



**MAYOR**                      **CITY PLANNER**  
Verne E. Rupright        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. Herning Avenue, Wasilla, AK 99654 / 907-373-9020 phone

**REGULAR MEETING**

**6 P.M.**

**June 10, 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 (*three minutes per person, for items not scheduled for public hearing*)
- VII. CONSENT AGENDA
  - A. Minutes of May 13, 2014 regular meeting
- VIII. NEW BUSINESS (*five minutes per person*)
  - A. PUBLIC HEARINGS

1. Item:           **Conditional Use Permit #14-05** (Reso. #14-14)  
Request:       Approval to build an 11,940 square foot office/warehouse building.  
Applicant:     Troy Davis Homes  
Owner:         Kurt & Jeannette Newcomb  
Total Area:    0.92 acres±  
Location:      1171 S. Knik-Goose Bay Road  
                  Lot 2, Fern Plaza Subdivision  
Zoning:        Commercial
  - a.     City Staff
  - b.     Applicant
  - c.     Private person supporting or opposing the proposal
  - d.     Applicant
  
2. Item:           **Conditional Use Permit #14-06** (Reso. #14-15)  
Request:       Approval to build a 60,000 square foot fun center, which contains an indoor race track, laser tag, bumper cars, game room, and other amenities.  
Applicant:     LaQuita Chmielowski, Enterprise Engineering, Inc.  
Owner:         John Schweiger  
Total Area:    5.15 acres±  
Location:      1450 S. Seward Meridian Parkway  
                  Lot A8, Township 17N, Range 1W, Section 13  
Zoning:        Commercial
  - a.     City Staff
  - b.     Applicant
  - c.     Private person supporting or opposing the proposal
  - d.     Applicant
  
3. Item:           **Variance #14-04** (Reso. #14-16)  
Request:       Approval of a 25 foot variance to the minimum 25 foot front yard setback to allow a zero setback along South Seward Meridian Parkway.  
Applicant:     LaQuita Chmielowski, Enterprise Engineering, Inc.  
Owner:         John Schweiger  
Total Area:    5.15 acres±  
Location:      1450 S. Seward Meridian Parkway  
                  Lot A8, Township 17N, Range 1W, Section 13  
Zoning:        Commercial
  - a.     City Staff
  - b.     Applicant
  - c.     Private person supporting or opposing the proposal
  - d.     Applicant

4. Item: **Conditional Use Permit #14-07** (Reso. #14-17)  
Request: Approval to build a 10,136 square foot addition (three theaters containing 409 seats) to an existing 36,350 square foot movie theater (12 theaters containing 1,450 seats.)  
Applicant: LaQuita Chmielowski, Enterprise Engineering, Inc.  
Owner: John Schweiger  
Total Area: 7.67 acres±  
Location: 3331 E. Old Matanuska Road  
Lot A9, Township 17N, Range 1W, Section 13  
Zoning: Commercial  
a. City Staff  
b. Applicant  
c. Private person supporting or opposing the proposal  
d. Applicant

- B. Committee of the Whole  
1. Review of Comprehensive Plan Chapter 7, Economic Vitality.

IX. UNFINISHED BUSINESS

- X. COMMUNICATIONS  
A. Permit Information  
B. Enforcement Log

XI. AUDIENCE COMMENTS (*three minutes per person*)

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, May 13, 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 (initially via teleconference; arrived at 6:13 PM)  
Loren Means, Seat D  
Glenda Ledford, Seat E

Staff in attendance were:

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. Mr. Giddings led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**V. REPORTS**

A. City Deputy Administrator  
No report given.

B. City Public Works Director  
No report given.

C. City Attorney  
No report given.

D. City Planner  
No report given.

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

No one stepped forward to make a comment.

## VII. CONSENT AGENDA

- A. Minutes of April 8, 2014, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

### A. PUBLIC HEARINGS

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
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

Ms. Crawford provided a brief summary of the applicant's request for a conditional use permit to construct an addition and variance to the rear yard setback for Agenda Items 1 and 2.

b. Applicant

Mr. Dennis Smith, owner, provided a statement on the request for the addition and variance to the rear yard setback.

Discussion moved to the Commission.

- c. Private person supporting or opposing the proposal  
Chair Ledford opened the public hearing for Items 1 and 2.

With no comments, Chair Ledford closed the public hearing.

d. Applicant

No comments.

MOTION: Commissioner Means moved to approve Resolution Serial No. 14-06, as presented.

VOTE: The motion to approve Resolution Serial No. 14-06, passed unanimously.

MOTION: Commissioner Means moved to approve Resolution Serial No. 14-05, as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial No. 14-05, passed unanimously.

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

Ms. Crawford provided a brief summary of the request for the rezone.

Discussion moved to the Commission.

b. Applicant

Mr. Paul Farnsworth, representative from Alaska Railroad, provided a brief statement on the proposed use of the existing building.

Discussion ensued.

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

Mr. Steve Smith asked about the access to his property and if the rezone is approved would the railroad be required to provide access.

Mr. Giddings stated that question is not relevant to the request for the rezone. With no other comments, Chair Ledford closed the public hearing.

d. Applicant

No further comments by the applicant.

MOTION: Commissioner Kelly moved to approve Resolution Serial No. 14-07, as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial No. 14-07 as presented, passed with Commissioner Dean, Kelly, Pinard and Chair Ledford in favor and Commissioner Means opposed.

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

Ms. Crawford provided a brief summary of the applicant's request for a conditional use permit to construct a commercial car wash.

Commissioner Kelly stated that he is a neighbor to Mr. Zamarello but didn't recuse himself since he would not receive any financial gain from the project.

No one was opposed to Commissioner Kelly participating in the decision of approving or denying the request.

b. Applicant

Mr. Steve Mahoy, owner, provided a brief summary on the request for the commercial car wash.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal

Chair Ledford opened the public hearing.

With no one commenting, Chair Ledford closed the public hearing.

d. Applicant

No further comments by the applicant.

MOTION: Commissioner Kelly moved to approve Resolution Serial No. 14-08, as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial No. 14-08 as presented, passed unanimously.

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
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
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
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

Ms. Crawford provided a brief summary of the applicants request for a conditional use permit to construct a commercial building and variance to the rear yard setback for Agenda Item's 5, 6, 7 and 8.

b. Applicant

Mr. Michael James, representative for owner, provided an overview of the proposed development.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal

Chair Ledford opened the public hearing for Items 5, 6, 7 and 8.

Mr. Jason Harris asked if there could be access between the park and building A.

Mr. Giddings stated he didn't think that would be an option.

Ms. Sun Oh stated she is a property owner off of Westpoint Drive and expressed concerns regarding egress and ingress off of the property with the proposed development.

Mr. Fred DeRue stated he is a property owner on Westpoint Drive and stated his concerns regarding egress and ingress off of the property with the proposed development.

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

d. Applicant

Mr. James stated there will not be any new power poles added to the site.

Discussion ensued with the Commission.

MOTION: Commissioner Pinard moved to approve Resolution Serial No. 14-10, as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial No. 14-10, passed unanimously.

MOTION: Commissioner Dean moved to approve Resolution Serial No. 14-09, as presented.

Discussion moved to the Commission.

MOTION: Commissioner Kelly moved to amend Resolution Serial No. 14-09 to add a condition to the Conditional Use Permit to require a transportation impact analysis be prepared and provided to the City Public Works Director and City Planner.

VOTE: The motion to amend Resolution Serial No. 14-09 to add to the Conditional Use Permit to require preparation of a transportation impact analysis, passed unanimously.

MOTION: Commissioner Dean moved to amend Resolution Serial No. 14-09 to require the applicant to obtain a Matanuska-Susitna Borough Flood Hazard Development Permit prior to any construction on the site.

VOTE: The motion to amend Resolution Serial No. 14-09 to add a condition to obtain a Matanuska-Susitna Borough Flood Hazard Development Permit prior to any construction on the site, passed unanimously.

MOTION: Commissioner Kelly moved to amend Resolution Serial No. 14-09 to add a condition to the Conditional Use Permit to require that any new electric service lines on the lot must be installed underground.

VOTE: The motion to amend Resolution Serial No. 14-09 to add a condition to the Conditional Use Permit to require that any new electric service lines on the lot must be installed underground, passed unanimously.

VOTE: The motion to approve Resolution Serial No. 14-09 as amended, passed unanimously.

Recessed at 7:59 PM for five minutes.

Resumed at 8:04 PM

MOTION: Commissioner Kelly moved to adopt Resolution Serial No. 14-12, as presented.

VOTE: The motion to adopt Resolution Serial No. 14-12, passed unanimously.

MOTION: Commissioner Pinard moved to adopt Resolution Serial No. 14-11, as presented.

MOTION: Commissioner Dean moved to amend Resolution Serial No. 14-11 to add conditions to the Conditional Use Permit that requires a transportation impact analysis be prepared and provided to the City Public Works Director and City Planner and that any new electric service lines on the lot must be installed underground.

VOTE: The motion to amend Resolution Serial No. 14-11 to add conditions to the Conditional Use Permit that requires preparations of a transportation impact analysis and that any new electric service lines on the lot must be installed underground, passed unanimously.

VOTE: The motion to adopt Resolution Serial No. 14-11 as amended, passed with Commissioners Dean, Pinard, Kelly, and Chair Ledford in favor and Commissioner Means in opposition.

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.

Mr. Giddings proved a brief overview on the requested lease and the history of the airport lease lots.

Discussion moved to the Commission.

Chair Ledford opened the public hearing.

With no one stepping forward, Chair Ledford closed the public hearing.

MOTION: Commissioner Dean moved to adopt Resolution Serial No. 14-13, as presented.

VOTE: The motion to adopt Resolution Serial No. 14-13, passed unanimously.

#### **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**

Mr. Payne stated he appreciated how the meeting was run.

Mr. Giddings stated he is happy about the approval for the new lease and that the new KGB upgrades will be brought in front of the Commission for discussion at future Planning Commission meetings.

Ms. Crawford stated she appreciates all the comments and questions that were raised and there will be a couple items on next months' agenda.

**XIII. COMMISSION COMMENTS**

Commissioner Kelly he thought the meeting went well tonight.

Commissioner Pinard stated she appreciated the public comments.

Commissioner Dean thanked staff for their help and apologized for her tardiness.

Chair Ledford thanked everyone for showing up.

**XIV. ADJOURNMENT**

The regular meeting adjourned at 8:24 PM.

ATTEST:

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

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

Adopted by the Wasilla Planning Commission -, 2014.

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STAFF REPORT  
Prepared by:  
For the meeting of:

Case # CU 14-05  
Planning Staff  
June 10, 2014

## I. SUMMARY FACTS:

Applicant: Troy Davis Homes

Land Owner: Kurt M. & Jeannette B. Newcomb

Proposal: Approval to construct an 11,940 square foot office/warehouse building.

Location: 1171 S. Knik-Goose Bay Road, Lot 2, Fern Plaza Subdivision

Parcel Size: 0.92 acres±

Existing Zoning Commercial

Future Land Use: Generally Commercial/Business

Surrounding Zoning: North: Commercial  
South: Commercial  
East: Commercial  
West: Unzoned – Outside of city limits

## 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 office/warehouse 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 an office/warehouse 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 32 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Four comments were received – one from the Borough Platting Division with no comments, one from the Borough Code Compliance Department with no comments, one comment from a property owner in favor of the development, and one comment from a property owner 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 the proposed office/warehouse 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 office/warehouse 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 the required 27 paved parking spaces (including 2 handicapped spaces and 1 loading 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: The development will utilize an on-site well and septic system 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 office/warehouse 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 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: A multi-purpose bike path is currently located along Knik-Goose Bay Road.

**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 development will utilize an on-site well and septic systems since water and sewer is not available for the site.

**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 office/warehouse 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 obtain all necessary well and septic permits and consult with DEC and follow the appropriate stormwater procedures and regulations.
3. Construction on the site must substantially comply with the site plan date stamped May 20, 2014 and elevation drawings date stamped May 15, 2014, attached as Exhibit B to Resolution Serial No. 14-14. 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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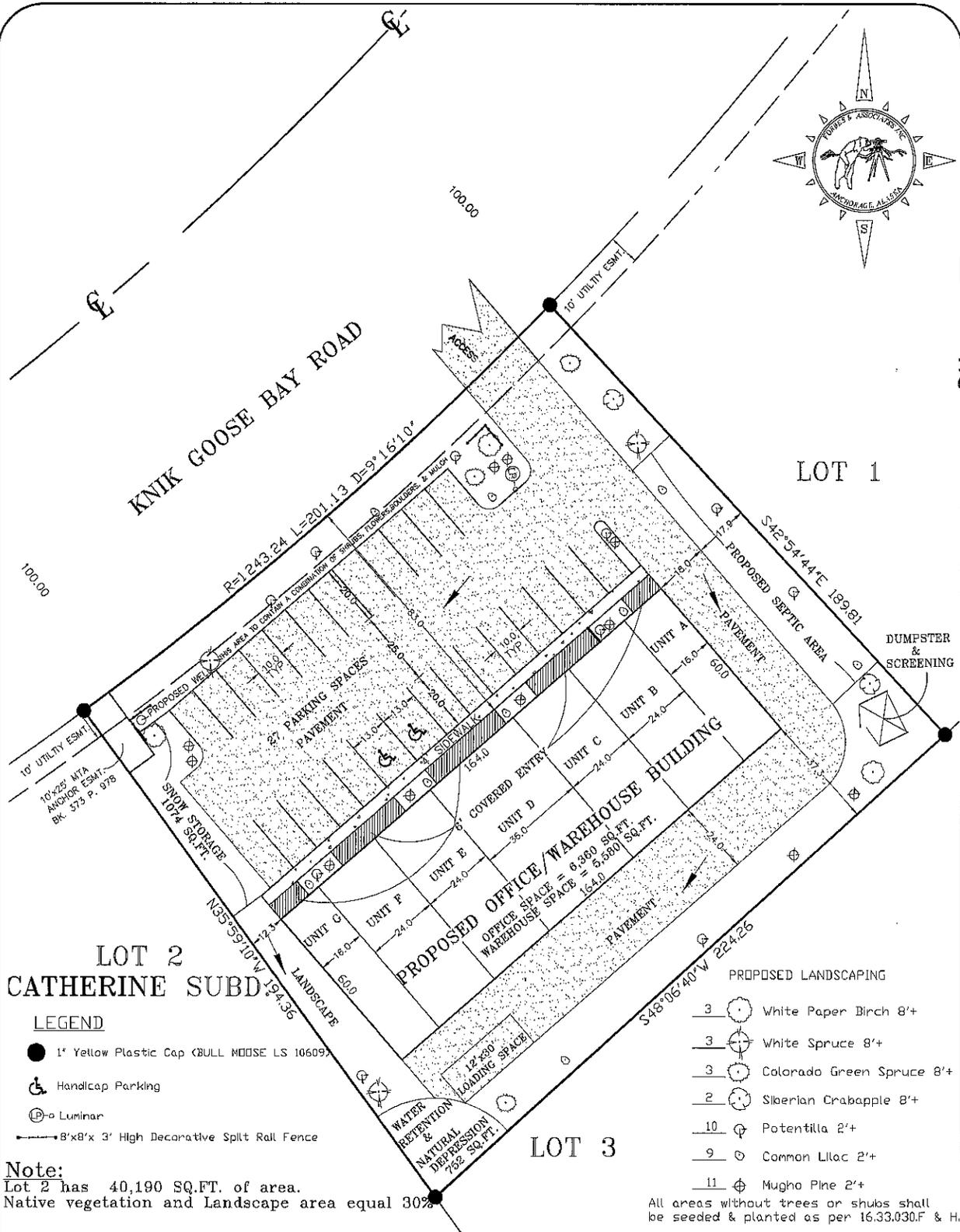
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**RECEIVED**

MAY 20 2014

Planning Office  
City of Wasilla



**LOT 2**  
**CATHERINE SUBD**

- PROPOSED LANDSCAPING**
- 3 White Paper Birch 8'+
  - 3 White Spruce 8'+
  - 3 Colorado Green Spruce 8'+
  - 2 Siberian Crabapple 8'+
  - 10 Potentilla 2'+
  - 9 Common Lilac 2'+
  - 11 Mugho Pine 2'+

All areas without trees or shrubs shall be seeded & planted as per 16.33.030.F & H.

