



**MAYOR**  
Verne E. Rupright

**CITY PLANNER**  
Tina Crawford

**WASILLA PLANNING COMMISSION**  
Claudia Pinard, Seat A  
Daniel Kelly Jr., Seat B  
Jessica Dean, Seat C  
Loren Means III, Seat D  
Glenda Ledford, Seat E

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

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

**REGULAR MEETING**

**6 P.M.**

**MAY 13, 2014**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. REPORTS
  - A. City Deputy Administrator
  - B. City Public Works Director
  - C. City Attorney
  - D. City Planner
- VI. PUBLIC PARTICIPATION *(five minutes per person, for items not scheduled for public hearing)*
- VII. CONSENT AGENDA
  - A. Minutes of April 8, 2014 regular meeting
- VIII. NEW BUSINESS *(five minutes per person)*
  - A. PUBLIC HEARINGS

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1. Item: **Conditional Use Permit #14-01** (Reso. #14-05)  
Request: Approval to build a 1,764 square foot storage addition (two-story) to an existing 30,892± square foot office building.  
Applicant: Dennis Smith  
Owner: Wasilla Station, LLC  
Total Area: 1.62 acres±  
Location: 600 E. Railroad Avenue  
Block 5, Floyd 2010 Subdivision  
Zoning: Commercial
  - a. City Staff
  - b. Applicant
  - c. Private person supporting or opposing the proposal
  - d. Applicant

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2. Item: **Variance #14-01** (Reso. #14-06)  
Request: Approval of a 14 foot variance to the minimum 25 foot rear yard setback to allow an 11 foot rear yard setback along Susitna Avenue.  
Applicant: Dennis Smith  
Owner: Wasilla Station, LLC  
Total Area: 1.62 acres±  
Location: 600 E. Railroad Avenue  
Block 5, Floyd 2010 Subdivision  
Zoning: Commercial
  - a. City Staff
  - b. Applicant
  - c. Private person supporting or opposing the proposal
  - d. Applicant

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3. Item: **Rezone #14-01** (Reso. No. 14-07)  
Request: Rezone from Rural Residential (RR) to Commercial (C) zoning district.  
Applicant: City of Wasilla  
Owner: Alaska Railroad Corporation (ARRC)  
Total Area: 11.97 acres±  
Location: 630 E. Old Matanuska Road  
Lot 4, ARR-DOT Subdivision  
Generally located at the intersection of E. Old Matanuska Road and Financial Drive (parcel with the old Kenai Supply building.)
  - a. City Staff
  - b. Applicant
  - c. Private person supporting or opposing the proposal
  - d. Applicant

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4. Item: **Conditional Use Permit #14-02** (Reso. #14-08)  
Request: Approval to construct an 11,600 square foot commercial car wash facility including an indoor commercial car cleaning area and pet washing facility.  
Applicant: K & S Enterprises, Ltd.  
Owner: Peter Zamarello Living Trust  
Total Area: 0.99 acres±  
Location: 1900 W. Rupee Circle  
Lot 2, Block 2, Carol Subdivision  
Zoning: Commercial  
a. City Staff  
b. Applicant  
c. Private person supporting or opposing the proposal  
d. Applicant

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5. Item: **Conditional Use Permit #14-03** (Reso. #14-09)  
Request: Approval to construct a 6,000 square foot commercial building on a lot with 9,268 existing commercial square footage (Pizza Hut & Midas).  
Owner: Kurban Kurani  
Total Area: 2.03 acres±  
Location: 101 N. Crusey  
Lot A19, Township 17N, Range 1W, Section 10  
Zoning: Commercial  
a. City Staff  
b. Applicant  
c. Private person supporting or opposing the proposal  
d. Applicant

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6. Item: **Variance #14-02** (Reso. #14-10)  
Request: A variance of 25 feet to the minimum 25 foot rear yard setback in order to construct a 6,000 square foot commercial building.  
Owner: Kurban Kurani  
Total Area: 2.03 acres±  
Location: 101 N. Crusey  
Lot A19, Township 17N, Range 1W, Section 10  
Zoning: Commercial  
a. City Staff  
b. Applicant  
c. Private person supporting or opposing the proposal  
d. Applicant

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7. Item: **Conditional Use Permit #14-04** (Reso. #14-11)  
Request: Approval to build an 8,280 square foot commercial building in the Residential Multifamily zoning district.  
Owner: Kurban Kurani  
Total Area: 0.86 acres±  
Location: 918 E. Westpoint Drive  
Lot 16A, Block 1, Lakeshore Resubdivision  
Zoning: Residential Multifamily  
a. City Staff  
b. Applicant  
c. Private person supporting or opposing the proposal  
d. Applicant

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8. Item: **Variance #14-03** (Reso. #14-12)  
Request: A variance of five feet to the minimum five foot side yard setback to allow a zero side yard setback on the western side of the lot AND a variance of 15 feet to the minimum 25 foot front yard setback to allow a 10 foot front yard setback along Westpoint Drive in order to construct an 8,280 square foot commercial building.  
Owner: Kurban Kurani  
Total Area: 0.86 acres±  
Location: 918 E. Westpoint Drive  
Lot 16A, Block 1, Lakeshore Resubdivision  
Zoning: Residential Multifamily  
a. City Staff  
b. Applicant  
c. Private person supporting or opposing the proposal  
d. Applicant

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9. **Resolution Serial No. 14-13:** Recommending approval of 30-year lease of Lots 7, 8, & 9, New Wasilla Airport, to construct a building 14,000 square feet to operate a helicopter contract and charter service; generally located south of the Parks Highway off of Aviation Avenue.

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log

XI. AUDIENCE COMMENTS

XII. STAFF COMMENTS

XIII. COMMISSION COMMENTS

XIV. ADJOURNMENT

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**REGULAR MEETING**

**I. CALL TO ORDER**

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, April 8, 2014, in Council Chambers of City Hall, Wasilla, Alaska by Glenda Ledford, Chairman.

**II. ROLL CALL**

Commissioners present and establishing a quorum were:

Claudia Pinard, Seat A  
Daniel Kelly Jr., Seat B  
Jessica Dean, Seat C  
Loren Means, Seat D  
Glenda Ledford, Seat E

Staff in attendance were:

Mr. Bert Cottle, Deputy Administrator  
Mr. Archie Giddings, Public Works Director  
Mr. Richard Payne, City Attorney  
Ms. Tina Crawford, City Planner  
Ms. Tahirih Revet, Planning Clerk

**III. PLEDGE OF ALLEGIANCE**

A. Commissioner Dean led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**V. REPORTS**

A. City Deputy Administrator

Mr. Cottle provided a brief report on City budget items and that the State's budget, which include items for the City, should approve the City's budget on June 1, 2014.

B. City Public Works Director

Mr. Giddings proved a report on the progress of the development of the new library and that AKDOT&PF will have a meeting regarding the Knik-Goose Bay Road reconstruction project on April 16, 2014 at the Wasilla Senior Center.

C. City Attorney

Mr. Payne introduced himself and stated he is there to help answer questions regarding any of the legal processes.

D. City Planner

Ms. Crawford reminded the Commissioners that there will be a second Planning Commission meeting on April 22, 2014 for a conditional use and variance. She also provided a memorandum from Mr. Payne regarding the by-laws and the ability of non-city residents to provide testimony at public hearings.

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

No one came forward to provide comments.

**VII. CONSENT AGENDA**

A. Minutes of March 11, 2014, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. PUBLIC HEARINGS

1. Item: Land Clearing Waiver #14-01 (Reso. #14-03)  
Petitioner: Darin Minkler for Insurance Auto Auctions  
Owner: Northern Enclosures, LLC  
Request: Approval to clear up to 100% of the vegetation on Lots 1-5, which is more than the 70% clearing allowed in WMC 16.33.050(A)(2) for an auto auction business.  
Total Area: 7.13 acres±  
Location: 1290, 1350, 1390, 1420, and 1446 W. Mystery Avenue  
Lots 1, 2, 3, 4, and 5, Block 2, Discovery Hills Subdivision Phase V  
Zoning: Industrial  
Future Land Use: Industrial

a. City Staff

Ms. Crawford provided a brief summary of the applicant's request for a land clearing waiver.

b. Applicant

Mr. Darin Minkler, owner, provided a statement regarding why is asking for the land clearing waiver.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal  
No one commented.

d. Applicant  
No comments.

MOTION: Commissioner Means moved to approve Resolution Serial No. 14-03, as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial No. 14-03, passed with Commissioners Dean, Means, and Chair Ledford in favor, and Commissioners Kelly and Pinard in opposition.

2. Item: Planned Unit Development (PUD) #14-01  
(Reso. #14-04)  
Petitioner: JYG Investment Group, LLC  
Request: Approval of a PUD to develop a 16-lot subdivision with one fourplex per lot (a total of 64 residential dwelling units.)  
Total Area: 5.825 acres±  
Location: Located east of E. Old Matanuska Road  
Lot 2C, Creekside Plaza RSB  
Zoning: Commercial  
Future Land Use: Mixed Use

a. City Staff

Ms. Crawford provided background regarding the PUD process and requirements and then provided a brief overview of the request and staff's recommendation. She requested that staff and the applicant be allowed up to 20 minutes for presentation due to the detailed request.

Commission approved by unanimous approval to let the City staff and applicant have 20 minutes each to provide comments on the request.

b. Applicant

Ms. Joy Cypra, Alaska Rim Engineering, representative for JYG Investment Group, LLC, provided a presentation of the applicant's request.

Mr. Robert Young, owner, provided more information on the reasons for their request.

Discussion moved to the Commission.

Mr. Norman Gutcher, Alaska Rim Engineering, provided more information regarding the water and sewer install and reason for request.

Discussion ensued with the Commission.

c. Private person supporting or opposing the proposal  
Chair Ledford opened the public hearing.

Ms. Donna St. John, resident of Richmond Hills (condos), stated her opposition in the development due to traffic concerns and residents of rentals.

Discussion moved to the Commission.

Ms. Debbie Brent, resident of Richmond Hills (condos), stated her opposition of the development and concerns of walkability.

With no other comments, Chair Ledford closed the public hearing.

d. Applicant

Mr. Young addressed concerns voiced during the public hearing comments.

MOTION: Commissioner Kelly moved to approve Resolution Serial No. 14-04, as presented.

MOTION: Commissioner Dean moved to add a condition requiring burial of the utilities along Old Matanuska Road.

VOTE: The motion to have the utilities buried along Old Matanuska Road, passed unanimously

MOTION: Commissioner Dean moved to revise Condition #2 and 3 as follows:

2. The applicant must replant a vegetated buffer along Old Matanuska Road in front of Lots 14-16 that provides a screening effect similar to what currently exists and in a manner that allows safe interaction between the driveways and the existing bike path.

VOTE: The motion to revise Condition #2 and 3, passed unanimously.

MOTION: Commissioner Pinard moved to add a condition requiring a buffer for privacy between Lots 10 – 12 and Lots 14 – 16.

MOTION: Commissioner Means moved to open the public hearing portion to ask the developer a question regarding privacy between the lots.

VOTE: The motion to open the public hearing, passed unanimously.

Mr. Young addressed the concern regarding privacy and indicated that the area proposed for a buffer was over the sewer easement.

Ms. Brent asked about snow removal and the possibility of run off to the creek.

Mr. Giddings stated there will be sufficient area to handle any runoff from the site.

With no other comments, Chair Ledford closed the public hearing.

Discussion moved to the Commission.

VOTE: The amendment to add buffering between Lots 10-12 and Lots 14-16 failed.

VOTE: The motion to approve Resolution Serial No. 14-04 as amended, passed with Commissioners Kelly and Dean, and Chair Ledford in favor and Commissioners Means and Pinard in opposition.

#### B. Committee of the Whole

Ms. Crawford stated the discussion on the Comprehensive Plan Chapter 6 was scheduled to meet the City code requirements that at least two chapters in the Comprehensive Plan are review annually. She stated that she had not identified any necessary changes and that this item allowed the Commissioners to bring up any recommended changes.

MOTION: Commissioner Kelly moved to enter into the Committee of the Whole at 8:19 PM.

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

1. Review of Comprehensive Plan Chapter 6, Community Assets.

MOTION: Commissioner Means moved to exit the Committee of the Whole at 8:33 PM

#### **IX. UNFINISHED BUSINESS**

No unfinished business.

#### **X. COMMUNICATIONS**

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

#### **XI. AUDIENCE COMMENTS**

No comments.

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

No comment.

**XIII. COMMISSION COMMENTS**

Commissioner Means stated that he appreciated the public attending the meeting and providing their input.

Commissioner Kelly stated his concerns regarding landscaping within the City.

Chair Ledford thanked everyone for showing up.

**XIV. ADJOURNMENT**

The regular meeting adjourned at 8:42 PM.

\_\_\_\_\_  
GLENDAL LEDFORD, Chairman      Date

ATTEST:

\_\_\_\_\_  
TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2014.



STAFF REPORT  
Prepared by:  
For the meeting of:

Case # CU 14-01  
Planning Staff  
May 13, 2014

## I. SUMMARY FACTS:

Applicant: Dennis G. Smith

Land Owner: Wasilla Station LLC

Proposal: Approval to build a 1,764 square foot storage addition (two-story) to an existing 30,892± square foot office building. First floor addition is 924 square feet and the second floor addition is 840 square feet.

Location: 600 E. Railroad Avenue; Block 5B, Floyd 2010 Subdivision

Parcel Size: 1.62 acres±

Existing Zoning: Commercial

Future Land Use: Generally Commercial/Business

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

## II. STAFF RECOMMENDATION:

Approval with conditions

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

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

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

- Staff Finding: This criterion is not applicable since 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: This criterion is met since the proposed expansion of the existing commercial use 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.
- 16.16.050(3)** ***Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.***
- Staff Finding: The specific approval criteria under 16.16.060 are not applicable since office buildings are not one of the special uses with additional criteria.
- 16.16.050(4)** ***Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.***
- Staff Finding: The City mailed 112 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Three responses were received from review agencies – all stated that they did not have any comments. Copies of the comments received by staff are included in this packet. Any comments received after the compilation of the packet will be provided at the public hearing.
- 16.16.050(6)** ***Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.***
- Staff Finding: The Borough Fire Chief's office will review this proposed addition for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.
- 16.16.050(7)** ***Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians...***
- Staff Finding: The proposed addition is consistent with this criterion since the additional storage area will not significantly impact the street system.

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

Staff Finding: The attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010 with the exception of the rear setback along Susitna Avenue. The applicant has submitted a variance application requesting a variance of 14 feet to the required 25 foot setback. With approval of the variance, this criterion is met.

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

Staff Finding: The attached site plan indicates the required 91 paved parking spaces (including 4 handicapped spaces), adequate paved aisle widths, and the applicant proposes to remove snow from the site.

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

Staff Finding: The site is adequately served by water and sewer and other utilities are currently in place in the existing building.

**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: According to the applicant, the runoff of the site is controlled on-site by the use of percolation areas with landscaping that surround the site. Water runoff is directed to these areas to prevent runoff into the streets.

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

Staff Finding: The site is located on Railroad Avenue, which is designated a commercial street, it has sufficient vehicle and pedestrian circulation and landscaping as indicated on the site plan, and there are no sensitive areas or natural areas to be preserved on site.

**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: Staff finds that there should not be different peak use characteristics than the surrounding uses or area since the property is located in an area that is zoned Commercial and is predominantly developed with commercial uses.

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

Staff Finding: The proposed addition will not have any negative impacts on the surrounding area and no additional buffering is required since the subject parcel is surrounded by commercial uses.

**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: This site is currently developed with a two-story 30,892± square foot office building and does not currently comply with the land clearing restrictions in WMC 16.33.050, which only allows 70% of the lot to be cleared of vegetation unless a greater amount is approved by the Planning Commission. As part of the conditional use request, the applicant is requesting a waiver of 17.5%, which would allow 87.5% of the lot to remain cleared of vegetation. If approved, the site will comply with the landscaping chapter of the City code. The attached site plan show the proposed/existing landscaping on the site.

**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: No sidewalks or bike paths will be required since the proposed addition is to an existing office building is in an area this is developed predominantly with commercial uses and offices and is not close to 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: The existing building is currently served by City utilities and sufficient capacity exists for the proposed expansion. The applicant will coordinate with the Public Works department to obtain any necessary City permits.

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

Staff Finding: The proposed additions should not adversely impact any historic resources since the parcel is currently developed with an office building and the proposed additions will be constructed on existing impervious areas of the parcel. Additionally, the Mat-Su Borough Cultural Resources Office was notified of this application and provided the opportunity to comment but did not provide any objections.

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

Staff Finding:      The proposed addition will be blend in with the architecture of the existing building.

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

Staff Finding:      No additional land is necessary for open space and facilities.

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

Staff Finding:      There are no foreseeable problems associated with winter conditions anticipated for the proposed addition.

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

Staff recommends approval of this request with the following conditions:

1. The Matanuska-Susitna Borough Fire Chief's office shall review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
2. The applicant shall consult with DEC and follow the appropriate stormwater procedures and regulations prior to expansion.
3. Construction on the site must substantially comply with the site plan and landscape plans date stamped April 22, 2014, attached as Exhibit B to Resolution Serial No. 14-05. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.
4. An encroachment permit is needed from Public Works since the paved driveway on that side of the building is located in the right-of-way. An encroachment permit authorizes the use of right-of-way for this type of use, subject to the City not needing the right-of-way. The City has recently improved E. Susitna Avenue and the building owner has constructed a retaining wall to use this portion of the right-of-way for a driveway.
5. An as-built survey must be submitted to the Planning Department after completion of the addition.

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Space	SF	Per	Parking
L/O Offices	6964	300	23.21
School, Lower	6385	400	15.96
Storage	924	1000	0.92
School, Upper	9824	400	24.56
Conference/Testing	2017	150	13.45
Auditorium	1808	150	12.05
Storage	473	1000	0.47
Storage	840	1000	0.84
Subtotal			91
Accessible			4

**DENSITY AND DIMENSIONAL REQUIREMENTS (CHAPTER 16.24)**

**PARKING**  
 TOTAL SPACES REQUIRED = 91  
 PROVIDED PARKING = 91

REQUIRED HANDICAPPED STALLS = 4  
 PROVIDED HANDICAPPED STALLS = 7

LANDSCAPED PLANTING BEDS AROUND PARKING (16.24.040 - 4B)  
 MIN BED DEPTH = 10' OR GREATER, SOME UP TO 25'

LANDSCAPED ISLANDS (16.24.040 - 4C):  
 PARKING LOTS WITH MORE THAN 40 SPACES SHALL INCLUDE LANDSCAPED ISLANDS COVERING NOT LESS THAN 15% OF THE TOTAL AREA OF THE PARKING LOT.

PARKING LOT AREA (MAIN LOT) = 28,808 SF  
 REQUIRED LANDSCAPED ISLANDS = 28,808 \* .15 = 4,321 SF  
 PROVIDED LANDSCAPED ISLANDS = 2,261 SF < 4,321 SF = REQUEST WAIVER TO USE SURPLUS 5% LANDSCAPING

**LANDSCAPING STANDARDS (CHAPTER 16.33)**

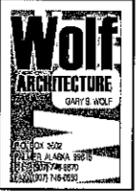
**LOT CLEARING RESTRICTIONS (16.33.050):**  
 REQUIRED LANDSCAPING = 30% OF TOTAL LOT AREA (21,182 S.F.)  
 PROVIDED LANDSCAPING (8,814sf) = 12.5% < 30% = REQUEST WAIVER  
 REQUESTED LANDSCAPE WAIVER = 17.5%

**SITE LANDSCAPING (16.33.030 - A):**  
 REQUIRED LANDSCAPING (5%) = 3,530 S.F.  
 LANDSCAPING PROVIDED = 8,814 S.F. > 3,530 SF = OK

**MINIMUM PLANTING (16.33.030 - B)**

10 TREES REQUIRED / 11 TREES PROVIDED  
 19 SHRUBS REQUIRED / 97 SHRUBS PROVIDED

\*\*\* SNOW STORAGE LOCATION SHOWN ON SITE PLAN IS SHOWN FOR TEMPORARY STORAGE. OWNER HAS CONTRACT TO HAVE SNOW HAULED OFF-SITE TO ANOTHER LOCATION.



WASILLA STATION  
 STORAGE ADDITION  
 600 RAILROAD AVENUE  
 WASILLA, ALASKA

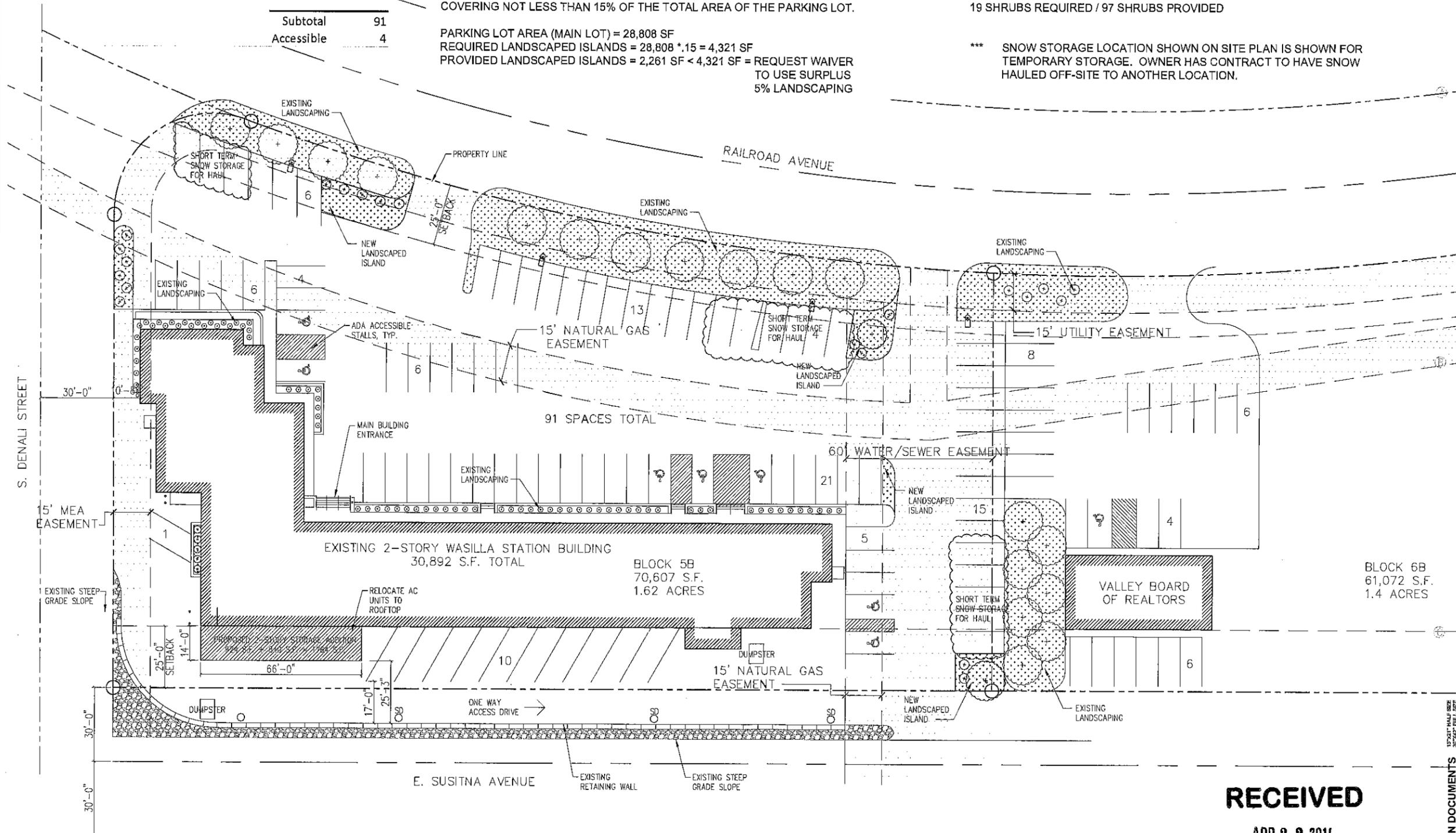
Drawn	Date
JC/MW	3.28.2014
Checked	Job No.
GSW	1409

Revision	Date
1	4.22.2014

Sheet Contents  
 SITE PLAN

Category	Sheet
A1.	0

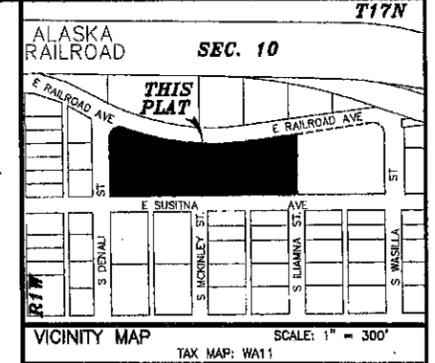
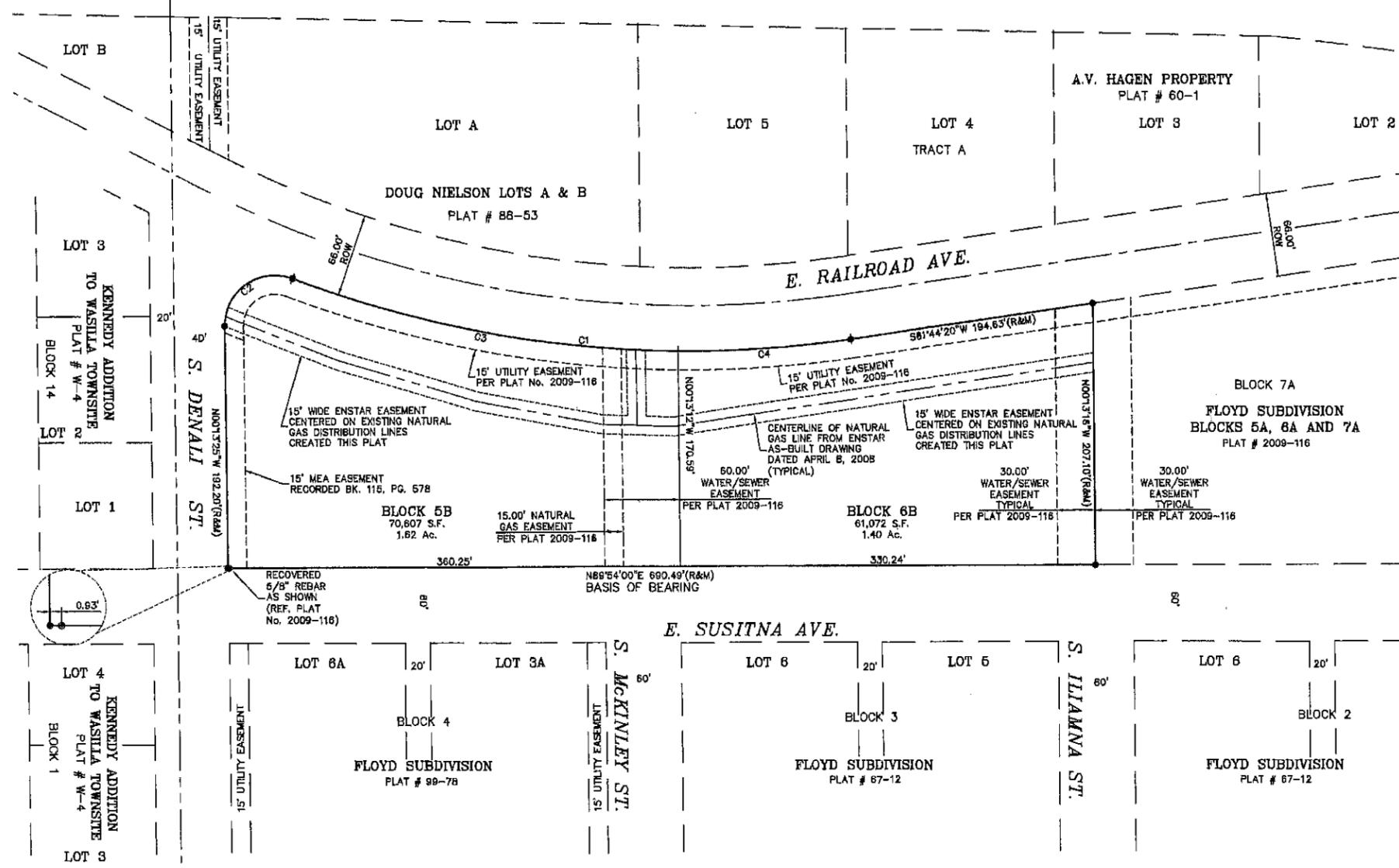
CONSTRUCTION DOCUMENTS



1D SITE PLAN  
 A1.0 1/16" = 1'-0"

**RECEIVED**  
 APR 2 2 2014

Planning Office  
 City of Wasilla



**CERTIFICATE OF OWNERSHIP & DEDICATION**  
 WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

**BLOCK 5 A**  
 SEE ATTACHED AFFIDAVIT  
 DENNIS SMITH  
 WASILLA STATION LLC  
 #3 3332 E. TAMARAK AVE.  
 WASILLA, AK 99654-7429  
 SEE ATTACHED AFFIDAVIT  
 DOROTHY SMITH  
 WASILLA STATION LLC  
 #3 3332 E. TAMARAK AVE.  
 WASILLA, AK 99654-7429

**BLOCK 6A**  
 Deborah Murphy  
 DEBORAH MURPHY, PRESIDENT-ELECT  
 VALLEY BOARD OF REALTORS  
 741 E. SUSITNA AVE.  
 WASILLA, AK 99654  
 DATE 12/22/10

**NOTARY ACKNOWLEDGMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 22<sup>nd</sup> DAY OF December, 2010, FOR  
 Deborah Murphy  
 Notary for the State of Alaska  
 My Commission Expires 7-11-11



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRNG.	CHORD LENGTH
C1(R&M)	451.13	884.51	29°13'23"	230.59	S83°38'53"E	448.28
C2(R&M)	77.62	40.00	111°11'14"	58.40	S55°22'12"W	58.00
C3	313.20	884.51	20°17'19"	158.26	S79°10'50"E	311.57
C4	137.93	884.51	8°56'04"	69.10	N86°12'28"E	137.79

- NOTES**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
  - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT.
  - ALL LOTS ARE SERVED BY CITY OF WASILLA SEWER AND WATER SYSTEMS.
  - THERE IS LESS THAN ONE PERCENT CHANCE THAT ANY PART OF THE PLATTED AREA WILL BE INUNDATED BY THE BASE FLOOD EVENT IN ANY GIVEN YEAR.
  - THERE IS AN EXISTING BLANKET EASEMENT GRANTED TO THE MATANUSKA TELEPHONE ASSOCIATION, INC. RECORDED JANUARY 12, 1976 IN BOOK 109 AT PAGE 880.
  - THERE IS AN EXISTING BLANKET EASEMENT LOCATED ON THE PARENT PARCEL FOR BLOCK 6 NOW KNOWN AS BLOCK 6B, GRANTED TO THE MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 21, 2008 AT RECORDING SERIAL No. 2008-018970-0.
  - THERE IS A 15 FOOT WIDE NATURAL GAS EASEMENT CENTERED ON THE EXISTING NATURAL GAS DISTRIBUTION LINES AS SHOWN.

**CERTIFICATE OF PAYMENT OF TAXES**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH December 2010, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.  
 Tax Collection Official, Mat-Su Borough  
 DATE 12/22/10

**CERTIFICATE OF PAYMENT OF TAXES**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH December 2010, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.  
 Tax Collection Official, City of Wasilla  
 DATE 12/22/10

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
 I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. 2010-09-008, DATED November 20, 2010, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.  
 Planning and Land Use Director  
 DATE Dec 22, 2010  
 ATTEST: *Michelle McShane*  
 PLATTING CLERK



- LEGEND**
- RECOVERED 5/8" REBAR
  - RECOVERED 5/8" REBAR WITH PLASTIC CAP MARKED AX RIM 2234-S
  - SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED AK RIM 2234-S
  - MEASURED DATA
  - RECORD DATA DERIVED FROM FLOYD SUBD. PLAT No. 2009-116

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
 DATE 12/22/10



**RECEIVED**

MAR 28 2014

Planning Office  
City of Wasilla

A PLAT OF  
**FLOYD 2010  
 SUBDIVISION**

A SUBDIVISION OF  
**BLOCKS 6A AND 6B  
 OF THE FLOYD SUBDIVISION  
 BLOCKS 6A, 6B AND 7A**

PLAT No. 2009-116 PALMER RECORDING DISTRICT  
 LOCATED WITHIN THE SW/4NC1/4, SECTION 10, T17N, R1W, S.M., AK.  
 CONTAINING 3.02± ACRES

ALASKA RIM ENGINEERING, INC.  
 P.O. Box 2749, PALMER, AK 99645  
 9131 E. FRONTAGE ROAD, SUITE 1  
 P.O. Box 1000421, WASILLA, AK 99654  
 PH: (907)746-0222 • FAX: (907)746-0222  
 E-MAIL: alr@alrimeng.com • WEB: www.alrimeng.com

W.O. 1000421 DATE: DEC., 2010  
 DRAWN BY: JMC SCALE: 1" = 50'  
 FILE: 1000421.PL SHEET 1 OF 1

**-REVISED-**  
**NOTIFICATION OF PUBLIC HEARING**  
(Originally scheduled for April 22, 2014)

**DATE:** April 22, 2014  
**APPLICANT (S):** Wasilla Station, LLC  
**REQUEST:**

**CASE:** CU 14-01/V 14-01

For *conditional use permit* to build an additional 1,764 ± square feet storage addition (two-story) to an existing 30,892 ± square feet office building, and a *variance* of 14 feet to the minimum 25 foot rear yard setback, Lot 5A, Floyd 2010 Subdivision.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **May 13, 2014 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before **May 6, 2014** 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: Open Cases **Y** or N SpUD **Y** or **N**  
\_\_\_\_\_ City of Wasilla \_\_\_\_\_  
\_\_\_\_\_ FIRM # 8085 Zone X \_\_\_\_\_  
\_\_\_\_\_ Comments: 701135B000 \_\_\_\_\_  
\_\_\_\_\_ No comments \_\_\_\_\_  
\_\_\_\_\_ Date: 5/5/14 By: [Signature] \_\_\_\_\_

Matanuska - Susitna Borough  
Development Services  
APR 23 2014  
**RECEIVED**

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

neopost  
04/22/2014  
**US POSTAGE** \$00.48<sup>0</sup>  
 ZIP 99654  
041L11222587

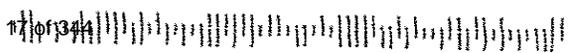
MSB Chief of Code Compliance  
350 E. Dahlia Ave  
Palmer, AK 99645

**FIRST CLASS**

Matanuska-Susitna Borough  
APR 23 2014  
**RECEIVED**

**NOTICE OF PUBLIC HEARING**

99645\$6488 C001



**-REVISED-  
NOTIFICATION OF PUBLIC HEARING  
(Originally scheduled for April 22, 2014)**

**DATE:** April 22, 2014  
**APPLICANT (S):** Wasilla Station, LLC  
**REQUEST:**

**CASE:** CU 14-01/V 14-01

For *conditional use permit* to build an additional 1,764 ± square feet storage addition (two-story) to an existing 30,892 ± square feet office building, and a *variance* of 14 feet to the minimum 25 foot rear yard setback, Lot 5A, Floyd 2010 Subdivision.

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

Name \_\_\_\_\_

Address \_\_\_\_\_

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

Comments: No comments.  **Mark Whisenhunt**  
**MSB**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

**RECEIVED**

MAY 02 2014

Planning Office  
City of Wasilla

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

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ZIP 99654  
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*Matanuska-Susitna Borough*  
APR 23 2014  
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APR 23 2014

MATANUSKA-SUSITNA BOROUGH  
PLANNING DIVISION

**NOTICE OF PUBLIC HEARING**

99645\$6488 C001



**-REVISED-  
NOTIFICATION OF PUBLIC HEARING  
(Originally scheduled for April 22, 2014)**

**RECEIVED**

APR 23 2014

**PLATTING**

CASE: CU 14-01/V 14-01

**DATE:** April 22, 2014  
**APPLICANT (S):** Wasilla Station, LLC  
**REQUEST:**

For *conditional use permit* to build an additional 1,764 ± square feet storage addition (two-story) to an existing 30,892 ± square feet office building, and a *variance* of 14 feet to the minimum 25 foot rear yard setback, Lot 5A, Floyd 2010 Subdivision.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **May 13, 2014 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before **May 6, 2014** 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 comment as no apparent platting action required*  
*Paul Hesch*



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

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04/22/2014  
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ZIP 99654  
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MSB Platting Division Officer  
350 E. Dahlia Ave  
Palmer, AK 99645

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APR 25 2014  
Planning Office  
City of Wasilla

**FIRST CLASS**  
Matanuska-Susitna Borough  
APR 23 2014  
RECEIVED

**NOTICE OF PUBLIC HEARING**

99645\*6488 C001

## Tahirih Revet

---

**From:** Archie Giddings  
**Sent:** Monday, April 14, 2014 10:11 AM  
**To:** Tina Crawford  
**Subject:** E. Susitna Avenue ROW

Public Works has no objection to the building variance for building additional 11 ft to right-of-way. Note that the paved driveway on that side of the building is located in the right-of-way and an encroachment permit is needed from Public Works. An encroachment permit authorizes the use of right-of-way for this type of use, subject to the City not needing the right-of-way. The City has recently improved E. Susitna Avenue and the building owner has constructed a retaining wall to use this portion of the right-of-way for a driveway.

NOTIFICATION OF PUBLIC HEARING

RECEIVED

DATE: April 4, 2014

CASE: CU 14-017V 14-01

APR 07 2014

APPLICANT (S): Wasilla Station, LLC

PLATTING

REQUEST:

For conditional use permit to build an additional 750 square feet storage addition to an existing 70,607 square feet office building, and a variance of 11 feet to the minimum 25 foot rear yard setback, Lot 5A, Floyd 2010 Subdivision.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **April 22, 2014 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. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before **April 15, 2014** 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: *Platting has no comment as there is no apparent platting action on this issue.*

*Paul Anthony*



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

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04/04/2014  
**US POSTAGE** \$00.48<sup>0</sup>  
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MSB Platting Division Officer  
350 E. Dahlia Ave  
Palmer, AK 99645

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APR 11 2014

Planning Office  
City of Wasilla

FIRST CLASS

Matanuska-Susitna Borough

APR 07 2014

RECEIVED

NOTICE OF PUBLIC HEARING

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**APPLICATION FOR CONDITIONAL USE**    CU# 14-01

<b>PROPERTY OWNER*</b>		<b>OWNER'S REPRESENTATIVE (If Any)</b>	
Name:	<i>Wasilla Station</i>	Name:	<i>Dennis Smith</i>
Mailing Address:	<i>600 E. Railroad Avenue</i>	Mailing Address:	<i>600 E. Railroad Avenue</i>
	<i>Wasilla, Alaska 99654</i>		<i>Wasilla, Alaska 99654</i>
Contact Phone:	Day <i>355-1493</i> Night	Contact Phone:	Day <i>355-1493</i> Night
FAX:		FAX:	
E-mail:	<i>dgsmith@alaska.net</i>	E-mail:	<i>dgsmith@alaska.net</i>

\*Attach list of additional owners if any.

<b>PROPERTY INFORMATION</b>	
Size of property:	<i>70,607 SF</i>
Property tax #	
Street Address:	<i>600 E. Railroad Ave</i>
Legal Description:	Lot(s) _____ Block <i>5B</i> Subdivision <i>Floyd 2010 Subdivision</i>
OR	Parcel/Tract _____ Section _____ Township _____ Range _____
[Attach additional page if necessary.]	
Zoning:	RR Residential <input type="checkbox"/> R1 Single-family Residential <input type="checkbox"/> R2 Residential <input type="checkbox"/> RM Multi-family <input type="checkbox"/> <b>C Commercial X</b> Industrial <input type="checkbox"/> Public <input type="checkbox"/>
Requested Use:	<i>Commercial Lease Space</i>

**AUTHORITY TO APPLY FOR CONDITIONAL USE :**

I hereby certify that I am (I am authorized to act for the) owner of the property and that I am applying for a Conditional Use in conformance with Title 16 of the Wasilla Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use.

DATE: 3-28-14

SIGNATURE: 

**RECEIVED**

**MAR 28 2014**

**Planning Office  
City of Wasilla**

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

Land Use	
Describe current use of property covered by this application: <i>Commercial / Business</i>	
Surrounding property: (Describe how land adjacent to the property is currently being used.)	
North:	Commercial Zoned – Warehouse & Sales
South:	Commercial Zoned – Auto & Tool Repair & Storage
East:	Commercial Zoned – Office Building
West:	Commercial Zoned – Single Family Residential, Office Building, Copy Shop

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

10. Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.
11. Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers, lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins, watersheds, and land stability.
12. Large Developments. Residential development of more than four units or nonresidential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following classes of streets: interstate, minor arterial, major collector or commercial.
13. Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.
14. Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off-site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of this criteria.
15. Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following: <ul style="list-style-type: none"> <li>a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.</li> <li>b. Adequately sized, located and screened trash receptacles and areas.</li> </ul>
16. Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.
17. Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas, how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the

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

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

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

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

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

assures its continuing use for its intended purpose.  
 iv. Conveyance of an area must be consistent with AS 34.07 the Horizontal Property Regime Act.  
 21. Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow. (Ord. 06-47(AM) § 4, 2006; prior code § 16.43.508)

**Application Check list:**

- X Applicant has owner's authorization to submit application.
- X Narrative addressing criterion is attached.
- X Application fee.
- X Legal description.

Accepted by:	Representative Affidavit: N/A <input type="checkbox"/> Attached <input type="checkbox"/>	Fee: # 24841 \$500 3/28/14	Tentative WPC Hearing Date:
--------------	---	-------------------------------	-----------------------------

**City Planner Approval:**

**This Land Use Permit is valid beginning \_\_\_\_\_, 20\_\_\_\_\_, unless an appeal is filed, upon which all activity must cease on this property.**

**Approval of City Planner: \_\_\_\_\_ Date: \_\_\_\_\_**

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

Wasilla Station  
Floyd 2010 Subdivision  
Blocks 5A and 6A

16.16.050

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

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

*The proposed addition would not change the current neighborhood plan. The tenants would remain the same, but would have more office/storage space.*

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

*Yes, the new plan is consistent with the city's comprehensive plans.*

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

*Not Applicable*

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

*Ready to address any concerns that may arise.*

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

*Neighborhood plan was approved in 2005.*

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.

*There is adequate emergency vehicle access to the front of the building from Railroad Avenue; the*

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City of Wasilla**

rear of the building have access from Susitna Avenue. The building is inspected annually and conforms to fire and other emergency requirements.

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

*Susitna Street is the main access and Railroad Avenue furnishes egress from the parking area. The proposed use will not overload either street.*

- 8. Dimensional Standards.** The dimensional requirements of Section 16.24.010 are met.

*The dimensional standards meet or exceed the requirements of Section 16.24.010.*

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

*The parking, loading area, and snow storage areas are adequate, safe, and properly designed. A site plan is included that shows the required parking, circulation spaces, exterior amenities, lighting and snow storage areas.*

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

*The building is connected to the city water and sewer systems. In addition it is connected to MEA to serve power for the property.*

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

*Water runoff is controlled on-site by the use of percolation areas with landscaping that surround the site. Water runoff is directed to these areas by grading the surface to drain to these areas so that no water is introduced into the public streets, adjoining lots, etc.*

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

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*Not Applicable*

- 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.

*Railroad Avenue and Susitna Avenue are not congested streets with heavy use. The legislative affairs office has low amount of visitors when in session and out of session the amount varies. The correspondence school has 5 instructors who work 7 to 8am thru 4 to 5pm.*

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

*Neither the existing building nor the proposed addition would negatively impact the surrounding area.*

- 15. Landscaping.** The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following:
- A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.
  - Adequately sized, located and screened trash receptacles and areas.

*A site plan showing existing and proposed landscaping is provided by Wolf Architecture.*

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

*Not Applicable*

- 17. Water, Sewage and Drainage Systems.** If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that

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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.

*A 6" dedicated waterline from a public water system supplies the sprinkler system and emergency services. A separate 4" water supply is for domestic purposes only.*

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

*Wasilla Station is not a historical building nor is located on a historic site.*

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

*The development that was constructed in 2010 addressed blending the building into the neighborhood. Building spaces, setbacks, lot coverage, and height were designed to provide maximum light and air spaces. The new storage addition follow the same principals so that it blends with the existing building.*

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20. **Open Space and Facilities.** The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication. No land may be accepted by the city unless:
- a. The location, shape, size and character of the area is suitable for the planned use;
  - b. The uses authorized for an area are appropriate to the scale and character of the uses considering its size, density, expected population, topography, and the number and type of dwellings and uses to be conducted;
  - c. The area must be suitably improved for its intended use, but common open space containing natural features worthy of preservation may be left unimproved;
  - d. If the final development plan provides for buildings, landscaping or other improvements in the dedicated area, the developer must provide a bond or other adequate assurance that such improvements will be completed. The city shall release the bond or other assurance when the buildings, structures or improvements have been completed according to the development plan;
  - e. All land must be conveyed under one of the following options:
    - i. It may be conveyed to an agency that will agree to maintain in perpetuity the area and any buildings, structures, or improvements which have been placed on it.
    - ii. When no maintenance of the area is required, it may be conveyed to all new owners in undivided joint ownership.
    - iii. When the land is not dedicated to a public agency and maintenance of the common space is required, an association for maintenance of the area must be established. Covenants establishing the association must be approved as to form by the city attorney, and by the commission as to whether the covenants provide for maintenance of the area in a manner which assures its continuing use for its intended purpose. Conveyance of an area must be consistent with AS 34.07 the Horizontal Property Regime Act.

*Not Applicable*

21. **Winter Hassles.** The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow. (Ord. 06-47(AM) § 4, 2006; prior code § 16.43.508)

*The previous addition and the proposed storage addition will have no effect on glaciation or drifting snow.*

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City of Wasilla

Space	SF	Per	Parking
UO Offices	6964	300	23.21
School, Lower	6385	400	15.96
Storage	924	1000	0.92
School, Upper	9824	400	24.56
Conference/Testing	2017	150	13.45
Auditorium	1808	150	12.05
Storage	473	1000	0.47
Storage	840	1000	0.84
Subtotal			91
Accessible			4

**DENSITY AND DIMENSIONAL REQUIREMENTS (CHAPTER 16.24)**

**PARKING**  
 TOTAL SPACES REQUIRED = 91  
 PROVIDED PARKING = 91  
 REQUIRED HANDICAPPED STALLS = 4  
 PROVIDED HANDICAPPED STALLS = 7

**LANDSCAPED PLANTING BEDS AROUND PARKING (16.24.040 - 4B)**  
 MIN BED DEPTH = 10' OR GREATER, SOME UP TO 25'

**LANDSCAPED ISLANDS (16.24.040 - 4C):**  
 PARKING LOTS WITH MORE THAN 40 SPACES SHALL INCLUDE LANDSCAPED ISLANDS COVERING NOT LESS THAN 15% OF THE TOTAL AREA OF THE PARKING LOT.

**PARKING LOT AREA (MAIN LOT) = 28,808 SF**  
**REQUIRED LANDSCAPED ISLANDS = 28,808 \* .15 = 4,321 SF**  
**PROVIDED LANDSCAPED ISLANDS = 2,261 SF < 4,321 SF = REQUEST WAIVER TO USE SURPLUS 5% LANDSCAPING**

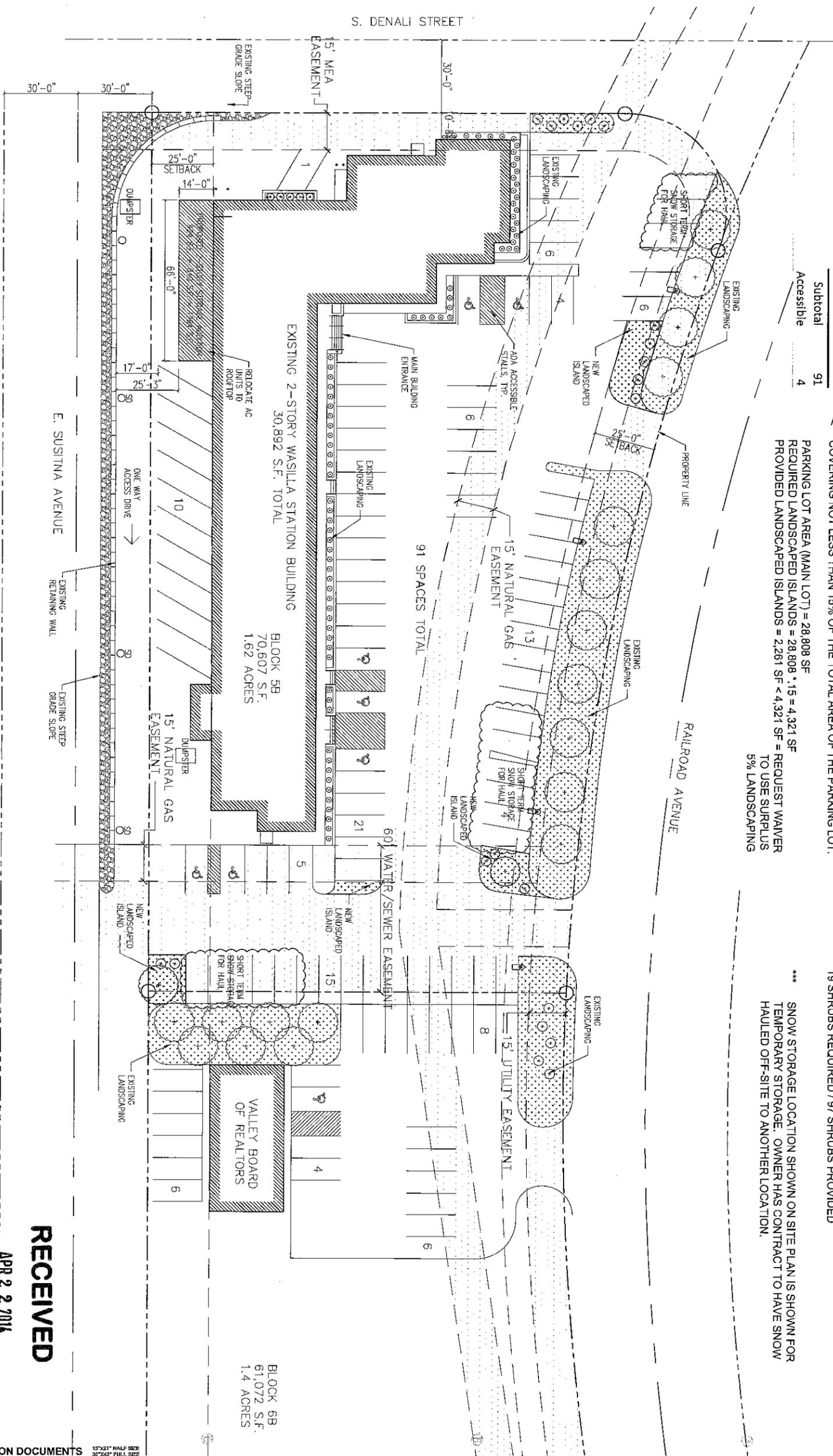
**LANDSCAPING STANDARDS (CHAPTER 16.33)**

**LOT CLEARING RESTRICTIONS (16.33.050):**  
 REQUIRED LANDSCAPING = 30% OF TOTAL LOT AREA (21,182 S.F.)  
 PROVIDED LANDSCAPING (8,814sf) = 12.5% < 30% = REQUEST WAIVER  
 REQUESTED LANDSCAPE WAIVER = 17.5%

**SITE LANDSCAPING (16.33.030 - A):**  
 REQUIRED LANDSCAPING (5%) = 3,530 S.F.  
 LANDSCAPING PROVIDED = 8,814 S.F. > 3,530 SF = OK

**MINIMUM PLANTING (16.33.030 - B)**  
 10 TREES REQUIRED / 11 TREES PROVIDED  
 19 SHRUBS REQUIRED / 97 SHRUBS PROVIDED

**\*\*\* SNOW STORAGE LOCATION SHOWN ON SITE PLAN IS SHOWN FOR TEMPORARY STORAGE. OWNER HAS CONTRACT TO HAVE SNOW HAILED OFF-SITE TO ANOTHER LOCATION.**



**WASILLA STATION  
 STORAGE ADDITION  
 600 RAILROAD AVENUE  
 WASILLA, ALASKA**

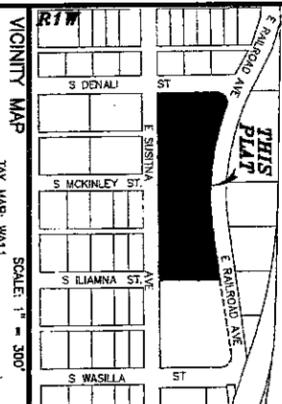


Drawn	JC/MW	Date	3.28.2014
Checked	GSW	Job No.	1409
Scale	1/8" = 1'-0"	Sheet	A1.0
Category	Sheet	Category	Sheet

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APR 22 2014

Planning Office  
 City of Wasilla



CERTIFICATE OF OWNERSHIP & DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT GRANT ALL EASEMENTS TO THE USE SHOWN.

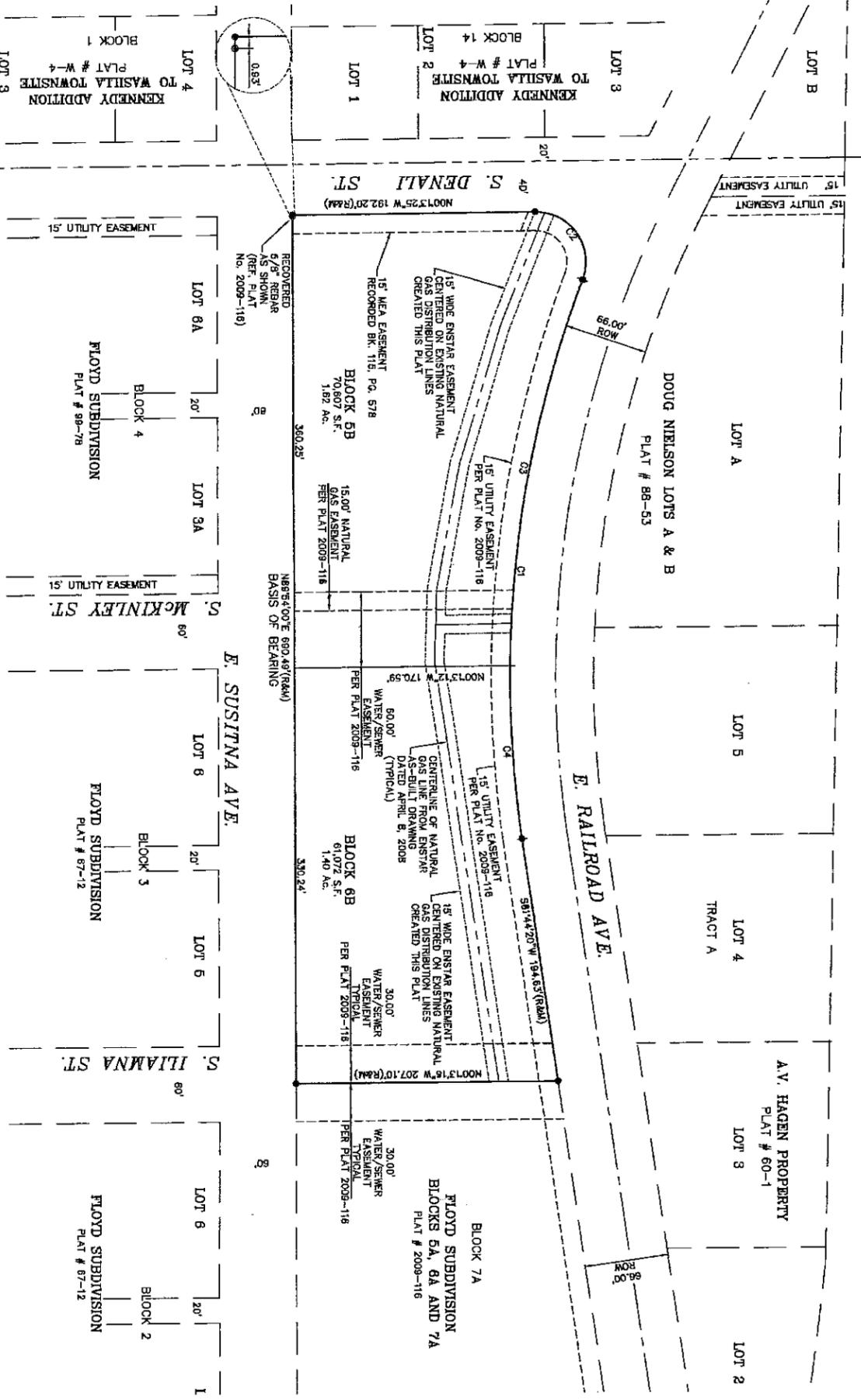
BLOCK 5A  
SEE ATTACHED AFFIDAVIT  
DENNIS SMITH  
WASILLA STATION, LLC  
42332 E. TAMARAK AVE.  
WASILLA, AK 99654-7429  
SEE ATTACHED AFFIDAVIT

DOROTHY SMITH, LLC  
WASILLA STATION, LLC  
42332 E. TAMARAK AVE.  
WASILLA, AK 99654-7429

BLOCK 6A  
DOROTHY SMITH, LLC  
WASILLA STATION, LLC  
42332 E. TAMARAK AVE.  
WASILLA, AK 99654-7429  
DATE 12/24/10

DOROTHY SMITH, LLC  
WASILLA STATION, LLC  
42332 E. TAMARAK AVE.  
WASILLA, AK 99654-7429  
DATE 12/24/10

NOTARY ACKNOWLEDGMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22<sup>ND</sup> DAY OF DECEMBER, 2010, FOR \_\_\_\_\_  
Dorothy Smith, LLC  
Notary for the State of Alaska  
T-11-11



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRNG.	CHORD LENGTH
C1 (R&M)	491.13	884.51	207.323°	230.59	58338.53'E	448.28
C2 (R&M)	77.62	40.00	111.114°	58.40	59522.12'W	96.00
C3	313.20	207.119°	158.28	57910.50'E	311.67	
C4	137.93	884.51	89.504°	69.10	108812.28'E	137.78

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 2010 AND AGAINST THE PROPERTY INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON, HAVE BEEN PAID.  
TAX COLLECTION OFFICIAL: JAMES S. BOURGEOIS  
DATE: 12/24/10

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 2010 AGAINST THE PROPERTY INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON, HAVE BEEN PAID.  
TAX COLLECTION OFFICIAL: JAMES S. BOURGEOIS  
DATE: 12/24/10

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCES AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION No. 2009-83, DATED 12/24/10, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTERER IN THE STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.  
PLANNING AND LAND USE DIRECTOR: [Signature]  
DATE: Dec 27, 2010

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 2010 AGAINST THE PROPERTY INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON, HAVE BEEN PAID.  
TAX COLLECTION OFFICIAL: JAMES S. BOURGEOIS  
DATE: 12/24/10

LEGEND

- RECOVERED 5/8" REBAR
- RECOVERED 5/8" REBAR WITH PLASTIC CAP MARKED AK RIM 2234-S
- RECOVERED 5/8" REBAR WITH PLASTIC CAP MARKED AK RIM 2234-S
- MEASURED DATA
- RECORD DATA DERIVED FROM FLOYD SUBD. PLAT No. 2009-118

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS DIRECT SURVEY AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND ANGLES ARE CORRECT TO THE BEST OF MY KNOWLEDGE.  
DATE: 12/24/10

2010-102  
Plat #  
12-27-10  
Date 3:04 PM



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Planning Office  
City of Wasilla

FLOYD 2010 SUBDIVISION

A PLAT OF  
BLOCKS 6A AND 6B  
OF THE FLOYD SUBDIVISION  
BLOCKS 6A, 6B AND 7A  
LOCATED WITHIN THE S.W. 1/4 SECTION 10, T17N, R1W, S4, AK.  
CONTAINING 3.02± ACRES

ALASKA RIM ENGINEERING, INC.  
P.O. Box 2749, PALMISAN, AK 99645  
PH: 907-685-1000  
W.O. 1000421  
DATE: DEC. 2010  
SCALE: 1" = 80'  
DRAWN BY: JMC  
SHEET 1 OF 1

- NOTES
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION OF WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
  - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT.
  - ALL LOTS ARE SERVED BY CITY OF WASILLA SEWER AND WATER.
  - THERE IS LESS THAN ONE PERCENT CHANGE THAT ANY PART OF THE PLATTED AREA WILL BE INVADDED BY THE BASE FLOOD EVENT IN ANY GIVEN YEAR.
  - THERE IS AN EXISTING BLANKET EASEMENT GRANTED TO THE MATANUSKA TELEPHONE ASSOCIATION, INC., RECORDED JANUARY 12, 1976 IN BOOK 109 AT PAGE 800.
  - THERE IS AN EXISTING BLANKET EASEMENT LOCATED ON THE PARENT PARCEL FOR BLOCK 6 NOW KNOWN AS BLOCK 6B, GRANTED TO THE MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED AUGUST 21, 2008 AT RECORDING SERIAL No. 2008-01870-0.
  - THERE IS A 15 FOOT WIDE NATURAL GAS EASEMENT CENTERED ON THE EXISTING NATURAL GAS DISTRIBUTION LINES AS SHOWN.

**CERTIFICATE OF SERVICE**

1. I am the Planning Clerk for the City of Wasilla.
2. I certify on this 22 day of April, 2014, I mailed 142 notices of: \_\_\_\_\_ via first class U.S. Mail and by hand delivery regarding the following:  
Revised PN for CU 14-01  
Land Use Permit # \_\_\_\_\_.

Residents within 1,200'	<u>111</u>
Review Agencies	<u>25</u>
Planning Commissioners & City Council Members	<u>12</u>
Total	<u>148</u>

DATED at Wasilla, Alaska, April 22, 2014.

CITY OF WASILLA

Tahiri Revet  
TAHIRIH REVET  
Planning Clerk

Attest:

\_\_\_\_\_  
TINA CRAWFORD  
City Planner

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INTENTIONALLY

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**-REVISED-**  
**NOTIFICATION OF PUBLIC HEARING**  
**(Originally scheduled for April 22, 2014)**

**DATE:** April 22, 2014  
**APPLICANT (S):** Wasilla Station, LLC  
**REQUEST:**

**CASE:** CU 14-01/V 14-01

For *conditional use permit* to build an additional 1,764 ± square feet storage addition (two-story) to an existing 30,892 ± square feet office building, and a *variance* of 14 feet to the minimum 25 foot rear yard setback, Lot 5A, Floyd 2010 Subdivision.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **May 13, 2014 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herring Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before **May 6, 2014** in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

Name \_\_\_\_\_

Address \_\_\_\_\_

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

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

**FIRST CLASS**

**NOTICE OF PUBLIC HEARING**



1032B13L005  
ACS INTERNET LLC  
600 TELEPHONE AVE  
MS6S  
ANCHORAGE, AK 99503-6010

6704000T00A  
ALASKA RAILROAD CORP  
PO BOX 107500  
ANCHORAGE, AK 99501-7500

2479000T00A-2  
ALL AGES FAM RESTAURANTS III LLC  
9418 AUTUMN RIDGE CIR  
ANCHORAGE, AK 99507

9062000U006  
BANAHAH SEAN  
401 S WASILLA ST  
# 6  
WASILLA, AK 99654-8172

9054000U043  
BEAUSHAW MELISSA  
PO BOX 874885  
WASILLA, AK 99687-4885

3304B01L016A  
BRAUVIN ALASKA LLC  
205 N MICHIGAN  
STE 1900  
CHICAGO, IL 60601

9054000U042  
CHIAPPONE ANTHONY & ALEISHA  
327 LINCOLN ST  
ALGONQUIN, IL 60102-2818

9043000U015  
CHRISTLER CAROLYN L  
401 S WASILLA ST  
# 15  
WASILLA, AK 99654-8172

2523B01L003A  
COTTLE MARLENE M  
3401 E COTTLE LOOP  
WASILLA, AK 99654

9009000U001  
EDWARDS M DELON & GLENNA G  
760 BARRA LOOP  
WASILLA, AK 99654

3967000L009A  
AKLESTAD GORDON L NON EXMT MARITAL TR  
AKLESTAD JANE L TR TRE  
217 E ARCTIC AVE  
% JIM RUDA  
PALMER, AK 99645-6257  
6704000L002  
ALASKA STATE OF  
DEPT OF TRANS & PUB FAC  
PO BOX 196900  
ANCHORAGE, AK 99519-6900

1032B14L001  
ALLEN WESLEY S  
591 E SUSITNA AVE  
WASILLA, AK 99654-8127

1032B03L004  
BARNETT WM E & VICTORIA A  
70641 ROAD 436  
STAMFORD, NE 68977-3007

9062000U005  
BEETER DARYL J  
401 S WASILLA ST  
#5  
WASILLA, AK 99654

9054000U040  
CARNES ADAM  
822 5AINT DOMINIC CT  
CRP CHRISTI, TX 78418-5707

9043000U013  
CHICA ANGELICA M  
2351 EISENHOWER AVE  
APT 1702  
ALEXANDRIA, VA 22314-5370

9043000U022  
CLARK MARK E  
PO BOX 875910  
WASILLA, AK 99687-5910

9054000U049  
DEKALB FLETCHER D  
6540 E BEECHCRAFT RD  
WASILLA, AK 99654-9330

1032B13L015  
EWING MARK A  
477 S BOUNDARY ST  
WASILLA, AK 99654

3759B12L001B  
ALASKA AT LAST  
PO BOX 871708  
WASILLA, AK 99687-1708

9997000U0309  
ALASKA WIRELESS NETWORK, LLC  
BIG DIPPER SITE  
2550 DENALI ST  
STE 1000  
ANCHORAGE, AK 99503  
9997000U0225  
AT&T MOBILITY  
909 CHESTNUT ST  
C/O AT&T PROPERTY TAX DEPT RM 36-M-1  
ST LOUIS, MO 63101-3004

1032B14L003  
BARVE LAVON A & BETTY L  
590 E RAILROAD  
WASILLA, AK 99654

1817000T00A-1  
BOUCHARD NORMAN G  
900 E SUSITNA AVE  
WASILLA, AK 99654

9062000U012  
CARSON SCOTT JAMES  
PO BOX 873597  
WASILLA, AK 99687-3597

9044000U018  
CHILDERS RYAN M & AMY L  
300 E KALLI CIR  
WASILLA, AK 99654-6486

9062000U008  
CORPUZ KAREN M  
PO BOX 211411  
ANCHORAGE, AK 99521-1411

1032B11L001  
DIVIS MICHAEL J  
WRIGHT PAMELA S  
413 W FAITH RD  
WASILLA, AK 99654-1345

2479000T00A-1  
FIR5T NAT'L BANK ALASKA  
PO BOX 100720  
ATTN: ACCOUNTING DEPT  
ANCHORAGE, AK 99510-0720

S080000L007B  
GEORGE-HERNANDEZ LLC  
721 E WESTPOINT DR  
WASILLA, AK 99654

17N01W10D00S  
GLOBAL FINANCE & INV CO  
119 CEDAR ST  
SEATTLE, WA 98121-1231

9062000U002  
GRAHAM ROBERT A  
608 CENIZO BLVD  
UVALDE, TX 78801-4009

1032B14L010  
GRAY MARILYN J  
491 TALKETNA ST  
WASILLA, AK 99654

1032B11L007  
GREEN ACRES INV LLC  
921 N NORTSHORE DR  
% LARRY FARRELL  
WASILLA, AK 99654-6546

2401000L008  
HENDERSON ERIC & JULIA  
PO BOX 2S01  
PALMER, AK 99645-2S01

1032B13L004  
HERITAGE FAMILY INV LLC  
4S0 S TALKETNA ST  
WASILLA, AK 99654-8110

1032B13L013  
HESSMER GARY E & LINDA L  
3996 COUNTRY FIELD CIR  
WASILLA, AK 99654

2S23B01L002A  
HOLIDAY ALASKA INC  
PO BOX 1224  
%KRISTI SCHWAKE # 6S0  
MINNEAPOLIS, MN SS440-1224

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HUMM MARC E & PATRICIA A  
2S78 E DESERT WIND DR  
CASA GRANDE, AZ 85194-3823

1032B04L00S  
HUSTON CLIFF & ALLIE 2003  
COMMUNITY PROP TR HUSTON A  
CLIFF&ALLIE T  
2071 FOREST PARK DR  
ANCHORAGE, AK 99517-1321  
5135B02L008A  
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90S4000U044  
JACOBS JEREMY L  
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9043000U014  
JAMES JOHN S  
10303 S ROSE RD  
PERKINS, OK 74059

4893B04L006A  
JFK AUTO & TOWING LLC  
S01 S DENALI ST  
WASILLA, AK 99654-8117

3963000L001  
JOHNSON EILEEN  
501 S KNIK-GOOSE BAY RD  
WASILLA, AK 99654

9044000U019  
JOHNSON ROBERT E & JANELLE S  
401 S WASILLA ST  
UNIT 19  
WASILLA, AK 99654-8173

1032B03L010  
KANG YONG OK  
3684 IMAGE DR  
ANCHORAGE, AK 99504-4372

1032B14L002  
KNEALE DEA  
SEIDLER MARJORIE J  
PO BOX 873664  
WASILLA, AK 99687-3664

17N01W10A019  
KURANI KURBAN  
210 CENTER CT  
% MIDAS MUFFLER  
ANCHORAGE, AK 99518

2523B01L001A  
KWON THOMAS OJIN & BOK HEE  
2133 KIMBERLY LYN CIR  
ANCHORGE, AK 9951S

9043000U024  
LAU TERRIS F  
401 S WASILLA ST  
# 24  
WASILLA, AK 99654

9043000U016  
MACMILLAN DONALD G B& JAN  
401 S WASILLA ST  
# 16  
WASILLA, AK 99654

9062000U007  
MARTIN NICHOLAS S  
401 S WASILLA ST  
#7  
WASILLA, AK 99654

4229B01L001A  
MARTIN RANDALL  
PO BOX 871748  
WASILLA, AK 99687-1748

17N01W10C002  
MASSIE DALLAS W & ALICE B  
PO BOX 870212  
WASILLA, AK 99687-0212

4826B02L005A  
MATANUSKA COMM HEALTH  
CARE INC  
PO BOX 871788  
WASILLA, AK 99687-1788

17N01W10C011  
MATANUSKA ELECTRIC ASSN  
PO BOX 2929  
PALMER, AK 99645-2929

1032B03L006  
MATANUSKA TELEPHONE ASSN  
PO BOX 3550  
PALMER, AK 99645-3550

2842000L00B-2  
MCDONALD'S CORP  
PO BOX 182571  
# 51-0013  
COLUMBUS, OH 43218-2571

4893B04L009A  
MCKENDRY LAURA EVON  
PO BOX 870254  
WASILLA, AK 99687-0254

1024T0AL003  
MCMULLIAN JAMES III & SUZANNE D  
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PALMER, AK 99645-3451

9062000U010  
MCQUEEN-YORK SUZANNE M  
401 S WASILLA ST  
UNIT 10  
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1032B02L001  
MILLER WM H JR  
PO BOX 871174  
WASILLA, AK 99687-1174

5174B11L002A  
MILLS ROBT S & SUSAN C  
PO BOX 870016  
WASILLA, AK 99687-0016

1066B01L015  
MINNICK JOHN W & ALICE M  
PO BOX 870455  
WASILLA, AK 99687-0455

1032B14L008  
MINNICK PAUL & DIANE  
PO BOX 871274  
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4893B04L003A  
MITCHELL EDW LEE & TRISHA  
30749 HIGHWAY AC  
LEBANON, MO 65536-6302

9054000U039  
MORRISON KYLE S & JANE A  
15422 COUNTRY MANOR RD  
LINDALE, TX 75771

9054000U041  
MOYLAN JOHN J III & REBECCA A  
43716 COUNTRYSIDE DR  
LANCASTER, CA 93536-6318

9997000U0103  
MTA COMMUNICATIONS  
1740 S CHUGACH ST  
PALMER, AK 99645

1032B04L007  
MUDBUSTERS CARWASH CO  
110 E HERNING AVE  
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1032B01L003  
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1024T0AL005  
NANEZ JOSE & LUCIA  
16751 THEODORE DR  
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6942B7A0000  
NANEZ JOSE & LUCIA A  
16751 THEODORE DR  
EAGLE RIVER, AK 99577-6702

1020B02L010  
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790 OCEAN DOCK RD  
ANCHORAGE, AK 99501-1164

1066B01L007  
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9044000U020  
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1032B03L014  
PALMQUIST FAM LIV TR  
2800 CUMBERLAND DR  
LK HAVASU CTY, AZ 86406-8647

3498000L00B  
PODESVA YUN N  
ROE JODY E  
1450 S BODENBURG LOOP  
PALMER, AK 99645

3498000L00A  
PRIOR LINDA L LVG TR  
PRIOR LINDA L & PRIOR RUSSELL A TRES  
1007 RIVERVIEW DR  
FALLBROOK, CA 92028-1847

2463B11L004A  
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WASILLA, AK 99654

9043000U025  
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9054000U045  
RICHARDS TIMOTHY D  
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9044000U017  
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1032B14L009  
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9043000U026  
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17N01W10C012  
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9062000U001  
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1032B01L008  
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WASILLA, AK 99687-1497

1032B03L00S  
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ANCHORAGE, AK 99507

9054000U047  
STARN GLEN H CREDIT SHELTER TR  
STARN WM A & JANSON NANCY L TRES  
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9043000U023  
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9062000U003  
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7011B6B0000  
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9108000U005  
WASILLA CENTER DEV LLC  
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STE 203  
ANCHORAGE, AK 99503

9062000U011  
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1032B13L001  
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9054000U051  
STARN GLEN H CREDIT SHELTER TRUST  
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1032B01L002  
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9054000U048  
THURNEAU TRISTIN T  
401 S WASILLA ST  
UNIT #48  
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9009000U002  
WALLIS NANCY A  
401 W IVORY WAY  
WASILLA, AK 99654-1328

2959000T00B1  
WASILLA LLC  
4000 W DIMOND BLVD # 240  
% DENALI COMMERCIAL MGMT  
ANCHORAGE, AK 99502

9054000U052  
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401 S WASILLA ST  
# 52  
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Airport Division  
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MEA  
PO Box 2929  
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17N01W10A006  
SMITH-HAGEN FAMILY TR  
SMITH MD & SL TRES SMITH DF SMITH SF  
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9054000U050  
STARN GLEN HARDING TRUST AGREEMENT  
STARN WILLIAM A JANSON NANCY L TRES  
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PALMER, AK 99645-1782

9062000U009  
T & P ENTERPRISES LLC  
PO BOX 773412  
EAGLE RIVER, AK 99577-3412

1032B13L006  
TZOU RICHARD & AE-SOOK  
500 E RAILROAD AVE  
WASILLA, AK 99654-8157

1032B04L003  
WASILLA ASSEMBLY OF GOD  
125 W RILEY AVE  
WASILLA, AK 99654-8058

7011B5B0000  
WASILLA STATION LLC  
3332 E TAMARAK AVE  
# 3  
WASILLA, AK 99654-7429

9062000U004  
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MSB Cultural Resources Specialist  
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MSB Fire Chief  
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MSB Platting Division Officer  
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MSB Public Works Director  
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Oran Wooley  
SOA/DEC  
Waste Water RVW  
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COW Public Works Director  
Archie Giddings

City Council  
Leone Harris

City Council  
Gretchen O'Barr

City Council  
Collen Sullivan-Leonard

City Council  
Clark Buswell

City Council  
Brandon Wall

City Council  
David Wilson

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**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 14-05**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING  
CONDITIONAL USE PERMIT NUMBER CU 14-01 TO CONSTRUCT A 1,764  
SQUARE FEET STORAGE ADDITION TO AN EXISTING 30,892± SQUARE FOOT  
OFFICE BUILDING, LOCATED ON BLOCK 5, FLOYD 2010 SUBDIVISION IN THE  
COMMERCIAL ZONING DISTRICT.**

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WHEREAS, Dennis Smith, owner, for Wasilla Station LLC, submitted Conditional Use Permit Number 14-01 requesting approval to construct a 1,764 square foot storage addition on March 28, 2014; and

WHEREAS, the application included the required site plan and narrative that addresses the general approval criteria in §16.16.050 of the Wasilla Municipal Code; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200 feet radius, the appropriate review agencies, the Wasilla Planning Commission, and the Wasilla City Council as required by §16.16.040(A)(2) of the Wasilla Municipal Code; and

WHEREAS, a notice of the public hearing was published in the Frontiersman on May 6, 2014; and

WHEREAS, the Planning Commission held a public hearing on this request on May 13, 2014; 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 Land Development Code and Comprehensive Plan, and other pertinent information brought before them; and

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

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with the Findings of Fact, attached as Exhibit A and incorporated herein, with the following conditions:

1. The Matanuska-Susitna Borough Fire Chief's office shall review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
2. The applicant shall consult with DEC and follow the appropriate stormwater procedures and regulations prior to expansion.
3. Construction on the site must substantially comply with the site plan and landscape plans date stamped April 22, 2014, attached as Exhibit B to Resolution Serial No. 14-05. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.
4. An encroachment permit is needed from Public Works since the paved driveway on that side of the building is located in the right-of-way. An encroachment permit authorizes the use of right-of-way for this type of use, subject to the City not needing the right-of-way. The City has recently improved E. Susitna Avenue and the building owner has constructed a retaining wall to use this portion of the right-of-way for a driveway.

