



**MAYOR**  
Verne E. Rupright

**CITY PLANNER**  
Tina Crawford

**WASILLA PLANNING COMMISSION**

Vacant, Seat A  
Daniel Kelly Jr., Seat B  
Steven DeHart, Seat C  
Doug Miller, Seat D  
Glenda Ledford, Seat E  
Clark Buswell, Seat F  
Robert Webb, Seat G

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**CITY OF WASILLA  
PLANNING COMMISSION MEETING AGENDA  
WASILLA CITY COUNCIL CHAMBERS**

Wasilla City Hall, 290 E. Hering Avenue, Wasilla, AK 99654 / 907-373-9020 phone

**REGULAR MEETING**

**7 P.M.**

**OCTOBER 25, 2011**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. REPORTS
  - A. City Attorney
  - B. City Council
  - C. City Planner
  - D. City Public Works Director
  - E. City Deputy Administrator
- VI. PUBLIC PARTICIPATION (*five minutes per person, for items not scheduled for public hearing*)
- VII. CONSENT AGENDA
  - A. Minutes of October 11, 2011, special and regular meeting.
- VIII. NEW BUSINESS (*five minutes per person*)
  - A. Public Hearing
    1. **Resolution Serial No. 11-16:** Approving permit no. AA 11-098 to allow construction of a 120 feet tall lattice cellular communication tower in the Commercial Zoning District, located on Lot 1,

Creekside Town Square Subdivision, generally located on the west side of S. Hermon Road and north of the Parks Highway.

- a. City Staff
- b. Applicant
- c. Private person supporting or opposing the proposal
- d. Applicant

2. **Resolution Serial No. 11-17:** Recommending that the Wasilla City Council amend WMC 12.04, Street Classification and Design Standards, to revise the Street Classifications and Design Standards for streets within the City limits.

B. Committee of the Whole

1. Planning Commission training – Part 2

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log

XI. AUDIENCE COMMENTS

XII. STAFF COMMENTS

XIII. COMMISSION COMMENTS

XIV. ADJOURNMENT

**SPECIAL MEETING**

**I. CALL TO ORDER**

The special meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, October 11, 2011, in Council Chambers of City Hall, Wasilla, Alaska by A.C. Buswell, III, Chairman.

**II. ROLL CALL**

Commissioners present and establishing a quorum were:

Vacant, Seat A  
Mr. Daniel Kelly, Jr., Seat B  
Mr. Steven DeHart, Seat C  
Mr. Doug Miller, Seat D  
Mr. Clark Buswell, Seat F  
Mr. Robert Webb, Seat G

Commissioners absent and excused were:

Ms. Glenda Ledford, Seat E

Staff in attendance were:

Mr. Archie Giddings, Public Works Director  
Ms. Tina Crawford, City Planner  
Ms. Sandra Connolly, Public Works Clerk

The Planning Commission Training started at 6:00 PM

I. Planning Commission Training – Continued September 27, 2011

**III. ADJOURNMENT**

The special meeting adjourned at 6:58 PM.

ATTEST:

\_\_\_\_\_  
A.C. BUSWELL, III, Chairman

\_\_\_\_\_  
TAHIRIH KLEIN, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2011.

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**REGULAR MEETING**

**I. CALL TO ORDER**

The regular meeting of the Wasilla Planning Commission was called to order at 7:00 PM on Tuesday, October 11, 2011, in Council Chambers of City Hall, Wasilla, Alaska by A.C. Buswell, III, Chairman.

**II. ROLL CALL**

Commissioners present and establishing a quorum were:

- Vacant, Seat A
- Mr. Daniel Kelly, Jr., Seat B
- Mr. Steven DeHart, Seat C
- Mr. Doug Miller, Seat D
- Mr. Clark Buswell, Seat F
- Mr. Robert Webb, Seat G

Commissioners absent and excused were:

- Ms. Glenda Ledford, Seat E

Staff in attendance were:

- Mr. Archie Giddings, Public Works Director
- Ms. Tina Crawford, City Planner
- Ms. Sandra Connolly, Public Works Clerk

**III. PLEDGE OF ALLEGIANCE**

- A. Commissioner DeHart led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**V. REPORTS**

- A. City Attorney  
No report given.

- B. City Council  
Mr. Giddings:

- stated that the election results were certified and the Mayor confirmed;
- stated that the Council discussed the Mayor's PTO; and

- stated that money was appropriated to the design contract for the downtown water station and a float plane study.

C. City Planner

Ms. Crawford:

- stated that the Parks Master Plan City will go to the Council on October 24, 2011; and
- stated that a cell tower petition is scheduled for the next Commission meeting.

D. City Public Works Director

Mr. Giddings:

- stated that the Capital Improvement Projects for the next five year plan will be brought before the Commission;
- stated that the auditors are requiring more details in the public works budget and justification for the projects;
- stated that the City of Wasilla will join with the City of Palmer and the Borough to lobby at the state level for money on the bond projects.

Chair Buswell inquired about the couplet project. Mr. Giddings stated that he has to wait until the State does their part so as not to give prejudice to the project.

Commissioner Miller inquired about Yenlo and the right-of-way needed. Mr. Giddings stated that the right-of-way has been acquired and that they have enough for the right-of-way project.

E. City Deputy Administrator

No report given.

**VI. PUBLIC PARTICIPATION** *(five minutes per person, for items not scheduled for public hearing)*

Mr. John Dewar stated his concerns with the development and zoning in the area of Kennedy Addition along Lake Street.

**VII. CONSENT AGENDA**

- A. Minutes of September 27, 2011, meeting.

GENERAL CONSENT: Minutes were approved as presented.

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

- A. Committee of the Whole

MOTION: Commissioner Kelley moved to enter into the Committee of the Whole at 7:20 PM.

VOTE: The motion to enter into the Committee of the Whole passed unanimously.

Entered into the Committee of the Whole to discuss the following item:

1. City of Wasilla Official Streets & Highways Plan.

MOTION: Commissioner DeHart moved to exit the Committee of the Whole at 8:03 PM.

VOTE: The motion to exit the Committee of the Whole passed unanimously.

#### **X. UNFINISHED BUSINESS**

There was no unfinished business.

#### **IX. COMMUNICATIONS**

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

#### **X. AUDIENCE COMMENTS**

Mr. Dewar stated he is surprised with everything going on in the City that no one is attending this meeting and stated his concerns with commercial businesses near lakes.

#### **XII. STAFF COMMENTS**

Ms. Crawford asked the Commission if they had any objections to the November 22, 2011, being cancelled and not hearing any objections the meeting will be cancelled unless there is an application that requires a public hearing.

#### **XII. COMMISSION COMMENTS**

No comments.

#### **XIII. ADJOURNMENT**

The regular meeting adjourned at 8:12 PM.

ATTEST:

\_\_\_\_\_  
A.C. BUSWELL, III, Chairman

\_\_\_\_\_  
TAHIRIH KLEIN, Planning Clerk  
Adopted by the Wasilla Planning Commission -, 2011.



**STAFF REPORT**  
**Prepared by:**  
**For the meeting of:**

Case # AA 11-98  
Planning Staff  
October 25, 2011

**I. SUMMARY FACTS:**

Applicant: Noah Grodzin representing CELLCO Partnership  
5501 NE 109<sup>th</sup> Court, Suite A-2  
Vancouver, WA 98662

Land Owner: Larry Theobald

Proposal: Construct a new 120' tall lattice cellular communication tower

Location: 900 S. Hermon Road  
Lot 1, Creekside Town Square Subdivision

Parcel Size: 2,500 square foot± leased area (within a 4.39 acre site±)

Existing Zoning Commercial

Comprehensive Plan: Generally Commercial/Business

Surrounding Land Use: North: Vacant  
South: Commercial  
East: Vacant  
West: Vacant

**II. STAFF RECOMMENDATION:**  
Approval with Conditions

**III. ELEVATION OF PERMIT DECISION**

**16.12.040 Elevation.**

***The planner may elevate any use permit decision to the planning commission at any time between the acceptance of the application and the close of the decision period. The elevation must be based on a written finding that the permit decision satisfies one or more of the following criteria:***

***A. The proposed use could have significant negative effects on or conflict with existing land uses adjoining the site in a manner or to a degree that warrants consideration by the commission;***

***B. The proposed use could have significant negative impacts on the utility system, traffic flow or city-provided services;***

**III. COMPLIANCE WITH WMC 16.16.050 – GENERAL APPROVAL CRITERIA**

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

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

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

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

Staff Finding: The subject property is consistent with the Comprehensive Plan's *Expected Future Land Use Map* designation, "Generally Commercial/Business" and the Commercial zoning that implements the adopted Comprehensive Plan. However, Objective 4.2 in the Community Assets chapter of the City's Comprehensive Plan wants future development to "enhance the City's visual appearance and identity." The proposed 120' lattice communication tower is located in an area along the Parks Highway that has open views of the mountain range. Although there is an existing tower in the immediate area, it is a monopole versus a lattice tower and is approximately 20' shorter in height, which has less visual impact.

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

Staff Finding: This criterion is not applicable since there are no specific approval criteria in WMC 16.16.060 for communication towers.

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

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

Staff Finding: The development of the site for a communication tower should not produce any significant runoff.

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

Staff Finding: This criterion is not applicable.

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

Staff Finding: The proposed communication tower should generate minimal traffic.

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

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

Staff Finding: Staff finds that this criterion is not applicable since water and sewer is not required for a communication tower.

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

Staff Finding: There are no known historic resources on the site and no comments were received from the Matanuska-Susitna Borough

posted on the property, and an advertisement for the hearing ran in the October 18, 2011 edition of the Frontiersman.

**Comment Period:** The written comment period was appropriately given and comments received by mail have been included in the packet. Any comments received after distribution of the October 25, 2011 packet will be provided at the meeting.

**Public Hearing:** The public hearing is scheduled in compliance with the requirements of WMC 16.16.040(D).

**Decision:** Draft Findings of Fact are included as Exhibit A in the attached Planning Commission Resolution Serial No. 11-16 supporting the Commission's decision in compliance with WMC 16.16.040(F).

## **VI. CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of this request with the following conditions of approval:

1. Construction on the site must substantially comply with the site plans included in this packet. Any changes to the site plans must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use application, including application fee and Planning Commission review and approval.
2. The proposed tower be constructed as a monopole and be painted a color that will minimize the impact on the viewshed north from the Parks Highway.

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 11-16**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING PERMIT NO. AA 11-098 TO ALLOW CONSTRUCTION OF A 120 FEET TALL LATTICE CELLULAR COMMUNICATION TOWER IN THE COMMERCIAL ZONING DISTRICT, LOCATED ON LOT 1, CREEKSIDE TOWN SQUARE SUBDIVISION, GENERALLY LOCATED ON THE WEST SIDE OF S. HERMON ROAD AND NORTH OF THE PARKS HIGHWAY.**

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WHEREAS, CELLCO Partnership submitted an administrative approval application, Permit No. A11-098, to the City Planning Department construct a 120 feet tall lattice cellular communication tower; and

WHEREAS, the City Planner elevated the applicant's request to the Planning Commission per WMC 16.12.040 and 16.16.020; and

WHEREAS, the application was submitted on September 23, 2011, and included the narrative and maps that address criteria listed in WMC 16.16.040, 16.16.050 and 16.16.070; and

WHEREAS, the Wasilla Planning staff mailed notices for this request to property owners within 1,200 radial feet of the proposed development; and

WHEREAS, the public hearing date and time was publicly advertised; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the applicants, evaluation and recommendations of staff contained in the staff report, public testimony - both written and verbal comments, the applicable provisions of the Wasilla Comprehensive Plan, and other pertinent information brought before them; and

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

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission approves AA Permit No. 11-098 after due consideration of the application, testimony by the applicant, staff, and public, and the Findings of Fact attached as Exhibit A and incorporated herein with the following conditions:

1. Construction on the site must substantially comply with the site plans included in this packet. Any changes to the site plans must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use application, including application fee and Planning Commission review and approval.
2. The proposed tower be constructed as a monopole and be painted a color that will minimize the impact on the view shed north from the Parks Highway.

ADOPTED by the Wasilla Planning Commission on -, 2011.

APPROVED:

ATTEST:

\_\_\_\_\_  
A.C. Buswell, III, Chairman

\_\_\_\_\_  
Tina Crawford, City Planner

**Exhibit A  
Findings of Fact  
Resolution 11-16**

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

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

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

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

Staff Finding:        The subject property is consistent with the Comprehensive Plan's *Expected Future Land Use Map* designation, "Generally Commercial/Business" and the Commercial zoning that implements the adopted Comprehensive Plan. However, Objective 4.2 in the Community Assets chapter of the City's Comprehensive Plan wants future development to "enhance the City's visual appearance and identity." The proposed 120' lattice communication tower is located in an area along the Parks Highway that has open views of the mountain range. Although there is an existing tower in the immediate area, it is a monopole versus a lattice tower and is approximately 20' shorter in height, which has less visual impact.

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

Staff Finding:        This criterion is not applicable since there are no specific approval criteria in WMC 16.16.060 for communication towers.

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

Staff Finding: The City mailed 83 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Only two comments indicating no objections were received from two review agencies. Any comments received after the compilation of the packet will be provided at the public hearing and can be addressed at that time.

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

Staff Finding: The State Fire Marshall's Office will review the plans for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.

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

Staff Finding: The proposed communication tower will not increase street traffic since it is not manned and will only have vehicles at the site for routine maintenance and repair.

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

Staff Finding: The site plan for the tower complies with the minimum setbacks and maximum height requirements of §16.24.010. Note: By definition, communication equipment is "...antennas over thirty-five (35) feet in height.." so there is no height limitation.

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

Staff Finding: Additional parking is not required.

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

Staff Finding: Adequate utilities are available on this site.

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

Staff Finding: The development of the site for a communication tower should not produce any significant runoff.

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

Staff Finding: This criterion is not applicable.

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

Staff Finding: The proposed communication tower should generate minimal traffic.

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

**buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.**

Staff Finding: This criterion is not applicable since the request is for a communication tower that is regulated by the FCC.