**LEGEND**

- 1" Yellow Plastic Cap (BULL MOOSE LS 10609)
- Handicap Parking
- Luminar
- 8"x8"x 3' High Decorative Split Rail Fence

**Note:**  
Lot 2 has 40,190 SQ.FT. of area.  
Native vegetation and Landscape area equal 30%

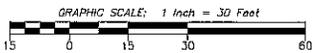
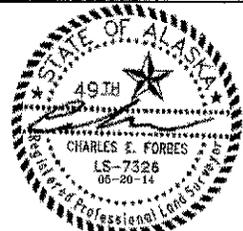
Revised Office/Warehouse SQ.FT. 5-20-14.

<b>FOR:</b> Troy Davis Homes	<b>Date</b> 05-08-14	<b>Scale</b> 1" = 30'	<b>Legal Description</b>
<b>FORBES &amp; ASSOCIATES, INC</b>	<b>Planner Recording District</b> 2140050	<b>Site Plan</b> 2140050	Lot 2 Block
P.O. BOX 232298 Anchorage, Alaska 99523 (907) 227-6841	<b>Drawn by</b> CEF	<b>Field Book</b> 244	<b>FERN PLAZA PLAT 2008-71</b>

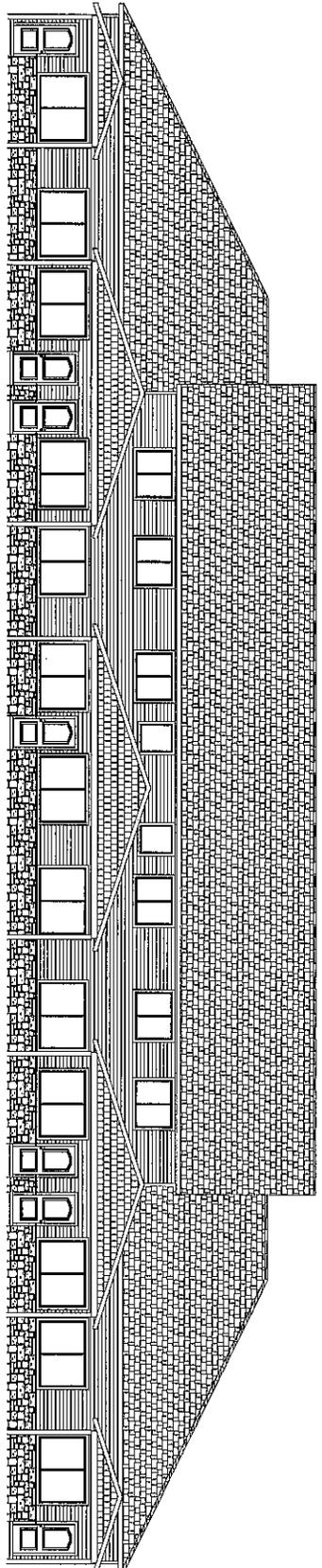
I hereby certify that the property described hereon has been surveyed by me, or at my direction, and that the improvements situated thereon are within the property lines and do not overlap or encroach on the property lying adjacent thereto unless otherwise shown. That no improvements on the property lying adjacent thereto encroach on the premises in question and that there are no roadways, transmission lines or other easements on said property except as shown.

It is the responsibility of the owner or builder, prior to construction, to verify proposed building grade relative to finish grade and utility connections and to determine the existence of any easements, covenants, or restrictions which do not appear on the recorded subdivision plat.

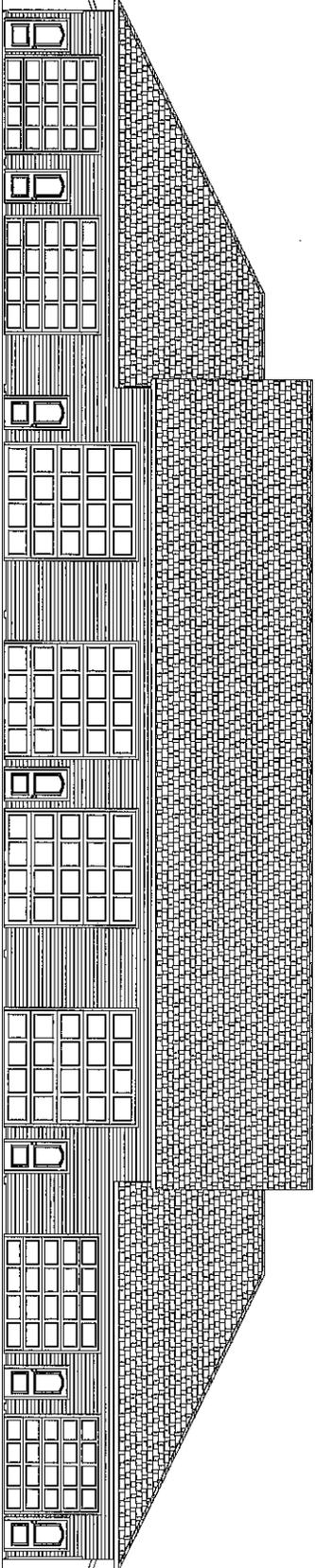
Listed distances prevail over scaling.  
Reproduction may cause distortion.



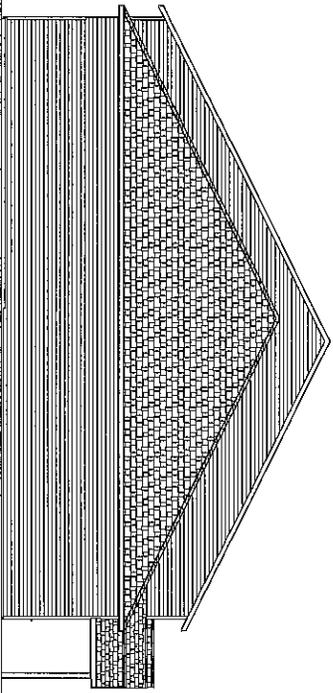
THESE DRAWINGS ARE THE PROPERTY OF SAGELAND DESIGN. ANY REPRODUCTION OR DISTRIBUTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF SAGELAND DESIGN IS STRICTLY PROHIBITED. SAGELAND DESIGN SHALL BE RESPONSIBLE FOR ALL ERRORS AND OMISSIONS. SAGELAND DESIGN SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR INJURIES RESULTING FROM THE USE OF THESE DRAWINGS. SAGELAND DESIGN SHALL BE RESPONSIBLE FOR ALL DAMAGES AND INJURIES RESULTING FROM THE USE OF THESE DRAWINGS. SAGELAND DESIGN SHALL BE RESPONSIBLE FOR ALL DAMAGES AND INJURIES RESULTING FROM THE USE OF THESE DRAWINGS.



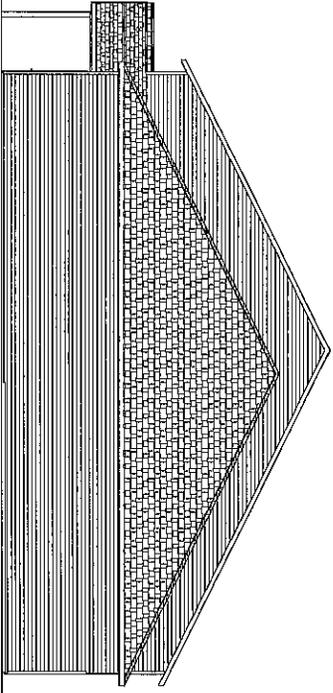
Front Elevation  
Scale - 1/4" = 1'



Rear Elevation  
Scale - 1/4" = 1'



Left Elevation  
Scale - 1/4" = 1'



Right Elevation  
Scale - 1/4" = 1'

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MAY 15 2014

Planning Office  
City of Wavilla

Page # 1 of 5

Drawn for:  
**TROY DAVIS  
HOMES, INC.**

306 276 West  
Phone

**Sageland  
DESIGN**

ash@sageland-design.com  
www.sageland-design.com

These plans were drawn to the owner's and/or builder's specifications and any changes made to them after prints are made will be done at the owner's and/or builder's expense and responsibility. The design drawings were not prepared or checked by a licensed engineer or architect. While every effort has been made in the preparation of this design to avoid mistakes, Sageland Design will not be responsible for any damages relating to the accuracy and overall integrity of the design plans. The owner/contractor must check and verify all dimensions and other plan details prior to construction and be solely responsible thereafter.

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JUN 02 2014

Planning Office  
City of Wasilla

This letter is to the planning office for the city of Wasilla, Alaska.

This letter is in opposition to the conditional use permit being requested by

Troy Davis Homes Inc. owned by Kurt M. & Jeannette B. Newcomb. The following reasons as to why I David R. Lubinski 250 E. Snowbird Ln , Independence Estates Lot 5.

Reason 1. This area surrounding Fern St. and Kink Goose Bay Rd. is predominately Family residential area with many children. I believe that with an commercial complex allowed to be built this close to Fern St. will increase traffic and endanger children when they ride or walk along Fern St. to Cottonwood Creek and play in or observe mother nature at work along Cottonwood Creek.

Reason 2. The City as develop a commercial area just to the north of this conditional use request area at Fern St. I would like to think that our city would like to control both residential and commercial growth by utilizing the new Wasilla City Center instead of allowing commercial to mix with residential areas. Right now one can drive down KGB and see an already unsightly mix of residential and commercial areas. With allowing an warehouse/ office to be placed close to a residential area there is the greater chance for home value to decrease which means a lower tax assement putting fewer monies into the city Wasilla's operating funds.

Reason 3. What safe guards are in place to protect Cottonwood Creek from Commercial surface water run off or any other pollutants which may find there way into Cottonwood Creek. Has an environmental impact study been done to see what impact commercial growth along Cottonwood Creek would do.

Signed:

## Tahirih Revet

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**From:** david lubinski <drlubinski@yahoo.com>  
**Sent:** Monday, June 02, 2014 11:05 AM  
**To:** Planning  
**Subject:** Response to conditional use permit application by Troy Davis Homes Inc.  
**Attachments:** FERN.doc

In the attached file you will find my opppsition to this application

NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

CASE: CU 14-05

APPLICANT (S): Troy Davis Homes, Inc

Matanuska - Susitna Borough  
Development Services

OWNER(S): Kurt M. & Jeannette B. Newcomb

MAY 23 2014

REQUEST:

RECEIVED

Conditional use permit to construct an 11,940 square foot office/warehouse building. Located on Lot 2, Fern 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 June 10, 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 June 3, 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:

6910000L002

FIRM 8080 X Zone

No other comments

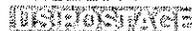
*Theresa Jones* 6/2/14



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

neopost

05/22/2014



\$00.48<sup>00</sup>



ZIP 99654  
041L11222587

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

Matanuska-Susitna Borough  
MAY 23 2014  
RECEIVED

FIRST CLASS  
RECEIVED

JUN 02 2014

Planning Office  
City of Wasilla

NOTICE OF PUBLIC HEARING

99645#6488 C001



NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014
APPLICANT (S): Troy Davis Homes, Inc
OWNER(S): Kurt M. & Jeannette B. Newcomb
REQUEST:

RECEIVED CASE: CU 14-05
MAY 23 2014
PLATTING

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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: None - no platting action required
Paul Arthur



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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MAY 29 2014

Planning Office
City of Wasilla

neopost
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US POSTAGE

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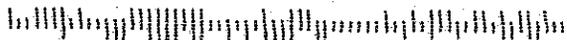
FIRST CLASS

Matanuska-Susitna Borough
MAY 23 2014

RECEIVED

NOTICE OF PUBLIC HEARING

9964546488 C001



## Tahirih Revet

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**From:** Kurt Newcomb <knewcomb@mtaonline.net>  
**Sent:** Tuesday, May 27, 2014 1:22 PM  
**To:** Planning  
**Subject:** Case: CU 14-05

I have reviewed the applicants plans, the building is nicely designed and I believe this development would be a benefit to the city of Wasilla.

Thank you,

Kurt M. Newcomb

Owner of lots 1 and 3 Fern Plaza. 6910000L001 Sent from my iPad

PAGE

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

APPLICATION FOR CONDITIONAL USE CU# 14-05

<b>PROPERTY OWNER*</b>	<b>OWNER'S REPRESENTATIVE (If Any)</b>
Name: Kurt M. & Jeannette B. Newcomb	Name: Troy Davis Homes
Mailing Address: P.O. Box 872186	Mailing Address: 165 E. Parks Hwy #200
Wasilla, AK 99687	Wasilla, AK 99654
Contact Phone: Day 373-1570 Night 355-1570	Contact Phone: Day 907-357-9394 Night
FAX:	FAX: 907-357-9395
E-mail:	E-mail: Tdh@Mtaonline.net

\*Attach list of additional owners if any.

<b>PROPERTY INFORMATION</b>	
Size of property: <u>.92 ACRE</u>	
Property tax # <u>6910000L002</u>	
Street Address: <u>1171 S. Knik Goose Bay Rd. Wasilla Alaska</u>	
Legal Description: Lot(s) <u>2</u> Block _____ Subdivision <u>Fern Plaza</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>OFFICE BLDG.</u>	

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MAY 08 2014  
Planning Office  
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.