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

ADOPTED by the Wasilla Planning Commission on -, 2014.

APPROVED:

ATTEST:

\_\_\_\_\_  
Glenda Ledford, Chairman

\_\_\_\_\_  
Date

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

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 14-05**  
**FINDINGS OF FACT – Section 16.16.050, General Approval Criteria**

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

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

Finding: This criterion is not applicable since 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.***

Finding: This criterion is met since the proposed expansion of the existing commercial use 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.

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

Finding: The specific approval criteria under 16.16.060 are not applicable since office buildings are not one of the special uses with additional criteria.

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

Finding: The City mailed 112 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Three responses were received from review agencies – all stated that they did not have any comments. Copies of the comments received by staff are included in this packet. Any comments received after the compilation of the packet will be provided at the public hearing.

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

Finding: The Borough Fire Chief's office will review this proposed addition for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.

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

Finding: The proposed addition is consistent with this criterion since the additional storage area will not significantly impact the street system.

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

Finding: The attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010 with the exception of the rear setback along Susitna Avenue. The applicant has submitted a variance application requesting a variance of 11 feet to the required 25 foot setback. With approval of the variance, this criterion is met.

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

Finding: The attached site plan indicates the required 91 paved parking spaces (including 4 handicapped spaces), adequate paved aisle widths, and the applicant proposes to remove snow from the site.

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

Finding: The site is adequately served by water and sewer and other utilities are currently in place in the existing building.

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

Finding:                      According to the applicant, the runoff of the site is controlled on-site by the use of percolation areas with landscaping that surround the site. Water runoff is directed to these area to prevent runoff into the streets.

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

Finding:                      The site is located on Railroad Avenue, which is designated a commercial street, it has sufficient vehicle and pedestrian circulation and landscaping as indicated on the site plan, and there are no sensitive areas or natural areas to be preserved on site.

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

Finding:                      Staff finds that there should not be different peak use characteristics than the surrounding uses or area since the property is located in an area that is zoned Commercial and is predominantly developed with commercial uses.

**16.16.050(14)**      ***Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar***

**activities that cause off site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.**

Finding: The proposed addition will not have any negative impacts on the surrounding area and no additional buffering is required since the subject parcel is surrounded by commercial uses.

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

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

Finding: This site is currently developed with a two-story 30,892 square foot office building and does not currently comply with the land clearing restrictions in WMC 16.33.050, which only allows 70% of the lot to be cleared of vegetation unless a greater amount is approved by the Planning Commission. As part of the conditional use request, the applicant is requesting a waiver of 17.5%, which would allow 87.5% of the lot to remain cleared of vegetation. If approved, the site will comply with the landscaping chapter of the City code. The attached site plan show the proposed/existing landscaping on the site.

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

Finding: No sidewalks or bike paths will be required since the proposed addition is to an existing office building is in an area this is developed predominantly with commercial uses and offices and is not close to 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.**

Finding: The existing building is currently served by City utilities and sufficient capacity exists for the proposed expansion. The applicant will coordinate with the Public Works department to obtain any necessary City permits.

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

Finding: The proposed additions should not adversely impact any historic resources since the parcel is currently developed with an office building and the proposed additions will be constructed on existing impervious areas of the parcel. Additionally, the Mat-Su Borough Cultural Resources Office was notified of this application and provided the opportunity to comment but did not provide any objections.

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

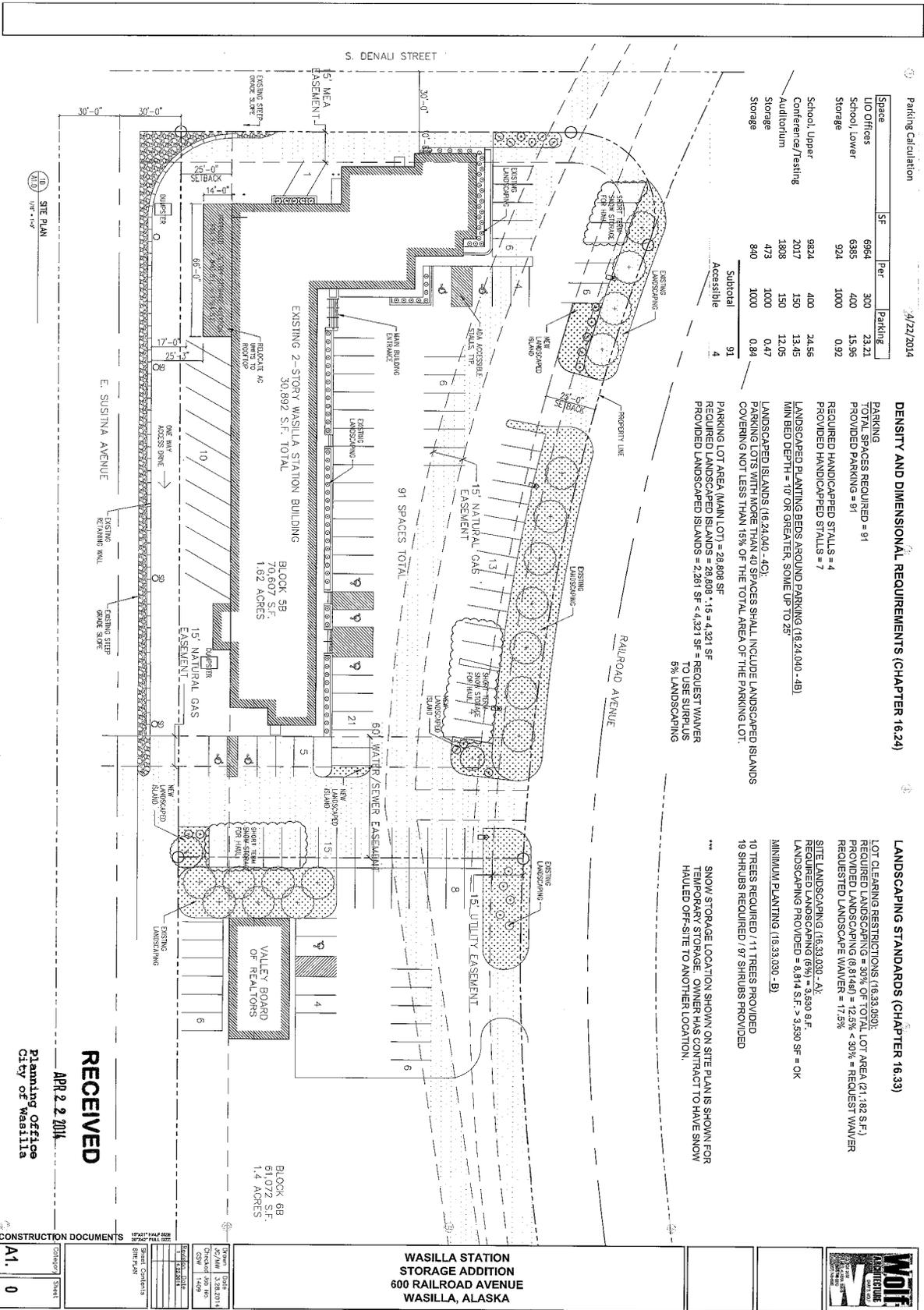
Finding: The proposed addition will be blend in with the architecture of the existing building.

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

Finding: No additional land is necessary for open space and facilities.

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

Finding: There are no foreseeable problems associated with winter conditions anticipated for the proposed addition.



4/27/2014

Space	SF	Per	Parking
LIO Offices	6964	300	23.21
School, Lower	6385	400	15.96
Storage	924	1000	0.92
School, Upper	9924	400	24.56
Conference/reshing	2017	150	13.45
Auditorium	1808	150	12.05
Storage	473	1000	0.47
Storage	840	1000	0.84
Subtotal			91
Accessible			4

**DENSITY AND DIMENSIONAL REQUIREMENTS (CHAPTER 16.24)**

PARKING  
 TOTAL SPACES REQUIRED = 91  
 PROVIDED PARKING = 91  
 REQUIRED HANDICAPPED STALLS = 4  
 PROVIDED HANDICAPPED STALLS = 7  
 LANDSCAPED PLANTING BEDS AROUND PARKING (18,24,0.0 - 18)  
 MIN BED DEPTH = 10' OR GREATER, SOME UP TO 25'  
 LANDSCAPED ISLANDS (16,24,0.0 - 4C)  
 PARKING LOTS WITH MORE THAN 40 SPACES SHALL INCLUDE LANDSCAPED ISLANDS COVERING NOT LESS THAN 15% OF THE TOTAL AREA OF THE PARKING LOT.  
 PARKING LOT AREA (MAIN LOT) = 28,808 SF  
 REQUIRED LANDSCAPED ISLANDS = 2,261 SF < 4,321 SF = REQUEST WAIVER  
 PROVIDED LANDSCAPED ISLANDS = 5% LANDSCAPING

**LANDSCAPING STANDARDS (CHAPTER 16.33)**

LOT CLEARING RESTRICTIONS (16,33,0.0):  
 REQUIRED LANDSCAPING = 30% OF TOTAL LOT AREA (21,182 S.F.)  
 PROVIDED LANDSCAPING (6,814.6) = 12.5% < 30% = REQUEST WAIVER  
 REQUESTED LANDSCAPE WAIVER = 17.5%  
 SITE LANDSCAPING (16,33,0.0 - A):  
 REQUIRED LANDSCAPING (6%) = 3,528 S.F.  
 PROVIDED LANDSCAPING (16%) = 8,114 S.F. > 3,528 S.F. = OK  
 MINIMUM PLANTING (16,33,0.0 - B)  
 10 TREES REQUIRED / 11 TREES PROVIDED  
 19 SHRUBS REQUIRED / 97 SHRUBS PROVIDED

\*\*\* SHOW STORAGE LOCATION SHOWN ON SITE PLAN IS SHOWN FOR TEMPORARY STORAGE. OWNER HAS CONTRACT TO HAVE SNOW Hauled OFF-SITE TO ANOTHER LOCATION.

11.0 SITE PLAN  
 1/4" = 1'-0"

**RECEIVED**  
 APR 22 2014  
 Planning Office  
 City of Wasilla

NO. OF SHEETS	11
SHEET NO.	11
DATE	3/28/2014
DESIGNED BY	JK
CHECKED BY	JK
DATE	1/20/14
PROJECT	Wasilla Station Storage Addition
SHEET	SITE PLAN
CONTRACT NO.	
CONTRACT	
DATE	
NO.	0

**WASILLA STATION  
 STORAGE ADDITION  
 600 RAILROAD AVENUE  
 WASILLA, ALASKA**



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**STAFF REPORT:** Case # V14-01  
**Prepared by:** Planning Staff  
**For the meeting of:** May 13, 2014

## I. SUMMARY FACTS:

Applicant/Owner: Dennis Smith, Wasilla Station LLC

Proposal: Variance of 14 feet from the minimum 25 foot rear yard setback to allow construction of a 1,764 addition for storage (two-story).

Location: 600 E. Railroad Avenue  
Block 5B, Floyd 2010 Subdivision

Parcel size: 1.62 Acres±

Zoning District: Commercial

Future Land Use: Generally Commercial/Business

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

## II. STAFF RECOMMENDATION:

Staff recommends approval with conditions.

## III. SUMMARY OF REQUEST

The applicant is requesting a variance of 14' from the minimum 25' rear yard in order to construct a 1,764 square feet two-story addition. The first floor will be 924 square feet addition and the second floor will be 840 square feet. The addition will be used to store records for the correspondence school in the existing building.

WMC 16.28.110 provides for variances to density, setback, or height standards of this chapter.

### **WMC 16.24.030 Setbacks and height**

- A. Setbacks are measured from the outermost portion of the building to the nearest lot line or building as appropriate. Temporary buildings may be permitted within the side or rear yard area as administrative approval by the city planner. Where other setback standards are applicable, the most restrictive setback standards apply. The following are the building setback and height standards:

1. Front and rear yard setbacks are twenty-five (25) feet from the lot line. In the commercial district the city planner may modify the front and rear setbacks by averaging the existing building line and applying this average setback to the building.

#### IV. ISSUES REGARDING CODE

Wasilla Municipal Code sets forth the requirements for variance approvals in §16.28.110. The procedural requirements and variance standards are identified below with appropriate staff findings for each.

**16.28.110(A)      *Application.***  
***An application for a variance must be submitted to the planner. The application must be accompanied by a site plan of the relevant part of the parcel or lot. The planner may require that the site plan be produced by a registered professional engineer or land surveyor. The site plan shall depict all information relevant to the variance request.***

Staff Finding:      A complete application was submitted to the Planning Department on March 28, 2014.

**16.28.110(B)      *Variance requests must be heard by the commission. Notice, comment period and hearing procedures follow the format outlined in WMC16.16.040.***

Staff Finding:      The public hearing was scheduled in a timely manner for the next available Planning Commission meeting and the hearing format is consistent with the requirements in WMC 16.16.040(E). Public notices were mailed on April 22, 2014 to all properties within a 1,200' radius.

**16.28.110(C)      *Variance Standards.***  
***1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought;***

Staff Finding:      The conditions do not apply generally to other properties in the Commercial zoning district or vicinity. This site has a significant change in elevation from the property line to the paved roadbed for Susitna Avenue (approximately 6-8'). This grade separation minimizes any impact of this addition to Susitna Avenue due to the reduced setback from the right-of-way. Additionally, this site has numerous easements on the site that significantly limit the developable area of the site as compared to other properties in the area.

**2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings or such conditions arise out of surrounding development or conditions;**

Staff Finding: As stated above, this site has a significant change in elevation from the property line to the paved roadbed along with the numerous easements on the site.

**3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made;**

Staff Finding: Without approval of a variance, the addition could be located on another side of the building, but it would require the removal of parking spaces and/or landscaped areas. The site currently has the minimum required parking spaces and a reduction in parking spaces would not be allowed since it would not be consistent with the parking regulations. Also, the applicant has stated that the location of the proposed addition is necessary to coordinate with the existing floor plan and use of the building and cannot be located within the existing building due to the heavy loading on the floor and foundation systems.

**4. The special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either; and**

Staff Finding: The owner purchased the building with the current building footprint and parking layout, which was designed to meet the required setbacks and easement restrictions.

**5. The variance is not sought solely to relieve pecuniary hardship or inconvenience.**

Staff Finding: The variance is not sought to relieve a pecuniary (financial) hardship or inconvenience. Although the addition could be located on another side of the building, it would require the removal of parking spaces and/or landscaped areas, which would make the existing building inconsistent with the parking requirements of the City code.

**16.28.110(D)** *If a property qualified for a variance under this section, the variance granted must meet the following conditions:*

**1. The deviation from the requirement of this title that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;**

Staff Finding: The variance of 14' is the minimum necessary to construct the addition in a location that efficiently connects to the existing on the property and preserves the required parking spaces.

**2. The variance will not permit a land use that is prohibited by this title;**

Staff Finding: The proposed additional storage to a commercial building is permitted by the Commercial zoning district.

**3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;**

Staff Finding: The variance is in keeping with the spirit and intent of the chapter.

**4. The variance will not be detrimental to the public health, safety or welfare; and**

Staff Finding: The variance will not be detrimental to public health or welfare.

**5. The variance will not significantly adversely affect other property.**

Staff Finding: The requested variance will not significantly adversely affect other properties in the area since the addition is proposed on the portion of the parcel that is significantly lower in elevation than Susitna Avenue and there is no direct access onto Susitna Avenue at this end of the property due to the steep grade.

**16.16.040(A)(6) Decision.**

***The commission shall decide to deny, approve or approve with conditions the proposal or appeal. The burden of proof shall be on the applicant. The commission's decision may be made immediately following the public hearing portion of the commission meeting. The decision of the commission shall set forth the facts it finds relevant to its decision and the reasons for its decision. The effective date of the decision is the date the findings and the reasons are set out in writing and signed by the commission chairperson or the chairperson's designee.***

## **V. CONCLUSION AND RECOMMENDED CONDITIONS**

Based on the above findings, staff research, and information provided by the applicant, staff recommends that the Planning Commission approve the requested variance with the following conditions:

1. An encroachment permit is needed from Public Works since the paved driveway on that side of the building is located in the right-of-way. An encroachment permit authorizes the use of right-of-way for this type of use, subject to the City not needing the right-of-way. The City has recently improved E. Susitna Avenue and the building owner has constructed a retaining wall to use this portion of the right-of-way for a driveway.
2. The Matanuska-Susitna Borough Fire Chief's office shall review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.
3. Construction on the site must substantially comply with the site plan and landscape plans date stamped April 22, 2014, attached as Exhibit B to Resolution Serial No. 14-06. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.

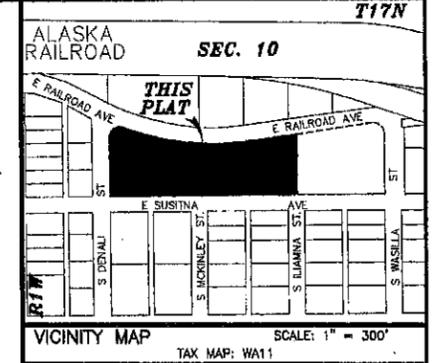
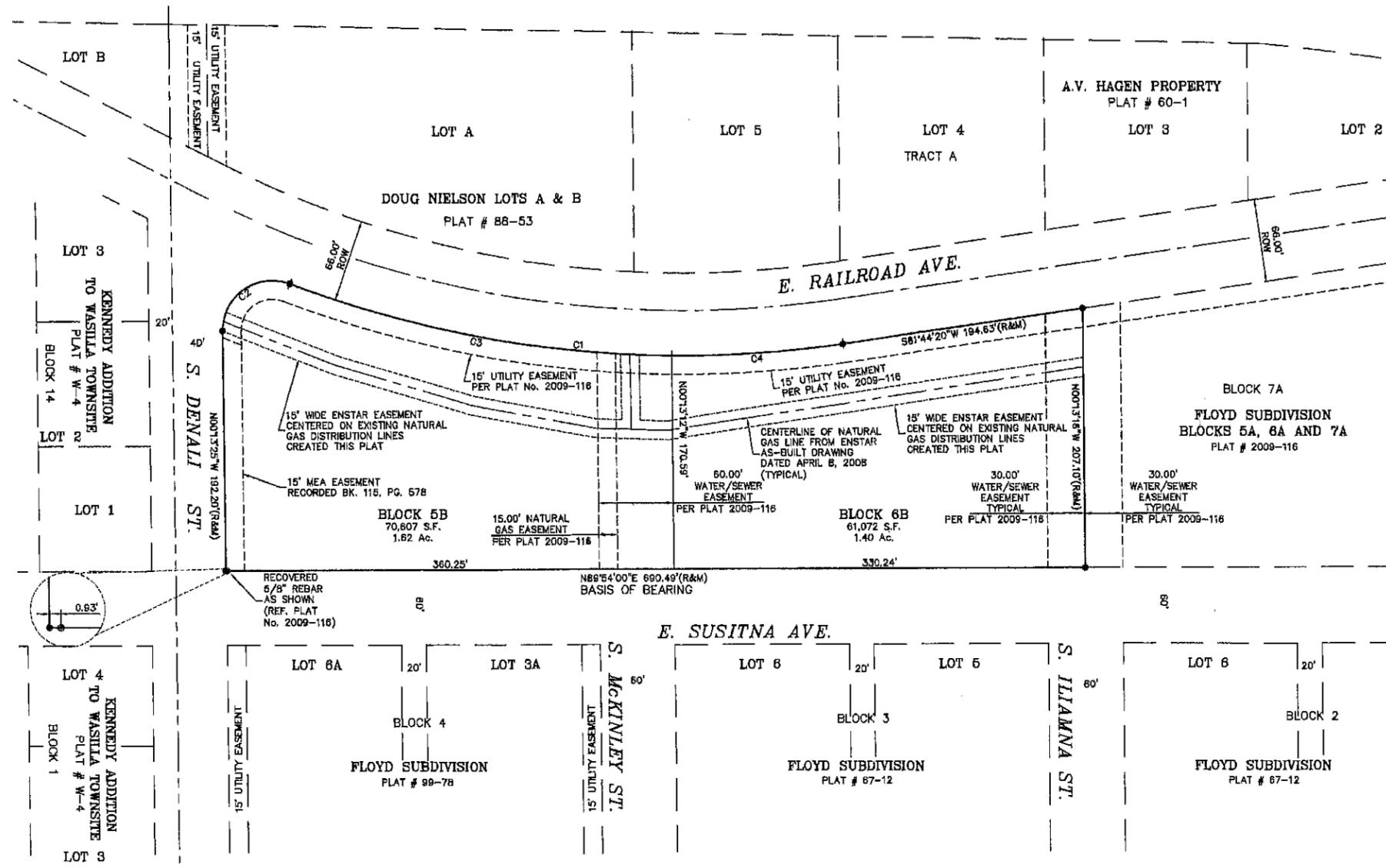
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**CERTIFICATE OF OWNERSHIP & DEDICATION**

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

**BLOCK 5 A**  
SEE ATTACHED AFFIDAVIT  
DENNIS SMITH  
WASILLA STATION LLC  
#3 3332 E. TAMARAK AVE.  
WASILLA, AK 99654-7429  
SEE ATTACHED AFFIDAVIT  
DOROTHY SMITH  
WASILLA STATION LLC  
#3 3332 E. TAMARAK AVE.  
WASILLA, AK 99654-7429

**BLOCK 6A**  
DEBORAH MURPHY, PRESIDENT-ELECT  
VALLEY BOARD OF REALTORS  
741 E. SUSITNA AVE.  
WASILLA, AK 99654  
DATE 12/22/10

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22<sup>nd</sup> DAY OF December, 2010, FOR  
Deborah Murphy  
Notary for the State of Alaska  
MY COMMISSION EXPIRES 7-11-11



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRNG.	CHORD LENGTH
C1(R&M)	451.13	884.51	29°13'23"	230.59	S83°38'53"E	448.28
C2(R&M)	77.62	40.00	111°11'14"	58.40	S55°22'12"W	58.00
C3	313.20	884.51	20°17'19"	158.26	S79°10'50"E	311.57
C4	137.93	884.51	8°56'04"	69.10	N86°12'28"E	137.79

- NOTES**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
  - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT.
  - ALL LOTS ARE SERVED BY CITY OF WASILLA SEWER AND WATER SYSTEMS.
  - THERE IS LESS THAN ONE PERCENT CHANCE THAT ANY PART OF THE PLATTED AREA WILL BE INUNDATED BY THE BASE FLOOD EVENT IN ANY GIVEN YEAR.
  - THERE IS AN EXISTING BLANKET EASEMENT GRANTED TO THE MATANUSKA TELEPHONE ASSOCIATION, INC. RECORDED JANUARY 12, 1976 IN BOOK 109 AT PAGE 880.
  - THERE IS AN EXISTING BLANKET EASEMENT LOCATED ON THE PARENT PARCEL FOR BLOCK 6 NOW KNOWN AS BLOCK 6B, GRANTED TO THE MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 21, 2008 AT RECORDING SERIAL No. 2008-018970-0.
  - THERE IS A 15 FOOT WIDE NATURAL GAS EASEMENT CENTERED ON THE EXISTING NATURAL GAS DISTRIBUTION LINES AS SHOWN.

**CERTIFICATE OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH December 2010, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.  
TAX COLLECTION OFFICIAL, MAT-SU BOROUGH DATE 12/22/10

**CERTIFICATE OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH December 2010, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.  
TAX COLLECTION OFFICIAL, CITY OF WASILLA DATE 12/22/10

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. 2010-89-008, DATED November 20, 2010, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.  
Suzanne Palmer (acting) Dec 22, 2010  
PLANNING AND LAND USE DIRECTOR DATE  
ATTEST: Marshall McShane  
PLATTING CLERK



- LEGEND**
- RECOVERED 5/8" REBAR
  - RECOVERED 5/8" REBAR WITH PLASTIC CAP MARKED AX RIM 2234-S
  - SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED AX RIM 2234-S
  - (M) MEASURED DATA
  - (R) RECORD DATA DERIVED FROM FLOYD SUBD. PLAT No. 2009-116

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
DATE 12/22/10



**RECEIVED**  
MAR 28 2014  
Planning Office  
City of Wasilla

A PLAT OF  
**FLOYD 2010 SUBDIVISION**  
A SUBDIVISION OF  
**BLOCKS 6A AND 6B OF THE FLOYD SUBDIVISION**  
BLOCKS 6A, 6B AND 7A  
PLAT No. 2009-116 PALMER RECORDING DISTRICT  
LOCATED WITHIN THE SW/4NC1/4, SECTION 10, T17N, R17W, S.M., AK.  
CONTAINING 3.02± ACRES

**ALASKA RIM ENGINEERING, INC.**  
P.O. Box 2749, PALMER, AK 99645  
9131 E. FRONTAGE ROAD, SUITE 1  
PH: (907)746-0222 | FAX: (907)746-0222  
EMAIL: alr@alrim.com | WEB: www.alrim.com

W.O. 1000421 DATE: DEC., 2010  
DRAWN BY: JMC SCALE: 1" = 50'  
FILE: 1000421.PL SHEET 1 OF 1

**-REVISED-**  
**NOTIFICATION OF PUBLIC HEARING**  
 (Originally scheduled for April 22, 2014)

**DATE:** April 22, 2014  
**APPLICANT (S):** Wasilla Station, LLC  
**REQUEST:**

**CASE:** CU 14-01/V 14-01

For *conditional use permit* to build an additional 1,764 ± square feet storage addition (two-story) to an existing 30,892 ± square feet office building, and a *variance* of 14 feet to the minimum 25 foot rear yard setback, Lot 5A, Floyd 2010 Subdivision.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **May 13, 2014 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before **May 6, 2014** 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: Open Cases **Y** or N SpUD **Y** or **N**  
 \_\_\_\_\_ City of Wasilla \_\_\_\_\_  
 \_\_\_\_\_ FIRM # 8085 Zone X \_\_\_\_\_  
 \_\_\_\_\_ Comments: 701135B000 \_\_\_\_\_  
 \_\_\_\_\_ No comments \_\_\_\_\_  
 \_\_\_\_\_ Date: 5/5/14 By: [Signature] \_\_\_\_\_

Matanuska - Susitna Borough  
 Development Services  
 APR 23 2014  
**RECEIVED**

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

neopost  
 04/22/2014  
**US POSTAGE** \$00.48<sup>0</sup>  
 ZIP 99654  
 041L11222587

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

**FIRST CLASS**

Matanuska-Susitna Borough  
 APR 23 2014  
**RECEIVED**

**NOTICE OF PUBLIC HEARING**

9964536488 0001

65101344

**-REVISED-  
NOTIFICATION OF PUBLIC HEARING  
(Originally scheduled for April 22, 2014)**

**DATE:** April 22, 2014  
**APPLICANT (S):** Wasilla Station, LLC  
**REQUEST:**

**CASE:** CU 14-01/V 14-01

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

Name \_\_\_\_\_

Address \_\_\_\_\_

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

Comments: No comments.  **Mark Whisenhunt**  
**MSB**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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MAY 02 2014  
Planning Office  
City of Wasilla

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04/22/2014  
**US POSTAGE** \$00.48<sup>00</sup>  
  
ZIP 99654  
041L11222587

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

*Matanuska-Susitna Borough*  
*APR 23 2014*  
*RECEIVED*

**FIRST CLASS**

RECEIVED  
APR 23 2014

MATANUSKA-SUSITNA BOROUGH  
PLANNING DIVISION

**NOTICE OF PUBLIC HEARING**

99645\$6488 C001

96191944

**-REVISED-  
NOTIFICATION OF PUBLIC HEARING  
(Originally scheduled for April 22, 2014)**

**RECEIVED**

APR 23 2014

**PLATTING**

CASE: CU 14-01/V 14-01

R

**DATE:** April 22, 2014  
**APPLICANT (S):** Wasilla Station, LLC  
**REQUEST:**

For *conditional use permit* to build an additional 1,764 ± square feet storage addition (two-story) to an existing 30,892 ± square feet office building, and a *variance* of 14 feet to the minimum 25 foot rear yard setback, Lot 5A, Floyd 2010 Subdivision.

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

Name \_\_\_\_\_

Address \_\_\_\_\_

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

Comments: *No comment as no apparent platting action required*  
*Paul Hesch*



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

neopost  
04/22/2014  
**US POSTAGE** \$00.48<sup>0</sup>  
ZIP 99654  
041L11222587

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

**RECEIVED**

APR 25 2014

Planning Office  
City of Wasilla

**FIRST CLASS**

*Matanuska-Susitna Borough*

APR 23 2014

RECEIVED

**NOTICE OF PUBLIC HEARING**

99645\*6488 C001

## Tahirih Revet

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**From:** Archie Giddings  
**Sent:** Monday, April 14, 2014 10:11 AM  
**To:** Tina Crawford  
**Subject:** E. Susitna Avenue ROW

Public Works has no objection to the building variance for building additional 11 ft to right-of-way. Note that the paved driveway on that side of the building is located in the right-of-way and an encroachment permit is needed from Public Works. An encroachment permit authorizes the use of right-of-way for this type of use, subject to the City not needing the right-of-way. The City has recently improved E. Susitna Avenue and the building owner has constructed a retaining wall to use this portion of the right-of-way for a driveway.

NOTIFICATION OF PUBLIC HEARING

RECEIVED

DATE: April 4, 2014

CASE: CU 14-017V 14-01

APR 07 2014

APPLICANT (S): Wasilla Station, LLC

PLATTING

REQUEST:

For conditional use permit to build an additional 750 square feet storage addition to an existing 70,607 square feet office building, and a variance of 11 feet to the minimum 25 foot rear yard setback, Lot 5A, Floyd 2010 Subdivision.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **April 22, 2014 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. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before **April 15, 2014** 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:

*Platting has no comment as there is no apparent platting action on this issue.*

*Paul Anthony*



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

neopost<sup>®</sup>  
04/04/2014  
**US POSTAGE** \$00.48<sup>0</sup>  
 ZIP 99654  
041L11222587

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

**FIRST CLASS**

**RECEIVED**

Matanuska-Susitna Borough

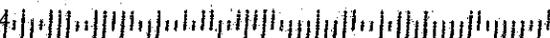
APR 11 2014

APR 07 2014

Planning Office  
City of Wasilla

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NOTICE OF PUBLIC HEARING



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

**APPLICATION FOR VARIANCE**

Permit #: v 14-01  
 Date: 3/28/14

<b>I. PROPERTY OWNER*</b>		<b>OWNER'S REPRESENTATIVE (If Any)</b>	
Name:	Wasilla Station LLC	Name:	Dennis Smith
Mailing Address:	600 E. Railroad Avenue	Mailing Address:	600 E. Railroad Avenue
	Wasilla, Alaska 99654		Wasilla, Alaska 99654
Contact Phone: Day	907-355-1493	Contact Phone: Day	907-355-1493
Contact Phone: Night		Contact Phone: Night	
FAX:		FAX:	
E-mail:	dgsmith@alaska.net	E-mail:	dgsmith@alaska.net

<b>II. PROPERTY INFORMATION</b>	
Size of property	70,607 SF (1.62 acre)
Property tax #	
Street Address:	600 E. Railroad Avenue
Legal Description:	Block 5B, Floyd 2010 Subdivision
OR	Parcel/Tract _____ Section _____ Township _____ Range _____
[Attach additional page if necessary.]	
Zoning:	RR Residential <input type="checkbox"/> R1 Single-family Residential <input type="checkbox"/> R2 Residential <input type="checkbox"/> RM Multi-family <input type="checkbox"/> <b>C Commercial X</b> I Industrial <input type="checkbox"/> P Public <input type="checkbox"/>

<b>III. VARIANCE</b>	
Applicant seeks a Variance from the following general requirement (s):	
Code Section #:	<u>16.24.030-A-1 - Density</u>
Describe problem and the minimum variation from code necessary to resolve the problem:	
<p><i>Section 16.24.030 States a 25' front and back yard setback is required. Owner is requesting a 14' variance for the backyard setback to build storage for the main building on the site. An 81' setback is available on the front of the building, but the owner doesn't want storage on the front of the building and the back of the building is set on the 25' setback. The storage addition fits into the plan much better on the back of the building and will not impact parking, landscaping, and circulation space.</i></p>	

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MAR 28 2014

Planning Office  
 City of Wasilla

PREAPPLICATION (Recommended)

Pre-application Conference Date: \_\_\_\_\_

At Least two (2) days before the pre-application conference, submit the following materials to the Planning Office:

1. A copy of a plat or other legal description of the property.
2. A sketch of the property showing the features the applicant believes are relevant to the variance request.

APPLICATION

In addition to a site plan, the applicant must describe how their requested variance complies with each of the following five standards listed in Section 16.28.110 of the Land Development Code. You may use the space provided on this form or attach your answers. A variance may only be granted if the Planning Commission finds that these five standards are met.

1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought.

*Describe how the problem stated on page one is unique to your property.*

See Attached Responses

2. Explain how the conditions described above arise out of natural features inherent in the property such as shape, or topographical conditions of the property, or because of unusual physical surroundings, or how conditions arise out of surrounding development or conditions.

See Attached Responses

3. Describe why, (because of the conditions you have described), the strict application of the requirements of the code will result in an undue, substantial hardship to the owner or the property such that no reasonable use of the property could be made.

See Attached Responses

4. Describe how or why the special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either.

See Attached Responses

5. Describe any reasons not based on costs or inconvenience you have for requesting this variance.

See Attached Responses

#### IV. FEE

A Fee of \$500 must accompany this application. Checks must be made payable to the CITY OF WASILLA.

# 24840 - \$500.00 3/28/14

## V. CERTIFICATION

I certify that the representations made in this application and accompanying material are true.



Owner or Agent

3-28-14

Date

### Notice

If a property qualifies for a variance under the Wasilla Development Code Section 16.28.110 (D), the variance granted must meet the following conditions:

1. The deviation from the requirements of Code that is permitted may not be more than is necessary to permit reasonable use of the lot;
2. The variance will not permit a land use that is prohibited by the Code;
3. The variance is in keeping with the spirit and intent of the Code and its requirements;
4. The variance will not be detrimental to the public health, safety or welfare; and
5. The variance will not significantly adversely affect other property.

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

Wasilla Station  
Floyd 2010 Subdivision  
Blocks 5A and 6A

- 1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought.**

*This variance is being sought due to the limited building space on the site. Even though the site is 1.62 acres (70,607 sf), several easements exist (34,055 sf total) on the site and when added to the setbacks limits the area of buildable space on the site. Most other lots in the area have nowhere near the utility easements that this lot has restricting the development. The proposed addition in the setback on the back of the building is a file storage area that is needed for the day to day operations of the facility.*

- 2. Explain how the conditions described above arise out of natural features inherent in the property such as shape, or topographical conditions of the property, or because of unusual physical surroundings, or how conditions arise out of surrounding development or conditions.**

*The conditions and restrictions on this site were placed on this property prior to purchase. The original building was designed to conform to the restrictions on the site, but left no room for expansion. As the site plan shows, there are many utility easements and setbacks that restrict the development of this site. If addition was provided on the front of the building, it would reduce parking, landscaping, and circulation space that is required for the property.*

- 3. Describe why, (because of the conditions you have described), the strict application of the requirements of the code will result in an undue, substantial hardship to the owner or the property such that no reasonable use of the property could be made.**

*The owner of the property needs additional resource storage on-site to access records in a centralized location. The storage expansion could occur on the front side of the building that fronts Railroad Avenue, but felt it would be better located on the backside of the building. The rear location allows for easier access and works with the floor plan spaces and department programming better. The storage cannot occur inside the existing foot print of the building due to the extreme loading of the resource storage area. The components being stored in the proposed storage addition are heavy loading on the floor and foundation systems.*

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**MAR 28 2014**

**Planning Office  
City of Wasilla**

**4. Describe how or why the special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either.**

*The school program has changed and evolved over the past few years. Previously storage was dispersed throughout the school area on both floors. Since the programs have been growing over the years, a more organized centralized storage and library system is required for the day to day operations of the school. This centralized storage would ideally be placed on the back of the building where it works with the layout and programming of the building, and would minimize impacts to parking, landscaping, and exterior circulation space. If located in the limited buildable area that is remaining on the site, it would impact parking, landscaping, and exterior circulation space. There is very limited buildable area on this site due to utility easements and setbacks, and the resource storage addition would be best suited on the rear of the school where it doesn't reduce the parking, landscaping, and exterior circulation.*

**5. Describe any reasons not based on costs or inconvenience you have for requesting this variance.**

*This variance is being requested since additional centralized storage is needed as the school grows. The existing school floor system does not have the floor load capacity to accommodate the storage area. The floor could be upgraded, but it would be difficult to achieve the floor load capacity required for the storage classification. The addition would be better suited on the back side of the building newly constructed with the correct floor capacity. The building sits toward the rear of the site creating a surplus setback. The building sits 59' beyond the 25' front yard setback and we would like to apply the surplus distance to the rear setback. There is very limited buildable area on this site due to utility easements and setbacks and the new resource storage addition built on the front of the building, doesn't work with the current layout of the interior of the building. Additionally the addition on the front of the building would reduce parking, landscaping, and circulation space on the front of the building.*

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**MAR 28 2014**

**Planning Office  
City of Wasilla**

Space	SF	Per	Parking
UO Offices	6964	300	23.21
School, Lower	6385	400	15.96
Storage	924	1000	0.92
School, Upper	9824	400	24.56
Conference/Testing	2017	150	13.45
Auditorium	1808	150	12.05
Storage	473	1000	0.47
Storage	840	1000	0.84
Subtotal			91
Accessible			4

**DENSITY AND DIMENSIONAL REQUIREMENTS (CHAPTER 16.24)**

**PARKING**  
 TOTAL SPACES REQUIRED = 91  
 PROVIDED PARKING = 91  
 REQUIRED HANDICAPPED STALLS = 4  
 PROVIDED HANDICAPPED STALLS = 7

**LANDSCAPED PLANTING BEDS AROUND PARKING (16.24.040 - 4B)**  
 MIN BED DEPTH = 10' OR GREATER, SOME UP TO 25'

**LANDSCAPED ISLANDS (16.24.040 - 4C):**  
 PARKING LOTS WITH MORE THAN 40 SPACES SHALL INCLUDE LANDSCAPED ISLANDS COVERING NOT LESS THAN 15% OF THE TOTAL AREA OF THE PARKING LOT.

**PARKING LOT AREA (MAIN LOT) = 28,808 SF**  
**REQUIRED LANDSCAPED ISLANDS = 28,808 \* .15 = 4,321 SF**  
**PROVIDED LANDSCAPED ISLANDS = 2,261 SF < 4,321 SF = REQUEST WAIVER TO USE SURPLUS 5% LANDSCAPING**

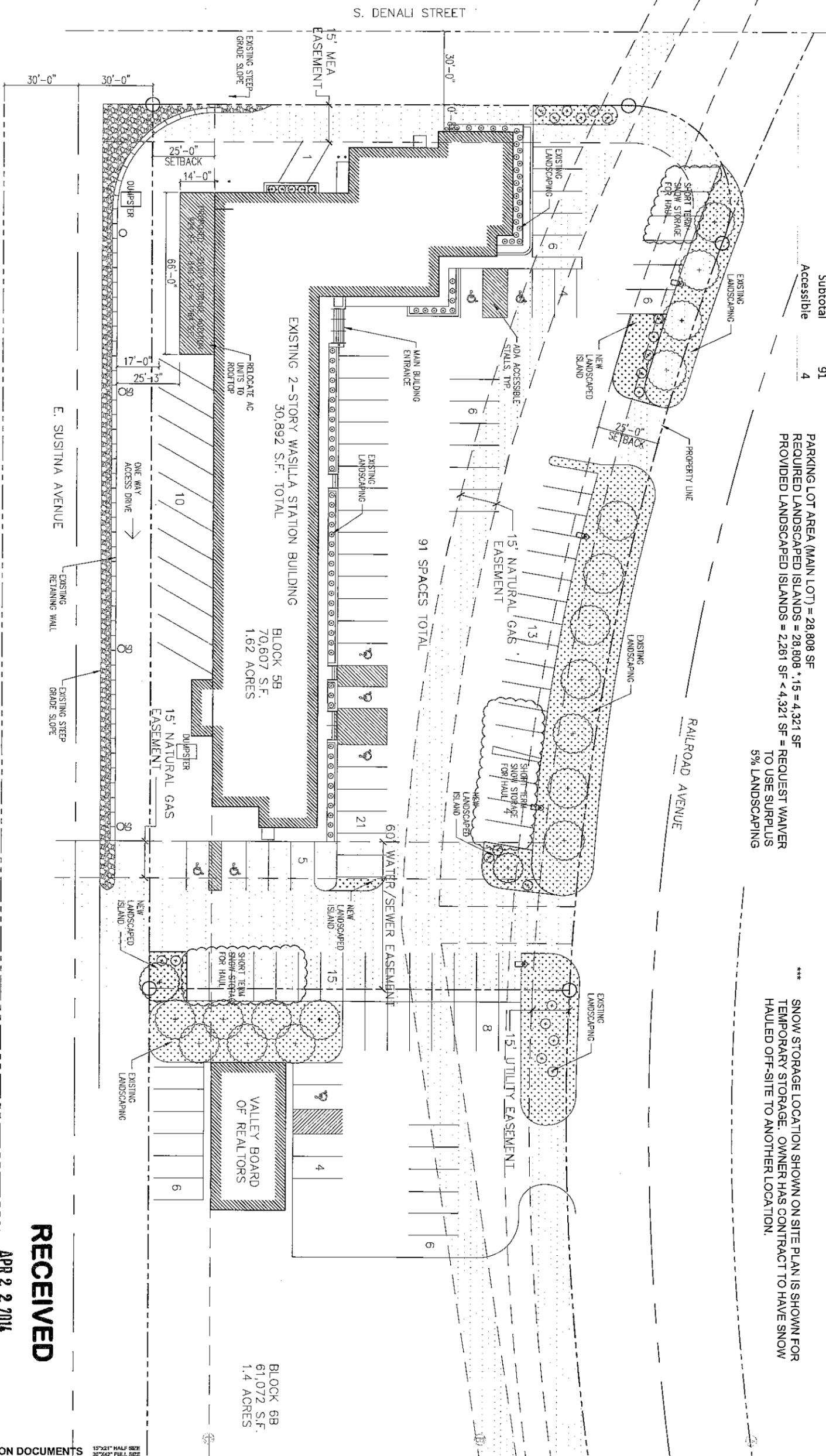
**LANDSCAPING STANDARDS (CHAPTER 16.33)**

**LOT CLEARING RESTRICTIONS (16.33.050):**  
 REQUIRED LANDSCAPING = 30% OF TOTAL LOT AREA (21,182 S.F.)  
 PROVIDED LANDSCAPING (8,814sf) = 12.5% < 30% = REQUEST WAIVER  
 REQUESTED LANDSCAPE WAIVER = 17.5%

**SITE LANDSCAPING (16.33.030 - A):**  
 REQUIRED LANDSCAPING (5%) = 3,530 S.F.  
 LANDSCAPING PROVIDED = 8,814 S.F. > 3,530 SF = OK

**MINIMUM PLANTING (16.33.030 - B)**  
 10 TREES REQUIRED / 11 TREES PROVIDED  
 19 SHRUBS REQUIRED / 97 SHRUBS PROVIDED

**\*\*\* SNOW STORAGE LOCATION SHOWN ON SITE PLAN IS SHOWN FOR TEMPORARY STORAGE. OWNER HAS CONTRACT TO HAVE SNOW HAILED OFF-SITE TO ANOTHER LOCATION.**



**WASILLA STATION  
 STORAGE ADDITION  
 600 RAILROAD AVENUE  
 WASILLA, ALASKA**



Drawn	Date
JC/MW	3.28.2014
Checked	Job No.
GSW	1409
Schedule	Date
1	4.23.2014
Sheet Contents	
SITE PLAN	

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APR 22 2014

Planning Office  
 City of Wasilla

Category	Sheet
A1.	0









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**CERTIFICATE OF SERVICE**

1. I am the Planning Clerk for the City of Wasilla.
2. I certify on this 22 day of April, 2014, I mailed 142 notices of: \_\_\_\_\_ via first class U.S. Mail and by hand delivery regarding the following:  
Revised PN for CU 14-01  
Land Use Permit # \_\_\_\_\_.

Residents within 1,200'	<u>111</u>
Review Agencies	<u>25</u>
Planning Commissioners & City Council Members	<u>12</u>
Total	<u>148</u>

DATED at Wasilla, Alaska, April 22, 2014.

CITY OF WASILLA

Tahirih Revet  
TAHIRIH REVET  
Planning Clerk

Attest:

\_\_\_\_\_  
TINA CRAWFORD  
City Planner

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**-REVISED-**  
**NOTIFICATION OF PUBLIC HEARING**  
**(Originally scheduled for April 22, 2014)**

**DATE:** April 22, 2014  
**APPLICANT (S):** Wasilla Station, LLC  
**REQUEST:**

**CASE:** CU 14-01/V 14-01

For *conditional use permit* to build an additional 1,764 ± square feet storage addition (two-story) to an existing 30,892 ± square feet office building, and a *variance* of 14 feet to the minimum 25 foot rear yard setback, Lot 5A, Floyd 2010 Subdivision.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **May 13, 2014 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herring Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before **May 6, 2014** in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

Name \_\_\_\_\_

Address \_\_\_\_\_

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

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

**FIRST CLASS**

**NOTICE OF PUBLIC HEARING**



1032B13L005  
ACS INTERNET LLC  
600 TELEPHONE AVE  
MS6S  
ANCHORAGE, AK 99503-6010

6704000T00A  
ALASKA RAILROAD CORP  
PO BOX 107500  
ANCHORAGE, AK 99501-7500

2479000T00A-2  
ALL AGES FAM RESTAURANTS III LLC  
9418 AUTUMN RIDGE CIR  
ANCHORAGE, AK 99507

9062000U006  
BANAHAH SEAN  
401 S WASILLA ST  
# 6  
WASILLA, AK 99654-8172

9054000U043  
BEAUSHAW MELISSA  
PO BOX 874885  
WASILLA, AK 99687-4885

3304B01L016A  
BRAUVIN ALASKA LLC  
205 N MICHIGAN  
STE 1900  
CHICAGO, IL 60601

9054000U042  
CHIAPPONE ANTHONY & ALEISHA  
327 LINCOLN ST  
ALGONQUIN, IL 60102-2818

9043000U015  
CHRISTLER CAROLYN L  
401 S WASILLA ST  
# 15  
WASILLA, AK 99654-8172

2523B01L003A  
COTTLE MARLENE M  
3401 E COTTLE LOOP  
WASILLA, AK 99654

9009000U001  
EDWARDS M DELON & GLENNA G  
760 BARRA LOOP  
WASILLA, AK 99654

3967000L009A  
AKLESTAD GORDON L NON EXMT MARITAL TR  
AKLESTAD JANE L TR TRE  
217 E ARCTIC AVE  
% JIM RUDA  
PALMER, AK 99645-6257  
6704000L002  
ALASKA STATE OF  
DEPT OF TRANS & PUB FAC  
PO BOX 196900  
ANCHORAGE, AK 99519-6900

1032B14L001  
ALLEN WESLEY S  
591 E SUSITNA AVE  
WASILLA, AK 99654-8127

1032B03L004  
BARNETT WM E & VICTORIA A  
70641 ROAD 436  
STAMFORD, NE 68977-3007

9062000U005  
BEETER DARYL J  
401 S WASILLA ST  
#5  
WASILLA, AK 99654

9054000U040  
CARNES ADAM  
822 5AINT DOMINIC CT  
CRP CHRISTI, TX 78418-5707

9043000U013  
CHICA ANGELICA M  
2351 EISENHOWER AVE  
APT 1702  
ALEXANDRIA, VA 22314-5370

9043000U022  
CLARK MARK E  
PO BOX 875910  
WASILLA, AK 99687-5910

9054000U049  
DEKALB FLETCHER D  
6540 E BEECHCRAFT RD  
WASILLA, AK 99654-9330

1032B13L015  
EWING MARK A  
477 S BOUNDARY ST  
WASILLA, AK 99654

3759B12L001B  
ALASKA AT LAST  
PO BOX 871708  
WASILLA, AK 99687-1708

9997000U0309  
ALASKA WIRELESS NETWORK, LLC  
BIG DIPPER SITE  
2550 DENALI ST  
STE 1000  
ANCHORAGE, AK 99503  
9997000U0225  
AT&T MOBILITY  
909 CHESTNUT ST  
C/O AT&T PROPERTY TAX DEPT RM 36-M-1  
ST LOUIS, MO 63101-3004

1032B14L003  
BARVE LAVON A & BETTY L  
590 E RAILROAD  
WASILLA, AK 99654

1817000T00A-1  
BOUCHARD NORMAN G  
900 E SUSITNA AVE  
WASILLA, AK 99654

9062000U012  
CARSON SCOTT JAMES  
PO BOX 873597  
WASILLA, AK 99687-3597

9044000U018  
CHILDERS RYAN M & AMY L  
300 E KALLI CIR  
WASILLA, AK 99654-6486

9062000U008  
CORPUZ KAREN M  
PO BOX 211411  
ANCHORAGE, AK 99521-1411

1032B11L001  
DIVIS MICHAEL J  
WRIGHT PAMELA S  
413 W FAITH RD  
WASILLA, AK 99654-1345

2479000T00A-1  
FIR5T NAT'L BANK ALASKA  
PO BOX 100720  
ATTN: ACCOUNTING DEPT  
ANCHORAGE, AK 99510-0720

S080000L007B  
GEORGE-HERNANDEZ LLC  
721 E WESTPOINT DR  
WASILLA, AK 99654

17N01W10D00S  
GLOBAL FINANCE & INV CO  
119 CEDAR ST  
SEATTLE, WA 98121-1231

9062000U002  
GRAHAM ROBERT A  
608 CENIZO BLVD  
UVALDE, TX 78801-4009

1032B14L010  
GRAY MARILYN J  
491 TALKETNA ST  
WASILLA, AK 99654

1032B11L007  
GREEN ACRES INV LLC  
921 N NORTHSHORE DR  
% LARRY FARRELL  
WASILLA, AK 99654-6546

2401000L008  
HENDERSON ERIC & JULIA  
PO BOX 2S01  
PALMER, AK 99645-2S01

1032B13L004  
HERITAGE FAMILY INV LLC  
4S0 S TALKETNA ST  
WASILLA, AK 99654-8110

1032B13L013  
HESSMER GARY E & LINDA L  
3996 COUNTRY FIELD CIR  
WASILLA, AK 99654

2S23B01L002A  
HOLIDAY ALASKA INC  
PO BOX 1224  
%KRISTI SCHWAKE # 6S0  
MINNEAPOLIS, MN SS440-1224

1020B03L001  
HUMM MARC E & PATRICIA A  
2S78 E DESERT WIND DR  
CASA GRANDE, AZ 85194-3823

1032B04L00S  
HUSTON CLIFF & ALLIE 2003  
COMMUNITY PROP TR HUSTON A  
CLIFF&ALLIE T  
2071 FOREST PARK DR  
ANCHORAGE, AK 99517-1321  
5135B02L008A  
JENSEN LINDA J  
PO BOX 871786  
WASILLA, AK 99687-1786

90S4000U044  
JACOBS JEREMY L  
401 S WASILLA ST  
# 44  
WASILLA, AK 99654

9043000U014  
JAMES JOHN S  
10303 S ROSE RD  
PERKINS, OK 74059

4893B04L006A  
JFK AUTO & TOWING LLC  
S01 S DENALI ST  
WASILLA, AK 99654-8117

3963000L001  
JOHNSON EILEEN  
501 S KNIK-GOOSE BAY RD  
WASILLA, AK 99654

9044000U019  
JOHNSON ROBERT E & JANELLE S  
401 S WASILLA ST  
UNIT 19  
WASILLA, AK 99654-8173

1032B03L010  
KANG YONG OK  
3684 IMAGE DR  
ANCHORAGE, AK 99504-4372

1032B14L002  
KNEALE DEA  
SEIDLER MARJORIE J  
PO BOX 873664  
WASILLA, AK 99687-3664

17N01W10A019  
KURANI KURBAN  
210 CENTER CT  
% MIDAS MUFFLER  
ANCHORAGE, AK 99518

2523B01L001A  
KWON THOMAS OJIN & BOK HEE  
2133 KIMBERLY LYN CIR  
ANCHORGE, AK 9951S

9043000U024  
LAU TERRIS F  
401 S WASILLA ST  
# 24  
WASILLA, AK 99654

9043000U016  
MACMILLAN DONALD G B& JAN  
401 S WASILLA ST  
# 16  
WASILLA, AK 99654

9062000U007  
MARTIN NICHOLAS S  
401 S WASILLA ST  
#7  
WASILLA, AK 99654

4229B01L001A  
MARTIN RANDALL  
PO BOX 871748  
WASILLA, AK 99687-1748

17N01W10C002  
MASSIE DALLAS W & ALICE B  
PO BOX 870212  
WASILLA, AK 99687-0212

4826B02L005A  
MATANUSKA COMM HEALTH  
CARE INC  
PO BOX 871788  
WASILLA, AK 99687-1788

17N01W10C011  
MATANUSKA ELECTRIC ASSN  
PO BOX 2929  
PALMER, AK 99645-2929

1032B03L006  
MATANUSKA TELEPHONE ASSN  
PO BOX 3550  
PALMER, AK 99645-3550

2842000L00B-2  
MCDONALD'S CORP  
PO BOX 182571  
# 51-0013  
COLUMBUS, OH 43218-2571

4893B04L009A  
MCKENDRY LAURA EVON  
PO BOX 870254  
WASILLA, AK 99687-0254

1024T0AL003  
MCMULLIAN JAMES III & SUZANNE D  
PO BOX 3451  
PALMER, AK 99645-3451

9062000U010  
MCQUEEN-YORK SUZANNE M  
401 S WASILLA ST  
UNIT 10  
WASILLA, AK 99654

1032B02L001  
MILLER WM H JR  
PO BOX 871174  
WASILLA, AK 99687-1174

5174B11L002A  
MILLS ROBT S & SUSAN C  
PO BOX 870016  
WASILLA, AK 99687-0016

1066B01L015  
MINNICK JOHN W & ALICE M  
PO BOX 870455  
WASILLA, AK 99687-0455

1032B14L008  
MINNICK PAUL & DIANE  
PO BOX 871274  
WASILLA, AK 99687-1274

4893B04L003A  
MITCHELL EDW LEE & TRISHA  
30749 HIGHWAY AC  
LEBANON, MO 65536-6302

9054000U039  
MORRISON KYLE S & JANE A  
15422 COUNTRY MANOR RD  
LINDALE, TX 75771

9054000U041  
MOYLAN JOHN J III & REBECCA A  
43716 COUNTRYSIDE DR  
LANCASTER, CA 93536-6318

9997000U0103  
MTA COMMUNICATIONS  
1740 S CHUGACH ST  
PALMER, AK 99645

1032B04L007  
MUDBUSTERS CARWASH CO  
110 E HERNING AVE  
WASILLA, AK 99654-7029

1032B01L003  
MUTH MICHAEL D & EMMA J  
PO BOX 875731  
WASILLA, AK 99687-5731

1024T0AL005  
NANEZ JOSE & LUCIA  
16751 THEODORE DR  
EAGLE RIVER, AK 99577-6702

6942B7A0000  
NANEZ JOSE & LUCIA A  
16751 THEODORE DR  
EAGLE RIVER, AK 99577-6702

1020B02L010  
NORTHSTAR TERM& STEVEDORE  
790 OCEAN DOCK RD  
ANCHORAGE, AK 99501-1164

1066B01L007  
ORLANDO DAVID  
BROOKS LINDA  
PO BOX 2196  
VOLCANO, HI 96785-2196

9044000U020  
O'ROURKE ELAINE M  
PO BOX 236  
ANIAK, AK 99557-0236

1032B03L014  
PALMQUIST FAM LIV TR  
2800 CUMBERLAND DR  
LK HAVASU CTY, AZ 86406-8647

3498000L00B  
PODESVA YUN N  
ROE JODY E  
1450 S BODENBURG LOOP  
PALMER, AK 99645

3498000L00A  
PRIOR LINDA L LVG TR  
PRIOR LINDA L & PRIOR RUSSELL A TRES  
1007 RIVERVIEW DR  
FALLBROOK, CA 92028-1847

2463B11L004A  
RAES JILL R  
446 S KNIK-GOOSE BAY RD  
WASILLA, AK 99654

9043000U025  
REARDON CHESTER F & E J  
PO BOX 1574  
DELTA JUNCTION, AK 99737-1574

9054000U045  
RICHARDS TIMOTHY D  
401 S WASILLA ST  
UNIT 45  
WASILLA, AK 99654-8174

9044000U017  
ROHLFING ROBT R & MARY  
315 E ST  
ANCHORAGE, AK 99501

1032B14L009  
RUBEO MICHAEL D & ALINA R  
PO BOX 873720  
WASILLA, AK 99687-3720

9043000U026  
RUNYAN JAY H JR & J A  
401 S WASILLA ST  
# 26  
WASILLA, AK 99654

17N01W10C012  
SANTORO MARK D  
PO BOX 4489  
SAN DIMAS, CA 91773-4489

9062000U001  
SCHRUF DEVONA A  
891 E 5USITNA AVE  
WASILLA, AK 99654-8128

1032B01L008  
SHADRACH JOHN M  
CURRIER BRENDA L  
PO BOX 871497  
WASILLA, AK 99687-1497

1032B03L00S  
SIMMONS JOHN & RENAY J  
1757 DIMOND DR  
ANCHORAGE, AK 99507

9054000U047  
STARN GLEN H CREDIT SHELTER TR  
STARN WM A & JANSON NANCY L TRES  
PO BOX 1782  
PALMER, AK 99645-1782

9043000U023  
STARN WILLIAM A & JOAN E  
PO BOX 1782  
PALMER, AK 99645-1782

9062000U003  
THEULEN JENNIFER R  
701 BLACKBURN CT  
ANCHORAGE, AK 99518-2290

7011B6B0000  
VALLEY BOARD OF REALTORS  
741 E SUSITNA AVE  
WASILLA, AK 99654

9108000U005  
WASILLA CENTER DEV LLC  
4101 ARCTIC BLVD  
STE 203  
ANCHORAGE, AK 99503

9062000U011  
WATKINS SUSAN E  
401 S WASILLA ST  
# 11  
WASILLA, AK 99654-8172

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

1032B13L001  
SIMS RONALD L DEC TR TRE  
525 E SUSITNA AVE  
WASILLA, AK 99654

9054000U051  
STARN GLEN H CREDIT SHELTER TRUST  
STARN WILLIAM A TRE  
PO BOX 1782  
PALMER, AK 99645-1782

1032B01L002  
STILTNER C BROOKE  
11525 OLD GLENN HWY  
EAGLE RIVER, AK 99577

9054000U048  
THURNEAU TRISTIN T  
401 S WASILLA ST  
UNIT #48  
WASILLA, AK 99654-8174

9009000U002  
WALLIS NANCY A  
401 W IVORY WAY  
WASILLA, AK 99654-1328

2959000T00B1  
WASILLA LLC  
4000 W DIMOND BLVD # 240  
% DENALI COMMERCIAL MGMT  
ANCHORAGE, AK 99502

9054000U052  
WILBUR KERRY A  
401 S WASILLA ST  
# 52  
WASILLA, AK 99654-8175

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

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

MEA  
PO Box 2929  
Palmer, AK 99645

17N01W10A006  
SMITH-HAGEN FAMILY TR  
SMITH MD & SL TRES SMITH DF SMITH SF  
PO BOX 877563  
WASILLA, AK 99687-7563

9054000U050  
STARN GLEN HARDING TRUST AGREEMENT  
STARN WILLIAM A JANSON NANCY L TRES  
PO BOX 1782  
PALMER, AK 99645-1782

9062000U009  
T & P ENTERPRISES LLC  
PO BOX 773412  
EAGLE RIVER, AK 99577-3412

1032B13L006  
TZOU RICHARD & AE-SOOK  
500 E RAILROAD AVE  
WASILLA, AK 99654-8157

1032B04L003  
WASILLA ASSEMBLY OF GOD  
125 W RILEY AVE  
WASILLA, AK 99654-8058

7011B5B0000  
WASILLA STATION LLC  
3332 E TAMARAK AVE  
# 3  
WASILLA, AK 99654-7429

9062000U004  
WILLIAMS JOSEPH  
4071 RIBAC ST  
WAHIAWA, HI 96786-7538

Richard Boothby  
EMS/Central Mat-Su Fire Dept  
Fire Code Official Captain  
101 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 Cultural Resources Specialist  
350 E. Dahlia Ave  
Palmer, AK 99645

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

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

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

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

MTA  
Real Estate Department  
PO Box 3550  
Palmer, AK 99645

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

Oran Wooley  
SOA/DEC  
Waste Water RVW  
1700 E. Bogard Rd  
Bldg B, #103  
Wasilla, AK 99654  
SOA/DNR  
WATER Resources  
550 W. 7th Ave  
Suite 1020  
Anchorage, AK 99501

Roy Robertson  
SOA/DEC  
Waste Water RVW  
1700 E. Bogard Rd  
Bldg B, #103  
Wasilla, AK 99654  
SOA/DFG/Habitat  
1800 Glenn Hwy  
Suite 6  
Palmer, AK 99645

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

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

Glenda Ledford  
960 S. Century Drive  
Wasilla, AK 99654

Jessica Dean  
209 S. Vix Way  
Wasilla, AK 99654

Loren Means III  
1668 Pittman Road  
Wasilla, AK 99687

Claudia Pinard  
646 Peck Street  
Wasilla, AK 99654

COW Public Works Director  
Archie Giddings

City Council  
Leone Harris

City Council  
Gretchen O'Barr

City Council  
Collen Sullivan-Leonard

City Council  
Clark Buswell

City Council  
Brandon Wall

City Council  
David Wilson

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By: Planning  
Public Hearing: 05/13/14  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 14-06**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING VARIANCE NO. V14-01 ALLOWING AN 14 FOOT VARIANCE FROM THE REQUIRED 25 FOOT REAR YARD SETBACK IN ORDER TO CONSTRUCT A 1,764 SQUARE FOOT STORAGE ADDITION TO AN EXISTING OFFICE BUILDING, LOCATED ON BLOCK 5, FLOYD 2010 SUBDIVISION IN THE COMMERCIAL ZONING DISTRICT.**

---

WHEREAS, Dennis Smith, owner, Wasilla Station LLC, submitted an application for a variance on March 28, 2014, along with a site plan and application fee; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200 foot radius and review agencies and the Planning Commission as required by §16.16.040(A)(2) of the Wasilla Municipal Code; and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on May 6, 2014; and

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

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

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with the Findings of Fact, attached as Exhibit A and incorporated herein, with the following conditions:

1. An encroachment permit is needed from Public Works since the paved driveway on that side of the building is located in the right-of-way. An encroachment permit authorizes the use of right-of-way for this type of use, subject to the City not needing the right-of-way. The City has recently improved E. Susitna Avenue and the building owner has constructed a retaining wall to use this portion of the right-of-way for a driveway.
2. The Matanuska-Susitna Borough Fire Chief's office shall review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.
3. Construction on the site must substantially comply with the site plan and landscape plans date stamped April 22, 2014, attached as Exhibit B to Resolution Serial No. 14-06. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.

ADOPTED by the Wasilla Planning Commission on -, 2014.

APPROVED:

\_\_\_\_\_  
Glenda Ledford, Chairman                      Date

ATTEST:

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

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 14-06**  
**FINDINGS OF FACT – 16.28.110**

**16.28.110(A)**      ***Application.***  
***An application for a variance must be submitted to the planner. The application must be accompanied by a site plan of the relevant part of the parcel or lot. The planner may require that the site plan be produced by a registered professional engineer or land surveyor. The site plan shall depict all information relevant to the variance request.***

Finding:                      A complete application was submitted to the Planning Department on March 28, 2014.

**16.28.110(B)**      ***Variance requests must be heard by the commission. Notice, comment period and hearing procedures follow the format outlined in WMC16.16.040.***

Finding:                      The public hearing was scheduled in a timely manner for the next available Planning Commission meeting and the hearing format is consistent with the requirements in WMC 16.16.040(E). Public notices were mailed on April 22, 2014 to all properties within a 1,200' radius.

**16.28.110(C)**      ***Variance Standards.***  
***1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought;***

Finding:                      The conditions do not apply generally to other properties in the Commercial zoning district or vicinity. This site has a significant change in elevation from the property line to the paved roadbed for Susitna Avenue (approximately 6-8'). This grade separation minimizes any impact of this addition to Susitna Avenue due to the reduced setback from the right-of-way. Additionally, this site has numerous easements on the site that significantly limit the developable area of the site as compared to other properties in the area.

**2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings or such conditions arise out of surrounding development or conditions;**

Finding: As stated above, this site has a significant change in elevation from the property line to the paved roadbed along with the numerous easements on the site.

**3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made;**

Finding: Without approval of a variance, the addition could be located on another side of the building, but it would require the removal of parking spaces and/or landscaped areas. The site currently has the minimum required parking spaces and a reduction in parking spaces would not be allowed since it would not be consistent with the parking regulations. Also, the applicant has stated that the location of the proposed addition is necessary to coordinate with the existing floor plan and use of the building and cannot be located within the existing building due to the heavy loading on the floor and foundation systems.

**4. The special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either; and**

Finding: The owner purchased the building with the current building footprint and parking layout, which was designed to meet the required setbacks and easement restrictions.

**5. The variance is not sought solely to relieve pecuniary hardship or inconvenience.**

Finding: The variance is not sought to relieve a pecuniary (financial) hardship or inconvenience. Although the addition could be located on another side of the building, it would require the removal of parking spaces and/or landscaped areas, which would make the existing building inconsistent with the parking requirements of the City code.

**16.28.110(D)**

***If a property qualified for a variance under this section, the variance granted must meet the following conditions:***

***1. The deviation from the requirement of this title that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;***

Finding: The variance of 11' is the minimum necessary to construct the addition in a location that efficiently connects to the existing on the property and preserves the required parking spaces.