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

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

Staff Finding: Although the site plan does not indicate any landscaping, the requirements are minimal (1 tree/1 shrub) since the size of the leased area is only 2,500± SF.

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

Staff Finding: This criterion is not applicable since the area is developed predominantly with commercial uses and offices and is not close to schools, playgrounds, shopping areas, transportation, or community facilities.

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

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

Staff Finding: Staff finds that this criterion is not applicable since water and sewer is not required for a communication tower.

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

Staff Finding:      There are no known historic resources on the site and no comments were received from the Matanuska-Susitna Borough Cultural Resources Office.

**16.16.050(19)**      ***Appearance. The proposed use may be required to blend in with the general neighborhood appearance and architecture. Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light and air.***

Staff Finding:      The proposed communication tower is proposed as a lattice tower and will be 20' taller than the other tower in the immediate area. Since the subject parcel and the parcel immediately south that fronts on the Parks Highway is clear of vegetation, the construction of a lattice tower will have more impact on the visual appearance of the City and the viewshed along this highway.

**16.16.050(20)**      ***Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication...***

Staff Finding:      This criterion is not applicable since the construction of the proposed communication tower does not support dedication of a portion of the property for a public open space or facility.

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

Staff Finding:      Staff finds that this criterion is met since no foreseeable problems associated with winter conditions are anticipated for the proposed communication tower.



**CITY OF WASILLA PLANNING OFFICE**  
 290 E. HERNING AVE.  
 WASILLA, AK 99654-7091  
 PHONE: (907) 373-9020  
 FAX: (907) 373-9021

Date: 9-23-11  
 TID # 6740000 L001  
 Case No. A 11 - 98

**LAND USE PERMIT APPLICATION**

<p>Type of application (check all that apply)</p> <p><input type="checkbox"/> Single Family Dwelling (SFD)   <input type="checkbox"/> Garage/Shed</p> <p><input type="checkbox"/> Addition to SFD                      <input type="checkbox"/> Accessory Use</p> <p><input type="checkbox"/> Commercial under 10,000 sq. ft.</p> <p><input checked="" type="checkbox"/> Other (please specify) <u>Communications Tower</u></p> <p><b>Project Name and Description</b> <u>AK2-Matanuska</u>          _____ sq. ft.</p> <hr/> <p><b>Subdivision Name:</b>  <u>Creekside Twn Sq</u></p> <p><b>Street Address of project:</b> <u>900 S. Hermon RD</u></p> <hr/> <p><b>Zoning Designation:</b> <u>Commercial</u></p>	<p><b>Property Owner:</b>          Theobald SL Trust</p> <hr/> <p><b>Applicant Name:</b>          Noah Grodzin representing CELLCO Partnership</p> <p><b>Mailing Address:</b>          5501 NE109TH Court Suite A-2,          Vancouver WA 98662</p> <hr/> <p><b>Phone:</b> <u>971.285.6645</u></p> <hr/> <p><b>Fax #:</b></p> <hr/> <p><b>Email:</b>  <u>noah.grodzin@cascadiapm.com</u></p>
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The following items must be shown on the Site Plan:

- All provisions of WMC 16.08.015 Site plan - As-built survey.

**Applicant Certification:**

*I certify that the information contained in this application is true and correct to the best of my knowledge, and that I understand that any false statements made by me on this application, may be subject to revocation or denial of the Land Use Permit. I further certify that I am the property owner or that I have been designated by the property owner to act on their behalf. I understand that the City of Wasilla will not be held liable for any improvements made to this property if an appeal is filed or if other types of permits for this property are required by another agency. I further understand that no activity may be made to this property until a Land Use Permit is valid.*

**Signature of Applicant:** NG Grodzin

**Date:** 9/22/2011

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

RE: 900 S Hermon Rd, Wasilla

This is a proposal for a newly built 120' tall communications tower.

**Enclosed:**

- Completed Land Use Permit Application
- Check for \$50.00 Application Fees
- 3 Sets of 11X17 Site Plan
- Letter of Authorization

For correspondence regarding this application; please contact:

Noah Grodzin  
971.285.6645  
[Noah.grodzin@cascadiapm.com](mailto:Noah.grodzin@cascadiapm.com)

Thank you for your assistance with this proposal.  
Regards;  
Noah Grodzin

Site Name: \_\_\_\_\_

Site ID.: \_\_\_\_\_

### LETTER OF AUTHORIZATION

The undersigned (the "Owner") represents that it is the owner of the property commonly known as 900 Herman Rd Wasilla Ak (the "Property").

Owner hereby consents and agrees that Celco Partnership d/b/a Verizon Wireless ("Verizon"), may make and file applications on the Owner's behalf to such local, state and federal governmental entities whose approval Verizon may consider necessary or advisable to have the Property approved as a tower or antenna site, including, but not limited to, governmental approvals for zoning variances, rezoning applications, building permits and wetland permits. Owner hereby agrees that an executed copy of this Authorization is as effective as the original. However, if requested by Verizon, Owner agrees to execute such other and further documents as may be required by the governmental entity having jurisdiction to evidence Owner's consent to the action, which is proposed to be taken.

OWNER



By: \_\_\_\_\_

Name: Larry Theobald

Title: \_\_\_\_\_

Date: 8-5-11

**16.16.050 General approval criteria.**

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

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

**The City has noticed all neighbors that have deemed by the City to be within a reasonable distance from the proposed site location.**

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

**The proposal is for a 120' tall monopole within a commercial zone, the proposal is substantially consistent with the city comprehensive plan and other city adopted plans.**

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

**The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.**

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

**The City has noticed all neighbors that have deemed by the City to be within a reasonable distance from the proposed site location.**

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

**The City has noticed all neighbors that have deemed by the City to be within a reasonable distance from the proposed site location.**

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

**Per the submitted site plans adequate access for emergency and police vehicles must have been provided.**

Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians. When development is proposed and the volume of traffic is expected to exceed one hundred (100) vehicles during the peak hour as estimated by the city planner, a licensed professional engineer shall conduct an analysis of the vehicle trip generation characteristics of the development. The engineer may use the average trip generation factors in the table in subsection B of this section, which are based upon the Institute of

**The proposal will require 1 trip once a month for service and maintenance.**

Transportation Engineers Informational Report, Trip Generation, Third Edition, to determine anticipated traffic for establishing the number, size, and design of driveways, access roads and intersection improvements needed to accommodate the development.

**The proposal will require 1 trip once a month for service and maintenance.**

Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.

**The dimensional requirements of Section 16.24.010 are met.**

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

**The proposed site is located in an existing parking lot. No additional parking will be created.**

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

**The proposed use will only require to be served electricity and phone utility lines.**

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

**Not Applicable**

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

**Not Applicable**

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

**The proposed use will only require 1 trip once a month and will not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.**

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

**The proposal is for a communications tower and is specifically excluded from regulation by this section.**

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

**The proposal is to be located within an existing parking lot; there is no existing vegetation present that would be effected.**

A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.

**Not Applicable**

Adequately sized, located and screened trash receptacles and areas.

**Not Applicable**

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

**Not Applicable**

Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas, how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.

**Not Applicable – this is a proposal for a communications tower and does not require any drainage plan.**

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

**Not Applicable**

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

**Read and understood. The proposal is to be located within a commercial zone and does blend with the existing nature of that zone. Setbacks have been designed per the municipal code, and the intended height was determined in discussions with the planning department.**

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

**Not Applicable**

The location, shape, size and character of the area is suitable for the planned use;

**The location, shape, size and character is suitable for a communications tower.**

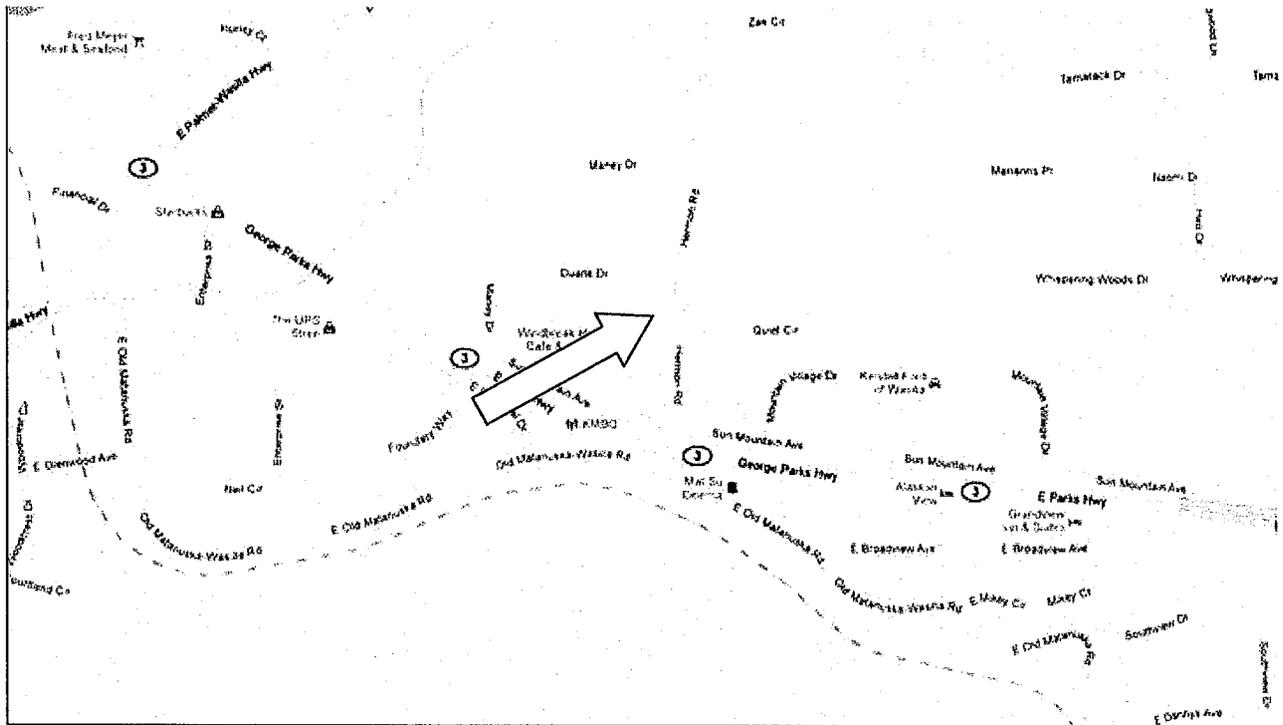
The uses authorized for an area are appropriate to the scale and character of the uses considering its size, density, expected population, topography, and the number and type of dwellings and uses to be conducted;

**No dwellings are to be constructed.**

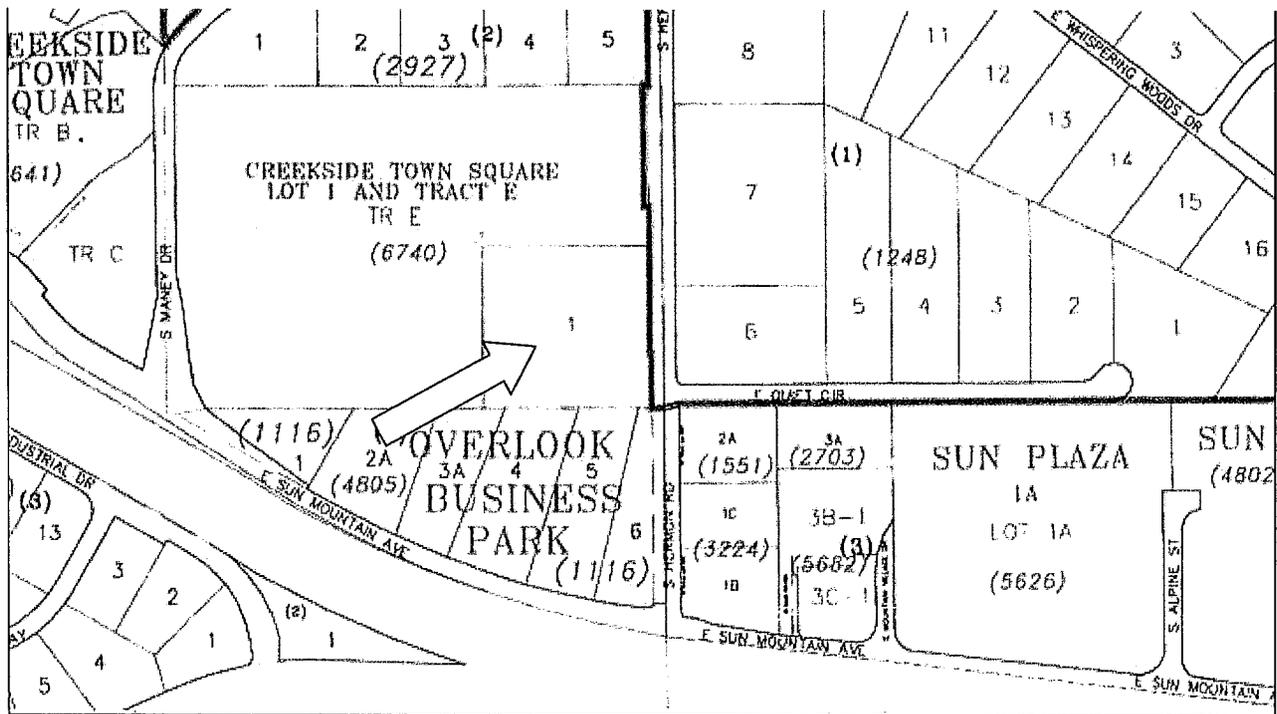
The area must be suitably improved for its intended use, but common open space containing natural features worthy of preservation may be left unimproved;

If the final development plan provides for buildings, landscaping or other improvements in the dedicated area, the developer must provide a bond or other adequate assurance that such improvements will be completed. The city shall release the bond or other assurance when the buildings, structures or improvements have been completed according to the development plan;

**Read and understood.**



Street Map with arrow indicating site



Assessor's Parcel Map with arrow indicating parcel



To North from Site



To East from Site



To South from Site



To West from Site



# AK2 Matanuska - ATT

Looking Southeast



- APPROX. PHOTO LOCATION
- APPROX. PROPOSED LATTICE TOWER LOCATION
- APPROX. EXISTING MONOPOLE LOCATION

AERIAL OF SUBJECT AREA



Note: Visual impacts will be affected by location and visibility of observer. This document is for planning and information purposes only and is conceptual. This is solely the photographer's interpretation of the proposed development.