Troy Davis - pro  
Applicant

5-8-14  
Date

Kurt M. Newcomb  
Owner (if different from the applicant)

5/8/14  
Date

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

**Comprehensive Plan Information**

Expected Future Land Use Map shows property as :

Generally Residential  Parks  Mixed Use Area Generally Commercial/Business  Generally Industrial  Public/Institutional **Land Use**

Describe current use of property covered by this application:

*Commercial*

Surrounding property: (Describe how land adjacent to the property is currently being used.)

North:

*VACANT → Commercial*

South:

*Vacant → City Limits*

East:

*VACANT → RESIDENTIAL*

West:

*VACANT → COMMERCIAL***RECEIVED**

MAY 08 2014

Planning Office  
City of Wasilla**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 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.
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 16.16.060.
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 16.24.010 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: <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

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

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

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Planning Office  
City of Wasilla

required, an association for maintenance of the area must be established. Covenants establishing the association must be approved as to form by the city attorney, and by the commission as to whether the covenants provide for maintenance of the area in a manner which assures its continuing use for its intended purpose.

iv. Conveyance of an area must be consistent with AS 34.07 the Horizontal Property Regime Act.

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

**Application Check list:**

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

5/9/2014  
Precept #28198

Accepted by: <i>Jahim Brevet</i>	Representative Affidavit: N/A <input type="checkbox"/> Attached <input type="checkbox"/>	Fee: \$500.00	Tentative WPC Hearing Date: June 10, 2014
-------------------------------------	---	------------------	--

**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: \_\_\_\_\_**

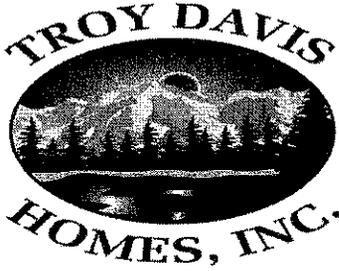
**Notice of Right to Appeal:** All decisions of the City Planner are appealable per WMC Title 16.

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MAY 08 2014

Planning Office  
City of Wasilla

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May 8<sup>th</sup>, 2014

Narrative Addressing the Design Criteria  
Application: Lot 2 Fern Plaza - 1171 S. Knik Goose Bay Rd.

1. Neighbor – No neighborhood plan that I am aware of. The parcel to the North, West and East are zoned commercial. The Parcel to the South is out of the city limits and is currently vacant. Surrounding uses North and South on Knik Goose Bay are commercial and retail, same as we are proposing for this property.
2. Plans – Use is to be an office building which is consistent with the city comprehensive plan.
3. Special Uses – The building of an office building on this site is what the current zoning allows and will be consistent with the uses along Knik Goose Bay in this area.
4. Reviewing Parties – None known at this time.
5. Neighborhoods – No neighborhoods adjoining the site.
6. Fire Safety & Emergency Access – Has not been reviewed by either at this time but the access from Knik Goose Bay has been installed and approved by the State of Alaska under permit # 20041.
7. Traffic – See #6. State permit # 20041 was completed and approved.
8. Dimensional Standards – Requirements are met.
9. Parking – Required amount of spaces needed is 26 and there will be 29 provided. Snow storage will be along the South property line.
10. Utilities – Site is served by MEA, Enstar and MTA. The water will be provided by a private well on site. Well logs of the surrounding areas show adequate flow for the intended use. Sewer will be provided by an onsite septic system which is being designed by a licensed engineer. Trash dumpster is on-site and screened.
11. Drainage – A detention pond is designed for the Southeast corner of the site.
12. Large Developments – Site plan attached. Frontage will be on Knik Goose Bay.
13. Peak Use – Same as other uses in the area.
14. Off-site Impacts – No off-site impacts, except for traffic which is provided for with the access permit that is already approved.

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**MAY 08 2014**

**Planning Office  
City of Wasilla**

15. Landscaping – See attached site plan. Site has previously been cleared, only a few trees remain and they will stay.
16. Walkways, sidewalks and bike paths – Should not be required as they would connect to nothing in the area.
17. Water, Sewage and Drainage – None currently within 500’ of the proposed site.
18. Historic Resources – Land is currently vacant and has been overlotted. No historic resources on site.
19. Appearance – No other current building next to this site to blend into. This building’s exterior will be much more architecturally pleasing with lots of rock on the front, than the building further south on Knik Goose Bay.
20. Open Space & Facilities – If any was required it would have been handled by the developer of the site.
21. Winter Hassles – Really? This is Alaska. No impact from glaciation or drifting snow.

Cordially,

*Troy W.C. Davis*

Applicant  
**Troy Davis Homes, Inc.**

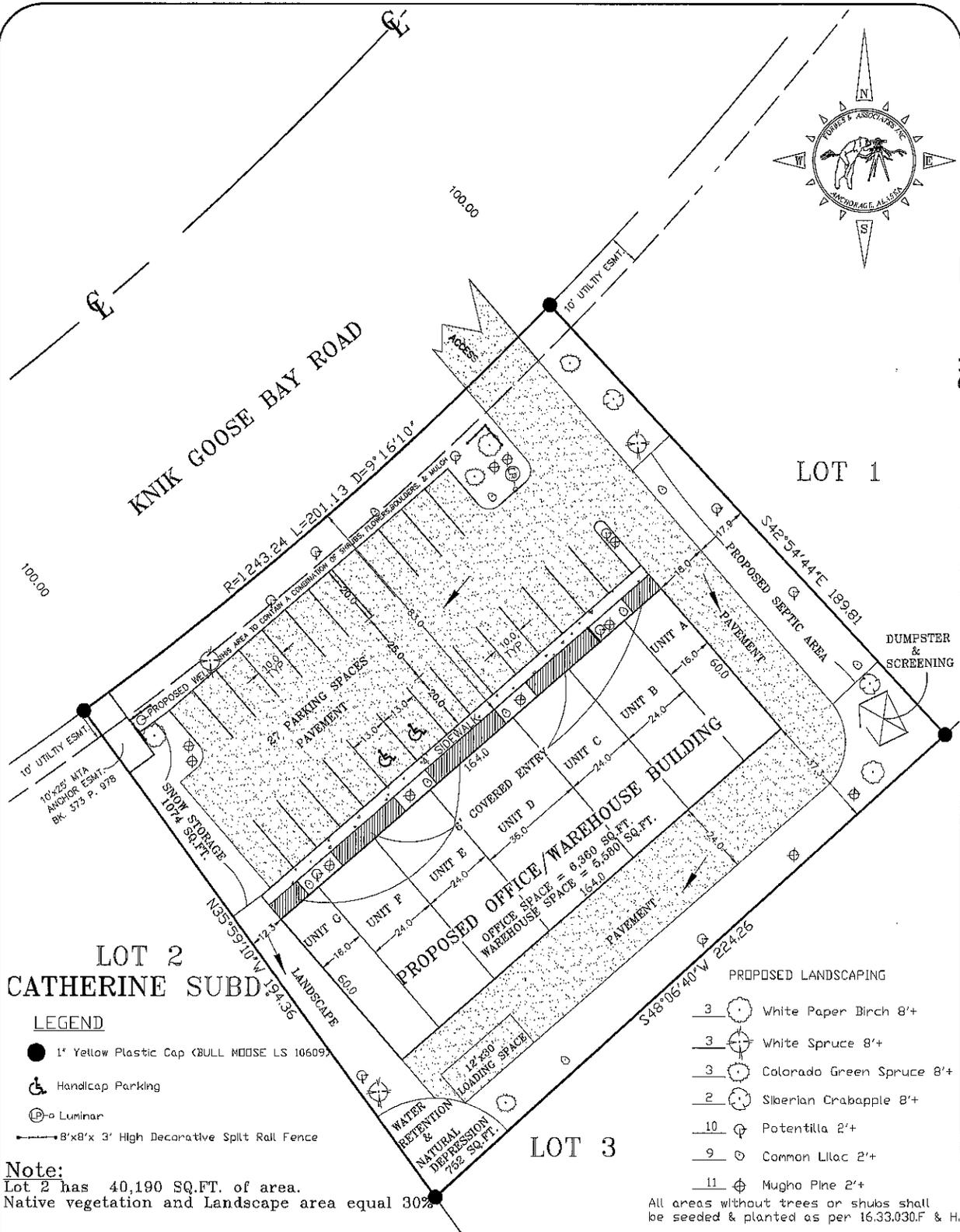
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City of Wasilla



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MAY 20 2014

Planning Office  
City of Wasilla



**LOT 2**  
**CATHERINE SUBD**

- PROPOSED LANDSCAPING**
- 3 White Paper Birch 8'+
  - 3 White Spruce 8'+
  - 3 Colorado Green Spruce 8'+
  - 2 Siberian Crabapple 8'+
  - 10 Potentilla 2'+
  - 9 Common Lilac 2'+
  - 11 Mugho Pine 2'+

All areas without trees or shrubs shall be seeded & planted as per 16.33.030.F & H.

**LEGEND**

- 1" Yellow Plastic Cap (BULL MOOSE LS 10609)
- Handicap Parking
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**Note:**  
Lot 2 has 40,190 SQ.FT. of area.  
Native vegetation and Landscape area equal 30%

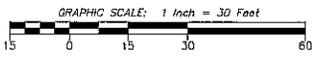
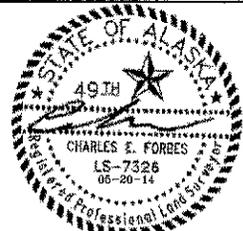
Revised Office/Warehouse SQ.FT. 5-20-14.

<b>FOR:</b> Troy Davis Homes	<b>Date</b> 05-08-14	<b>Scale</b> 1" = 30'	<b>Legal Description</b>
<b>FORBES &amp; ASSOCIATES, INC</b>	<b>Planner Recording District</b> 2140050	<b>Site Plan</b> 2140050	Lot 2 Block
P.O. BOX 232298 Anchorage, Alaska 99523 (907) 227-6841	<b>Drawn by</b> CEF	<b>Field Book</b> 244	<b>FERN PLAZA PLAT 2008-71</b>

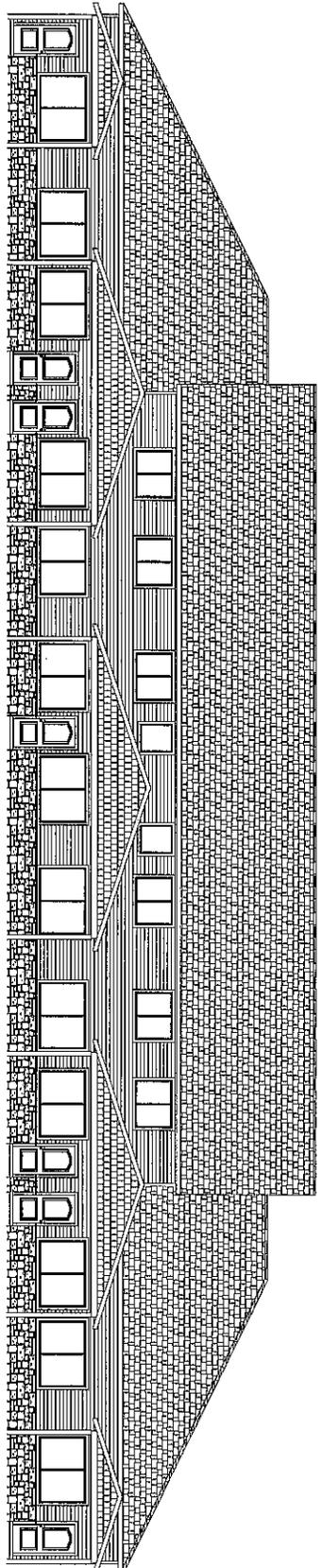
I hereby certify that the property described hereon has been surveyed by me, or at my direction, and that the improvements situated thereon are within the property lines and do not overlap or encroach on the property lying adjacent thereto unless otherwise shown. That no improvements on the property lying adjacent thereto encroach on the premises in question and that there are no roadways, transmission lines or other easements on said property except as shown.

It is the responsibility of the owner or builder, prior to construction, to verify proposed building grade relative to finish grade and utility connections and to determine the existence of any easements, covenants, or restrictions which do not appear on the recorded subdivision plat.

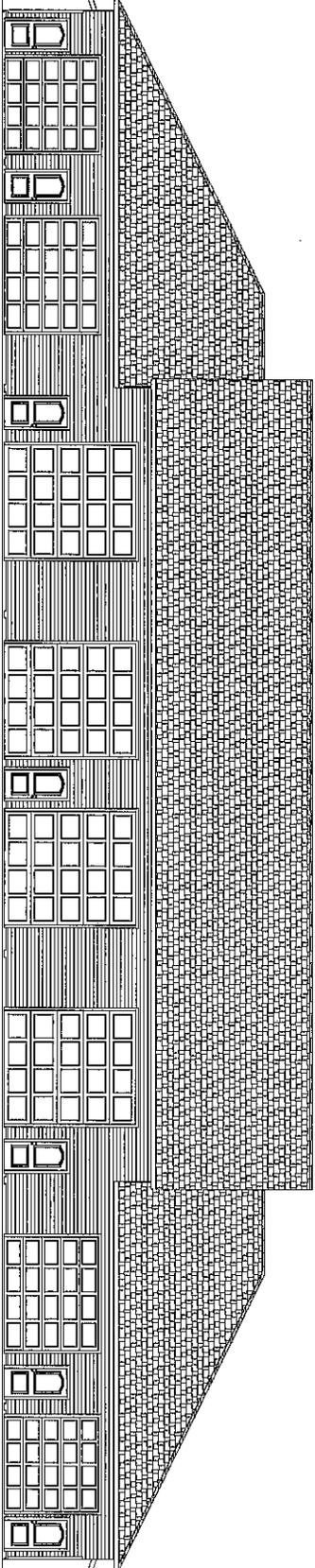
Listed distances prevail over scaling.  
Reproduction may cause distortion.



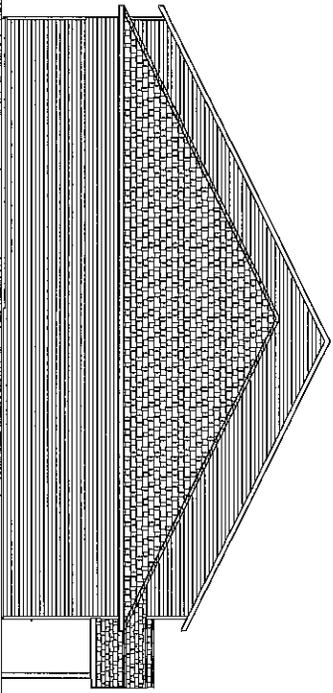
THESE DRAWINGS ARE THE PROPERTY OF SAGELAND DESIGN. ANY REPRODUCTION OR DISTRIBUTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF SAGELAND DESIGN IS STRICTLY PROHIBITED. SAGELAND DESIGN SHALL BE RESPONSIBLE FOR ALL ERRORS AND OMISSIONS. SAGELAND DESIGN SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR INJURIES RESULTING FROM THE USE OF THESE DRAWINGS. SAGELAND DESIGN SHALL BE RESPONSIBLE FOR ALL DAMAGES AND INJURIES RESULTING FROM THE USE OF THESE DRAWINGS. SAGELAND DESIGN SHALL BE RESPONSIBLE FOR ALL DAMAGES AND INJURIES RESULTING FROM THE USE OF THESE DRAWINGS.