***2. The variance will not permit a land use that is prohibited by this title;***

Finding: The proposed additional storage to a commercial building is permitted by the Commercial zoning district.

***3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;***

Finding: The variance is in keeping with the spirit and intent of the chapter.

***4. The variance will not be detrimental to the public health, safety or welfare; and***

Finding: The variance will not be detrimental to public health or welfare.

***5. The variance will not significantly adversely affect other property.***

Finding: The requested variance will not significantly adversely affect other properties in the area since the addition is proposed on the portion of the parcel that is significantly lower in elevation than Susitna Avenue and there is no direct access onto Susitna Avenue at this end of the property due to the steep grade.

Parking Calculation

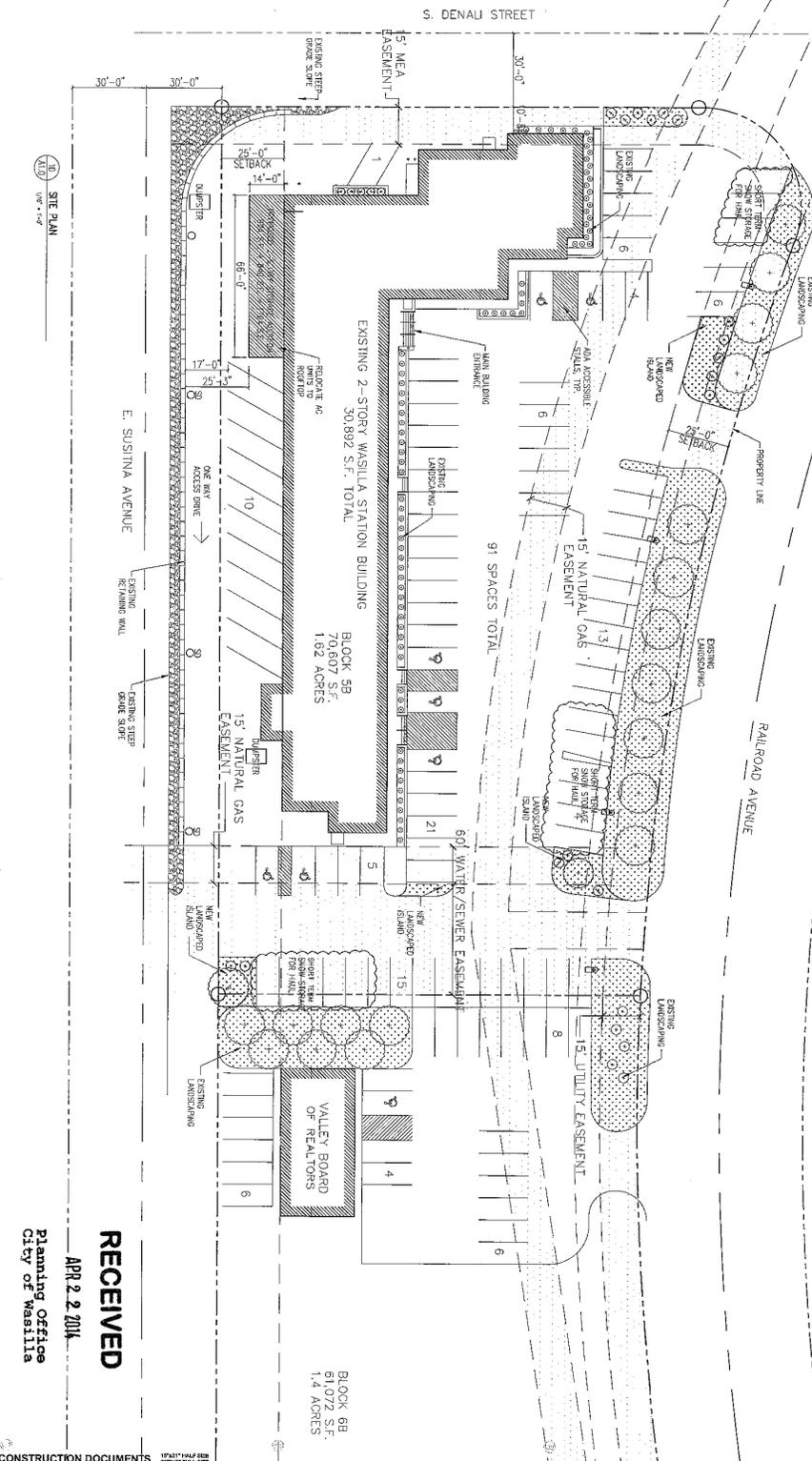
Space	SF	Per	Parking
LI/O Offices	6964	300	23.21
School, Lower	6385	400	15.96
Storage	924	1000	0.92
School Upper	9824	400	24.56
Conference/Resting	2017	150	13.45
Auditorium	1808	150	12.05
Storage	473	1000	0.47
Storage	840	1000	0.84
<b>Subtotal</b>			<b>91</b>
Accessible			<b>4</b>

DENSITY AND DIMENSIONAL REQUIREMENTS (CHAPTER 16.24)

**PARKING**  
 TOTAL SPACES REQUIRED = 91  
 PROVIDED PARKING = 91  
 REQUIRED HANDICAPPED STALLS = 4  
 PROVIDED HANDICAPPED STALLS = 7  
 LANDSCAPED PLANTING BEDS AROUND PARKING (16.24.000-.4B)  
 MIN BED DEPTH = 10' OR GREATER. SOME UP TO 25'  
 LANDSCAPED ISLANDS (16.24.000-.4C)  
 PARKING LOTS WITH MORE THAN 40 SPACES SHALL INCLUDE LANDSCAPED ISLANDS  
 COVERING NOT LESS THAN 15% OF THE TOTAL AREA OF THE PARKING LOT.  
 PROVIDED LANDSCAPED ISLANDS = 2,281 SF < 4,321 SF = REQUEST WAIVER  
 PROVIDED LANDSCAPED ISLANDS = 2,281 SF < 4,321 SF = REQUEST WAIVER  
 5% LANDSCAPING

LANDSCAPING STANDARDS (CHAPTER 16.33)

LOT CLEARING RESTRICTIONS (16.33.050):  
 REQUIRED LANDSCAPING = 30% OF TOTAL LOT AREA (21,182 S.F.)  
 PROVIDED LANDSCAPING (8,814 S.F.) = 42% > 30% = REQUEST WAIVER  
 REQUESTED LANDSCAPE WAIVER = 17.5%  
 SITE LANDSCAPING (16.33.030-.A):  
 REQUIRED LANDSCAPING (634) = 3,580 S.F.  
 PROVIDED LANDSCAPING (634) = 3,580 S.F. = OK  
 MINIMUM PLANTING (16.33.030-.B)  
 10 TREES REQUIRED / 11 TREES PROVIDED  
 19 SHRUBS REQUIRED / 97 SHRUBS PROVIDED  
 SNOW STORAGE LOCATION SHOWN ON SITE PLAN IS SHOWN FOR  
 HAZLED ON-SITE STORAGE. OWNER HAS CONFRACT TO HAVE SNOW  
 HAZLED ON-SITE TO ANOTHER LOCATION.



WOLF CONSULTING

CONSTRUCTION DOCUMENTS

DATE: 04/22/14  
 DRAWN: J.S.M.  
 CHECKED: J.S.M.  
 SCALE: AS SHOWN

PROJECT: WASILLA STATION  
 SHEET: A1.0

WASSILLA STATION  
 STORAGE ADDITION  
 600 RAILROAD AVENUE  
 WASSILLA, ALASKA



**Staff Report:** Case # R14-01  
**Prepared by:** Planning Staff  
**Meeting date:** May 13, 2014

## I. SUMMARY FACTS:

Applicant: City of Wasilla  
Owner: Alaska Railroad Corporation  
Proposal: Rezone from Rural Residential (RR) to Commercial (C) District.  
Location: Lot 4, ARR-DOT Subdivision  
Parcel size: 11.97± acres  
Existing Zoning: Rural Residential (RR)  
Future Land Use: Generally Commercial/Business  
Surrounding Zoning: North: Commercial  
South: Rural Residential  
East: Commercial  
West: Commercial

## II. STAFF RECOMMENDATION:

Based on findings of compliance with applicable criteria established in Section 16.16.070 and 16.16.050 of the Wasilla Municipal Code, staff recommends approval of the rezone request.

## III. SUMMARY OF REQUEST

This rezoning request is being initiated by the City of Wasilla. The rezoning will update the official zoning map to designate a zoning district that is consistent with the zoning in the surrounding area now that the property has been transferred from the AKDOT&PF to the Alaska Railroad Corporation. The lot is currently zoned Rural Residential (RR) and staff proposes a change to Commercial (C).

Public hearing notices were mailed to 63 property owners within a 1,200 foot radius and 25 review agencies on April 21, 2014, allowing an appropriate number of days to respond prior to the public hearing notice and request for comments in accordance with 16.16.040(A)(2).

This staff report includes staff findings and recommendations based on the applicable requirements of City code.

#### IV. APPLICABLE PROVISIONS

The following WMC Section 16.16.070, Rezoning, is applicable to this request for rezoning property within the City of Wasilla.

#### V. FINDINGS

##### *16.16.070 Rezoning*

**A. *Initiation.*** *A rezoning may be initiated by the developer, the planner, any member of the commission, a city council member, the mayor, or by a petition bearing the signatures of the owners of at least fifty-one (51) percent of the owners of property within the area proposed to be rezoned.*

STAFF FINDING: The subject rezoning was initiated by the City of Wasilla to update the official zoning map. A letter of support from the Alaska Railroad Corporation is also included in this packet.

**B. *Restrictions.*** *Rezoning of an area less than two acres shall not be considered unless the rezoning involves the contiguous expansion of an existing zone, or a planned unit development overlay district. Streets or other rights-of-way shall not be included in calculating the minimum area for a rezoning. The area to be rezoned shall be a logical, integrated area.*

STAFF FINDING: The lot is 11.97 acres and is also an expansion of an existing commercial zoning district.

**C. *Procedure.*** *The application, acceptance notice, review and decision procedures for a rezoning shall follow the procedures set forth for a conditional use in Section 16.16.040. If the commission fails to act within twenty (20) days of the close of the hearing the rezoning request shall be considered approved and shall be forwarded to the council.*

STAFF FINDING: All applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

**D. *Criteria.*** *The commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:*

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

STAFF FINDING: There are not any approved neighborhood plans in the area. However, the proposed Commercial zoning is consistent with the existing development and zoning in the surrounding area.

**2. *The proposed rezoning substantially complies with Section 16.16.050, and Section 16.20.030 in the case of the establishment or modification of a PUD overlay district;***

STAFF FINDING: The rezoning substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria. In-depth review for consistency with Title 16 will be done by planning staff when any development is proposed on the lot.

**3. *The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;***

STAFF FINDING: The properties have appropriate access to the services referenced above or will provide them at time of development.

**4. *The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;***

STAFF FINDING: To date, two responses were received from reviewing parties – both indicated that they had no comments. Any additional review comments will be addressed at time of development.

**5. *There is a demonstrated need for additional land in the zoning district to accommodate uses allowed;***

STAFF FINDING: Although vacant commercially-zoned land is available in the immediate area, this is an area that is a logical expansion of the commercial zoning at the intersection of the Parks Highway and Palmer-Wasilla Highway.

**6. *The resulting district or expanded district will be a logical, integrated area; and***

STAFF FINDING: Rezoning these properties to Commercial will logically fill-in the gap between the commercially zoned properties to the east and west along the north side of the Palmer-Wasilla Highway Extension, which will allow land uses to be developed on the lot in the future that are compatible with the surrounding commercially zoned/developed parcels.

**7. *The rezoning is in conformance with the city comprehensive plan.***

STAFF FINDING: The proposed Commercial zoning is consistent with the Generally Commercial/Business Future Land Use designation in the City's Comprehensive Plan. The implementation policies of the Comprehensive Plan states that the appropriate zoning for a FLUM should be the most appropriate for the area and should take into consideration the purpose of the zoning district, the proposed rezoning site, and the zoning and/or development pattern of the surrounding area.

The rezoning is also consistent with goals, objectives, and actions in the Economic Vitality chapter of the City's Comprehensive Plan. Specifically, Action 1.2.4 states the following:

*1.2.4. Identify key commercial and industrial areas of the City for development; promote the advantages for businesses to build or expand in these locations such as availability of City services, access to utilities, and the value of being adjacent to other businesses.*

The Land Use Chapter of the Comprehensive Plan indicates that the Generally Commercial/Business future land use designation provides for, "...a wide range of local and regional shopping, retail sales, personal services, and employment."

The intersection of the Parks Highway and the Palmer-Wasilla Highway is the major commercial node in the City and it is logical that this lot be zoned Commercial to allow this type of development. Additionally, this lot has direct access to the Parks Highway via E. Old Matanuska Road, which is designated as a "Major Collector" roadway in the City's Official Streets and Highways Plan and access to the Palmer-Wasilla Highway via Financial Drive, which is designated as a "Commercial" roadway.

#### **VIII. RECOMMENDATION**

Based on the findings above, staff recommends that the Planning Commission forward a recommendation of approval to the Wasilla City Council for this rezone request.



**RECEIVED**

APR 01 2014

Planning Office  
City of Wasilla

Tina Crawford AICP  
City of Wasilla  
290 Herring Ave  
Wasilla, Alaska 99654

4/1/14

RE: Rezone of Lot 4, ARR-DOT Subdivision, as recorded on Plat 2007-86 and filed in the Palmer Recording District, Third Judicial District

Dear Tina

Alaska Railroad supports the rezone of Lot 4 from Rural Residential-RR to Commercial-C. Please contact me at 907-265-2540 if you need any additional information.

Thank You

Paul Farnsworth  
Director, Facilities  
Alaska Railroad

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NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

CASE: R 14-01

APPLICANT (S): City of Wasilla  
OWNER (S): Alaska Railroad Corporation  
REQUEST:

The City of Wasilla is initiating a *rezone* of Lot 4, ARR-DOT Subdivision, consisting of approximately 11.97 acres, from RR-Rural Residential to C-Commercial. This property is generally located at the intersection of E. Old Matanuska Road and Financial Drive (parcel with old Kenai Supply building).

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 **May 13, 2014 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before May 6, 2014 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 \_\_\_\_\_

RECEIVED

APR 22 2014

PLATTING

Comments: *Platting, as no comment as there appears to be no platting action*  
*[Signature]*



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

04/21/2014

US POSTAGE

\$00.48<sup>00</sup>



ZIP 99654  
041L11222587

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APR 24 2014

Planning Office  
City of Wasilla

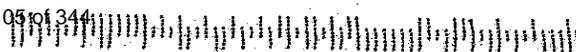
FIRST CLASS

Matanuska-Susitna Borough

APR 22 2014

RECEIVED

NOTICE OF PUBLIC HEARING



NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

CASE: R 14-01

APPLICANT (S): City of Wasilla
OWNER (S): Alaska Railroad Corporation
REQUEST:

The City of Wasilla is initiating a rezone of Lot 4, ARR-DOT Subdivision, consisting of approximately 11.97 acres, from RR-Rural Residential to C-Commercial. This property is generally located at the intersection of E. Old Matanuska Road and Financial Drive (parcel with old Kenai Supply building).

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 May 13, 2014 at 6:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to planning@ci.wasilla.ak.us. Written comments on this request must reach the Planning Office on or before May 6, 2014 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 comments [Signature] Mark Whisenhunt MSB

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

neopost
04/21/2014
US POSTAGE \$00.48
ZIP 99654
041L1122587

RECEIVED

APR 24 2014

Planning Office
City of Wasilla

FIRST CLASS

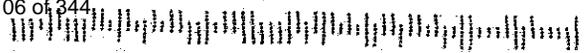
Matanuska-Susitna Borough

APR 22 2014

RECEIVED

NOTICE OF PUBLIC HEARING

99645#6488 0001



**CERTIFICATE OF SERVICE**

1. I am the Planning Clerk for the City of Wasilla.
2. I certify on this 21 day of April, 2014, I mailed 94 notices of: \_\_\_\_\_ via first class U.S. Mail and by hand delivery regarding the following:  
Rexone  
Land Use Permit # R14-01.

Residents within 1,200' 63

Review Agencies 25

Planning Commissioners & City Council Members 12

Total 100

DATED at Wasilla, Alaska, April 21, 2014.

CITY OF WASILLA

Tahirih Revet  
TAHIRIH REVET  
Planning Clerk

Attest:

\_\_\_\_\_  
TINA CRAWFORD  
City Planner

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**NOTIFICATION OF PUBLIC HEARING**

**DATE:** April 21, 2014

**CASE:** R 14-01

**APPLICANT (S):** City of Wasilla  
**OWNER (S):** Alaska Railroad Corporation  
**REQUEST:**

The City of Wasilla is initiating a *rezone* of Lot 4, ARR-DOT Subdivision, consisting of approximately 11.97 acres, from *RR-Rural Residential* to *C-Commercial*. This property is generally located at the intersection of E. Old Matanuska Road and Financial Drive (parcel with old Kenai Supply building).

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 **May 13, 2014 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before May 6, 2014 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**FIRST CLASS**

**NOTICE OF PUBLIC HEARING**



6865000L002A  
ALASKA CLUB PARTNERS LLC  
5201 E TUDOR RD  
ANCHORAGE, AK 99507

1046000T009  
ALASKA STATE OF  
3601 C ST STE 960  
DIV OF LANDS  
ANCHORAGE, AK 99503-5937

17N01W10A015  
BAKER ESTHER N  
BAKER LARNCE C EST  
2900 N NANCY WAY  
WASILLA, AK 99654

2513B01L004  
BEST HELEN M  
PO BOX 671282  
CHUGIAK, AK 99567-1282

9119000U1786-2  
CAN/AM INVESTMENT GROUP LLC  
PO BOX 112544  
ANCHORAGE, AK 99511-2544

2513B02L008  
CLEVELAND RANDY J  
PO BOX 870434  
WASILLA, AK 99687-0434

2548B02L002  
DEMENKO SERGEY  
PO BOX 874896  
WASILLA, AK 99687-4896

2513B01L008  
DIDRICKSON DEANNA  
960 S WOODCREST CIR  
WASILLA, AK 99654

9080000U1784-2  
FOLGER GARY & PATRICIA L  
1784 E NEIL CIR  
# 2  
WASILLA, AK 99654

2513B01L003  
GRAU LEONARD J JR & M E  
1231 E GLENWOOD AVE  
WASILLA, AK 99654-8207

6704000T00A  
ALASKA RAILROAD CORP  
PO BOX 107500  
ANCHORAGE, AK 99501-7500

9997000U0179  
AT&T MOBILITY  
909 CHESTNUT ST  
C/O AT&T PROPERTY TAX DEPT RM 36-M-1  
ST LOUIS, MO 63101-3004

6799000T003  
BDC WASILLA L P  
1556 PARKSIDE DR  
WALNUT CREEK, CA 94596

4956000T00A3  
BLUE ROCK ASSETS LLC  
PO BOX 110938  
% CARLE  
ANCHORAGE, AK 99511-0938

2513B01L013  
CAPELLINI KARLA  
1001 S WOODCREST CIR  
WASILLA, AK 99654-8213

2513B02L009  
COLLINS JASON ROBERT  
281 SKWENTNA DR  
ANCHORAGE, AK 99504-4887

5769000L002  
DEMERS LEO J TESTIMARY TR  
MCCOLL GLORIA D TRE  
6775 N BANK RD  
ROSEBURG, OR 97470

9080000U1784-4  
DONALDSON ROBERT B  
1784 E NEIL CIR  
APT 4  
WASILLA, AK 99654-8239

9080000U1782-2  
FORRESTER CHRISTOPHER  
1782 E NEIL CIR  
APT 2  
WASILLA, AK 99654-8224

2513B01L006  
HANCOCK HOWARD W III & DAWN R S  
PO BOX 242143  
ANCHORAGE, AK 99524-2143

17N01W11C014  
ALASKA STATE OF  
DEPT OF TRANS & PUB FAC  
PO BOX 196900  
ANCHORAGE, AK 99519-6900

2513B01L012  
BAKER DAVID L SR & TINA A  
2301 W SILVER HILLS CR  
WASILLA, AK 99654-5335

2548B01L008  
BERNTSEN KEITH C  
4125 E RUTH DR  
WASILLA, AK 99654

3099B01L002  
BURGER KING CORPORATION  
5505 BLUE LAGOON DR  
MIAMI, FL 33126

2513B03L003  
CHAVEZ DENNIS E & MARIA A  
1360 E WOODCREST DR  
WASILLA, AK 99654

9080000U1782-1  
CORNELIUS BARRY J  
PO BOX 1124  
WILLOW, AK 99688-1124

4653000L010  
DENALI FOODS INC  
3301 DENALI ST  
STE 200  
ANCHORAGE, AK 99503

4653000L007  
FALCONER & LENTFER PRTNR  
8400 SKYHILLS DR  
ANCHORAGE, AK 99502-3982

6905000T00A-1B  
FRED MEYER STORES INC  
WEST VALLEY PROP LLC  
PROPERTY TAX - 7TH FLOOR  
% THE KROGER COMPANY  
CINCINNATI, OH 45202-1100  
2513B01L007  
HAYES HEATHER MAY R  
PO BOX 4014  
% HEATHER SWEETSER  
PALMER, AK 99645-4014

5769000L001  
HD DEV OF MARYLAND INC  
PO BOX 105842  
% PROPERTY TAX DEPT # 1304  
ATLANTA, GA 30348-5842

2513B01L009  
JACKSON MOLLY P  
930 S WOODCREST CIR  
WASILLA, AK 99654

4956000T00A6  
KINN FOLK LLC  
9900 HILLHAVEN  
ANCHORAGE, AK 99507

2513B01L011  
LOWE NOLA G  
PO BOX 874973  
WASILLA, AK 99687-4973

1046000T007-1  
MPM LLC  
405 W 27TH AVE  
% PACIFIC RIM PROP  
ANCHORAGE, AK 99503

3099B01L001  
PEDERSEN FAM LTD PRTRNSHP  
PO BOX 871  
% FLOYD PEDERSEN  
MARYSVILLE, CA 95901-0871

1046000T006-2  
POOLE ROBERT L & MARY SUSAN  
1377 E PARKS HWY  
WASILLA, AK 99654-8284

17N01W11C021  
SMITH DAVID F  
PO BOX 870110  
WASILLA, AK 99687-0110

4956000T00A2  
SONNENTAG TIMOTHY J  
10201 E PALMER-WASILLA  
PALMER, AK 99645

2513B03L005  
VANNI EUGENE L  
1421 COURTLAND CIR  
WASILLA, AK 99654

2513B02L005  
HERMON JESSE R & KRISTEN M  
1300 E GLENWOOD AVE  
WASILLA, AK 99654

4929000L011A  
JMJ PROPERTIES WASILLA LLC  
200 W 34TH AVE  
PMB 1172  
ANCHORAGE, AK 99503

1046000T005-1  
LAKESIDE INVESTMENTS LLC  
DONOFRIO DAVID J  
1451 E PARKS HWY  
STE 207  
WASILLA, AK 99654

2513B01L005  
MARCINIAK GARY S & EVELYN E  
PO BOX 111261  
ANCHORAGE, AK 99511-1261

4653000L009  
PALMER TOWER LLC  
PO BOX 2444  
PALMER, AK 99645-2444

2513B03L004  
PETER5 CHAS R II & LESLIE  
PO BOX 870651  
WASILLA, AK 99687-0651

4956000T00A4  
QUAKE REAL ESTATE LLC  
2706 W COLFAX AVE  
DENVER, CO 80204-2346

17N01W10A006  
SMITH-HAGEN FAMILY TR  
SMITH MD & SL TRES SMITH DF SMITH SF  
PO BOX 877563  
WASILLA, AK 99687-7563

2548B01L014  
SUH SUNG H  
3811 MINNESOTA DR  
ANCHORAGE, AK 99503-5645

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

2513B03L001  
HUDSON MICHAEL A&SANDRA J  
2900 S SAINDON ST  
WASILLA, AK 99654

3099B01L003  
K & S ENT LTD  
110 E HERNING AVE  
WASILLA, AK 99654-7029

1082000T00C  
LOCAL SPIRITUAL ASSEMBLY  
BAHA'IS OF ANCHORAGE  
PO BOX 100004  
ANCHORAGE, AK 99510-0004

2548B02L001  
MCGRATH FAMILY TR  
MCGRATH NICHOLAS J & JANET E TRES  
3191 S SKY RANCH LOOP  
PALMER, AK 99645-9006

3099B03L001  
PARAMOUNT INV LLC  
774 FISCHER AVE  
ANCHORAGE, AK 99518

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

9080000U1784-1  
ROGERS WILLIAM R & ROSEMARY G  
308 N TIFFANY DR  
PALMER, AK 99645-7739

2513B03L002  
SNYDER CHLOE M  
1370 E WOODCREST DR  
WASILLA, AK 99654-8215

6922000T002A-1A  
SUSITNA INVESTMENTS LLC  
13340 RIDGEWOOD CIR  
ANCHORAGE, AK 99516

2513B02L007  
WALLING REX R  
PO BOX 3084  
PALMER, AK 99645-3084

5937000L003A  
WASILLA PLACE LLC  
11833 268TH DR SE  
DUVALL, WA 98019

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

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

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

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

Daniel Kelly, Jr  
581 Briar Dr  
Wasilla, AK 99654

6799000T010  
WELLS FARGO BANK N A  
333 MARKET ST  
11TH FLR  
SAN FRANCISCO, CA 94105

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

FAA  
Airport Division  
222 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

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

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

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

Glenda Ledford  
960 S. Century Drive  
Wasilla, AK 99654

4653000L008  
ZAN INC  
PO BOX 2009  
KENAI, AK 99611-2009

Richard Boothby  
EMS/Central Mat-Su Fire Dept  
Fire Code Official Captain  
101 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

MTA  
Real Estate Department  
PO Box 3550  
Palmer, AK 99645

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

SOA/DFG/Habitat  
1800 Glenn Hwy  
Suite 6  
Palmer, AK 99645

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

Jessica Dean  
209 S. Vix Way  
Wasilla, AK 99654

Loren Means III  
1668 Pittman Road  
Wasilla, AK 99687

Claudia Pinard  
646 Peck Street  
Wasilla, AK 99654

COW Public Works Director  
Archie Giddings

City Council  
Leone Harris

City Council  
Gretchen O'Barr

City Council  
Collen Sullivan-Leonard

City Council  
Clark Buswell

City Council  
Brandon Wall

City Council  
David Wilson

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 14-07**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING  
THAT THE WASILLA CITY COUNCIL APPROVE A REZONE FROM RURAL  
RESIDENTIAL TO COMMERCIAL FOR LOT 4, ARR-DOT SUBDIVISION.**

WHEREAS, the City of Wasilla is initiating a request to rezone Lot 4, ARR-DOT Subdivision and is requesting a recommendation of approval from the Wasilla Planning Commission to the Wasilla City Council to change the zoning from Rural Residential (RR) to Commercial (C); and

WHEREAS, a rezone is reviewed and approved under the same process as a conditional use permit by the Wasilla Planning Commission; 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 City, 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

WHEREAS, after due consideration, the Wasilla Planning Commission hereby determines that the application meets the approval criteria for a rezone.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission 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, recommends that the Wasilla City Council approve the requested rezone.

ADOPTED by the Wasilla Planning Commission on -, 2014.

APPROVED:

ATTEST:

\_\_\_\_\_  
Glenda Ledford, Chairman                      Date

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

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 12-13**  
**FINDINGS OF FACT – Section 16.16.070, Rezoning**

**16.16.070 Rezoning**

**A. Initiation. A rezoning may be initiated by the developer, the planner, any member of the commission, a city council member, the mayor, or by a petition bearing the signatures of the owners of at least fifty-one (51) percent of the owners of property within the area proposed to be rezoned.**

FINDING: The subject rezoning was initiated by the City of Wasilla to update the official zoning map. A letter of support from the Alaska Railroad Corporation is also included in this packet.

**B. Restrictions. Rezoning of an area less than two acres shall not be considered unless the rezoning involves the contiguous expansion of an existing zone, or a planned unit development overlay district. Streets or other rights-of-way shall not be included in calculating the minimum area for a rezoning. The area to be rezoned shall be a logical, integrated area.**

FINDING: The lot is 11.97 acres and is also an expansion of an existing commercial zoning district.

**C. Procedure. The application, acceptance notice, review and decision procedures for a rezoning shall follow the procedures set forth for a conditional use in Section 16.16.040. If the commission fails to act within twenty (20) days of the close of the hearing the rezoning request shall be considered approved and shall be forwarded to the council.**

FINDING: All applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

**D. Criteria. The commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:**

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

FINDING: There are not any approved neighborhood plans in the area. However, the proposed Commercial zoning is consistent with the existing development and zoning in the surrounding area.

**2. The proposed rezoning substantially complies with Section 16.16.050, and Section 16.20.030 in the case of the establishment or modification of a PUD overlay district;**

FINDING: The rezoning substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria. In-depth review for consistency with Title 16 will be done by planning staff when any development is proposed on the lot.

**3. The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;**

FINDING: The properties have appropriate access to the services referenced above or will provide them at time of development.

**4. The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;**

FINDING: To date, two responses were received from reviewing parties – both indicated that they had no comments. Any additional review comments will be addressed at time of development.

**5. There is a demonstrated need for additional land in the zoning district to accommodate uses allowed;**

FINDING: Although vacant commercially-zoned land is available in the immediate area, this is an area that is a logical expansion of the commercial zoning at the intersection of the Parks Highway and Palmer-Wasilla Highway.

**6. The resulting district or expanded district will be a logical, integrated area; and**

FINDING: Rezoning these properties to Commercial will logically fill-in the gap between the commercially zoned properties to the east and west along the north side of the Palmer-Wasilla Highway Extension, which will allow land uses to be developed on the lot in the future that are compatible with the surrounding commercially zoned/developed parcels.

**7. The rezoning is in conformance with the city comprehensive plan.**

FINDING: The proposed Commercial zoning is consistent with the Generally Commercial/Business Future Land Use designation in the City's Comprehensive Plan. The implementation policies of the Comprehensive Plan states that the appropriate zoning for a FLUM should be the most appropriate for the area and should take into consideration the purpose of the zoning district, the proposed rezoning site, and the zoning and/or development pattern of the surrounding area.

The rezoning is also consistent with goals, objectives, and actions in the Economic Vitality chapter of the City's Comprehensive Plan. Specifically, Action 1.2.4 states the following:

**1.2.4.** *Identify key commercial and industrial areas of the City for development; promote the advantages for businesses to build or expand in these locations such as availability of City services, access to utilities, and the value of being adjacent to other businesses.*

The Land Use Chapter of the Comprehensive Plan indicates that the Generally Commercial/Business future land use designation provides for, "...a wide range of local and regional shopping, retail sales, personal services, and employment."

The intersection of the Parks Highway and the Palmer-Wasilla Highway is the major commercial node in the City and it is logical that this lot be zoned Commercial to allow this type of development. Additionally, this lot has direct access to the Parks Highway via E. Old Matanuska Road, which is designated as a "Major Collector" roadway in the City's Official Streets and Highways Plan and access to the Palmer-Wasilla Highway via Financial Drive, which is designated as a "Commercial" roadway.

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STAFF REPORT  
Prepared by:  
For the meeting of:

Case # CU 14-02  
Planning Staff  
May 13, 2014

## I. SUMMARY FACTS:

Applicant: K & S Enterprises, Ltd.

Land Owner: Peter G. Zamarello Living Trust

Proposal: Approval to construct an 11,600 square foot commercial car wash facility including an indoor commercial car cleaning area and pet washing facility.

Location: 1900 W. Rupee Circle, Lot 2, Block 2, Carol Subdivision

Parcel Size: 0.99 acres±

Existing Zoning: Commercial

Future Land Use: Generally Commercial/Business

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

## II. STAFF RECOMMENDATION:

Approval with conditions

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

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

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

- Staff Finding: This criterion is not applicable since 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 proposed commercial car wash 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.
- 16.16.050(3) *Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.***
- Staff Finding: The specific approval criteria under 16.16.060 are not applicable since a car wash is not one of the special uses with additional criteria.
- 16.16.050(4) *Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.***
- Staff Finding: The City mailed 50 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Two review agencies responded to the notice and indicated that they had no comments. Copies of the comments received by staff are included in this packet. Any comments received after the compilation of the packet will be provided at the public hearing.
- 16.16.050(6) *Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.***
- Staff Finding: The Borough Fire Chief's office will review this proposed car wash for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.
- 16.16.050(7) *Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians...***
- Staff Finding: The proposed car wash will not significantly impact the street system or create a danger to pedestrians.
- 16.16.050(8) *Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.***

Staff Finding: The attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010.

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

Staff Finding: The attached site plan indicates 8 paved parking spaces (including 1 handicapped space), adequate paved aisle widths, and adequate snow storage on the site.

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

Staff Finding: Water, sewer, and other utilities are available in the area.

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

Staff Finding: Runoff and drainage of the site is controlled on-site by the use of percolation areas with landscaping that surround the site. Water runoff is directed to these areas to prevent runoff into the streets.

**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: No additional open space is required and there are no sensitive areas or natural areas to be preserved on site.

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

Staff Finding: The proposed use will not result in significantly different peak use characteristics than the surrounding uses or area since the property is located in an area that is zoned Commercial.

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

Staff Finding: The proposed car wash will not have any negative impacts on the surrounding area and no additional buffering is required since the subject parcel is surrounded by commercial zoning.

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

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

Staff Finding: The proposed site plan shows the required landscaping and vegetation. The site was cleared of all vegetation by a previous owner but the applicant proposes to replace the required 30% vegetation.

**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: No sidewalks or bike paths will be required since the proposed car wash is in an area that is zoned commercially and is not close to 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: Water and sewer is available for the site and the applicant will coordinate with the Public Works department to obtain any necessary City permits.

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

Staff Finding: The Mat-Su Borough Cultural Resources Office was notified of this application and provided the opportunity to comment but did not provide any objections.

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

Staff Finding: The proposed car wash will blend in with the building architecture in the surrounding area.

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

Staff Finding: No additional land is necessary for open space and facilities.

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

Staff Finding: There are no foreseeable problems anticipated from winter conditions. The property slopes south toward the Parks Highway and a long driveway (300' ±) is proposed from the exit of the car wash area to the exit onto Rupee Circle, which should prevent glaciation on Rupee Circle from water draining from wet vehicles.

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

Staff recommends approval of this request with the following conditions:

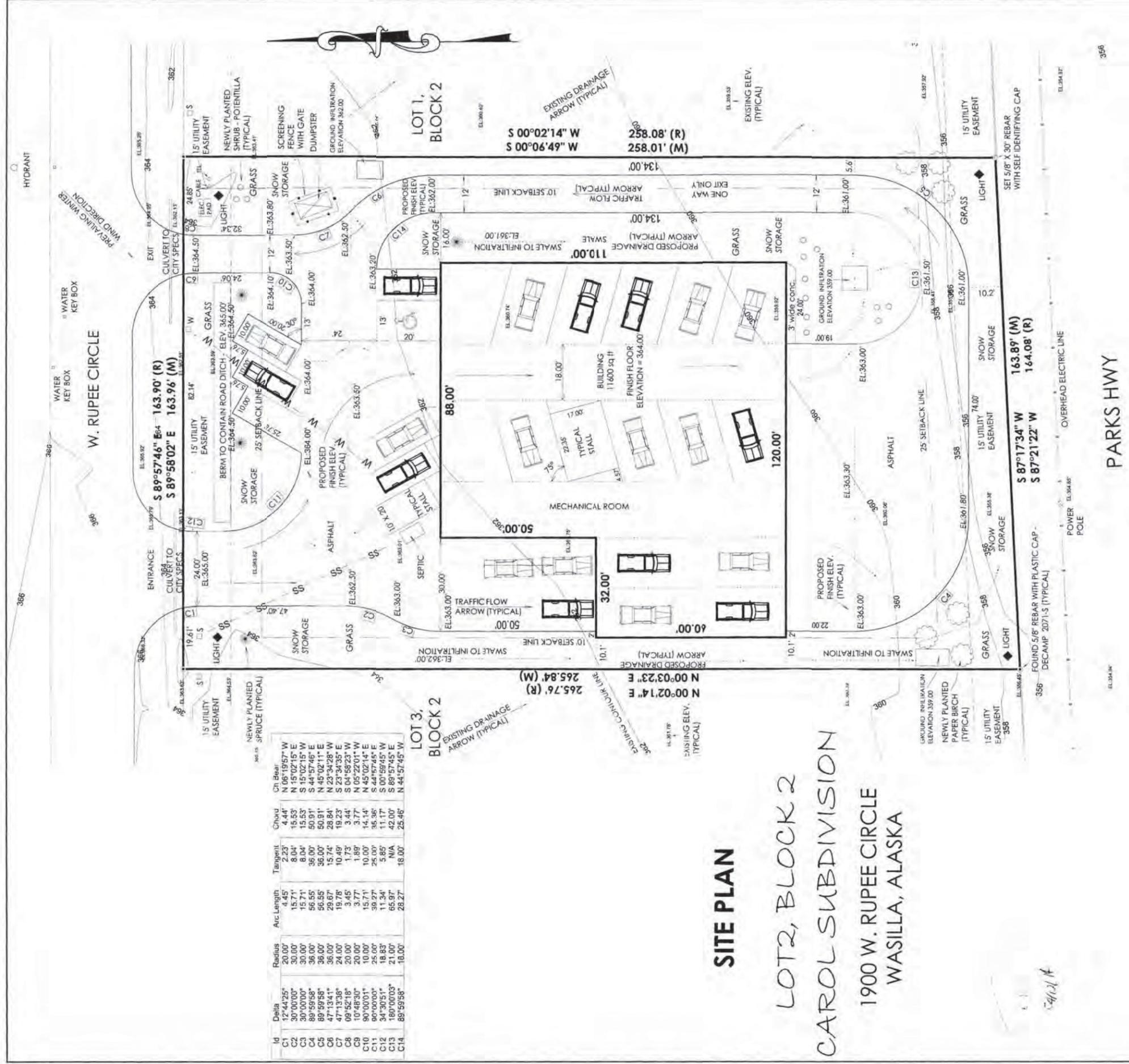
1. The Matanuska-Susitna Borough Fire Chief's office shall review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
2. The applicant shall consult with DEC and follow the appropriate stormwater procedures and regulations.
3. Construction on the site must substantially comply with the site plan and landscape plan date stamped April 24, 2014 and the elevation drawings date stamped May 5, 2014, attached as Exhibit B to Resolution Serial No. 14-08. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.
4. A landscape bond or guaranty, consistent with the requirements in §16.44.040 of the Wasilla Municipal Code, must be submitted to the Planning Department prior to any clearing or construction on the site.
5. An as-built survey must be submitted to the Planning Department after completion of the addition.

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**SITE PLAN**

LOT 2, BLOCK 2  
 CAROL SUBDIVISION  
 1900 W. RUPEE CIRCLE  
 WASILLA, ALASKA

ELEVATIONS ARE BASED ON AN NGS OPUS SOLUTION REPORT  
 NAVD 88 COMPUTED USING GEOID 12A

LOT SQUARE FOOTAGE = 42,911  
 VEGETATED AREA AS SHOWN = 14,112 SQUARE FEET  
 14,112 / 42,911 = 33 % VEGETATED AREA

SCALE: 1" = 20'

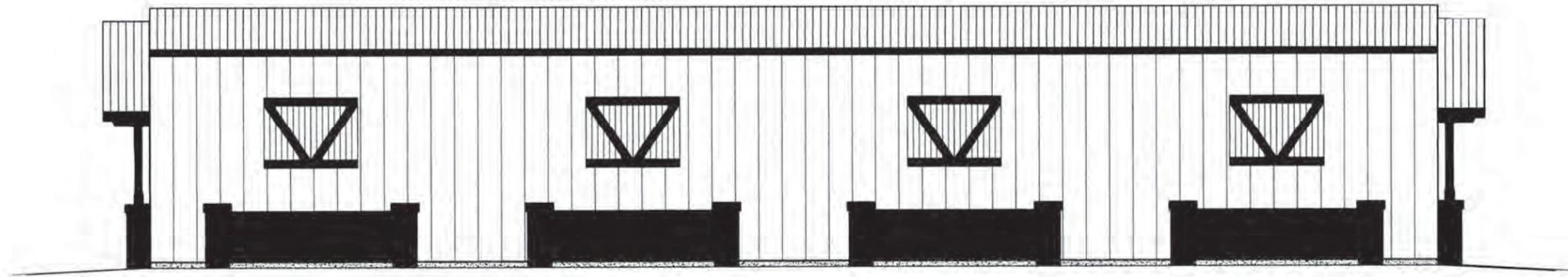


PREPARED BY: KEYSTONE SURVEYING & MAPPING, INC.  
 P.O. BOX 2216, PALMER, ALASKA 99645  
 (907) 376-7811

PREPARED FOR:  
 K & S ENTERPRISES, LIMITED  
 110 E. HERNING DRIVE  
 WASILLA, ALASKA RECEIVED  
 357-3400  
 04/12/14  
 APR 24 2014  
 Planning Office  
 City of Wasilla

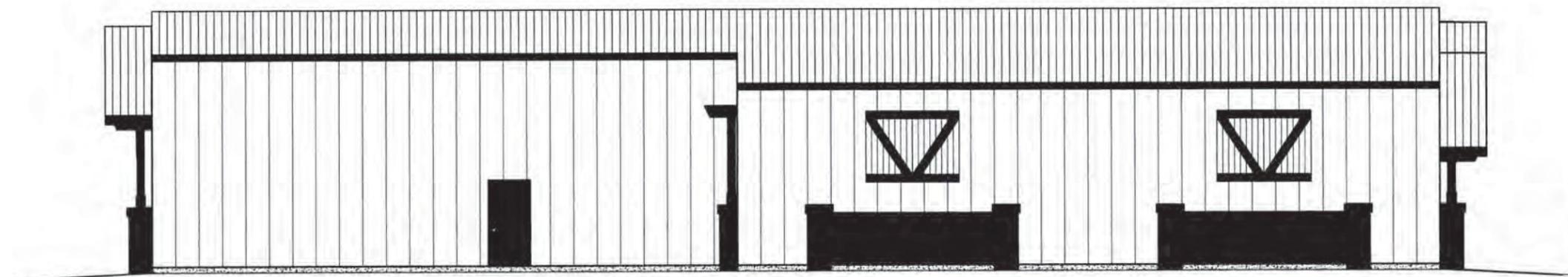
Id	Delta	Radius	Arc Length	Tangent	Chord	Ch. Bear
C1	12°44'25"	20.00'	4.45'	2.23'	4.44'	N 06°19'57" W
C2	30°00'00"	30.00'	15.71'	8.04'	15.53'	N 15°02'15" E
C3	30°00'00"	30.00'	15.71'	8.04'	15.53'	S 15°02'15" W
C4	89°59'58"	36.00'	56.55'	36.00'	50.91'	S 44°57'46" E
C5	89°59'58"	36.00'	56.55'	36.00'	50.91'	N 45°02'11" E
C6	47°13'41"	36.00'	29.67'	15.74'	28.84'	N 23°34'28" W
C7	47°13'41"	24.00'	19.78'	10.49'	19.23'	S 23°34'25" E
C8	09°52'18"	20.00'	3.45'	1.73'	3.44'	S 04°58'23" W
C9	10°48'30"	20.00'	3.77'	1.89'	3.77'	N 05°22'01" W
C10	90°00'00"	10.00'	15.71'	10.00'	14.14'	N 45°02'14" E
C11	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 44°57'45" E
C12	34°30'51"	18.83'	11.34'	5.85'	11.17'	S 00°59'45" W
C13	180°00'03"	21.00'	65.97'	N/A	42.00'	S 89°57'45" E
C14	89°59'58"	18.00'	28.27'	18.00'	25.48'	N 44°57'45" W





**EAST ELEVATION**

SCALE: 3/16" = 1'-0"



**WEST ELEVATION**

SCALE: 3/16" = 1'-0"

III COPYRIGHT NOTICE !!!  
 All building plans are protected by copyright. Reproduction of these plans, either in whole or in part, including any form and/or preparation of derivative works thereof, for any reason without documented permission is strictly prohibited. The purchaser of a set of building plans in no way transfers any copyright or other ownership interest in it to the buyer except for a limited license to use that set of plans for the construction of one building located at the site address or legal location specifically identified on the drawings, by the person whose name or company name appears on the drawings. Although further use may be granted to the original buyer for the construction of additional buildings, to extend any copyright license infringement, permission for further use must be granted each time, and a new site address and/or legal description must be provided. This process is easily completed through the submission of an Original Copyright License Form @ alaskaplans.com, or by contacting Alaska Plans, Inc. directly and obtaining permission for additional use. A buyer that receives a PDF file for the purpose of making copies should note that, because drawings are copyrighted, making photocopies from them is illegal. Copyright and licensing of building plans for construction exist to protect all parties. Copyright respects and supports the intellectual property of the original designer. Copyright law has been enforced increasingly in recent years. Willful infringement could cause settlements for statutory damages to \$150,000.00 plus attorney fees, damages, and loss of profits.

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 Planning Office  
 City of Wasilla

P.O. BOX 679871  
 WASILLA, AK 99687  
 info@alaskaplans.com  
 907.941.3362  
**alaskaplans**  
 BUILDING DESIGN

K & S ENTERPRISES, LIMITED  
**Mudbusters  
 Carwash Barn**  
 Steve & Karen Mahoy

REV.	DATE	DESCRIPTION	APP.
1	4-28-14	ISSUED FOR REVIEW	JMR
2	5-05-14	ISSUED FOR REVIEW	JMR

DRAWN BY: JMR  
 CHECKED BY: ARR  
 PAGE NO: 4 of X  
 SHEET NUMBER:  
**A3**

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NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

CASE: CU 14-02

APPLICANT (S): K & S Enterprises, LTD  
OWNER(S): Peter Zamarello Living Trust  
REQUEST:

For conditional use permit to construct an 11,600 square foot commercial car wash facility an indoor commercial car cleaning area and pet washing facility, Block 2, Lot 2, Carol Subdivision.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **May 13, 2014 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. HERNING Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before **May 16, 2014** 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 \_\_\_\_\_

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Comments:

*No comments as no apparent platting action requested*

PLATTING

*Paul [Signature]*



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

neopost

04/21/2014

US POSTAGE

\$00.48<sup>00</sup>



ZIP 99654  
041L11222587

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

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Matanuska-Susitna Borough

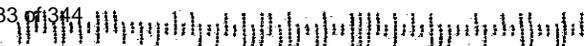
APR 22 2014

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NOTICE OF PUBLIC HEARING

99645#6489 CDD1

133 of 1344



NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

CASE: CU 14-02

APPLICANT (S): K & S Enterprises, LTD
OWNER(S): Peter Zamarello Living Trust
REQUEST:

For conditional use permit to construct an 11,600 square foot commercial car wash facility an indoor commercial car cleaning area and pet washing facility, Block 2, Lot 2, Carol Subdivision.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for May 13, 2014 at 6:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to planning@ci.wasilla.ak.us. Written comments on this request must reach the Planning Office on or before May 6, 2014 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 comments. Mark Whisenhunt MSB



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

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ZIP 99654
041L11222587

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

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Planning Office
City of Wasilla

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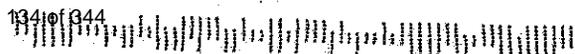
Matanuska-Susitna Borough

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NOTICE OF PUBLIC HEARING

99645\$6488 0001





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

**APPLICATION FOR CONDITIONAL USE** CU# 14-02

PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: <u>K+S ENTERPRISES, LTD</u>	Name:
Mailing Address: <u>110 E HERNING AVE</u>	Mailing Address:
<u>Wasilla, AK 99654</u>	
Contact Phone: Day <u>907-357-3400</u> Night <u>907-232-9274</u>	Contact Phone: Day _____ Night _____
FAX: <u>907-357-3402</u>	FAX:
E-mail: <u>SNOWMAMA@ALASKA.NET</u>	E-mail:

\*Attach list of additional owners if any.

PROPERTY INFORMATION
Size of property: <u>49911 sq ft</u>
Property tax # <u>5816 B02L002</u>
Street Address: <u>1900 W RUPPE CIRCLE, WASILLA, AK 99654</u>
Legal Description: Lot(s) <u>2</u> Block <u>2</u> Subdivision <u>CAROL SUB</u>
OR Parcel/Tract _____ Section _____ Township _____ Range _____
[Attach additional page if necessary.]
Zoning: RR Residential <input type="checkbox"/> R1 Single-family Residential <input type="checkbox"/> R2 Residential <input type="checkbox"/> RM Multi-family <input type="checkbox"/> C Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Public <input type="checkbox"/>
Requested Use: <u>CAR WASH (new)</u>

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 City of Wasilla

**AUTHORITY TO APPLY FOR CONDITIONAL USE :**

I hereby certify that I am (I am authorized to act for the) owner of the property and that I am applying for a Conditional Use in conformance with Title 16 of the Wasilla Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use.

DATE: 4-11-14

SIGNATURE: [Signature]

4-18-14

[Signature]

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

Land Use
Describe current use of property covered by this application: <i>Vacant</i>
Surrounding property: (Describe how land adjacent to the property is currently being used.)
North: <i>Vacant</i>
South: <i>PARKS HWY</i>
East: <i>Vacant</i>
West: <i>Vacant</i>

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

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

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

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

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

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

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

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City of Wasilla

assures its continuing use for its intended purpose.  
 iv. Conveyance of an area must be consistent with AS 34.07 the Horizontal Property Regime Act.  
 21. Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow. (Ord. 06-47(AM) § 4, 2006; prior code § 16.43.508)

**Application Check list:**

- Applicant has owner's authorization to submit application.
- Narrative addressing criterion is attached.
- Application fee.
- Legal description.

Accepted by:	Representative Affidavit: N/A <input type="checkbox"/> Attached <input type="checkbox"/>	Fee: \$500 # 25908 4/11/14	Tentative WPC Hearing Date: 5/13/14
--------------	---	-------------------------------	--

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

**Approval of City Planner:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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

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5

## **Project Notes Addressing Land Development Criteria**

The proposed business, is a car wash model, very common in western Canada. The main feature is an indoor parking area with each space equipped with vacuum, carpet shampoo, and hand held blower, in addition to other standard car wash features. Overhead doors open and close automatically by traffic control. The public has year round access in a safe and comfortable environment. We are targeting common traffic. No large trucks, motorhomes or trailers. This is the first of this type wash in the State.

Neighbors. The proposed project is located in a commercial zone with cleared lots on three sides. There is no development within 300' in any direction. Spenard Builders Supply is to the south across the Parks Highway.

Protective covenants for Carol Subdivision attached.

This proposal is substantially consistent with City comprehensive plan and Special uses criteria.

Finalized plans shall be submitted to the State Fire Marshal for review and approval. D.E.C. shall receive waste water plan for review and approval.

The site plan is designed for orderly traffic flow, entering and exiting the property. Peak traffic for this type business is 40 - 45 cars per hour, which usually occurs during freeze up and break up. Poor weather brings little traffic, fair weather and dry roads increase business volume. 150 – 200 cars average daily is a realistic target.

Parking at the car wash is inside the building. Customers can line up as in a drive through waiting their turn to park inside. Many never leave their car. Outside parking is provided for attendants and visitors.

Required utilities are present.

Drainage now, from this cleared parcel is to the Parks Highway. The site plan depicts proposed on site retention, infiltration.

Landscaping. The project site is completely cleared. 14,112 square ft. of area is allocated for top soil, grass, new trees and shrubs.

Walkway and bike path exists in the Parks Highway right of way to the south.

Waste water. A Biological water renewal system is to be installed to conserve water, recycling useable water. Waste water will flow through multiple settling tanks to improve suspended solids removal before leaving the building.

Appearance. It is our intention to create a nice building, beautifully landscaped, clean and well maintained. A place people want to come for car care. The building will incorporate architectural design features to break up the wall surfaces. Currently working with a design team.

Winter Hassles. The car wash exit is designed for vehicles to have maximum drip time before leaving the property. A three foot grade rise toward the property exit facilitates pickup bed drain out, a main source of "drag out" from a car wash. Drifting snow is likely to accumulate at the inside, north-west corner of the building. Heated drive way will be located there, and at all entrance, sidewalks, and exits of building.

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# PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS

## Carol Subdivision A Commercial Subdivision.

### 1. LAND USE

No lot shall be used for any purpose other than for approved Commercial business listed under the City of Wasilla's Commercial Zone (See exceptions below "a"). This provision may be waived by the Architectural Control Committee.

**a:** Commercial activities listed under the City of Wasilla's "Commercial Zone" not allowed in Carol Subdivision.

Bed & Breakfast  
Home Occupation  
Single or Multi-Family Dwelling  
Campground  
Cemetery  
Church  
Kennel  
Animal Shelter  
Adult Business

### 2. ARCHITECTURAL CONTROL

All construction will be approved by the Architectural Control Committee  
The Architectural Committee is composed of Peter G Zamarello & Paul E Gardner of Wasilla Alaska. In the event of the death or resignation of any member of the committee, the remaining member shall have full authority to designate a successor.  
The Committees approval or disapproval as required shall be in writing.

The address of the Architectural Committee is P.O. Box 873088, Wasilla, Ak 99687

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

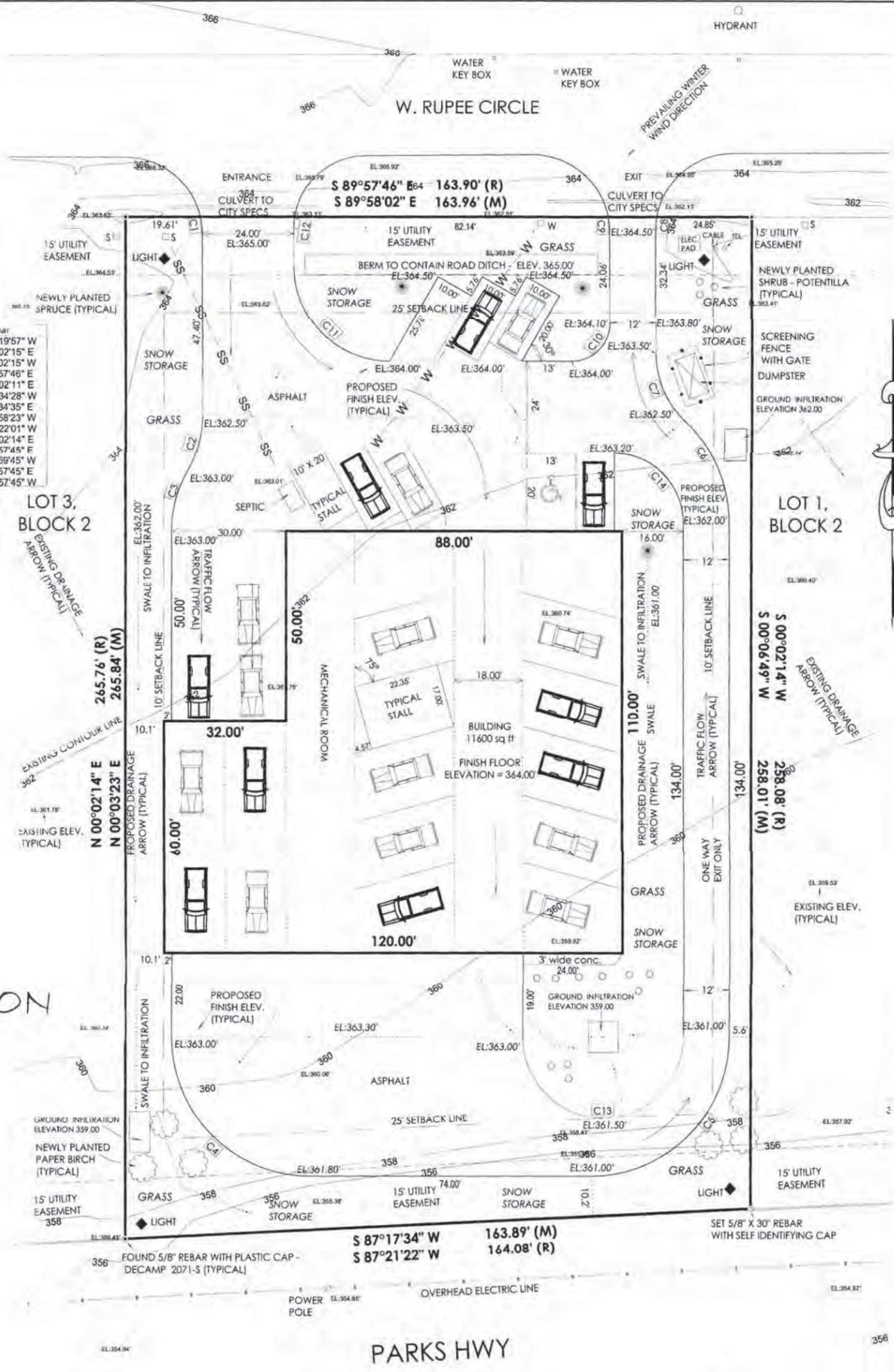
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City of Wasilla

Id	Delta	Radius	Arc Length	Tangent	Chord	Ch Bear
C1	12°44'25"	20.00'	4.45'	2.23'	4.44'	N 06°19'57" W
C2	30°00'00"	30.00'	15.71'	8.04'	15.53'	N 15°02'15" E
C3	30°00'00"	30.00'	15.71'	8.04'	15.53'	S 15°02'15" W
C4	89°59'58"	36.00'	56.55'	36.00'	50.91'	S 44°57'46" E
C5	89°59'58"	36.00'	56.55'	36.00'	50.91'	N 45°02'11" E
C6	47°13'41"	36.00'	29.67'	15.74'	28.84'	N 23°34'28" W
C7	47°13'38"	24.00'	19.78'	10.49'	19.23'	S 23°34'35" E
C8	09°52'18"	20.00'	3.45'	1.73'	3.44'	S 04°58'23" W
C9	10°48'30"	20.00'	3.77'	1.89'	3.77'	N 05°22'01" W
C10	90°00'01"	10.00'	15.71'	10.00'	14.14'	N 45°02'14" E
C11	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 44°57'45" E
C12	34°30'51"	18.83'	11.34'	5.85'	11.17'	S 00°59'45" W
C13	180°00'03"	21.00'	65.97'	N/A	42.00'	S 89°57'45" E
C14	89°59'58"	18.00'	28.27'	18.00'	25.46'	N 44°57'45" W

**SITE PLAN**  
 LOT 2, BLOCK 2  
 CAROL SUBDIVISION  
 1900 W. RUPEE CIRCLE  
 WASILLA, ALASKA



ELEVATIONS ARE BASED ON AN NGS OPUS SOLUTION REPORT  
 NAVD 88 COMPUTED USING GEOID 12A

LOT SQUARE FOOTAGE = 42,911  
 VEGETATED AREA AS SHOWN = 14,112 SQUARE FEET  
 14,112 / 42,911 = 33 % VEGETATED AREA

SCALE: 1" = 20'



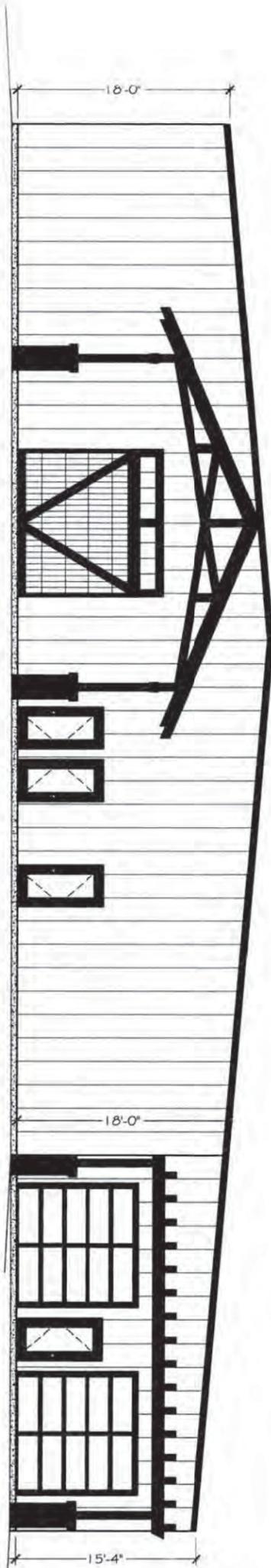
PREPARED BY: KEYSTONE SURVEYING & MAPPING, INC.  
 P.O. BOX 2216, PALMER, ALASKA 99645  
 (907) 376-7811

PREPARED FOR:  
 K & S ENTERPRISES, LIMITED  
 110 E. HERNING DRIVE  
 WASILLA, ALASKA  
 357-3400  
 04/12/14

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 APR 24 2014  
 Planning Office  
 City of Wasilla

NORTH ELEVATION

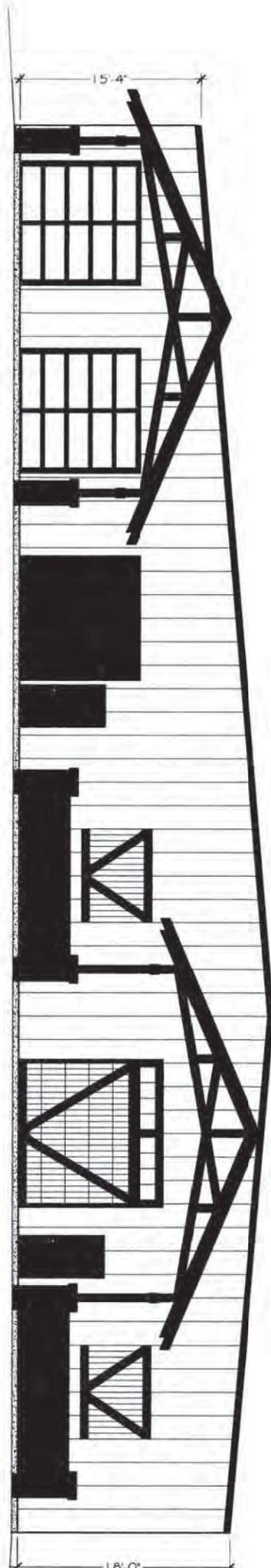
SCALE: 3/16" = 1'-0"



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City of Wasilla

SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



ORIGINAL PAPER SIZE: 24" x 36"

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REV.	DATE	DESCRIPTION	APP.					
1	4-28-14	ISSUED FOR REVIEW	JMR					
2	5-05-14	ISSUED FOR REVIEW	JMR					

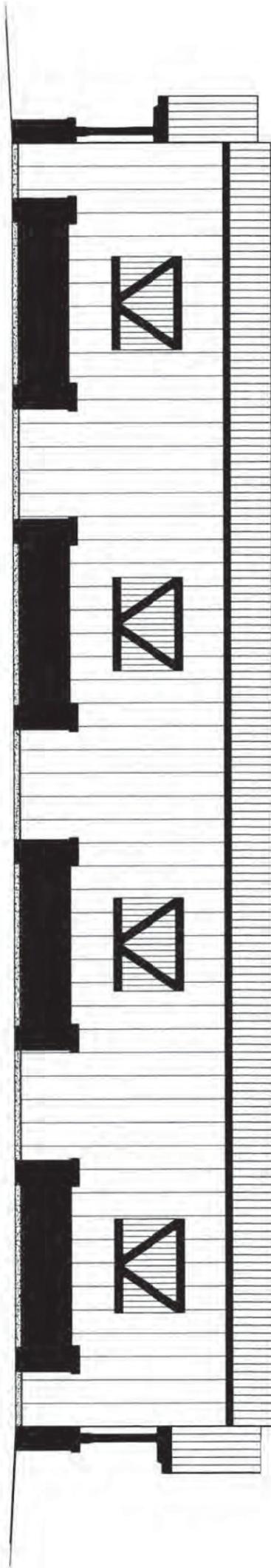
K # S ENTERPRISES, LIMITED  
**Mudbusters  
Carwash Barn**  
Steve & Karen Mahoy



P.O. BOX 670691  
WASILLA, AK 99687  
info@alaskaplans.com  
907.841.9382

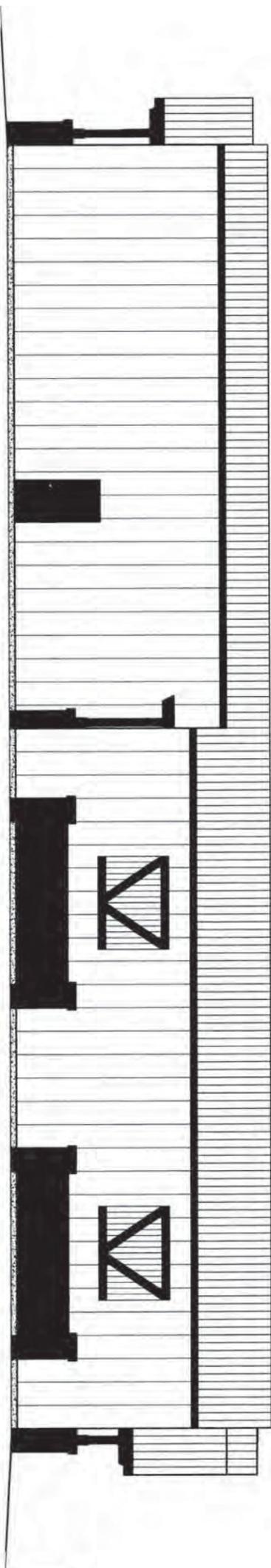
EAST ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"



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Planning Office  
City of Wasilla

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REV.	DATE	DESCRIPTION	APP.	-	-	-	-
1	4-28-14	ISSUED FOR REVIEW	JMR	-	-	-	-
2	5-05-14	ISSUED FOR REVIEW	JMR	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

K & S ENTERPRISES, LIMITED  
**Mudbusters  
Carwash Barn**  
Steve & Karen Mahoy

P.O. BOX 870691  
WASILLA, AK 99687  
info@alaskaplans.com  
907.541.9382

DRAWN: JMR  
BY: JMR  
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BY: ARR  
PAGE: 4 of X  
NO: 4 of X  
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**CERTIFICATE OF SERVICE**

1. I am the Planning Clerk for the City of Wasilla.
2. I certify on this 21 day of April, 2014, I mailed 81 notices of: \_\_\_\_\_ via first class U.S. Mail and by hand delivery regarding the following:  
Conditional Use Permit  
Land Use Permit # CU14-02.

Residents within 1,200'	<u>50</u>
Review Agencies	<u>25</u>
Planning Commissioners & City Council Members	<u>12</u>
Total	<u>87</u>

DATED at Wasilla, Alaska, April 21, 2014.