Existing

Proposed



# AK2 MATANUSKA ZONING DRAWINGS



## PROJECT DATA

**SITE ADDRESS:** 900 S HERMON RD  
WASILLA, AK 99654

**LATITUDE:** 61°34'27.372" N  
**LONGITUDE:** 149°23'33.861" W  
**DATUM:** NAD 83  
**SOURCE:** 1A SURVEY

**JURISDICTION:** MUNICIPALITY OF WASILLA  
**TAX ID NO.:** 6740000L001  
**ZONING CLASSIFICATION:** COMMERCIAL

**GROUND ELEVATION:** 400.6' AMSL  
**TOP OF (N) STRUCTURE:** 120' AGL

**OCCUPANCY GROUP:** U  
**CONSTRUCTION TYPE:** II-B

**GOVERNING CODES**  
IBC-2009, INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS  
NEC-2008, NATIONAL ELECTRICAL CODE

**A.D.A. COMPLIANCE**  
INSTALLATION IS UNMANNED AND NOT FOR HUMAN HABITATION.  
HANDICAP ACCESS IS NOT REQUIRED PER A.D.A.

**TOWER SETBACK:**  
FRONT: NA  
SIDE: NA  
REAR: NA  
OTHER: NA

**BUILDING SETBACK:**  
FRONT: 10'  
SIDE: NA  
REAR: NA

## PROJECT CONTACTS

**APPLICANT**  
VERIZON WIRELESS  
3350 161ST AVE. SE  
BELLEVUE, WA 98008

**PROPERTY OWNER**  
THE S L THEOLDBALD TRUST LARRY G & SARAH L THEOLDBALD  
3179 E FAIRVIEW LOOP  
WASILLA, AK 99654

**TOWER OWNER**  
VERIZON WIRELESS  
3350 161ST AVE. SE  
BELLEVUE, WA 98008

**SENIOR CONSTRUCTION MANAGER**  
VERIZON WIRELESS  
12730 E MIRABEAU PARKWAY  
SUITE 500  
SPOKANE, WA 99216  
M. JAMES CHELF  
PH: 509.939.0004

**ZONING & PERMITTING CONSULTANT**  
CASCADIA PM  
5501 NE 109TH COURT, SUITE A-2  
VANCOUVER, WA 98662  
NOAH GRODZIN  
PH: 971.285.6645

**LEASING CONSULTANT**  
CASCADIA PM  
8760 122ND AVENUE, NE  
KIRKLAND, WA 98033  
BARBARA YARINGTON  
PH: 206.718.4061

## DRAWING INDEX

SHEET	DESCRIPTION
T-1.0	TITLE SHEET
A-1.0	OVERALL SITE PLAN
A-2.0	ENLARGED SITE PLAN
A-3.0	WEST & NORTH ELEVATIONS

CPM PROJECT NO.: 3823

### PRELIMINARY

NO.	DATE	D/C	DESCRIPTION
0	09-15-11	EK/BU	90% REVIEW
1	09-16-11	EK/BU	CPM COMMENT

### SUBMITTAL

NO.	DATE	D/C	DESCRIPTION
0	09-22-11	EK/BU	LU SUBMITTAL
1	10-13-11	EK/GS	LU COMMENTS

**SITE NAME**  
AK2 MATANUSKA

**TAX ID NO.:**  
6740000L001

**SITE ADDRESS**  
900 S HERMON RD  
WASILLA, AK 99654

### SHEET TITLE

TITLE  
SHEET

### SHEET NO.

T-1.0

## APPROVAL LIST

TITLE	SIGNATURE	DATE
PROPERTY OWNER		
SITE ACQUISITION		
ZONING		
PROJECT MANAGER		
RF ENGINEER		
SR. CONST. MANAGER		

## PROJECT SUMMARY

THIS PROJECT INCLUDES THE FOLLOWING SCOPE OF WORK:

1. PROPOSED CONSTRUCTION OF A WIRELESS TELECOMMUNICATIONS FACILITY.
2. PROPOSED VERIZON WIRELESS RF EQUIPMENT TO BE INSTALLED ON A 8'-0" X 12'-0" PLATFORM WITHIN A 25'-0" X 40'-0" FENCED AREA INSIDE A 50'-0" X 50'-0" LEASE AREA.
3. PROPOSED INSTALLATION OF SIX (6) PANEL ANTENNAS ON THE NEW 120' LATTICE TOWER. ONE (1) GPS ANTENNA TO BE INSTALLED ON ICE BRIDGE.
4. PROPOSED INSTALLATION OF 200A ELECTRICAL SERVICE FOR VERIZON WIRELESS EQUIPMENT.

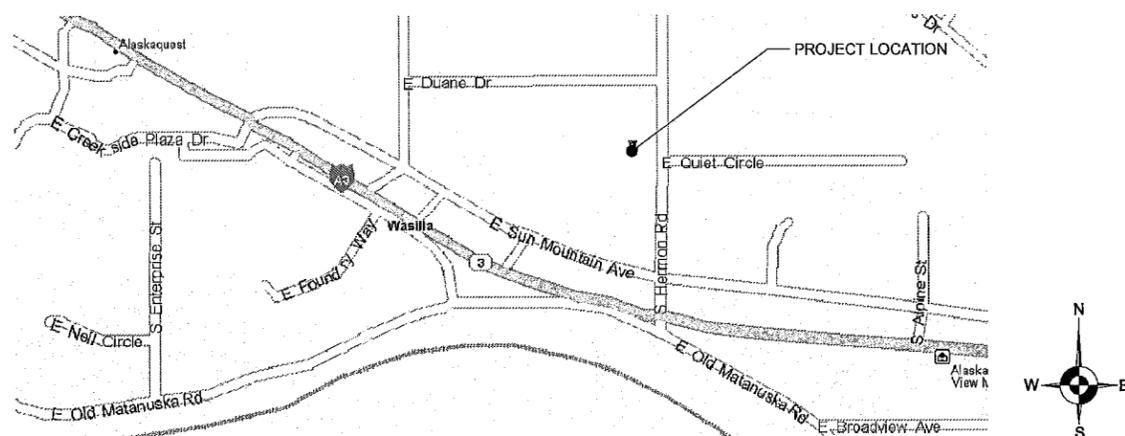
## DRIVING DIRECTIONS

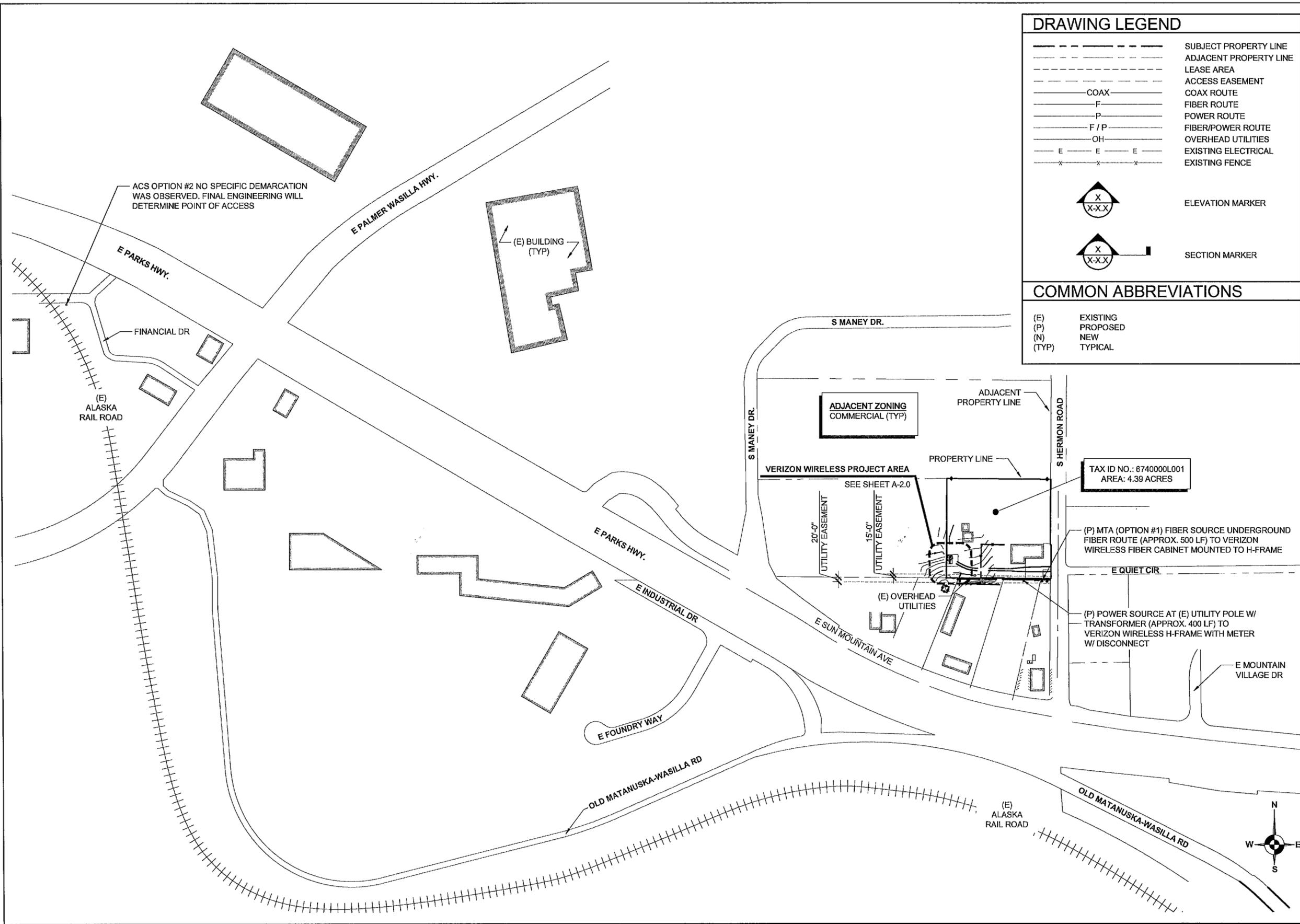
**FROM TED STEVENS ANCHORAGE INTERNATIONAL AIRPORT:**

1. HEAD SOUTHWEST TOWARD W INTERNATIONAL AIRPORT ROAD (0.2 MI)
2. CONTINUE STRAIGHT ONTO W INTERNATIONAL AIRPORT ROAD (1.2 MI)
3. TURN LEFT ONTO C ST 0.8 MI
4. CONTINUE ONTO A ST 0.3 MI
5. TURN RIGHT ONTO E 36TH AVE 0.6 MI
6. TURN LEFT ONTO AK-1 N 2.0 MI
7. TURN RIGHT ONTO E 6TH AVE 0.1 MI
8. CONTINUE ONTO AK-1 N/E 5TH AVE CONTINUE TO FOLLOW AK-1 N 34.2 MI
9. CONTINUE ONTO INTERSTATE A-4 W 1.3 MI
10. CONTINUE ONTO AK-3 N 4.8 MI
11. TURN RIGHT ONTO S HERMON RD (DESTINATION WILL BE ON THE LEFT)

ESTIMATED TIME: 55 MINUTES  
ESTIMATED DISTANCE: 47.5 MILES

## PROJECT VICINITY MAP





### DRAWING LEGEND

---	SUBJECT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	LEASE AREA
---	ACCESS EASEMENT
---	COAX ROUTE
---	FIBER ROUTE
---	POWER ROUTE
---	FIBER/POWER ROUTE
---	OVERHEAD UTILITIES
---	EXISTING ELECTRICAL
---	EXISTING FENCE