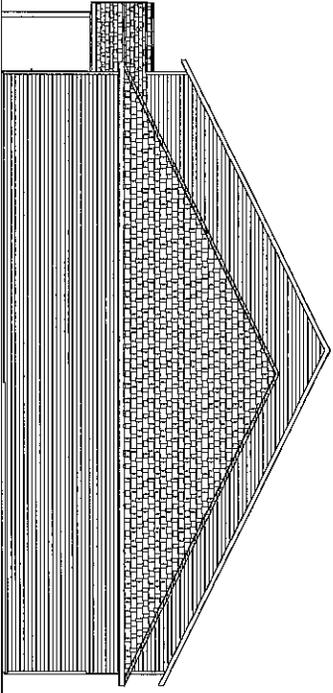
Front Elevation  
Scale - 1/4" = 1'



Rear Elevation  
Scale - 1/4" = 1'



Left Elevation  
Scale - 1/4" = 1'



Right Elevation  
Scale - 1/4" = 1'

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MAY 15 2014

Planning Office  
City of Wavilla

Page # 1 of 5

Drawn for:  
**TROY DAVIS  
HOMES, INC.**

306 276 West  
Phone

**Sageland  
DESIGN**

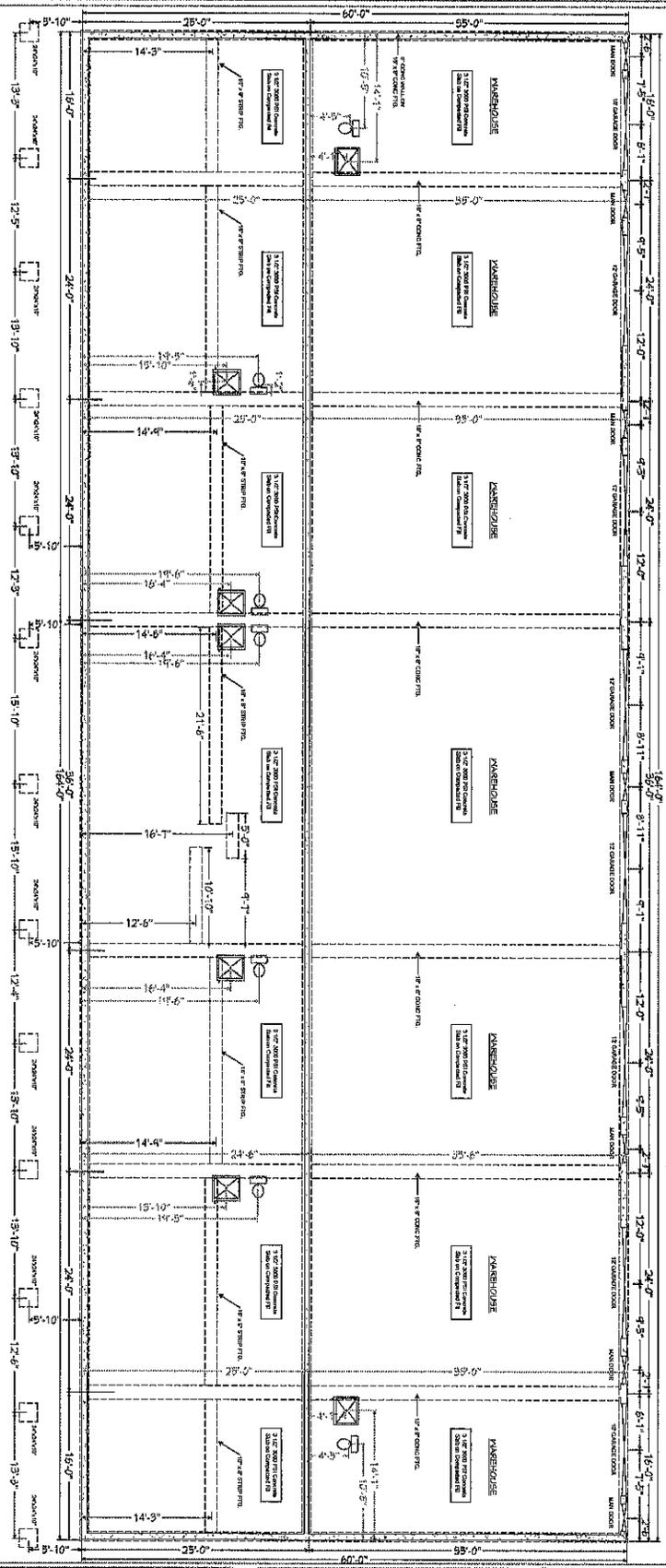
ash@sageland-design.com  
www.sageland-design.com

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Slab on Grade  
Foundation Plan  
Scale - 1/4" = 1'

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Planning Office  
City of Wastilla

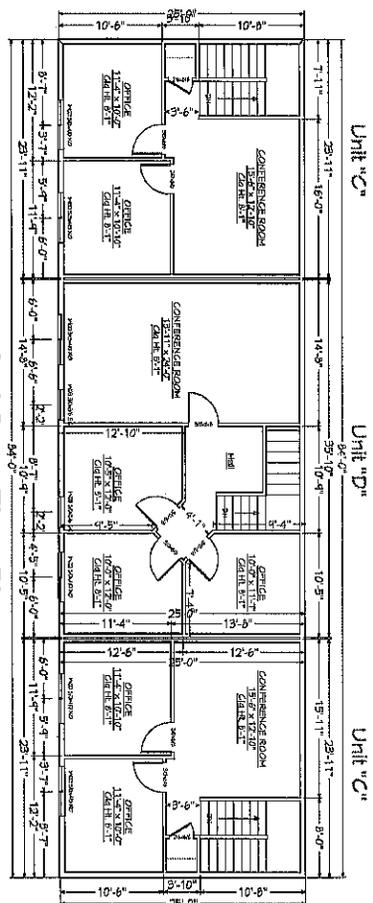


Plan Name -  
Plan # Office/Handout  
Date Drawn - 5/7/2014  
Date Revised - 5/12/2014  
1st Floor - 4248 Sq Ft  
2nd Floor - 1919 Sq Ft  
Plan/Room - 9930 Sq Ft  
Total - 6126 Sq Ft  
Page # 5 of 5

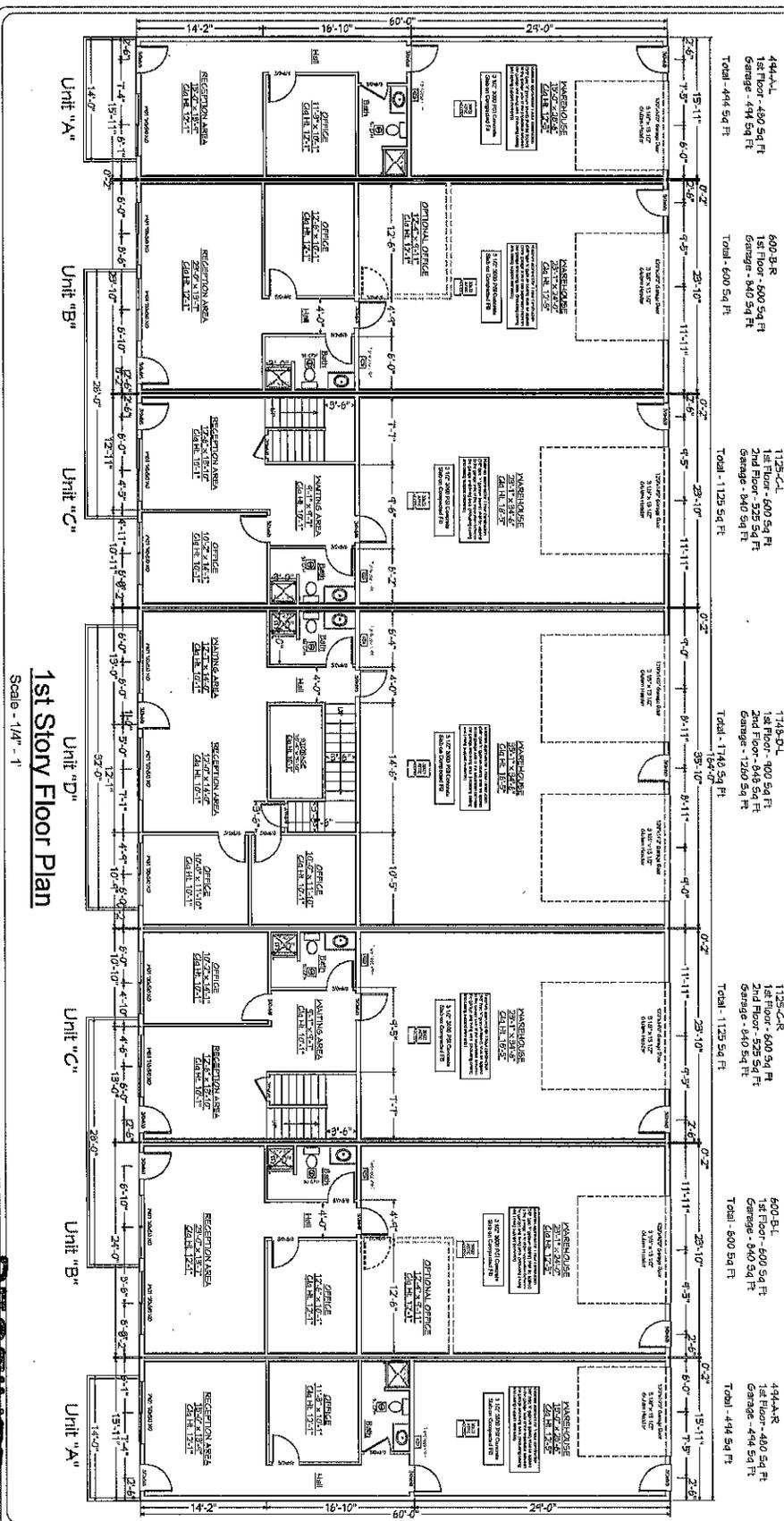
Drawn for:  
**TROY DAVIS  
HOMES, INC.**  
11111 Sageland Drive  
Wastilla, MI 49889

DESIGNED BY  
**Sageland  
DESIGN**  
6050 Sageland Drive  
Wastilla, MI 49889  
www.sageland-design.com

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2nd Story Floor Plan  
Scale - 1/4" = 1'



1st Story Floor Plan  
Scale - 1/4" = 1'

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MAY 15 2014

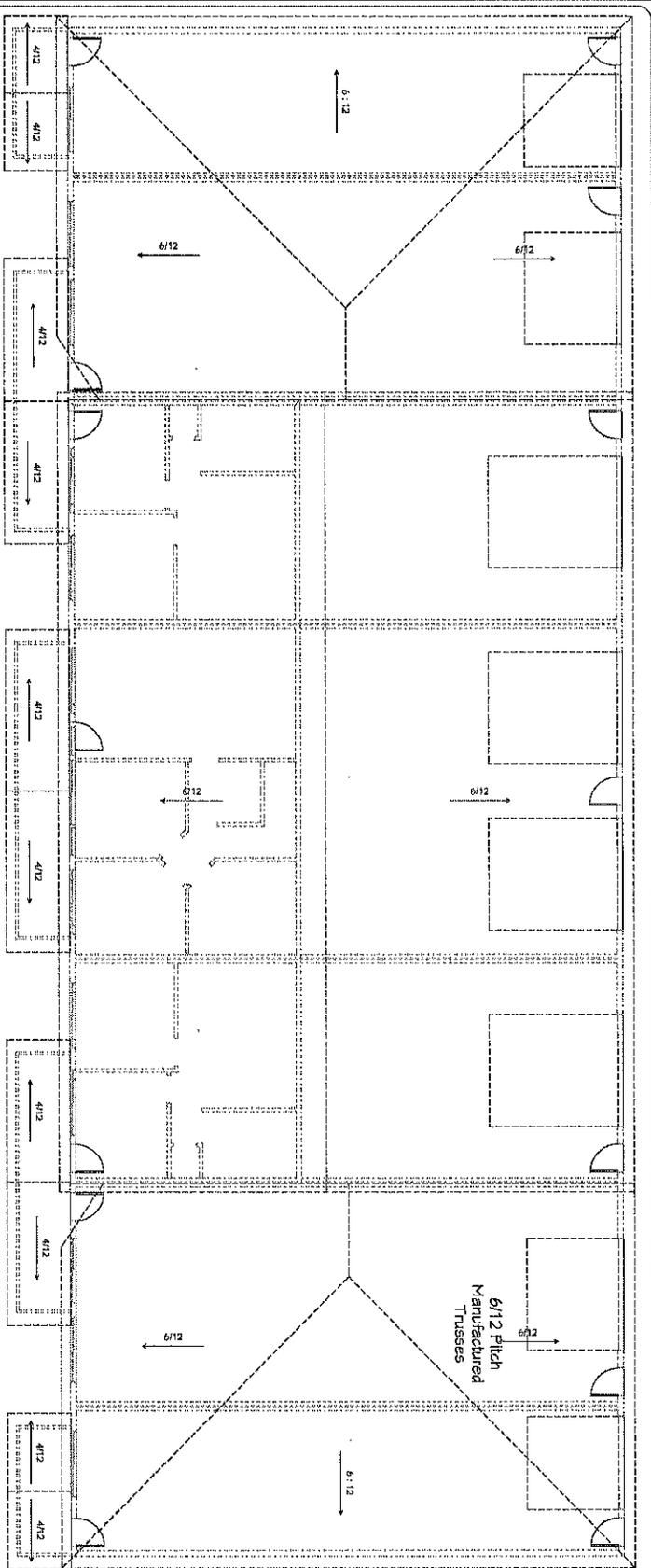
Planning Office  
City of Wasilla

Plan Name -  
Plan # Office/Inhouse  
Date Drawn - 5/7/2014  
Date Revised - 5/1/2014  
1st Floor - 4385 Sq Ft  
2nd Floor - 1919 Sq Ft  
Porchhouse - 590 Sq Ft  
Total - 6196 Sq Ft

Drawn for:  
**TROY DAVIS  
HOMES, INC.**  
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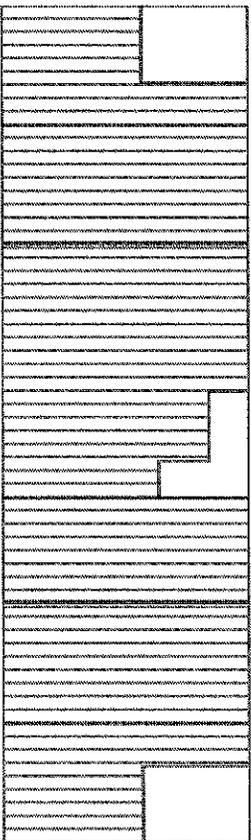
800.526.4916  
Phone  
**Sageland  
DESIGN**  
asm@sageland-design.com  
www.sageland-design.com

These plans were drawn to the owner's and/or builder's specifications and any changes made to them after prints are made will be done at the owner's and/or builder's expense and responsibility. The design drawings were not prepared or checked by a licensed engineer or architect. While every effort has been made in the preparation of this design to avoid mistakes, Sageland Design will not be responsible for any damages relating to the accuracy and overall integrity of the design plans. The owner/contractor must check and verify all dimensions and other plan details prior to construction and be solely responsible thereafter.