CITY OF WASILLA

Tahiri Revet  
TAHIRIH REVET  
Planning Clerk

Attest:

\_\_\_\_\_  
TINA CRAWFORD  
City Planner

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**NOTIFICATION OF PUBLIC HEARING**

**DATE:** April 21, 2014

**CASE:** CU 14-02

**APPLICANT (S):** K & S Enterprises, LTD  
**OWNER(S):** Peter Zamarello Living Trust  
**REQUEST:**

For *conditional use permit* to construct an 11,600 square foot commercial car wash facility an indoor commercial car cleaning area and pet washing facility, Block 2, Lot 2, Carol Subdivision.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **May 13, 2014 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before May 6, 2014 in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

Name \_\_\_\_\_

Address \_\_\_\_\_

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

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

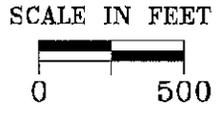
**FIRST CLASS**

**NOTICE OF PUBLIC HEARING**

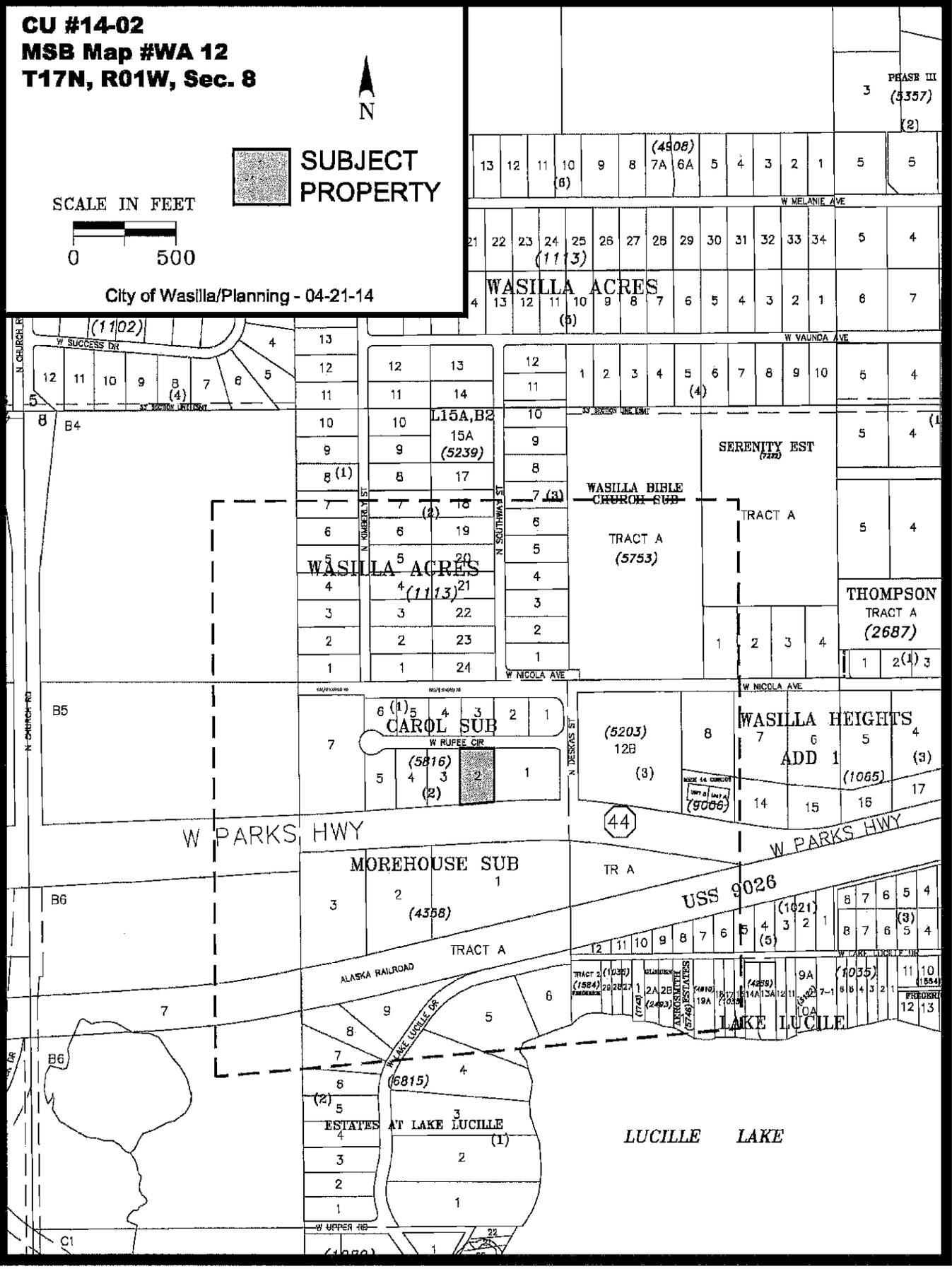
**CU #14-02**  
**MSB Map #WA 12**  
**T17N, R01W, Sec. 8**



**SUBJECT PROPERTY**



City of Wasilla/Planning - 04-21-14



5816B02L001  
ALASKA USA FED CR UNION  
PO BOX 196020  
% ACCOUNTS PAYABLE  
ANCHORAGE, AK 99519-6020

5816B01L001  
CLAD INVESTMENTS INC  
6517 ARCTIC SPUR RD  
ANCHORAGE, AK 99518

1113B02L022  
CREMER THEO F & CHARLOTTE  
PO BOX 870657  
WASILLA, AK 99687-0657

1113B01L003  
DART KELLY L  
374 N KIMBERLY ST  
WASILLA, AK 99654-6110

6815000T00A  
EST AT LK LUCILLE LLC THE  
7080 E TREE CT  
ANCHORAGE, AK 99507

1584000T002  
FRANK FAMILY TR  
FRANK MERLE REAVES TRE FRANK  
DOROTHY ALI  
1780 W LAKE LUCILLE DR  
WASILLA, AK 99654

1113B03L008  
HARRINGTON VICKY L  
525 N SOUTHWAY ST  
WASILLA, AK 99654

1065B03L007  
INABA LLC  
1551 W PARKS HWY  
WASILLA, AK 99654

1021B05L011  
LLOYD SAMUEL A  
LLOYD MARINA D  
PO BOX 871425  
WASILLA, AK 99687-1425

17N01W08B004  
LUNDGREN GARY  
119 CEDAR ST  
SEATTLE, WA 98121-1231

1113B02L020  
BRUNS DWAYNE R & PATRICIA  
PO BOX 940286  
HOUSTON, AK 99694-0286

1113B03L009  
CORNELISON JESSE J  
551 N SOUTHWAY ST  
WASILLA, AK 99654-6145

1113B01L007  
CUTLER WAYNE A  
PO BOX 872193  
WASILLA, AK 99687-2193

1021B05L007  
DULL ARVIN D & CONNIE E  
PO BOX 1717  
BETHEL, AK 99559-1717

1113B01L006  
FENDICH ANATOLY  
2253 W RIDGEWOOD DR  
WASILLA, AK 99654-5331

1113B02L005  
GRINNELL WARD M  
PO BOX 874447  
WASILLA, AK 99687-4447

1113B03L004  
HERDINA MICHAEL D  
425 N SOUTHWAY ST  
WASILLA, AK 99654

1113B03L007  
JONES JAS RICHARD & IRENE  
500 N SOUTHWAY ST  
WASILLA, AK 99654

1065000T00A  
LN REAL ESTATE LLC  
PO BOX 460069  
% THOMSON REUTERS  
HOUSTON, TX 77056-0069

1743B01L001  
MAKETA JOHN L & CHRYSYNA  
PO BOX 873874  
WASILLA, AK 99687-3874

1065B03L008  
BYERS GARY F & SHIRLEY K  
3130 N EUREKA CIR  
WASILLA, AK 99654

1113B02L003  
CREMER DAN'L F  
PO BOX 870657  
WASILLA, AK 99687-0657

1113B02L007  
DAGGETT TRACI  
501 N KIMBERLY ST  
WASILLA, AK 99654-6117

5816B02L005  
EGBERT MARK & ZINAIDA  
404 W PARKS HWY  
WASILLA, AK 99654

1113B02L009  
FISH FOREST A & KATHY A  
551 N KIMBERLY ST  
WASILLA, AK 99654

1113B03L002  
HALE GARY W & AMY S  
351 N SOUTHWAY ST  
WASILLA, AK 99654-6122

1113B02L002  
HUBBARD ENTERPRISES INC  
PO BOX 873666  
WASILLA, AK 99687-3666

1113B03L001  
KUDRYN VITALY  
KUDRYN DMITRY  
189 E NELSON AVE  
# 167  
WASILLA, AK 99654-6462

1113B02L024  
LOHOF CONNIE  
TURLEY MARANDA  
PO BOX 944  
BAKER, MT 59313-0944

5203B03L012B  
MATANUSKA-SUSITNA BOROUGH SCH  
/ALTERNATIVE BURCHELL PETER J HIGH  
350 E DAHLIA AVE  
PALMER, AK 99645-6488

1113B02L019  
MCDANIEL ROBERT J  
HARMON JERALD J & BEVERLY  
4700 TAFT ST  
ANCHORAGE, AK 99517-3125

4358000L003  
MTN VILLAGE LLC  
4701 E SHORELINE CIR  
WASILLA, AK 99654

6815B01L005  
RICHARDS CHRISTOPHER L & JENA L  
PO BOX 870149  
WASILLA, AK 99687-0149

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SIKES MERLE L& PATRICIA M  
PO BOX 870069  
WASILLA, AK 99687-0069

1035000L029  
TUTTLE DAVID LYLE & MARCI B  
1764 W LAKE LUCILLE DR  
WASILLA, AK 99654-7927

1113B01L004  
WATKINS HEATHER L  
PO BOX 190496  
ANCHORAGE, AK 99519-0496

5816B01L002  
ZAMARELLO PETER LIV TR  
ZAMARELLO PETER G TRE  
PO BOX 873088  
WASILLA, AK 99687-3088

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

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

MEA  
PO Box 2929  
Palmer, AK 99645

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MCDOWELL VINCENT & INGA K  
3040 OASIS GRAND BLVD  
APT 2404  
FORT MYERS, FL 33916-1622

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NC MACHINERY CO  
PO BOX 3562  
SEATTLE, WA 98124-3562

1113B01L008  
RYDER WM J & PATRICIA C  
524 N KIMBERLY ST  
WASILLA, AK 99654-6112

1113B03L005  
SWANSON DANIEL H  
451 N SOUTHWAY ST  
WASILLA, AK 99654

1113B03L003  
WALKER SETH E & DOROTHY  
401 SOUTHWAY ST  
WASILLA, AK 99654

9006000U00A  
WATSON BRIAN & JENNIFER E  
360 E INTL AIRPORT RD  
UNIT 1  
ANCHORAGE, AK 99518

3099B01L003  
K & S ENTERPRISES, LTD  
110 E HERNING AVE  
WASILLA, AK 99654-7029

Richard Boothby  
EMS/Central Mat-Su Fire Dept  
Fire Code Official Captain  
101 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

5816B01L004  
MILLER CONST EQUIP SALES INC  
PO BOX 32638  
JUNEAU, AK 99803-2638

7232000T00A  
NEWCOMB KURT M  
FENNIMORE-NEWCOMB JEANNETTE B  
PO BOX 872186  
WASILLA, AK 99687-2186

5239B02L015A  
SHANLEY TERI  
574 N SOUTHWAY ST  
WASILLA, AK 99654-6144

1113B02L004  
THOMAS WANDA W  
PO BOX 870902  
WASILLA, AK 99687-0902

5753000T00A  
WASILLA BIBLE CHURCH INC  
1651 W NICOLA AVE  
WASILLA, AK 99654

5816B01L006  
ZAMARELLO PATRICIA A  
5216 ROSEDALE ST  
GIG HARBOR, WA 98335

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 Fire Chief  
101 S. Swanson Ave  
Wasilla, AK 99654

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

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

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

MTA  
Real Estate Department  
PO Box 3550  
Palmer, AK 99645

NRCS  
Soil & Water Conservation  
1700 E. Bogard Rd  
#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 6  
Palmer, AK 99645

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

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

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

Daniel Kelly, Jr  
581 Briar Dr  
Wasilla, AK 99654

Glenda Ledford  
960 S. Century Drive  
Wasilla, AK 99654

Jessica Dean  
209 S. Vix Way  
Wasilla, AK 99654

Loren Means III  
1668 Pittman Road  
Wasilla, AK 99687

Claudia Pinard  
646 Peck Street  
Wasilla, AK 99654

COW Public Works Director  
Archie Giddings

City Council  
Leone Harris

City Council  
Gretchen O'Barr

City Council  
Collen Sullivan-Leonard

City Council  
Clark Buswell

City Council  
Brandon Wall

City Council  
David Wilson

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**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 14-08**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING  
CONDITIONAL USE PERMIT NUMBER CU 14-02 TO CONSTRUCT AN 11,600  
SQUARE FOOT COMMERCIAL CAR WASH FACILITY, INCLUDING AN INDOOR  
COMMERCIAL CAR CLEANING AREA AND PET WASHING FACILITY, LOCATED  
ON LOT 2, BLOCK 2, CAROL SUBDIVISION IN THE COMMERCIAL ZONING  
DISTRICT.**

---

WHEREAS, K & S Enterprises, Ltd., applicant, submitted Conditional Use Permit Number 14-02 requesting approval to construct an 11,600 square foot commercial car wash facility, including an indoor commercial car cleaning area and pet washing facility, on April 11, 2014; and

WHEREAS, the application included the required site plan and narrative that addresses the general approval criteria in §16.16.050 of the Wasilla Municipal Code; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200 feet radius, the appropriate review agencies, the Wasilla Planning Commission, and the Wasilla City Council as required by §16.16.040(A)(2) of the Wasilla Municipal Code; and

WHEREAS, a notice of the public hearing was published in the Frontiersman on May 6, 2014; and

WHEREAS, the Planning Commission held a public hearing on this request on May 13, 2014; 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 Land Development Code and Comprehensive Plan, and other pertinent information brought before them; and

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

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with the Findings of Fact, attached as Exhibit A and incorporated herein, with the following conditions:

1. The Matanuska-Susitna Borough Fire Chief's office shall review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
2. The applicant shall consult with DEC and follow the appropriate stormwater procedures and regulations prior to expansion.
3. Construction on the site must substantially comply with the site plan and landscape plans date stamped April 24, 2014 and the elevation drawings date stamped May 5, 2014, attached as Exhibit B to Resolution Serial No. 14-08. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.
4. An as-built survey must be submitted to the Planning Department after completion of the addition.

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

ADOPTED by the Wasilla Planning Commission on -, 2014.

APPROVED:

ATTEST:

\_\_\_\_\_  
Glenda Ledford, Chairman

\_\_\_\_\_  
Date

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

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 14-05**  
**FINDINGS OF FACT – Section 16.16.050, General Approval Criteria**

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

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

Finding:                    This criterion is not applicable since 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.***

Finding:                    The proposed commercial car wash 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.

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

Finding:                    The specific approval criteria under 16.16.060 are not applicable since a car wash is not one of the special uses with additional criteria.

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

Finding:                    The City mailed 50 notices to neighboring property owners within 1200’ and the 25 review agencies that are typically provided with the opportunity to comment. Two review agencies responded to the notice and indicated that they had no comments. Copies of the comments received by staff are included in this packet. Any comments received after the compilation of the packet will be provided at the public hearing.

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

Finding: The Borough Fire Chief's office will review this proposed car wash for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.

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

Finding: The proposed car wash will not significantly impact the street system or create a danger to pedestrians.

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

Finding: The attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010.

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

Finding: The attached site plan indicates 8 paved parking spaces (including 1 handicapped space), adequate paved aisle widths, and adequate snow storage on the site.

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

Finding: Water, sewer, and other utilities are available in the area.

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

Finding: Runoff and drainage of the site is controlled on-site by the use of percolation areas with landscaping that surround the site. Water runoff is directed to these areas to prevent runoff into the streets.

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

Finding: No additional open space is required and there are no sensitive areas or natural areas to be preserved on site.

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

Finding: The proposed use will not result in significantly different peak use characteristics than the surrounding uses or area since the property is located in an area that is zoned Commercial.

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

Finding: The proposed addition will not have any negative impacts on the surrounding area and no additional buffering is required since the subject parcel is surrounded by commercial zoning.

- 16.16.050(15)**      ***Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following:***
- a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.***
  - b. Adequately sized, located and screened trash receptacles and areas.***

Finding:                      The proposed site plan shows the required landscaping and vegetation. The site was cleared of all vegetation by a previous owner but the applicant will replace the required 30% vegetation.

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

Finding:                      No sidewalks or bike paths will be required since the proposed car wash is in an area that is zoned commercially and is not close to 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.***

Finding: Water and sewer is available for the site and the applicant will coordinate with the Public Works department to obtain any necessary City permits.

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

Finding: The Mat-Su Borough Cultural Resources Office was notified of this application and provided the opportunity to comment but did not provide any objections.

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

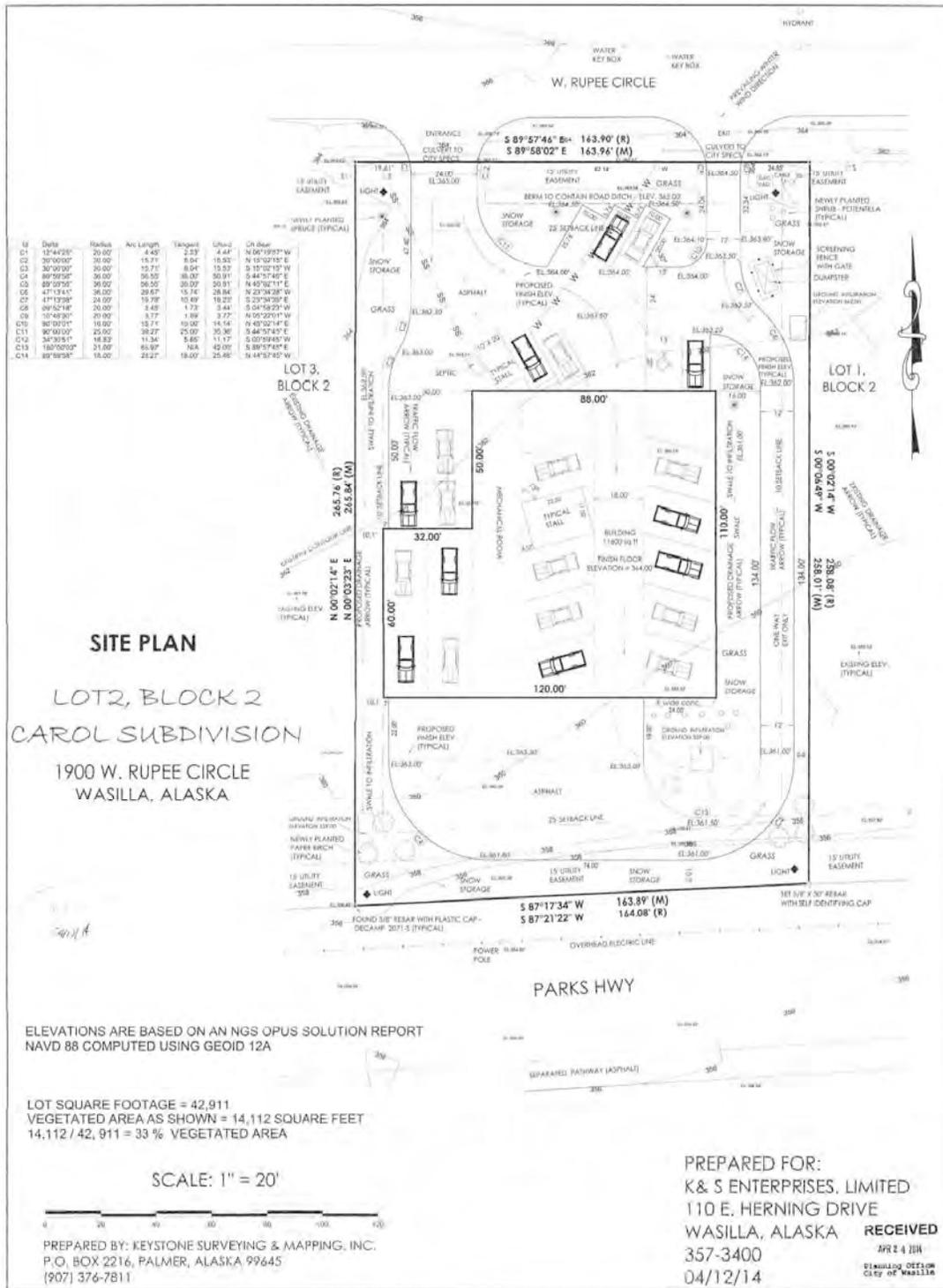
Finding:                      The proposed car wash will blend in with the building architecture in the surrounding area.

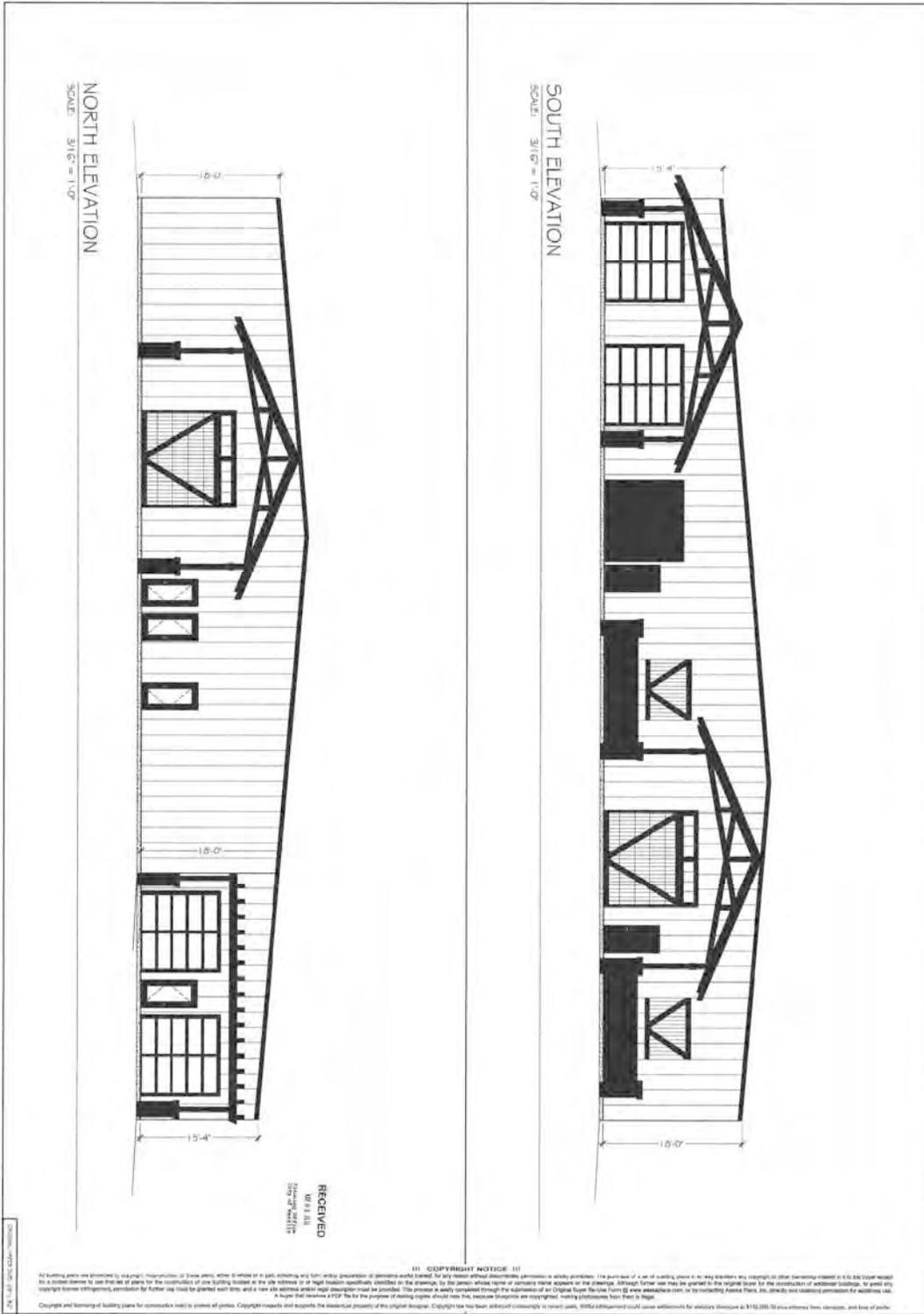
**16.16.050(20)**      ***Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication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

Finding:                      No additional land is necessary for open space and facilities.

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

Finding:                      There are no foreseeable problems anticipated from winter conditions. The property slopes south toward the Parks Highway and a long driveway (300' ±) is proposed from the exit of the car wash area to the exit onto Rupee Circle, which should prevent glaciation on Rupee Circle from water draining from wet vehicles.





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REV	DATE	DESCRIPTION	APP.
1	4-25-14	ISSUED FOR REVIEW	JMR
2	5-05-14	ISSUED FOR REVIEW	JMR

A & S ENTERPRISES, LIMITED  
**Mudbusters Carwash Barn**  
 Steve & Karen Mahoy

P.O. BOX 41060  
 WADILLA, AK 99507  
 907-665-0000  
 907-661-8300  
**alaskaplans**  
 BUILDING DESIGN





STAFF REPORT  
Prepared by:  
For the meeting of:

Case # CU 14-03  
Planning Staff  
May 13, 2014

## I. SUMMARY FACTS:

Applicant/Owner: Kurban Kurani  
Proposal: Approval to construct a 6,000 square foot commercial building on a lot with 9,268 existing commercial square footage (Pizza Hut & Midas).  
Location: 101 N. Crusey, Lot A19, Township 17N, Range 1W, Section 10  
Parcel Size: 2.03 acres±  
Existing Zoning: Commercial  
Future Land Use: Mixed Use  
Surrounding Zoning: North: Commercial  
South: Commercial  
East: Residential Multifamily  
West: Commercial

## II. STAFF RECOMMENDATION:

Approval with conditions

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

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

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

Staff Finding: This criterion is not applicable since 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 proposed commercial building is consistent with the Comprehensive Plan's *Expected Future Land Use Map* designation, "Mixed Use", and the Commercial zoning that implements the adopted Comprehensive Plan.
- 16.16.050(3)**      ***Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.***
- Staff Finding:      The specific approval criteria under 16.16.060 are not applicable since a commercial building is not one of the special uses with additional criteria.
- 16.16.050(4)**      ***Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.***
- Staff Finding:      The City mailed 107 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Three comments were received – one from the Borough Platting Division with no comments, one from the Borough Planning Department noting that a portion of the lots are within a flood zone and will require a flood hazard development permit, and one comment from a property opposing the development. Copies of the comments received by staff are included in this packet. Any comments received after the compilation of the packet will be provided at the public hearing.
- 16.16.050(6)**      ***Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.***
- Staff Finding:      The Borough Fire Chief's office will review this proposed building for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.
- 16.16.050(7)**      ***Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians...***
- Staff Finding:      The proposed commercial building will not significantly impact the street system or create a danger to pedestrians.
- 16.16.050(8)**      ***Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.***

Staff Finding: The attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010 with the exception of a very small portion of the rear setback along the property line abutting Lot 16A (see site plan for details.) The applicant has submitted a variance application requesting a variance of 25 feet to the required 25 foot setback in this area. With approval of the variance, this criterion is met.

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

Staff Finding: The attached site plan indicates 110 paved parking spaces, adequate paved aisle widths, and the applicant adequate snow storage on the site.

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

Staff Finding: Water, sewer, and other utilities are available in the area.

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

Staff Finding: The proposed site plan shows the drainage directed to the south, which will be directed to an on-site stormwater retention system.

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

Staff Finding: The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping. A 75' setback is required from the water's edge which will preserve sensitive or natural areas along the lake. Also, the site is located on Crusey Street, which is designated as a Major Collector roadway and signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

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

Staff Finding: The proposed use will not result in significantly different peak use characteristics than the surrounding uses or area since the property is located in an area that is developed and zoned Commercial with the exception of the property adjacent to the east. That property is zoned Residential Multifamily but the applicant also owns that lot and is seeking conditional use approval for a commercial building.

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

Staff Finding: The proposed addition will not have any negative impacts on the surrounding area and no additional buffering is required since the subject parcel is surrounded by commercial uses and/or zoning.

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

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

**b. Adequately sized, located and screened trash receptacles and areas.**

Staff Finding: The proposed site plan shows the required landscaping and vegetation.

**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: Sidewalks currently existing along Crusey but none are located on Westpoint Drive. Staff is recommending that the applicant construct a sidewalk along Westpoint Drive that connects to the sidewalk shown for Building "B".

**16.16.050(17) Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the**

**design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.**

Staff Finding: Water and sewer is available for the site and the applicant will coordinate with the Public Works department to obtain any necessary City permits. Additionally, the site plan shows the drainage directed to the south, which will be directed to an on-site stormwater retention system.

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

Staff Finding: The Mat-Su Borough Cultural Resources Office was notified of this application and provided the opportunity to comment but did not provide any objections.

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

Staff Finding: The proposed commercial building blends in with the building architecture in the surrounding area.

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

Staff Finding:            No additional land is necessary for open space and facilities.

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

Staff Finding:            There are no foreseeable problems anticipated from winter conditions.

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

Staff recommends approval of this request with the following conditions:

1. The Matanuska-Susitna Borough Fire Chief's office shall review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
2. The applicant shall consult with DEC and follow the appropriate stormwater procedures and regulations.
3. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for water and sewer connections.
4. A sidewalk must be constructed along the entire length of the subject property abutting E. Westpoint Drive and must connect into the existing sidewalk at the intersection of Crusey Street and E. Westpoint Drive. Additionally, the new sidewalk must connect to the sidewalk proposed along the western edge of Building "B" on the site plan in Exhibit B.
5. Construction on the site must substantially comply with the site plan and landscape plans date stamped April 21, 2014, attached as Exhibit B to Resolution Serial No. 14-09. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.
6. A landscape bond or guaranty, consistent with the requirements in §16.44.040 of the Wasilla Municipal Code, must be submitted to the Planning Department prior to any clearing or construction on the site.
7. An as-built survey must be submitted to the Planning Department after completion of the addition.

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NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

CASE: CU 14-03/V 14-02 & CU 14-04/V 14-03

APPLICANT (S): Michael James, CREA, agent for Kurani Kurban
REQUEST:

For conditional use permit to build a 6,000 square foot commercial building on a lot with 9,268 existing commercial square footage (Pizza Hut & Midas), and a variance of 25 feet to the minimum 25 foot rear yard setback, on Lot A19, Township 17 North, Range 1 West, Section 10;

AND a conditional use permit to also build an 8,280 square foot commercial building in the Residential Multi-family zoning district, and a variance of five feet to the minimum five foot side yard setback to allow a zero side yard setback on the western side of the lot AND a variance of 15 feet to the minimum 25 foot front yard setback to allow a 10 foot front yard setback along Westpoint Drive, on Lot 16A, Block 1, Lakeshore Resubdivision.

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 May 13, 2014 at 6:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to planning@ci.wasilla.ak.us. Written comments on this request must reach the Planning Office on or before May 6, 2014 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: See attached map & comments. Mark Whisenhunt MSB

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

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

RECEIVED

APR 24 2014

Planning Office
City of Wasilla

neopost
04/21/2014
US POSTAGE \$00.48



ZIP 99654
041L1122587

FIRST CLASS

Matanuska-Susitna Borough

APR 22 2014

RECEIVED

NOTICE OF PUBLIC HEARING

# Legend

— Roads

▭ Parcels

## D FIRM Flood Hazard Areas

▭ A - 1% Annual Chance of Flooding

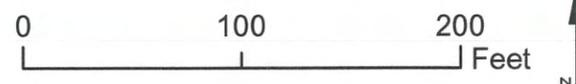
▭ 0.2 % Annual Chance of Flooding



A portion of this property is within a FEMA designated Special Flood Hazard Area (SFHA). All development within the SFHA requires a Mat-Su Borough Flood Hazard Development Permit, per MSB code 17.29.



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capability of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to production of this map, please contact the Mat-Su Borough GIS Division at 907-245-4801.



NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

CASE: CU 14-03/V 14-02 & CU 14-04/V 14-03

APPLICANT (S): Michael James, CREA, agent for Kurani Kurban  
REQUEST:

For conditional use permit to build a 6,000 square foot commercial building on a lot with 9,268 existing commercial square footage (Pizza Hut & Midas), and a variance of 25 feet to the minimum 25 foot rear yard setback, on Lot A19, Township 17 North, Range 1 West, Section 10;  
AND a conditional use permit to also build an 8,280 square foot commercial building in the Residential Multi-family zoning district, and a variance of five feet to the minimum five foot side yard setback to allow a zero side yard setback on the western side of the lot AND a variance of 15 feet to the minimum 25 foot front yard setback to allow a 10 foot front yard setback along Westpoint Drive, on Lot 16A, Block 1, Lakeshore Resubdivision.

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 **May 13, 2014 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before **May 6, 2014** 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 Audrey JOBSON

Address 1201 Westpoint DR, Wasilla AK 99654

Lot                      Block                      Subdivision                     

Comments: This building should NOT be built on <sup>the</sup> LAKES  
property. It would block public viewing  
and access to the lake. This large  
building would increase traffic on an  
already busy street. Find a better spot  
for it.



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

5225B02L011  
JOBSON ROBT M SR&AUDREY O  
1201 E WESTPOINT DR  
WASILLA, AK 99654

neopost  
04/21/2014  
US POSTAGE \$00.48<sup>00</sup>  
ZIP 99654  
041L1122587

*9/12*  
FIRST CLASS

RECEIVED

APR 29 2014

Planning Office  
City of Wasilla

NOTICE OF PUBLIC HEARING

NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

CASE: CU 14-03/V 14-02 & CU 14-04/V 14-03

APPLICANT (S): Michael James, CREA, agent for Kurani Kurban  
REQUEST:

For conditional use permit to build a 6,000 square foot commercial building on a lot with 9,268 existing commercial square footage (Pizza Hut & Midas), and a variance of 25 feet to the minimum 25 foot rear yard setback, on Lot A19, Township 17 North, Range 1 West, Section 10;

AND a conditional use permit to also build an 8,280 square foot commercial building in the Residential Multi-family zoning district, and a variance of five feet to the minimum five foot side yard setback to allow a zero side yard setback on the western side of the lot AND a variance of 15 feet to the minimum 25 foot front yard setback to allow a 10 foot front yard setback along Westpoint Drive, on Lot 16A, Block 1, Lakeshore Resubdivision.

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 **May 13, 2014 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before **May 6, 2014** 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 \_\_\_\_\_

RECEIVED

APR 22 2014

Comments: *Platting has no comments as no separate platting action requested.*

PLATTING



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<sup>SM</sup>  
04/21/2014  
**US POSTAGE** \$00.48<sup>00</sup>  
  
ZIP 99654  
041L11222587

RECEIVED  
APR 24 2014  
FIRST CLASS  
Metanuska-Susitna Bureau  
APR 22 2014  
RECEIVED  
Planning Office  
City of Wasilla

NOTICE OF PUBLIC HEARING

LA19

CERTIFICATE OF SERVICE

- 1. I am the Planning Clerk for the City of Wasilla.
- 2. I certify on this 22 day of April, 2014, I mailed 138 notices of: \_\_\_\_\_ via first class U.S. Mail and by hand delivery regarding the following:

Land Use Permit # CU14-03 / V14-02

Residents within 1,200' ~~CU14-04 / V14-03~~  
107

Review Agencies 25

Planning Commissioners & City Council Members 12

Total 144

DATED at Wasilla, Alaska, April 21, 2014.

CITY OF WASILLA

Tahirih Revet  
TAHIRIH REVET  
Planning Clerk

Attest:

\_\_\_\_\_  
TINA CRAWFORD  
City Planner

PAGE

INTENTIONALLY

LEFT

BLANK

**NOTIFICATION OF PUBLIC HEARING**

**DATE:** April 21, 2014

**CASE:** CU 14-03/V 14-02  
& CU 14-04/V 14-03

**APPLICANT (S):** Michael James, CREA, agent for Kurani Kurban  
**REQUEST:**

For *conditional use permit* to build a 6,000 square foot commercial building on a lot with 9,268 existing commercial square footage (Pizza Hut & Midas), and a *variance* of 25 feet to the minimum 25 foot rear yard setback, on Lot A19, Township 17 North, Range 1 West, Section 10;

**AND** a *conditional use permit* to also build an 8,280 square foot commercial building in the Residential Multi-family zoning district, and a *variance* of five feet to the minimum five foot side yard setback to allow a zero side yard setback on the western side of the lot AND a variance of 15 feet to the minimum 25 foot front yard setback to allow a 10 foot front yard setback along Westpoint Drive, on Lot 16A, Block 1, Lakeshore Resubdivision.

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 **May 13, 2014 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before **May 6, 2014** in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

Name \_\_\_\_\_

Address \_\_\_\_\_

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

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

-----



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

**FIRST CLASS**

**NOTICE OF PUBLIC HEARING**

**CU #14-03 / V #14-02 &  
 CU #14-04 / V #14-03  
 MSB Map #WA 11  
 T17N, R01W, Sec. 10**

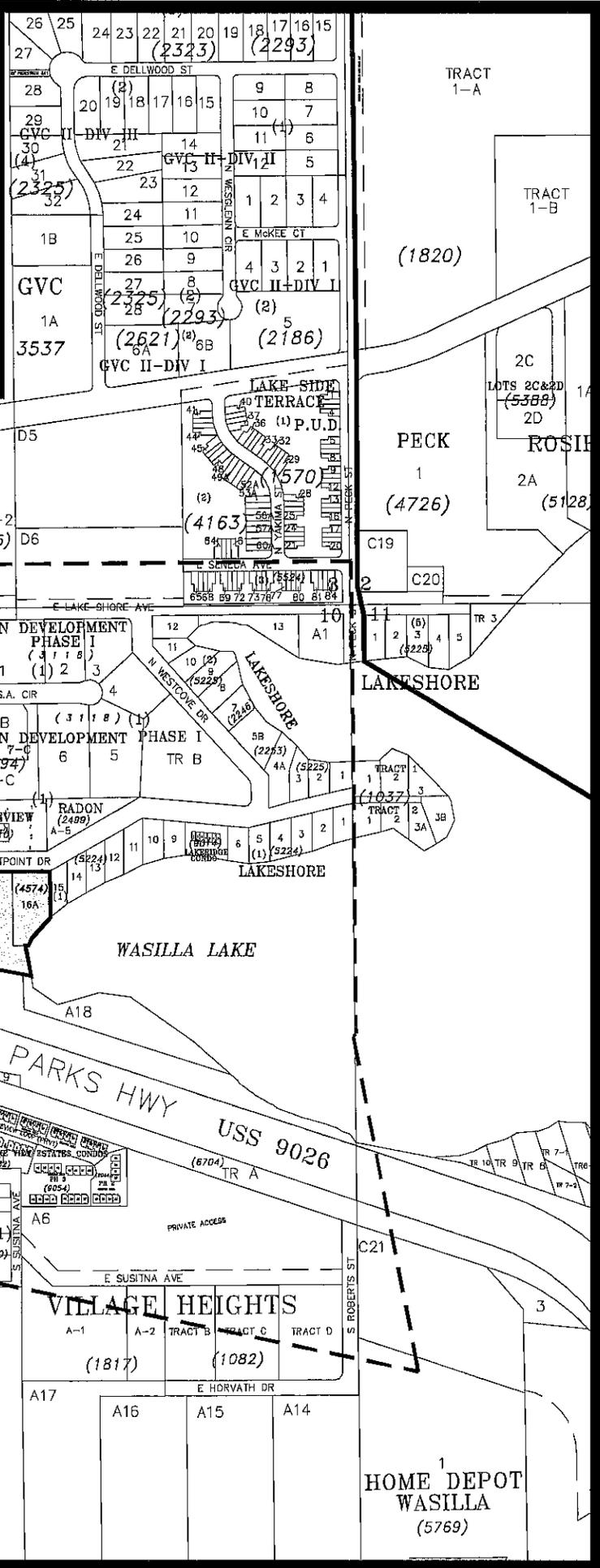


**SUBJECT  
 PROPERTY**

SCALE IN FEET



City of Wasilla/Planning - 04-21-14



3967000L009A  
AKLESTAD GORDON L NON EXMT MARITAL TR  
AKLESTAD JANE L TR TRE  
217 E ARCTIC AVE  
% JIM RUDA  
PALMER, AK 99645-6257

3118B01L002  
ALASKA USA FED CR UNION  
PO BOX 196020  
% ACCOUNTS PAYABLE  
ANCHORAGE, AK 99519-6020

9054000U043  
BEAUSHAW MELISSA  
PO BOX 874885  
WASILLA, AK 99687-4885

9054000U040  
CARNES ADAM  
822 SAINT DOMINIC CT  
CRP CHRISTI, TX 78418-5707

5294B01L007-C  
CENTENNIAL PLAZA LLC  
PO BOX 92729  
% FRANK DANNER  
ANCHORAGE, AK 99509-2729

9044000U018  
CHILDERS RYAN M & AMY L  
300 E KALLI CIR  
WASILLA, AK 99654-6486

5225B02L008  
COLEGROVE S & S LVG TR  
COLEGROVE STANLEY RAY TRE COLEGROVE  
SHEL  
460 W BRIAR DR  
WASILLA, AK 99654

9062000U008  
CORPUZ KAREN M  
PO BOX 211411  
ANCHORAGE, AK 99521-1411

5225B02L010  
CULLEN GARY L & LOUISE F  
PO BOX 871491  
WASILLA, AK 99654-1491

9044000U036  
ENTERPRISE PROPERTIES LLC  
22750 MCMANUS DR  
CHUGIAK, AK 99567-5446

6704000T00A  
ALASKA RAILROAD CORP  
PO BOX 107500  
ANCHORAGE, AK 99501-7500

2479000T00A-2  
ALL AGES FAM RESTAURANTS III LLC  
9418 AUTUMN RIDGE CIR  
ANCHORAGE, AK 99507

9062000U005  
BEETER DARYL J  
401 S WASILLA ST  
#5  
WASILLA, AK 99654

9062000U012  
CARSON SCOTT JAMES  
PO BOX 873597  
WASILLA, AK 99687-3597

9054000U042  
CHIAPPONE ANTHONY & ALEISHA  
327 LINCOLN ST  
ALGONQUIN, IL 60102-2818

9043000U015  
CHRISTLER CAROLYN L  
401 S WASILLA ST  
# 15  
WASILLA, AK 99654-8172

2253B02L004A  
COMBS DAVID LYNN  
401 N WESTCOVE DR  
WASILLA, AK 99654-7160

9043000U028  
COULTER ROBERT M & JANICE F  
4201 S SANTANA DR  
WASILLA, AK 99654-0729

9014000U006  
DE RU FERDINAND J & BRENDA J  
PO BOX 2505  
PALMER, AK 99645-2505

2246B02L007  
FERRIS KEVIN M  
O'CONNOR-FERRIS SUE ELLEN  
491 WESTCOVE DR  
WASILLA, AK 99654

6704000L001  
ALASKA STATE OF  
DEPT OF TRANS & PUB FAC  
PO BOX 196900  
ANCHORAGE, AK 99519-6900

9062000U006  
BANAHAN SEAN  
401 S WASILLA ST  
# 6  
WASILLA, AK 99654-8172

1817000T00A-1  
BOUCHARD NORMAN G  
900 E SUSITNA AVE  
WASILLA, AK 99654

9044000U032  
CARTER JOSE R & ROSA G  
401 S WASILLA ST  
# 32  
WASILLA, AK 99654-8173

9043000U013  
CHICA ANGELICA M  
2351 EISENHOWER AVE  
APT 1702  
ALEXANDRIA, VA 22314-5370

9043000U022  
CLARK MARK E  
PO BOX 875910  
WASILLA, AK 99687-5910

5224B01L003  
COMISKEY FAMILY TR  
2413 CAPTAIN COOK DR  
% JENNIFER MILLER TRE  
ANCHORAGE, AK 99517-1254

5224B01L001  
CROW RICHARD E JR & K A  
4101 LEYDEN RD  
ANCHORAGE, AK 99516

9054000U049  
DEKALB FLETCHER D  
6540 E BEEHCRAFT RD  
WASILLA, AK 99654-9330

2479000T00A-1  
FIRST NAT'L BANK ALASKA  
PO BOX 100720  
ATTN: ACCOUNTING DEPT  
ANCHORAGE, AK 99510-0720

5080000L007B  
GEORGE-HERNANDEZ LLC  
721 E WESTPOINT DR  
WASILLA, AK 99654

5225B02L009  
GIELAROWSKI S J REV TR  
1290 W WOODMEN RD  
COLORADO SPGS, CO 80919-2727

9062000U002  
GRAHAM ROBERT A  
608 CENIZO BLVD  
UVALDE, TX 78801-4009

5224B01L005  
HARMAN JERRY M  
PO BOX 874712  
WASILLA, AK 99687-4712

9010000U106  
HARREN RICHARD L  
CHAPELLE MAGALI S  
851 E WESTPOINT DR  
STE 202  
WASILLA, AK 99654  
5225B02L003  
HILLBORN JOHN R  
17915 LACY DR  
EAGLE RIVER, AK 99577

3118B01T00B  
HAYES JOE L  
PO BOX 101821  
ANCHORAGE, AK 99510-1821

2401000L003  
HENDERSON ERIC & JULIA  
PO BOX 2501  
PALMER, AK 99645-2501

5224B01L015  
HRONKIN PROPERTIES LLC  
936 E WESTPOINT DR  
WASILLA, AK 99654

9014000U003  
HUBBARD DON ANNA  
PO BOX 871764  
WASILLA, AK 99687-1764

9054000U044  
JACOBS JEREMY L  
401 S WASILLA ST  
# 44  
WASILLA, AK 99654

9043000U014  
JAMES JOHN S  
10303 S ROSE RD  
PERKINS, OK 74059

5225B02L011  
JOBSON ROBT M SR&AUDREY O  
1201 E WESTPOINT DR  
WASILLA, AK 99654

9044000U019  
JOHNSON ROBERT E & JANELLE S  
401 S WASILLA ST  
UNIT 19  
WASILLA, AK 99654-8173

5224B01L004  
KONING CATHLEEN S  
1072 E 28TH AVE  
ANCHORAGE, AK 99508-3981

4574B01L016A  
KURANI KURBAN  
PO BOX 92413  
ANCHORAGE, AK 99509-0413

5224B01L002  
LAIRD FAMILY TRUST  
LAIRD SCOTT J TRE LAIRD PATRICIA A TRE  
23506 NE GOLD NUGGET DR  
BATTLE GROUND, WA 98604

5524B03LCA01  
LAKESIDE TER TOWNHOUSES  
1365 E PARKS HWY STE 205  
% LEVALLEY REALTY  
WASILLA, AK 99654

9044000U029  
LARSON KRISTOFER D& ALISA  
401 S WASILLA ST  
# 29  
WASILLA, AK 99654-4000

5371000L004  
LARUE TR THE  
MARTIN ROBT J TRE MARTIN PAMELA S  
TRE  
10756 GREEN VALLEY RD  
GILROY, CA 95020  
9014000U007  
LEE CARLA JANE  
1072 E WESTPOINT DR  
# 7  
WASILLA, AK 99654-7138

9043000U024  
LAU TERRIS F  
401 S WASILLA ST  
# 24  
WASILLA, AK 99654

9044000U034  
LAUREN PROPERTIES LLC  
22750 MCMANUS DR  
CHUGIAK, AK 99567

9014000U001  
LOGSDON BERTRAND M&ADRIENNE L  
66751 N BAY RD  
NORTH BEND, OR 97459

9043000U016  
MACMILLAN DONALD G B& JAN  
401 S WASILLA ST  
# 16  
WASILLA, AK 99654

9062000U007  
MARTIN NICHOLAS S  
401 S WASILLA ST  
#7  
WASILLA, AK 99654

7143000T00B-1A  
MATANUSKA-SUSITNA BOROUGH  
SCHOOL/WASILLA MIDDLE  
350 E DAHLIA AVE  
PALMER, AK 99645-6488

2095000T00B-2  
MAT-SU VALLEY MEDICAL CTR  
14400 METCALF AVE  
% PROPERTY VALUATION SERVICES  
OVERLAND PARK, KS 66223

2842000L00B-1  
MCDONALD'S CORP  
PO BOX 182571  
# 51-0013  
COLUMBUS, OH 43218-2571

1024T0AL004  
MCMULLIAN JAMES III & SUZANNE D  
PO BOX 3451  
PALMER, AK 99645-3451

9062000U010  
MCQUEEN-YORK SUZANNE M  
401 S WASILLA ST  
UNIT 10  
WASILLA, AK 99654

4893B04L003A  
MITCHELL EDW LEE & TRISHA  
30749 HIGHWAY AC  
LEBANON, MO 65536-6302

2253B02L005B  
MORAN ANDREW M M  
2247 N FILLY CIR  
WASILLA, AK 99654

9043000U021  
MORRISON KYLE S & JANE A  
15422 COUNTRY MANOR RD  
LINDALE, TX 75771

9054000U041  
MOYLAN JOHN J III & REBECCA A  
43716 COUNTRYSIDE DR  
LANCASTER, CA 93536-6318

6942B7A0000  
NANEZ JOSE & LUCIA A  
16751 THEODORE DR  
EAGLE RIVER, AK 99577-6702

5318000L001A  
NATIONAL RETAIL PROPERTIES LP  
450 S ORANGE AVE  
STE 900  
ORLANDO, FL 32801

5294B01L007-B  
NORTHRIM BANK  
3111 C ST  
ANCHORAGE, AK 99503

1020B02L005  
NORTHSTAR TERM& STEVEDORE  
790 OCEAN DOCK RD  
ANCHORAGE, AK 99501-1164

522SB02L002  
NUSSBAUMER MYRTLE TR TRE  
3910 AVE BONNE TERRE  
NEW IBERIA, LA 70563

5224B01L012  
OH KAP BOK & SUN SOOK  
990 E WESTPOINT DR  
WASILLA, AK 99654

9044000U020  
O'ROURKE ELAINE M  
PO BOX 236  
ANIAK, AK 99557-0236

9043000U027  
PERHAM DAVID L  
310 BONANZA DR  
BONAIRE, GA 31005-3910

3498000L00B  
PODESVA YUN N  
ROE JODY E  
1450 S BODENBURG LOOP  
PALMER, AK 99645

9014000U005  
POIRIER HARLAN  
PO BOX 870145  
WASILLA, AK 99687-0145

3118B01L006  
POON WM F T  
POON ESTHER  
1220 E 68TH  
#102  
ANCHORAGE, AK 99518

3498000L00A  
PRIOR LINDA L LVG TR  
PRIOR LINDA L & PRIOR RUSSELL A TRES  
1007 RIVERVIEW DR  
FALLBROOK, CA 92028-1847

5224B01L011  
PURSCHE RAYMOND R  
1000 E WESTPOINT DR  
WASILLA, AK 99654-7138

5224B01L013  
RANEY DONALD S  
918 W 14TH AVE  
ANCHORAGE, AK 99501-4951

9043000U025  
REARDON CHESTER F & E J  
PO BOX 1574  
DELTA JUNCTION, AK 99737-1574

9044000U030  
RENDON JORGE  
VILLAMIDES CARMEN  
PO BOX 103414  
ANCHORAGE, AK 99510-3414

9014000U002  
RHODEN BETH A  
1072 E WESTPOINT DR  
UNIT 2  
WASILLA, AK 99654-7179

9054000U045  
RICHARDS TIMOTHY D  
401 S WASILLA ST  
UNIT 45  
WASILLA, AK 99654-8174

9044000U017  
ROHLFING ROBT R & MARY  
315 E ST  
ANCHORAGE, AK 99501

2499000T00A-5  
ROMAR LLC  
11039 E HARRIS HAWK TRL  
SCOTTSDALE, AZ 85262-4547

9043000U026  
RUNYAN JAY H JR & J A  
401 S WASILLA ST  
# 26  
WASILLA, AK 99654

9062000U001  
SCHRUF DEVONA A  
891 E SUSITNA AVE  
WASILLA, AK 99654-8128

9044000U031  
SHIELDS SHEILA  
PO BOX 355  
HOMER, AK 99603-0355

5225B02L013  
SHOWER5 DONALD R  
PO BOX 870757  
WASILLA, AK 99687-0757

5225B02L012  
SMITH RICHARD W  
PO BOX 874761  
WASILLA, AK 99687-4761

17N01W10A006  
SMITH-HAGEN FAMILY TR  
SMITH MD & SL TRES SMITH DF SMITH SF  
PO BOX 877563  
WASILLA, AK 99687-7563

9044000U035  
SOLOY L CHRIS & JAN H  
PO BOX 872801  
WASILLA, AK 99687-2801

9043000U023  
STARN WILLIAM A & JOAN E  
PO BOX 1782  
PALMER, AK 99645-1782

5224B01L010  
STENGRIM JON D  
1018 E WESTPOINT DR  
WASILLA, AK 99654-7138

5224B01L009  
STOTT WM D & MARIA S  
2015 BLUEBERRY ST  
ANCHORAGE, AK 99503-1854

9062000U009  
T & P ENTERPRISES LLC  
PO BOX 773412  
EAGLE RIVER, AK 99577-3412

9062000U003  
THEULEN JENNIFER R  
701 BLACKBURN CT  
ANCHORAGE, AK 99518-2290

9044000U033  
THORSON THOS A  
THORSON VICKY  
PO BOX 9  
MILLS, WY 82644-0009

9054000U048  
THURNEAU TRISTIN T  
401 S WASILLA ST  
UNIT #48  
WASILLA, AK 99654-8174

7011B6B0000  
VALLEY BOARD OF REALTORS  
741 E SUSITNA AVE  
WASILLA, AK 99654

3118B01L004  
VALLEY PROF CENTER LLC  
1001 E USA CIR  
WASILLA, AK 99654

2959000T00A3  
WASILLA LLC  
4000 W DIMOND BLVD # 240  
% DENALI COMMERCIAL MGMT  
ANCHORAGE, AK 99502

7011B5B0000  
WASILLA STATION LLC  
3332 E TAMARAK AVE  
# 3  
WASILLA, AK 99654-7429

9062000U011  
WATKINS SUSAN E  
401 S WASILLA ST  
# 11  
WASILLA, AK 99654-8172

9054000U052  
WILBUR KERRY A  
401 S WASILLA ST  
# 52  
WASILLA, AK 99654-8175

9062000U004  
WILLIAMS JOSEPH  
4071 RIBAC ST  
WAHIAWA, HI 96786-7538

3118B01L003  
ZIPPERER JOHN D JR  
2955 N CHURCH RD  
WASILLA, AK 99654

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

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

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

ENSTAR  
PO Box 190288  
Anchorage, AK 99519-0288

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

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

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

MEA  
PO Box 2929  
Palmer, AK 99645

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

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

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

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

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

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

MTA  
Real Estate Department  
PO Box 3550  
Palmer, AK 99645

NRCS  
Soil & Water Conservation  
1700 E. Bogard Rd  
#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 6  
Palmer, AK 99645

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

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

Superintendent  
SOA/DOTPF  
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Palmer, AK 99645

Daniel Kelly, Jr  
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Wasilla, AK 99654

Glenda Ledford  
960 S. Century Drive  
Wasilla, AK 99654

Jessica Dean  
209 S. Vix Way  
Wasilla, AK 99654

Loren Means III  
1668 Pittman Road  
Wasilla, AK 99687

Claudia Pinard  
646 Peck Street  
Wasilla, AK 99654

COW Public Works Director  
Archie Giddings

City Council  
Leone Harris

City Council  
Gretchen O'Barr

City Council  
Collen Sullivan-Leonard

City Council  
Clark Buswell

City Council  
Brandon Wall

City Council  
David Wilson

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**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 14-09**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING  
CONDITIONAL USE PERMIT NUMBER CU 14-03 TO CONSTRUCT A 6,000  
SQUARE FOOT COMMERCIAL BUILDING ON A LOT WITH 9,268 EXISTING  
COMMERCIAL SQUARE FOOTAGE (PIZZA HUT & MIDAS), LOCATED ON LOT  
A19, TOWNSHIP 17N, RANGE 1W, SECTION 10, IN THE COMMERCIAL ZONING  
DISTRICT.**

---

WHEREAS, Kurban Kurani, owner, submitted Conditional Use Permit Number 14-03 requesting approval to construct a 6,000 square foot commercial building on April 21, 2014; and

WHEREAS, the application included the required site plan and narrative that addresses the general approval criteria in §16.16.050 of the Wasilla Municipal Code; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200 feet radius, the appropriate review agencies, the Wasilla Planning Commission, and the Wasilla City Council as required by §16.16.040(A)(2) of the Wasilla Municipal Code; and

WHEREAS, a notice of the public hearing was published in the Frontiersman on May 6, 2014; and

WHEREAS, the Planning Commission held a public hearing on this request on May 13, 2014; 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 Land Development Code and Comprehensive Plan, and other pertinent information brought before them; and

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

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with the Findings of Fact, attached as Exhibit A and incorporated herein, with the following conditions:

1. The Matanuska-Susitna Borough Fire Chief's office shall review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
2. The applicant shall consult with DEC and follow the appropriate stormwater procedures and regulations.
3. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for water and sewer connections.
4. A sidewalk must be constructed along the entire length of the subject property abutting E. Westpoint Drive and must connect into the existing sidewalk at the intersection of Crusey Street and E. Westpoint Drive. Additionally, the new sidewalk must connect to the sidewalk proposed along the western edge of Building "B" on the site plan in Exhibit B.
5. Construction on the site must substantially comply with the site plan and landscape plans date stamped April 21, 2014, attached as Exhibit B to Resolution Serial No. 14-09. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an

amended conditional use permit application, including application fee and Planning Commission review and approval.

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

ADOPTED by the Wasilla Planning Commission on -, 2014.

APPROVED:

ATTEST:

\_\_\_\_\_  
Glenda Ledford, Chairman

\_\_\_\_\_  
Date

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

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 14-05**  
**FINDINGS OF FACT – Section 16.16.050, General Approval Criteria**

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

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

Finding: This criterion is not applicable since 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.***

Finding: The proposed commercial building 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.

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

Finding: The specific approval criteria under 16.16.060 are not applicable since a commercial building is not one of the special uses with additional criteria.

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

Finding: The City mailed 107 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Three comments were received – one from the Borough Platting Division with no comments, one from the Borough Planning Department noting that a portion of the lots are within a flood zone and will require a flood hazard development permit, and one comment from a property opposing the development. Any comments received after the compilation of the packet will be provided at the public hearing.

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

Finding:            The Borough Fire Chief's office will review this proposed building for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.

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

Finding:            The proposed commercial building will not significantly impact the street system or create a danger to pedestrians.

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

Finding:            The attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010 with the exception of a very small portion of the rear setback along the property line abutting Lot 16A (see site plan for details.) The applicant has submitted a variance application requesting a variance of 25 feet to the required 25 foot setback in this area. With approval of the variance, this criterion is met.

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

Finding:            The attached site plan indicates 110 paved parking spaces, adequate paved aisle widths, and the applicant adequate snow storage on the site.

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

Finding:            Water, sewer, and other utilities are available in the area.

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

Finding:                      The proposed site plan shows the drainage directed to the south, which will be directed to an on-site stormwater retention system.

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

Finding:                      The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping. A 75' setback is required from the water's edge which will preserve sensitive or natural areas along the lake. Also, the site is located on Crusey Street, which is designated as a Major Collector roadway and signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

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

Finding:                      The proposed use will not result in significantly different peak use characteristics than the surrounding uses or area since the property is located in an area that is developed and zoned Commercial with the exception of the property adjacent to the east. That property is zoned Residential Multifamily but the applicant also owns that lot and is seeking conditional use approval for a commercial building.

**16.16.050(14)**      ***Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment***

**regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.**

Finding: The proposed addition will not have any negative impacts on the surrounding area and no additional buffering is required since the subject parcel is surrounded by commercial uses and/or zoning.

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

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

Finding: The proposed site plan shows the required landscaping and vegetation.

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

Finding: Sidewalks currently existing along Crusey but none are located on Westpoint Drive. Staff is recommending that the applicant construct a sidewalk along Westpoint Drive that connects to the sidewalk shown for Building "B".

**16.16.050(17) Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution**

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

***certificate for the water from the state. The system must be built to city specifications available from the engineer.***

Finding: Water and sewer is available for the site and the applicant will coordinate with the Public Works department to obtain any necessary City permits. Additionally, the site plan shows the drainage directed to the south, which will be directed to an on-site stormwater retention system.

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

Finding: The Mat-Su Borough Cultural Resources Office was notified of this application and provided the opportunity to comment but did not provide any objections.

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

Finding: The proposed commercial building blends in with the building architecture in the surrounding area.

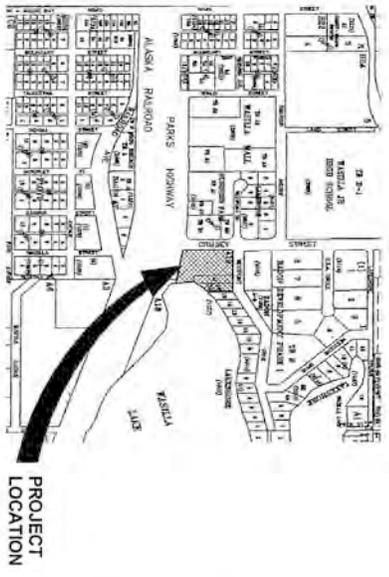
**16.16.050(20)** ***Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication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

Finding: No additional land is necessary for open space and facilities.

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

Finding: There are no foreseeable problems anticipated from winter conditions.

Sheet Number	Sheet Name
A0.0	Title Sheet
A0.1	Preparation - Building A
A0.2	Preparation - Building B
A0.3	Preparation - Site
A0.4	Preparation - Site
A0.5	Preparation - Site
A0.6	Preparation - Site
A0.7	Preparation - Site
A0.8	Preparation - Site
A0.9	Preparation - Site
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A1.100	Preparation - Site



# Lake Side Plaza

North Crusey Street  
Wasilla, AK 99654

Lot 16A and A19, Block 1  
Lakeshore Subdivision

PERMIT # n/a

ARCHITECT:

**PAULKENBERRY & ASSOCIATES, INC.**  
ARCHITECTS

2015-2016 National Architecture Award Winner

OWNER:

**RECEIVED**  
APR 21 2014  
Planning Office  
City of Wasilla

DRAWINGS AT 1/8" = 1'-0" UNLESS OTHERWISE INDICATED

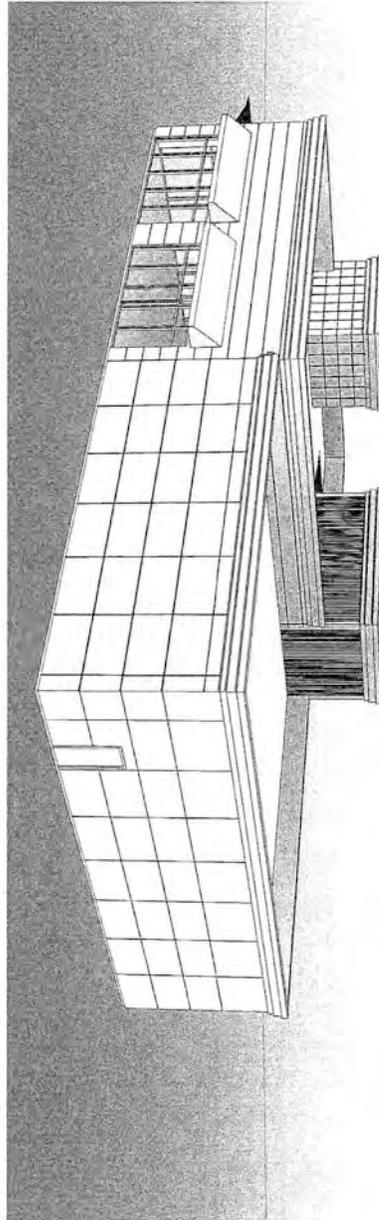
Project No. 41162014-4-15-16-17  
**Lake Side Plaza**  
 Title Sheet  
 1 of 16 and A19, Block 1  
 Lakeshore Subdivision  
 North Crusey Street  
 Wasilla, AK 99654  
**A0.0**

**PAULKENBERRY & ASSOCIATES, INC.**  
ARCHITECTS

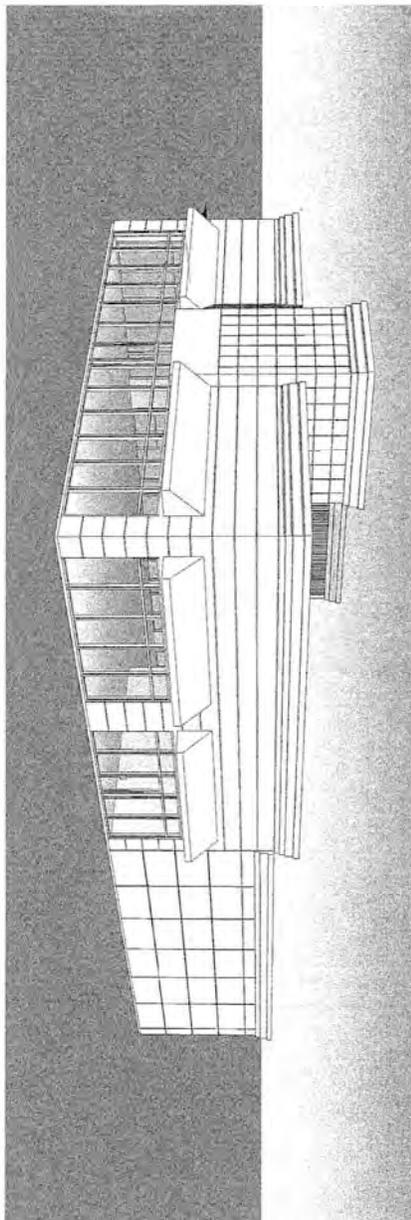
P.O. Box 72003 - Anchorage, Alaska 99502-0001 - (907) 529-9400

ASSETS  
41162014

Paulkenberry & Associates, Inc.  
**2013\_03**  
 Owner: City of Wasilla  
 Project: Lake Side Plaza  
 Revised Date: 11-14-13  
 Revision: 01  
 Prepared by: JKH  
 Checked by: JKH  
 Drawn by: JKH  
 Title Sheet



① Northeast Perspective View - Building A - Looking Southwest

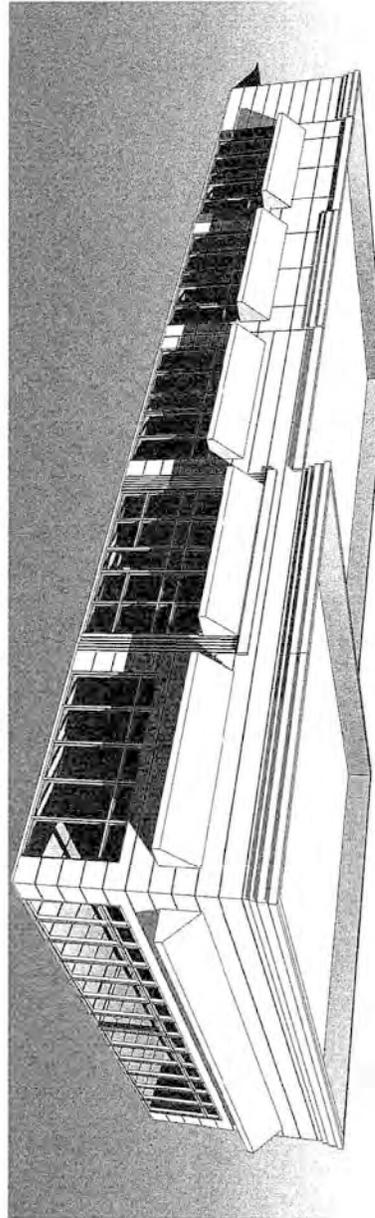


② Southeast Perspective View - Building A - Looking Northwest

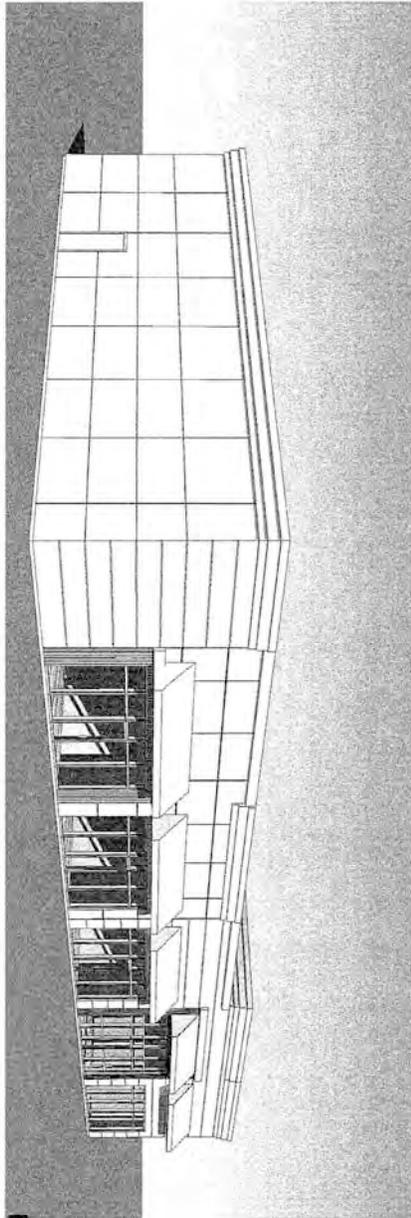
DRAWINGS AT 1/8" = 1'-0" SCALE UNLESS INDICATED

**RECEIVED**  
 APR 21 2011  
 Planning Office  
 City of Merrill

Date Received 2011.04.21 Drawn By JCH Checked By TCR Date 11-11-11 Project Name Building A Revision 01-11-11 Prepared By Preliminary	PROJECT 4112719	 <b>FAULKENBERRY &amp; ASSOCIATES, INC.</b> <b>ARCHITECTS</b> <small>P.O. Box 23370 - Annapolis, Md. 21402-0370</small>	<b>Lake Side Plaza</b> Project Name Building A Lot 10A and 10B, Block 1 Lakeshore Subdivision 1800 County Street Merrill, WI 53554 A0.2
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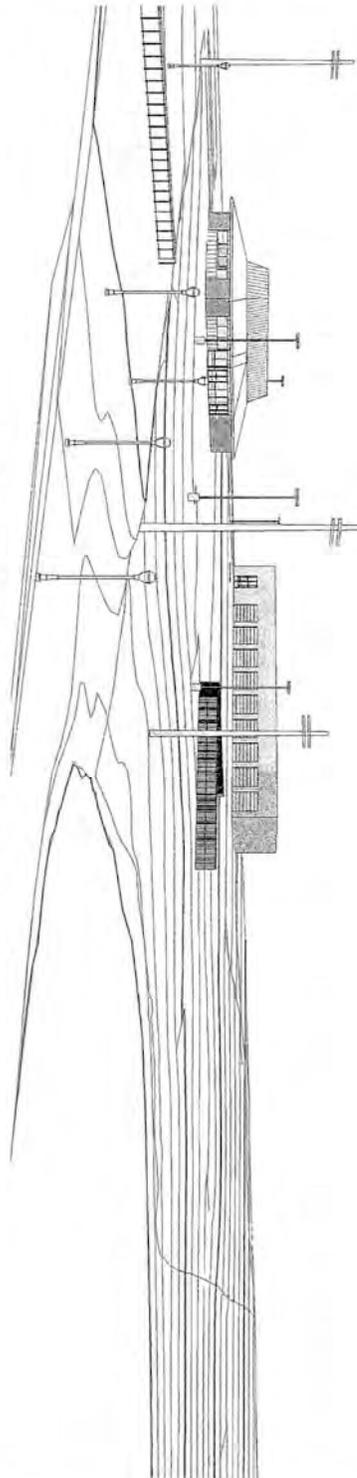
① Southeast Perspective View - Building B - Looking Northwest



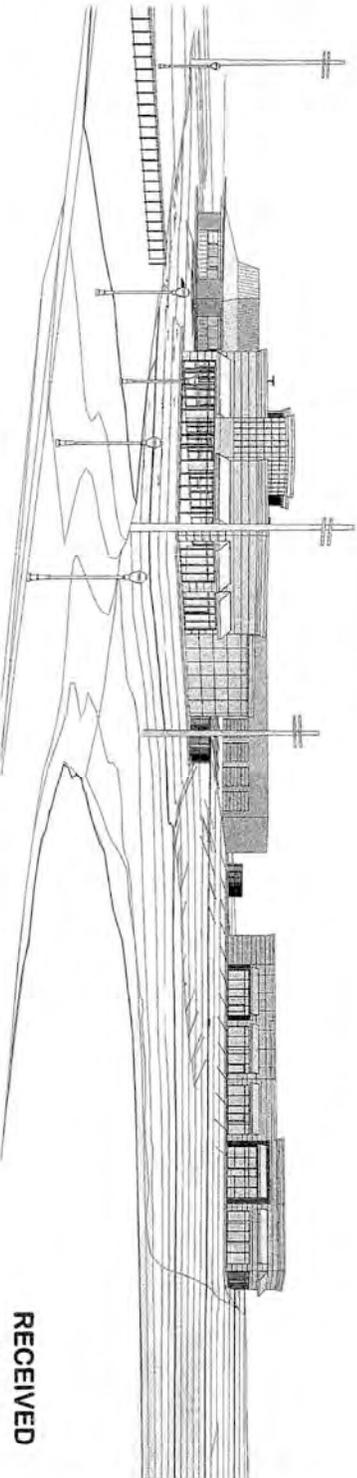
② Southwest Perspective View - Building B - Looking Northeast

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APR 21 2014  
Planning Office  
City of Washita

Plot Number # <b>2013_03</b> City of Washita Planning Office 151-1-13 Planner: JAM Reviewer: JAM Date: 4/14/14 Worksheet No. 4 Title: Preliminary	FAULKENBERRY & ASSOCIATES, INC. <b>ARCHITECTS</b> P.O. Box 10303 - Anchorage, Alaska 99510-0003 - (907) 522-4900	Lake Side Plaza Perspectives - Building B Lot 16A and A16, Block 7 Lakemore Subdivision North Chukchi Tract Washita, AK 99554	Project No. 4/18/2014 4:13:26 PM Scale: A0.3
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1 Site Perspective From Parks Hwy from Southeast - Existing



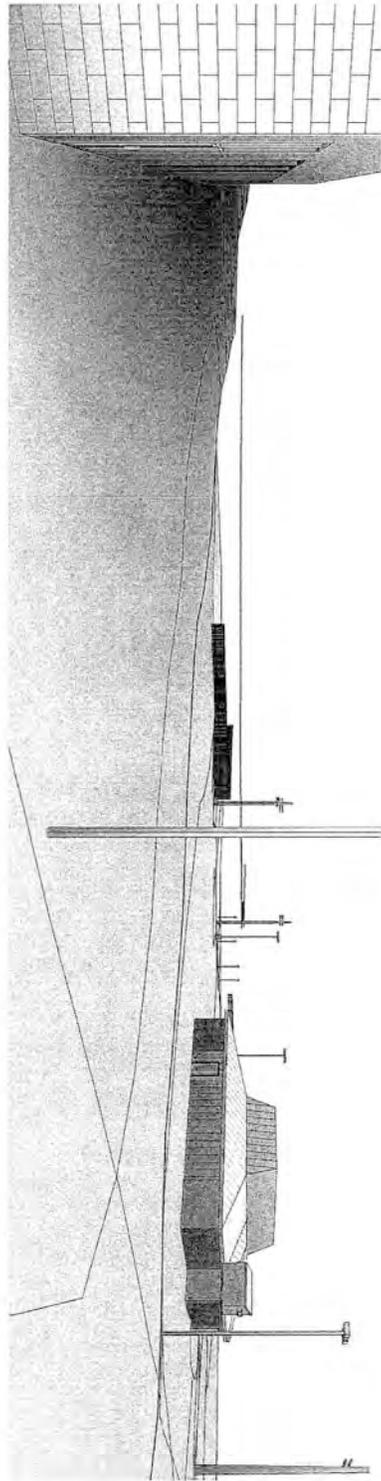
2 Site Perspective From Parks Hwy from Southeast - New