	ELEVATION MARKER
	SECTION MARKER

### COMMON ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
(N)	NEW
(TYP)	TYPICAL

3322 SOUTH BAY ROAD NE  
OLYMPIA, WA 98506  
PH: 360.438.8002

CPM PROJECT NO.: 3823

PRELIMINARY			
NO.	DATE	D/C	DESCRIPTION
0	09-15-11	EK/BU	90% REVIEW
1	09-16-11	EK/BU	CPM COMMENT

SUBMITTAL			
NO.	DATE	D/C	DESCRIPTION
0	09-22-11	EK/BU	LU SUBMITTAL
1	10-13-11	EK/GS	LU COMMENTS

**SITE NAME**  
AK2 MATANUSKA

**TAX ID NO.:**  
6740000L001

**SITE ADDRESS**  
900 S HERMON RD  
WASILLA, AK 99654

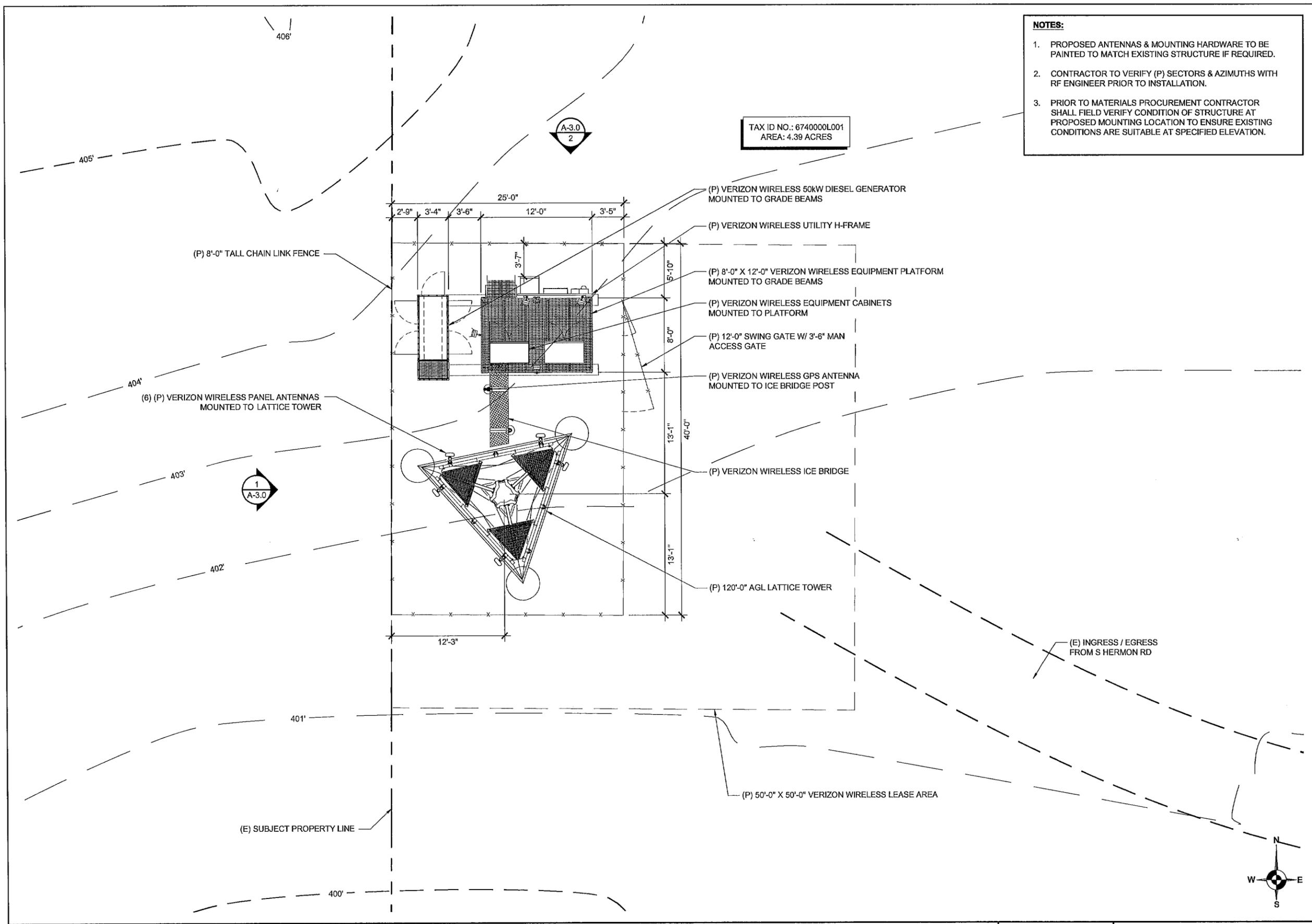
**SHEET TITLE**  
OVERALL  
SITE PLAN

**SHEET NO.**  
A-1.0

1 OVERALL SITE PLAN

SCALE: 1" = 400'-0" (11X17)

SCALE: 1" = 200'-0" (22X34)



- NOTES:**
1. PROPOSED ANTENNAS & MOUNTING HARDWARE TO BE PAINTED TO MATCH EXISTING STRUCTURE IF REQUIRED.
  2. CONTRACTOR TO VERIFY (P) SECTORS & AZIMUTHS WITH RF ENGINEER PRIOR TO INSTALLATION.
  3. PRIOR TO MATERIALS PROCUREMENT CONTRACTOR SHALL FIELD VERIFY CONDITION OF STRUCTURE AT PROPOSED MOUNTING LOCATION TO ENSURE EXISTING CONDITIONS ARE SUITABLE AT SPECIFIED ELEVATION.

TAX ID NO.: 6740000L001  
AREA: 4.39 ACRES



CPM PROJECT NO.: 3823

**PRELIMINARY**

NO.	DATE	D/C	DESCRIPTION
0	09-15-11	EK/BU	90% REVIEW
1	09-16-11	EK/BU	CPM COMMENT

**SUBMITTAL**

NO.	DATE	D/C	DESCRIPTION
0	09-22-11	EK/BU	LU SUBMITTAL
1	10-13-11	EK/GS	LU COMMENTS

**SITE NAME**  
AK2 MATANUSKA

**TAX ID NO.:**  
6740000L001

**SITE ADDRESS**  
900 S HERMON RD  
WASILLA, AK 99654

**SHEET TITLE**  
ENLARGED SITE PLAN

**SHEET NO.**  
A-2.0



**NOTES:**

1. THIS SURVEY REPRESENTS VISIBLE IMPROVEMENTS AND CONDITIONS ON THE DATE OF SURVEY.
2. ELEVATION AT THE GROUND OF THE EXISTING TOWER SITE HAS A GEOID09 (NAVD88) ELEVATION OF 402.1 FEET, DERIVED FROM AN OPUS SOLUTION OF A STATIC SURVEY USING A TRIMBLE 5800 R8 SURVEY GRADE GPS RECEIVER.
3. THE PURPOSE OF THIS SURVEY IS TO DEPICT THE PROPOSED CELL TOWER IMPROVEMENTS AS THEY RELATE TO PROPERTY LINES. THIS SURVEY DOES NOT DEPICT ALL IMPROVEMENTS LOCATED ON THIS PARCEL.
4. IT IS THE USERS RESPONSIBILITY TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED PLAT OR IS SUPPLIED BY CLIENT.
5. UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM THE SURFACE EVIDENCE. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.
6. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY ERRORS THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.

**LEASE AREA DESCRIPTION:**

A TRACT OF LAND LYING ENTIRELY WITHIN LOT 1, CREEKSIDE TOWN SQUARE SUBDIVISION, PLAT No. 2007-140, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, PALMER, ALASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RECOVERED 5/8" REBAR LOCATED AT THE SOUTHWEST CORNER OF SAID LOT 1;  
 THENCE NORTH 03°51'26" EAST 16.03 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 89°34'39" EAST 50.00 FEET;  
 THENCE NORTH 00°16'49" EAST 50.00 FEET;  
 THENCE NORTH 89°34'39" WEST 50.00 FEET;  
 THENCE SOUTH 00°16'49" WEST 50.00 FEET TO THE TRUE POINT OF BEGINNING;  
 CONTAINING 2,500 SQUARE FEET, MORE OR LESS.

**LEGEND:**

- (C)=CALCULATED DATA
- (M)=MEASURED DATA
- (R)=RECORD DATA DERIVED FROM PLAT No. 2007-140
- ohu=OVERHEAD UTILITIES
- X 300.0=SPOT ELEVATION
- ⊙ =RECOVERED 2" ALUMINUM CAP MONUMENT
- =RECOVERED 5/8" REBAR W/ PLASTIC CAP C-538
- ⊙ =RECOVERED 5/8" REBAR
- =UTILITY PEDESTAL
- ⊕ =UTILITY POLE
- ← =ANCHOR
- ⊙ =EXISTING TOWER

<p>AK2 MATANUSKA SITE SURVEY</p>  <p><b>ARE</b> Engineers : Planners : Surveyors</p>	<p><b>ALASKA RIM ENGINEERING, INC.</b>                  P.O. Box 2749, PALMER, AK 99645                  9131 E. FRONTAGE ROAD, SUITE 1                  PH: (907)745-0222 : FAX: (907)746-0222                  EMAIL: akrim@alaskarim.com : WEB: www.alaskarim.com</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">WO: 1100323</td> <td style="width: 50%;">FB:11-10</td> </tr> <tr> <td>PAGE: 2 of 2</td> <td>TM:WA11</td> </tr> <tr> <td colspan="2">SCALE: AS SHOWN FILE: 1100323SP2</td> </tr> </table>	WO: 1100323	FB:11-10	PAGE: 2 of 2	TM:WA11	SCALE: AS SHOWN FILE: 1100323SP2	
WO: 1100323	FB:11-10						
PAGE: 2 of 2	TM:WA11						
SCALE: AS SHOWN FILE: 1100323SP2							

I HEREBY CERTIFY THAT A SITE SURVEY WAS PERFORMED UNDER MY DIRECTION ON THE FOLLOWING DESCRIBED PROPERTY:  
**LOT 1, CREEKSIDE TOWN SQUARE PLAT #2007-140**  
 SURVEYED ON THE 8th OF AUGUST, 2011.

## Tina Crawford

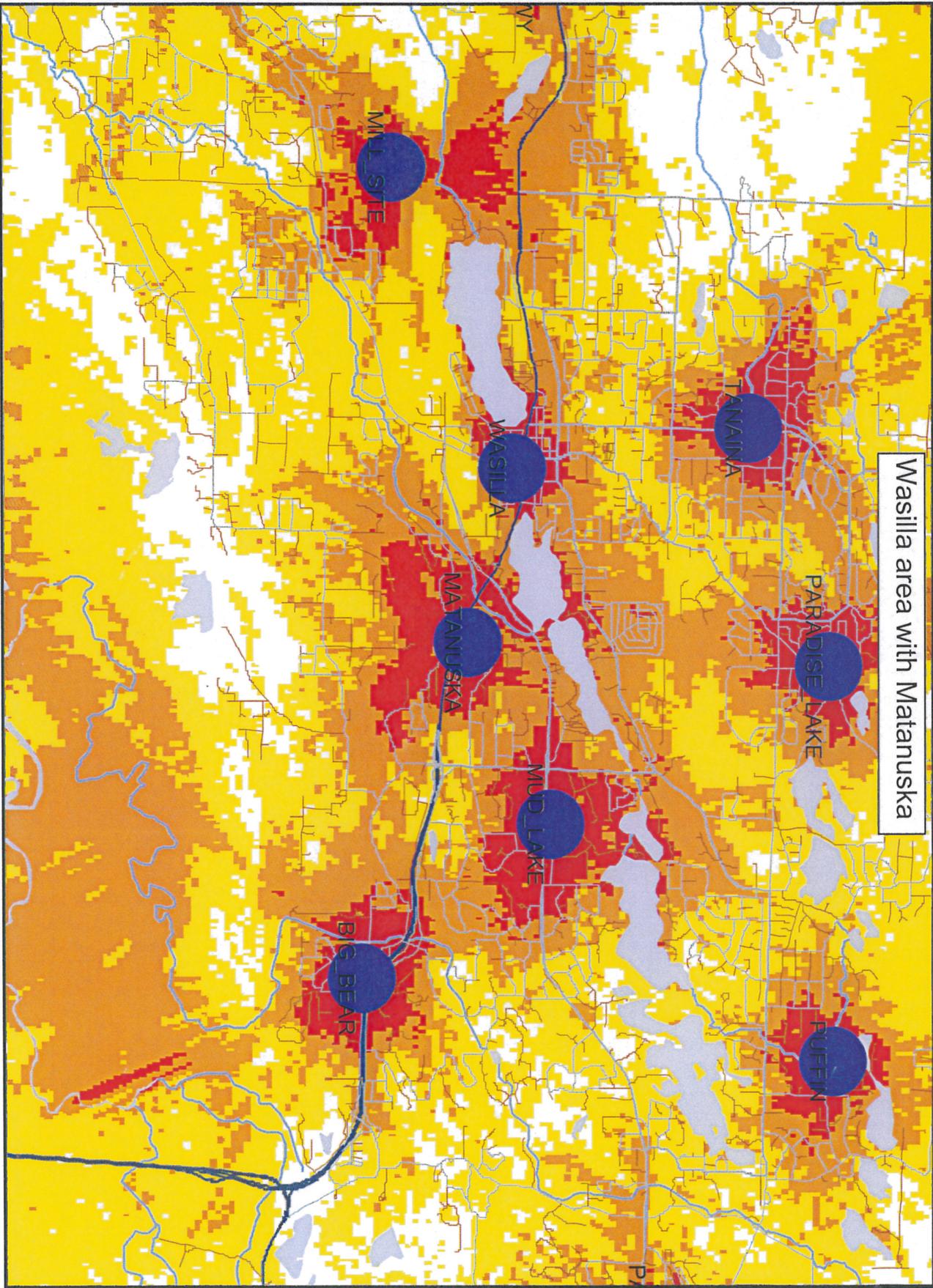
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**From:** Noah Grodzin <noah.grodzin@CascadiaPM.com>  
**Sent:** Thursday, September 29, 2011 9:22 AM  
**To:** Tina Crawford  
**Subject:** FW: AK2 MATANUSKA RF Propagation Map  
**Attachments:** Matanuska-with.pdf; Matanuska-without.pdf