**Roof Plan**  
Scale - 1/8" = 1'

**2nd Floor Joists**  
Scale - 1/4" = 1' 11/16" TUBS - 16" O.C.



NUMBER	QTY	FLOOR	SIZE	TOP	EGRESS	TEMPERED	TYPE
W01	13	1	7/80	94"	YES		RIGHT SLIDING
W02	6	1	50/40	85"	YES		RIGHT SLIDING
W03	2	2	30/36	85"	YES		SINGL. CASEMENT

NUMBER	QTY	FLOOR	SIZE	TYPE
D01	38	1	3008	HINGED
D02	2	1	100100	GARAGE
D03	2	1	120100	GARAGE
D04	2	2	2668	HINGED
D05	4	2	3068	HINGED
D06	4	2	120140	GARAGE
D07	3	1	2888	HINGED

**Schedules**

2 STORY ON SLAB  
TWO HOUR FIRE WALL  
WITH ONE HOUR CEILING

**RECEIVED**

THIS CONTRACT IS AN INSTRUMENT OF SERVICE. ALL INSTRUMENTS MUST BE FILED WITH THE REGISTER OF DEEDS IN THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.

Plan # of each Garthouse  
Date Drawn- 5/12/14  
Date Recheck- 5/12/14  
1st Floor- 4285 Sq Ft  
2nd Floor- 1815 Sq Ft  
Manchouse- 590 Sq Ft  
Total- 6136 Sq Ft

Drawn for:  
**TROY DAVIS  
HOMES, INC.**  
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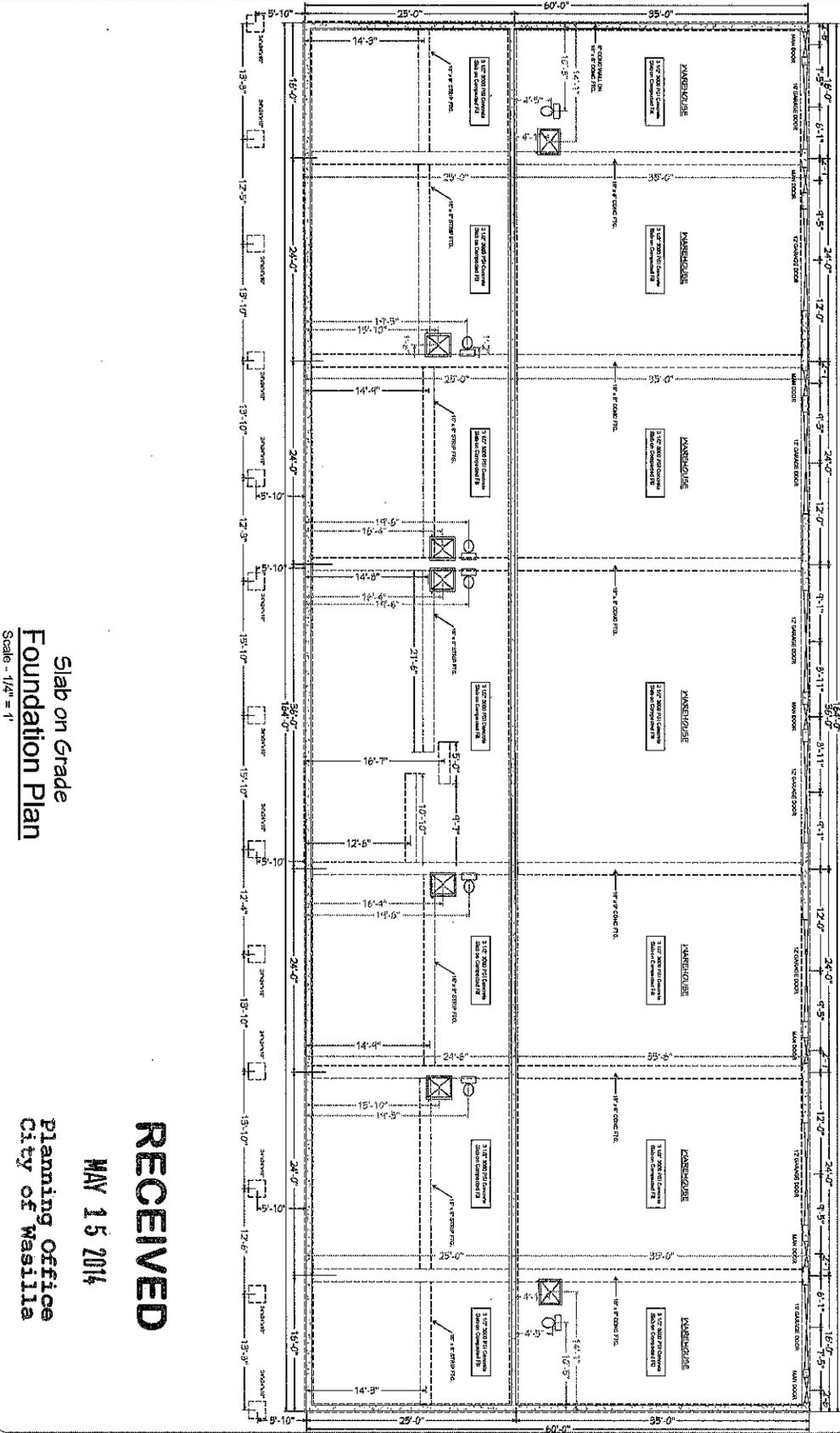
**Sageland  
DESIGN**  
asm@sageland-design.com  
www.sageland-design.com

These plans were drawn to the owner's and/or builder's specifications and any changes made to them after prints are made will be done at the owner's and/or builder's expense and responsibility. The design drawings were not prepared or checked by a licensed engineer or architect. While every effort has been made in the preparation of this design to avoid mistakes, Sageland Design will not be responsible for any damages relating to the accuracy and overall integrity of the design plans. The owner/contractor must check and verify all dimensions and other plan details prior to construction and be solely responsible thereafter.

MAY 15 2014  
Planning Office  
City of Wassilla



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES & PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



Slab on Grade  
Foundation Plan  
Scale - 1/4" = 1'

**RECEIVED**  
MAY 15 2014  
Planning Office  
City of Wasilla

File Name -  
Plan # Other/Version  
Date Drawn - 5/12/14  
Date Revised - 5/12/2014  
1st Floor - 4288 Sq Ft  
2nd Floor - 1945 Sq Ft  
Warehouse - 5580 Sq Ft  
Total - 6198 Sq Ft  
Page # 5 of 5

Drawn for:  
**TROY DAVIS  
HOMES, INC.**  
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907.276.1456  
FLOOR



816.415.3122  
726

asm@sageland-design.com  
www.sageland-design.com

These plans were drawn to the owner's and/or builder's specifications and any changes made to them after prints are made will be done at the owner's and/or builder's expense and responsibility. The design drawings were not prepared or checked by a licensed engineer or architect. While every effort has been made in the preparation of this design to avoid mistakes, Sageland Design will not be responsible for any damages relating to the accuracy and overall integrity of the design plans. The owner/contractor must check and verify all dimensions and other plan details prior to construction and be solely responsible therefor.

CERTIFICATE OF SERVICE

- 1. I am the Planning Clerk for the City of Wasilla.
- 2. I certify on this 22 day of May, 2014, I mailed 62 notices of: \_\_\_\_\_ via first class U.S. Mail and by hand delivery regarding the following:

Land Use Permit # CU14-05.

Residents within 1,200'	<u>32</u>
Review Agencies	<u>25</u>
Planning Commissioners & City Council Members	<u>11</u>
Total	<u>68</u>

DATED at Wasilla, Alaska, May 22, 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 14-05

**APPLICANT (S):** Troy Davis Homes, Inc

**OWNER(S):** Kurt M. & Jeannette B. Newcomb

**REQUEST:**

*Conditional use permit to construct an 11,940 square foot office/warehouse building. Located on Lot 2, Fern 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 **June 10, 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 **June 3, 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 #14-05**  
**MSB Map #WA 12**  
**T17N, R01W, Sec. 16**

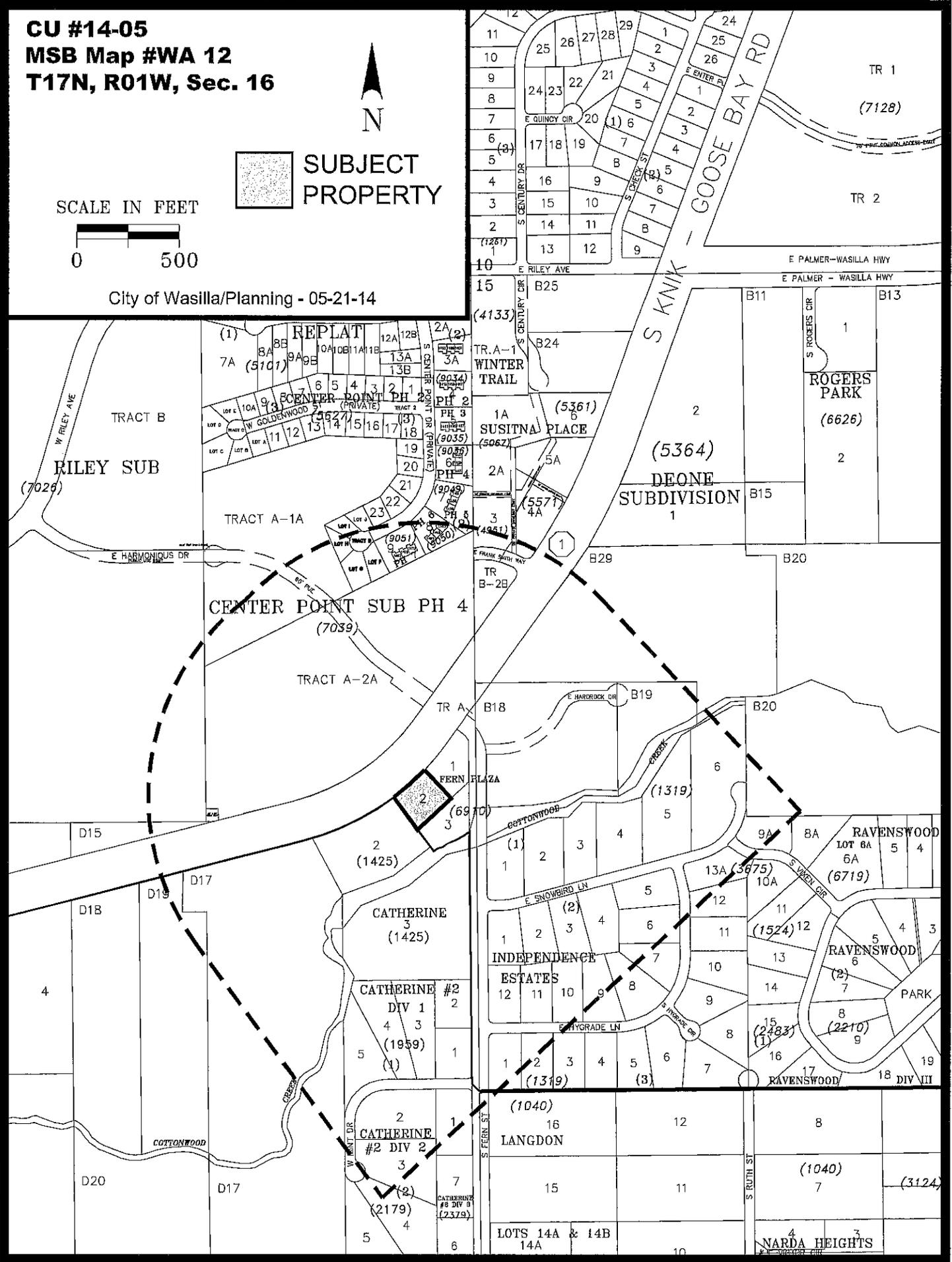


**SUBJECT  
PROPERTY**

SCALE IN FEET



City of Wasilla/Planning - 05-21-14



CUI4-05

1959B01L005  
ANDERSON JOHN H  
PO BOX 111770  
ANCHORAGE, AK 99511-1770

1959B01L002  
ATES DUSTIN A & KORY M  
2000 S FERN ST  
WASILLA, AK 99654-8552

1959B01L001  
AUSTIN JAMES A & MICHELE M  
2050 S FERN ST  
WASILLA, AK 99654-8552

1425000L003  
BRABB MILTON O & KAREN L  
1900 S FERN ST  
WASILLA, AK 99654

1319B02L011  
BURNEY TIMOTHY D  
141 E HYGRADE LN  
WASILLA, AK 99654-8554

1425000L002  
FLECKENSTEIN DAN & SANDRA  
PO BOX 872726  
WASILLA, AK 99687-2726

1319B03L001  
FLECKENSTEIN J & A LVG TR  
FLECKENSTEIN JACK W TRE  
FLECKENSTEIN AUD  
717 GROVE ST  
HEALDSBURG, CA 95448-3743  
9051000U1483  
FORSGREN AUDRA K  
1483 S CENTER POINT DR#10  
WASILLA, AK 99654