DRAWN AT 1/8" = 1' SCALE UNLESS OTHERWISE NOTED

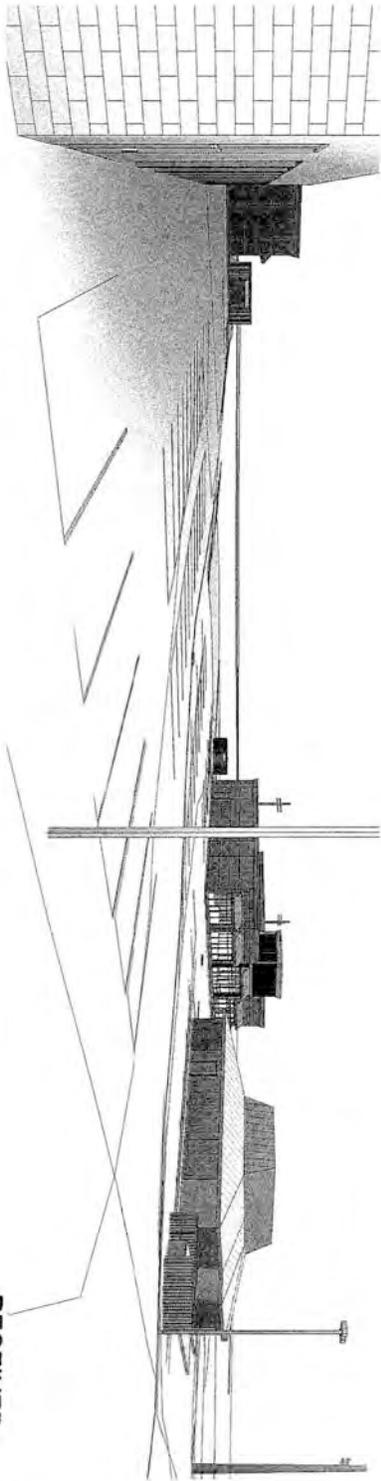
**RECEIVED**  
 APR 21 2011  
 Planning Office  
 City of Vassilla

2011 Project # <b>2011-03</b> Drawn By: <b>JCH</b> Checked By: <b>TDR</b> Date: <b>11-11-13</b> Release Date: <b>11-11-13</b> Revision: <b>01-14</b> Date: <b>11-11-13</b> Prepared by: <b>Prethorpe</b>	ASSOCIATE ARCHITECT	 <b>FAULKENBERRY &amp; ASSOCIATES, INC. ARCHITECTS</b> <small>P.O. Box 22407 - Acworth, Ga 30224-0072 - (404) 433-1111</small>	<b>Lake Side Plaza</b> Site 1st, 1st Land A19, Block 1 10000 Lakeside Blvd North College Street Wash, AK 99584 <b>A0.4</b>
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① Site Perspective From Crusey From Northwest - Existing



② Site Perspective From Crusey From Northwest - New

DRAWINGS AT 1/8" = 1' SCALE INDICATED

**RECEIVED**  
 APR 21 2014  
 Planning Office  
 City of Masilla

Product No. 4/18/2014 4:13:41 PM  
**Lake Side Plaza**  
 Perspectives - Site  
 A0.6



**FAULKENBERRY & ASSOCIATES, INC.**  
**ARCHITECTS**

P.O. Box 23303 - Anchorage, Alaska 99512-0303 - 507.522.6103

ARCHITECTS

Printed Project #  
**20073\_83**  
 Client: City of  
 JCH  
 Project: Lake Side Plaza  
 Project Date:  
 4-11-13  
 Designer: JCH  
 Designer Date:  
 4-11-13  
 Designer for:  
 Preliminary



1 Site Plan - Existing  
 1" = 20' 0"

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 City of Wasilla

Printed on: 4/16/2014 4:13:42 PM  
 Lake Side Plaza  
 Site Plan Existing  
 A1.1

10160 1st Ave, Block 1  
 Lake Park Condominium  
 10160 Crusey Street  
 Wasilla, AK 99614



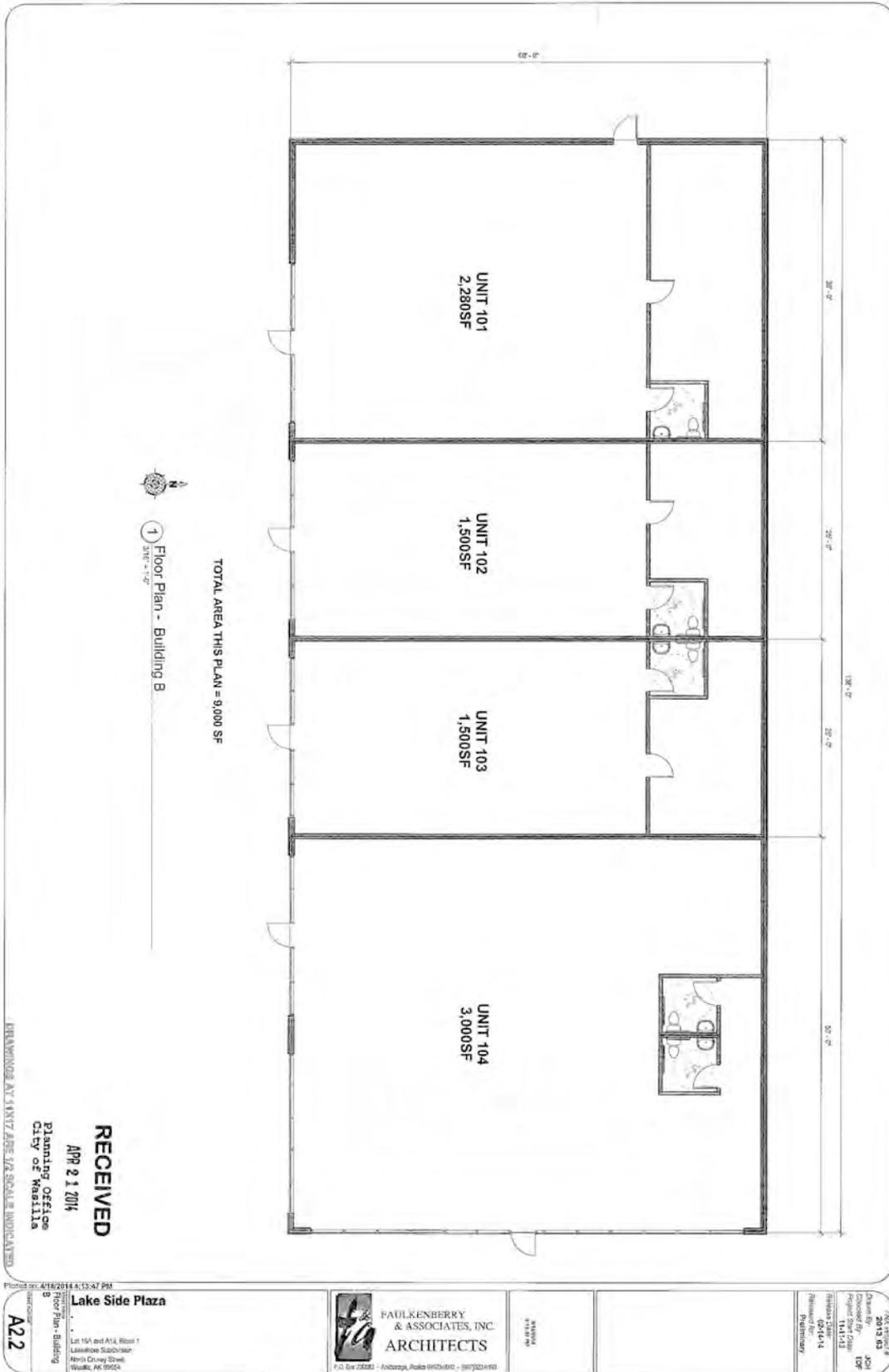
PAULKENBERRY  
 & ASSOCIATES, INC.  
 ARCHITECTS

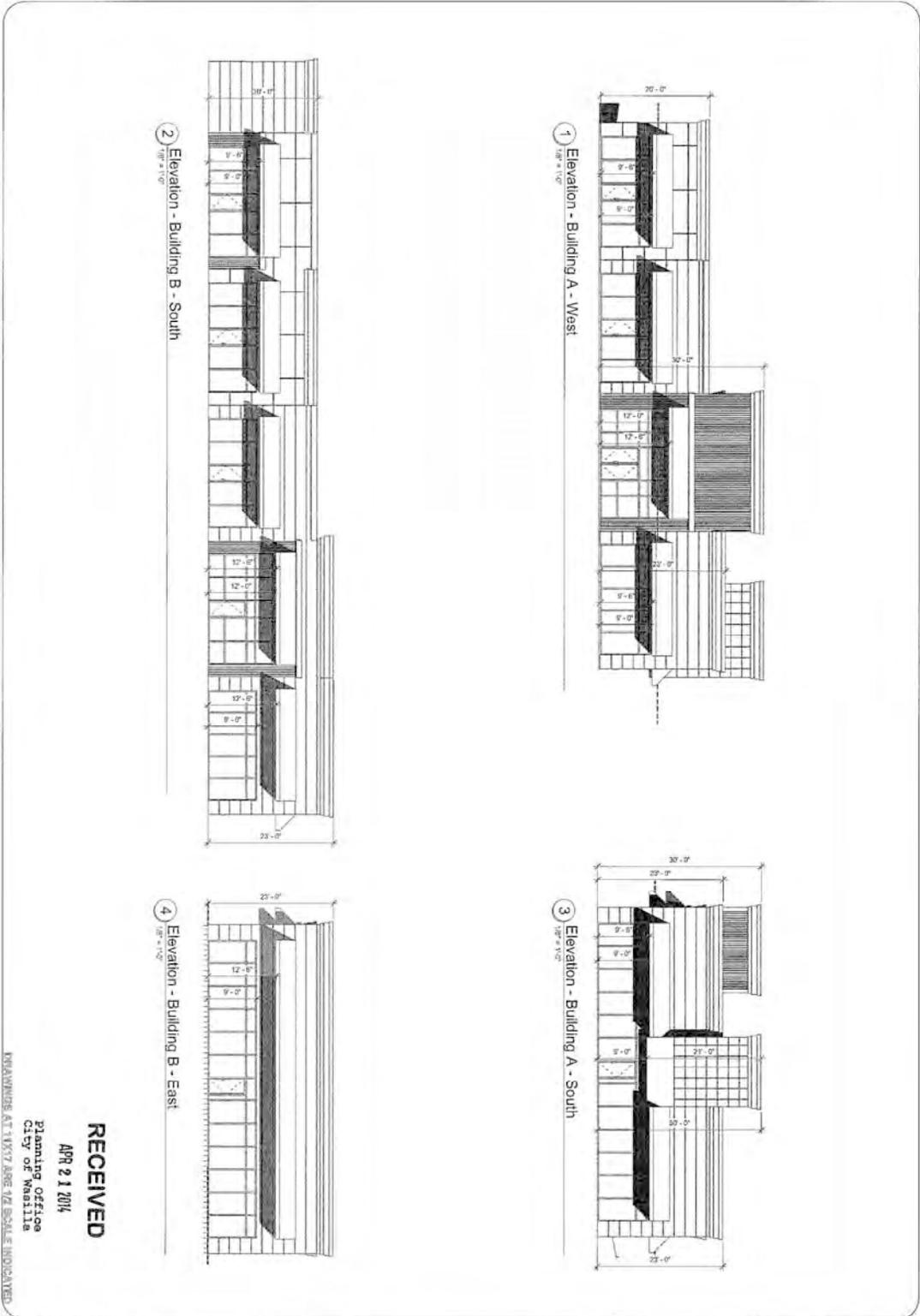
715 Box 210020 • Anchorage, Alaska 99521-2002 • (907) 224-9902

Plot Number: 20101-013  
 Owner: JCH  
 Checked By: JCH  
 Date: 14-11-13  
 Project: Lake Side Plaza  
 Revision: 1-4-4  
 Prepared By: Paul Kenberry









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 APR 21 2014  
 Planning Office  
 City of Wasilla  
 DRAWINGS AT 1/8" = 1'-0" SCALE INDICATED

Sheet Number # <b>2013_03</b> Date: 07/11/13 Designer: JSH Checker: JSH Title: 14-113 Project Name: Location: Revision: Prepared by: Project Manager:	ARCHITECT ARCHITECTS	PAULKENBERRY & ASSOCIATES, INC. ARCHITECTS P.O. Box 27000 - Anchorage, Alaska 99502-0001 - (907) 522-9189	Project No.: A182014-4-13-01 PM <b>Lake Side Plaza</b> Exterior Elevations - Buildings A & B 12754 and 12755, Block 1 Lakeview Subdivision North County Street Wasilla, AK 99564 <b>A3.1</b>
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**STAFF REPORT:** Case # V14-02  
**Prepared by:** Planning Staff  
**For the meeting of:** May 13, 2014

## I. SUMMARY FACTS:

Applicant/Owner: Kurban Kurani

Proposal: Variance of 25 feet from the minimum 25 foot rear yard setback in order to construct a 6,000 square foot commercial building.

Location: 101 N. Crusey  
Lot A19, Township 17N, Range 1W, Section 10

Parcel size: 2.03 Acres±

Zoning District: Commercial

Future Land Use: Mixed Use

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

## II. STAFF RECOMMENDATION:

Staff recommends approval with conditions.

## III. SUMMARY OF REQUEST

The applicant is requesting a variance of 25' from the minimum 25' rear yard in order to construct a 6,000 square foot commercial building. The proposed building meets the 25' rear yard setback except for a short section of the northeast portion of the building. In this area, the building is located on the property line between Lot A19 and Lot 16A (see site plan.) NOTE: The proposed building complies with the required 75' setback from the water's edge.

WMC 16.28.110 provides for variances to density, setback, or height standards of this chapter.

### **WMC 16.24.030 Setbacks and height**

- A. Setbacks are measured from the outermost portion of the building to the nearest lot line or building as appropriate. Temporary buildings may be permitted within the side or rear yard area as administrative approval by the city planner. Where other setback standards are applicable, the most restrictive setback standards apply. The following are the building setback and height standards:

1. Front and rear yard setbacks are twenty-five (25) feet from the lot line. In the commercial district the city planner may modify the front and rear setbacks by averaging the existing building line and applying this average setback to the building.

#### IV. ISSUES REGARDING CODE

Wasilla Municipal Code sets forth the requirements for variance approvals in §16.28.110. The procedural requirements and variance standards are identified below with appropriate staff findings for each.

**16.28.110(A)      *Application.***  
***An application for a variance must be submitted to the planner. The application must be accompanied by a site plan of the relevant part of the parcel or lot. The planner may require that the site plan be produced by a registered professional engineer or land surveyor. The site plan shall depict all information relevant to the variance request.***

Staff Finding:      A complete application was submitted to the Planning Department on April 21, 2014.

**16.28.110(B)      *Variance requests must be heard by the commission. Notice, comment period and hearing procedures follow the format outlined in WMC16.16.040.***

Staff Finding:      The public hearing was scheduled in a timely manner for the next available Planning Commission meeting and the hearing format is consistent with the requirements in WMC 16.16.040(E). Public notices were mailed on April 21, 2014 to all properties within a 1,200' radius.

**16.28.110(C)      *Variance Standards.***  
***1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought;***

Staff Finding:      The conditions do not apply generally to other properties in the Commercial zoning district or vicinity. Lots A19 and 16A have an unusual lot configuration, as shown in the site plan, the lots are abut Wasilla Lake and have a 75' shoreline setback requirement, and they are owned by the same individual. Additionally, both lots have distinct changes in topography that impact the ability to develop the lots.

**2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings or such conditions arise out of surrounding development or conditions;**

Staff Finding: As stated above, the lots have unusual shapes, are located along a lake, and have topographic changes that present development challenges.

**3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made;**

Staff Finding: Strict application of the code setbacks will significantly limit the area that can be developed on this lot. The lot meets the 75' setback from the water's edge and the proposed building only encroaches into the minimum 25' setback from the adjoining lot line, which is also owned by the applicant, for a small portion of the lot.

**4. The special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either; and**

Staff Finding: The special conditions are due to natural physical conditions and were not caused by the property owner.

**5. The variance is not sought solely to relieve pecuniary hardship or inconvenience.**

Staff Finding: The variance is not sought to relieve a pecuniary (financial) hardship or inconvenience.

**16.28.110(D) If a property qualified for a variance under this section, the variance granted must meet the following conditions:**

**1. The deviation from the requirement of this title that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;**

Staff Finding: The variance is the minimum necessary to allow reasonable use of the lot and allows a better design that preserves the shoreline of the lake.

**2. The variance will not permit a land use that is prohibited by this title;**

Staff Finding: The proposed commercial building is permitted by the Commercial zoning district.

**3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;**

Staff Finding: The variance is in keeping with the spirit and intent of the chapter.

**4. The variance will not be detrimental to the public health, safety or welfare; and**

Staff Finding: The variance will not be detrimental to public health or welfare.

**5. The variance will not significantly adversely affect other property.**

Staff Finding: The requested variance will not significantly adversely affect other properties in the area since the abutting property is also owned by the applicant.

**16.16.040(A)(6) Decision.**

***The commission shall decide to deny, approve or approve with conditions the proposal or appeal. The burden of proof shall be on the applicant. The commission's decision may be made immediately following the public hearing portion of the commission meeting. The decision of the commission shall set forth the facts it finds relevant to its decision and the reasons for its decision. The effective date of the decision is the date the findings and the reasons are set out in writing and signed by the commission chairperson or the chairperson's designee.***

**V. CONCLUSION AND RECOMMENDED CONDITIONS**

Based on the above findings, staff research, and information provided by the applicant, staff recommends that the Planning Commission approve the requested variance with the following conditions:

1. The Matanuska-Susitna Borough Fire Chief's office must review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.

2. Construction on the site must substantially comply with the site plan and landscape plans date stamped April 21, 2014, attached as Exhibit B to Resolution Serial No. 14-10. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.

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NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

CASE: CU 14-03/V 14-02 & CU 14-04/V 14-03

APPLICANT (S): Michael James, CREA, agent for Kurani Kurban
REQUEST:

For conditional use permit to build a 6,000 square foot commercial building on a lot with 9,268 existing commercial square footage (Pizza Hut & Midas), and a variance of 25 feet to the minimum 25 foot rear yard setback, on Lot A19, Township 17 North, Range 1 West, Section 10;

AND a conditional use permit to also build an 8,280 square foot commercial building in the Residential Multi-family zoning district, and a variance of five feet to the minimum five foot side yard setback to allow a zero side yard setback on the western side of the lot AND a variance of 15 feet to the minimum 25 foot front yard setback to allow a 10 foot front yard setback along Westpoint Drive, on Lot 16A, Block 1, Lakeshore Resubdivision.

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 May 13, 2014 at 6:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to planning@ci.wasilla.ak.us. Written comments on this request must reach the Planning Office on or before May 6, 2014 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: See attached map & comments. Mark Whisenhunt MSB

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

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

RECEIVED

APR 24 2014

Planning Office
City of Wasilla

neopost
04/21/2014
US POSTAGE \$00.48



ZIP 99654
041L1122587

FIRST CLASS

Matanuska-Susitna Borough

APR 22 2014

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NOTICE OF PUBLIC HEARING

# Legend

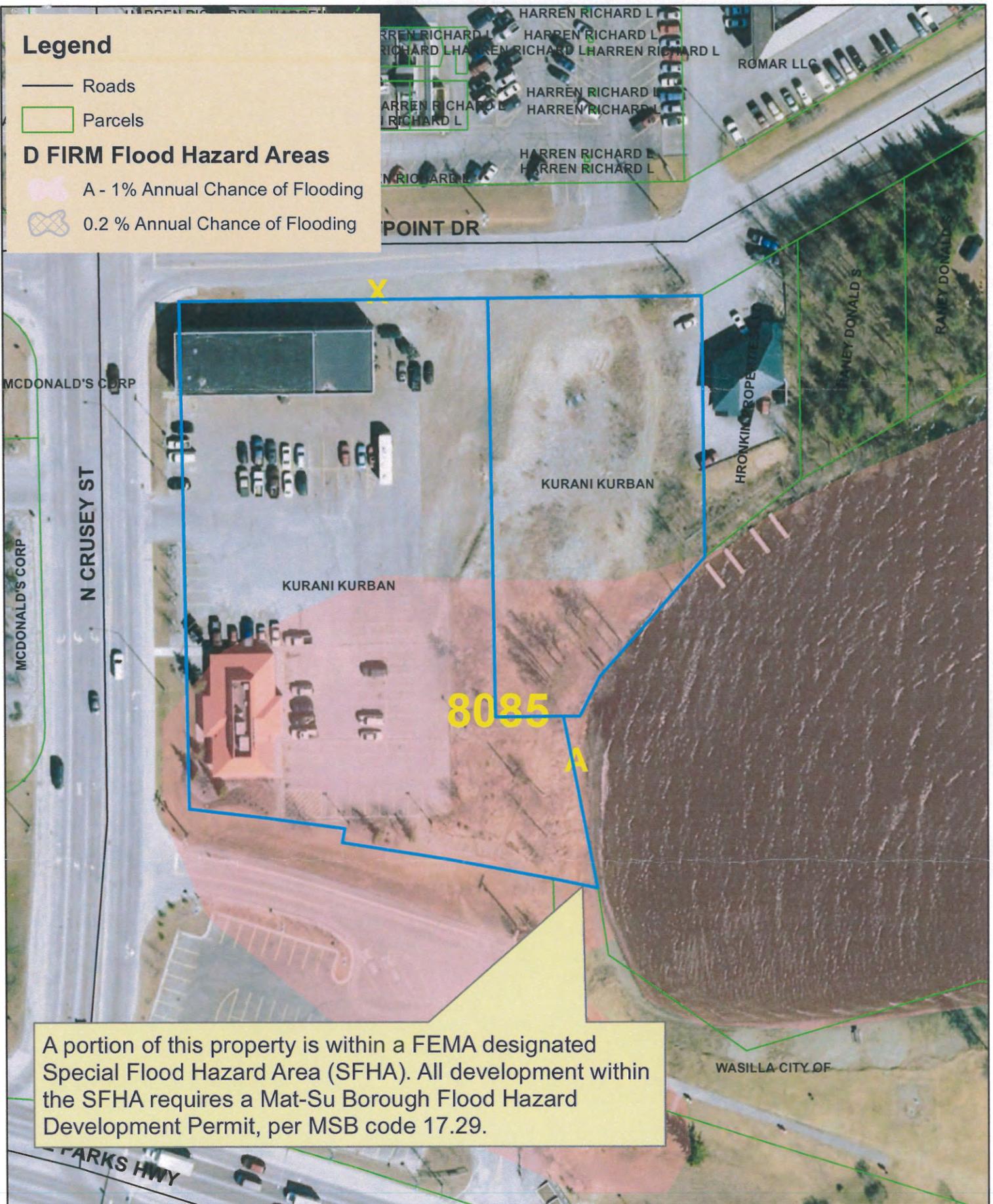
— Roads

▭ Parcels

## D FIRM Flood Hazard Areas

▭ A - 1% Annual Chance of Flooding

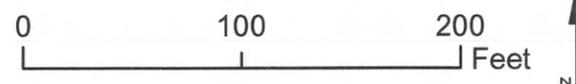
▭ 0.2 % Annual Chance of Flooding



A portion of this property is within a FEMA designated Special Flood Hazard Area (SFHA). All development within the SFHA requires a Mat-Su Borough Flood Hazard Development Permit, per MSB code 17.29.



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capability of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to production use of this map, please contact the Mat-Su Borough GIS Division at 907-245-4801.



NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

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APPLICANT (S): Michael James, CREA, agent for Kurani Kurban  
REQUEST:

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AND a conditional use permit to also build an 8,280 square foot commercial building in the Residential Multi-family zoning district, and a variance of five feet to the minimum five foot side yard setback to allow a zero side yard setback on the western side of the lot AND a variance of 15 feet to the minimum 25 foot front yard setback to allow a 10 foot front yard setback along Westpoint Drive, on Lot 16A, Block 1, Lakeshore Resubdivision.

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 **May 13, 2014 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before **May 6, 2014** 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 Audrey JOBSON

Address 1201 WESTPOINT DR, WASILLA AK 99654

Lot                      Block                      Subdivision                     

Comments: This building should NOT be built on <sup>the</sup> LAKES  
property IT would block public viewing  
and access to the lake. This large  
building would increase traffic on an  
already busy street. Find a better SPOT  
for it.



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

5225B02L011  
JOBSON ROBT M SR&AUDREY O  
1201 E WESTPOINT DR  
WASILLA, AK 99654

neopost<sup>SM</sup>  
04/21/2014  
US POSTAGE \$00.48<sup>00</sup>  
ZIP 99654  
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APR 29 2014

Planning Office  
City of Wasilla

NOTICE OF PUBLIC HEARING

NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

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

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APR 22 2014  
PLATTING

Comments: *Platting has no comments as no separate platting action requested.*



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

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Metanuska-Susitna Bureau  
APR 22 2014  
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Planning Office  
City of Wasilla

NOTICE OF PUBLIC HEARING

LA19

CERTIFICATE OF SERVICE

- 1. I am the Planning Clerk for the City of Wasilla.
- 2. I certify on this 22 day of April, 2014, I mailed 138 notices of: \_\_\_\_\_ via first class U.S. Mail and by hand delivery regarding the following:

Land Use Permit # CU14-03 / V14-02

Residents within 1,200' ~~CU14-04 / V14-03~~  
107

Review Agencies 25

Planning Commissioners & City Council Members 12

Total 144

DATED at Wasilla, Alaska, April 21, 2014.

CITY OF WASILLA

Tahiri Revet  
TAHIRIH REVET  
Planning Clerk

Attest:

\_\_\_\_\_  
TINA CRAWFORD  
City Planner

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**NOTIFICATION OF PUBLIC HEARING**

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Name \_\_\_\_\_

Address \_\_\_\_\_

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

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**FIRST CLASS**

**NOTICE OF PUBLIC HEARING**



3967000L009A  
AKLESTAD GORDON L NON EXMT MARITAL TR  
AKLESTAD JANE L TR TRE  
217 E ARCTIC AVE  
% JIM RUDA  
PALMER, AK 99645-6257

3118B01L002  
ALASKA USA FED CR UNION  
PO BOX 196020  
% ACCOUNTS PAYABLE  
ANCHORAGE, AK 99519-6020

9054000U043  
BEAUSHAW MELISSA  
PO BOX 874885  
WASILLA, AK 99687-4885

9054000U040  
CARNES ADAM  
822 SAINT DOMINIC CT  
CRP CHRISTI, TX 78418-5707

5294B01L007-C  
CENTENNIAL PLAZA LLC  
PO BOX 92729  
% FRANK DANNER  
ANCHORAGE, AK 99509-2729

9044000U018  
CHILDERS RYAN M & AMY L  
300 E KALLI CIR  
WASILLA, AK 99654-6486

5225B02L008  
COLEGROVE S & S LVG TR  
COLEGROVE STANLEY RAY TRE COLEGROVE  
SHEL  
460 W BRIAR DR  
WASILLA, AK 99654

9062000U008  
CORPUZ KAREN M  
PO BOX 211411  
ANCHORAGE, AK 99521-1411

5225B02L010  
CULLEN GARY L & LOUISE F  
PO BOX 871491  
WASILLA, AK 99654-1491

9044000U036  
ENTERPRISE PROPERTIES LLC  
22750 MCMANUS DR  
CHUGIAK, AK 99567-5446

6704000T00A  
ALASKA RAILROAD CORP  
PO BOX 107500  
ANCHORAGE, AK 99501-7500

2479000T00A-2  
ALL AGES FAM RESTAURANTS III LLC  
9418 AUTUMN RIDGE CIR  
ANCHORAGE, AK 99507

9062000U005  
BEETER DARYL J  
401 S WASILLA ST  
#5  
WASILLA, AK 99654

9062000U012  
CARSON SCOTT JAMES  
PO BOX 873597  
WASILLA, AK 99687-3597

9054000U042  
CHIAPPONE ANTHONY & ALEISHA  
327 LINCOLN ST  
ALGONQUIN, IL 60102-2818

9043000U015  
CHRISTLER CAROLYN L  
401 S WASILLA ST  
# 15  
WASILLA, AK 99654-8172

2253B02L004A  
COMBS DAVID LYNN  
401 N WESTCOVE DR  
WASILLA, AK 99654-7160

9043000U028  
COULTER ROBERT M & JANICE F  
4201 S SANTANA DR  
WASILLA, AK 99654-0729

9014000U006  
DE RU FERDINAND J & BRENDA J  
PO BOX 2505  
PALMER, AK 99645-2505

2246B02L007  
FERRIS KEVIN M  
O'CONNOR-FERRIS SUE ELLEN  
491 WESTCOVE DR  
WASILLA, AK 99654

6704000L001  
ALASKA STATE OF  
DEPT OF TRANS & PUB FAC  
PO BOX 196900  
ANCHORAGE, AK 99519-6900

9062000U006  
BANAHAN SEAN  
401 S WASILLA ST  
# 6  
WASILLA, AK 99654-8172

1817000T00A-1  
BOUCHARD NORMAN G  
900 E SUSITNA AVE  
WASILLA, AK 99654

9044000U032  
CARTER JOSE R & ROSA G  
401 S WASILLA ST  
# 32  
WASILLA, AK 99654-8173

9043000U013  
CHICA ANGELICA M  
2351 EISENHOWER AVE  
APT 1702  
ALEXANDRIA, VA 22314-5370

9043000U022  
CLARK MARK E  
PO BOX 875910  
WASILLA, AK 99687-5910

5224B01L003  
COMISKEY FAMILY TR  
2413 CAPTAIN COOK DR  
% JENNIFER MILLER TRE  
ANCHORAGE, AK 99517-1254

5224B01L001  
CROW RICHARD E JR & K A  
4101 LEYDEN RD  
ANCHORAGE, AK 99516

9054000U049  
DEKALB FLETCHER D  
6540 E BEECHCRAFT RD  
WASILLA, AK 99654-9330

2479000T00A-1  
FIRST NAT'L BANK ALASKA  
PO BOX 100720  
ATTN: ACCOUNTING DEPT  
ANCHORAGE, AK 99510-0720

5080000L007B  
GEORGE-HERNANDEZ LLC  
721 E WESTPOINT DR  
WASILLA, AK 99654

5225B02L009  
GIELAROWSKI S J REV TR  
1290 W WOODMEN RD  
COLORADO SPGS, CO 80919-2727

9062000U002  
GRAHAM ROBERT A  
608 CENIZO BLVD  
UVALDE, TX 78801-4009

5224B01L005  
HARMAN JERRY M  
PO BOX 874712  
WASILLA, AK 99687-4712

9010000U106  
HARREN RICHARD L  
CHAPELLE MAGALI S  
851 E WESTPOINT DR  
STE 202  
WASILLA, AK 99654

3118B01T00B  
HAYES JOE L  
PO BOX 101821  
ANCHORAGE, AK 99510-1821

2401000L003  
HENDERSON ERIC & JULIA  
PO BOX 2501  
PALMER, AK 99645-2501

5225B02L003  
HILLBORN JOHN R  
17915 LACY DR  
EAGLE RIVER, AK 99577

5224B01L015  
HRONKIN PROPERTIES LLC  
936 E WESTPOINT DR  
WASILLA, AK 99654

9014000U003  
HUBBARD DON ANNA  
PO BOX 871764  
WASILLA, AK 99687-1764

9054000U044  
JACOBS JEREMY L  
401 S WASILLA ST  
# 44  
WASILLA, AK 99654

9043000U014  
JAMES JOHN S  
10303 S ROSE RD  
PERKINS, OK 74059

5225B02L011  
JOBSON ROBT M SR&AUDREY O  
1201 E WESTPOINT DR  
WASILLA, AK 99654

9044000U019  
JOHNSON ROBERT E & JANELLE S  
401 S WASILLA ST  
UNIT 19  
WASILLA, AK 99654-8173

5224B01L004  
KONING CATHLEEN S  
1072 E 28TH AVE  
ANCHORAGE, AK 99508-3981

4574B01L016A  
KURANI KURBAN  
PO BOX 92413  
ANCHORAGE, AK 99509-0413

5224B01L002  
LAIRD FAMILY TRUST  
LAIRD SCOTT J TRE LAIRD PATRICIA A TRE  
23506 NE GOLD NUGGET DR  
BATTLE GROUND, WA 98604

5524B03LCA01  
LAKESIDE TER TOWNHOUSES  
1365 E PARKS HWY STE 205  
% LEVALLEY REALTY  
WASILLA, AK 99654

9044000U029  
LARSON KRISTOFER D& ALISA  
401 S WASILLA ST  
# 29  
WASILLA, AK 99654-4000

5371000L004  
LARUE TR THE  
MARTIN ROBT J TRE MARTIN PAMELA S  
TRE  
10756 GREEN VALLEY RD  
GILROY, CA 95020

9043000U024  
LAU TERRIS F  
401 S WASILLA ST  
# 24  
WASILLA, AK 99654

9044000U034  
LAUREN PROPERTIES LLC  
22750 MCMANUS DR  
CHUGIAK, AK 99567

9014000U007  
LEE CARLA JANE  
1072 E WESTPOINT DR  
# 7  
WASILLA, AK 99654-7138

9014000U001  
LOGSDON BERTRAND M&ADRIENNE L  
66751 N BAY RD  
NORTH BEND, OR 97459

9043000U016  
MACMILLAN DONALD G B& JAN  
401 S WASILLA ST  
# 16  
WASILLA, AK 99654

9062000U007  
MARTIN NICHOLAS S  
401 S WASILLA ST  
#7  
WASILLA, AK 99654

7143000T00B-1A  
MATANUSKA-SUSITNA BOROUGH  
SCHOOL/WASILLA MIDDLE  
350 E DAHLIA AVE  
PALMER, AK 99645-6488

2095000T00B-2  
MAT-SU VALLEY MEDICAL CTR  
14400 METCALF AVE  
% PROPERTY VALUATION SERVICES  
OVERLAND PARK, KS 66223

2842000L00B-1  
MCDONALD'S CORP  
PO BOX 182571  
# 51-0013  
COLUMBUS, OH 43218-2571

1024T0AL004  
MCMULLIAN JAMES III & SUZANNE D  
PO BOX 3451  
PALMER, AK 99645-3451

9062000U010  
MCQUEEN-YORK SUZANNE M  
401 S WASILLA ST  
UNIT 10  
WASILLA, AK 99654

4893B04L003A  
MITCHELL EDW LEE & TRISHA  
30749 HIGHWAY AC  
LEBANON, MO 65536-6302

2253B02L005B  
MORAN ANDREW M M  
2247 N FILLY CIR  
WASILLA, AK 99654

9043000U021  
MORRISON KYLE S & JANE A  
15422 COUNTRY MANOR RD  
LINDALE, TX 75771

9054000U041  
MOYLAN JOHN J III & REBECCA A  
43716 COUNTRYSIDE DR  
LANCASTER, CA 93536-6318

6942B7A0000  
NANEZ JOSE & LUCIA A  
16751 THEODORE DR  
EAGLE RIVER, AK 99577-6702

5318000L001A  
NATIONAL RETAIL PROPERTIES LP  
450 S ORANGE AVE  
STE 900  
ORLANDO, FL 32801

5294B01L007-B  
NORTHRIM BANK  
3111 C ST  
ANCHORAGE, AK 99503

1020B02L005  
NORTHSTAR TERM& STEVEDORE  
790 OCEAN DOCK RD  
ANCHORAGE, AK 99501-1164

522SB02L002  
NUSSBAUMER MYRTLE TR TRE  
3910 AVE BONNE TERRE  
NEW IBERIA, LA 70563

5224B01L012  
OH KAP BOK & SUN SOOK  
990 E WESTPOINT DR  
WASILLA, AK 99654

9044000U020  
O'ROURKE ELAINE M  
PO BOX 236  
ANIAC, AK 99557-0236

9043000U027  
PERHAM DAVID L  
310 BONANZA DR  
BONAIRE, GA 31005-3910

3498000L00B  
PODESVA YUN N  
ROE JODY E  
1450 S BODENBURG LOOP  
PALMER, AK 99645

9014000U005  
POIRIER HARLAN  
PO BOX 870145  
WASILLA, AK 99687-0145

3118B01L006  
POON WM F T  
POON ESTHER  
1220 E 68TH  
#102  
ANCHORAGE, AK 99518

3498000L00A  
PRIOR LINDA L LVG TR  
PRIOR LINDA L & PRIOR RUSSELL A TRES  
1007 RIVERVIEW DR  
FALLBROOK, CA 92028-1847

5224B01L011  
PURSCHE RAYMOND R  
1000 E WESTPOINT DR  
WASILLA, AK 99654-7138

5224B01L013  
RANEY DONALD S  
918 W 14TH AVE  
ANCHORAGE, AK 99501-4951

9043000U025  
REARDON CHESTER F & E J  
PO BOX 1574  
DELTA JUNCTION, AK 99737-1574

9044000U030  
RENDON JORGE  
VILLAMIDES CARMEN  
PO BOX 103414  
ANCHORAGE, AK 99510-3414

9014000U002  
RHODEN BETH A  
1072 E WESTPOINT DR  
UNIT 2  
WASILLA, AK 99654-7179

9054000U045  
RICHARDS TIMOTHY D  
401 S WASILLA ST  
UNIT 45  
WASILLA, AK 99654-8174

9044000U017  
ROHLFING ROBT R & MARY  
315 E ST  
ANCHORAGE, AK 99501

2499000T00A-5  
ROMAR LLC  
11039 E HARRIS HAWK TRL  
SCOTTSDALE, AZ 85262-4547

9043000U026  
RUNYAN JAY H JR & J A  
401 S WASILLA ST  
# 26  
WASILLA, AK 99654

9062000U001  
SCHRUF DEVONA A  
891 E SUSITNA AVE  
WASILLA, AK 99654-8128

9044000U031  
SHIELDS SHEILA  
PO BOX 355  
HOMER, AK 99603-0355

5225B02L013  
SHOWER5 DONALD R  
PO BOX 870757  
WASILLA, AK 99687-0757

5225B02L012  
SMITH RICHARD W  
PO BOX 874761  
WASILLA, AK 99687-4761

17N01W10A006  
SMITH-HAGEN FAMILY TR  
SMITH MD & SL TRES SMITH DF SMITH SF  
PO BOX 877563  
WASILLA, AK 99687-7563

9044000U035  
SOLOY L CHRIS & JAN H  
PO BOX 872801  
WASILLA, AK 99687-2801

9043000U023  
STARN WILLIAM A & JOAN E  
PO BOX 1782  
PALMER, AK 99645-1782

5224B01L010  
STENGRIM JON D  
1018 E WESTPOINT DR  
WASILLA, AK 99654-7138

5224B01L009  
STOTT WM D & MARIA S  
2015 BLUEBERRY ST  
ANCHORAGE, AK 99503-1854

9062000U009  
T & P ENTERPRISES LLC  
PO BOX 773412  
EAGLE RIVER, AK 99577-3412

9062000U003  
THEULEN JENNIFER R  
701 BLACKBURN CT  
ANCHORAGE, AK 99518-2290

9044000U033  
THORSON THOS A  
THORSON VICKY  
PO BOX 9  
MILLS, WY 82644-0009

9054000U048  
THURNEAU TRISTIN T  
401 S WASILLA ST  
UNIT #48  
WASILLA, AK 99654-8174

7011B6B0000  
VALLEY BOARD OF REALTORS  
741 E SUSITNA AVE  
WASILLA, AK 99654

3118B01L004  
VALLEY PROF CENTER LLC  
1001 E USA CIR  
WASILLA, AK 99654

2959000T00A3  
WASILLA LLC  
4000 W DIMOND BLVD # 240  
% DENALI COMMERCIAL MGMT  
ANCHORAGE, AK 99502

7011B5B0000  
WASILLA STATION LLC  
3332 E TAMARAK AVE  
# 3  
WASILLA, AK 99654-7429

9062000U011  
WATKINS SUSAN E  
401 S WASILLA ST  
# 11  
WASILLA, AK 99654-8172

9054000U052  
WILBUR KERRY A  
401 S WASILLA ST  
# 52  
WASILLA, AK 99654-8175

9062000U004  
WILLIAMS JOSEPH  
4071 RIBAC ST  
WAHIAWA, HI 96786-7538

3118B01L003  
ZIPPERER JOHN D JR  
2955 N CHURCH RD  
WASILLA, AK 99654

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

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

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

ENSTAR  
PO Box 190288  
Anchorage, AK 99519-0288

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

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

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

MEA  
PO Box 2929  
Palmer, AK 99645

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

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

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

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

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

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

MTA  
Real Estate Department  
PO Box 3550  
Palmer, AK 99645

NRCS  
Soil & Water Conservation  
1700 E. Bogard Rd  
#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 6  
Palmer, AK 99645

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

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

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

Daniel Kelly, Jr  
581 Briar Dr  
Wasilla, AK 99654

Glenda Ledford  
960 S. Century Drive  
Wasilla, AK 99654

Jessica Dean  
209 S. Vix Way  
Wasilla, AK 99654

Loren Means III  
1668 Pittman Road  
Wasilla, AK 99687

Claudia Pinard  
646 Peck Street  
Wasilla, AK 99654

COW Public Works Director  
Archie Giddings

City Council  
Leone Harris

City Council  
Gretchen O'Barr

City Council  
Collen Sullivan-Leonard

City Council  
Clark Buswell

City Council  
Brandon Wall

City Council  
David Wilson

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By: Planning  
Public Hearing: 05/13/14  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 14-10**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING VARIANCE NO. V14-02 ALLOWING A VARIANCE OF 25 FEET TO THE MINIMUM 25 FOOT REAR YARD SETBACK IN ORDER TO CONSTRUCT A 6,000 SQUARE FOOT COMMERCIAL BUILDING, LOCATED ON LOT A19, TOWNSHIP 17N, RANGE 1W, SECTION 10, IN THE COMMERCIAL ZONING DISTRICT.**

---

WHEREAS, Kurban Kurani, owner, submitted an application for a variance on April 21, 2014, along with a site plan and application fee; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200 foot radius and review agencies and the Planning Commission as required by §16.16.040(A)(2) of the Wasilla Municipal Code; and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on May 6, 2014; and

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

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

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with the Findings of Fact, attached as Exhibit A and incorporated herein, with the following conditions:

1. The Matanuska-Susitna Borough Fire Chief's office must review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.
2. Construction on the site must substantially comply with the site plan and landscape plans date stamped April 21, 2014, attached as Exhibit B to Resolution Serial No. 14-10. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.

ADOPTED by the Wasilla Planning Commission on -, 2014.

APPROVED:

\_\_\_\_\_  
Glenda Ledford, Chairman                      Date

ATTEST:

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

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 14-10**  
**FINDINGS OF FACT – 16.28.110**

**16.28.110(A)**      ***Application.***  
***An application for a variance must be submitted to the planner. The application must be accompanied by a site plan of the relevant part of the parcel or lot. The planner may require that the site plan be produced by a registered professional engineer or land surveyor. The site plan shall depict all information relevant to the variance request.***

Finding:                      A complete application was submitted to the Planning Department on April 21, 2014.

**16.28.110(B)**      ***Variance requests must be heard by the commission. Notice, comment period and hearing procedures follow the format outlined in WMC16.16.040.***

Finding:                      The public hearing was scheduled in a timely manner for the next available Planning Commission meeting and the hearing format is consistent with the requirements in WMC 16.16.040(E). Public notices were mailed on April 21, 2014 to all properties within a 1,200' radius.

**16.28.110(C)**      ***Variance Standards.***  
***1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought;***

Finding:                      The conditions do not apply generally to other properties in the Commercial zoning district or vicinity. Lots A19 and 16A have an unusual lot configuration, as shown in the site plan, the lots are abut Wasilla Lake and have a 75' shoreline setback requirement, and they are owned by the same individual. Additionally, both lots have distinct changes in topography that impact the ability to develop the lots.

***2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings or such conditions arise out of surrounding development or conditions;***

Finding: As stated above, the lots have unusual shapes, are located along a lake, and have topographic changes that present development challenges.

**3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made;**

Finding: Strict application of the code setbacks will significantly limit the area that can be developed on this lot. The lot meets the 75' setback from the water's edge and the proposed building only encroaches into the minimum 25' setback from the adjoining lot line, which is also owned by the applicant, for a small portion of the lot.

**4. The special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either; and**

Finding: The special conditions are due to natural physical conditions and were not caused by the property owner.

**5. The variance is not sought solely to relieve pecuniary hardship or inconvenience.**

Finding: The variance is not sought to relieve a pecuniary (financial) hardship or inconvenience.

**16.28.110(D) If a property qualified for a variance under this section, the variance granted must meet the following conditions:**

**1. The deviation from the requirement of this title that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;**

Finding: The variance is the minimum necessary to allow reasonable use of the lot and allows a better design that preserves the shoreline of the lake.

**2. The variance will not permit a land use that is prohibited by this title;**

Finding: The proposed commercial building is permitted in the Commercial zoning district.

**3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;**

Finding: The variance is in keeping with the spirit and intent of the chapter.

**4. The variance will not be detrimental to the public health, safety or welfare; and**

Finding: The variance will not be detrimental to public health or welfare.

**5. The variance will not significantly adversely affect other property.**

Finding: The requested variance will not significantly adversely affect other properties in the area since the abutting property is also owned by the applicant.

Sheet Number	Sheet Title
A-0.0	THE SITE
A-0.1	PROVINCIAL - SINGLE R
A-0.2	PROVINCIAL - SINGLE R
A-0.3	PROVINCIAL - SH
A-0.4	PROVINCIAL - SH
A-0.5	PROVINCIAL - SH
A-0.6	PROVINCIAL - SH
A-0.7	PROVINCIAL - SH
A-0.8	PROVINCIAL - SH
A-0.9	PROVINCIAL - SH
A-1.0	PROVINCIAL - SH
A-1.1	PROVINCIAL - SH
A-1.2	PROVINCIAL - SH
A-1.3	PROVINCIAL - SH
A-1.4	PROVINCIAL - SH
A-1.5	PROVINCIAL - SH
A-1.6	PROVINCIAL - SH
A-1.7	PROVINCIAL - SH
A-1.8	PROVINCIAL - SH
A-1.9	PROVINCIAL - SH
A-2.0	PROVINCIAL - SH



**PROJECT  
LOCATION**

# Lake Side Plaza

North Crusey Street  
Wasilla, AK 99654

Lot 16A and A19, Block 1  
Lakeshore Subdivision

PERMIT # n/a

ARCHITECT:



OWNER:



**RECEIVED**  
APR 21 2014  
Planning Office  
City of Wasilla

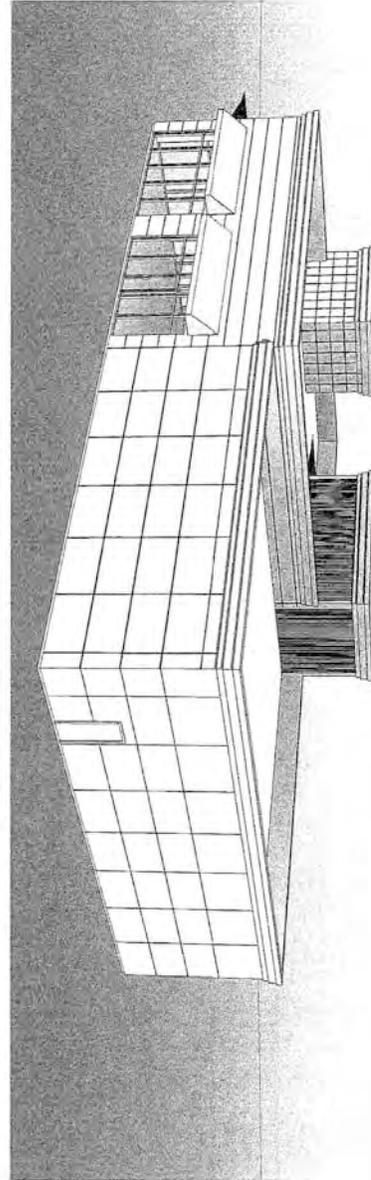
DRAWINGS AT 1/8"=1'-0" SCALE UNLESS OTHERWISE NOTED

Project No. 41502014-4-13-16-PM  
**Lake Side Plaza**  
Title Sheet  
A0.0  
1st Flr 16A and A19, Block 1  
Lakeshore Subdivision  
North Crusey Street  
Wasilla, AK 99654

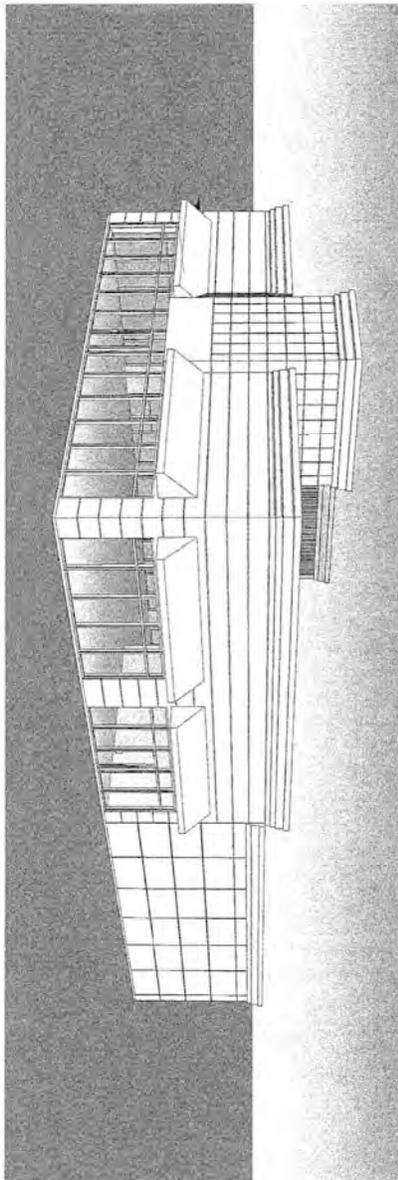


DATE:  
11-17-10

Scale Project:  
2014.03  
Owner: City of Wasilla  
Project: Lake Side Plaza  
Revision:  
11-17-10  
Author: J. Smith  
Reviewer:  
Title Sheet



① Northeast Perspective View - Building A - Looking Southwest



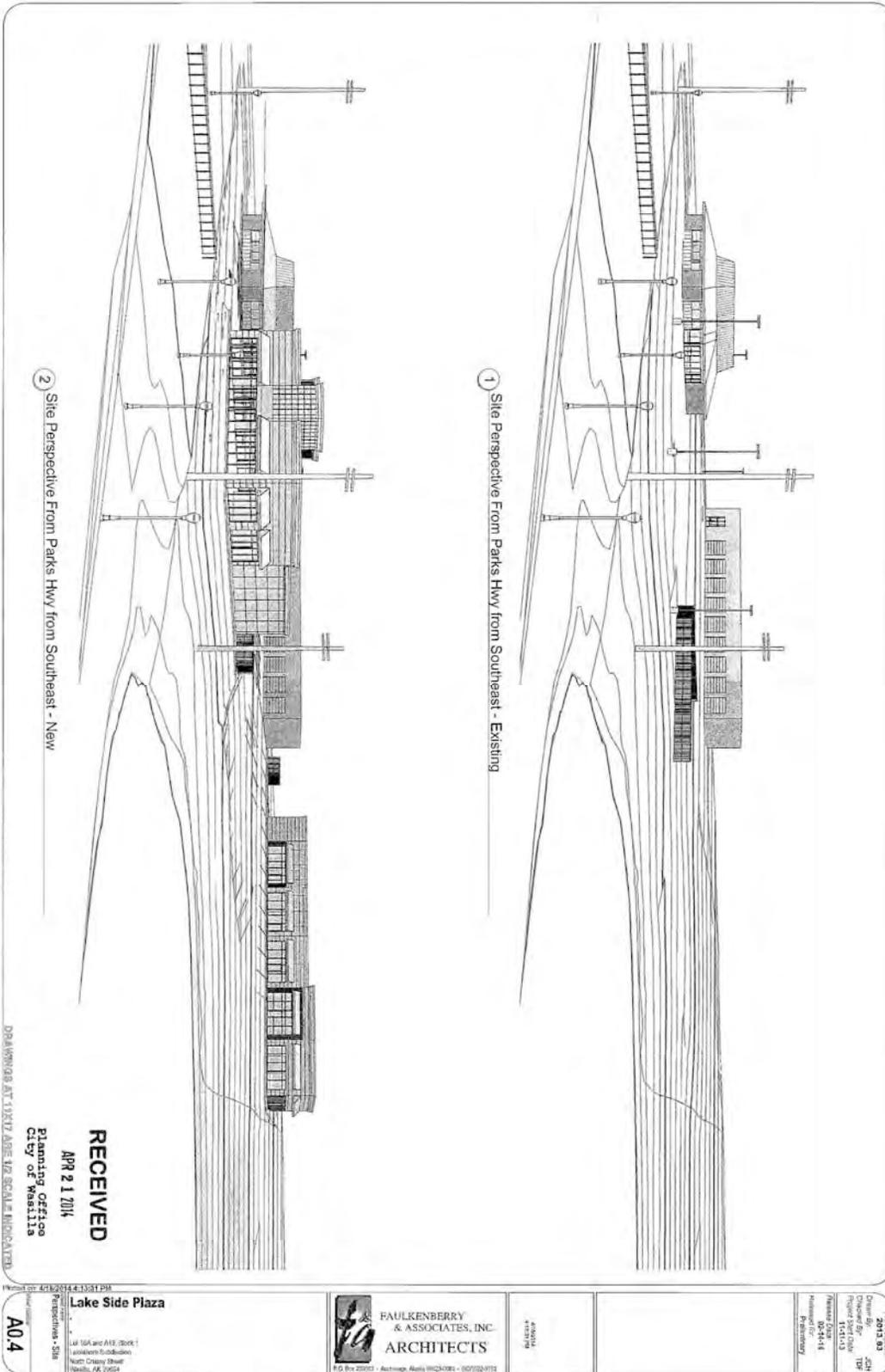
② Southeast Perspective View - Building A - Looking Northwest

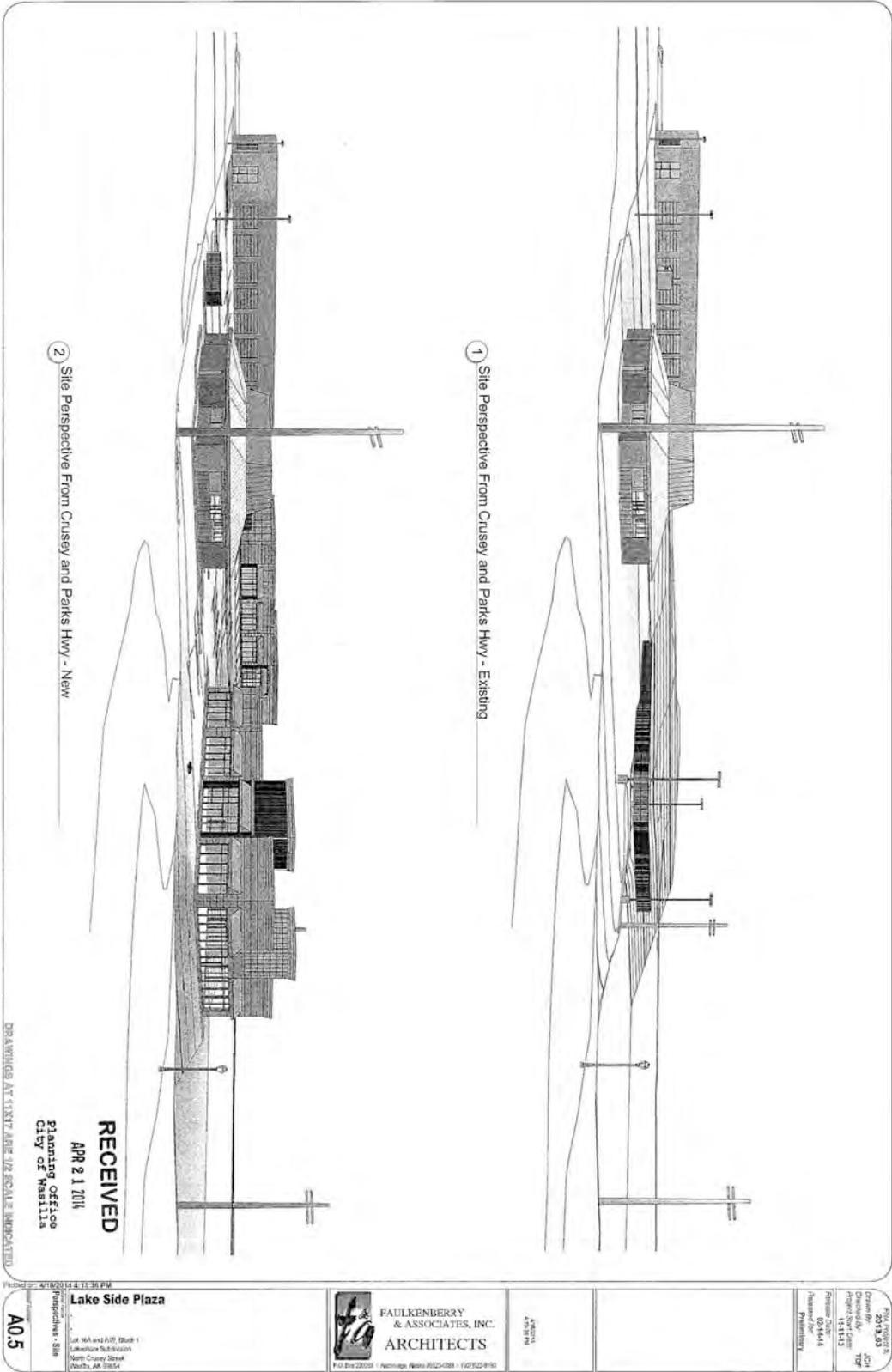
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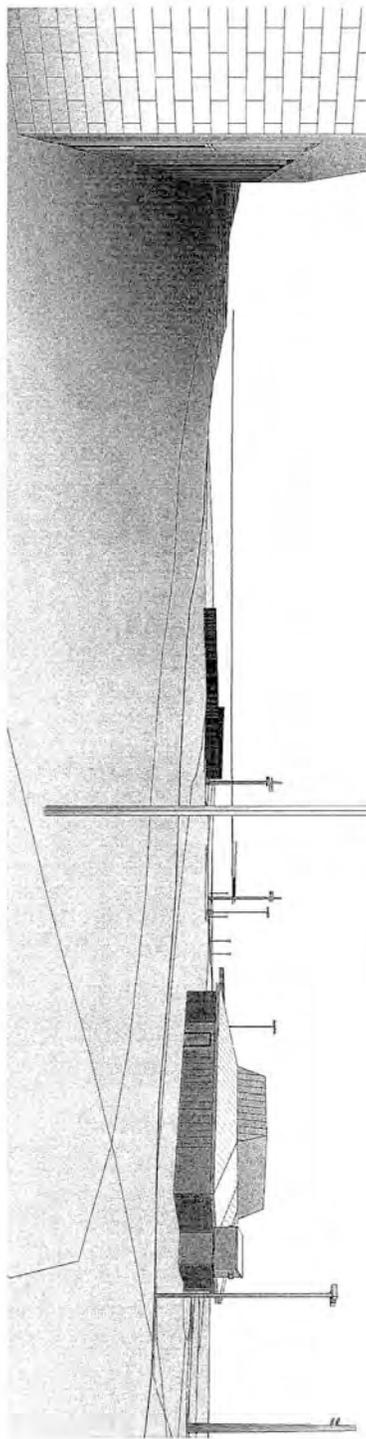
**RECEIVED**  
 APR 21 2014  
 Planning Office  
 City of Nashville

Project: Lake Side Plaza Building A <b>A02</b>	Lake Side Plaza Planning Office City of Nashville 115 5th Avenue, Suite 1100 Nashville, TN 37203 (615) 259-1100	 <b>FAULKNERBERRY &amp; ASSOCIATES, INC.</b> ARCHITECTS <small>1100 River Street - Annapolis, MD 21403-3001 - (410) 293-8100</small>	4/21/14 1:00 PM	Project: Lake Side Plaza Building A 115 5th Avenue, Suite 1100 Nashville, TN 37203 (615) 259-1100	Title Block Date: 04/21/14 Drawn By: JCH Project: Lake Side Plaza 115 5th Avenue, Suite 1100 Nashville, TN 37203 (615) 259-1100
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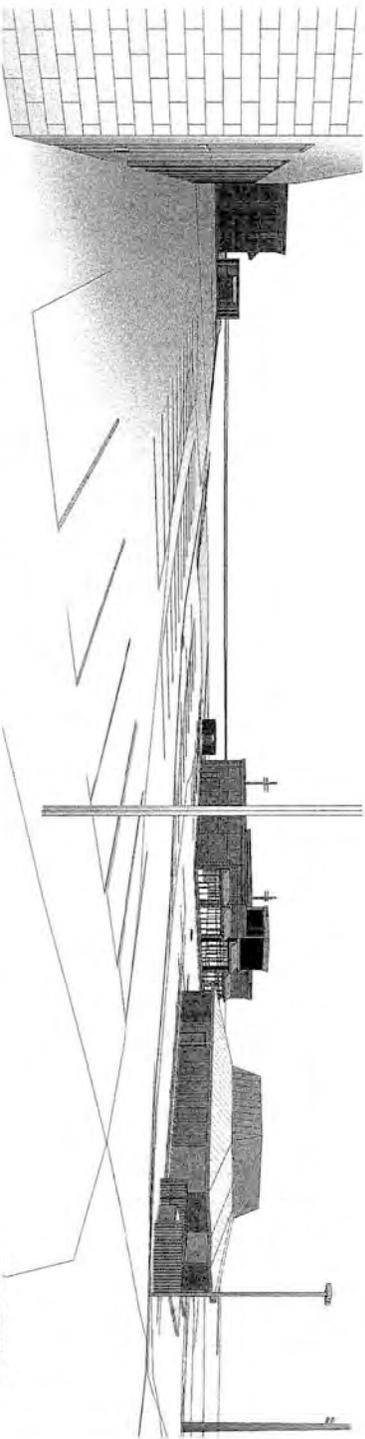








① Site Perspective From Crusey From Northwest - Existing

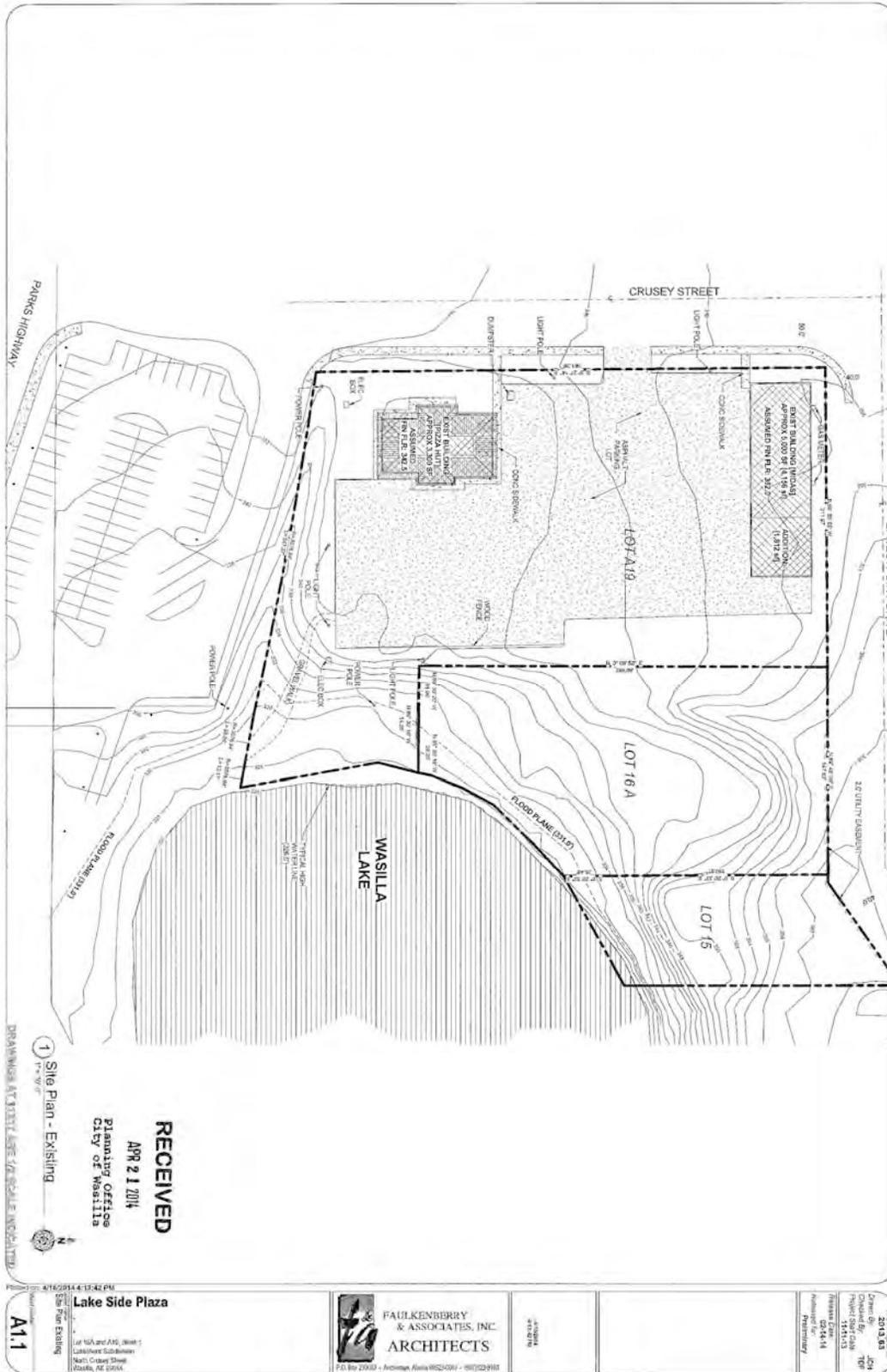


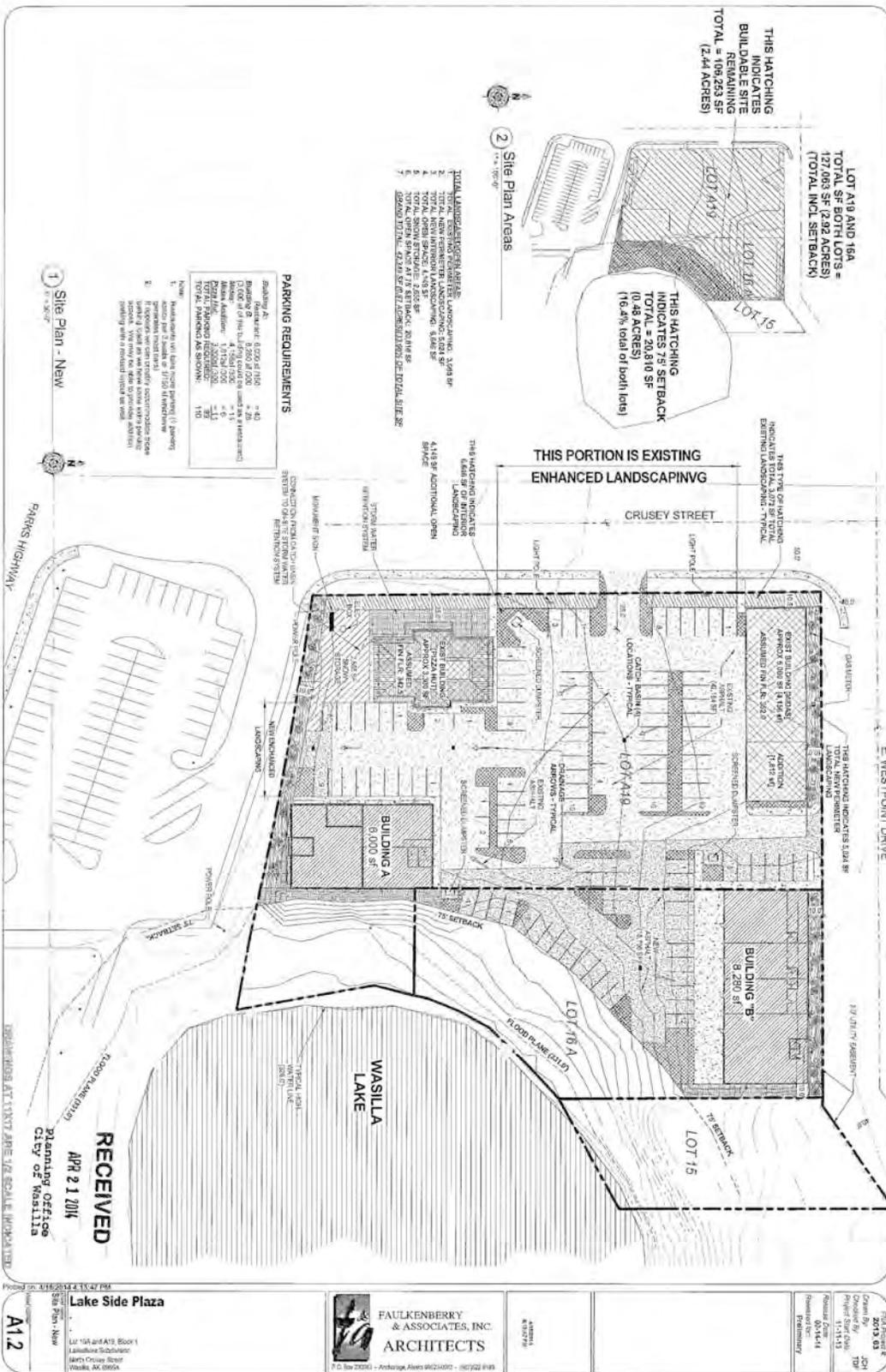
② Site Perspective From Crusey From Northwest - New

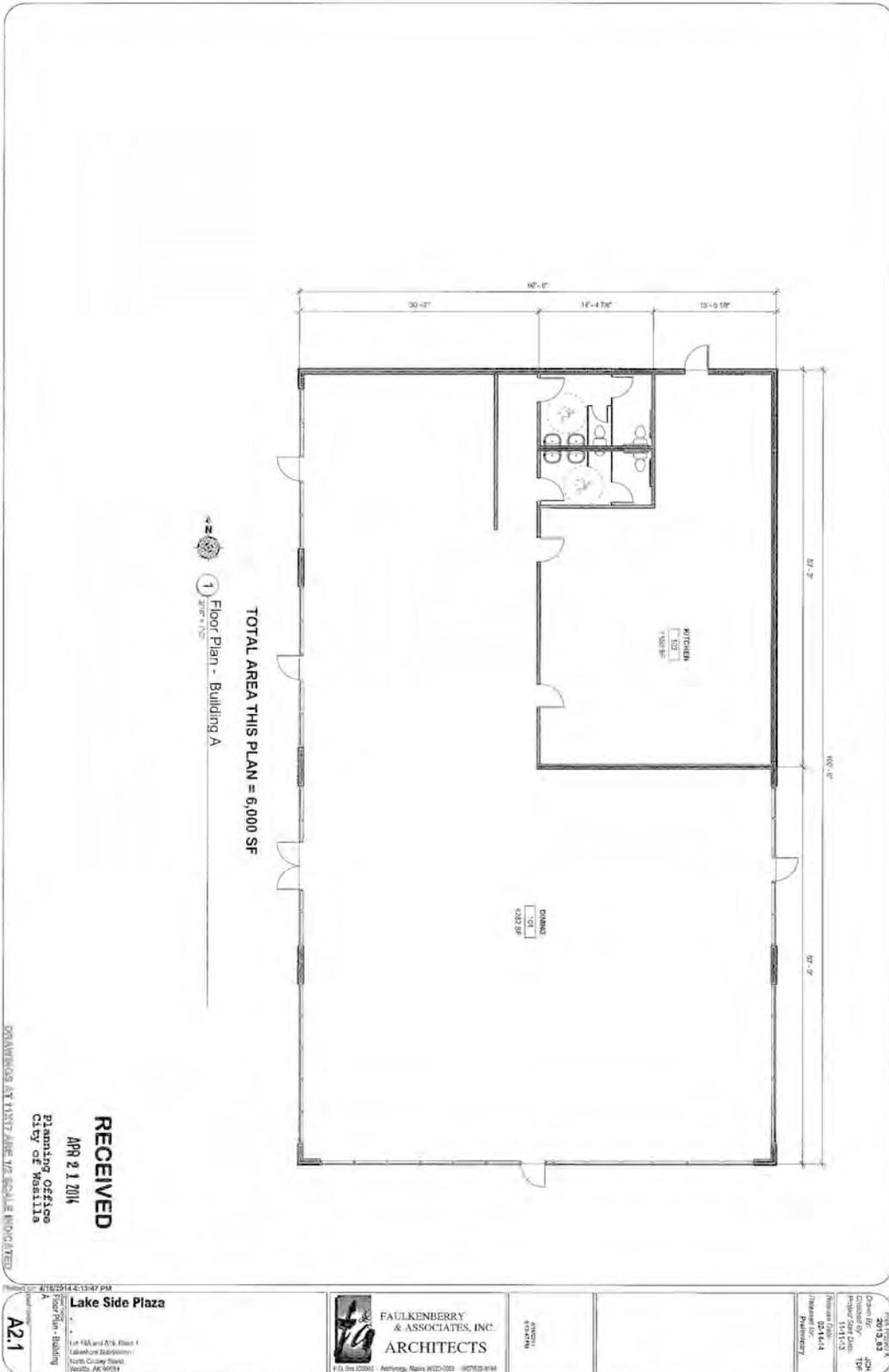
**RECEIVED**  
 APR 21 2014  
 Planning Office  
 City of Masellia

DRAWINGS AT 1/8"=1'-0" SCALE UNLESS INDICATED

<p>FILED        2014 APR 21        JOHN        15-11-13        REVIEWED FOR        PRELIMINARY</p>	<p>PAULKENBERRY        &amp; ASSOCIATES, INC.        ARCHITECTS</p>	<p><b>Lake Side Plaza</b>        1st Floor        1st Floor        North Crusey Street        West &amp; AK 62654</p>	<p>PROJECT NO. 2013-014-01-13-01 PM        A0.6</p>
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STAFF REPORT  
Prepared by:  
For the meeting of:

Case # CU 14-04  
Planning Staff  
May 13, 2014

## I. SUMMARY FACTS:

Applicant/Owner: Kurban Kurani  
Proposal: Approval to construct an 8,280 square foot commercial building.  
Location: 918 E. Westpoint Drive  
Lot 16A, Block 1, Lakeshore Resubdivision  
Parcel Size: 0.86 acres±  
Existing Zoning Residential Multifamily  
Future Land Use: Mixed Use  
Surrounding Zoning: North: Commercial  
South: Commercial  
East: Residential Multifamily  
West: Commercial

## II. STAFF RECOMMENDATION:

Approval with conditions

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

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

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

Staff Finding: This criterion is not applicable since 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 proposed commercial building is consistent with the Comprehensive Plan's *Expected Future Land Use Map* designation, "Mixed Use", and the Commercial zoning that implements the adopted Comprehensive Plan.