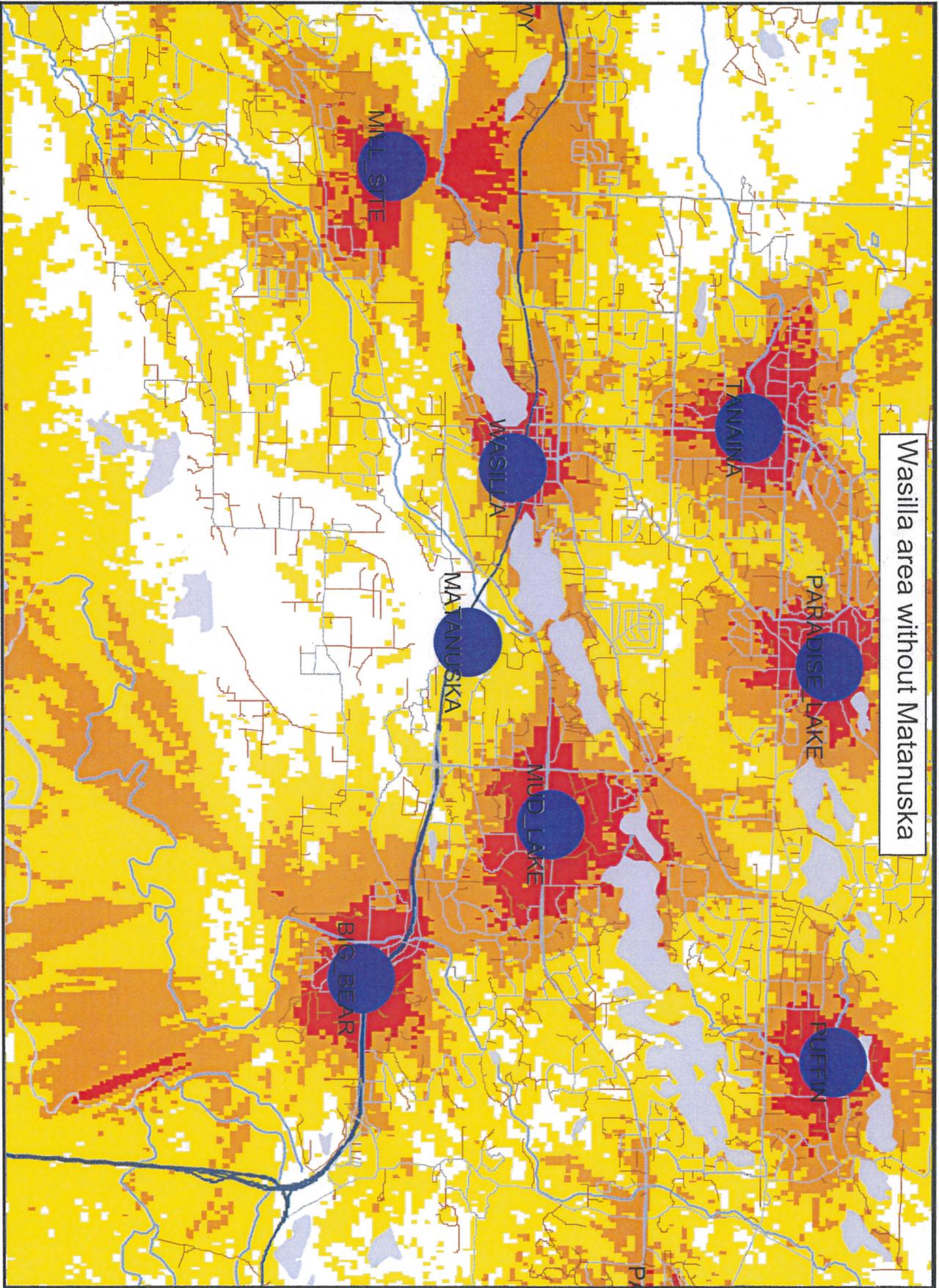
Tina;  
Please see attached – let me know if you need anything else.  
Thanks,

The red area on the maps represents a high RF signal strength, generally providing good service in vehicles and in buildings. Orange represents moderate RF signal strength that generally provides good service in vehicles and fair service inside structures. Yellow represents RF signals that generally provide a poor quality of service, especially having problems penetrating buildings but fair service in vehicles. Areas without color represent anticipated weak RF areas where coverage would be unreliable. Verizon Wireless needs a design as indicated by the red and orange throughout communities and thoroughfare to best serve our customers. Also note that higher signal strengths promote much greater wireless data speeds. To accomplish high data rates, signal strengths noted by red and orange on the coverage plots, need to be where most of the customers use these data devices. We can see that most of this area is covered by red and orange, indicating good service in buildings and outside, there are several areas where the RF signals are weak and will not provide good coverage inside buildings.

**Noah Grodzin**  
*Zoning Manager: Vancouver Wa / Portland Or*  
**CascadiaPM**  
971.285.6645



Wasilla area with Matanuska



## Tina Crawford

---

**From:** Noah Grodzin <noah.grodzin@CascadiaPM.com>  
**Sent:** Thursday, September 29, 2011 7:42 AM  
**To:** Tina Crawford  
**Subject:** RE: New Build Tower proposal for 900 S Hermon Rd, Wasilla

Tina;  
Can you please add the below narrative to our application? – also I have requested the propagation map and will email over as soon as I receive.

**There is an existing adjacent monopole that is structurally unable to deliver the height that the VZW engineers will require to establish their network.**

**Existing pole is a 100' monopole with a current available location at 85'.**

**VZW engineers have determined their network will require a 120' AGL.**

**To get the 120' the current pole would need to be extended to 135' thus allowing ATT to rise up to the top elevation and then VZW taking the second station at 120' with a 15' separation.**

**The current pole has a buried base encapsulated in concrete and we would be unable to re-enforce the base plate and pole anchorage without substantial and un-orthodox methodology.**

**The new lattice tower would be built to support future collocations seeking to locate or relocate in this area.**

Thanks,

**Noah Grodzin**  
*Zoning Manager: Vancouver Wa / Portland Or*  
**CascadiaPM**  
971.285.6645

---

**From:** Tina Crawford [mailto:[tcrawford@ci.wasilla.ak.us](mailto:tcrawford@ci.wasilla.ak.us)]  
**Sent:** Monday, September 26, 2011 11:25 AM  
**To:** Noah Grodzin  
**Subject:** RE: New Build Tower proposal for 900 S Hermon Rd, Wasilla

Okay, thanks! Attached is a scanned copy of the receipt. Let me know if you want me to mail you the original.

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:** Noah Grodzin [mailto:[noah.grodzin@CascadiaPM.com](mailto:noah.grodzin@CascadiaPM.com)]  
**Sent:** Monday, September 26, 2011 9:03 AM  
**To:** Tina Crawford  
**Cc:** Tahirih Klein  
**Subject:** RE: New Build Tower proposal for 900 S Hermon Rd, Wasilla

Tina;  
Once we have the design final – I will update the photo sims to include a view from the parks highway.

## Tina Crawford

---

**From:** Noah Grodzin <noah.grodzin@CascadiaPM.com>  
**Sent:** Tuesday, September 27, 2011 10:52 AM  
**To:** Tina Crawford  
**Subject:** RE: New Build Tower proposal for 900 S Hermon Rd, Wasilla

Yes October 25<sup>th</sup> does work – thank you

**Noah Grodzin**  
*Zoning Manager: Vancouver Wa / Portland Or*  
**CascadiaPM**  
971.285.6645

---

**From:** Tina Crawford [mailto:tcrawford@ci.wasilla.ak.us]  
**Sent:** Tuesday, September 27, 2011 11:49 AM  
**To:** Noah Grodzin  
**Subject:** RE: New Build Tower proposal for 900 S Hermon Rd, Wasilla

OK - We will start processing the application. The soonest Planning Commission meeting is October 25. Let me know if this is convenient for you.

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:** Noah Grodzin [mailto:noah.grodzin@CascadiaPM.com]  
**Sent:** Tuesday, September 27, 2011 9:57 AM  
**To:** Tina Crawford  
**Subject:** RE: New Build Tower proposal for 900 S Hermon Rd, Wasilla

Tina;  
I now have confirmation that we will be moving forward with the current proposal.  
We are working to put a simulation together from the perspective of the park highway – I should have something for you shortly.  
Thank you -

**Noah Grodzin**  
*Zoning Manager: Vancouver Wa / Portland Or*  
**CascadiaPM**  
971.285.6645

---

**From:** Tina Crawford [mailto:tcrawford@ci.wasilla.ak.us]  
**Sent:** Monday, September 26, 2011 11:25 AM  
**To:** Noah Grodzin  
**Subject:** RE: New Build Tower proposal for 900 S Hermon Rd, Wasilla

Okay, thanks! Attached is a scanned copy of the receipt. Let me know if you want me to mail you the original.

## Tina Crawford

---

**From:** Noah Grodzin <noah.grodzin@CascadiaPM.com>  
**Sent:** Tuesday, September 27, 2011 9:57 AM  
**To:** Tina Crawford  
**Subject:** RE: New Build Tower proposal for 900 S Hermon Rd, Wasilla

Tina;  
I now have confirmation that we will be moving forward with the current proposal.  
We are working to put a simulation together from the perspective of the park highway – I should have something for you shortly.  
Thank you -

**Noah Grodzin**  
*Zoning Manager: Vancouver Wa / Portland Or*  
**CascadiaPM**  
971.285.6645

---

**From:** Tina Crawford [mailto:tcrawford@ci.wasilla.ak.us]  
**Sent:** Monday, September 26, 2011 11:25 AM  
**To:** Noah Grodzin  
**Subject:** RE: New Build Tower proposal for 900 S Hermon Rd, Wasilla

Okay, thanks! Attached is a scanned copy of the receipt. Let me know if you want me to mail you the original.

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:** Noah Grodzin [mailto:noah.grodzin@CascadiaPM.com]  
**Sent:** Monday, September 26, 2011 9:03 AM  
**To:** Tina Crawford  
**Cc:** Tahirih Klein  
**Subject:** RE: New Build Tower proposal for 900 S Hermon Rd, Wasilla

Tina;  
Once we have the design final – I will update the photo sims to include a view from the parks highway.  
Anyway you can send me a copy of the receipt for the fees?

**Noah Grodzin**  
*Zoning Manager: Vancouver Wa / Portland Or*  
**CascadiaPM**  
971.285.6645

---

**From:** Tina Crawford [mailto:tcrawford@ci.wasilla.ak.us]  
**Sent:** Friday, September 23, 2011 5:33 PM  
**To:** Noah Grodzin  
**Subject:** RE: New Build Tower proposal for 900 S Hermon Rd, Wasilla

Noah,

I just completed a quick review of the packet and wondered if you could provide a photo taken from the Parks Highway with the proposed tower superimposed.

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:** Noah Grodzin [mailto:noah.grodzin@CascadiaPM.com]  
**Sent:** Friday, September 23, 2011 11:39 AM  
**To:** Tina Crawford  
**Cc:** Tahirih Klein  
**Subject:** RE: New Build Tower proposal for 900 S Hermon Rd, Wasilla

Tina;  
Just wanted to touch base, you are more than welcome to cash the check for the application – but please hold on processing and any public notice until I have confirmed the design.  
Thank you -

**Noah Grodzin**

*Zoning Manager: Vancouver Wa / Portland Or*  
**CascadiaPM**  
971.285.6645

---

**From:** Tina Crawford [mailto:tcrawford@ci.wasilla.ak.us]  
**Sent:** Thursday, September 22, 2011 10:38 AM  
**To:** Noah Grodzin  
**Cc:** Tahirih Klein  
**Subject:** RE: New Build Tower proposal for 900 S Hermon Rd, Wasilla

Sure – You can include a check made payable to the City of Wasilla or our Finance Department can call you for a credit card number.

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:** Noah Grodzin [mailto:noah.grodzin@CascadiaPM.com]  
**Sent:** Thursday, September 22, 2011 9:25 AM  
**To:** Tina Crawford  
**Cc:** Tahirih Klein  
**Subject:** RE: New Build Tower proposal for 900 S Hermon Rd, Wasilla

Hi there;  
I was hoping I could FEDEX this application to you – is that ok?

**Noah Grodzin**

*Zoning Manager: Vancouver Wa / Portland Or*

**CascadiaPM**

971.285.6645

---

**From:** Tina Crawford [mailto:tcrawford@ci.wasilla.ak.us]

**Sent:** Thursday, July 14, 2011 11:57 AM

**To:** Noah Grodzin

**Cc:** Tahirih Klein

**Subject:** RE: New Build Tower proposal for 900 S Hermon Rd, Wasilla

Noah,

The permit fee for a cell tower is \$50. The application, including site plan and criteria requirements, is attached. Please include photos and drawings to show how the proposed tower will look (e.g. balloon test, photo overlays). Once we received the completed permit and fee, we will schedule it for the next Planning Commission meeting. This can usually be scheduled for 3-4 weeks from the receipt of the application and the Planning Commission will make their decision that night.

Please let me know if you need any 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:** Noah Grodzin [mailto:noah.grodzin@CascadiaPM.com]

**Sent:** Wednesday, July 13, 2011 11:25 AM

**To:** Tina Crawford

**Cc:** Tahirih Klein

**Subject:** RE: New Build Tower proposal for 900 S Hermon Rd, Wasilla

Hi Tina;

I just wanted to check back and make sure you had not missed this email I sent yesterday at the end of the day...

Any insight would be appreciated,

Thanks,

**Noah Grodzin**

*Zoning Manager: Vancouver Wa / Portland Or*

**CascadiaPM**

971.285.6645

---

**From:** Noah Grodzin

**Sent:** Tuesday, July 12, 2011 4:51 PM

**To:** 'Tina Crawford'

**Cc:** Tahirih Klein

**Subject:** RE: New Build Tower proposal for 900 S Hermon Rd, Wasilla

Hi Tina;

We would like to propose to build a new 120' tall monopole to be located at 900 S Hermon Rd, Wasilla

Can you please inform of the process, fees, and applications to obtain the appropriate permits?  
Thanks,

**Noah Grodzin**

*Zoning Manager: Vancouver Wa / Portland Or*

**CascadiaPM**

971.285.6645

**- NOTICE OF APPLICATION FOR USE PERMIT -**

Matanuska-Susitna Borough  
Code Compliance

DATE: September 29, 2011

CASE: A11-98

APPLICANT (S): CELLCO Partnership, Noah Grodzin

OCT 04 2011

REQUEST: Approval of a permit to construct a 120' tall ~~lattice~~ cellular communication tower at 900 S. Hermon Road, Lot 1, of the Creekside Town Square Subdivision. The subject parcel is zoned C-Commercial. In accordance with WMC 16.12.020(A)(3) this public notice is being sent out for review and comment based upon the general approval criteria in Section 16.16.050.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **October 25, 2011 at 7:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. You may also fax (907) 373-9021 or email your comments to: [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Your written comments on this request must reach the Planning Office on or before October 14, 2011 in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

Name \_\_\_\_\_

Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments:

NO objections  
or comments  
Kendro Johnson  
Kendra Johnson, CEO, CFM

Open Cases Y or  N

SpUD  or N

City of Wasilla

SFHA: not mapped

FIRM # 8085

Zone X

Date: 10-5-11

By: [Signature]



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

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

neopost  
09/30/2011  
USPS/Alaska

\$00.44<sup>00</sup>



ZIP 99654  
041L11222587

**PUBLIC NOTICE**



**FIRST CLASS**  
MATANUSKA-SUSITNA BOROUGH

OCT 03 2011

RECEIVED

FR 2011-0214

- NOTICE OF APPLICATION FOR USE PERMIT -

RECEIVED  
OCT 3 2011  
11078 - 100

DATE: September 29, 2011  
APPLICANT (S): CELLCO Partnership, Noah Grodzin

REQUEST: Approval of a permit to construct a 120' tall lattice cellular communication tower at 900 S. Hermon Road, Lot 1, of the Creekside Town Square Subdivision. The subject parcel is zoned C-Commercial. In accordance with WMC 16.12.020(A)(3) this public notice is being sent out for review and comment based upon the general approval criteria in Section 16.16.050.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **October 25, 2011 at 7:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. You may also fax (907) 373-9021 or email your comments to: [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Your written comments on this request must reach the Planning Office on or before October 14, 2011 in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments: None  
\_\_\_\_\_  
\_\_\_\_\_  
Paul Grodzin  
\_\_\_\_\_