17N01W16D019  
FLECKENSTEIN SHARON D  
FLECKENSTEIN JOAN K  
PO BOX 870135  
WASILLA, AK 99687-0135

17N01W15B019  
FLETCHER MELODY M  
FLETCHER WM  
PO BOX 870184  
WASILLA, AK 99687-0184

7039000L00F  
HARMAN EXCAVATING INC  
PO BOX 870231  
WASILLA, AK 99687-0231

1319B02L012  
HAYNES NORMAN P JR  
101 E HYGRADE LN  
WASILLA, AK 99654-6554

1319B01L004  
LARSON DAN'L W & SUSAN M  
200 E SNOWBIRD LN  
WASILLA, AK 99654-8558

7039000T00A-1A  
LEGACY LLC  
PO BOX 199604  
ANCHORAGE, AK 99519-9604

1319B02L005  
LUBINSKI DAVID R & ELLA JEAN  
250 E SNOWBIRD LN  
WASILLA, AK 99654-8558

1319B02L007  
MANGUS GORDON R  
LONGENECKER JILL L  
351 E HYGRADE LN  
WASILLA, AK 99654-8556

1319B02L001  
MANN RALPH E  
CURTIS ANNE S  
PO BOX 870425  
WASILLA, AK 99687-0425

1319B01L002  
MASON LADAWN  
2601 GARNET LN  
WASILLA, AK 99654

1319B02L010  
MEIWES PATRICIA R  
PO BOX 872143  
WASILLA, AK 99687-2143

17N01W16D017  
MINNICK PAUL & DIANE  
PO BOX 871274  
WASILLA, AK 99687-1274

6910000L001  
NEWCOMB KURT M  
NEWCOMB JEANNETTE B  
PO BOX 872186  
WASILLA, AK 99687-2186

1319B01L005  
ROAKE ANDREW C & D H  
PO BOX 874754  
WASILLA, AK 99687-4754

17N01W16D015  
ROSENCRANS HERB & DOROTHY  
TR  
4300 S WELL SITE RD  
WASILLA, AK 99654

1319B01L003  
SAYEN MATTHEW & LINDA  
181 E SNOWBIRD LN  
WASILLA, AK 99654-8557

17N01W15B029  
SMITH DAVID F & SMITH STEVEN F  
SMITH-HAGEN FAM TR  
PO BOX 877563  
WASILLA, AK 99687-7563

17N01W15B018  
SMITH FRANK TODD  
SMITH STEPHANIE RIGGS  
1024 ARLINGTON DR  
EAGLE, ID 83616-4754

1319B02L002  
STOTLER DAN'L W & LINDA M  
140 E SNOWBIRD LN  
WASILLA, AK 99654-8557

1959B01L003  
SWEET STEPHEN G & SARAH R  
PO BOX 875592  
WASILLA, AK 99687-5592

1319B02L009  
WARD CORINNE L  
HARVEY BRIAN I JR  
201 E HYGRADE LN  
WASILLA, AK 99654

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 RdBldg B, #103  
Wasilla, AK 99654

SOA/DNR  
WATER Resources  
550 W. 7th AveSuite 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

4951000T00B-2B  
WASILLA AREA SENIORS INC  
1301 CENTURY CIR  
WASILLA, AK 99654-8520

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 RdBldg B, #103  
Wasilla, AK 99654

SOA/DFG/Habitat  
1800 Glenn HwySuite 6  
Palmer, AK 99645

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

Jessica Dean  
209 S. Vix Way  
Wasilla, AK 99654

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 StSuite 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 AveSuite 1400  
Anchorage, AK 99501

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

Daniel Kelly, Jr  
581 Briar Dr  
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. 14-14**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING  
CONDITIONAL USE PERMIT NUMBER CU 14-05 TO CONSTRUCT AN 11,940  
SQUARE FOOT OFFICE/WAREHOUSE BUILDING, LOCATED ON LOT 2, FERN  
PLAZA SUBDIVISION, IN THE COMMERCIAL ZONING DISTRICT.**

---

WHEREAS, Troy Davis Homes, applicant, submitted Conditional Use Permit Number 14-05 requesting approval to construct an 11,940 square foot office/warehouse building on May 8, 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 June 3, 2014; and

WHEREAS, the Planning Commission held a public hearing on this request on June 10, 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 obtain all necessary well and septic permits and consult with DEC and follow the appropriate stormwater procedures and regulations.
3. Construction on the site must substantially comply with the site plan date stamped May 20, 2014 and elevation drawings date stamped May 15, 2014, attached as Exhibit B to Resolution Serial No. 14-14. 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.
6. 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:

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

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
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 office/warehouse 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 an office/warehouse 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 32 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Four comments were received – one from the Borough Platting Division with no comments, one from the Borough Code Compliance Department with no comments, one comment from a property owner in favor of the development, and one comment from a property owner 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.***

Finding:            The Borough Fire Chief's office will review the proposed office/warehouse 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 office/warehouse 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 the required 27 paved parking spaces (including 2 handicapped spaces and 1 loading 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:            The development will utilize an on-site well and septic system 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 office/warehouse 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 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: A multi-purpose bike path is currently located along Knik-Goose Bay Road.

**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 development will utilize an on-site well and septic systems since water and sewer is not available for the site.

**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.***

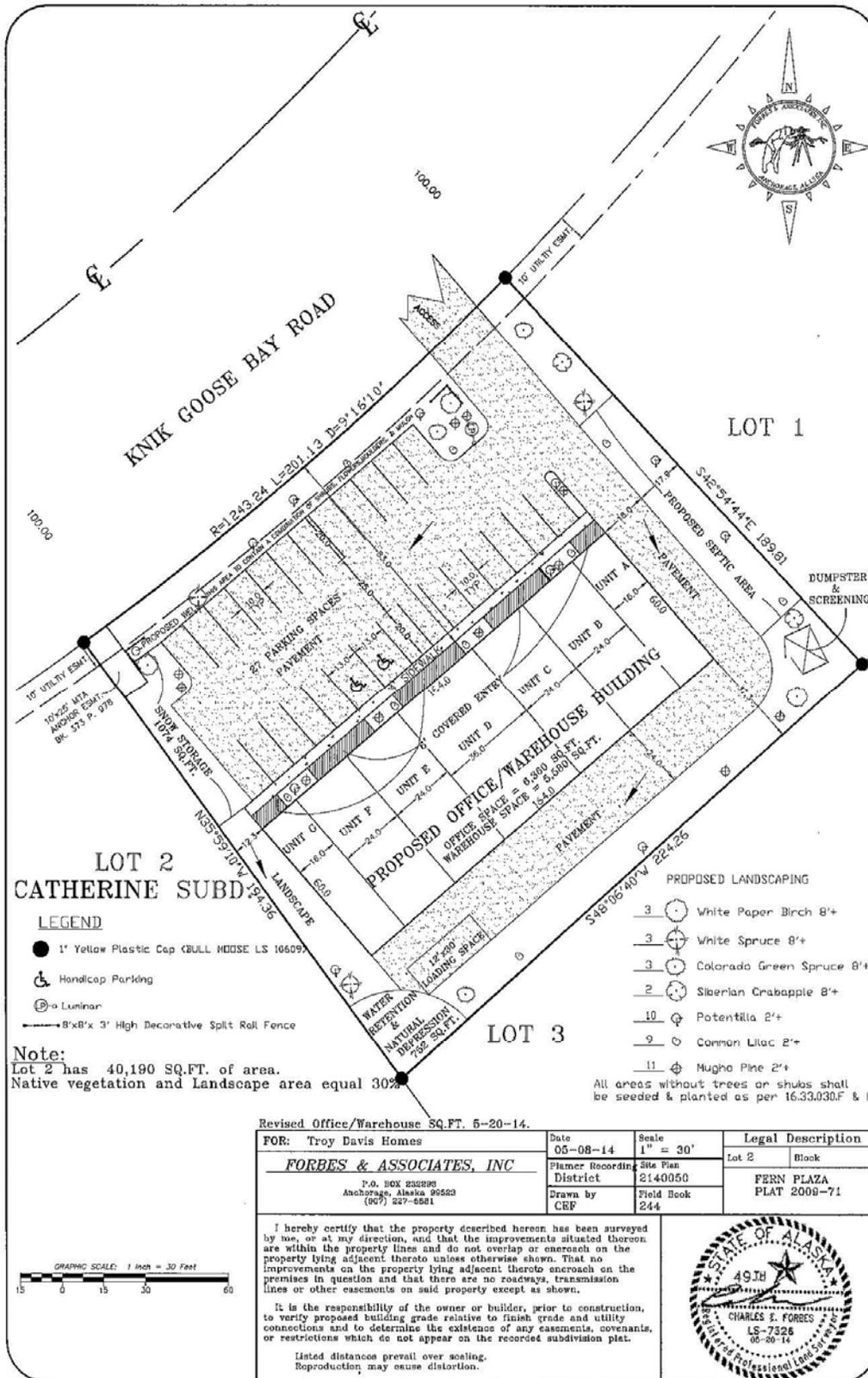
Finding:                      The proposed office/warehouse blends in with the building architecture in the surrounding area.

**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.



**RECEIVED**  
 MAY 20 2014  
 Planning Office  
 City of Wasilla

**LOT 2**  
**CATHERINE SUBD**

**LEGEND**

- 1" Yellow Plastic Cap (BULL MOOSE LS 10609)
- ♿ Handicap Parking
- ⊙ Luminar
- 8"x8"x 3' High Decorative Split Rail Fence

**Note:**  
 Lot 2 has 40,190 SQ.FT. of area.  
 Native vegetation and Landscape area equal 30%

**PROPOSED LANDSCAPING**

- 3 ⊙ White Paper Birch 8'+
- 3 ⊙ White Spruce 8'+
- 3 ⊙ Colorado Green Spruce 8'+
- 2 ⊙ Siberian Crabapple 8'+
- 10 ⊙ Potentilla 2'+
- 9 ⊙ Common Lilac 2'+
- 11 ⊙ Mugo Pine 2'+

All areas without trees or shrubs shall be seeded & planted as per 16.33.030.F & H.

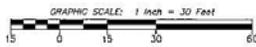
Revised Office/Warehouse SQ.FT. 5-20-14.

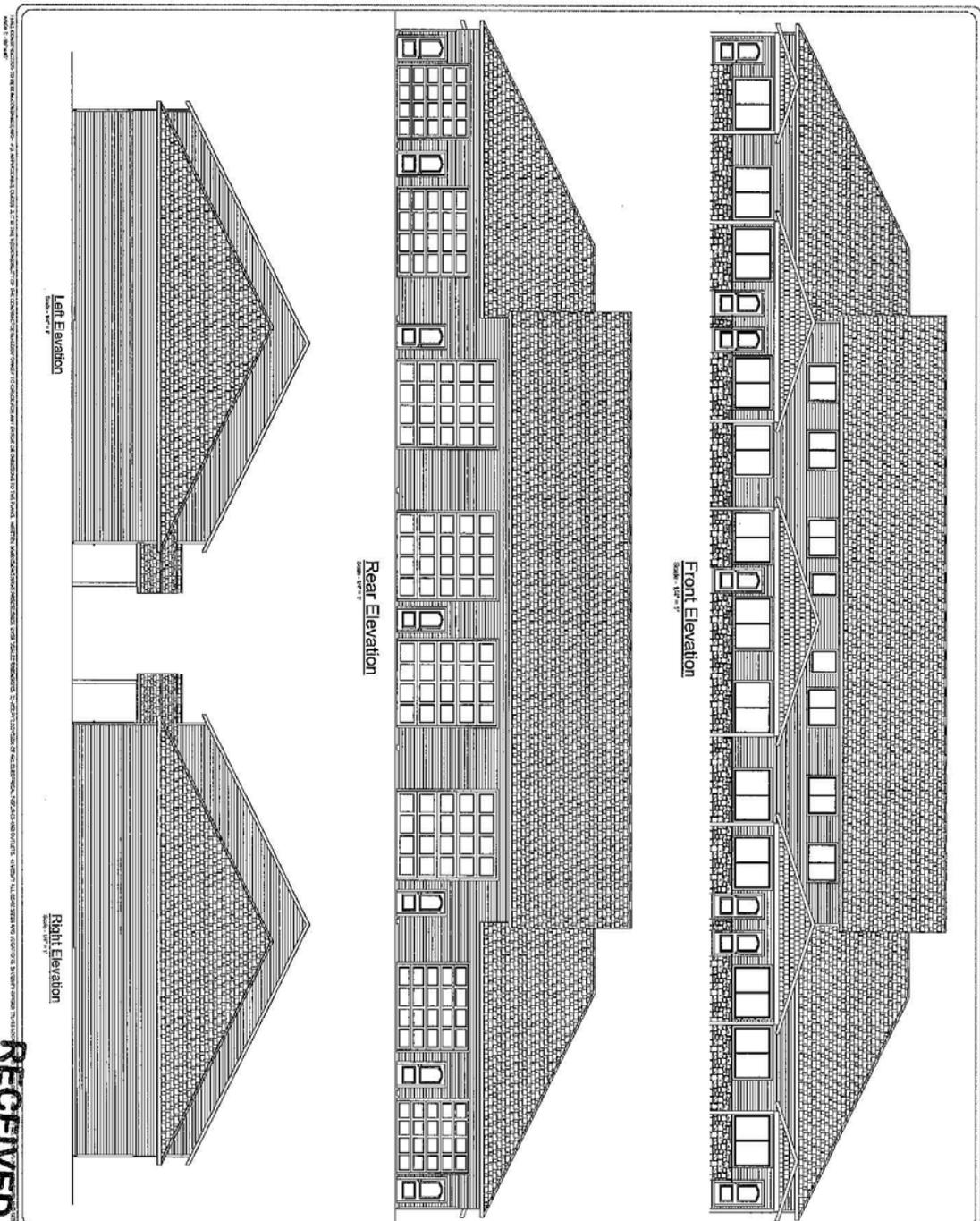
FOR: <b>Troy Davis Homes</b>  <b>FORBES &amp; ASSOCIATES, INC</b> P.O. BOX 232899 Anchorage, Alaska 99502 (907) 227-6881	Date	05-08-14	Scale	1" = 30'	Legal Description Lot 2 Block <b>FERN PLAZA PLAT 2008-71</b>
	Planner Recording District	2140050	Site Plan	2140050	
	Drawn by	CEB	Field Book	244	

I hereby certify that the property described herein has been surveyed by me, or at my direction, and that the improvements situated thereon are within the property lines and do not overlap or encroach on the property lying adjacent thereto unless otherwise shown. That no improvements on the property lying adjacent thereto encroach on the premises in question and that there are no roadways, transmission lines or other easements on said property except as shown.

It is the responsibility of the owner or builder, prior to construction, to verify proposed building grade relative to finish grade and utility connections and to determine the existence of any easements, covenants, or restrictions which do not appear on the recorded subdivision plat.

Listed distances prevail over scaling.  
 Reproduction may cause distortion.