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

Staff Finding: The specific approval criteria under 16.16.060 are not applicable since a commercial building is not one of the special uses with additional criteria.

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

Staff Finding: The City mailed 107 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Three comments were received – one from the Borough Platting Division with no comments, one from the Borough Planning Department noting that a portion of the lots are within a flood zone and will require a flood hazard development permit, and one comment from a property opposing the development. Copies of the comments received by staff are included in this packet. Any comments received after the compilation of the packet will be provided at the public hearing.

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

Staff Finding: The Borough Fire Chief's office will review this proposed building for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.

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

Staff Finding: The proposed commercial building will not significantly impact the street system or create a danger to pedestrians.

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

Staff Finding: The attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010 with the exception of the front yard and western side yard setback. The applicant has submitted a variance application requesting a variance of five feet to the minimum five foot side yard setback to allow a zero side yard setback on the western side of the lot AND a variance of 15 feet to the minimum 25 foot front yard setback to allow a 10 foot front yard setback along Westpoint Drive. With approval of the variance, this criterion is met.

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

Staff Finding: The attached site plan indicates 110 paved parking spaces, adequate paved aisle widths, and the applicant adequate snow storage on the site.

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

Staff Finding: Water, sewer, and other utilities are available in the area.

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

Staff Finding: The proposed site plan shows the drainage directed to the south, which will be directed to an on-site stormwater retention system.

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

Staff Finding: The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping. A 75' setback is required from the water's edge which will preserve sensitive or natural areas along the lake. Also, the site is located on E. Westpoint Drive, which is designated as a Commercial roadway and signage will be reviewed at time of submittal of sign permit.

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

Staff Finding: The proposed use will not result in significantly different peak use characteristics than the surrounding uses or area since the property is located in an area that is developed and zoned Commercial with the exception of the property adjacent to the east. That property is zoned Residential Multifamily but is also developed as a commercial use.

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

Staff Finding: The proposed addition will not have any negative impacts on the surrounding area and no additional buffering is required since the subject parcel is surrounded by commercial uses and/or zoning.

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

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

Staff Finding: The proposed site plan shows the required landscaping and vegetation.

**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: Sidewalks currently existing along Crusey but none are located on Westpoint Drive. Staff is recommending that the applicant construct a sidewalk along Westpoint Drive that connects to the sidewalk shown for Building "B".

**16.16.050(17)** *Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission*

**may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.**

Staff Finding: Water and sewer is available for the site and the applicant will coordinate with the Public Works department to obtain any necessary City permits. Additionally, the site plan shows the drainage directed to the south, which will be directed to an on-site stormwater retention system.

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

Staff Finding: The Mat-Su Borough Cultural Resources Office was notified of this application and provided the opportunity to comment but did not provide any objections.

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

Staff Finding: The proposed commercial building blends in with the building architecture in the surrounding area.

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

Staff Finding:            No additional land is necessary for open space and facilities.

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

Staff Finding:            There are no foreseeable problems anticipated from winter conditions.

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

Staff recommends approval of this request with the following conditions:

1. The Matanuska-Susitna Borough Fire Chief's office shall review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
2. The applicant shall consult with DEC and follow the appropriate stormwater procedures and regulations.
3. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for water and sewer connections.
4. A sidewalk must be constructed along the entire length of the subject property abutting E. Westpoint Drive and must connect into the existing sidewalk at the intersection of Crusey Street and E. Westpoint Drive. Additionally, the new sidewalk must connect to the sidewalk proposed along the western edge of Building "B" on the site plan in Exhibit B.
5. Construction on the site must substantially comply with the site plan and landscape plans date stamped April 21, 2014, attached as Exhibit B to Resolution Serial No. 14-11. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.
6. A landscape bond or guaranty, consistent with the requirements in §16.44.040 of the Wasilla Municipal Code, must be submitted to the Planning Department prior to any clearing or construction on the site.
7. An as-built survey must be submitted to the Planning Department after completion of the addition.

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NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

CASE: CU 14-03/V 14-02 & CU 14-04/V 14-03

APPLICANT (S): Michael James, CREA, agent for Kurani Kurban
REQUEST:

For conditional use permit to build a 6,000 square foot commercial building on a lot with 9,268 existing commercial square footage (Pizza Hut & Midas), and a variance of 25 feet to the minimum 25 foot rear yard setback, on Lot A19, Township 17 North, Range 1 West, Section 10;

AND a conditional use permit to also build an 8,280 square foot commercial building in the Residential Multi-family zoning district, and a variance of five feet to the minimum five foot side yard setback to allow a zero side yard setback on the western side of the lot AND a variance of 15 feet to the minimum 25 foot front yard setback to allow a 10 foot front yard setback along Westpoint Drive, on Lot 16A, Block 1, Lakeshore Resubdivision.

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 May 13, 2014 at 6:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to planning@ci.wasilla.ak.us. Written comments on this request must reach the Planning Office on or before May 6, 2014 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: See attached map & comments. Mark Whisenhunt MSB

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

RECEIVED

APR 24 2014

Planning Office
City of Wasilla

neopost
04/21/2014
US POSTAGE \$00.48



ZIP 99654
041L11222587

FIRST CLASS

Matanuska-Susitna Borough

APR 22 2014

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NOTICE OF PUBLIC HEARING

# Legend

— Roads

▭ Parcels

## D FIRM Flood Hazard Areas

▭ A - 1% Annual Chance of Flooding

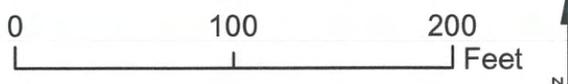
▭ 0.2 % Annual Chance of Flooding



A portion of this property is within a FEMA designated Special Flood Hazard Area (SFHA). All development within the SFHA requires a Mat-Su Borough Flood Hazard Development Permit, per MSB code 17.29.



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capability of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to production of this map, please contact the Mat-Su Borough GIS Division at 907-245-4801.



NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

CASE: CU 14-03/V 14-02 & CU 14-04/V 14-03

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REQUEST:

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AND a conditional use permit to also build an 8,280 square foot commercial building in the Residential Multi-family zoning district, and a variance of five feet to the minimum five foot side yard setback to allow a zero side yard setback on the western side of the lot AND a variance of 15 feet to the minimum 25 foot front yard setback to allow a 10 foot front yard setback along Westpoint Drive, on Lot 16A, Block 1, Lakeshore Resubdivision.

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 May 13, 2014 at 6:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to planning@ci.wasilla.ak.us. Written comments on this request must reach the Planning Office on or before May 6, 2014 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 Audrey JOBSON

Address 1201 Westpoint Dr, Wasilla AK 99654

Lot Block Subdivision

Comments: This building should NOT be built on this property. It would block public viewing and access to the lake. This large building would increase traffic on an already busy street. Find a better spot for it.



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

5225B02L011 JOBSON ROBT M SR&AUDREY O 1201 E WESTPOINT DR WASILLA, AK 99654

neopost 04/21/2014 US POSTAGE \$00.48 ZIP 99654 041L1122587

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APR 29 2014

Planning Office City of Wasilla

NOTICE OF PUBLIC HEARING

NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

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

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

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APR 22 2014

Comments: *Platting has no comments as no separate platting action requested.*

PLATTING



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<sup>SM</sup>  
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Metanuska-Susitna Bureau  
APR 22 2014  
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Planning Office  
City of Wasilla

NOTICE OF PUBLIC HEARING

CERTIFICATE OF SERVICE

L16A

- 1. I am the Planning Clerk for the City of Wasilla.
- 2. I certify on this 21 day of April, 2014, I mailed 138 notices of: \_\_\_\_\_ via first class U.S. Mail and by hand delivery regarding the following:

Land Use Permit # CU 14-04 & V 14-03

Residents within 1,200'	<u>107</u>
Review Agencies	<u>25</u>
Planning Commissioners & City Council Members	<u>12</u>
Total	<u>144</u>

DATED at Wasilla, Alaska, April 21, 2014.

CITY OF WASILLA

Tahirih Revet  
 TAHIRIH REVET  
 Planning Clerk

Attest:

\_\_\_\_\_  
 TINA CRAWFORD  
 City Planner

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**NOTIFICATION OF PUBLIC HEARING**

**DATE:** April 21, 2014

**CASE:** CU 14-03/V 14-02  
& CU 14-04/V 14-03

**APPLICANT (S):** Michael James, CREA, agent for Kurani Kurban  
**REQUEST:**

For *conditional use permit* to build a 6,000 square foot commercial building on a lot with 9,268 existing commercial square footage (Pizza Hut & Midas), and a *variance* of 25 feet to the minimum 25 foot rear yard setback, on Lot A19, Township 17 North, Range 1 West, Section 10;

**AND** a *conditional use permit* to also build an 8,280 square foot commercial building in the Residential Multi-family zoning district, and a *variance* of five feet to the minimum five foot side yard setback to allow a zero side yard setback on the western side of the lot AND a variance of 15 feet to the minimum 25 foot front yard setback to allow a 10 foot front yard setback along Westpoint Drive, on Lot 16A, Block 1, Lakeshore Resubdivision.

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

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_



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

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**NOTICE OF PUBLIC HEARING**

**CU #14-03 / V #14-02 &  
CU #14-04 / V #14-03  
MSB Map #WA 11  
T17N, R01W, Sec. 10**

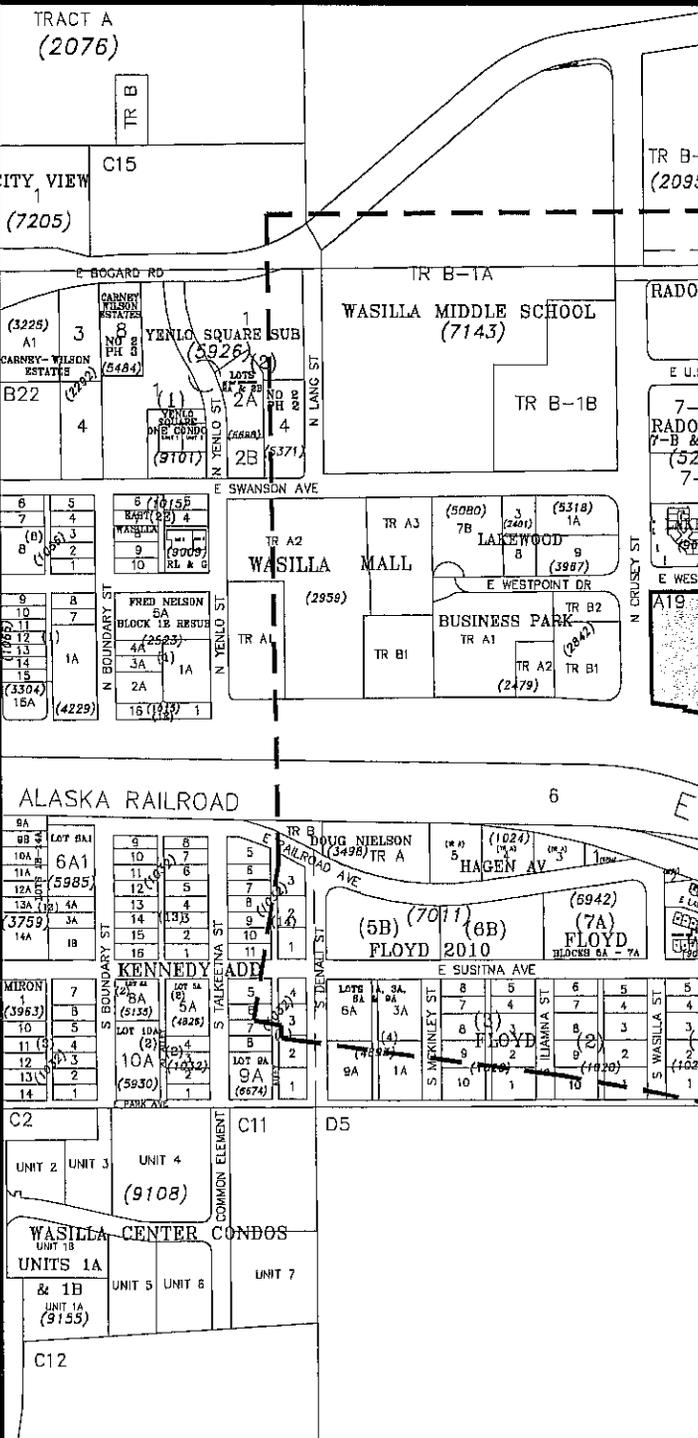
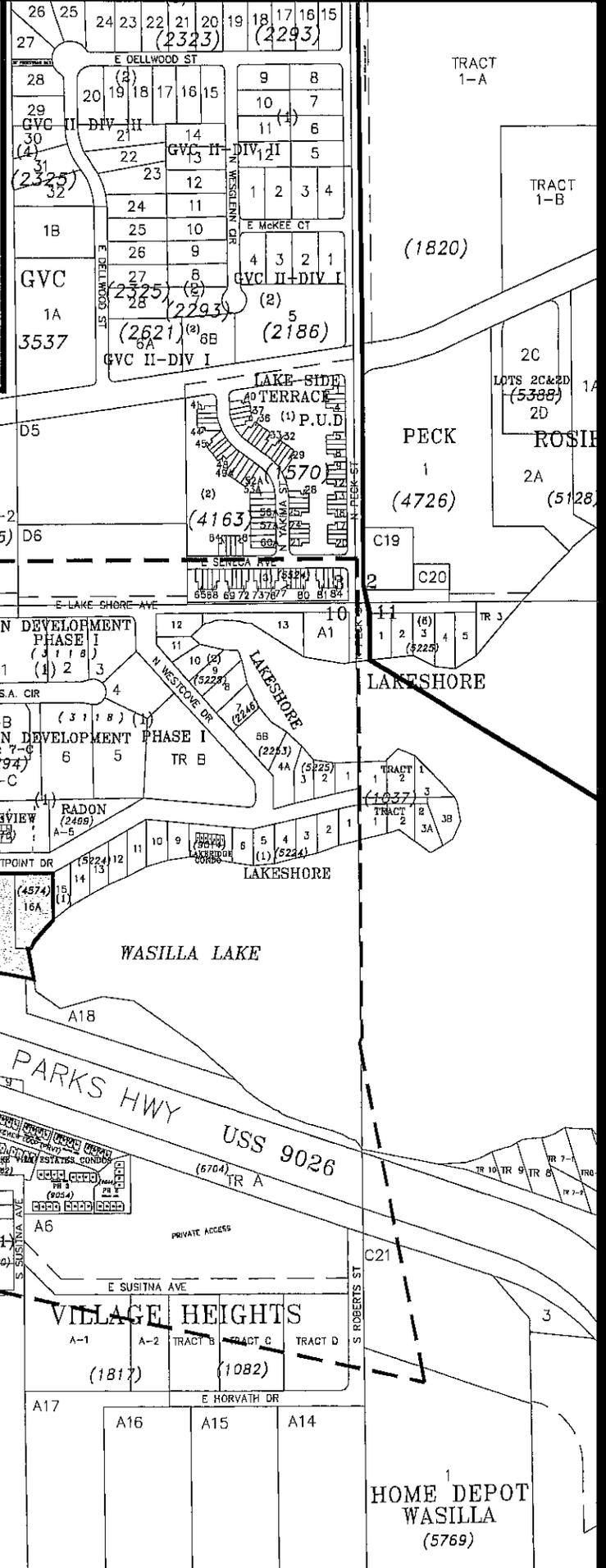


**SUBJECT  
PROPERTY**

SCALE IN FEET



City of Wasilla/Planning - 04-21-14



3967000L009A  
AKLESTAD GORDON L NON EXMT MARITAL TR  
AKLESTAD JANE L TR TRE  
217 E ARCTIC AVE  
% JIM RUDA  
PALMER, AK 99645-6257  
3118B01L002  
ALASKA USA FED CR UNION  
PO BOX 196020  
% ACCOUNTS PAYABLE  
ANCHORAGE, AK 99519-6020

9054000U043  
BEAUSHAW MELISSA  
PO BOX 874885  
WASILLA, AK 99687-4885

9054000U040  
CARNES ADAM  
822 SAINT DOMINIC CT  
CRP CHRISTI, TX 78418-5707

5294B01L007-C  
CENTENNIAL PLAZA LLC  
PO BOX 92729  
% FRANK DANNER  
ANCHORAGE, AK 99509-2729

9044000U018  
CHILDERS RYAN M & AMY L  
300 E KALLI CIR  
WASILLA, AK 99654-6486

5225B02L008  
COLEGROVE S & S LVG TR  
COLEGROVE STANLEY RAY TRE COLEGROVE  
SHEL  
460 W BRIAR DR  
WASILLA, AK 99654  
9062000U008  
CORPUZ KAREN M  
PO BOX 211411  
ANCHORAGE, AK 99521-1411

5225B02L010  
CULLEN GARY L & LOUISE F  
PO BOX 871491  
WASILLA, AK 99654-1491

9044000U036  
ENTERPRISE PROPERTIES LLC  
22750 MCMANUS DR  
CHUGIAK, AK 99567-5446

6704000T00A  
ALASKA RAILROAD CORP  
PO BOX 107500  
ANCHORAGE, AK 99501-7500

2479000T00A-2  
ALL AGES FAM RESTAURANTS III LLC  
9418 AUTUMN RIDGE CIR  
ANCHORAGE, AK 99507

9062000U005  
BEETER DARYL J  
401 S WASILLA ST  
#5  
WASILLA, AK 99654

9062000U012  
CARSON SCOTT JAMES  
PO BOX 873597  
WASILLA, AK 99687-3597

9054000U042  
CHIAPPONE ANTHONY & ALEISHA  
327 LINCOLN ST  
ALGONQUIN, IL 60102-2818

9043000U015  
CHRISTLER CAROLYN L  
401 S WASILLA ST  
# 15  
WASILLA, AK 99654-8172

2253B02L004A  
COMBS DAVID LYNN  
401 N WESTCOVE DR  
WASILLA, AK 99654-7160

9043000U028  
COULTER ROBERT M & JANICE F  
4201 S SANTANA DR  
WASILLA, AK 99654-0729

9014000U006  
DE RU FERDINAND J & BRENDA J  
PO BOX 2505  
PALMER, AK 99645-2505

2246B02L007  
FERRIS KEVIN M  
O'CONNOR-FERRIS SUE ELLEN  
491 WESTCOVE DR  
WASILLA, AK 99654

6704000L001  
ALASKA STATE OF  
DEPT OF TRANS & PUB FAC  
PO BOX 196900  
ANCHORAGE, AK 99519-6900

9062000U006  
BANAHAN SEAN  
401 S WASILLA ST  
# 6  
WASILLA, AK 99654-8172

1817000T00A-1  
BOUCHARD NORMAN G  
900 E SUSITNA AVE  
WASILLA, AK 99654

9044000U032  
CARTER JOSE R & ROSA G  
401 S WASILLA ST  
# 32  
WASILLA, AK 99654-8173

9043000U013  
CHICA ANGELICA M  
2351 EISENHOWER AVE  
APT 1702  
ALEXANDRIA, VA 22314-5370

9043000U022  
CLARK MARK E  
PO BOX 875910  
WASILLA, AK 99687-5910

5224B01L003  
COMISKEY FAMILY TR  
2413 CAPTAIN COOK DR  
% JENNIFER MILLER TRE  
ANCHORAGE, AK 99517-1254

5224B01L001  
CROW RICHARD E JR & K A  
4101 LEYDEN RD  
ANCHORAGE, AK 99516

9054000U049  
DEKALB FLETCHER D  
6540 E BEEHCRAFT RD  
WASILLA, AK 99654-9330

2479000T00A-1  
FIRST NAT'L BANK ALASKA  
PO BOX 100720  
ATTN: ACCOUNTING DEPT  
ANCHORAGE, AK 99510-0720

5080000L007B  
GEORGE-HERNANDEZ LLC  
721 E WESTPOINT DR  
WASILLA, AK 99654

5225B02L009  
GIELAROWSKI S J REV TR  
1290 W WOODMEN RD  
COLORADO SPGS, CO 80919-2727

9062000U002  
GRAHAM ROBERT A  
608 CENIZO BLVD  
UVALDE, TX 78801-4009

5224B01L005  
HARMAN JERRY M  
PO BOX 874712  
WASILLA, AK 99687-4712

9010000U106  
HARREN RICHARD L  
CHAPELLE MAGALI S  
851 E WESTPOINT DR  
STE 202  
WASILLA, AK 99654

3118B01T00B  
HAYES JOE L  
PO BOX 101821  
ANCHORAGE, AK 99510-1821

2401000L003  
HENDERSON ERIC & JULIA  
PO BOX 2501  
PALMER, AK 99645-2501

5225B02L003  
HILLBORN JOHN R  
17915 LACY DR  
EAGLE RIVER, AK 99577

5224B01L015  
HRONKIN PROPERTIES LLC  
936 E WESTPOINT DR  
WASILLA, AK 99654

9014000U003  
HUBBARD DON ANNA  
PO BOX 871764  
WASILLA, AK 99687-1764

9054000U044  
JACOBS JEREMY L  
401 S WASILLA ST  
# 44  
WASILLA, AK 99654

9043000U014  
JAMES JOHN S  
10303 S ROSE RD  
PERKINS, OK 74059

5225B02L011  
JOBSON ROBT M SR&AUDREY O  
1201 E WESTPOINT DR  
WASILLA, AK 99654

9044000U019  
JOHNSON ROBERT E & JANELLE S  
401 S WASILLA ST  
UNIT 19  
WASILLA, AK 99654-8173

5224B01L004  
KONING CATHLEEN S  
1072 E 28TH AVE  
ANCHORAGE, AK 99508-3981

4574B01L016A  
KURANI KURBAN  
PO BOX 92413  
ANCHORAGE, AK 99509-0413

5224B01L002  
LAIRD FAMILY TRUST  
LAIRD SCOTT J TRE LAIRD PATRICIA A TRE  
23506 NE GOLD NUGGET DR  
BATTLE GROUND, WA 98604

5524B03LCA01  
LAKESIDE TER TOWNHOUSES  
1365 E PARKS HWY STE 205  
% LEVALLEY REALTY  
WASILLA, AK 99654

9044000U029  
LARSON KRISTOFER D& ALISA  
401 S WASILLA ST  
# 29  
WASILLA, AK 99654-4000

5371000L004  
LARUE TR THE  
MARTIN ROBT J TRE MARTIN PAMELA S  
TRE  
10756 GREEN VALLEY RD  
GILROY, CA 95020  
9014000U007  
LEE CARLA JANE  
1072 E WESTPOINT DR  
# 7  
WASILLA, AK 99654-7138

9043000U024  
LAU TERRIS F  
401 S WASILLA ST  
# 24  
WASILLA, AK 99654

9044000U034  
LAUREN PROPERTIES LLC  
22750 MCMANUS DR  
CHUGIAK, AK 99567

9014000U001  
LOGSDON BERTRAND M&ADRIENNE L  
66751 N BAY RD  
NORTH BEND, OR 97459

9043000U016  
MACMILLAN DONALD G B& JAN  
401 S WASILLA ST  
# 16  
WASILLA, AK 99654

9062000U007  
MARTIN NICHOLAS S  
401 S WASILLA ST  
#7  
WASILLA, AK 99654

7143000T00B-1A  
MATANUSKA-5USITNA BOROUGH  
SCHOOL/WASILLA MIDDLE  
350 E DAHLIA AVE  
PALMER, AK 99645-6488

2095000T00B-2  
MAT-SU VALLEY MEDICAL CTR  
14400 METCALF AVE  
% PROPERTY VALUATION SERVICES  
OVERLAND PARK, K5 66223

2842000L00B-1  
MCDONALD'S CORP  
PO BOX 182571  
# 51-0013  
COLUMBUS, OH 43218-2571

1024T0AL004  
MCMULLIAN JAMES III & SUZANNE D  
PO BOX 3451  
PALMER, AK 99645-3451

9062000U010  
MCQUEEN-YORK SUZANNE M  
401 S WASILLA ST  
UNIT 10  
WASILLA, AK 99654

4893B04L003A  
MITCHELL EDW LEE & TRISHA  
30749 HIGHWAY AC  
LEBANON, MO 65536-6302

2253B02L005B  
MORAN ANDREW M M  
2247 N FILLY CIR  
WASILLA, AK 99654

9043000U021  
MORRISON KYLE S & JANE A  
15422 COUNTRY MANOR RD  
LINDALE, TX 75771

9054000U041  
MOYLAN JOHN J III & REBECCA A  
43716 COUNTRYSIDE DR  
LANCASTER, CA 93536-6318

6942B7A0000  
NANEZ JOSE & LUCIA A  
16751 THEODORE DR  
EAGLE RIVER, AK 99577-6702

5318000L001A  
NATIONAL RETAIL PROPERTIES LP  
450 S ORANGE AVE  
STE 900  
ORLANDO, FL 32801

5294B01L007-B  
NORTHRIM BANK  
3111 C 5T  
ANCHORAGE, AK 99503

1020B02L005  
NORTHSTAR TERM& STEVEDORE  
790 OCEAN DOCK RD  
ANCHORAGE, AK 99501-1164

5225B02L002  
NUSSBAUMER MYRTLE TR TRE  
3910 AVE BONNE TERRE  
NEW IBERIA, LA 70563

5224B01L012  
OH KAP BOK & SUN SOOK  
990 E WESTPOINT DR  
WASILLA, AK 99654

9044000U020  
O'ROURKE ELAINE M  
PO BOX 236  
ANIAK, AK 99557-0236

9043000U027  
PERHAM DAVID L  
310 BONANZA DR  
BONAIRE, GA 31005-3910

3498000L00B  
PODEVA YUN N  
ROE JODY E  
1450 S BODENBURG LOOP  
PALMER, AK 99645

9014000U005  
POIRIER HARLAN  
PO BOX 870145  
WASILLA, AK 99687-0145

3118B01L006  
POON WM F T  
POON ESTHER  
1220 E 68TH  
#102  
ANCHORAGE, AK 99518

3498000L00A  
PRIOR LINDA L LVG TR  
PRIOR LINDA L & PRIOR RUSSELL A TRES  
1007 RIVERVIEW DR  
FALLBROOK, CA 92028-1847

5224B01L011  
PURSCHE RAYMOND R  
1000 E WESTPOINT DR  
WASILLA, AK 99654-7138

5224B01L013  
RANEY DONALD S  
918 W 14TH AVE  
ANCHORAGE, AK 99501-4951

9043000U025  
REARDON CHESTER F & E J  
PO BOX 1574  
DELTA JUNCTION, AK 99737-1574

9044000U030  
RENDON JORGE  
VILLAMIDES CARMEN  
PO BOX 103414  
ANCHORAGE, AK 99510-3414

9014000U002  
RHODEN BETH A  
1072 E WESTPOINT DR  
UNIT 2  
WASILLA, AK 99654-7179

9054000U045  
RICHARDS TIMOTHY D  
401 S WASILLA ST  
UNIT 45  
WASILLA, AK 99654-8174

9044000U017  
ROHLFING ROBT R & MARY  
315 E 5T  
ANCHORAGE, AK 99501

2499000T00A-5  
ROMAR LLC  
11039 E HARRIS HAWK TRL  
SCOTTSDALE, AZ 85262-4547

9043000U026  
RUNYAN JAY H JR & J A  
401 S WASILLA ST  
# 26  
WASILLA, AK 99654

9062000U001  
SCHRUF DEVONA A  
891 E SUSITNA AVE  
WASILLA, AK 99654-8128

9044000U031  
SHIELDS SHEILA  
PO BOX 355  
HOMER, AK 99603-0355

5225B02L013  
SHOWER5 DONALD R  
PO BOX 870757  
WASILLA, AK 99687-0757

5225B02L012  
SMITH RICHARD W  
PO BOX 874761  
WASILLA, AK 99687-4761

17N01W10A006  
SMITH-HAGEN FAMILY TR  
SMITH MD & SL TRES SMITH DF SMITH SF  
PO BOX 877563  
WASILLA, AK 99687-7563

9044000U035  
SOLOY L CHRIS & JAN H  
PO BOX 872801  
WASILLA, AK 99687-2801

9043000U023  
STARN WILLIAM A & JOAN E  
PO BOX 1782  
PALMER, AK 99645-1782

5224B01L010  
STENGRIM JON D  
1018 E WESTPOINT DR  
WASILLA, AK 99654-7138

5224B01L009  
STOTT WM D & MARIA S  
2015 BLUEBERRY ST  
ANCHORAGE, AK 99503-1854

9062000U009  
T & P ENTERPRISES LLC  
PO BOX 773412  
EAGLE RIVER, AK 99577-3412

9062000U003  
THEULEN JENNIFER R  
701 BLACKBURN CT  
ANCHORAGE, AK 99518-2290

9044000U033  
THORSON THOS A  
THORSON VICKY  
PO BOX 9  
MILLS, WY 82644-0009

9054000U048  
THURNEAU TRISTIN T  
401 S WASILLA ST  
UNIT #48  
WASILLA, AK 99654-8174

7011B6B0000  
VALLEY BOARD OF REALTORS  
741 E SUSITNA AVE  
WASILLA, AK 99654

3118B01L004  
VALLEY PROF CENTER LLC  
1001 E USA CIR  
WASILLA, AK 99654

2959000T00A3  
WASILLA LLC  
4000 W DIMOND BLVD # 240  
% DENALI COMMERCIAL MGMT  
ANCHORAGE, AK 99502

7011B5B0000  
WASILLA STATION LLC  
3332 E TAMARAK AVE  
# 3  
WASILLA, AK 99654-7429

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WATKINS SUSAN E  
401 S WASILLA ST  
# 11  
WASILLA, AK 99654-8172

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WILBUR KERRY A  
401 S WASILLA ST  
# 52  
WASILLA, AK 99654-8175

9062000U004  
WILLIAMS JOSEPH  
4071 RIBAC ST  
WAHIAWA, HI 96786-7538

3118B01L003  
ZIPPERER JOHN D JR  
2955 N CHURCH RD  
WASILLA, AK 99654

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

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

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

ENSTAR  
PO Box 190288  
Anchorage, AK 99519-0288

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

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

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

MEA  
PO Box 2929  
Palmer, AK 99645

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

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

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

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

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

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

MTA  
Real Estate Department  
PO Box 3550  
Palmer, AK 99645

NRCS  
Soil & Water Conservation  
1700 E. Bogard Rd  
#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 6  
Palmer, AK 99645

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

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

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

Daniel Kelly, Jr  
581 Briar Dr  
Wasilla, AK 99654

Glenda Ledford  
960 S. Century Drive  
Wasilla, AK 99654

Jessica Dean  
209 S. Vix Way  
Wasilla, AK 99654

Loren Means III  
1668 Pittman Road  
Wasilla, AK 99687

Claudia Pinard  
646 Peck Street  
Wasilla, AK 99654

COW Public Works Director  
Archie Giddings

City Council  
Leone Harris

City Council  
Gretchen O'Barr

City Council  
Collen Sullivan-Leonard

City Council  
Clark Buswell

City Council  
Brandon Wall

City Council  
David Wilson

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**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 14-11**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING  
CONDITIONAL USE PERMIT NUMBER CU 14-04 TO CONSTRUCT AN 8,280  
SQUARE FOOT COMMERCIAL BUILDING ON LOT 16A, LAKESHORE  
RESUBDIVISION, LOCATED IN THE RESIDENTIAL MULTIFAMILY ZONING  
DISTRICT.**

---

WHEREAS, Kurban Kurani, owner, submitted Conditional Use Permit Number 14-04 requesting approval to construct a 8,280 square foot commercial building on April 21, 2014; and

WHEREAS, the application included the required site plan and narrative that addresses the general approval criteria in §16.16.050 of the Wasilla Municipal Code; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200 feet radius, the appropriate review agencies, the Wasilla Planning Commission, and the Wasilla City Council as required by §16.16.040(A)(2) of the Wasilla Municipal Code; and

WHEREAS, a notice of the public hearing was published in the Frontiersman on May 6, 2014; and

WHEREAS, the Planning Commission held a public hearing on this request on May 13, 2014; 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 Land Development Code and Comprehensive Plan, and other pertinent information brought before them; and

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

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with the Findings of Fact, attached as Exhibit A and incorporated herein, with the following conditions:

1. The Matanuska-Susitna Borough Fire Chief's office shall review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
2. The applicant shall consult with DEC and follow the appropriate stormwater procedures and regulations.
3. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for water and sewer connections.
4. A sidewalk must be constructed along the entire length of the subject property abutting E. Westpoint Drive and must connect into the existing sidewalk at the intersection of Crusey Street and E. Westpoint Drive. Additionally, the new sidewalk must connect to the sidewalk proposed along the western edge of Building "B" on the site plan in Exhibit B.
5. Construction on the site must substantially comply with the site plan and landscape plans date stamped April 21, 2014, attached as Exhibit B to Resolution Serial No. 14-11. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an

amended conditional use permit application, including application fee and Planning Commission review and approval.

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

ADOPTED by the Wasilla Planning Commission on -, 2014.

APPROVED:

ATTEST:

\_\_\_\_\_  
Glenda Ledford, Chairman

\_\_\_\_\_  
Date

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

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 14-05**  
**FINDINGS OF FACT – Section 16.16.050, General Approval Criteria**

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

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

Finding: This criterion is not applicable since 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.***

Finding: The proposed commercial building 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.

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

Finding: The specific approval criteria under 16.16.060 are not applicable since a commercial building is not one of the special uses with additional criteria.

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

Finding: The City mailed 107 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Three comments were received – one from the Borough Platting Division with no comments, one from the Borough Planning Department noting that a portion of the lots are within a flood zone and will require a flood hazard development permit, and one comment from a property opposing the development. Any comments received after the compilation of the packet will be provided at the public hearing.

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

Finding:            The Borough Fire Chief's office will review this proposed building for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.

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

Finding:            The proposed commercial building will not significantly impact the street system or create a danger to pedestrians.

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

Finding:            The attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010 with the exception of a very small portion of the rear setback along the property line abutting Lot 16A (see site plan for details.) The applicant has submitted a variance application requesting a variance of 25 feet to the required 25 foot setback in this area. With approval of the variance, this criterion is met.

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

Finding:            The attached site plan indicates 110 paved parking spaces, adequate paved aisle widths, and the applicant adequate snow storage on the site.

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

Finding:            Water, sewer, and other utilities are available in the area.

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

Finding:                      The proposed site plan shows the drainage directed to the south, which will be directed to an on-site stormwater retention system.

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

Finding:                      The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping. A 75' setback is required from the water's edge which will preserve sensitive or natural areas along the lake. Also, the site is located on Crusey Street, which is designated as a Major Collector roadway and signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

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

Finding:                      The proposed use will not result in significantly different peak use characteristics than the surrounding uses or area since the property is located in an area that is developed and zoned Commercial with the exception of the property adjacent to the east. That property is zoned Residential Multifamily but the applicant also owns that lot and is seeking conditional use approval for a commercial building.

**16.16.050(14)**      ***Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment***

**regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.**

Finding: The proposed addition will not have any negative impacts on the surrounding area and no additional buffering is required since the subject parcel is surrounded by commercial uses and/or zoning.

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

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

Finding: The proposed site plan shows the required landscaping and vegetation.

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

Finding: Sidewalks currently existing along Crusey but none are located on Westpoint Drive. Staff is recommending that the applicant construct a sidewalk along Westpoint Drive that connects to the sidewalk shown for Building "B".

**16.16.050(17) Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution**

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

***certificate for the water from the state. The system must be built to city specifications available from the engineer.***

Finding: Water and sewer is available for the site and the applicant will coordinate with the Public Works department to obtain any necessary City permits. Additionally, the site plan shows the drainage directed to the south, which will be directed to an on-site stormwater retention system.

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

Finding: The Mat-Su Borough Cultural Resources Office was notified of this application and provided the opportunity to comment but did not provide any objections.

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

Finding: The proposed commercial building blends in with the building architecture in the surrounding area.

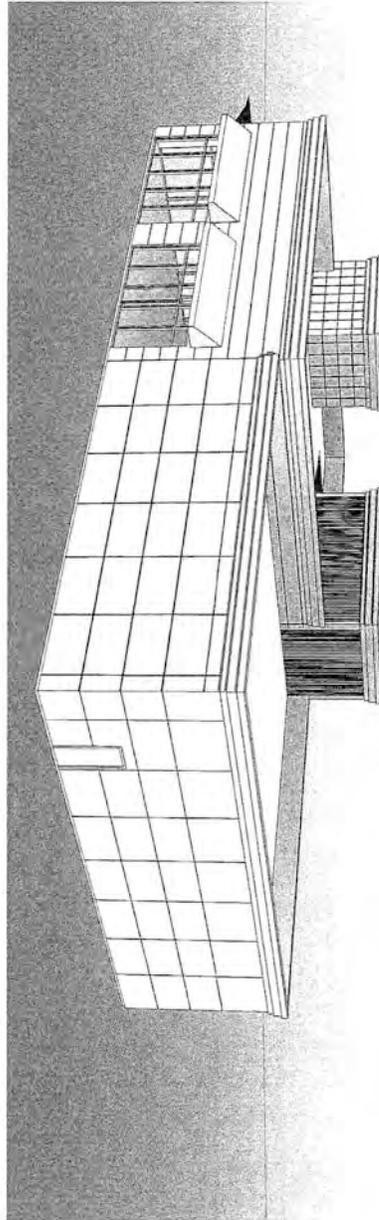
**16.16.050(20)** ***Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication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

Finding: No additional land is necessary for open space and facilities.

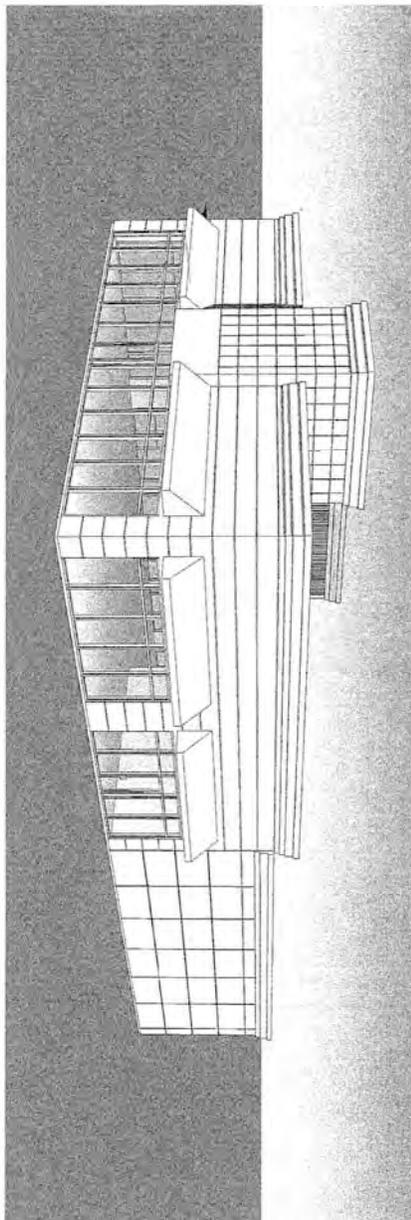
**16.16.050(21)** ***Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.***

Finding: There are no foreseeable problems anticipated from winter conditions.





① Northeast Perspective View - Building A - Looking Southwest

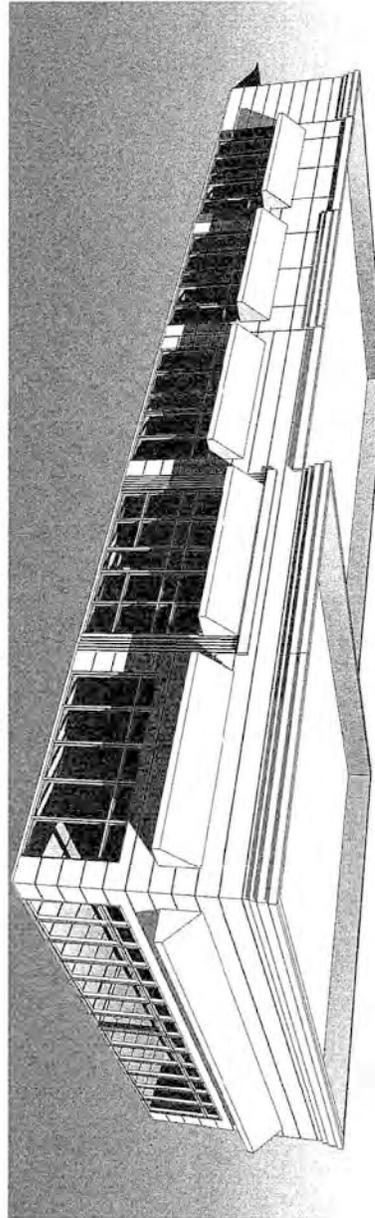


② Southeast Perspective View - Building A - Looking Northwest

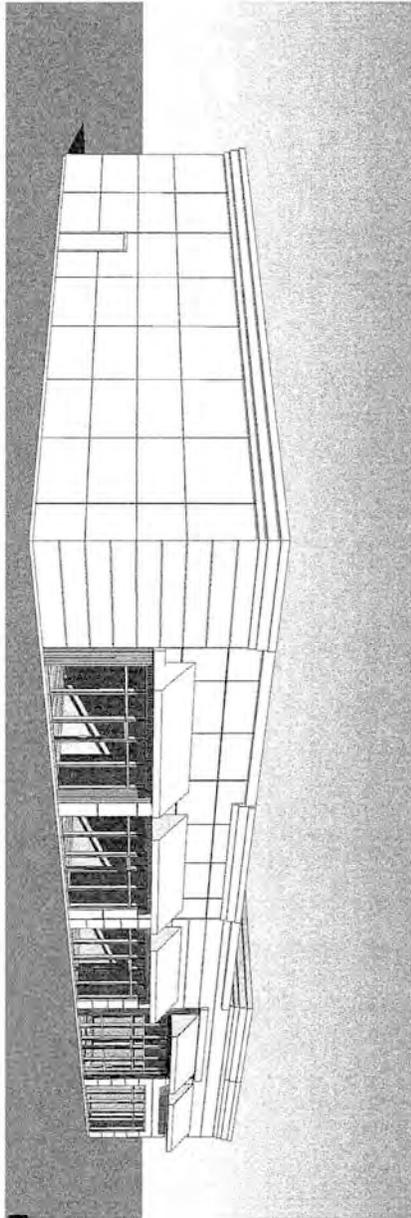
DRAWINGS AT 1/8" = 1'-0" SCALE INDICATED

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 Planning Office  
 City of Merrill

Date Received 2011.04.18 Drawn By JCH Checked By TCR Date 11-11-11 Project Name 11-11-11 Revision 11-11-11 Prepared By Preliminary	FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS P.O. Box 23357 - Annapolis, Md 21404-0357 410.276.4100	<b>Lake Side Plaza</b> Project Name Building A Lot 10A and 10B, Block 1 Lakeshore Subdivision 1800 County Street Waukegan, IL 60084 A0.2
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① Southeast Perspective View - Building B - Looking Northwest



② Southwest Perspective View - Building B - Looking Northeast

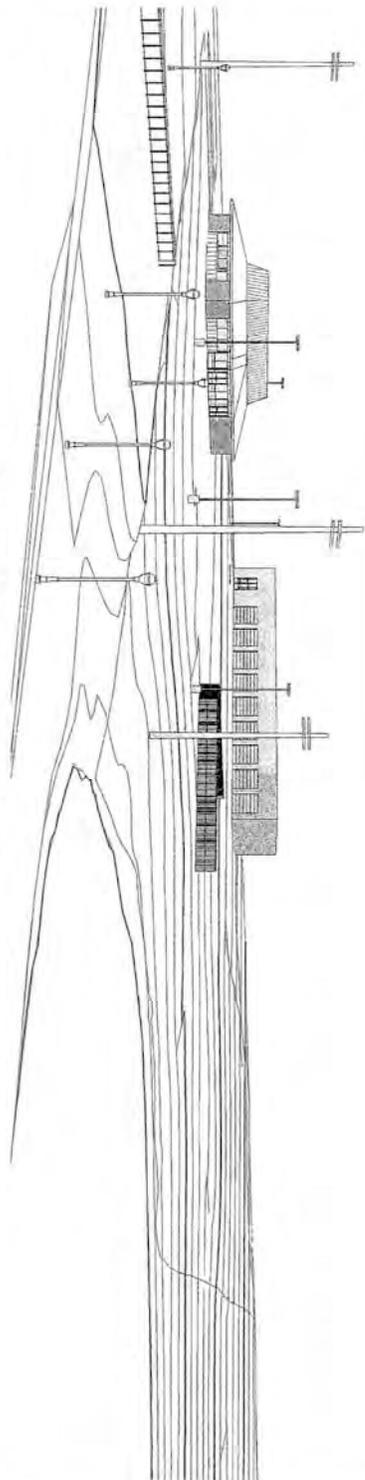
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APR 21 2014  
 Planning Office  
 City of Washita

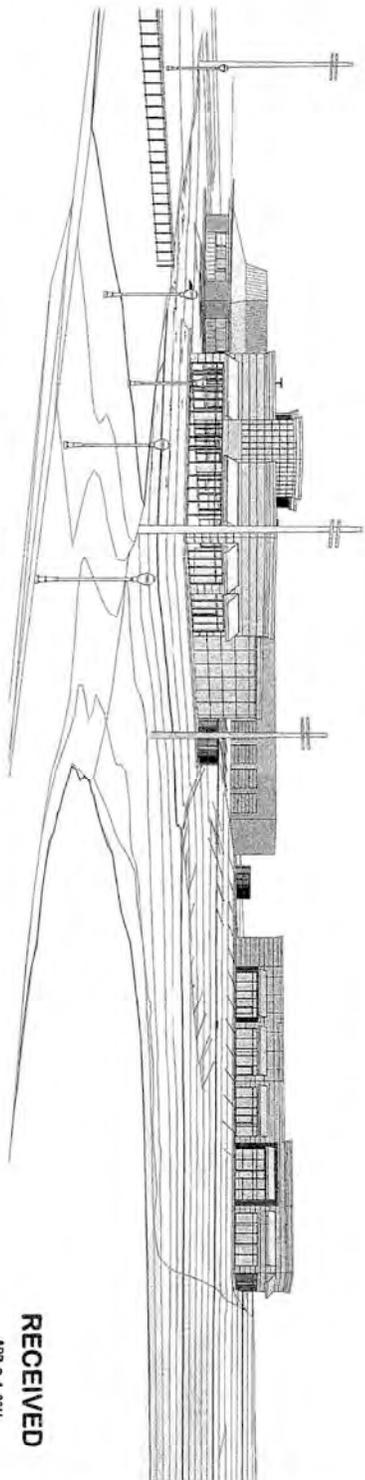
Project: 4/18/2014 4:13:26 PM  
 Lake Side Plaza  
 Perspectives -  
 Building B  
 A0.3

**FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS**  
 P.O. Box 10303 - Anchorage, Alaska 99510-0003

Printed on: 4/18/2014 4:13:26 PM  
 Drawing No: 2013\_03  
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 Revision: 14-1-13  
 Designer: JAM  
 Checker: JAM  
 Title: Preliminary



1 Site Perspective From Parks Hwy from Southeast - Existing

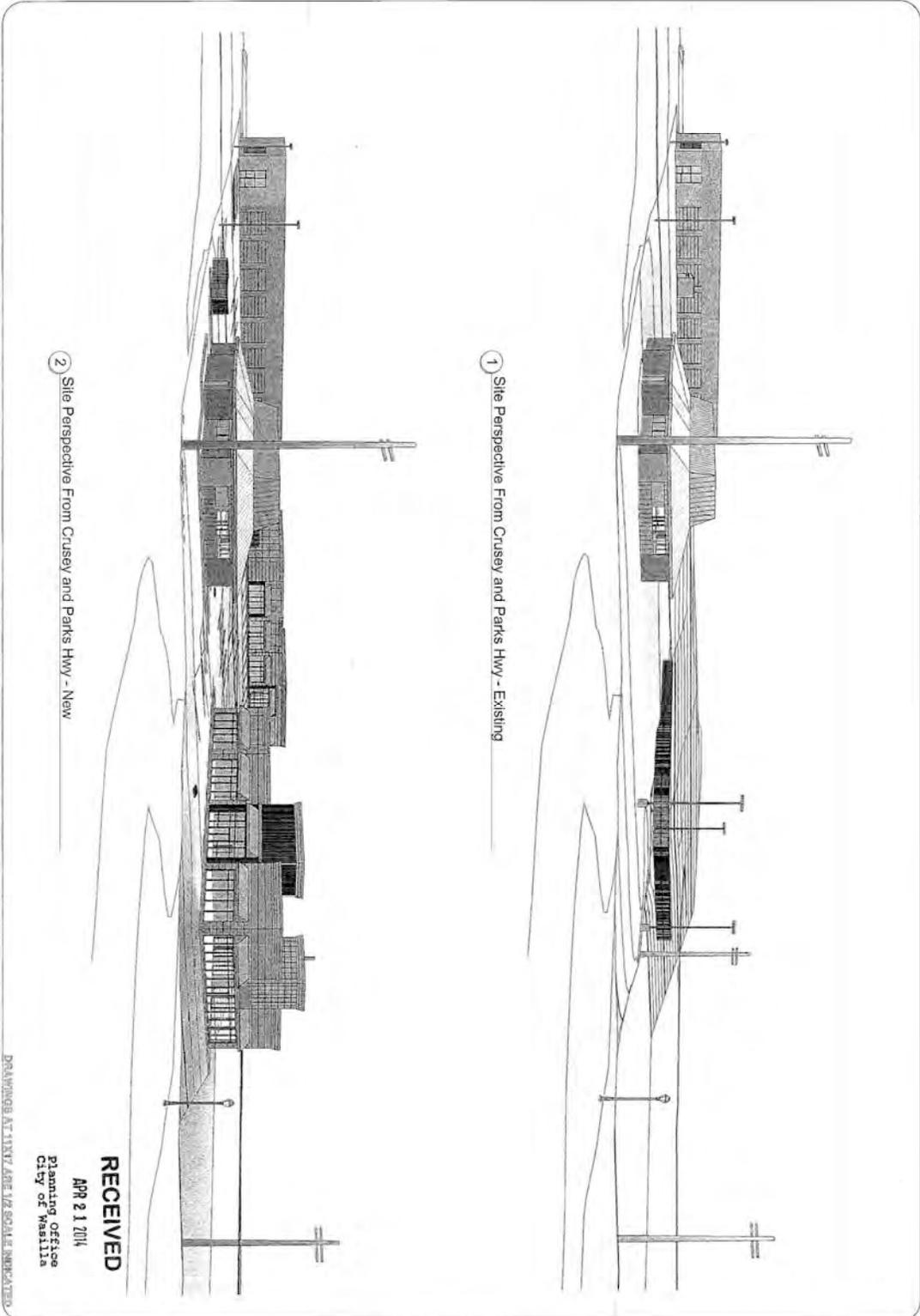


2 Site Perspective From Parks Hwy from Southeast - New

DRAWING AT 1/8" = 1' SCALE INDICATED

**RECEIVED**  
 APR 21 2011  
 Planning Office  
 City of Vassilla

2011 Project # <b>2011-03</b> Drawn By: <b>JCH</b> Checked By: <b>TDR</b> Date: <b>11-11-11</b> Release Date: <b>11-11-11</b> Revision: <b>01-11</b> Date: <b>11-11-11</b> Prepared by: <b>Preparation</b>	FAULKENBERRY & ASSOCIATES, INC. <b>ARCHITECTS</b> P.O. Box 10307 - Acworth, Ga 30220-0307 - (404) 241-1111	<b>Lake Side Plaza</b> Site 1st, 1st Land A19, Block 1 10000 Lakeside Blvd North College Street WoodRidge, AK 55054	Project No: 4182/014-4-13-01 PM <b>A0.4</b>
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① Site Perspective From Crusey and Parks Hwy - Existing

② Site Perspective From Crusey and Parks Hwy - New

DRAWINGS AT 1/8" = 1' SCALE INDICATED

**RECEIVED**  
 APR 21 2014  
 Planning Office  
 City of Vassilla

Plot Project # <b>2013.03</b> Client By <b>JCH</b> Project Start Date <b>11-14-13</b> Revision Date <b>11-14-13</b> Prepared By <b>Pratt</b>	Lake Side Plaza 1st, 2nd and 3rd Floor LakeSide Subdivision North County Street Vassilla, AK 99684	 <b>FAULKENBERRY &amp; ASSOCIATES, INC.</b> <b>ARCHITECTS</b> <small>P.O. Box 208103 - Anchorage, Alaska 99520-8103 - (907)522-8100</small>	Scale <b>A0.5</b> Date <b>4/16/2014 4:13:26 PM</b>
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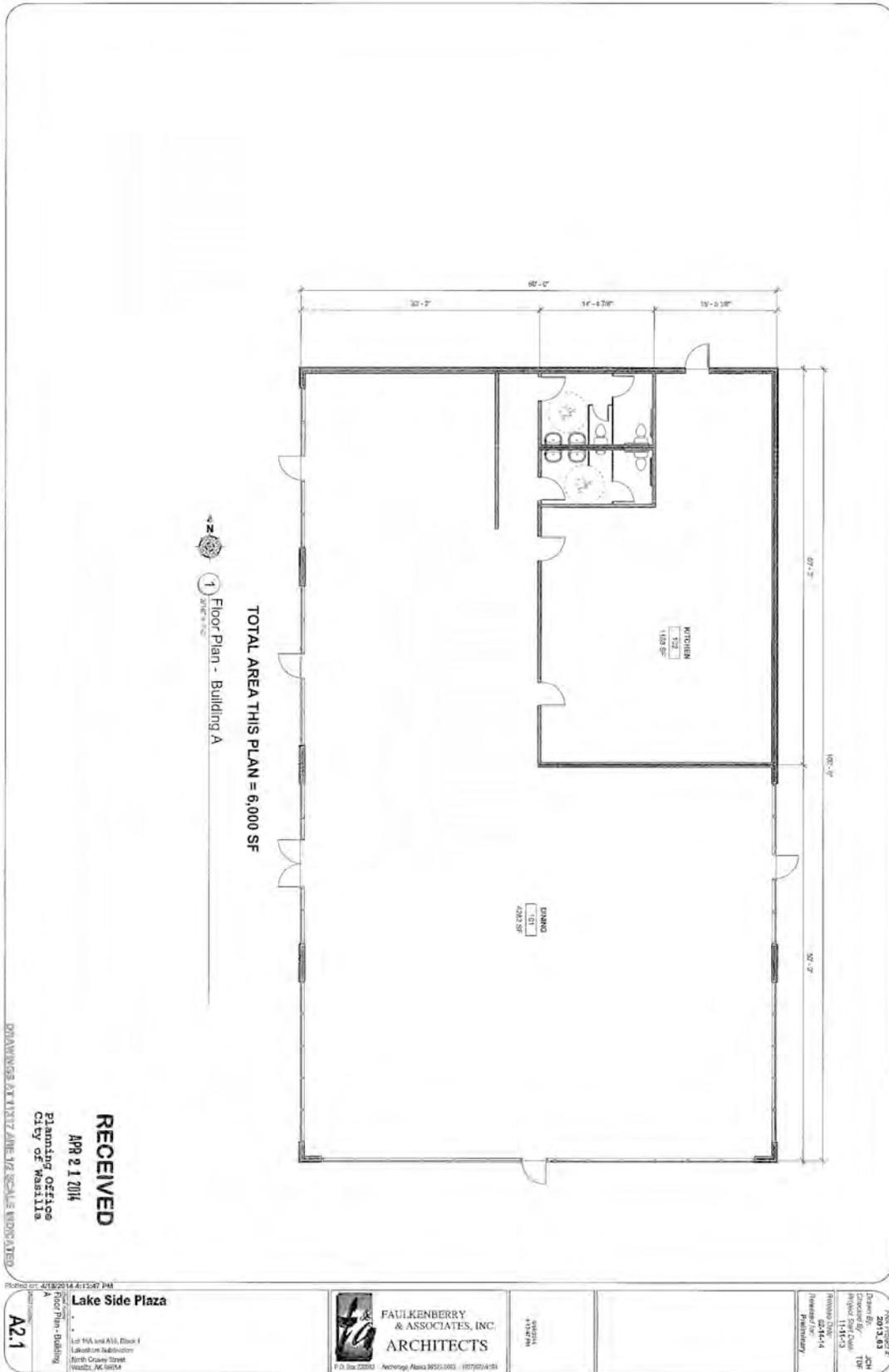


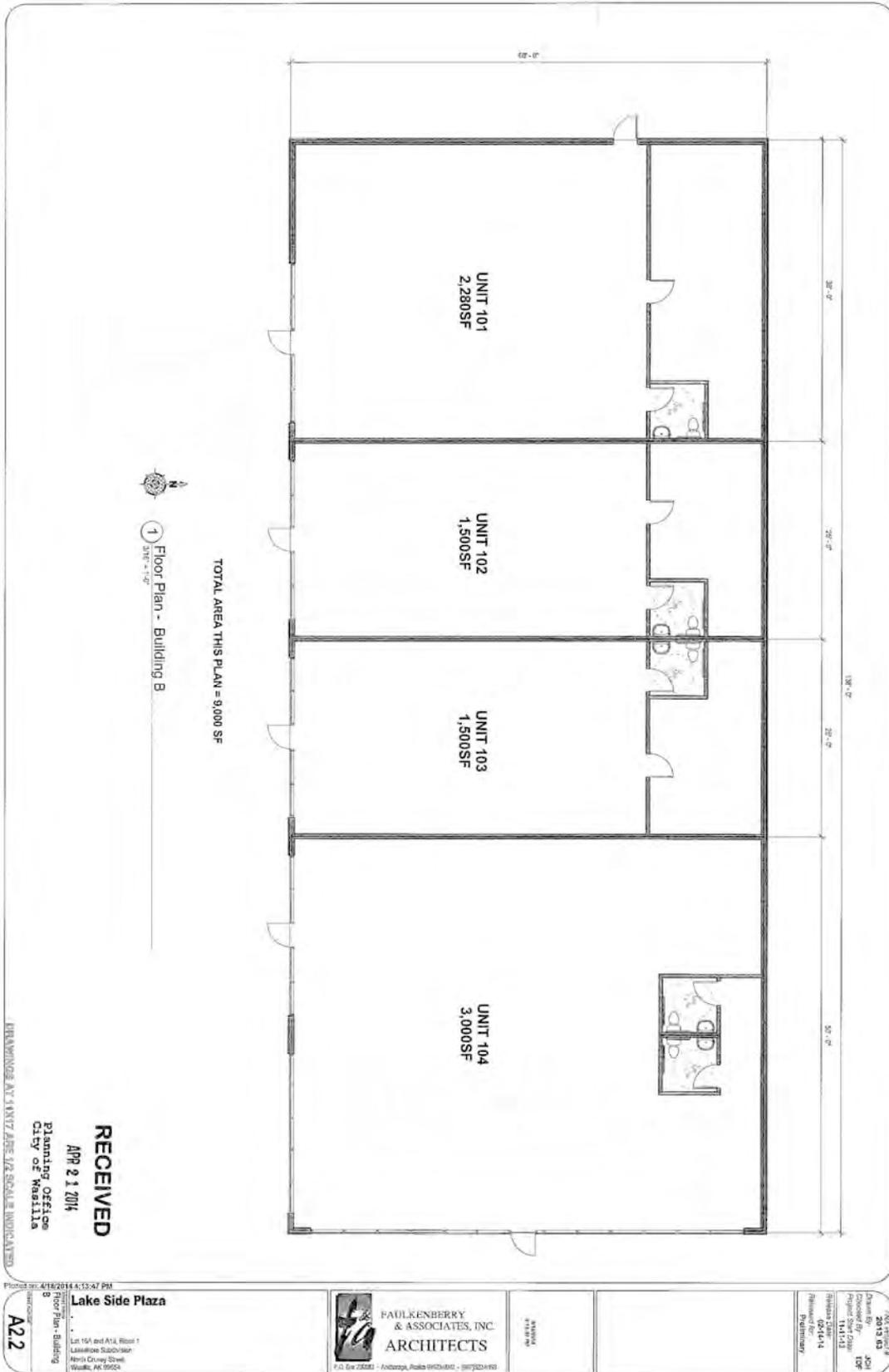
1 Site Plan - Existing  
 APR 2 2011  
 Planning Office  
 City of Wasilla

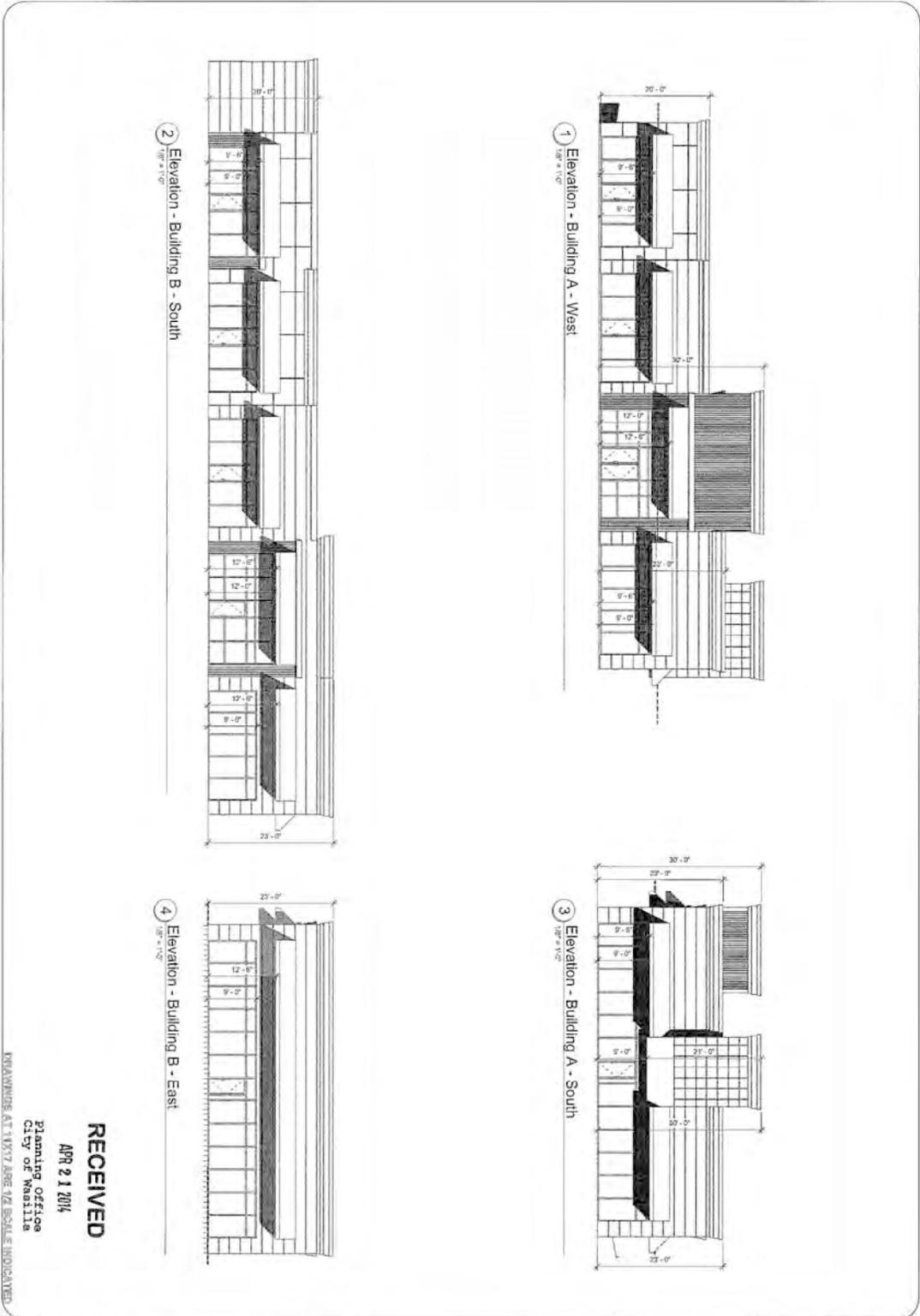
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Project No. 41162014.4-13-02 PM Lake Side Plaza Site Plan Existing <b>A1.1</b>	10160 Ave. Blvd. Bldg. 1 Lake Park Substation North Crusey Street Wasilla, AK 99754	PAULKENBERRY & ASSOCIATES, INC. ARCHITECTS P.O. Box 210020 • Anchorage, Alaska 99521-2002 • (907) 522-8902	Date Printed: 4/16/2011 4:13:42 PM Drawn By: JCH Checked By: JCH Title: A1.1-13 Project No.: 41162014.4-13-02 PM Revision: 1-13 Plotter: HP DesignJet 2454	Scale: 1" = 20'-0" North Arrow
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 DRAWINGS AT 1/8" = 1'-0" SCALE INDICATED

Sheet Number # <b>2013_03</b> Date: 04/14/13 Drawn By: JSH Checked By: JSH Project Name: Lake Side Plaza Revision: 04-14 Prepared By: Paulkenberry Professional Seal	PAULKENBERRY & ASSOCIATES, INC. <b>ARCHITECTS</b> 113 Dix 27200 - Anchorage, Alaska 99502-0001 - (907)224-9189	<b>Lake Side Plaza</b> Exterior Elevations - Buildings A & B 1275A and A&B, Block 1 Lake Shore Subdivision North Colony Street Wasilla, AK 99564 <b>A3.1</b>
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**STAFF REPORT:** Case # V14-03  
**Prepared by:** Planning Staff  
**For the meeting of:** May 13, 2014

## I. SUMMARY FACTS:

Applicant/Owner: Kurban Kurani

Proposal: Variance of 5 feet from the minimum 5 foot side yard setback to allow a zero side yard setback on the western side of the lot AND a variance of 15 feet to the minimum 25 foot front yard setback along E. Westpoint Drive in order to construct an 8,280 square foot commercial building.

Location: 918 E. Westpoint Drive  
Lot 16A, Block 1, Lakeshore Resubdivision

Parcel size: 0.86 Acres±

Zoning District: Residential Multifamily

Future Land Use: Mixed Use

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

## II. STAFF RECOMMENDATION:

Staff recommends approval with conditions.

## III. SUMMARY OF REQUEST

The applicant is requesting a variance of five feet to the minimum five foot side yard setback to allow a zero side yard setback on the western side of the lot AND a variance of 15 feet to the minimum 25 foot front yard setback to allow a 10 foot front yard setback along Westpoint Drive. NOTE: The proposed building complies with the required 75' setback from the water's edge.

### **WMC 16.24.030 Setbacks and height**

- A. Setbacks are measured from the outermost portion of the building to the nearest lot line or building as appropriate. Temporary buildings may be permitted within the side or rear yard area as administrative approval by the city planner. Where other setback standards are applicable, the most restrictive setback standards apply. The following are the building setback and height standards:

1. Front and rear yard setbacks are twenty-five (25) feet from the lot line. In the commercial district the city planner may modify the front and rear setbacks by averaging the existing building line and applying this average setback to the building.

#### IV. ISSUES REGARDING CODE

Wasilla Municipal Code sets forth the requirements for variance approvals in §16.28.110. The procedural requirements and variance standards are identified below with appropriate staff findings for each.

**16.28.110(A)      *Application.***  
***An application for a variance must be submitted to the planner. The application must be accompanied by a site plan of the relevant part of the parcel or lot. The planner may require that the site plan be produced by a registered professional engineer or land surveyor. The site plan shall depict all information relevant to the variance request.***

Staff Finding:      A complete application was submitted to the Planning Department on April 21, 2014.

**16.28.110(B)      *Variance requests must be heard by the commission. Notice, comment period and hearing procedures follow the format outlined in WMC16.16.040.***

Staff Finding:      The public hearing was scheduled in a timely manner for the next available Planning Commission meeting and the hearing format is consistent with the requirements in WMC 16.16.040(E). Public notices were mailed on April 21, 2014 to all properties within a 1,200' radius.

**16.28.110(C)      *Variance Standards.***  
***1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought;***

Staff Finding:      The conditions do not apply generally to other properties in the Commercial zoning district or vicinity. Lots A19 and 16A have an unusual lot configuration, as shown in the site plan, the lots are abut Wasilla Lake and have a 75' shoreline setback requirement, and they are owned by the same individual. Additionally, both lots have distinct changes in topography that impact the ability to develop the lots.

**2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings or such conditions arise out of surrounding development or conditions;**

Staff Finding: As stated above, the lots have unusual shapes, are located along a lake, and have topographic changes that present development challenges.

**3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made;**

Staff Finding: Strict application of the required front and side yard setbacks will create an unnecessary hardship on the property owner. The proposed front yard setback is similar to the adjoining property to the west and the requested side yard setback along the western property line abuts a lot that is also owned by the applicant.

**4. The special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either; and**

Staff Finding: The special conditions are due to natural physical conditions and were not caused by the property owner.

**5. The variance is not sought solely to relieve pecuniary hardship or inconvenience.**

Staff Finding: The variance is not sought to relieve a pecuniary (financial) hardship or inconvenience.