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

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

neopost  
09/30/2011  
USPS  
\$00.44  
ZIP 99654  
041L11222587

PUBLIC NOTICE



FIRST CLASS  
OCT 03 2011  
RECEIVED

5682B03L003C-1  
2521 MTN VILLAGE LLC  
PO BOX 241605  
% LANELL SHINN  
ANCHORAGE, AK 99524-1605

2385000T00A  
ALASKA STATE OF  
DEPT OF TRANS & PUB FACPO BOX  
196900  
ANCHORAGE, AK 99519-6900

1116B03L014  
ALASKA VALLEY PARK & SELL  
PO BOX 873169  
WASILLA, AK 99687-3169

1248B01L014  
ANDERSON ELLEN J  
CORCORAN NICHOLAS P2660 E  
WHISPERING WOODS DR  
WASILLA, AK 99654

3224B03L001B  
ANDERSON MIKE  
PO BOX 872886  
WASILLA, AK 99687-2886

4805B01L002A  
ANDRES-WYMORE PRTRNSHP  
2201 E PARKS HWY  
WASILLA, AK 99654

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

2927B03L001  
BARE CHAS F & JANNA L  
700 S MANEY  
WASILLA, AK 99654

2385000L001  
BERG MICHAEL S  
BERG DAN'L CPO BOX 871672  
WASILLA, AK 99687-1672

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

2927B03L004  
BRADY MICHAEL S & MADONNA C  
620 S MANEY DR  
WASILLA, AK 99654

1248B01L009  
BUTTON RANDY G & PAMELA J  
2400 WHISPERING WOODS DR  
WASILLA, AK 99654

1248B01L003  
CHOE SUN MIN  
PO BOX 873  
HERMOSA BEACH, CA 90254-0873

1116B03L003  
CHUGIAK CHILDRENS SERV  
403 S ALAKSA ST  
PALMER, AK 99645

1116B03L001  
CORPORATE WAY PROPERTIES LLC  
PO BOX 1318  
EUGENE, OR 97440-1318

17N01W12B019  
DALZIEL ANDREW J  
16188 TRINITY MOUNTAIN RD  
FRENCH GULCH, CA 96033

1248B01L002  
EMMI ERNEST J & KIMBERLY A  
PO BOX 672049  
CHUGIAK, AK 99567-2049

1248B01L005  
FINE LARRY E  
BERESFORD-FINE MARA BERESFORD  
MARIACRUZPO BOX 874215  
WASILLA, AK 99687-4215

2927B02L001  
FIRST NATIONAL BANK ALASKA  
PO BOX 100720  
ANCHORAGE, AK 99510-0720

1248B02L001  
FRISBY ROGER L & CHERYL A  
4775 N EDENFIELD RD  
WASILLA, AK 99654-1103

1116B03L013  
FRITZ CHRISTINE  
PO BOX 1341  
PALMER, AK 99645-1341

1248B01L004  
FUCHS HELMUT G & LINDA TRE  
FUCHS FAMILY TR9441 PONDEROSA  
DR  
ANCHORAGE, AK 99516

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

1248B01L013  
GEDICKS WOLFGANG & CATHY E  
2630 E WHISPERING WOODS  
WASILLA, AK 99654

1248B01L012  
GIBSON SHAWN R  
71 OWENS RD  
FT MITCHELL, AL 36856-5523

2927B03L002  
GODDEN RONALD E & ELIZABETH  
660 S MANEY DR  
WASILLA, AK 99654-7388

1248B01L010  
GOSS JERALD L & KARY L  
2500 E WHISPERING WOODS DR  
WASILLA, AK 99654

1116B02L001  
KLAPPERICH JOHN N & JOAN M  
2200 E PARKS HWY  
WASILLA, AK 99654

2703B03L003A  
LOWE'S HIW INC  
%TAX DEPT 2ETAPO BOX 1000  
# 2512  
MOORESVILLE, NC 28115-1000

2927B03L005  
MANEY SHERYL N  
749 RAPPE CT  
ANCHORAGE, AK 99518

1248B01L007  
MCGEE JAMES WM REVOCABLE TR  
PO BOX 24  
KEKAHA, HI 96752-0024

2385000L002  
PAPPY'S STAR INC  
2430 PARKS HWY  
WASILLA, AK 99654

17N01W11D009  
SHAW DANIEL K  
PO BOX 871117  
WASILLA, AK 99687-1117

1248B01L011  
SPURRIER DENNIS & DIRCE  
PO BOX 871745  
WASILLA, AK 99687-1745

3224B03L001C  
TZOU RICHARD & AESOOK  
500 E RAILROAD AVE  
WASILLA, AK 99654-8157

CELLCO Partnership  
Noah Grodzin5501 NE 109th Court  
Suite A-2  
Vancouver, WA 98662

Richard Boothby  
EMS/Central Mat-Su Fire Dept  
Fire Code Official Captain101 W. Swanson  
Ave  
Wasilla, AK 99654

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

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

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

1116B01L005  
MICHELS A & L FAMILY TRUST  
MICHELS LEONARD M & ANITA L  
TRES5318 KEUKA CT  
ANCHORAGE, AK 99508

1116B03L002  
PILGRIMS BAPTIST CHURCH  
OF WASILLAPO BOX 872133  
WASILLA, AK 99687-2133

1116B01L001  
SLAYMAKER RAYMOND T  
FASANARO FAMILY TR FASANARO  
GUY C TRE6834 GIBSON CANYON RD  
VACAVILLE, CA 95688

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

17N01W11A005  
WASILLA LAND TR LLC  
9757 JUANITA DR NE  
STE 300  
KIRKLAND, WA 98034-4291

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

ENSTAR  
PO Box 190288  
Anchorage, AK 99519-0288

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

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

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

9997000U0136  
MTA COMMUNICATIONS  
1740 S CHUGACH ST  
PALMER, AK 99645

1248B01L008  
RUSSELL JAS C & DORIS L  
701 HERMON RD  
WASILLA, AK 99654

2927B03L003  
SMITH JAS D  
640 S MANEY DR  
WASILLA, AK 99654

6740000L001  
THEOBALD S L TRUST  
THEOBALD LARRY G & SARAH L  
TRES3170 E FAIRVIEW LOOP  
WASILLA, AK 99654

1551B03L002A  
WEDEKIND WARREN W JR  
901 HERMON RD  
WASILLA, AK 99654-7312

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

John Lovett  
FAA  
Airport Division222 W. 7th Ave  
#14  
Anchorage, AK 99513

MEA  
PO Box 2929  
Palmer, AK 99645

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

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

MTA  
Real Estate Department PO Box 3550  
Palmer, AK 99645

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

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

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

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

SOA/DNR  
WATER Resources 550 W. 7th Ave  
Suite 1020  
Anchorage, AK 99501

SOA/DFG/Habitat  
1800 Glenn Hwy  
Suite 12  
Palmer, AK 99645

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

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

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

Daniel Kelly, Jr  
581 Briar Dr  
Wasilla, AK 99654

Doug Miller  
665 W. Holiday Drive  
Wasilla, AK 99654

Glenda Ledford  
960 S. Century Drive  
Wasilla, AK 99654

Clark Buswell  
951 E Creekside Dr #9  
Wasilla, AK 99654

Robert Webb  
221 E Hygrade Ln  
Wasilla, AK 99654

Steve DeHart  
3200 E Naomi Ave  
Wasilla, AK 99654

COW Public Works Director  
Archie Giddings

City Council  
Douglas Holler

City Council  
Leone Harris

City Council  
Steve Menard

City Council  
Dianne Woodruff

City Council  
Collen Sullivan-Leonard

City Council  
Taffina Katkus

# AA PERMIT

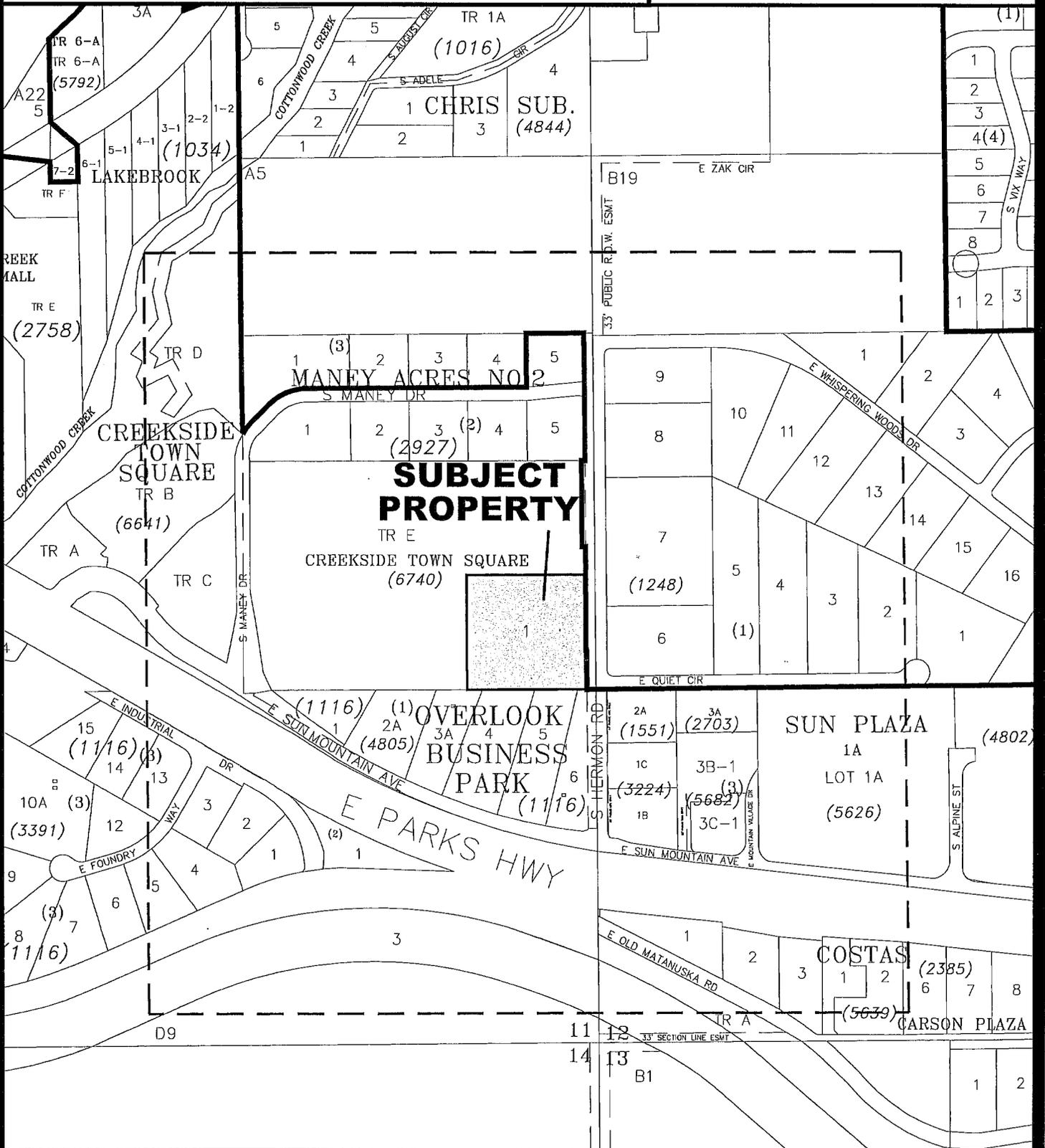
AA Permit application for a 120' tall monopole  
LOCATED WITHIN  
Creekside Town Square Subdivision, Lot 1  
Sec. 11, T17N, R01W, S.M., AK.



SCALE IN FEET



WA 11 MSB Tax Map



By: Planning  
Public Hearing: 10/25/11  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 11-17**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL AMEND WMC 12.04, STREET CLASSIFICATION AND DESIGN STANDARDS, TO REVISE THE STREET CLASSIFICATIONS AND DESIGN STANDARDS FOR STREETS WITHIN THE CITY LIMITS.**

---

WHEREAS, the Public Works Director requested to amend WMC 12.04, Street Classification and Design Standards; and

WHEREAS, the public hearing date and time was publicly advertised; and

WHEREAS, on October 25, 2011, the Wasilla Planning Commission held a public hearing on this request; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the current provisions of the WMC; and

WHEREAS, after due consideration, the Wasilla Planning Commission determines that the proposed amendment is appropriate.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this resolution recommending that the City Council adopt the following revisions:

**Amendment of section.** WMC 12.04.040, Right-of-way Width, is hereby amended as follows:

**Bold and underline added.** ~~Strikethrough, deleted.~~

**12.04.040 Right-of-way width.**

The right-of-way width standards described herein are intended to serve as guides for obtaining and preserving rights-of-way.

- A. Local/residential **Low density** 60 feet
- B. Local/residential 60 feet
- C. Commercial 60 feet
- D. Minor collector 100 feet
- E. Major collector 100 feet
- F. Minor arterial 100 feet**
- G. Major arterial 100 feet**

**Amendment of section.** WMC 12.04.050, Traffic Way Width, is hereby amended as follows:

The minimum traffic way width for surfacing and graded shoulders of city streets are indicated below. Graded shoulder width is measured from the edge of the traveled surface or pavement to the beginning of the should slope:

- A. Low density Surface – 20 feet; shoulder – none
- B. Local/residential Surface – ~~20~~**22** feet; Shoulder – ~~0-2~~**4** feet
- C. **\*\*Commercial** Surface – ~~22-24~~**28** feet; Shoulder – ~~2~~**4** feet\*\*
- D. Minor collector Surface – ~~22~~**24** feet; Shoulder – ~~4~~**2-4** feet
- E. Major collector Surface – 24 feet; Shoulder – ~~2~~**4** feet
- F. Minor arterial Surface – 24 feet; Shoulder 4-8 feet**
- G. Major arterial Surface – 24 feet; Shoulder 4-8 feet**

\*\*Commercial streets shall be paved.