**RECEIVED**  
 MAY 15 2014  
 Planning Office  
 City of Wasilla

Project Name -  
 From a client/owner  
 Date Drawn - 5/12/14  
 Date Revised - 5/12/2014  
 1st Floor - 4252 sq ft  
 2nd Floor - 1926 sq ft  
 Plot Area - 6186 sq ft  
 Page # 1 of 5

Drawn for:  
**TROY DAVIS  
 HOMES, INC.**  
 65199691 © SAGELAND 0156-11214

801 2nd Ave  
 Suite 100  
**Sageland**  
 DESIGN  
 asm@sageland-design.com  
 www.sageland-design.com

These plans were drawn to the owner's and/or builder's specifications and any changes made to them after prints are made will be done at the owner's and/or builder's expense and responsibility. The design drawings were not prepared or checked by a licensed engineer or architect. While every effort has been made in the preparation of this design to avoid mistakes, Sageland Design will not be responsible for any damages relating to the accuracy and overall integrity of the design plans. The owner/contractor must check and verify all dimensions and other plan details prior to construction and be solely responsible thereafter.

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STAFF REPORT  
Prepared by:  
For the meeting of:

Case # CU 14-06  
Planning Staff  
June 10, 2014

## I. SUMMARY FACTS:

Applicant: LaQuita Chmielowski, Enterprise Engineering, Inc.  
Owner: John Schweiger  
Proposal: Approval to build a 60,000 square foot fun center, which contains an indoor race track, laser tag, bumper cars, game room, and other amenities.  
Location: 1450 S. Seward Meridian Parkway, Lot A8, Township 17N, Range 1W, Section 13  
Parcel Size: 5.15 acres±  
Existing Zoning: Commercial  
Future Land Use: Generally Commercial/Business  
Surrounding Zoning: North: Commercial  
South: Rural Residential  
East: Unzoned – outside city limits  
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 fun center 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 fun center 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 49 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 Code Compliance Department with no comments, and one comment from a property owner 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 fun center 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 setback along Seward Meridian Parkway (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 222 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 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. Also, the site is located on Seward Meridian Parkway, which is designated as an Arterial roadway, and Old Matanuska Road, which is a Major Collector roadway. Signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

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

Staff Finding: The proposed use will not result in significantly different peak use characteristics than the surrounding uses or area since the property is located in an area that is predominantly developed and 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 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: As part of the conditional use request, the applicant is requesting a waiver of 6%, which would allow 24% 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: Adequate pedestrian walkways are provided on-site and provide interconnectivity with the movie theater.

**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 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: However, the building design shown by the applicant in the proposed elevation drawings is not consistent with the appearance and architecture of the commercial buildings in the surrounding area. The majority of the commercial businesses in this area, and all of the new buildings, have enhanced architectural design that includes three-color paint and/or stone work, cornices on the top of the walls, awnings, columns, windows, fenestration (building openings), articulated facades, and features that break up a continuous blank wall. The majority of the commercial businesses in this area, and all of the new buildings, have enhanced

architectural design that includes three-color paint and/or stone work, cornices on the top of the walls, awnings, columns, windows, fenestration (building openings), articulated facades, and features that break up a continuous blank wall.

**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:

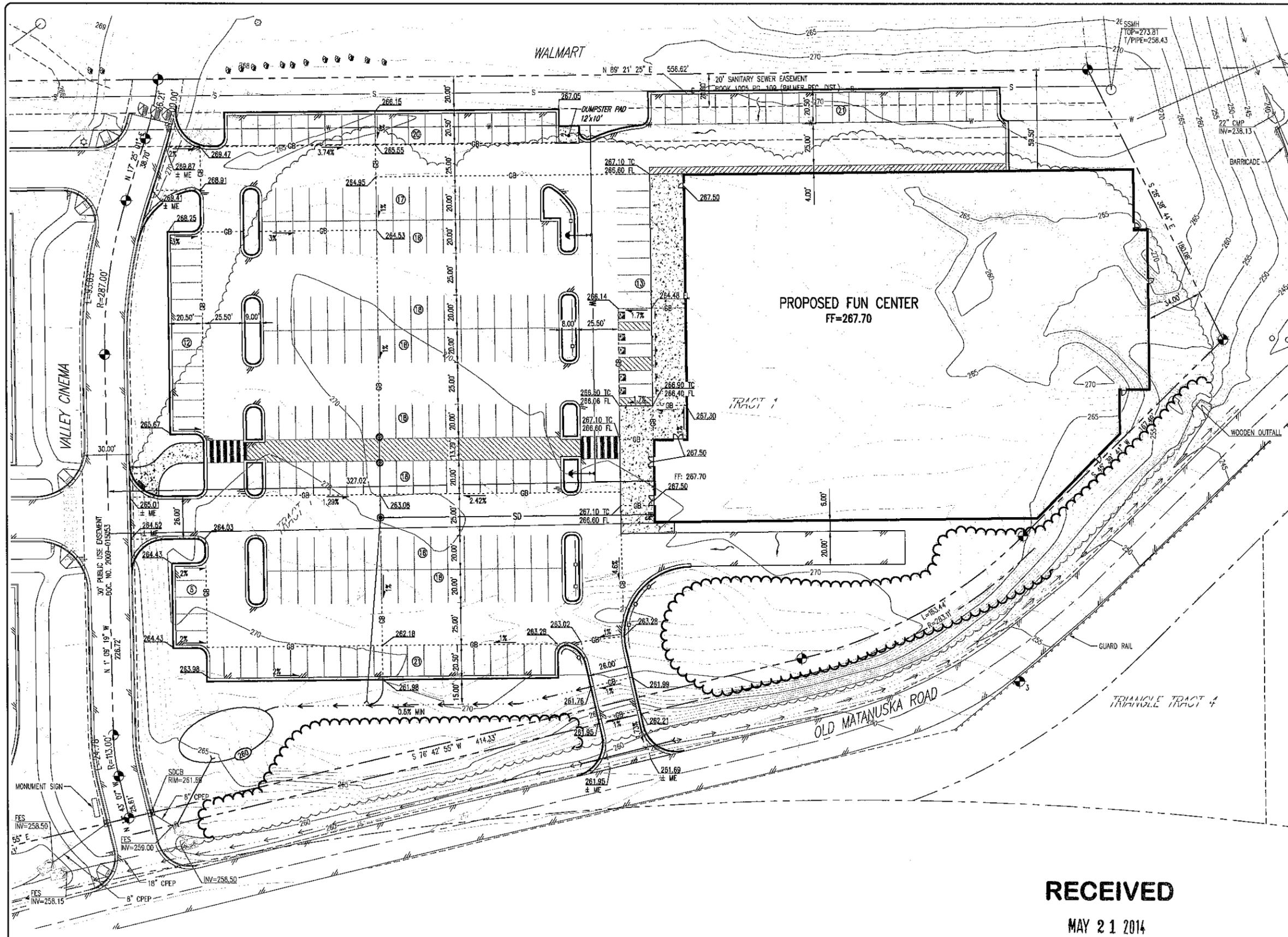
1. The Matanuska-Susitna Borough Fire Chief's office shall review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
2. The applicant shall consult with DEC and follow the appropriate 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. Revised elevation drawings must be submitted to the Planning Department prior to construction that contains enhanced design elements, including but not limited to, window awnings, columns, and cornices. Construction on the site must substantially comply with the site plan and landscape plans date stamped May 21, 2014, attached as Exhibit B to Resolution Serial No. 14-15. 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.
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 addition.

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**CONDITIONAL USE PLAN SET**  
**WASILLA FUN CENTER**

**1450 SOUTH SEWARD MERIDIAN PARKWAY**  
**WASILLA, ALASKA**

TRACT 1, S 1/2, NE 1/4, SEC 13, T17N, R11W, SEWARD MERIDIAN

REV	DATE	DESCRIPTION

DESIGN: LMC  
 DRAWN:  
 CHKD:  
 APRVD:  
 SCALE: AS NOTED

**ENTERPRISE ENGINEERING, INC.**  
 5 DEPOT STREET SUITE 200 FREEPORT, ME 04032  
 2525 GAMBELL STREET ANCHORAGE, AK 99503  
 TEL (207) 869-8008 TEL (907) 863-3635  
 FAX (207) 869-8015 FAX (907) 863-3817

DRAWING TITLE  
**SITE GRADING AND DRAINAGE PLAN**

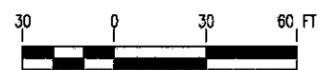
DWG NO.	DATE	
C4.0	5/2014	
PN:	GRID:	SHEET
8107	-	OF X

**RECEIVED**

MAY 21 2014

Planning Office  
 City of Wasilla

GRAPHIC SCALE



SCALE: 1" = 30'

IF SHEET IS LESS THAN  
 22" x 34"  
 IT IS A REDUCED PRINT -  
 SCALE REDUCED ACCORDINGLY



**SITE GRADING AND DRAINAGE PLAN**

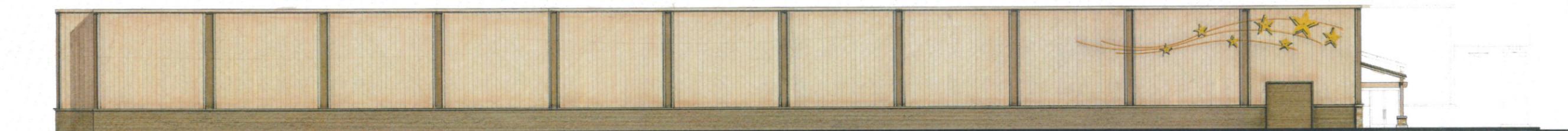
SCALE: 1" = 30'

**CONDITIONAL USE**  
**NOT FOR CONSTRUCTION**

Plot Date: May 20, 2014 - 12:05pm  
 Drawing File: P:\Projects\107\Coal\Current\_Dwg\City\140\_EED.dwg  
 Last modified by: VM



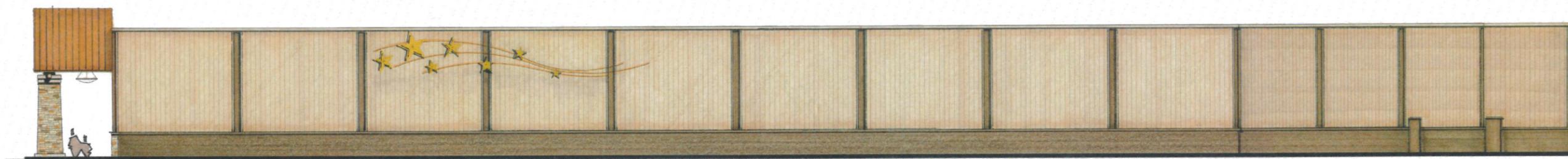
west elevation



north elevation



east elevation



south elevation

**the valley family fun center**  
COMING ATTRACTIONS THEATRES, INC.

**exterior elevations**  
TILAND / SCHMIDT ARCHITECTS, PC

**RECEIVED**  
MAY 19 2014  
Planning Office  
City of Wasilla

NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

CASE: CU 14-06 & V 14-04 and CU 14-07

APPLICANT (S): LaQuita Chmielowski, Enterprise Engineering, Inc.

OWNER(S): John Schweiger

REQUEST:

Conditional Use Permit #14-04 to build a 60,000 square foot fun center, which contains an indoor race track, laser tag, bumper cars, game room, and other amenities and a Variance #14-04 of a 25 foot variance to the minimum 25 foot front yard setback to allow a zero setback along South Seward Meridian Parkway, located on Lot A8, Township 17 North, Range 1 West, Section 13; and Conditional Use Permit #14-07 to build a 10,136 square foot addition (three theaters containing 409 seats) to an existing 36,350 square foot movie theater (12 theaters containing 1,450 seats.), located on Lot A9, Township 17 North, Range 1 West, Section 13.

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 June 10, 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 June 3, 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:

FIRM 8105 X ZONE

no other comments

*Cheri Sant* 6/2/14



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

Matanuska-Susitna Borough  
Development Services

MAY 23 2014

RECEIVED

recogestr

05/22/2014



\$00.48<sup>00</sup>



ZIP 99654  
04111222587

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

Matanuska-Susitna Borough  
MAY 23 2014  
RECEIVED

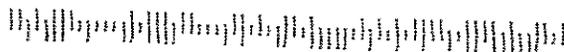
FIRST CLASS  
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JUN 02 2014

Planning Office  
City of Wasilla

NOTICE OF PUBLIC HEARING

99645\*6488 C001



NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

CASE: CU 14-008  
and CU 14-07

RECEIVED

APPLICANT (S): LaQuita Chmielowski, Enterprise Engineering, Inc.  
OWNER(S): John Schweiger  
REQUEST:

MAY 23 2014

**Conditional Use Permit #14-04** to build a 60,000 square foot fun center, which contains an indoor race track, laser tag, bumper cars, game room, and other amenities and a **Variance #14-04** of a 25 foot variance to the minimum 25 foot front yard setback to allow a zero setback along South Seward Meridian Parkway, located on Lot A8, Township 17 North, Range 1 West, Section 13; and **Conditional Use Permit #14-07** to build a 10,136 square foot addition (three theaters containing 409 seats) to an existing 36,350 square foot movie theater (12 theaters containing 1,450 seats.), located on Lot A9, Township 17 North, Range 1 West, Section 13.

PLATTING

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 **June 10, 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 **June 3, 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:

*None - no platting actions required*  
*Paul Anthon*

neopost  
05/22/2014  
US POSTAGE \$00.48<sup>0</sup>  
RECEIVED  
MAY 29 2014  
ZIP 99654  
041L11222587



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

Planning Office  
City of Wasilla

FIRST CLASS  
Matanuska-Susitna Borough  
MAY 23 2014  
RECEIVED



**RECEIVED**

**MAY 29 2014**

**Planning Office  
City of Wasilla**

From: Robert and Sharol Patraw  
Address: 3601 E Carefree Drive  
Lot 8  
Block 1  
Subdivision Carefree Acres

We would like to state that we do have serious concerns about noise pollution affecting our quality of life. I work from home via conference calls to clients and so am in the residence close to 24/7. Any distracting noise which interferes with my client calls could significantly impact my ability to make a living. Citing "Chapter 8:52: Noise, Amplified Sound, and Vibration" we are very concerned about our ability to continue in the use and enjoyment of our home and property if such a facility is built where planned. I have noted your measurement methods and standards and as the Audio Engineer for my church use the same standards of measurement. I will, in order to provide useful data as needed will start to measure ambient levels in the house and on our property.

The construction, operation of the facility and increased traffic will, in my opinion, seriously impact our quality of life and potentially my livelihood.

We respectfully request that you, at the very least, deny any exceptions to the above statute and, if the project goes forward, require that the construction and operation of this facility conform fully to the schedule and sound levels including db increases over ambient noise allowed in the statute.