**16.28.110(D) If a property qualified for a variance under this section, the variance granted must meet the following conditions:**

**1. The deviation from the requirement of this title that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;**

Staff Finding: The variance is the minimum necessary to allow reasonable use of the lot and allows a better design that preserves the shoreline of the lake.

**2. The variance will not permit a land use that is prohibited by this title;**

Staff Finding: The proposed commercial building is permitted in the Residential Multifamily zoning district as a conditional use. The owner has submitted the necessary conditional use application.

**3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;**

Staff Finding: The variance is in keeping with the spirit and intent of the chapter.

**4. The variance will not be detrimental to the public health, safety or welfare; and**

Staff Finding: The variance will not be detrimental to public health or welfare.

**5. The variance will not significantly adversely affect other property.**

Staff Finding: The requested variance will not significantly adversely affect other properties in the area since the abutting property to the west is also owned by the applicant.

**16.16.040(A)(6) Decision.**

***The commission shall decide to deny, approve or approve with conditions the proposal or appeal. The burden of proof shall be on the applicant. The commission's decision may be made immediately following the public hearing portion of the commission meeting. The decision of the commission shall set forth the facts it finds relevant to its decision and the reasons for its decision. The effective date of the decision is the date the findings and the reasons are set out in writing and signed by the commission chairperson or the chairperson's designee.***

**V. CONCLUSION AND RECOMMENDED CONDITIONS**

Based on the above findings, staff research, and information provided by the applicant, staff recommends that the Planning Commission approve the requested variance with the following conditions:

1. The Matanuska-Susitna Borough Fire Chief's office must review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.

2. Construction on the site must substantially comply with the site plan and landscape plans date stamped April 21, 2014, attached as Exhibit B to Resolution Serial No. 14-12. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.

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

**APPLICATION FOR VARIANCE**

Permit #: V 14-03  
 Date: 9/21/14

I. PROPERTY OWNER*	OWNER'S REPRESENTATIVE (if Any)
Name: Kurban Kurani	Name: Kurban Kurani
Mailing Address: 210 Center Court, Anchorage, Alaska 99518	Mailing Address: 210 Center Court, Anchorage, Alaska 99518
Contact Phone: Day (907) 562-2205 Night (907) 562-2205	Contact Phone: Day (907) 562-2205 Night (907) 562-2205
FAX: (907) 561-2778	FAX: (907) 561-2778
E-mail: kurban@kuraniinc.com	E-mail: kurban@kuraniinc.com

II. PROPERTY INFORMATION
Size of property: 0.86 acres
Property tax # 44491
Street Address: 918 East Westpoint Drive, Wasilla, Alaska
Legal Description: Lot(s) <u>16A</u> Block <u>1</u> Subdivision <u>Lakeshore</u>
OR Parcel/Tract _____ Section _____ Township _____ Range _____
[Attach additional page if necessary.]
Zoning: RR Residential <input type="checkbox"/> R1 Single-family Residential <input type="checkbox"/> R2 Residential <input type="checkbox"/> RM Multi-family <input checked="" type="checkbox"/> C Commercial <input type="checkbox"/> I Industrial <input type="checkbox"/> P Public <input type="checkbox"/>

III. VARIANCE
Applicant seeks a Variance from the following general requirement (s): Code Section #: <u>16.24.030 (Setback and Height)</u>
Describe problem and the minimum variation from code necessary to resolve the problem:  There are two (2) issues; (1) is the setback requirement of twenty-five (25') from the property line from Westpoint Drive. I would like to request a fifteen foot (15') encroachment into the setback for a commercial building north towards Westpoint to allow for more parking and/or expanded sidewalk in front of building. (2) is the five foot (5') setback from the western adjacent property (Lot A19), which is also owned by the applicant. Due to the rapid change in elevation on the eastern topography, the building cannot be reasonably pushed over and are requesting the vacating of the setback and to build along the property line.

PREAPPLICATION (Recommended) Pre-application Conference Date: \_\_\_\_\_

At Least two (2) days before the pre-application conference, submit the following materials to the Planning Office:

1. A copy of a plat or other legal description of the property.
2. A sketch of the property showing the features the applicant believes are relevant to the variance request.

APPLICATION

In addition to a site plan, the applicant must describe how their requested variance complies with each of the following five standards listed in Section 16.28.110 of the Land Development Code. You may use the space provided on this form or attach your answers. A variance may only be granted if the Planning Commission finds that these five standards are met.

1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought.

*Describe how the problem stated on page one is unique to your property.*

The existing site has a 75' setback from the lake, which encompasses approximately 20,810 square feet or 16.4% of the total property. This site is one of only a few sites in the Mat-Su Borough that we are familiar with that has a commercial setting on lakefront. We would like to enhance the site with renovation to the existing restaurant building for a new retailer and developing two new buildings, relocating Pizza Hut and providing new tenants to the area, which will require the space and parking to serve those needs. The additional limits due to the set-backs make this site more difficult to develop.

2. Explain how the conditions described above arise out of natural features inherent in the property such as shape, or topographical conditions of the property, or because of unusual physical surroundings, or how conditions arise out of surrounding development or conditions.

The development begins a Crusey Street, with approximately a 20' drop in elevation half way across the development project, running north to south, towards Wasilla Lake. Size constraint due to Crusey to the west, Westpoint and its abrupt change in vertical topography on the north/northeast of the lot, Wasilla Lake and its 75' set-back to the East and a parking lot to the south.

3. Describe why, (because of the conditions you have described), the strict application of the requirements of the code will result in an undue, substantial hardship to the owner or the property such that no reasonable use of the property could be made.

A national restaurant will require a substantial amount of on-site parking beyond what is required by the city code to support the business. Parking requirements, landscaping and snow storage reduce the overall available parking. The four structures identified on the site-plan have been developed to provide the most efficient use of the property, while attempting to provide for an aesthetically pleasing small retail shopping development on the lake.

4. Describe how or why the special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either.

The size, geographical constraints and set-backs to the existing site create a smaller parking footprint that will limit the ability for a tasteful project to be feasibly developed in this location.

5. Describe any reasons not based on costs or inconvenience you have for requesting this variance.

The existing site is too small to service the project with the current combined setbacks. Potential local use with national tenant could present access issues and parking flowing outside of the project boundaries.

#### IV. FEE

A Fee of

\$500 must accompany this application. Checks must be made payable to the CITY OF WASILLA.

#### V. CERTIFICATION

I certify that the representations made in this application and accompanying material are true.

Applicant



Date

4/21/2014

Owner (if different then applicant)

Date

#### Notice

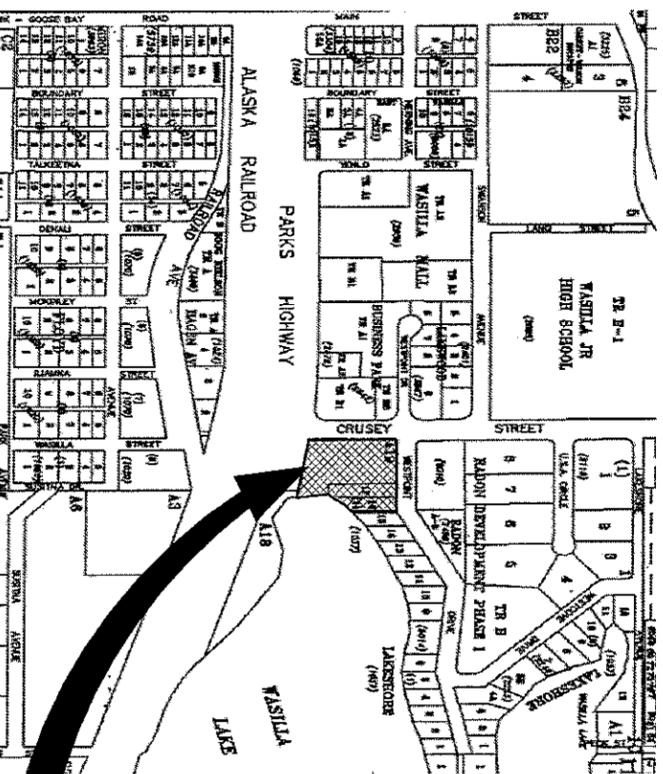
If a property qualifies for a variance under the Wasilla Development Code Section 16.28.110 (D), the variance granted must meet the following conditions:

1. The deviation from the requirements of Code that is permitted may not be more than is necessary to permit reasonable use of the lot;
2. The variance will not permit a land use that is prohibited by the Code;
3. The variance is in keeping with the spirit and intent of the Code and its requirements;

4. The variance will not be detrimental to the public health, safety or welfare; and
5. The variance will not significantly adversely affect other property.

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

Sheet Number	Sheet Name
A0.0	Title Sheet
A0.2	Perspectives - Building A
A0.3	Perspectives - Building B
A0.4	Perspectives - Site
A0.5	Perspectives - Site
A0.6	Perspectives - Site
A1.1	Site Plan Existing
A1.2	Site Plan - New
A2.1	Floor Plan - Building A
A2.2	Floor Plan - Building B
A3.1	Exterior Elevations - Buildings A & B



**PROJECT  
LOCATION**

# Lake Side Plaza

North Crusey Street  
Wasilla, AK 99654

Lot 16A and A19, Block 1  
Lakeshore Subdivision

PERMIT # n/a

ARCHITECT:

**FAULKENBERRY  
& ASSOCIATES, INC.  
ARCHITECTS**  
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

OWNER:



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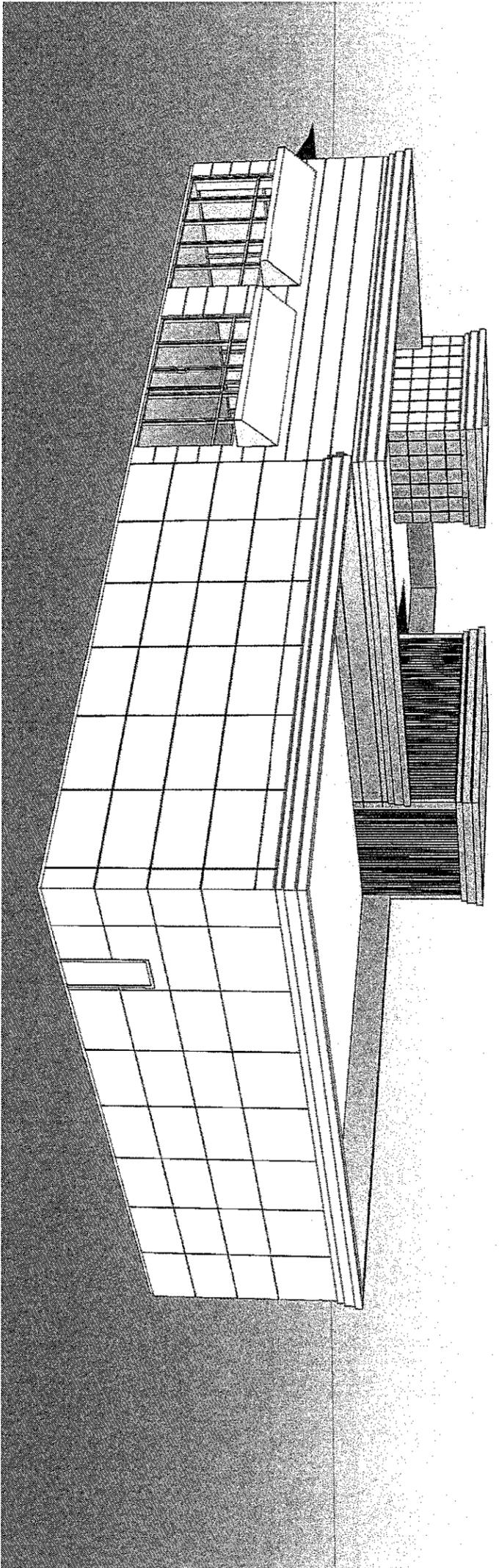
<p><b>FAULKENBERRY &amp; ASSOCIATES, INC. ARCHITECTS</b> P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193</p>	<p>4/18/2014 4:13:16 PM</p>	<p>FNA Project #: <b>2013.63</b> Drawn By: JCH Checked By: TDF Project Start Date: 11-11-13</p>
	<p>4/18/2014 4:13:16 PM</p>	<p>Release Date: 02-14-14 Released for: Preliminary</p>

## Lake Side Plaza

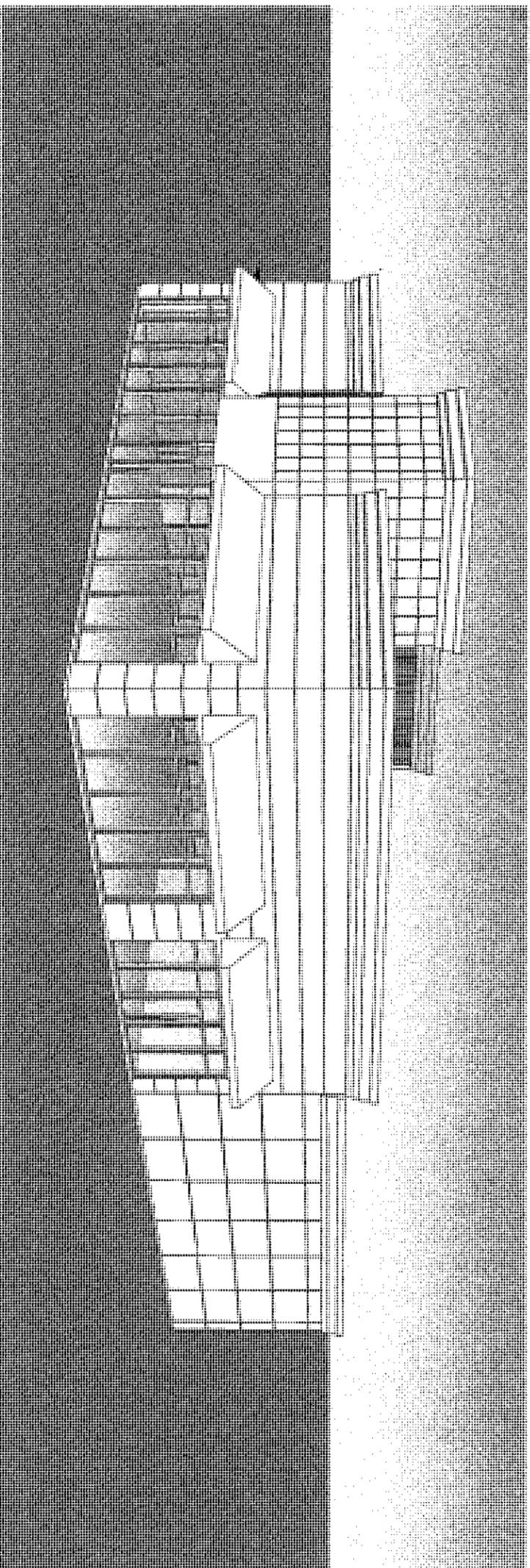
Sheet Name  
Title Sheet

Lot 16A and A19, Block 1  
Lakeshore Subdivision  
North Crusey Street  
Wasilla, AK 99654

A0.0



① Northeast Perspective View - Building A - Looking Southwest



② Southeast Perspective View - Building A - Looking Northwest

FMA Project #:  
2013\_03  
Drawn By: JCH  
Checked By: TDF  
Project Start Date: 11-11-13

Release Date:  
02-14-14  
Released for:  
Preliminary

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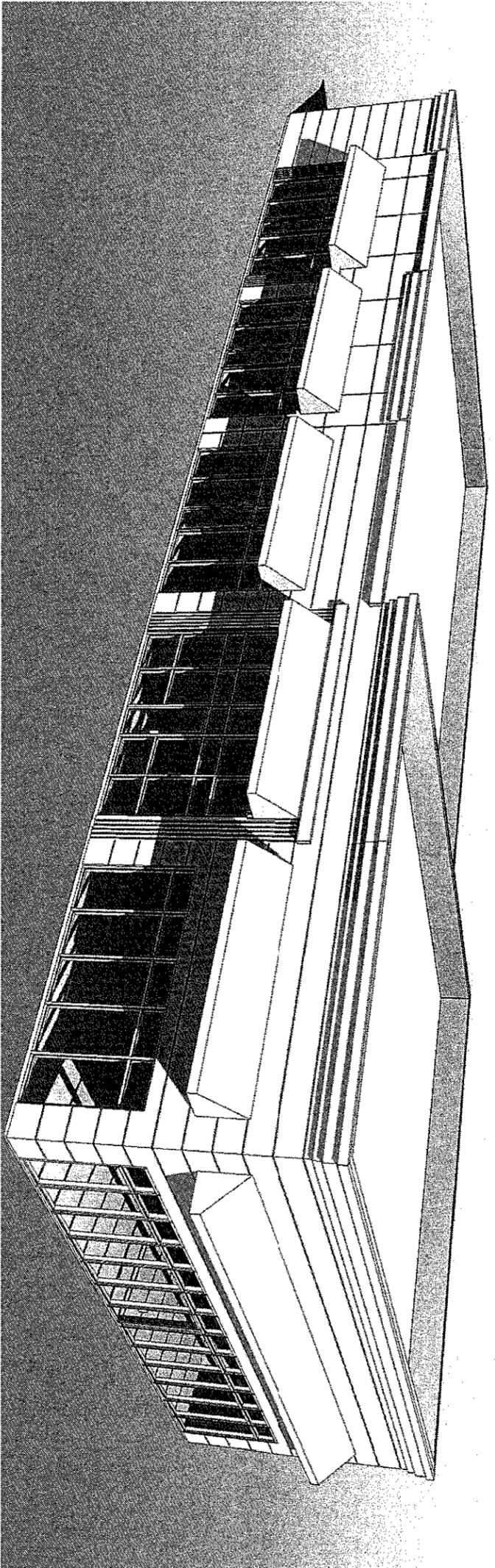
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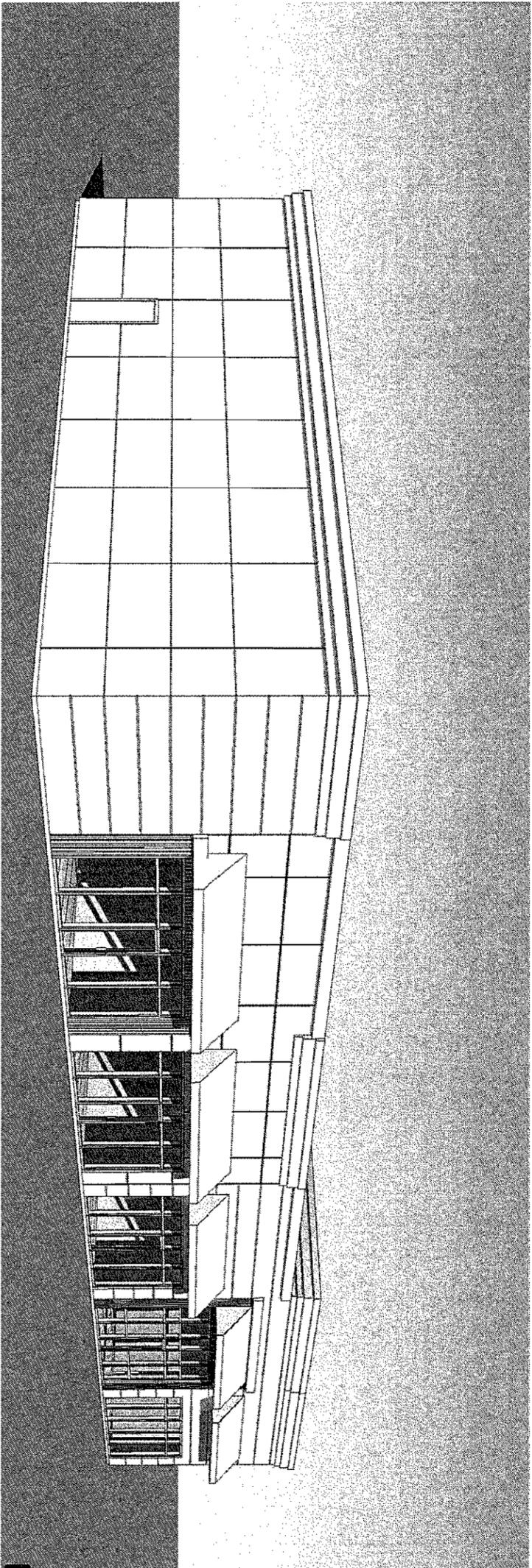
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City of Wasilla

DRAWINGS AT 11X17 ARE 1/2 SCALE INDICATED

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**Lake Side Plaza**  
Project Name  
Perspectives -  
Building A  
Lot 16A and A19, Block 1  
Lakeshore Subdivision  
North Crusey Street  
Wasilla, AK 99654  
Sheet Number  
**A0.2**



① Southeast Perspective View - Building B - Looking Northwest



② Southwest Perspective View - Building B - Looking Northeast

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City of Wasilla

DRAWINGS AT 11X17 ARE 1/2 SCALE INDICATED

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**Lake Side Plaza**  
 Perspectives -  
 Building B  
 Lot 16A and A19, Block 1  
 Lakeshore Subdivision  
 North Crusey Street  
 Wasilla, AK 99654

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Release Date: 02-14-14  
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FNA Project #: 2013.63  
 Drawn By: JCH  
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 Project Start Date: 11-11-13

FNA Project #  
**2013\_83**  
 Drawn By: JCH  
 Checked By: TDF  
 Project Start Date: 11-11-13

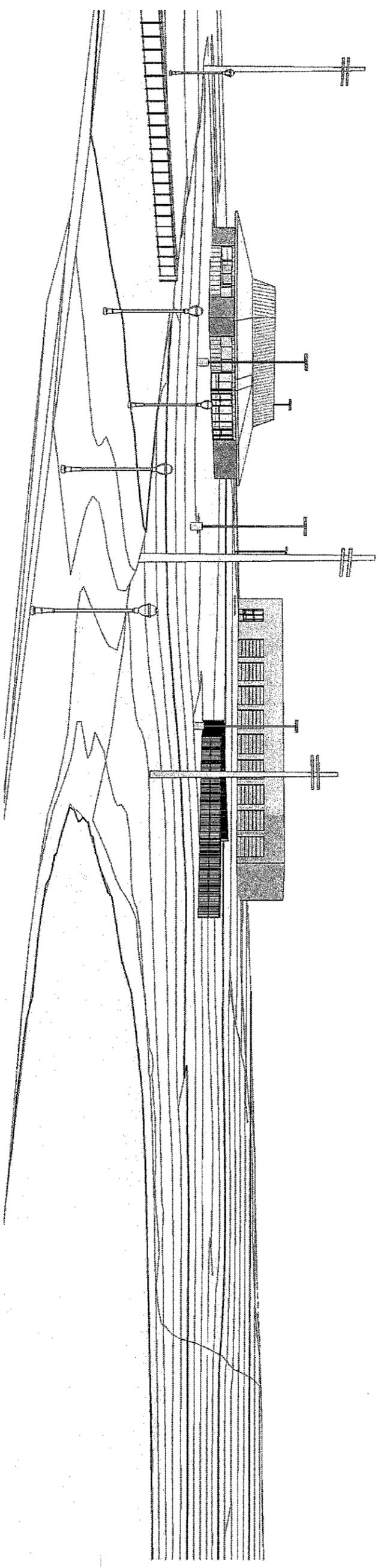
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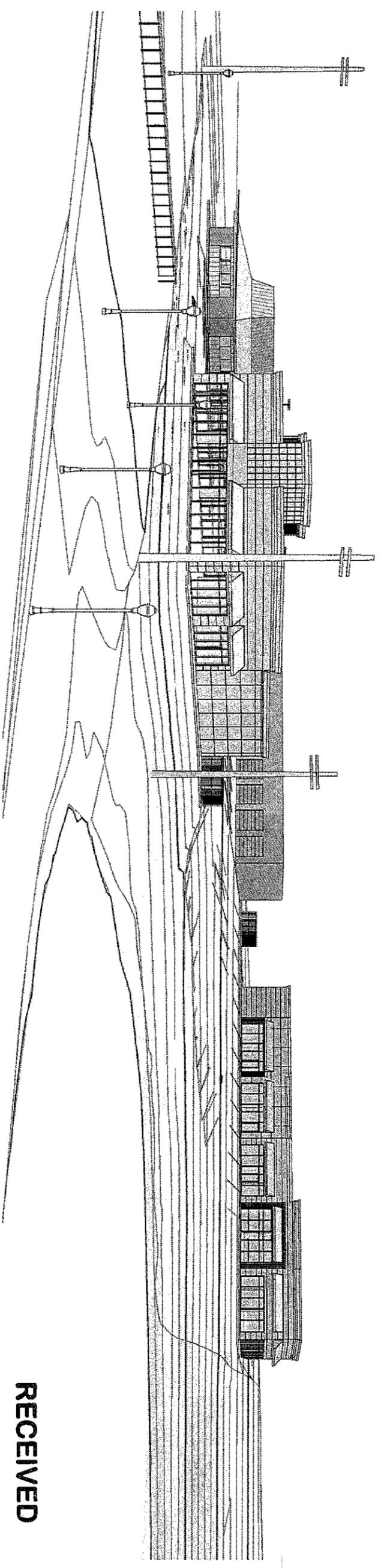
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**Lake Side Plaza**  
 Plot Name: Lake Side Plaza  
 Project Name: Perspectives - Site  
 Lot 16A and A19, Block 1  
 Lakeshore Subdivision  
 North Crusey Street  
 Wasilla, AK 99654

Sheet Number  
**A0.4**



1 Site Perspective From Parks Hwy from Southeast - Existing



2 Site Perspective From Parks Hwy from Southeast - New

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**2013.63**  
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 Checked By: TDF  
 Project Start Date: 11-11-13

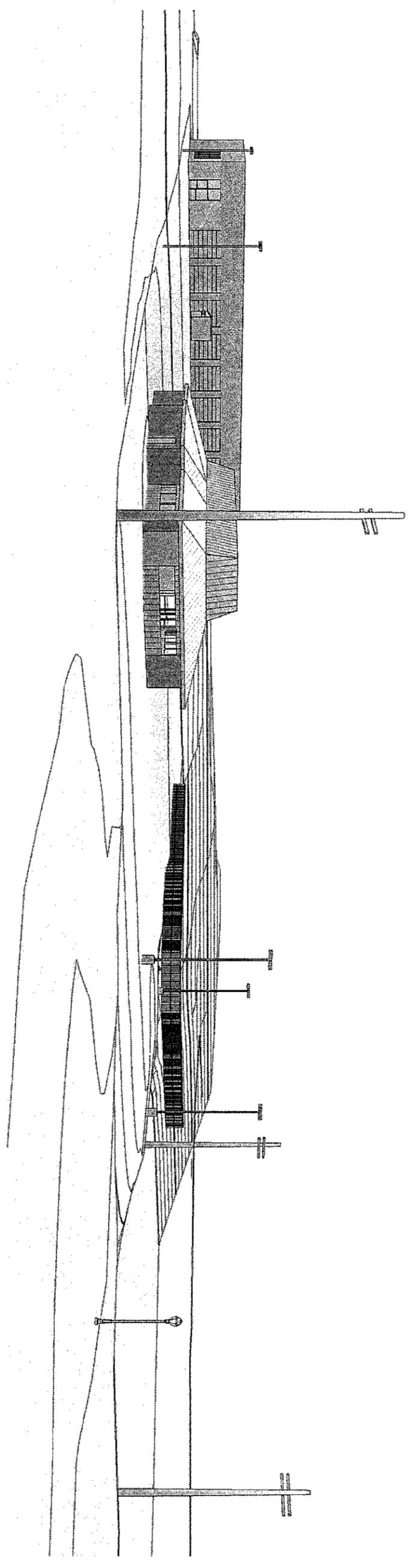
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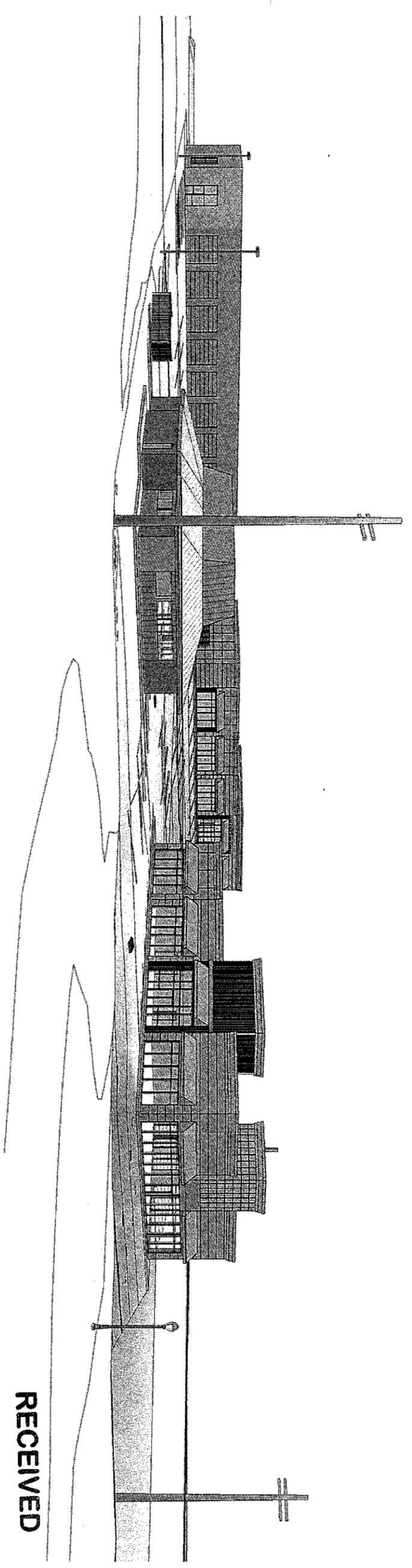
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**Lake Side Plaza**  
 Lot 16A and A19, Block 1  
 Lakeshore Subdivision  
 North Crusey Street  
 Wasilla, AK 99654

Sheet Number  
**A05**



1 Site Perspective From Crusey and Parks Hwy - Existing



2 Site Perspective From Crusey and Parks Hwy - New

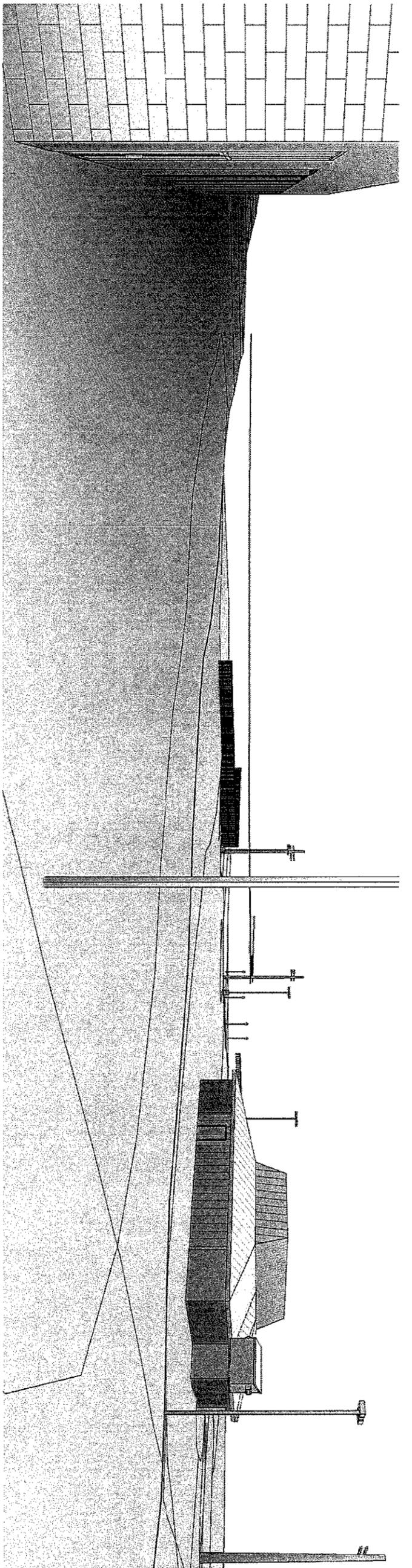
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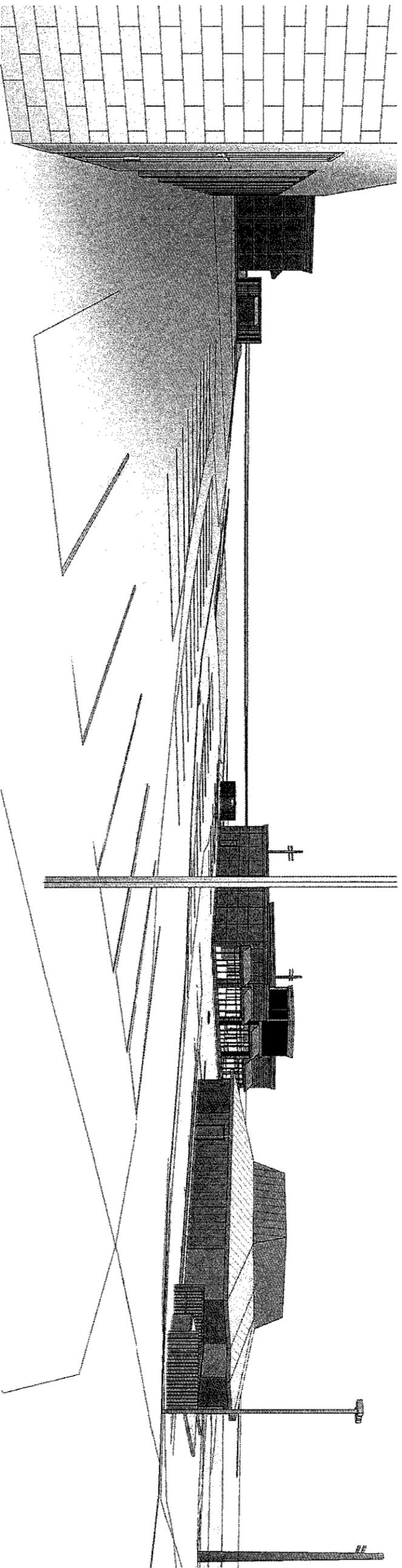
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DRAWINGS AT 11X17 ARE 1/2 SCALE INDICATED

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① Site Perspective From Crusey From Northwest - Existing



② Site Perspective From Crusey From Northwest - New

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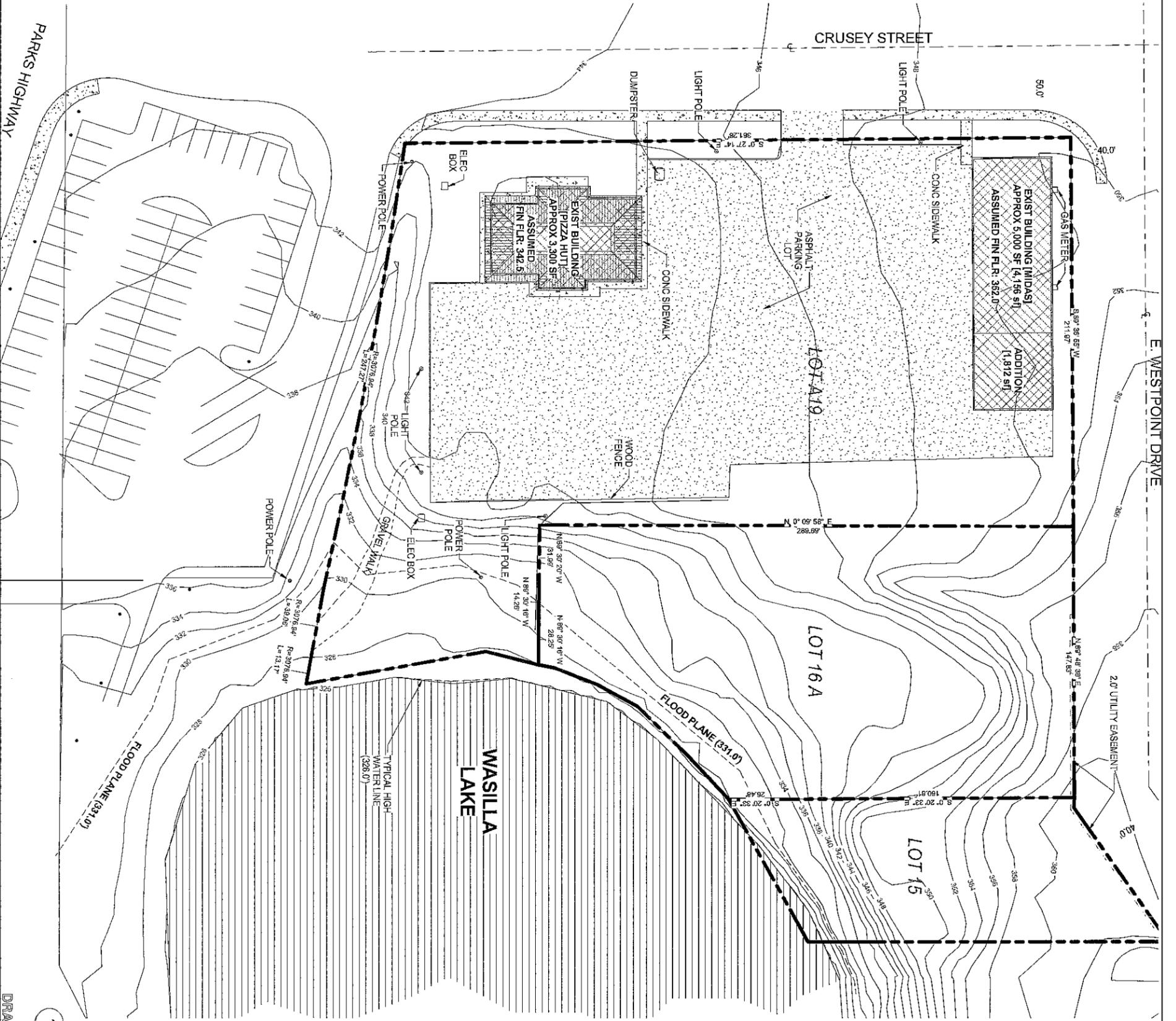
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DRAWINGS AT 1/8" = 1' SCALE INDICATED

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<p>Project Name: <b>Lake Side Plaza</b></p> <p>Sheet Number: <b>A0.6</b></p>	<p>Lot 16A and A19, Block 1 Lakeshore Subdivision North Crusey Street Wasilla, AK 99654</p>
	<p>FAULKENBERRY &amp; ASSOCIATES, INC. <b>ARCHITECTS</b></p> <p>P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193</p>

<p>4/18/2014 4:13:41 PM</p>	<p>FNA Project #: <b>2013.03</b></p> <p>Drawn By: <b>JCH</b></p> <p>Checked By: <b>TDF</b></p> <p>Project Start Date: <b>11-11-13</b></p> <p>Release Date: <b>02-04-14</b></p> <p>Released for: <b>Preliminary</b></p>
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1 Site Plan - Existing

1" = 30'-0"

DRAWINGS AT 1/127 ARE 1/2 SCALE INDICATED



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**Lake Side Plaza**  
 Lot 16A and A19, Block 1  
 Lakeshore Subdivision  
 North Crusey Street  
 Wasilla, AK 99654

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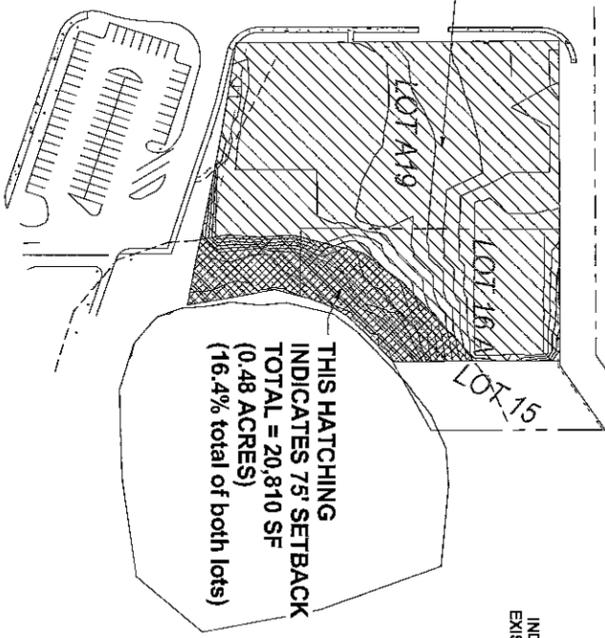
Release Date: 02-14-14  
 Released for: Preliminary

FNA Project #: 2013\_03  
 Drawn By: JCH  
 Checked By: TDF  
 Project Start Date: 11-11-13

THIS HATCHING INDICATES BUILDABLE SITE REMAINING  
TOTAL = 106,253 SF (2.44 ACRES)

LOT A19 AND 16A  
TOTAL SF BOTH LOTS = 127,063 SF (2.92 ACRES)  
(TOTAL INCL SETBACK)

2 Site Plan Areas  
1" = 100'-0"



THIS HATCHING INDICATES 75' SETBACK  
TOTAL = 20,810 SF (0.48 ACRES)  
(16.4% total of both lots)

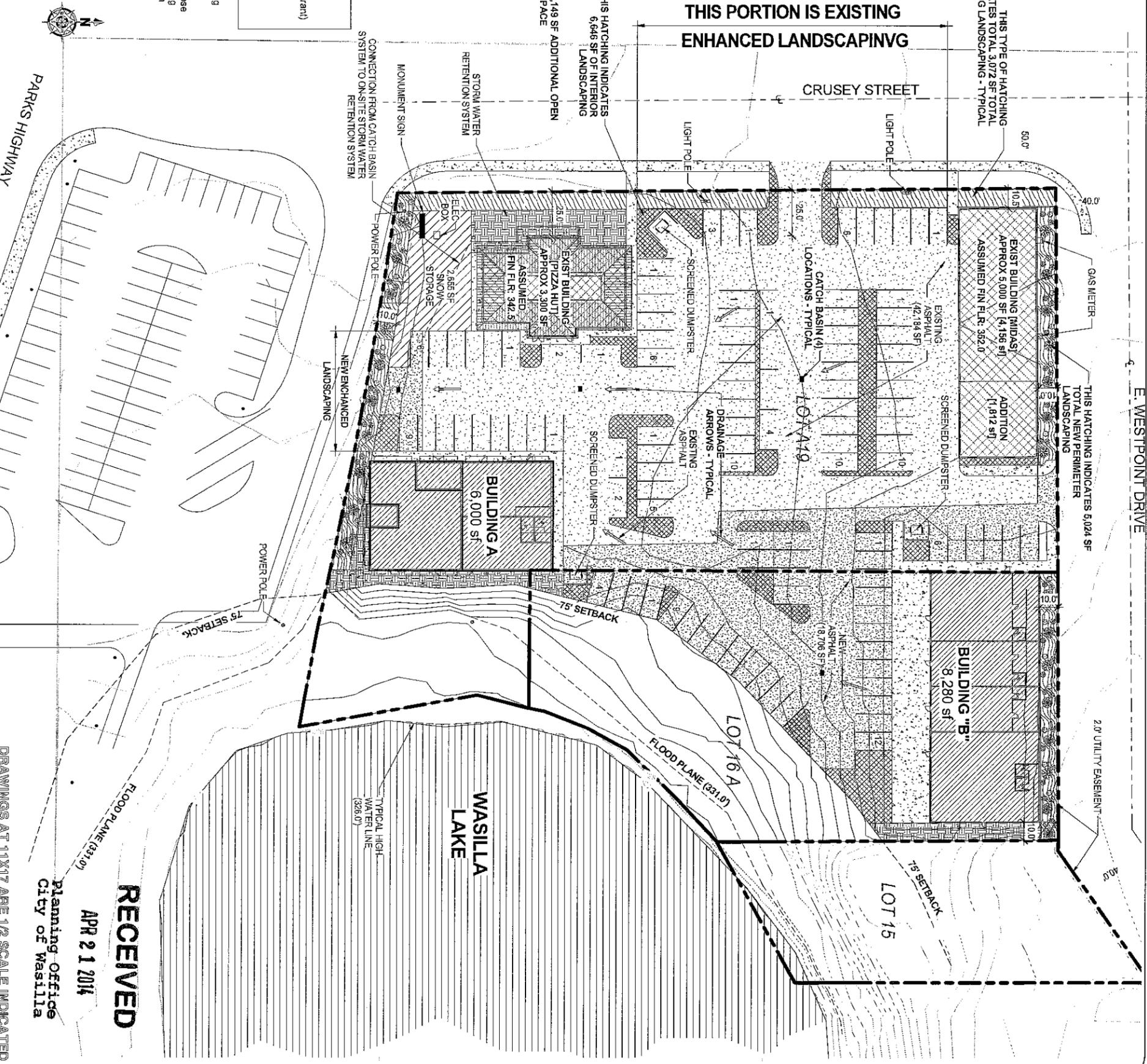
- TOTAL LANDSCAPED/OPEN AREAS:
- TOTAL EXISTING PERIMETER LANDSCAPING: 3,065 SF
  - TOTAL NEW PERIMETER LANDSCAPING: 6,024 SF
  - TOTAL NEW INTERIOR LANDSCAPING: 6,646 SF
  - TOTAL OPEN SPACE: 4,149 SF
  - TOTAL SNOW STORAGE: 2,665 SF
  - TOTAL OPEN SPACE AT 75' SETBACK: 20,810 SF
  - GRAND TOTAL: 42,349 SF (0.97 ACRES)/33.00% OF TOTAL SITE SF

PARKING REQUIREMENTS

Building A:	Restaurant: 6,000 sf /150	= 40
Building B:	8,280 sf /300	= 28
	(3,000 sf of this building could be used as a restaurant)	
Midas:	4,156sf /300	= 14
Midas Addition:	1,812sf /300	= 6
Pizza Hut:	3,300sf /300	= 11
TOTAL PARKING REQUIRED:		99
TOTAL PARKING AS SHOWN:		110

- Note:
- Restaurants will take more parking (1 parking space per 3 seats or 1/150 sf whichever generates most cars).
  - It appears we can probably accommodate those parking loads as we have some extra parking spaces. We may be able to provide additional parking with a revised layout as well.

1 Site Plan - New  
1" = 30'-0"



PARKS HIGHWAY

CRUSEY STREET

E. WESTPOINT DRIVE

WASILLA LAKE

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City of Wasilla

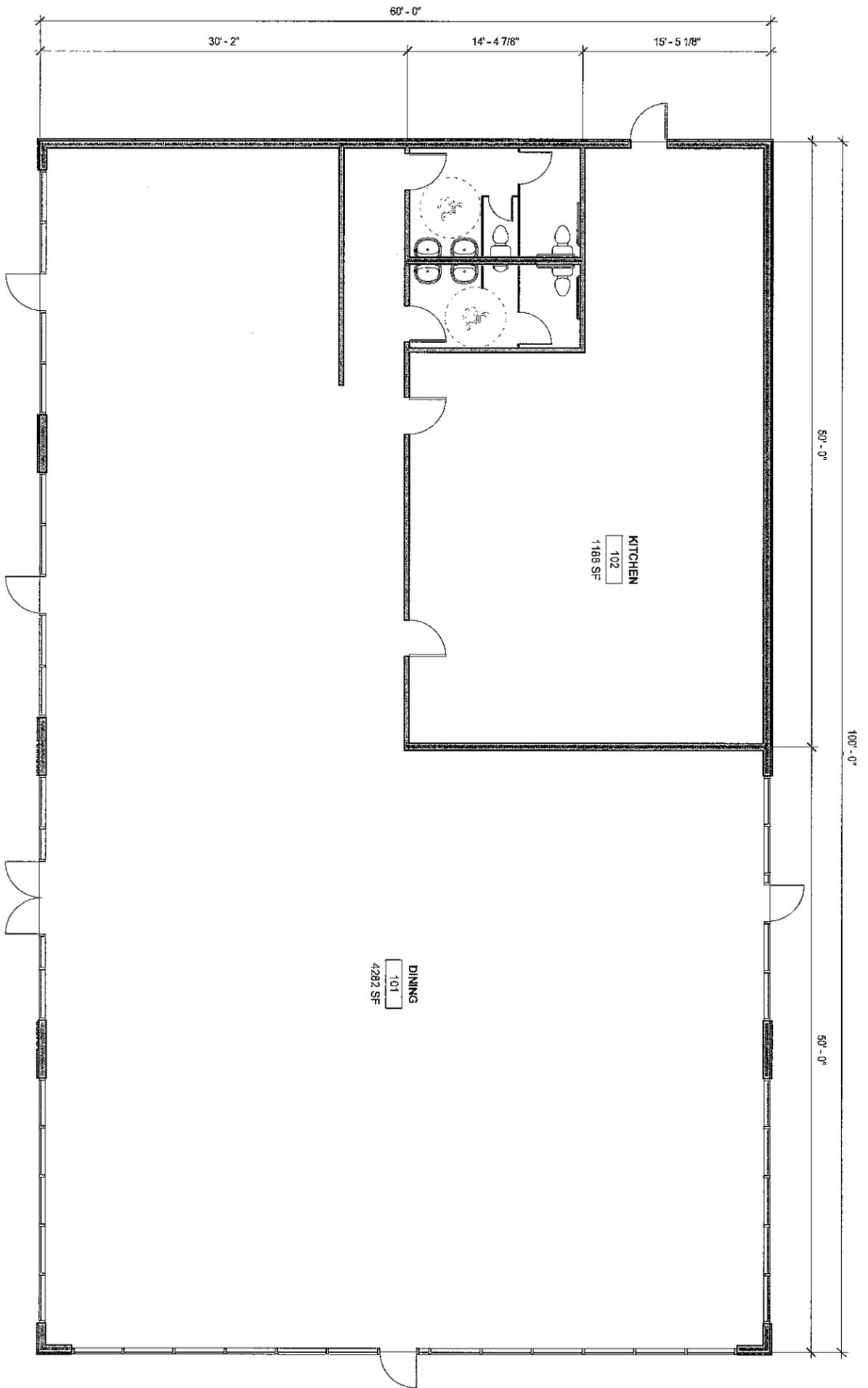
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Lake Side Plaza  
Site Plan - New  
A1.2

Lot 16A and A19, Block 1  
Lakeshore Subdivision  
North Crusey Street  
Wasilla, AK 99654

FAULKENBERRY & ASSOCIATES, INC.  
ARCHITECTS  
P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)622-9193

FNA Project # 2013.63  
Drawn By: JCH  
Checked By: JDF  
Project Start Date: 11-11-13  
Release Date: 02-14-14  
Released for: Preliminary



TOTAL AREA THIS PLAN = 6,000 SF



1 Floor Plan - Building A  
3/16" = 1'-0"

**RECEIVED**

APR 21 2014

Planning Office  
City of Wasilla

DRAWINGS AT 1/8" = 1'-0" SCALE INDICATED

Plotted on: 4/18/2014 4:13:47 PM

**Lake Side Plaza**  
 Section Name:  
 Floor Plan - Building A  
 Street Number:  
**A2.1**

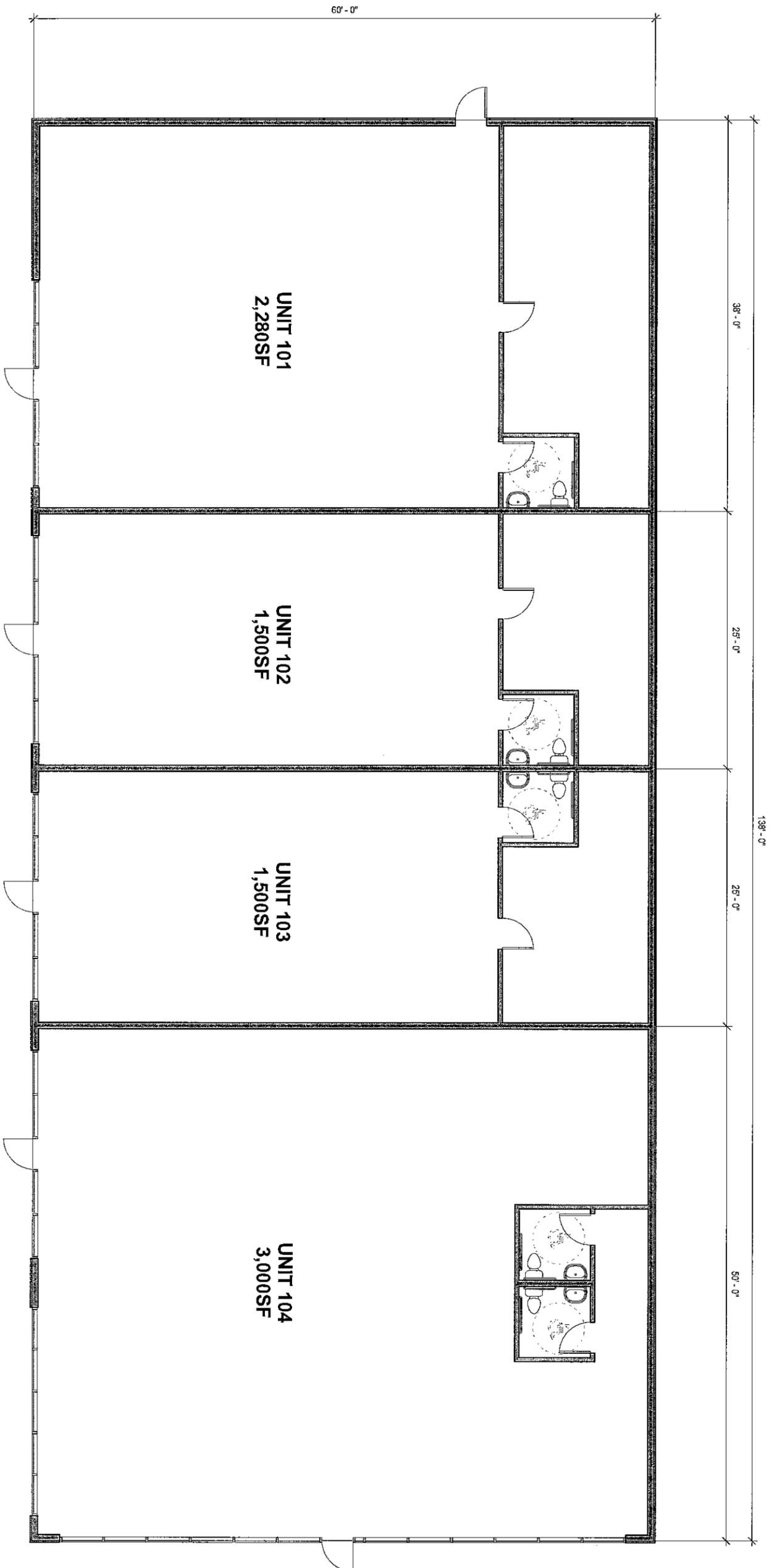


**FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS**

P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

4/18/2014  
4:13:47 PM

FNA Project #: 2013.63  
 Drawn By: JCH  
 Checked By: TDF  
 Project Start Date: 11-11-13  
 Release Date: 02-14-14  
 Released for: Preliminary



TOTAL AREA THIS PLAN = 9,000 SF



1 Floor Plan - Building B  
3/16" = 1'-0"

138'-0"

38'-0"

25'-0"

25'-0"

50'-0"

60'-0"

UNIT 101  
2,280SF

UNIT 102  
1,500SF

UNIT 103  
1,500SF

UNIT 104  
3,000SF

FNA Project #: 2013.63  
Drawn By: JCH  
Checked By: TDF  
Project Start Date: 11-11-13

Release Date: 02-14-14  
Released for: Preliminary

4/18/2014 4:13:47 PM



FAULKENBERRY & ASSOCIATES, INC.  
ARCHITECTS

P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

**RECEIVED**  
APR 21 2014

Planning Office  
City of Wasilla

DRAWINGS AT 1/8" = 1'-0" SCALE INDICATED

Plotted on: 4/18/2014 4:13:47 PM

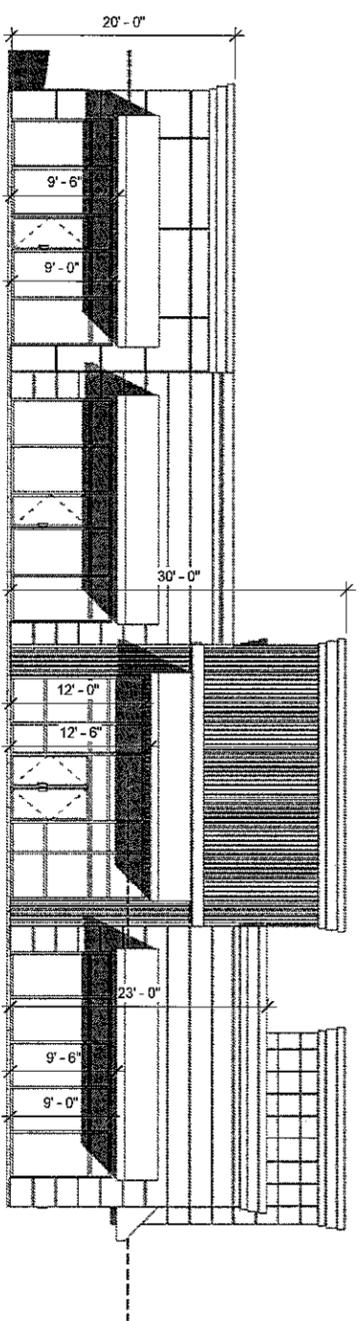
**Lake Side Plaza**

Lot 16A and A19, Block 1  
Lakeshore Subdivision  
North Crusey Street  
Wasilla, AK 99654

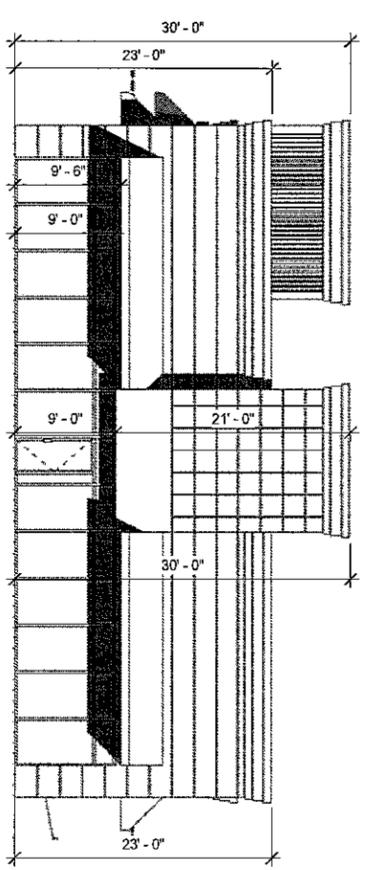
Project Name  
Floor Plan - Building B

Sheet Number  
**A22**

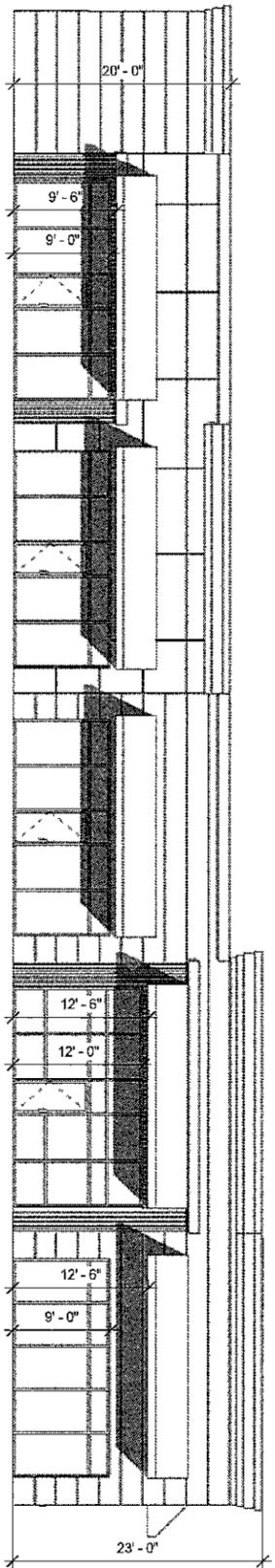
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 Drawn By: JCH  
 Checked By: TDF  
 Project Start Date: 11-11-13  
 Release Date: 02-14-14  
 Released for: Preliminary



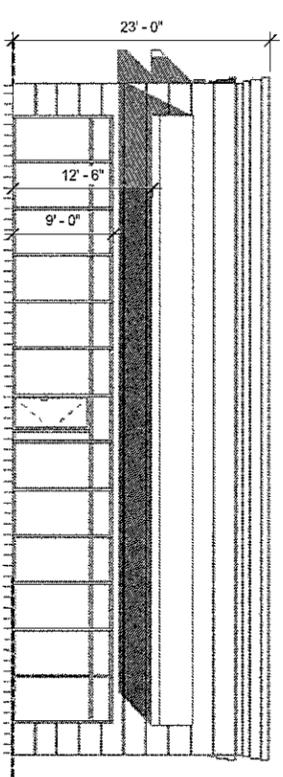
1 Elevation - Building A - West  
 1/8" = 1'-0"



3 Elevation - Building A - South  
 1/8" = 1'-0"



2 Elevation - Building B - South  
 1/8" = 1'-0"



4 Elevation - Building B - East  
 1/8" = 1'-0"

**RECEIVED**

APR 21 2014

Planning Office  
 City of Wasilla

DRAWINGS AT 1/8" = 1'-0" SCALE INDICATED

Plotted on: 4/18/2014 4:13:51 PM

**Lake Side Plaza**  
 Exterior Elevations - Buildings A & B  
 Lot 16A and A19, Block 1  
 Lakeshore Subdivision  
 North Crusey Street  
 Wasilla, AK 99654

**FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS**  
 P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

4/18/2014  
 4:18:51 PM

Sheet Number  
**A3.1**

PAGE

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CERTIFICATE OF SERVICE

L16A

- 1. I am the Planning Clerk for the City of Wasilla.
- 2. I certify on this 21 day of April, 2014, I mailed 138 notices of: \_\_\_\_\_ via first class U.S. Mail and by hand delivery regarding the following:

Land Use Permit # CU 14-04 & V 14-03

Residents within 1,200'	<u>107</u>
Review Agencies	<u>25</u>
Planning Commissioners & City Council Members	<u>12</u>
Total	<u>144</u>

DATED at Wasilla, Alaska, April 21, 2014.

CITY OF WASILLA

Tahirih Revet  
 TAHIRIH REVET  
 Planning Clerk

Attest:

\_\_\_\_\_  
 TINA CRAWFORD  
 City Planner

PAGE

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**NOTIFICATION OF PUBLIC HEARING**

**DATE:** April 21, 2014

**CASE:** CU 14-03/V 14-02  
& CU 14-04/V 14-03

**APPLICANT (S):** Michael James, CREA, agent for Kurani Kurban  
**REQUEST:**

For *conditional use permit* to build a 6,000 square foot commercial building on a lot with 9,268 existing commercial square footage (Pizza Hut & Midas), and a *variance* of 25 feet to the minimum 25 foot rear yard setback, on Lot A19, Township 17 North, Range 1 West, Section 10;

**AND** a *conditional use permit* to also build an 8,280 square foot commercial building in the Residential Multi-family zoning district, and a *variance* of five feet to the minimum five foot side yard setback to allow a zero side yard setback on the western side of the lot AND a variance of 15 feet to the minimum 25 foot front yard setback to allow a 10 foot front yard setback along Westpoint Drive, on Lot 16A, Block 1, Lakeshore Resubdivision.

