INA, TABITHA	WASILLA TWNS	390 N MAIN S	09/27/16/10/04/16	SIGN	SIGN	2638B07L004A
AA16-129	VALLEY CHRISTIAN CONF	WASILLA TWNS	281 N MAIN S	09/28/16/09/28/16	TENANT SPACE	VALLEY CHRISTIAN CONF	1066B01L010
AA16-130	MOMA, DON & KIM	ROGERS PARK	1201 S ROGERS CIR	09/28/16/10/03/16	COMM<10,000 SQ FT	COFFEE SHOP	6626000L001
AA16-131	SMITH, MICHAEL	DAVID SMITH		09/29/16/10/04/16	SUBDIVISION	SUBDIVISION	17N01W15B020

PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS	APPROVAL DATE	TYPE	PROJECT TYPE	NEW ADDITION SQ FT	ZONE	TAX ID
AA16-132	BAUMAN, JAMES	WASILLA ADD W/LLA	167 E PARK AVE	10/04/16	TENANT SPACE	LAW OFFICE	200	C	1032B06L004
AA16-133	URBAN, MARY	EAST WASILLA	388 N YENLO ST	10/04/16	TENANT SPACE	URBAN ROOTS HAIR SALOON	1,200	C	1015B2EL004
AA16-134	KENDALL FORD OF WASILLA	SUN PLAZA	2701 E SUN MTN AVE	10/06/16	ACCESSORY BLDG	ACCESSORY TRAILER		C	4802000L002
AA16-135	DOMINOS MAC PIZZA LLC	OLSON 1989 ADDN	1731 E PALER-WASILLA HWY	10/07/16	TENANT SPACE	DOMINOS PIZZA	1,784	C	6922000100A5-1
AA16-136	BUDGE, LEE & JENNIFER	NEW WASILLA AIRPORT	3650 W AVIATION AVE	10/11/16	HANGER	HANGER	5,000	I	
AA16-137	EXCEL PHYSICAL THERAPY	WASILLA CENTER CONDGS	611 S KGB RD	10/11/16	TENANT SPACE	EXCEL PHYSICAL THERAPY	1,920	C	9108000L003
AA16-138	FOREMOST CONSTRUCTION	SERENITY EST ADD 1	450 N BECCA CIR	10/13/16	SFD	SFD	2,500	RR	7443000L008
AA16-139	JOHNSTON, DAVID	SHORT ACRES #2	955 W SELINA LN	10/19/16	SFD	SFD	1,700	RR	4758000L003
AA16-140	LIFE CHANGERS OUTREACH	OLSON ADD 2008	1350 S SEWARD MERIDIAN PH	10/19/16	TUF	SALES		C	17N01W13A006
AA16-141	TROY DAVIS HOMES INC	HOME DEPOT	1501 E PARKS HWY	10/20/16	SIGN	SIGN		C	6905000100A-1B
AA16-142	JOHNSTON, DAVID	SHORT ACRES #2	1301 E PALMER WASILLA HWY	10/20/16	SUBDIVISION	SUBDIVISION		RR	5769000L002
AA16-143	LIFETIME INV LLC	AZALEA WOODS	540 W HUELLEN DR	10/20/16	4-PLEX	4-PLEX	5,926	RR	4758000L003
AA16-144	94.1 KEGR RADIO	MOUNTAIN VLG PLZ	1733 N NINA CIR	11/08/16	TUF	RADIO STATION	300	C	3224B03L001B
AA16-145	AK CELLULAR & SAT LLC	COTTONWOOD PARK	991 S HERMON RD	10/20/16	TENANT SPACE	DIRECT TV	980	C	3098B01L001
AA16-146	DR CRAIG LOWRIE	CAREFREE AC	1590 E FINANCIAL DR	10/25/16	TENANT SPACE	DENTAL OFFICE	1,636	C	2864B01L006A
AA16-147	PAGE, WILLIAM	MOUNTAIN VLG PLZ	1401 S SEWARD MERIDIAN	10/25/16	TENANT SPACE	LAST FRONTIER GEAR	1,000	C	3224B03L001B
AA16-148	RICHARDSON, SCOTT	SOUTHVIEW EXT	991 S HERMON RD	10/28/16	HOME OCCUPATION	HOME OCCUPATION		R-1	2377B02L009
AA16-149	BUSTER, KIMORA	WASILLA TWINST RS#	3190 E SOUTHVIEW DR	10/28/16	TENANT SPACE	BUTTERFLY NATIVE THRIFTIQUE		C	2638B07L001A
UP16-01	SCAVETTE, SETH	FOLLETT INDUSTRIAL TR	101 E SWANSON AVE	03/11/16	MULTI-FAMILY	4-PLEX	2,098	C	1191000T00B
UP16-02	K&H CIVIL CONTRACTORS		1614 S CLAPP S	03/25/16	GRAVEL EXT	GRAVEL EXTRACTION		I	17N02W13A004
UP16-03	LAND TRUST 33	ASPEN BUSINESS PARK	331 E ASPEN AVE	04/19/16	CAMPGROUND	RV PARK		C	5432000L003
UP16-04	KINGS CATHEDRAL & CHAPEL		3301 E PARKS HWY	08/16/16	CHURCH	CHURCH	75,000	C	17N01W12D014
CU16-01	HATT, JEFF & LEANNE	OVERLOOK BUS PK	2000, 2040, 2060 E FOUNDRY WAY	06/22/16	COMM>10,000 SQ FT	COMMERCIAL BUILDINGS	44,475	C	1116B03L004.5.6
CU16-02	MORRIS, CHARLES	ADVENTURE EST	124 W SPRUCE AVE	09/12/16	COMM>10,000 SQ FT	DAYCARE	2,800	RR	1190B01L011
PLANNED UNIT DEVELOPMENT (PUD)									
REZONE	SMITH, MICHAEL	DAVID SMITH	1515 S KNIK-GOOSE BAY RD	06/23/16	REZONE	RR/C TO G		RR/C	7448000L001
LEGAL NON-CONFORMING USE									
LNC16-01	LAKEVIEW PROF BLDG OWNER ASSN	LAKEVIEW PROF BLDG CONDOS	851 E WESTPOINT	07/21/16	OFFICE BUILDING			C	90100000000
SHORELINE SETBACK									
AMNESTY									
VARIANCE									
LANDSCAPE WAIVERS									
LW16-01	HATT, JEFFREY & LEANNE	OVERLOOK BUS P#2000, 2040, 2060 E FOUNDRY WAY	04/28/16	06/24/16	LANDSCAPE WAIVER	CLEAR MORE THAN 70%		C	1116B03L004.5.6