**Bold and underline added.** ~~Strikethrough, deleted.~~

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission approves of these code amendments and enactment of the proposed new code and hereby forwards their support for adoption to the Wasilla City Council and to take effect upon adoption by the Wasilla City Council.

APPROVED by the Wasilla Planning Commission on -, 2011.

APPROVED:

\_\_\_\_\_  
A.C. Buswell, III, Chairman

ATTEST:

\_\_\_\_\_  
Tina Crawford, City Planner

**Bold and underline added.** ~~Strikethrough, deleted.~~

**PERMIT INFORMATION 2011**

DATE	PERMIT #	TYPE	SQ FTG	LEGAL	SUBD	NAME	STREET	STATUS/ ZONE
02/04/11	A11-01	DUPLEX	2,398	2253B02L005B	LAKESHORE RSB	MORAN, ANDREW	445 N WESTCOVE DR	RM
01/20/11	A11-02	TENANT SPACE	900	1901 B01L005C	SNIDER #3 RSB	MCKENZIE, JERRY	181 W PARKS HWY	C
02/04/11	A11-03	SIGN		4229B01L001A	WASILLA TWN	MARTIN, RANDALL	212 N BOUNDARY ST	C
02/10/11	A11-04	COMM <			IDITAPARCEL ADD I	WOOD, JIM	483 W PARKS HWY	C
02/22/11	A11-05	10,000 SQ FT GREENHOUSE	1,500 1,133	5797000L002A 1524000L003	RAVENSWOOD DIV I	PETERSON, WES	503 RAVENSWOOD	RR
02/25/11	A11-06	SFD	2,300	6791B01L066	PRIMOSE POINTE	FENDER, ANOTOLY	241 W RIVERDANCE CIR	RR
05/23/11	A11-07	COMM <			1066B01L07	ANDERSON, BRENDA	276 N BOUNDARY ST	C
03/18/11	A11-08	COMM <			2186B02L005	WILLIAMS, TINA	1501 E BOGARD RD	C
03/30/11	A11-09	SHORT TERM RENTAL			4143000L006	FICEK, LARRY & JACKIE	3001 E SOUTHWIEW	R2
03/29/11	A11-10	SFD	1,164	1089B01L006	BUENA VISTA #2	TROY DAVIS HOMES	2041 W BAILEY AVE	RR
03/29/11	A11-11	SFD	1,135	1089B01L007	BUENA VISTA #2	TROY DAVIS HOMES	2021 W BAILEY AVE	RR
03/22/11	A11-12	TUP - STAGING AREA			YENLO SQUARE RSB	UNIT COMPANY STAGING	545 E SWANSON	C
03/30/11	A11-13	TENANT SPACE	1,800	3224B03L001B	MTN VILLAGE	MYERS, CHUNG	991 S HERMAN RD	C
03/29/11	A11-14	SFD	1,950	6791B01L065	PRIMROSE POINTE PH 1	PAULUS, IGOR	231 W RIVERDANCE CIR	RR
04/01/11	A11-15	RETAIL/ COMM STORE	20,000	5797000L002A	IDITAPARCEL ADDN 1	AVANTI CORP	527 W PARKS HWY	C
04/01/11	A11-16	IN HOME OCCUPATION			2377B03L003	EKLE, JADE	3130 E DANNYS AVE	R-1
04/08/11	A11-17	TOBACCO SHOP	1,400	2186B02L005	GVC II DIV I	STUBER, STEVE	1051 E BOGARD RD	C
04/05/11	A11-18	SFD	2,150	1102B02L012	NORTHERN CAPITOL EST	VLADIMIR, BALETISKIY	851 N CHURCH RD	RR
04/06/11	A11-19	COMM <						
04/06/11	A11-20	10,000 SQ FT SFD	800 1,979	1010B01L006 6791B01L067	CARTER SUB PRIMROSE PTE PH 1	DOLECHEK, BRITTANY FENDIEN, VICTOR	220 E PARK AVE 251 W RIVERDANCE CIR	C RR
04/08/11	A11-21	SIGN		2959000T00A1	WASILLA MALL RSB	GLACIER SIGN	585 E PARKS HWY	C
07/07/11	A11-22	HOME OCC		9044000U019	LAKE VW EST CONDOS	GIEBEL, MICHAEL	401 S WASILLA ST	C

04/14/11	A11-23	TUP - STAGING AREA	20,000	2959000T00A2	WASILLA MALL RSB	CARRS	595 E PARKS HWY	C
04/27/11	A11-24	SFD	2,250	1037T02P003A	LAKESHORE 1963	HARRIS FAMILLY LLC	1240 E WESTPOINT DR	RM
04/19/11	A11-25	SFD	2,050	5945B02L012	MEADOW RIDGE 2	HALL QUALITY HOMES	380 N PINE RIDGE LP	R-1
PENDING	A11-26	ADDITION	1,682	3250000L002	CENTRAL WASILLA	ANDERSON, TED	251 PARKS HWY	C
04/22/11	A11-27	SFD	2,100	6790B02L006	MISSION HLS N	SPINELL HOMES INC	1211 N JACK NICKLAUS	R-1
04/28/11	A11-28	SFD	2,108	5521000L001	HANSON TRAIL	MEYER, TIM & ANITA	1650 S BAY VIEW DR	RR
04/29/11	A11-29	HORSE		1190B04L011	ADVENTURE EST	ERDMANN, LINDA & ROG	865 W WILDER AVE	RR
05/02/11	A11-30	COMM < 10,000 SQ FT		5482B05L001A	WASILLA TWNST RSB	CARR, KATHLEEN	300 N WILLOW ST	C
05/02/11	A11-31	SIGN						C
05/02/11	A11-32	OUTDOOR RETAIL		17N01W12D007		FISHER, MARK	2800 E PARKS HWY	C
05/03/11	A11-33	SFD	2,000	6791B01L062	PRIMROSE PTE	PAULUS, IGOR	181 W RIVERDANCE CIR	RR
05/04/11	A11-34	GARAGE	576	1277B05L003	BAY VIEW GARDENS	FONOV, NIKOLAY	700 EDEN CT	RR
05/11/11	A11-35	TENANT SPACE		4936000L002	ROGERS ROOSTE	TOTTEN, STEVEN	2530 S KGB RD	RR
05/05/11	A11-36	TUP - MOBLE GREEN HOUSE		2964B03L001A	WASILLA HTS	RITCHER, LOI	1201 W PARKS HWY	C
PENDING	A11-37			1116B03L014	OVERLOOK BUS PK	MAGNUM MOTORS	1960 E INDUSTRIAL DR	C
05/10/11	A11-38	CAR SALES		1901B01L005D	SNIDER #3 RSB	CRAIG, BRIDGETTE	201 W PARKS HWY	C
05/12/11	A11-39	SFD	2,512	2876B01L005	INHERITANCE	ROGNESS, JOSH & JODI	600 W SELINA LN	R-1
05/12/11	A11-40	SFD	2,350	6791B01L069	PRIMROSE PT	PAVLUS, DMITRIY	271 RIVERDANCE CIR	RR
05/09/11	A11-41	SFD	1,613	5868B03L010	SILVERLEAF EST	TURNER, MARK	2301 ASHFORD	RR
05/11/11	A11-42	CLEARING		6830B01L008A	MEADOWS ADD 1	MESICK, GARY	1350 W SPRUCE AVE	RR
05/12/11	A11-43	TUP		5318000L001A	LAKEWOOD BUS PK	CARQUEST AUTO PARTS	790 E SWANSON AVE	C
05/16/11	A11-44	SHED	192	1104B04L034	WASILLA EST	JONES, LEAH	654 W HOLIDAY DR	RR
05/16/11	A11-45	SFD	2,002	6790B02L003	MISSION HLS N	SPINELL HOMES INC	1205 JACK NICKLAUS	R-1
05/16/11	A11-46	DUPLEX	2,650	1125000L029	ASPEN HTS ADDN 1	FONOV, DMITRI	1801 N CHURCH	RR
05/18/11	A11-47	COMM < 10,000 SQ FT	560	5912000L019	WASILLA AIRPORT	TRANS NORTHERN LLC	101 BEACON	I
05/16/11	A11-48	SIGN		2095000T00A-1	WASILLA JR & HIGH SCHOOL	MSB/SCHOOL	701 E BOGARD RD	C
05/26/11	A11-49	DUPLEX	3,500	5510000L001	HAND SUB	KAHLSTROM, HEATH	1550 S BAY VIEW DR	RR
05/31/11	A11-50	COMM < 10,000 SQ FT	630	1032B13L009	KENNDY ADD WASILLA	BORDAK, NATALYA	490 E RAILROAD AVE	C
05/31/11	A11-51	SFD	1,845	6791B01L064	PRIMROSE POINTE PH 1	OBUKHOUSKRY, YEUGENIY	221 W RIVERDANCE CIR	RR
06/02/11	A11-52	TEMP UP		6940000L001	AK INDUSTRIAL HARDWARE COMMONS	JOHANSEN, BILL	801 W COMMERCIAL DR	C

07/18/11	A11-53		SUBD		1010B02L008, L009, L010	CARTER SUB	TRESHAM, RONALD	190 E PARK AVE	C
06/13/11	A11-54		SIGN		5797000L002A	IDITA PARCEL ADD 1	AVANT INC	503 W PARKS HWY	C
06/13/11	A11-55	1,350	SFD	MULTI FAM (4 PLEX)	6791B01L061	PRIMROSE POINTE PH 1	WILKEN, KURT SUMMERS, AARON & ANGELA	161 W RIVERDANCE CIR 1470 N WASILLA FISHHOOK	RR
06/21/11	A11-56	4,500	COMM <		2542000L003	PLEASANT VIEW			RM
07/07/11	A11-57		10,000 SQ FT		17N01W18D006		BROWN, DAVID & LISA	2181 S MACK DR	RR
06/23/11	A11-58		TEMP UP		2705000L014A-1	SNIDER #4 RSB	NANEZ, LUCIA	705 W PARKS HWY	C
06/30/11	A11-59	1,781	SFD		5945B01L002	MEADOW RIDGE PH 2	HALL QUALITY HOMES	762 N PINE RIDGE LP	R-1
06/30/11	A11-60	1,930	SFD		5945B03L017	MEADOW RIDGE PH 2	HALL QUALITY HOMES	415 N PINE RIDGE LP	R-1
06/30/11	A11-61	1,024	GARAGE		2187B02L001A	N COUNTRY EST	MILLER, JAMES	2081 SWATHMORE AVE	R-1
06/23/11	A11-62		SIGN		3099B01L002	COTTONWOOD PK	OLYMPIC, FLYNN	1560 E FINANCIAL DR	C
06/23/11	A11-63		TENANT SPACE		5568B02L018A	PARKS MANOR RSB	MCCARROLL, ALAN	320 E DANNA WAY	C
07/05/11	A11-64	700	COMM <		4359000L004A	LAKE LUCILLE LDG	SGB HOLDING LLC	1300 LAKE LUCILLE DR	C
07/07/11	A11-65		AUCTION	TUP-	5930B02L010A	KENNEDY ADDN	PALMQUIST, ELLA	545 S BOUNDARY	C
07/11/11	A11-66		HORSE		2377B01L007	SOUTHVIEW EXT	GOODMAN, JULIAN	2900 E BROADVIEW	RR
07/22/11	A11-67	2,450	SFD		1190B01L030	ADVENTURE EST	DROBENKO INVEST	437 W HERITAGE DR	R-1
07/26/11	A11-68	960	COMM <		1032B01L003	KENNEDY ADDN	MITH, MIKE & EMMA	530 S DENALI ST	C
07/26/11	A11-69	1,800	SFD		6791B01L073	PRIMROSE PNTE	PAULUS, IGOR	240 W RIVERDANCE CIR	RR
08/26/11	A11-70		SUBD		2884B02L005 & L006	BRIDGESTONE	MOLLOY, ROB & SANDRA	1370 IVY CIR	R-1
08/02/11	A11-71	873	ADDITION		4171B01L016A	SNIDER	PARTRIDGE, JAMES	824 W SELINA LANE	R-1
08/02/11	A11-72	260	PORTABLE CAR SHELTER		2858B04L006	TALLERICO	FELTZ, DANIEL & LISA	1840 S ITASCA CIR	R-1
08/12/11	A11-73	700	COMM <		1032B13L009	KENNEDY ADD WSLLA	BURKE, KEVIN	490 E RAILROAD AVE	C
08/11/11	A11-74	2,000	SFD		1038B03L005	LAKE VIEW	MOOR, ALLEN	451 W LAKEVIEW AVE	R-1
08/11/11	A11-75	2,700	SFD		6791B1L072	PRIMROSE PTE PH 1	MIKITIN, PETR	250 W RIVERDANCE CIR	RR
08/16/11	A11-76	1,000	SFD		1089B03L006	BUENA VISTA ADD#2	TROY DAVIS HOMES	1167 S CORKEY ST	RR
08/16/11	A11-77	1,104	SFD		1089B03L004	BUENA VISTA ADD#2	TROY DAVIS HOMES	1123 S CORKEY ST	RR
08/16/11	A11-78	1,160	SFD		1089B03L005	BUENA VISTA ADD#2	TROY DAVIS HOMES	1145 S CORKEY ST	RR
08/16/11	A11-79	1,000	SFD		1089B03L003	BUENA VISTA ADD#2	TROY DAVIS HOMES	1101 S CORKEY ST	RR
08/16/11	A11-80	1,135	SFD		1089B03L007	BUENA VISTA ADD#2	TROY DAVIS HOMES	1191 S CORKEY ST	RR
08/16/11	A11-81	30,000	COMM >		3250000L001 - L003	CENTRAL WASILLA	ANDERSON, TED	251 W PARKS HWY	C