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 **May 13, 2014 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before **May 6, 2014** in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

Name \_\_\_\_\_

Address \_\_\_\_\_

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

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

-----



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

**FIRST CLASS**

**NOTICE OF PUBLIC HEARING**



3967000L009A  
AKLESTAD GORDON L NON EXMT MARITAL TR  
AKLESTAD JANE L TR TRE  
217 E ARCTIC AVE  
% JIM RUDA  
PALMER, AK 99645-6257  
3118B01L002  
ALASKA USA FED CR UNION  
PO BOX 196020  
% ACCOUNTS PAYABLE  
ANCHORAGE, AK 99519-6020

9054000U043  
BEAUSHAW MELISSA  
PO BOX 874885  
WASILLA, AK 99687-4885

9054000U040  
CARNES ADAM  
822 SAINT DOMINIC CT  
CRP CHRISTI, TX 78418-5707

5294B01L007-C  
CENTENNIAL PLAZA LLC  
PO BOX 92729  
% FRANK DANNER  
ANCHORAGE, AK 99509-2729

9044000U018  
CHILDERS RYAN M & AMY L  
300 E KALLI CIR  
WASILLA, AK 99654-6486

5225B02L008  
COLEGROVE S & S LVG TR  
COLEGROVE STANLEY RAY TRE COLEGROVE  
SHEL  
460 W BRIAR DR  
WASILLA, AK 99654  
9062000U008  
CORPUZ KAREN M  
PO BOX 211411  
ANCHORAGE, AK 99521-1411

5225B02L010  
CULLEN GARY L & LOUISE F  
PO BOX 871491  
WASILLA, AK 99654-1491

9044000U036  
ENTERPRISE PROPERTIES LLC  
22750 MCMANUS DR  
CHUGIAK, AK 99567-5446

6704000T00A  
ALASKA RAILROAD CORP  
PO BOX 107500  
ANCHORAGE, AK 99501-7500

2479000T00A-2  
ALL AGES FAM RESTAURANTS III LLC  
9418 AUTUMN RIDGE CIR  
ANCHORAGE, AK 99507

9062000U005  
BEETER DARYL J  
401 S WASILLA ST  
#5  
WASILLA, AK 99654

9062000U012  
CARSON SCOTT JAMES  
PO BOX 873597  
WASILLA, AK 99687-3597

9054000U042  
CHIAPPONE ANTHONY & ALEISHA  
327 LINCOLN ST  
ALGONQUIN, IL 60102-2818

9043000U015  
CHRISTLER CAROLYN L  
401 S WASILLA ST  
# 15  
WASILLA, AK 99654-8172

2253B02L004A  
COMBS DAVID LYNN  
401 N WESTCOVE DR  
WASILLA, AK 99654-7160

9043000U028  
COULTER ROBERT M & JANICE F  
4201 S SANTANA DR  
WASILLA, AK 99654-0729

9014000U006  
DE RU FERDINAND J & BRENDA J  
PO BOX 2505  
PALMER, AK 99645-2505

2246B02L007  
FERRIS KEVIN M  
O'CONNOR-FERRIS SUE ELLEN  
491 WESTCOVE DR  
WASILLA, AK 99654

6704000L001  
ALASKA STATE OF  
DEPT OF TRANS & PUB FAC  
PO BOX 196900  
ANCHORAGE, AK 99519-6900

9062000U006  
BANAHAN SEAN  
401 S WASILLA ST  
# 6  
WASILLA, AK 99654-8172

1817000T00A-1  
BOUCHARD NORMAN G  
900 E SUSITNA AVE  
WASILLA, AK 99654

9044000U032  
CARTER JOSE R & ROSA G  
401 S WASILLA ST  
# 32  
WASILLA, AK 99654-8173

9043000U013  
CHICA ANGELICA M  
2351 EISENHOWER AVE  
APT 1702  
ALEXANDRIA, VA 22314-5370

9043000U022  
CLARK MARK E  
PO BOX 875910  
WASILLA, AK 99687-5910

5224B01L003  
COMISKEY FAMILY TR  
2413 CAPTAIN COOK DR  
% JENNIFER MILLER TRE  
ANCHORAGE, AK 99517-1254

5224B01L001  
CROW RICHARD E JR & K A  
4101 LEYDEN RD  
ANCHORAGE, AK 99516

9054000U049  
DEKALB FLETCHER D  
6540 E BEEHCRAFT RD  
WASILLA, AK 99654-9330

2479000T00A-1  
FIRST NAT'L BANK ALASKA  
PO BOX 100720  
ATTN: ACCOUNTING DEPT  
ANCHORAGE, AK 99510-0720

5080000L007B  
GEORGE-HERNANDEZ LLC  
721 E WESTPOINT DR  
WASILLA, AK 99654

5225B02L009  
GIELAROWSKI S J REV TR  
1290 W WOODMEN RD  
COLORADO SPGS, CO 80919-2727

9062000U002  
GRAHAM ROBERT A  
608 CENIZO BLVD  
UVALDE, TX 78801-4009

5224B01L005  
HARMAN JERRY M  
PO BOX 874712  
WASILLA, AK 99687-4712

9010000U106  
HARREN RICHARD L  
CHAPELLE MAGALI S  
851 E WESTPOINT DR  
STE 202  
WASILLA, AK 99654

3118B01T00B  
HAYES JOE L  
PO BOX 101821  
ANCHORAGE, AK 99510-1821

2401000L003  
HENDERSON ERIC & JULIA  
PO BOX 2501  
PALMER, AK 99645-2501

5225B02L003  
HILLBORN JOHN R  
17915 LACY DR  
EAGLE RIVER, AK 99577

5224B01L015  
HRONKIN PROPERTIES LLC  
936 E WESTPOINT DR  
WASILLA, AK 99654

9014000U003  
HUBBARD DON ANNA  
PO BOX 871764  
WASILLA, AK 99687-1764

9054000U044  
JACOBS JEREMY L  
401 S WASILLA ST  
# 44  
WASILLA, AK 99654

9043000U014  
JAMES JOHN S  
10303 S ROSE RD  
PERKINS, OK 74059

5225B02L011  
JOBSON ROBT M SR&AUDREY O  
1201 E WESTPOINT DR  
WASILLA, AK 99654

9044000U019  
JOHNSON ROBERT E & JANELLE S  
401 S WASILLA ST  
UNIT 19  
WASILLA, AK 99654-8173

5224B01L004  
KONING CATHLEEN S  
1072 E 28TH AVE  
ANCHORAGE, AK 99508-3981

4574B01L016A  
KURANI KURBAN  
PO BOX 92413  
ANCHORAGE, AK 99509-0413

5224B01L002  
LAIRD FAMILY TRUST  
LAIRD SCOTT J TRE LAIRD PATRICIA A TRE  
23506 NE GOLD NUGGET DR  
BATTLE GROUND, WA 98604

5524B03LCA01  
LAKESIDE TER TOWNHOUSES  
1365 E PARKS HWY STE 205  
% LEVALLEY REALTY  
WASILLA, AK 99654

9044000U029  
LARSON KRISTOFER D& ALISA  
401 S WASILLA ST  
# 29  
WASILLA, AK 99654-4000

5371000L004  
LARUE TR THE  
MARTIN ROBT J TRE MARTIN PAMELA S  
TRE  
10756 GREEN VALLEY RD  
GILROY, CA 95020  
9014000U007  
LEE CARLA JANE  
1072 E WESTPOINT DR  
# 7  
WASILLA, AK 99654-7138

9043000U024  
LAU TERRIS F  
401 S WASILLA ST  
# 24  
WASILLA, AK 99654  
9014000U001  
LOGSDON BERTRAND M&ADRIENNE L  
66751 N BAY RD  
NORTH BEND, OR 97459

9044000U034  
LAUREN PROPERTIES LLC  
22750 MCMANUS DR  
CHUGIAK, AK 99567

9043000U016  
MACMILLAN DONALD G B& JAN  
401 S WASILLA ST  
# 16  
WASILLA, AK 99654

9062000U007  
MARTIN NICHOLAS S  
401 S WASILLA ST  
#7  
WASILLA, AK 99654

7143000T00B-1A  
MATANUSKA-5USITNA BOROUGH  
SCHOOL/WASILLA MIDDLE  
350 E DAHLIA AVE  
PALMER, AK 99645-6488

2095000T00B-2  
MAT-SU VALLEY MEDICAL CTR  
14400 METCALF AVE  
% PROPERTY VALUATION SERVICES  
OVERLAND PARK, KS 66223

2842000L00B-1  
MCDONALD'S CORP  
PO BOX 182571  
# 51-0013  
COLUMBUS, OH 43218-2571

1024T0AL004  
MCMULLIAN JAMES III & SUZANNE D  
PO BOX 3451  
PALMER, AK 99645-3451

9062000U010  
MCQUEEN-YORK SUZANNE M  
401 S WASILLA ST  
UNIT 10  
WASILLA, AK 99654

4893B04L003A  
MITCHELL EDW LEE & TRISHA  
30749 HIGHWAY AC  
LEBANON, MO 65536-6302

2253B02L005B  
MORAN ANDREW M M  
2247 N FILLY CIR  
WASILLA, AK 99654

9043000U021  
MORRISON KYLE S & JANE A  
15422 COUNTRY MANOR RD  
LINDALE, TX 75771

9054000U041  
MOYLAN JOHN J III & REBECCA A  
43716 COUNTRYSIDE DR  
LANCASTER, CA 93536-6318

6942B7A0000  
NANEZ JOSE & LUCIA A  
16751 THEODORE DR  
EAGLE RIVER, AK 99577-6702

5318000L001A  
NATIONAL RETAIL PROPERTIES LP  
450 S ORANGE AVE  
STE 900  
ORLANDO, FL 32801

5294B01L007-B  
NORTHRIM BANK  
3111 C 5T  
ANCHORAGE, AK 99503

1020B02L005  
NORTHSTAR TERM& STEVEDORE  
790 OCEAN DOCK RD  
ANCHORAGE, AK 99501-1164

5225B02L002  
NUSSBAUMER MYRTLE TR TRE  
3910 AVE BONNE TERRE  
NEW IBERIA, LA 70563

5224B01L012  
OH KAP BOK & SUN SOOK  
990 E WESTPOINT DR  
WASILLA, AK 99654

9044000U020  
O'ROURKE ELAINE M  
PO BOX 236  
ANIKA, AK 99557-0236

9043000U027  
PERHAM DAVID L  
310 BONANZA DR  
BONAIRE, GA 31005-3910

3498000L00B  
PODEVA YUN N  
ROE JODY E  
1450 S BODENBURG LOOP  
PALMER, AK 99645

9014000U005  
POIRIER HARLAN  
PO BOX 870145  
WASILLA, AK 99687-0145

3118B01L006  
POON WM F T  
POON ESTHER  
1220 E 68TH  
#102  
ANCHORAGE, AK 99518

3498000L00A  
PRIOR LINDA L LVG TR  
PRIOR LINDA L & PRIOR RUSSELL A TRES  
1007 RIVERVIEW DR  
FALLBROOK, CA 92028-1847

5224B01L011  
PURSCHE RAYMOND R  
1000 E WESTPOINT DR  
WASILLA, AK 99654-7138

5224B01L013  
RANEY DONALD S  
918 W 14TH AVE  
ANCHORAGE, AK 99501-4951

9043000U025  
REARDON CHESTER F & E J  
PO BOX 1574  
DELTA JUNCTION, AK 99737-1574

9044000U030  
RENDON JORGE  
VILLAMIDES CARMEN  
PO BOX 103414  
ANCHORAGE, AK 99510-3414

9014000U002  
RHODEN BETH A  
1072 E WESTPOINT DR  
UNIT 2  
WASILLA, AK 99654-7179

9054000U045  
RICHARDS TIMOTHY D  
401 S WASILLA ST  
UNIT 45  
WASILLA, AK 99654-8174

9044000U017  
ROHLFING ROBT R & MARY  
315 E 5T  
ANCHORAGE, AK 99501

2499000T00A-5  
ROMAR LLC  
11039 E HARRIS HAWK TRL  
SCOTTSDALE, AZ 85262-4547

9043000U026  
RUNYAN JAY H JR & J A  
401 S WASILLA ST  
# 26  
WASILLA, AK 99654

9062000U001  
SCHRUF DEVONA A  
891 E SUSITNA AVE  
WASILLA, AK 99654-8128

9044000U031  
SHIELDS SHEILA  
PO BOX 355  
HOMER, AK 99603-0355

5225B02L013  
SHOWER5 DONALD R  
PO BOX 870757  
WASILLA, AK 99687-0757

5225B02L012  
SMITH RICHARD W  
PO BOX 874761  
WASILLA, AK 99687-4761

17N01W10A006  
SMITH-HAGEN FAMILY TR  
SMITH MD & SL TRES SMITH DF SMITH SF  
PO BOX 877563  
WASILLA, AK 99687-7563

9044000U035  
SOLOY L CHRIS & JAN H  
PO BOX 872801  
WASILLA, AK 99687-2801

9043000U023  
STARN WILLIAM A & JOAN E  
PO BOX 1782  
PALMER, AK 99645-1782

5224B01L010  
STENGRIM JON D  
1018 E WESTPOINT DR  
WASILLA, AK 99654-7138

5224B01L009  
STOTT WM D & MARIA S  
2015 BLUEBERRY ST  
ANCHORAGE, AK 99503-1854

9062000U009  
T & P ENTERPRISES LLC  
PO BOX 773412  
EAGLE RIVER, AK 99577-3412

9062000U003  
THEULEN JENNIFER R  
701 BLACKBURN CT  
ANCHORAGE, AK 99518-2290

9044000U033  
THORSON THOS A  
THORSON VICKY  
PO BOX 9  
MILLS, WY 82644-0009

9054000U048  
THURNEAU TRISTIN T  
401 S WASILLA ST  
UNIT #48  
WASILLA, AK 99654-8174

7011B6B0000  
VALLEY BOARD OF REALTORS  
741 E SUSITNA AVE  
WASILLA, AK 99654

3118B01L004  
VALLEY PROF CENTER LLC  
1001 E USA CIR  
WASILLA, AK 99654

2959000T00A3  
WASILLA LLC  
4000 W DIMOND BLVD # 240  
% DENALI COMMERCIAL MGMT  
ANCHORAGE, AK 99502

7011B5B0000  
WASILLA STATION LLC  
3332 E TAMARAK AVE  
# 3  
WASILLA, AK 99654-7429

9062000U011  
WATKINS SUSAN E  
401 S WASILLA ST  
# 11  
WASILLA, AK 99654-8172

9054000U052  
WILBUR KERRY A  
401 S WASILLA ST  
# 52  
WASILLA, AK 99654-8175

9062000U004  
WILLIAMS JOSEPH  
4071 RIBAC ST  
WAHIAWA, HI 96786-7538

3118B01L003  
ZIPPERER JOHN D JR  
2955 N CHURCH RD  
WASILLA, AK 99654

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

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

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

ENSTAR  
PO Box 190288  
Anchorage, AK 99519-0288

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

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

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

MEA  
PO Box 2929  
Palmer, AK 99645

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

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

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

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

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

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

MTA  
Real Estate Department  
PO Box 3550  
Palmer, AK 99645

NRCS  
Soil & Water Conservation  
1700 E. Bogard Rd  
#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 6  
Palmer, AK 99645

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

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

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

Daniel Kelly, Jr  
581 Briar Dr  
Wasilla, AK 99654

Glenda Ledford  
960 S. Century Drive  
Wasilla, AK 99654

Jessica Dean  
209 S. Vix Way  
Wasilla, AK 99654

Loren Means III  
1668 Pittman Road  
Wasilla, AK 99687

Claudia Pinard  
646 Peck Street  
Wasilla, AK 99654

COW Public Works Director  
Archie Giddings

City Council  
Leone Harris

City Council  
Gretchen O'Barr

City Council  
Collen Sullivan-Leonard

City Council  
Clark Buswell

City Council  
Brandon Wall

City Council  
David Wilson

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By: Planning  
Public Hearing: 05/13/14  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 14-12**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING VARIANCE NO. V14-03 ALLOWING A VARIANCE OF FIVE FEET TO THE MINIMUM FIVE FOOT SIDE YARD SETBACK TO ALLOW A ZERO SIDE YARD SETBACK ON THE WESTERN SIDE OF THE LOT AND A VARIANCE OF 15 FEET TO THE MINIMUM 25 FOOT FRONT YARD SETBACK TO ALLOW A 10 FOOT FRONT YARD SETBACK ALONG WESTPOINT DRIVE IN ORDER TO CONSTRUCT AN 8,280 SQUARE FOOT COMMERCIAL BUILDING, LOCATED ON LOT 16A, BLOCK 1, LAKESHORE RESUBDIVISION, IN THE RESIDENTIAL MULTIFAMILY ZONING DISTRICT.**

---

WHEREAS, Kurban Kurani, owner, submitted an application for a variance on April 21, 2014, along with a site plan and application fee; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200 feet radius and review agencies and the Planning Commission as required by §16.16.040(A)(2) of the Wasilla Municipal Code; and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on May 6, 2014; and

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

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

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with the Findings of Fact, attached as Exhibit A and incorporated herein, with the following conditions:

1. The Matanuska-Susitna Borough Fire Chief's office must review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.
2. Construction on the site must substantially comply with the site plan and landscape plans date stamped April 21, 2014, attached as Exhibit B to Resolution Serial No. 14-12. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.

ADOPTED by the Wasilla Planning Commission on -, 2014.

APPROVED:

\_\_\_\_\_  
Glenda Ledford, Chairman                      Date

ATTEST:

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

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 14-12**  
**FINDINGS OF FACT – 16.28.110**

**16.28.110(A)**      ***Application.***  
***An application for a variance must be submitted to the planner. The application must be accompanied by a site plan of the relevant part of the parcel or lot. The planner may require that the site plan be produced by a registered professional engineer or land surveyor. The site plan shall depict all information relevant to the variance request.***

Finding:            A complete application was submitted to the Planning Department on April 21, 2014.

**16.28.110(B)**      ***Variance requests must be heard by the commission. Notice, comment period and hearing procedures follow the format outlined in WMC16.16.040.***

Finding:            The public hearing was scheduled in a timely manner for the next available Planning Commission meeting and the hearing format is consistent with the requirements in WMC 16.16.040(E). Public notices were mailed on April 21, 2014 to all properties within a 1,200' radius.

**16.28.110(C)**      ***Variance Standards.***  
***1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought;***

Finding:            The conditions do not apply generally to other properties in the Commercial zoning district or vicinity. Lots A19 and 16A have an unusual lot configuration, as shown in the site plan, the lots are abut Wasilla Lake and have a 75' shoreline setback requirement, and they are owned by the same individual. Additionally, both lots have distinct changes in topography that impact the ability to develop the lots.

***2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings or such conditions arise out of surrounding development or conditions;***

Finding: As stated above, the lots have unusual shapes, are located along a lake, and have topographic changes that present development challenges.

**3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made;**

Finding: Strict application of the required front and side yard setbacks will create an unnecessary hardship on the property owner. The proposed front yard setback is similar to the adjoining property to the west and the requested side yard setback along the western property line abuts a lot that is also owned by the applicant.

**4. The special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either; and**

Finding: The special conditions are due to natural physical conditions and were not caused by the property owner.

**5. The variance is not sought solely to relieve pecuniary hardship or inconvenience.**

Finding: The variance is not sought to relieve a pecuniary (financial) hardship or inconvenience.

**16.28.110(D) If a property qualified for a variance under this section, the variance granted must meet the following conditions:**

**1. The deviation from the requirement of this title that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;**

Finding: The variance is the minimum necessary to allow reasonable use of the lot and allows a better design that preserves the shoreline of the lake.

**2. The variance will not permit a land use that is prohibited by this title;**

Finding: The proposed commercial building is permitted in the Residential Multifamily zoning district as a conditional use. The owner has submitted the necessary conditional use application.

**3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;**

Finding: The variance is in keeping with the spirit and intent of the chapter.

**4. The variance will not be detrimental to the public health, safety or welfare; and**

Finding: The variance will not be detrimental to public health or welfare.

**5. The variance will not significantly adversely affect other property.**

Finding: The requested variance will not significantly adversely affect other properties in the area since the abutting property to the west is also owned by the applicant.

Sheet Number	Sheet Title
A-0.0	THE SITE
A-0.1	PROVINCIAL - SINGLE R
A-0.2	PROVINCIAL - SINGLE R
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# Lake Side Plaza

North Crusey Street  
Wasilla, AK 99654

Lot 16A and A19, Block 1  
Lakeshore Subdivision

PERMIT # n/a

ARCHITECT:

**PAULKENBERRY & ASSOCIATES, INC.**  
ARCHITECTS

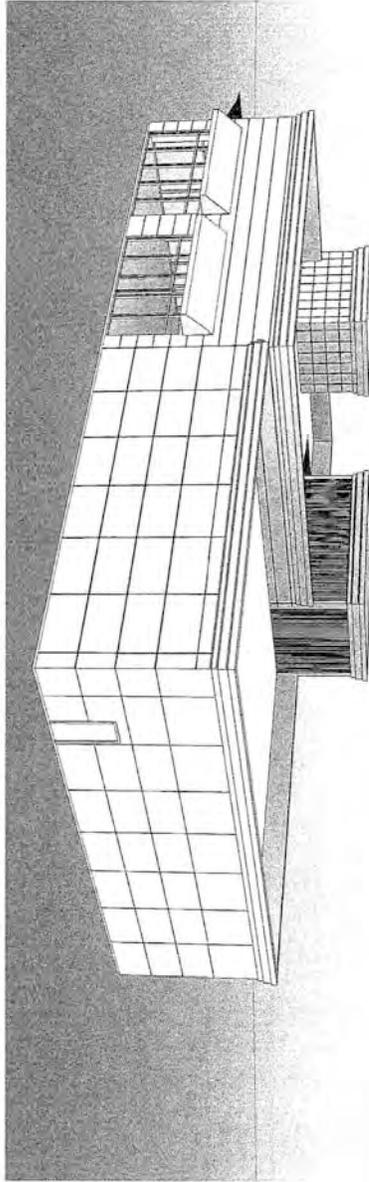
PO BOX 20082 - Anchorage, Alaska 99502-0082 - (907) 562-9495

OWNER:

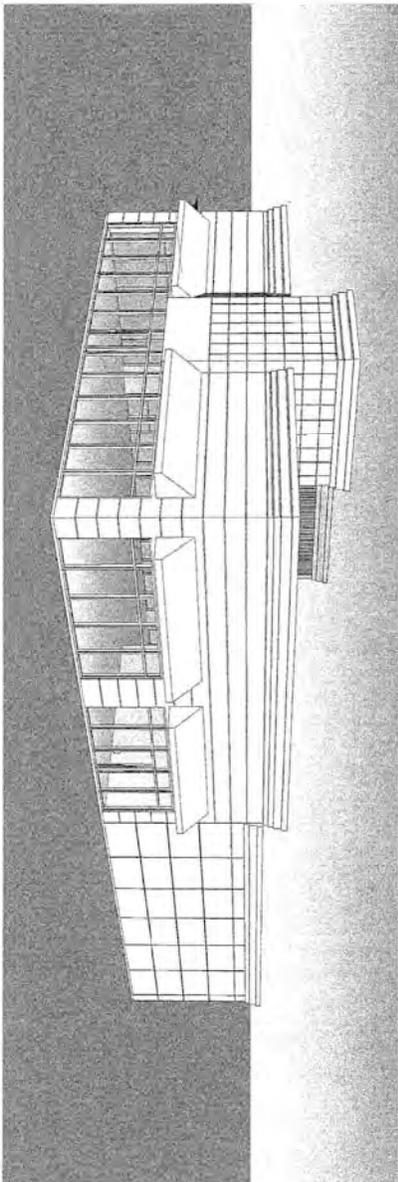
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APR 21 2014  
Planning Office  
City of Wasilla

DRAWINGS AT 1/8"=1'-0" SCALE UNLESS OTHERWISE NOTED

<p>Project No. 41502014-013-10-PM</p> <p><b>Lake Side Plaza</b></p> <p>16A and A19, Block 1 Lakeshore Subdivision North Crusey Street Wasilla, AK 99654</p> <p><b>A0.0</b></p>	<p><b>PAULKENBERRY &amp; ASSOCIATES, INC.</b> ARCHITECTS</p> <p>PO BOX 20082 - Anchorage, Alaska 99502-0082 - (907) 562-9495</p>	<p>DATE: 4-17-14</p>	<p>Scale: 1/8"=1'-0"</p>	<p>Project No. 41502014-013-10-PM</p> <p>Sheet No. A0.0</p> <p>Revision: 1</p> <p>Author: JLD</p> <p>Checker: JLD</p> <p>Drawn: JLD</p> <p>Reviewed: JLD</p>
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① Northeast Perspective View - Building A - Looking Southwest

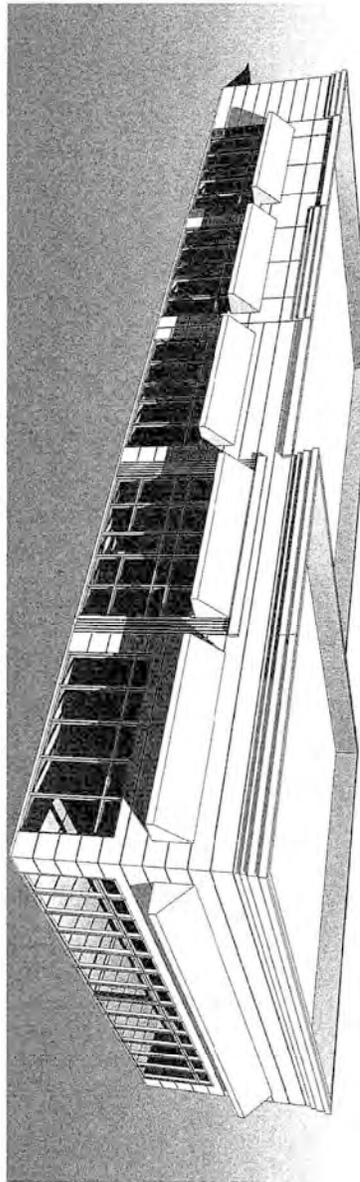


② Southeast Perspective View - Building A - Looking Northwest

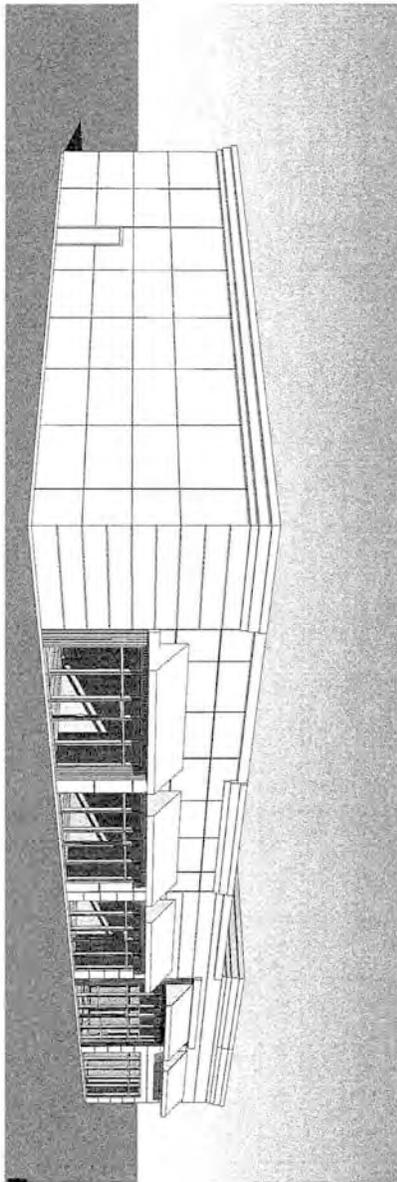
DRAWINGS AT 1/8" = 1'-0" UNLESS OTHERWISE INDICATED

**RECEIVED**  
 APR 21 2014  
 Planning Office  
 City of Nashville

Project: Lake Side Plaza Building A <b>A02</b>	Lake Side Plaza Planning Office City of Nashville 1000 Broadway, Suite 1000 Nashville, TN 37203	 <b>FAULKNERBERRY &amp; ASSOCIATES, INC.</b> ARCHITECTS <small>1000 Broadway, Suite 1000 - Nashville, TN 37203 - (615) 252-0100</small>	4/21/14 1:00 PM	Project: Lake Side Plaza Building A 1000 Broadway, Suite 1000 Nashville, TN 37203 (615) 252-0100	Title Block Date: 04/21/14 Drawn By: JCH Project: Lake Side Plaza 1000 Broadway, Suite 1000 Nashville, TN 37203 (615) 252-0100
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① Southeast Perspective View - Building B - Looking Northwest



② Southwest Perspective View - Building B - Looking Northeast

RECEIVED

APR 21 2014

Planning Offices  
City of Washita

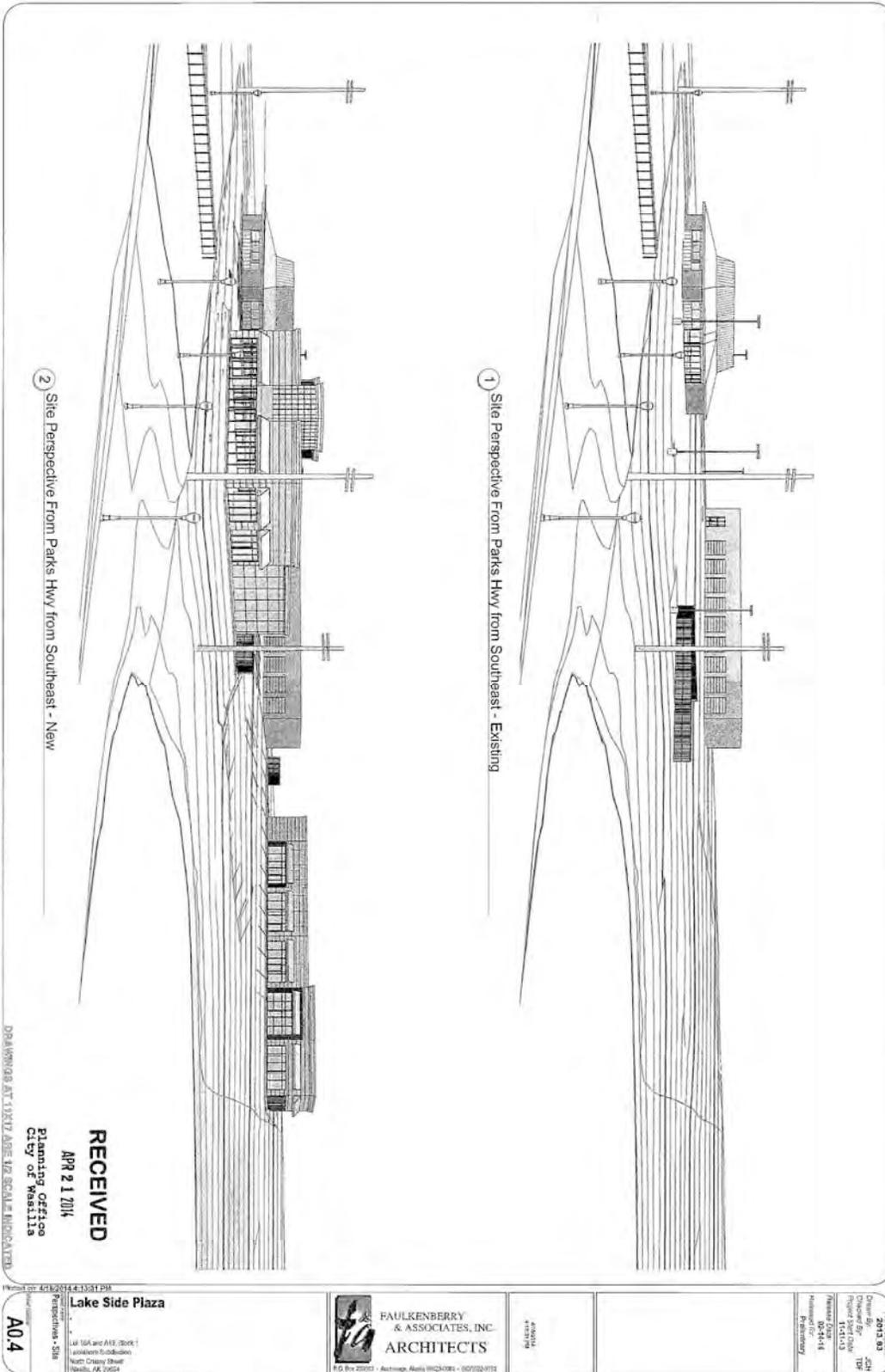
Lake Side Plaza  
Building B  
A0.3

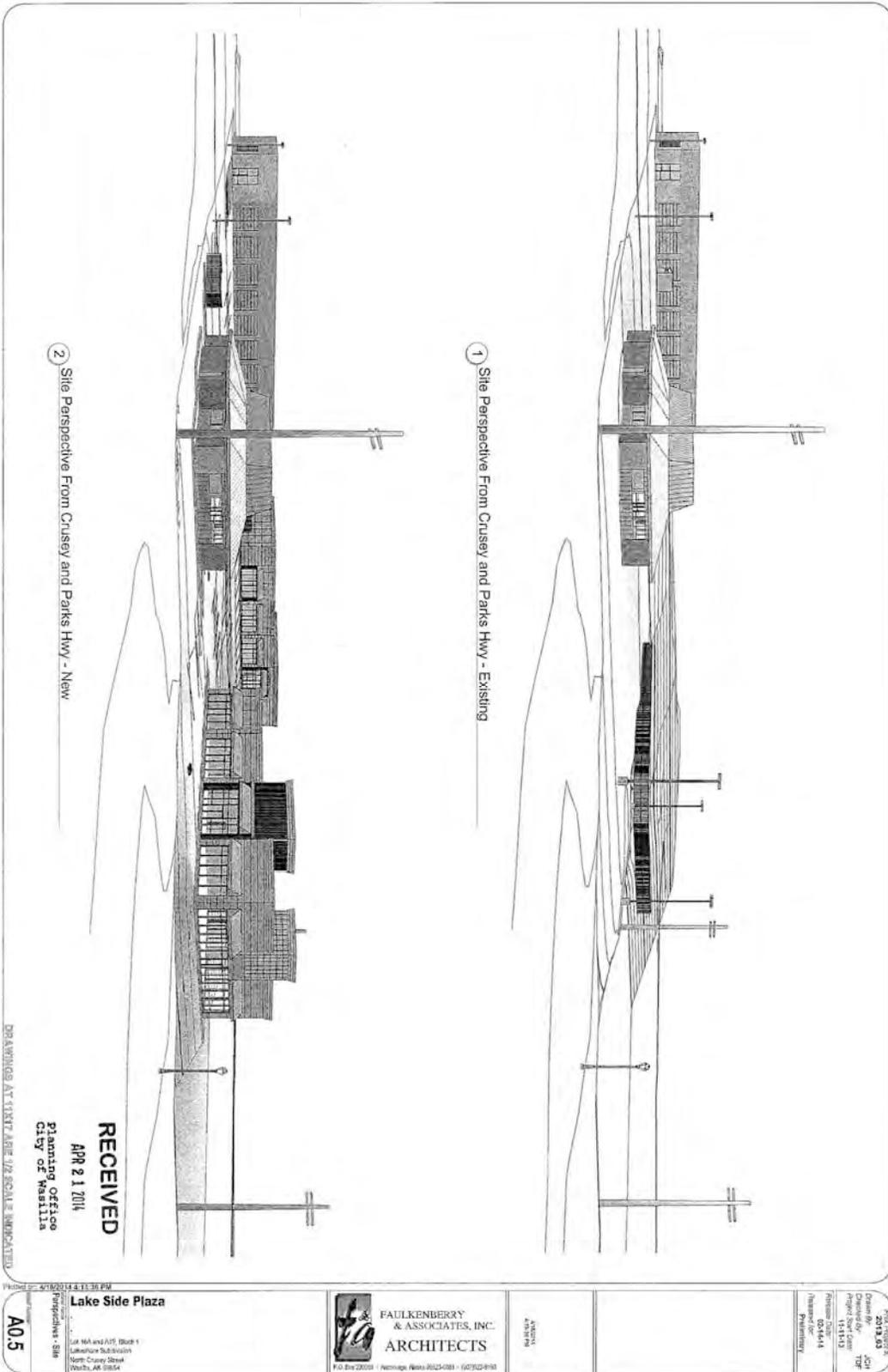


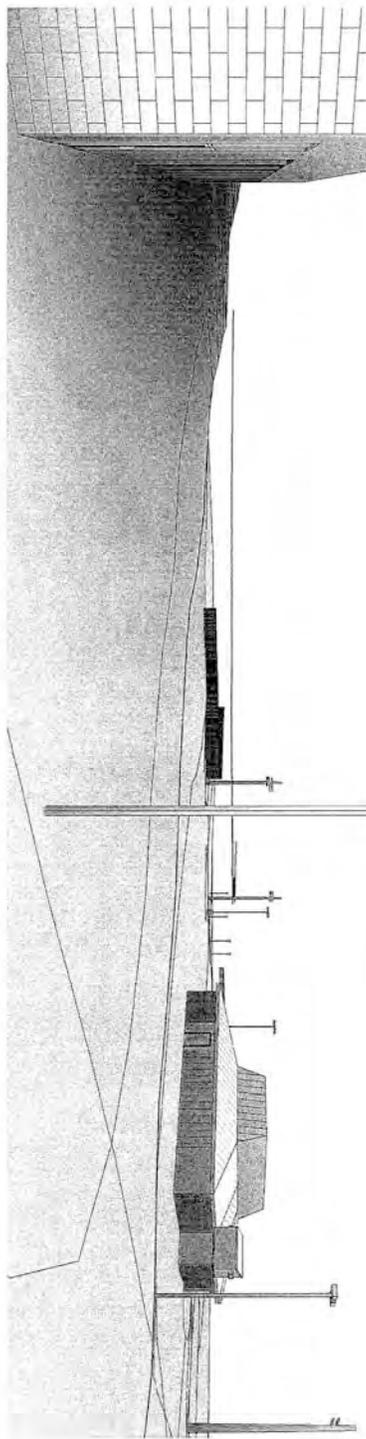
FAULKEMBERRY  
& ASSOCIATES, INC.  
ARCHITECTS

714 Box 2222 - Ardmore, Okla 73401-0222 • (577) 242-4112

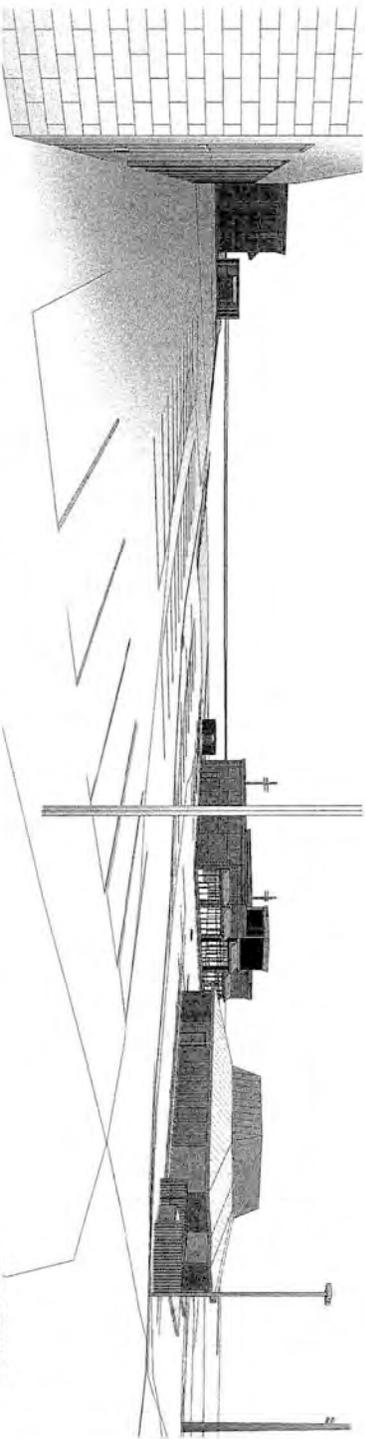
Project No. 14-0014  
Drawing No. 1511-13  
Permit No. 1511-13  
Professional Seal  
2014.03.31  
JCH  
1511-13







① Site Perspective From Crusey From Northwest - Existing

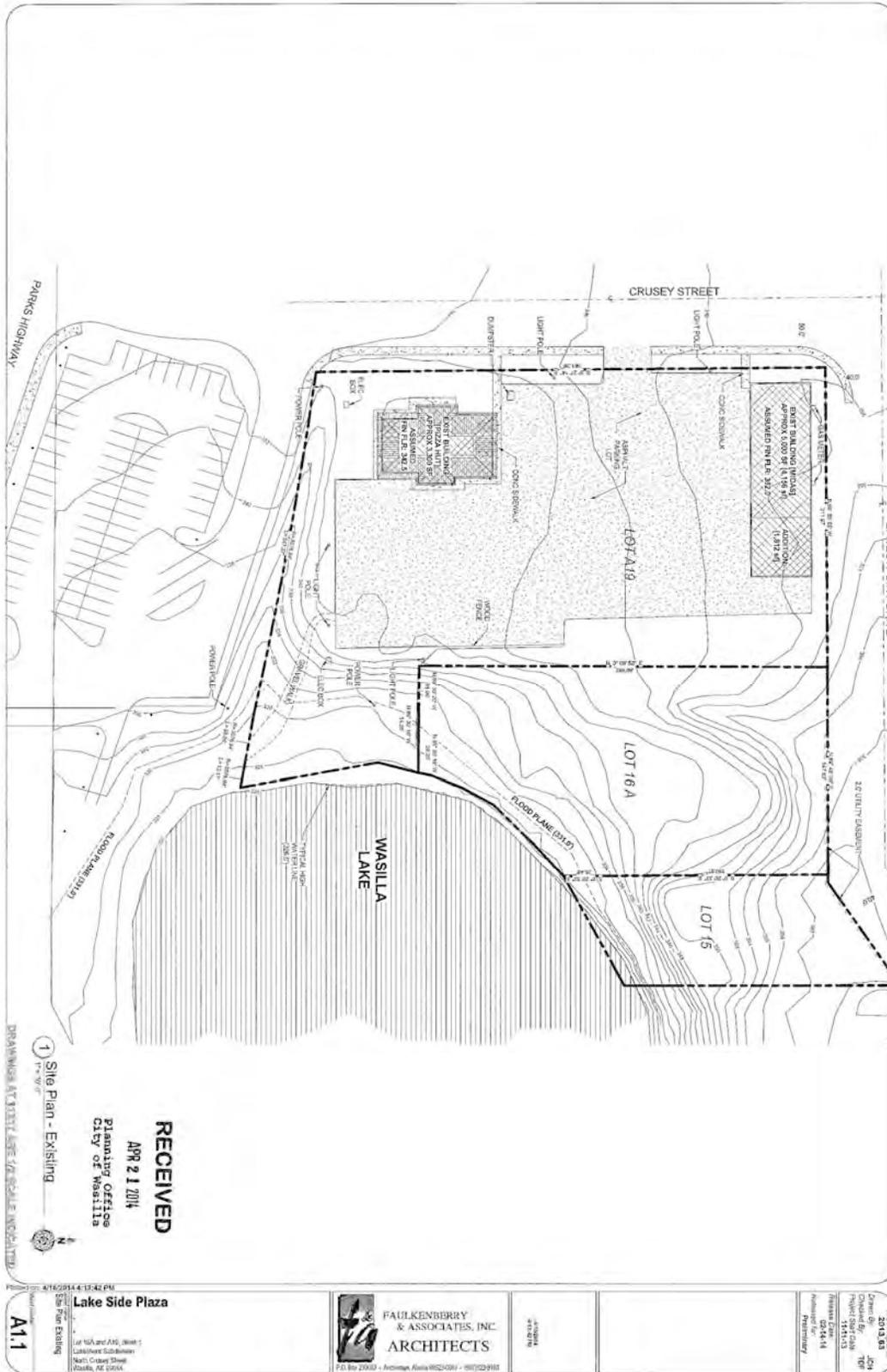


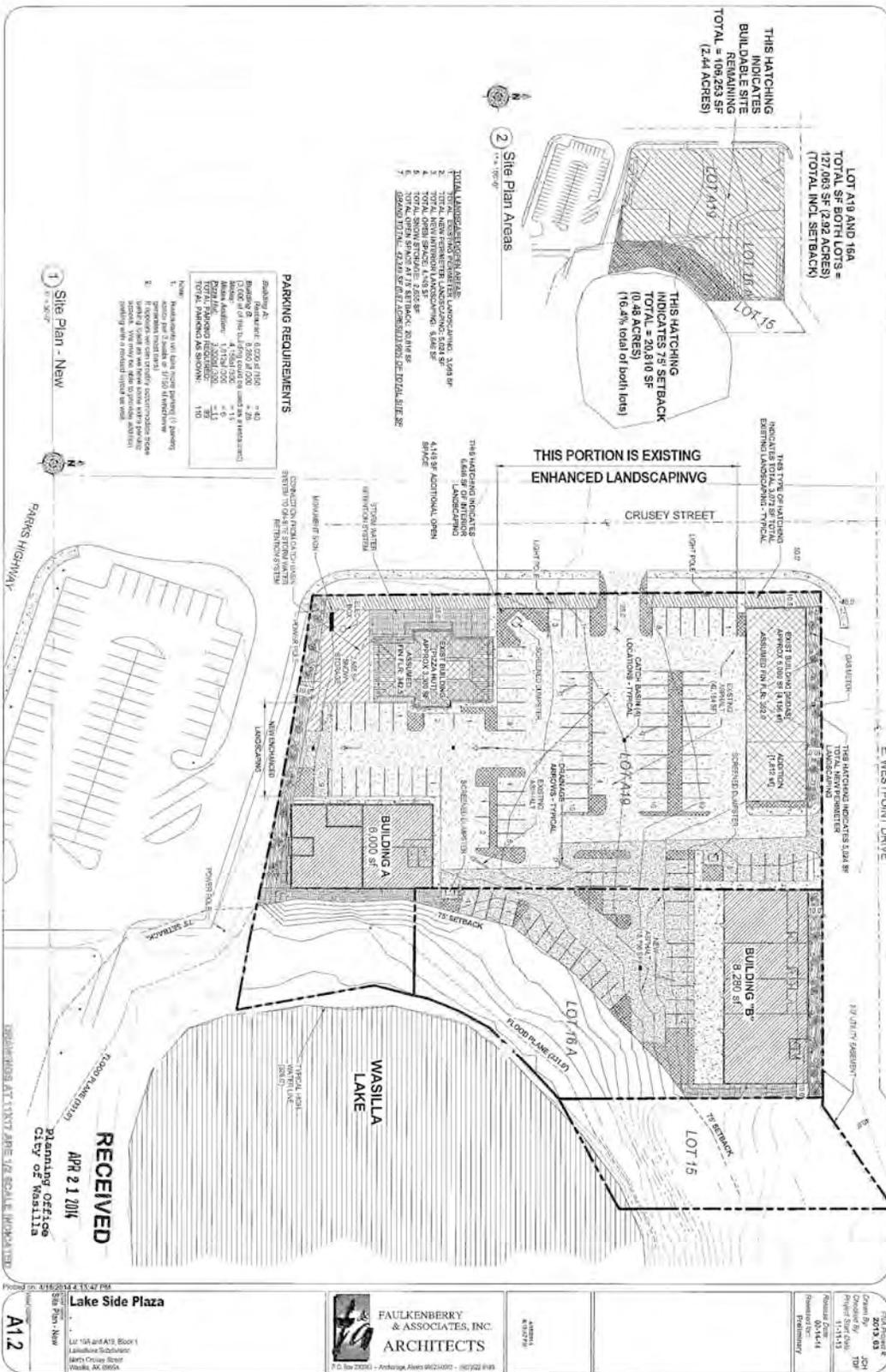
② Site Perspective From Crusey From Northwest - New

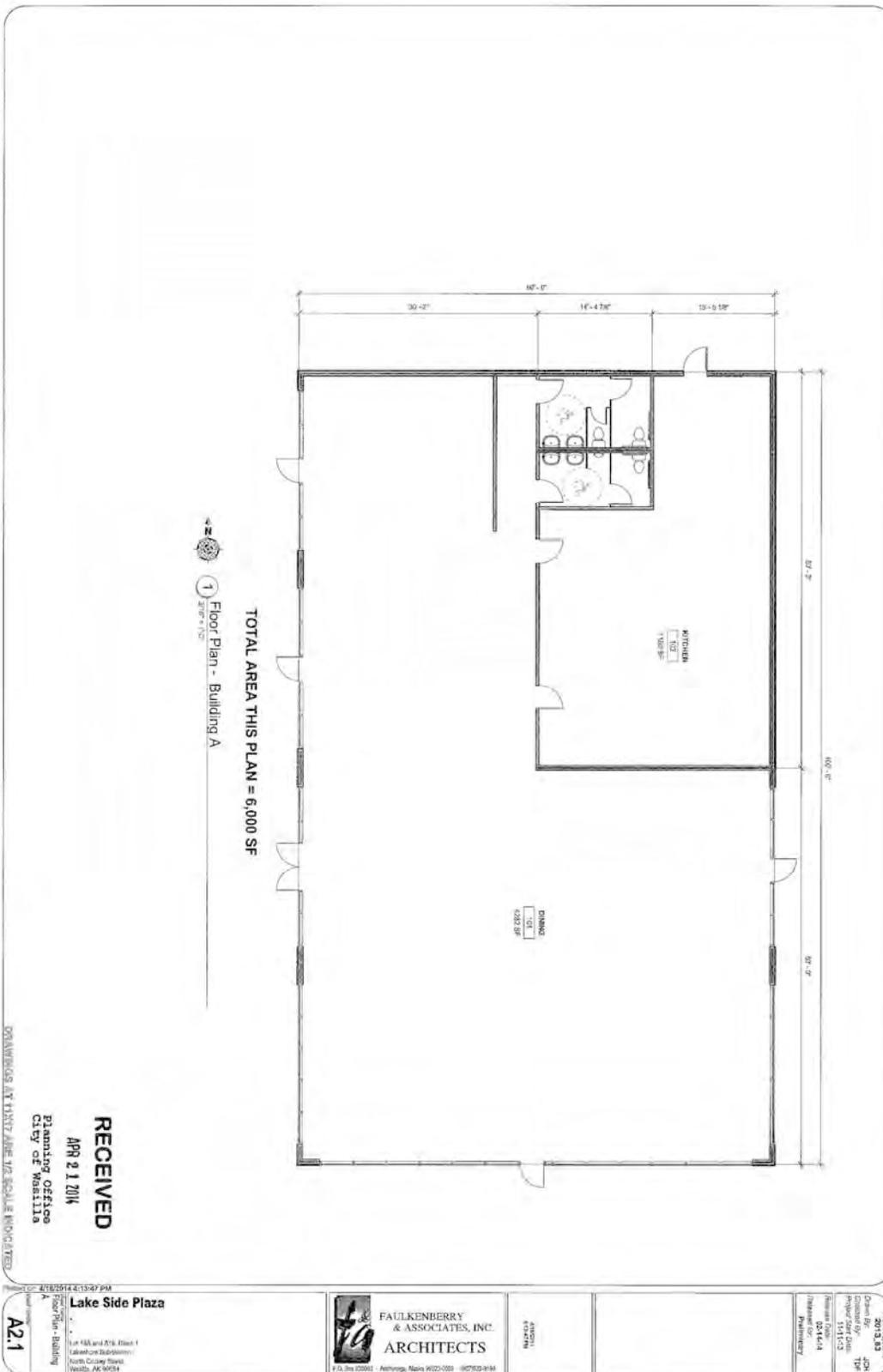
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 Planning Office  
 City of Masellia

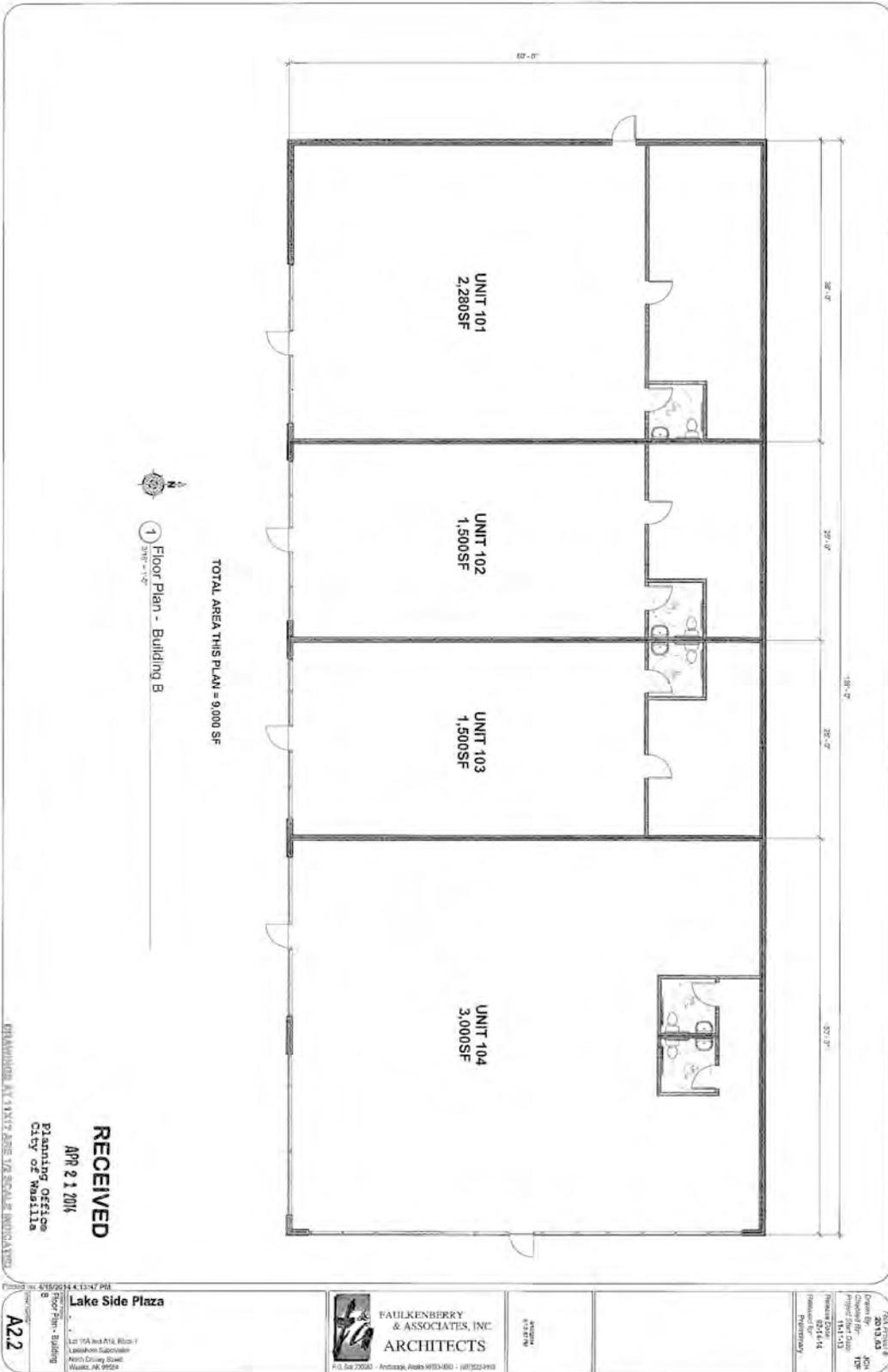
DRAWINGS AT 1/8"=1'-0" SCALE UNLESS INDICATED

Paul Kenberry & Associates, Inc. 2014.03 JOHN 11-11-13 PRELIMINARY	PROJECT NO. 14-12 DATE 11-11-13	 <b>PAULKENBERRY &amp; ASSOCIATES, INC. ARCHITECTS</b> P.O. Box 23255 - Anchorage, Alaska 99523-0255 - (907)524-9993	<b>Lake Side Plaza</b> 1st Floor 1st Floor North Crusey Street West & AK 52654	A0.6
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1) Elevation - Building A - West  
1/8" = 1'-0"

2) Elevation - Building B - South  
1/8" = 1'-0"

3) Elevation - Building A - South  
1/8" = 1'-0"

4) Elevation - Building B - East  
1/8" = 1'-0"

**RECEIVED**  
 APR 21 2014  
 Planning Office  
 City of Vassalito

ENVAINGOR AT 11017 AME 1/2 SCALE (NO. 04/18)

Printed on 4/18/2014 11:41:15 AM

**Lake Side Plaza**  
 Building A & B

101 Tuskawog Ave, Suite 1  
 Vassalito, VA 22981  
 North Cherry Street  
 Vassalito, VA 22981

**FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS**  
 101 Tuskawog Ave, Suite 1  
 Vassalito, VA 22981  
 Phone: 803-331-1111

Project No. 14-014  
 Date: 4/18/14  
 Scale: 1/8" = 1'-0"

2014 Project # 2014.01  
 Drawing No. 024  
 Project Name: Lake Side Plaza  
 Date: 4/18/14  
 Scale: 1/8" = 1'-0"

A3.1

By: Public Works  
Public Hearing: 05/13/14  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 14-13**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING APPROVAL OF A 30-YEAR LEASE OF LOTS 7, 8 AND 9, NEW WASILLA AIRPORT TO CONSTRUCT A BUILDING 14,000 SQUARE FEET TO OPERATE A HELICOPTER CONTRACT AND CHARTER SERVICE; GENERALLY LOCATED SOUTH OF THE PARKS HIGHWAY OFF OF AVIATION AVENUE.**

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WHEREAS, on April 23, 2014, the applicant provided a completed lease application for a 30-year lease for Lots 7, 8 and 9, New Wasilla Airport, along with a site plan showing a proposed building and apron layout to operate a helicopter contract and charter service; and

WHEREAS, this business has been operating successfully at a private airfield north of Wasilla since 1979 and it is proposing to be relocated at the Wasilla Airport over the next two years; and

WHEREAS, the Airport Master Plan supports this type of development at the airport and this area provides sufficient buffer on each side of the lease lots to the fixed winged aircraft located on adjacent lots and tie-down spaces; and

WHEREAS, the proposed facility is for helicopter storage and maintenance to support primarily remote service around the state, with some local charter service in the area for utility companies and other entities; and

WHEREAS, WMC 5.32.120 requires review and recommendation from the Wasilla Planning Commission and approval from the Wasilla City Council of the airport leases when requesting the term of the lease is longer than a ten-year period.

NOW, THEREFORE BE IT RESOLVED, the Wasilla City Planning Commission recommends approval of the lease for Lots 7, 8 and 9, New Wasilla Airport to Soloy Helicopters, LLC.

ADOPTED by the Wasilla Planning Commission on -, 2014.

APPROVED:

\_\_\_\_\_  
Glenda Ledford, Chairman                      Date

ATTEST:

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

VOTE:

APPLICATION

AIRPORT PROPERTY LEASE

April 23, 2014  
30 Year Lease

(1) Name of Applicant L. Chris Soley  
 Name of Business Soley Helicopters LLC  
 Mailing Address P.O. Box 872828  
Wasilla AK 99687  
 Phone and Fax #s 907-376-1161 FAX 907-376-5883

(2) Application is for Lease Lot Number 7, Band 9. If you will accept another lot, please list that number \_\_\_\_\_

(3) If applicant is a Corporation or Partnership, list the Principals.

Name L. Chris Soley  
 Address P.O. 872801  
Wasilla

Phone 376-1161 fax 376-5883

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ fax \_\_\_\_\_

Name Jaw N. Soley

Address \_\_\_\_\_

Phone \_\_\_\_\_ fax \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ fax \_\_\_\_\_

(4) Describe the specific type of business activities to be conducted on the lease property:

Helicopter Contract + Charter Company.  
all our offices + Hanger + A/C Tie Downs  
Main base of operations with all our in house Maintenance

(4) Describe the specific type of business activities to be conducted on the lease property: Helicopter Part 135, 133 and 137  
operations

APPLICATION AIRPORT  
PROPERTY LEASE  
Page 2

(5) Attach a scale drawing of the requested lot and depict the location and size, including heights of any buildings proposed to be constructed or placed on the leased lot.

NOTE: Some lots have a B.R.L. (building restriction line) beyond which no portion of a building may extend.

Depict the proposed location of sewer and water facilities, if any.

(6) Describe the type of structure, the dollar value and type of materials proposed for the structure.

we are proposing 10,000 - 14,000 sq ft of  
Hanger and office space.

all sewer & well & utilities to be included in  
our permit application.

(7) Date construction is estimated to commence is: Late 2015 or 2016

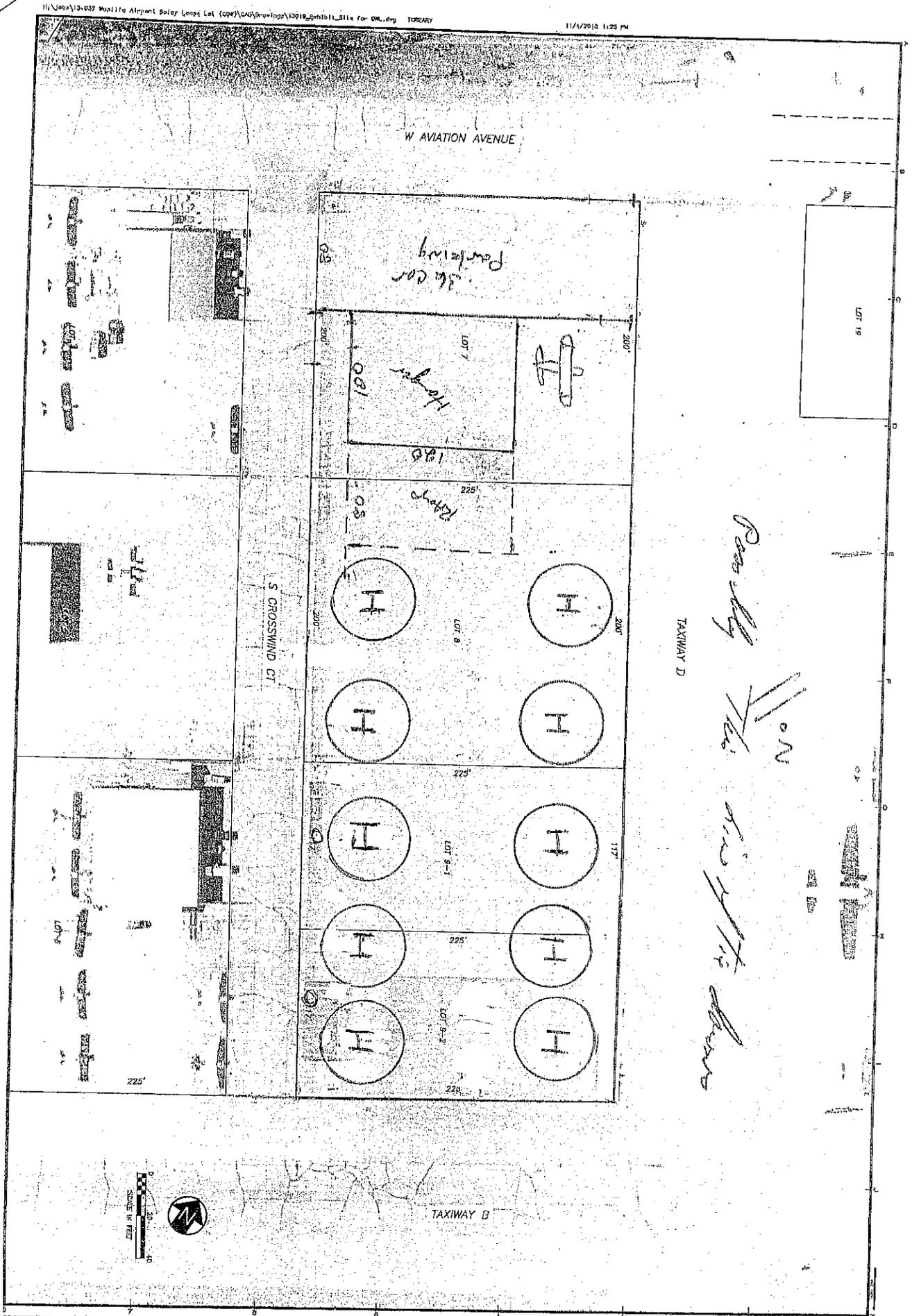
Date construction is estimated to be complete: 1 year from start date

(8) Provide a written business plan including capital investments, services to be provided and number of employees.

we will have at least 1.5 million invested.  
we currently have 25 employees and 35 total  
in the summer. We have a crew house + use  
local hotels for over flow with seasonal employees.  
we use as many local businesses as possible for  
support + supplies. We have bar on our own  
airstrip in Wadella since 1979 + wish to begin  
the move to the Wadella Airport.

we are currently operating 16 helicopters +  
2 fixed wings all over the state.

you can see more at [www.soloyhelicopters.com](http://www.soloyhelicopters.com)



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**SOLOY HELICOPTERS**  
**WASILLA MUNICIPAL AIRPORT**  
 WASILLA, ALASKA

1 of 1  
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 13-037

**HDL** HATTENBURG OILLEY & LINNELL  
 Engineering Consultants

- ENGINEERING
- SURVEYING
- PROJECT MANAGEMENT
- ENVIRONMENTAL
- EARTH SCIENCE
- PLANNING
- ENVIRONMENTAL

(907) 564-2100 - ANCHORAGE  
 (907) 745-5230 - PALMER  
 WWW.HDL-ALASKA.COM

NO.	REV.	DESCRIPTION
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PERMIT INFORMATION 2014				SQ FTG		TAX ID		SUBDIVISION		APPLICANT		SITE ADDRESS		ZONE		AS-BUILT SURVEY	
APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	COMM	TENANT SPACE	TENANT SPACE	TENANT SPACE	COMM	TENANT SPACE	COMM	TENANT SPACE	COMM	TENANT SPACE	COMM	TENANT SPACE	COMM	TENANT SPACE
<b>ADMINISTRATIVE APPROVAL</b>																	
01/06/14	PENDING	A14-01	COMM <10,000 SQ FT	6,390	1113B03L001	WASILLA ACRES	KUDRYN, VITALY	351 N SOUTHWAY ST	RR								
01/08/14	01/09/14	A14-02	TENANT SPACE	1,200	7095000L003A	CREEKSIDE PLAZA WASILLA CENTER	T&C UPHOLSTERLY	1830 E PARKS HWY	C								
01/23/14	01/23/14	A14-03	TENANT SPACE	840	9108000U002	CONDOS UNIT 2	TEAMSTERS LOCAL 959	609 S KNIK GOOSE BAY RD	C								
01/23/14	01/30/14	A14-04	TENANT SPACE	1,400	5797000L002A	IDITPARCEL ADDN 1	MUCHO FRIO INC	481 W PARKS HWY	C								
01/27/14	01/28/14	A14-05	HOME OCCUPATION		2669B12L004	MISSION HILLS	BURRELL, ANTHONY	925 N ARNOLD PALMER	R-1								
01/31/14	01/31/14	A14-06	ADD TO GARAGE	498	1319B03L012	INDEPENDENCE EST	LARSON, BRIAN & CHERYL	360 E HYGRADE LN	RR								
02/06/14	02/07/14	A14-07	TENANT SPACE	864	9155000U001B	WASILLA CENTER	CHRISTENSEN CHIROPRACTIC	701 S KNIK GOOSE BAY	C								
02/07/14	02/07/14	A14-08	TENANT SPACE	777	3099B01L001	CONDOS	PRIMERICA	1590 E FINANCIAL DR	C								
02/19/14	02/27/14	A14-09	TENANT SPACE	1,577	5889000L003D	COTTONWOOD PARK	MARLIN, GLENN	172 S LAMONT CIR	C								
02/20/14	03/04/14	A14-10	SUBDIVISION		6740000L001	CREEKSIDE TOWN SQ	THEOBALD, LARRY & SARAH	900 S HERMON RD	C								
03/04/14	03/05/14	A14-11	SHED	240	2767B09L010	MISSION HILLS PH 2	KREIDER, SETH	975 N SAM SNEAD LP	R-1								
03/05/14	03/06/14	A14-12	TENANT SPACE	7,500	2789B01L003A	WASILLA ARPRK	ZMG	300 W SWANSON AVE	C								
03/06/14	03/06/14	A14-13	HOME OCCUPATION	150	17N01W18D029		WALDEN, ROBERT	2422 W JAMES T CIR	RR								
03/11/14	03/13/14	A14-14	COMM <10,000 SQ FT	1,040	2524B03L001 &L5	CENTURY PARK 2	NORTHERN ENCLOSURES	221 E CENTAUR	C								
03/11/14	03/13/14	A14-15	COMM <10,000 SQ FT	840	7027000L001	DISCOVERY HILLS PH V	NORTHERN ENCLOSURES	1446 W MYSTERY AVE	I								
02/27/14	PENDING	A14-16	SUBDIVISION		6826B01L005	DISCOVERY HILLS PH IV	BLUE GLACIER LLC	1281 W MYSTERY AVE	RR								
03/13/14	03/13/14	A14-17	TUP	320	17N01W09A006		LANGLOIS, JANA	251 W PARKS HWY	C								
03/19/14	03/20/14	A14-18	DUPLEX	3,800	2689B03L001	SPIRIT RIDGE	FLETCHER, BILL	940 E SNOHOMISH	RR								
03/18/14	04/04/14	A14-19	METAL BLDG														
03/18/14	PENDING	A14-20	WAREHOUSE	4,800	2389B01L006	KOHRING	BIG SKY DEVELOPMENT LLC	200 E FLAG CIR	RR								
03/25/14	04/01/14	A14-21	COMM >10,000 SQ FT	27,300	4802000L002	SUN PLAZA	CORPORATE WAY PROP	2701 E SUN MTN AVE	C								
03/26/14	03/28/14	A14-22	SUBDIVISION			CREEKSIDE PLAZA	JYG INVESTMENT GROUP LLC		C								
03/26/14	03/28/14	A14-23	DUPLEX	3,000	6826B01L005	DISCOVERY HILLS PH IV	BLUE GLACIER LLC	1281 W MYSTERY AVE	RR								
03/28/14	04/04/14	A14-24	TENANT SPACE	1,070	4061B01L001A-1	CAREFREE ACRES	PTF INVESTMENTS	1261 S SEWARD MERIDIAN	C								
03/28/14	04/04/14	A14-25	SUBDIVISION		2483B01L016L17	RAVENSWOOD DIV III	SMITH, SANDRA	461/465 E RAVENSWOOD LP	RR								
03/28/14	04/04/14	A14-26	TENANT SPACE	635	9007000U00D	MAIN PROF BLDG CONDO	DEBUS, DANIEL	500 N MAIN ST	C								
04/02/14	04/02/14	A14-27	TENANT SPACE	2,927	5797000L002A	IDITPARCEL ADDN 1	BROWN JUG	509 W PARKS HWY	C								
04/11/14	04/11/14	A14-28	CHANGE OF USE		1190B01L009	ADVENTURE EST	WINCHESTER, ELISA	174 W SPRUCE AVE	RR								
04/11/14	04/14/14	A14-29	DUPLEX	1,800	6824B02L012C	WASILLA WOODS	HEWITT, JEFF	1563 N RAVENS BEST CIR	RR								
04/14/14	04/14/14	A14-30	SFD	2,364	7039000L00F	CENTER POINT	HARMEN EXCAVATING	1495 S CENTER POINT DR	RM								
04/14/14	04/14/14	A14-31	SFD	1,806	7039000L001	CENTER POINT	HARMEN EXCAVATING	1500 S CENTER POINT DR	RM								
04/14/14	04/14/14	A14-32	SFD	2,158	7039000L00J	CENTER POINT	HARMEN EXCAVATING	1490 S CENTER POINT DR	RM								
04/14/14	04/14/14	A14-33	SFD	2,423	7039000L00G	CENTER POINT	HARMEN EXCAVATING	1401 S CENTER POINT DR	RM								
04/15/14	04/15/14	A14-34	SFD	2,068	1261B03L011	CENTURY PK	NARINO, ALUARO	900 S CENTURY DR	R-1								
04/16/14	PENDING	A14-34	ADD	720	7090B01L015A	PARKS MANOR	FAMILY CENTERED SVC	301 E DANNA AVE	C								
04/23/14	PENDING	A14-35	ADD TO SFD	1,152	2818B12L017	MISSION HILLS	TURNBULL, MATT	900 N CRAIG STADLER LP	R-1								
04/23/14	04/23/14	A14-36	ADD TO COMM	2,000	1097B05L001	SHADOWOOD VALLEY	CLAYTON, RICHARD	201 W NELSON AVE	C								
04/23/14	04/23/14	A14-37	HOME OCCUPATION	576	1357B02L007	TERRACE MANOR	HOLCOMB, RALPH	601 W PONDEROSA LP	R-1								
04/24/14	PENDING	A14-38	TUP				CUSTARD, BOBBY		C								
04/29/14	05/01/14	A14-39	TENANT SPACE	40	2523B01L005A	NELSON FRED RSB	WICK, WENDY	290 N YENLO	C								
04/25/14	05/01/14	A14-40	TENANT SPACE		1108B02L017	WASILLA ARPRT HTS	BENCH TRANSMISSION & GEAR	675 W WASAIR DR	C								
04/29/14	05/01/14	A14-41	TUP		2705000L014A-1	SNIDER #4	CHEPOS	731 W PARKS HWY	C								
05/01/14	05/05/14	A14-42	SFD		7039000L00H	CENTER POINT	HARMEN EXCAVATING	1510 S CENTER POINT DR	RM								
05/01/14	PENDING	A14-43			9108000U004	WASILLA CENTER	WESTERN ENTERPRISES INC	613 & 615 S KGB RD	C								
<b>USE PERMITS</b>																	

APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE	AS-BUILT SURVEY
<b>CONDITIONAL USE PERMITS</b>										
03/28/14	PENDING	CU14-01	STORAGE ADD	750	7011B5B0000	FLOYD 2010	WASILLA STATION	600 E RAILROAD AVE	C	
04/11/14	PENDING	CU14-02	CAR WASH	11,600	5816B02L002	CAROL	K&S ENTERPRISES	1900 W RUPEE CIR	C	
04/21/14	PENDING	CU14-03	COMMS-10,000	6,000	17N01W10A019		KURANI, KURBAN	101 N CRUSEY ST	C	
04/21/14	PENDING	CU14-04	COMM<10,000	8,280	4574B01L016A	LAKESHORE	KURANI, KURBAN	918 E WESTPOINT DR	RM	
<b>PLANNED UNIT DEVELOPMENT (PUD)</b>										
03/14/14	04/08/14	PUD14-01	PUD			CREEKSIDE PLAZA	JYG INVESTMENT GROUP		C	
<b>REZONE</b>										
04/01/14	PENDING	R14-01	REZONE	11.97	6704000L004	ARR-DOT	AK RAILROAD	630 E OLD MATANUSKA RD	RR	
<b>LEGAL NON-CONFORMING USE</b>										
<b>SHORELINE SETBACK</b>										
<b>AMNESTY</b>										
<b>VARIANCE</b>										
03/28/14	PENDING	V14-01	SETBACK REAR YARD		7011B5B0000	FLOYD 2010	WASILLA STATION	600 E RAILROAD AVE	C	
04/21/14	PENDING	V14-02	SETBACK REAR YARD SIDE & FRONT		17N01W10A019		KURANI, KURBAN	101 N CRUSEY ST	C	
04/21/14	PENDING	V14-03	SETBACK		4574B01L016A	LAKESHORE	KURANI, KURBAN	918 E WESTPOINT DR	RM	



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DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
3/3/2014	FUP	1901 Mack		Y	DOA dog hit by car	14-13023 RTO
3/3/2014	C	300 Crestwood		Y	Dog bite- accidental	14-13599
3/4/2014	S	Walmart		Y	HCP parking violation	14-13778 unfounded
3/4/2014	D	165 E Parks		Y	Illegal use of dumpster	14-13785 verbal warning
3/5/2014	PAT	Parks & Foundery		N	MVA traffic control	14-13987
3/5/2014	PAT	KGB & Parks		N	MVA traffic control	14-14020
3/5/2014	FUP	Smokin Deals Too		Y	Follow up	14-12534
3/6/2014	D	1350 Century Cir		Y	Abandoned veh	14-14205 unfounded
3/6/2014	PAT	Parks & Main		N	MVA traffic control	14-14241
3/6/2014	D	1745 Neil Cir.		Y	Stray cat complaint	14-14262
3/7/2014	FUP	1745 Neil Cir.		Y	Stray cat complaint	14-14262 warrant arrest
3/7/2014	C	753 Pineridge		N	Barking complaint	14-14444
3/10/2014	S	Brown Jug		Y	HCP parking violation	14-15115 verbal warning
3/11/2014	C	Harvest Loop & Lakewood		N	RAL dog	14-15265
3/11/2014	C	Fanciful & Crestwood		Y	Dog bite	14-15288 unfounded
3/11/2014	S	MUSC		Y	Open dumpster violation	14-15301 verbal warning
3/11/2014	C	1201 Clinton		Y	Barking complaint	14-15314 verbal warning
3/11/2014	C	1460 Grubstake		Y	RAL dog	14-15345 verbal warning
3/12/2014	ADM	Brown Jug		N	Liquor license review	14-15463
3/12/2014	ADM	Mug Shot		N	Liquor license review	14-15464
3/12/2014	ADM	Pizza Hut		N	Liquor license review	14-15465
3/12/2014	ADM	Brown Jug		N	Liquor license review	14-15466
3/12/2014	ADM	Glacier Canyon		N	Liquor license review	14-15467
3/12/2014	ADM	E LU FA		N	Liquor license review	14-15468
3/12/2014	ADM	Brown Jug		N	Liquor license review	14-15469
3/12/2014	C	MUSC		Y	Illegal dumping	14-15487 no viable suspects
3/13/2014	C	Sally Beauty Supply		N	HCP parking violation	14-15630
3/13/2014	PAT	Dellwood & Wesglen		N	Downed power line	14-15643 traffic control
3/13/2014	FUP	753 Pineridge		N	Barking complaint	14-14444
3/13/2014	S	Library		Y	HCP parking violation	14-15668 citation
3/14/2014	PAT	Parks & Boundary		N	Traffic hazard	14-15820
3/14/2014	D	1551 Lake Lucille		Y	RAL dog	14-15883 UTL



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DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
3/17/2014	D	Primrose Point		N	RAL dog	14-16495
3/17/2014	S	Pet Zoo		Y	HCP parking violation	14-16514 unfounded
3/17/2014	S	Fruitland		Y	HCP parking violation	14-16531 unfounded
3/17/2014	S	Carrs		Y	HCP parking violation	14-16543 unfounded
3/18/2014	FUP	753 Pineridge		N	Barking complaint	14-14444
3/19/2014	S	Lake Lucille Park		N	Facility/security check	14-16958
3/19/2014	S	West Side Center		Y	HCP parking violation	14-16965 unfounded
3/20/2014	S	Bumpus		N	Facility/security check	14-17149
3/21/2014	PAT	Nelson Ave		N	Deploy radar cart	14-17374
3/21/2014	FUP	476 Lakeview		Y	RAL dog	14-17228 UTL
3/21/2014	FUP	Iditarod Elementary		Y	Follow up	14-7843
3/24/2014	FUP	476 Lakeview		Y	RAL dog	14-17228 UTL
3/24/2014	S	Carrs		Y	HCP parking violation	14-18123 unfounded
3/24/2014	D	590 Carpenter		Y	RAL dog	14-18126 impound
3/25/2014	D	300 Graybark		Y	RAL dog	14-18320 unfounded
3/25/2014	D	350 Fallen Leaf		Y	Agency assist- eviction	14-18340
3/25/2014	D	Bertha Cir.		N	Smell of horse manure	14-18378 unfounded
3/26/2014	S	Lake Lucille Park		N	Facility/security check	14-18540
3/26/2014	FUP	3301 Naomi		Y	Follow up	14-17462 document service
3/27/2014	FUP	Nelson Ave		N	Retrieve radar cart	14-17374
3/27/2014	D	1101 W Nelson		Y	Cat stuck in wall	14-18730 impound
3/27/2014	C	1875 PWH- E LU FA		N	Illegal sign	14-18767
3/27/2014	C	1941 Harvest Loop		Y	Trash complaint	14-18779 verbal warning