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MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Vern Halter, Mayor

PLANNING COMMISSION

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



John Moosey, Borough Manager

PLANNING & LAND USE DEPARTMENT

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

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

**November 7, 2016
REGULAR MEETING
6:00 p.m.**

- I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PLEDGE OF ALLEGIANCE
- IV. CONSENT AGENDA

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

 - A. MINUTES
 1. August 15, regular meeting minutes
 - B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
 1. A remand to the Planning Commission for further consideration of the Central Monofill Services (CMS) application for a Conditional Use Permit under MSB Code 17.60, for the operation of a monofill for the disposal of inert construction and demolition debris, including regulated asbestos-containing material (RACM) and non-regulated asbestos-containing material (non-RACM), and an outdoor storage yard for the sale of salvageable/recyclable materials, located at 2840 S. Glenn Highway (Tax ID: 17N02E18C010) AND 2560 S. Glenn Highway (Tax ID: 17N02E19B006); within Township 17 North, Range 2 East, Sections 18 and 19, Seward Meridian. Public Hearing: December 5, 2016. (*Applicant: Central Monofill Services (CMS), Staff: Mark Whisenhunt*)

- C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
- V. COMMITTEE REPORTS
- VI. AGENCY/STAFF REPORTS
- VII. LAND USE CLASSIFICATIONS
- VIII. AUDIENCE PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)
- IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS (*Public Hearings shall not begin before 6:15 p.m.*)

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

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

- A. **Resolution 16-37**, a request for a Conditional Use Permit in accordance with MSB 17.70, Regulation of Alcoholic Beverage Uses, for the operation of an alcoholic beverage dispensary (bar) at the 907 Club, located at 2541 S. Rosalie Court; MSB Tax ID# 5428000T00A; within Township 17 North, Range 3 West, Section 21, Seward Meridian. (*Applicant: Mark Button, dba RMB, LLC, 907 Club, Staff: Mark Whisenhunt*)
- X. PUBLIC HEARING: LEGISLATIVE MATTERS
 - A. **Resolution 16-40**, A resolution recommending Assembly approval of an ordinance amending MSB 15.24.030(5) and adopting the City of Houston's Comprehensive Plan Update. (*Staff: Van Le, R&M Consultants*)
- XI. CORRESPONDENCE & INFORMATION
- XII. UNFINISHED BUSINESS
- XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

- A. MSB Board of Ethics Advisory Opinion 16-01
- B. Correction to Code Reference in Planning Commission Resolutions 16-30, 16-31, and 16-32
- C. Upcoming Planning Commission Agenda Items (*Staff: Eileen Probasco*)

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (Mandatory Midnight)

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

Disabled persons needing reasonable accommodation in order to participate at a Planning Commission Meeting should contact the borough ADA Coordinator at 861-8432 at least one week in advance of the meeting.