08/16/11	A11-82	TUP		1032B13L012 & L013 PTN	KENNEDY ADDN WSLLA	SAMMY CHILDREN'S CENTER INTERNATIONAL INC	439 & 451 S BOUNDARY ST	C
08/19/11	A11-83	SFD	1,300	678000L004	ERIWOOD	MCNEIL, SUSAN	395 W RILEY AVE	RR
08/22/11	A11-84	SFD	2,500	6791B01L077	PRIMROSE PT PH 1	FENDICH, ANATOLY	180 W RIVERDANCE CIR	RR
08/25/11	A11-85	SFD	1,600	6791B01L071	PRIMROSE PT PH 1	NUGENT, HOWARD	260 E RIVERDANCE CIR	RR
		ADD						
		ANTENNA TO EXITING CELL TOWER						
08/26/11	A11-86	DETACHED GARAGE		1032B13L014	KENNEDY ADDN WSLLA	EWING, MARK	465 BOUNDARY ST	C
08/29/11	A11-87	TENANT SPACE	1,536	17N01W14A010	N/A	PHILLIPS, DAN & LISA	2301 PHAINOPEPLA CIR	RR
08/30/11	A11-88			2523B01L005A	NELSON FRED RSB	JONES, GAIL	290 N YENLO ST	C
09/06/11	A11-89	SUBD		5970B01L001 597000T00A	ROCK CENTER PH 1	SOUTHCENTRAL FOUNDATION (DOWL)	1001 & 1191 S KGB RD	C
09/08/11	A11-90	COMM<	360	901000U210	LAKEVIEW PROF BLDG	INSURANCE SERVICES	851 E WESTPOINT DR	C
09/13/11	A11-91	COMM<	4,928	1116B03L019	OVERLOOK BUS PK	RUBEO, ALINA	961 S ENTERPRISE ST	C
09/09/11	A11-92	ACCESSORY USE		4359..L004A	LAKE LUCILLE LDG	SECURED GOLD BUYERS	133 W LAKE LUCILLE DR	C
09/12/11	A11-93	DUPLEX	3,200	1113B01L005	WASILLA ACRES	FENDICH, ANOTOLY	450 N KIMBERLY ST	RR
09/14/11	A11-94	TUP COMM <		5797000L002A	IDITAPARCEL ADDN 1	HOLBROOK, JERRY	455 W PARKS HWY	C
PENDING	A11-95	COMM<		6698B02L002B	YENLO SQUARE	WEAVER, JOHN	545 E SWANSON AVE	C
09/19/11	A11-96	SFD	2,376	1039B08L004	LAKE VIEW ADDN #1	ANDERSON, JOHN	600 W LAKE VIEW AVE	R-1
09/21/11	A11-97	SFD	3,036	6791B01L060	PRIMROSE PT #1	PAVLUS, DMITRIY	1150 N ELKHORN DR	RR
		COMMUNI-CATIONS TOWER						
PENDING	A11-98			6740000L001	CREEKSIDE TWN SQ	CELLCO	900 S HERMON RD	C
09/27/11	A11-99	SFD	3,001	1102B01L008	NORTHERN CAPITOL EST	BYLER CONTRACTING	2301 W MYSTERY AVE	RR
09/29/11	A11-100	ADD. TO SFD	375	1097B02L002	SHADOWOOD VLY	MYRICK, JEFF & ROSE	501 W BRIAR DR	R-1
10/04/11	A11-101	SFD	2,144	5627B03L018	CENTER PT #2	WOLFE HOMES LLC	210 W GOLDENWOOD	RM
10/05/11	A11-102	CHICKENS		1277B05L002	BAYVIEW GARDENS	STANTON, MARY SARA	650 E EDEN CT	RR
10/06/11	A11-103	ADDN	450	1125000L022	ASPEN HTS ADDN 1	YANCEY, RONDA	2200 W GLACKER AVE	RR
		TUP-RV SHOW						
10/14/11	A11-104			6641000T00B	CREEKSIDE TWN SQ	CAMPER VALLEY RV	1901 E PARKS HWY	C

10/17/11	A11-105	TENANT SPACE	2,187	9010000UB001	LAKE VIEW PRO	LASER VEIN CENTER OF THE MAT-SU VALLEY	851 WESTPOINT DR	C
PENDING	A11-106	SFD	2,980	6791B01L076	PRIMROSE PT #1	FENDICH, VIKTOR	200 W RIVERDANCE CIR	RR
<b>USE PERMITS</b>								
05/12/11	U11-01	ADULT DAY CARE		1190B01L015	ADVENTURE EST	ADAMS, WARREN	1632 N LUCILLE ST	R-2
04/25/11	U11-02	COMM<	768	9108000U002	WASILLA CENTER	FULLER, BRENDA	609 S KGB RD	C
04/25/11	U11-03	DAY CARE		2284B04L014B	TERRACE MANOR	THOMPSON, KIRA	1200 N CLINTON CIR	R-1
08/12/11	U11-04	OFFICE/RESI		17N01W10C003		FAMILY PROMISE INC	690 S KGB RD	C
09/14/11	U11-05	SFD	1,972	1097B05L005	SHADOWOOD VALLEY	ANDERSON, PAUL & MARY	721 N SHADOWOOD CIR	C
<b>CONDITIONAL USE PERMITS</b>								
03/22/11	CU11-01	COMM>	85,301	5970000T004 & 5970B01L001	ROCK CNETER PH I	SOUTHCENTRAL FOUNDATION	1001 KNIK-GOOSE BAY	C
<b>PLANNED UNIT DEVELOPMENT (PUD)</b>								
<b>REZONE</b>								
02/08/11	R11-01	REZONE		2542000L003		SUMMERS, AARON & ANGELA	1470 N WASILLA-FISHHOOK RD	RR
PENDING	R11-02	REZONE		17N01W07A004 PTN 17N01W08B004 PTN		LUNDGREN, GARY	401 N CHURCH RD	RR
6/27/11	R11-03	REZONE		4936000L002 17N01W19A009 17N01W20B004		OLYMPIC INVESTEMENT	2450 S KGB	RR
06/27/11	R11-04	REZONE		17N01W10A014, A015, A016, A017, 17N01W10D010		ELLIS, TERRY	900 950 1050 1150 E HORVATH DR & 1191 E PW HWY	RR
<b>LEGAL NON-CONFORMING USE</b>								
<b>SHORELINE SETBACK</b>								
<b>VARIANCE</b>								
03/22/11	V11-01	SETBACK & PERIMETER LANDSCAPING		4956000T00A3	OLSON SUB 199 ADD	BLUE ROCK ASSETS LLC	1491 E PARKS HWY	C
<b>AMNESTY</b>								



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DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
8/1/2011	C	Whispering Woods & Hiro	N	N	RAL dogs	11-51521 unable to locate
8/1/2011	S	Whispering Woods & Seward Meridian	Y	N	ATV violation	11-51525 citation W 043962
8/1/2011	C	351 E Spruce	Y	N	Barking dog	11-51548 verbal warning
8/1/2011	FUP	161 Flag	Y	N	Impound trapped feral cat	11-50147
8/1/2011	FUP	3091 Longspur	Y	N	Return found property (HC placard)	11-51581
8/1/2011	S	Lake Lucille Park	N	N	Facility/security check	11-51648
8/2/2011	D	701 KGB	N	N	Found property (bicycle)	11-51743
8/2/2011	S	Lake Lucille Park	N	N	Facility/security check	11-51792
8/2/2011	C	Bailey & Lake Lucille	N	N	Traffic hazard	11-51803
8/2/2011	S	Boundary & Herning	Y	N	Abandoned vehicle	11-51819 moved on request
8/2/2011	D	Wal Mart	Y	N	Shoplift	11-51837 citation W 043963
8/2/2011	S	Lake Lucille Park	N	N	Facility/security check	11-51875
8/4/2011	FUP	901 Pinehurst	Y	N	Impound trapped feral cat	11-46364
8/4/2011	S	Parks & Lucas	Y	N	MVA traffic control	11-52277
8/4/2011	S	1055 Seneca	N	N	On street parking violation	11-52302 citation W 043964
8/4/2011	S	1045 Seneca	Y	N	Abandoned vehicle in ROW	11-52306
8/4/2011	S	Swanson & Willow	Y	N	ATV violation	11-52343 citation W 043967
8/8/2011	C	Museum	Y	N	Illegal dumpster use	11-53315 verbal warning
8/8/2011	C	KGB & Susitna	N	N	Sign violation	11-50657 unfounded
8/8/2011	S	Lake Lucille Park	N	N	Facility/security check	11-53386
8/8/2011	D	990 Jack Nicklaus	Y	N	Dog welfare check	11-53388 unfounded
8/10/2011	FUP	161 Flag	Y	N	Impound trapped feral cat	11-50147
8/10/2011	S	Nelson & Graybark	Y	N	ATV violation	11-53741 verbal warning
8/10/2011	S	Nelson & Knik	Y	N	ATV violation	11-53749 verbal warning
8/11/2011	S	Wonderland	Y	N	ATV violation	11-53948 verbal warning
8/11/2011	D	Wal Mart	N	N	HCP parking complaint	11-53954 unfounded
8/11/2011	S	Willow & Swanson	N	N	Abandoned vehicle in ROW	11-53964 red tag
8/11/2011	S	Target	Y	N	HCP parking violation	11-53975 citation W 043968
8/11/2011	S	Wonderland	N	N	Facility/security check	11-54002
8/11/2011	S	Holiday	Y	N	HCP parking violation	11-54025 citation W 043969
8/11/2011	D	841 Goldendale	Y	N	RAL dog	11-54026 verbal warning
8/15/2011	FUP	161 Flag	Y	N	Impound trapped feral cat	11-50147
8/15/2011	C	2955 Tamarak	Y	N	Land use complaint- shed setback	11-55012 refer to planner



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DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
8/15/2011	D	Lakeview	N	N	Abandoned vehicle in ROW	11-55003 unfounded
8/15/2011	PAT	1101 Nelson	N	N	Trespassing violation	11-55026 assist patrol
8/15/2011	S	Lake Lucille Park	N	N	Facility/security check	11-55074
8/16/2011	D	Wal Mart	N	N	Report of dead fox	11-55135 no action taken
8/16/2011	PAT	801 Winter	Y	N	Trespassing violation	11-55183 assist patrol
8/16/2011	D	1051 Bogard	Y	N	RAL dog	11-55152 impound
8/16/2011	PAT	Skate Park	Y	N	Suspicious activity	11-55240 assist patrol
8/16/2011	S	Wasilla Lake Park	Y	N	Park rules violation	11-55281 assist patrol
8/16/2011	S	Wonderland	Y	N	ATV violation	11-55301 verbal warning
8/17/2011	D	First National Bank	N	N	RAL dog	11-55401 unable to locate
8/17/2011	D	Frontier Mall	Y	N	HCP parking complaints	11-55370 extra patrol
8/17/2011	D	PWH & Roberts	Y	N	Public assist	11-55390
8/17/2011	D	WHS	Y	N	Return found property (bicycle)	11-55459
8/17/2011	S	Lake Lucille Park	N	N	Facility/security check	11-55497
8/18/2011	D	Creste Foris & WFH	Y	N	RAL dog	11-55581 return to owner
8/18/2011	D	401 Wasilla	Y	N	RAL dog	11-55643 verbal warning
8/18/2011	C	1001 Snowhill	Y	N	Land use violation- chickens	11-55598 citation W 043970
8/18/2011	C	395 Riley	N	N	Land use violation	11-55597 unfounded
8/22/2011	D	440 Ponderosa	Y	N	Dog welfare check	11-56651 consult owner
8/22/2011	D	588 Autumn Mist	Y	N	Abandoned vehicle in ROW	11-56645 unfounded
8/22/2011	S	Carrs	Y	N	HCP parking violation	11-56710 citation W 043959
8/22/2011	C	101 Vincent	Y	N	Dog bite- accidental in nature	11-56714 home quarantine
8/22/2011	Pat	Mcdonalds	N	N	Dumpster fire	11-56755 assist patrol
8/22/2011	D	1001 Wilder	Y	N	Barking dog	11-56756 citation W 043972
8/23/2011	D	736 Holiday	Y	N	RAL dog	11-56802 verbal warning
8/23/2011	S	Holiday	Y	N	HCp parking violation	11-56823 citation W 04043971
8/23/2011	D	1000 Wesglenn	Y	N	RAL dogs x2	11-56870 verbal warning
8/23/2011	S	Lake Lucille Park	N	N	Facility/security check	11-56905
8/24/2011	D	Crestwood & Lucille	Y	N	DOA cat in road	11-56989 disposal/notify owner
8/24/2011	PAT	1401 Glenkerry	Y	N	RAL dog	11-57020 verbal warning
8/24/2011	S	Lake Lucille Park	N	N	Facility/security check	11-57109
8/24/2011	S	MUSC	N	N	Facility/security check	11-57120
8/25/2011	D	590 Denali	Y	N	Illegal dumping	11-57318



# Code Compliance Log August 2011



DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
8/29/2011	D	501 Lucille	Y	N	RAL dog	11-58775 neighbor vs neighbor
8/29/2011	FUP	1581 Centurian	Y	N	Illegal dumping	11-57318 cleaned up on request
8/29/2011	D	KGB & Susitna	Y	N	Sign violation	11-58849 unfounded
8/29/2011	PAT	Parks & Lucus	N	N	Littering complaint	11-58870 assist patrol
8/29/2011	S	Carrs	Y	N	Business/vending license violation	11-58896 verbal warning
8/29/2011	S	Target	Y	N	HCP parking violation- misuse	11-58903 citation W 043961, DWLS advisement, assist patrol with warrant arrest
8/29/2011	PAT	Parks & PWH	N	N	REDDI report	11-58951 gone on arrival
8/29/2011	S	Lake Lucille Park	N	N	Facility/security check	11-58979
8/30/2011	FUP	440 Ponderosa	Y	N	Dog welfare check	11-56651
8/30/2011	S	Carrs	Y	N	HCP parking violation- misuse	11-59299 citation W 043960
8/30/2011	S	Lake Lucille Park	N	N	Facility/security check	11-59341