*Robert W Patraw 5/27/14*

*Sharol D Patraw*

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

**APPLICATION FOR CONDITIONAL USE** CU# 14-06

<b>PROPERTY OWNER*</b>	<b>OWNER'S REPRESENTATIVE (If Any)</b>
Name: <b>John Schweiger</b>	Name: <b>LaQuita Chmielowski, EEI</b>
Mailing Address: <b>1644 Ashland Street</b>	Mailing Address: <b>2525 Gambell St., Suite 200</b>
<b>Ashland, Oregon 97520</b>	<b>Anchorage, Alaska 99503</b>
Contact Phone: Day Night <b>541-488-1021</b>	Contact Phone: Day Night <b>907-563-3835</b>
FAX:	FAX:
E-mail: <b>jcs@catheatres.com</b>	E-mail: <b>chmielowskil@eeiteam.com</b>

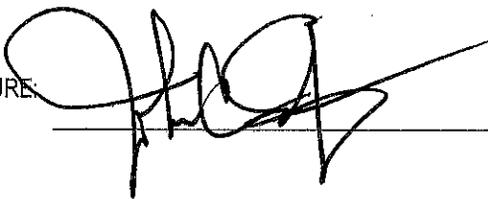
\*Attach list of additional owners if any.

<b>PROPERTY INFORMATION</b>
Size of property: <b>5.15 acres</b>
Property tax # <b>17N01W13A008</b>
Street Address: <b>1450 S Seward Meridian Parkway</b>
Legal Description: Lot(s) _____ Block _____ Subdivision _____
OR Parcel/Tract <u>1</u> Section <u>13</u> Township <u>17N</u> Range <u>1W</u>
[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: <b>Fun Center</b>

**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: 5/6/2014

SIGNATURE: 

**RECEIVED**

MAY 13 2014

1  
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:	
Surrounding property: (Describe how land adjacent to the property is currently being used.)	
North:	Commercial Development - Wal-Mart
South:	Undeveloped (across Old Matanuska Road)
East:	N/A
West:	Commercial development - Valley Cinema

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 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.
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 16.16.060.
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 16.24.010 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.

<p>10. Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.</p>
<p>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.</p>
<p>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.</p>
<p>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.</p>
<p>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.</p>
<p>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:</p> <ol 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> </ol>
<p>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.</p>
<p>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</p>

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

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

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

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

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

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

**Application Check list:**

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

Receipt # 28924  
 5/19/2014

Accepted by: <i>Jahirah Powell</i>	Representative Affidavit: N/A <input type="checkbox"/> Attached <input type="checkbox"/>	Fee: \$500.00	Tentative WPC Hearing Date: June 10, 2014
<b>City Planner Approval:</b> <b>This Land Use Permit is valid beginning _____, 20____, unless an appeal is filed, upon which all activity must cease on this property.</b>  <b>Approval of City Planner: _____ Date: _____</b>			

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

# ENTERPRISE

ENGINEERING, INC.

May 16, 2014

Ms. Tina Crawford  
Planning Department  
City of Wasilla  
290 E. Herning Avenue  
Wasilla, Alaska 99654

RECEIVED

MAY 19 2014

Planning Office  
City of Wasilla

SUBJECT:           Wasilla Fun Center  
                      Conditional Use Permit Application  
                      EEI Project No. 8107

Greetings Ms. Crawford:

Enterprise Engineering, on behalf of John Schweiger, is pleased to submit a Conditional Use Permit (CUP) application for the Wasilla Fun Center for consideration by the Planning Commission. The CUP is to allow for the development of the Wasilla Fun Center on parcel 17N01W13A008, legally described as Tract 1, Section 13, T17N, R1W, Seward Meridian.

Thank you for your time and consideration of this exciting new project. Please contact us if you have any questions or concerns.

Sincerely,  
Enterprise Engineering



LaQuita Chmielowski, P.E., LEED AP  
Project Manager – Civil

Attachments: As stated.



May 6, 2014

**RECEIVED**

MAY 19 2014

Planning Office  
City of Wasilla

Tina Crawford, Planning Director  
Planning Department  
City of Wasilla  
290 E. Herning Avenue  
Wasilla, Alaska 99654-7901

Subject: Wasilla Fun Center  
Tract 1, S1/2, NE ¼, Sec. 13, T17N, R1W, Seward Meridian  
Letter of Authorization

Dear Ms. Crawford:

I am the owner of Tract 1, S1/2, NE ¼, Sec. 13, T17N, R1W, Seward Meridian. As the Owner, I authorize Enterprise Engineering, Inc. and Tiland/Schmidt Architects to act on my behalf regarding the Conditional Use and Variances associated with the development of the Wasilla Fun Center and the Valley Cinema theatre expansion.

If you have any questions, please call me at 541-944-5550

Thank you,

John Schweiger  
Coming Attractions Theatre  
1644 Ashland Street  
Ashland, Oregon 97520

**RECEIVED**

MAY 13 2014

Planning Office  
City of Wasilla

**Wasilla Fun Center  
Conditional Use Narrative  
May 2014**

**RECEIVED**

MAY 19 2014

Planning Office  
City of Wasilla

**Project Description Overview**

Enterprise Engineering (EEI) is submitting this application on behalf of the property owner, John Schweiger to request approval for a Conditional Use Permit (CUP) for the Wasilla Fun Center located within the City of Wasilla (City). The project is located on Tract 1, Sec. 13, T17N, R1W, Seward Meridian. Tract 1 is approximately 5.16 acres in size. The parcel is located on the northwest corner of the intersection of Seward Meridian Parkway and Old Matanuska Road (Figure C1.0 – Vicinity Map). The parcel is bordered by Seward Meridian Parkway to the east, Wal-Mart to the north, Valley Cinema to the west and Old Matanuska Road to the south.

**Background**

The proposed development is a 60,000 square foot Wasilla Fun Center to include a race track, laser tag, bumper cars, gaming rooms, and other amenities. The building will be located at the east side of the parcel with the associated parking located to the west of the building.

The development is a complementary use to the Valley Cinema. The Valley Cinema and Wasilla Fun Center will have vehicular and pedestrian connectivity.

**Conditional Use Permit Standards (WDC 16.16.050)**

**Approval of the conditional use permit application is based on the following standards:**

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

This requirement is not applicable. No neighborhood plans exist for this site in Wasilla. However, the 2011 Wasilla Comprehensive Plan designates the future land use of this site as General Commercial/Business. The comprehensive plan defines general commercial/business as area designated to provide a wide range of local and regional shopping, retail, sales, personal services and employment.

The parcel is 5.16 acres and is adjacent to the Valley Cinema. The parcel was part of a larger tract that was subdivided in 2009. The 12 acre parcel to the west of the Valley Cinema was retained for residential development. The facility will provide entertainment and is consistent with the definition of general commercial/business.

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

The proposed development is consistent with the 2011 Wasilla Comprehensive plan. The site is designated as general commercial/business, which is defined as an area designated to provide a wide range of local and regional shopping, retail, sales, personal services, and employment.

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

No specific approval criteria applies to family entertainment center development in the WDC.

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

No review of the proposed conditional use permit can occur until an application is submitted to the City of Wasilla. Therefore, there have been no comments or recommendations to address. As the development process proceeds for this site, any comments or recommendations that are received will be considered and addressed, as appropriate.

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

The project site is designed to provide fire and police access in and around the site. Hydrants will be installed to meet fire coverage for the building on the project site. Prior to construction, the project will be submitted to the Fire Marshal for fire approval. Currently, the Central MSB Fire Department provides fire and emergency medical services for Wasilla.

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

The site is bounded by the Old Matanuska Road to the south and Seward Meridian Parkway to the east. Access to the site will be from the existing driveway on Old Matanuska Road that currently serves the Valley Cinema. A second driveway will be installed on Old Matanuska Road to the east of the existing driveway.

The Official Streets and Highway Plan (OSHP) designates Old Matanuska Road as a major collector. The OSHP notes that collector streets have well defined tributary areas where the volume of traffic increases with proximity to the arterial. It is recommended that direct access to private property be limited to intervals that do not inhibit the flow of traffic and maximize safety. However, the OSHP allows for direct access to private property when other access is not available.

The traffic generated by this family entertainment center was based on the ITE Trip Generation Manual, land use code 435, Multipurpose Recreational Facility. Based on a 60,000 square foot building the trips generated are as follows:

<b>Day/Time Period</b>	<b>Trip Generation Rate (per 1,000 square feet of Gross Floor Spaces)</b>	<b>Total Number of Trips</b>
Weekday PM Peak	0.25	15
Weekday AM Peak	0.24	14.4
Saturday Peak Hour	0.29	17.4

The Alaska Department of Transportation and Public Facilities requires a TIA for any development

that generates 100 vehicles or more in the peak hour. Since the traffic generated is well below 100 vehicles in the peak hour, a TIA is not required.

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

The dimensional standards applicable to this site include setbacks and building height. The following setbacks apply to commercial sites, per WDC 16.224.030: Front and rear yard 25 feet; side yard 10 feet or none, if all requirements of the State of Alaska Fire and Life Safety Regulations are met. Building heights are limited to 35 feet; however, in a commercial district, building heights may exceed 35 feet if approved under a CUP permit.

The proposed building is located on the property line on the south side of the property (side yard). The rear and west side yard setbacks exceed the code requirements. The building meets the front yard setback for a portion of the length along the east property line. However, there are areas of the building that are closer than 25 feet and a waiver is being requested.

The building proposed height is 26 feet.

*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 Wasilla Code does not define the parking requirements for a family recreation center. However, the Municipality of Anchorage new Title 21 (adopted on December 2013) requires 1 parking space per 300 square feet of gross floor area. The building is 60,000 square feet, however a large portion of the first floor of the building is designated for a race track, which has a maximum capacity of 20 drivers. The remaining area of the first floor is the staging area and viewing area for the race track.

For the parking calculation, we have reduced the building square footage by the race track area, which is approximately 30,000 square feet. The required parking for the Wasilla Fun Center is 100 parking spaces.

The Valley Cinema is also submitting a Conditional Use Application for a theatre expansion. The existing theatre contains 428 parking spaces. The theater currently has 1,650 seats. The theatre expansion will have an additional 412 seats for a total of 2,062 seats. The parking calculations for the theatre are 1 parking space per theatre seat. The total required parking for the theatre expansion is 516 parking spaces.

Approximately 31 parking stalls will be lost by the theatre expansion, thus leaving 397 parking spaces on the theatre site. The additional 117 parking spaces will be provided on the Wasilla Fun Center site.

The Wasilla Fun Center site is required to have 217 parking spaces to provide the required parking for the Wasilla Fun Center and the additional parking needed for the theatre. The current site plan shows 222 parking spaces.

The WDC requires one loading berth per 20,000 square feet for any non-residential building over 5,000 square feet. Based on the current Wasilla Fun Center size, three loading berths would be

required. However, all deliveries are done during off-hours and delivery trucks may use the parking spaces in front of the building. Therefore, we are requesting that the Planning Commission relieve the site of the loading berth requirement.

The WDC requires a 10-foot wide planting bed around the perimeter of the parking lot for parking lots containing more than 10 spaces. In addition, parking lots containing more than 40 parking spaces are required to have interior landscaping covering 15 percent of the parking lot, in addition to the ten-foot perimeter planting bed.

The site has a 10-foot wide planting bed around the perimeter of the parking lot and landscaping islands cover over 15 percent of the parking lot (see color version of C4.0).

The WDC requires one flood light per 25 parking spaces to illuminate the required off-street parking. This lighting may be combined with any applicable access lighting requirements.

Based on the WDC at least 9 lights are required to illuminate the off-street parking. The site will have a minimum of 9 lights, in combination with the required access lighting.

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

The site has access to the public sewer main and water main system on the north side of the property. Gas, telephone, and electric lines are also located along the north property line.

*11. Drainage. The proposed use shall provide for the control of 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.*

Storm water from the site will be directed to on-site catch basins (see sheet C4.0). The catch basins will discharge storm water runoff to an on-site bio filtration swale located at the south end of the site. The swale will direct storm water to an on-site retention basin located at the southwest corner of the site. A culvert pipe will be installed from the retention pond to the ditch within the ROW on the north side of Old Matanuska Road. The culvert will serve as an overflow for the retention pond during large storm events. Contours and spot elevations are shown on sheet C4.0.

*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.*

Please see sheet C4.0 and L1.0 for the grading and drainage plan and landscape plan for the site. The development is accessed via Old Matanuska Road, which is classified as a major collector.

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

The use is not anticipated to significantly affect the peak use characteristics of the area, due to the Wal-Mart Supercenter and Valley Cinema adjacent to the site. The proposed use of this site is expected to enhance and complement the existing commercial services that are present in the area.

*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 are 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 be the intent of this criteria.*

The proposed use does not typically generate excessive noise, fumes, odors, etc. It is not anticipated that the proposed development will have adverse off-site impacts.

*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. This approval authority also may condition approval on the provision of the following:*

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

Please see the attached landscape plan (Sheet L1.0). The landscape plan minimizes the removal of existing vegetation on the perimeter of the site as much as practical. The dumpster area will be fenced on three sides for screening purposes. The landscape plan is consistent with the requirements set forth in the City of Wasilla Landscape requirements, except for the requirement for 30 percent green space. A waiver request has been submitted for this requirement.

*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.*

Pedestrian access within this site is a design priority. The main intersections are highlighted by crosswalk connections for safe pedestrian passage. Pedestrian connectivity is also provided from the Valley Cinema to the front entrance of the Wasilla Fun Center. Although consumers will mainly be arriving by car, the developer is committed to creating a safe and enjoyable pedestrian experience (see Sheet C4.0).

*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 water 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 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 public water and sewer main system extends along the north property line of this site, allowing the proposed development to connect to the main lines. Water and sewer services will be constructed in accordance with the City requirements. The applicant will obtain required permitting from the City.

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

There are no known historic resources present at this site. It is not anticipated that historic resources will be adversely impacted.

*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 architectural style of the proposed family entertainment center will complement and reflect the existing cinema. The two buildings will face each other across a large parking lot and their entry features will be a similar combination of the gold metal roofing and heavy timber framework. The stone base material at the base of the canopies will match the stone in the existing cinema entry. The predominant exterior building material for the family entertainment center will be pre-finished metal panels in colors that complement the existing cinema building. The smooth khaki panels will tie in with the color integral concrete blocks used on the cinema and the scale of these panels will be broken up with thin chocolate brown panels to match the scale of the surrounding development. The combination of tan and brown metal panels will create a proportional scale to the building that is visible from the surrounding streets through the existing trees. The scale and colors of the building will be compatible with other existing buildings in the immediate area.

*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:*

*iii. The location, shape, size and character of the area is suitable for the planned use.*

*iv. 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.*

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

*vi. 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 a bond or other assurance when the buildings, structures or improvements have been completed according to the development plan.*

*vii. All land must be conveyed under one of the following options:*

*a) 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.*

*b) When no maintenance of the area is required, it may be conveyed to all new owners in undivided joint ownership.*

*c) 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 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.*

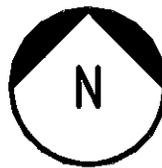
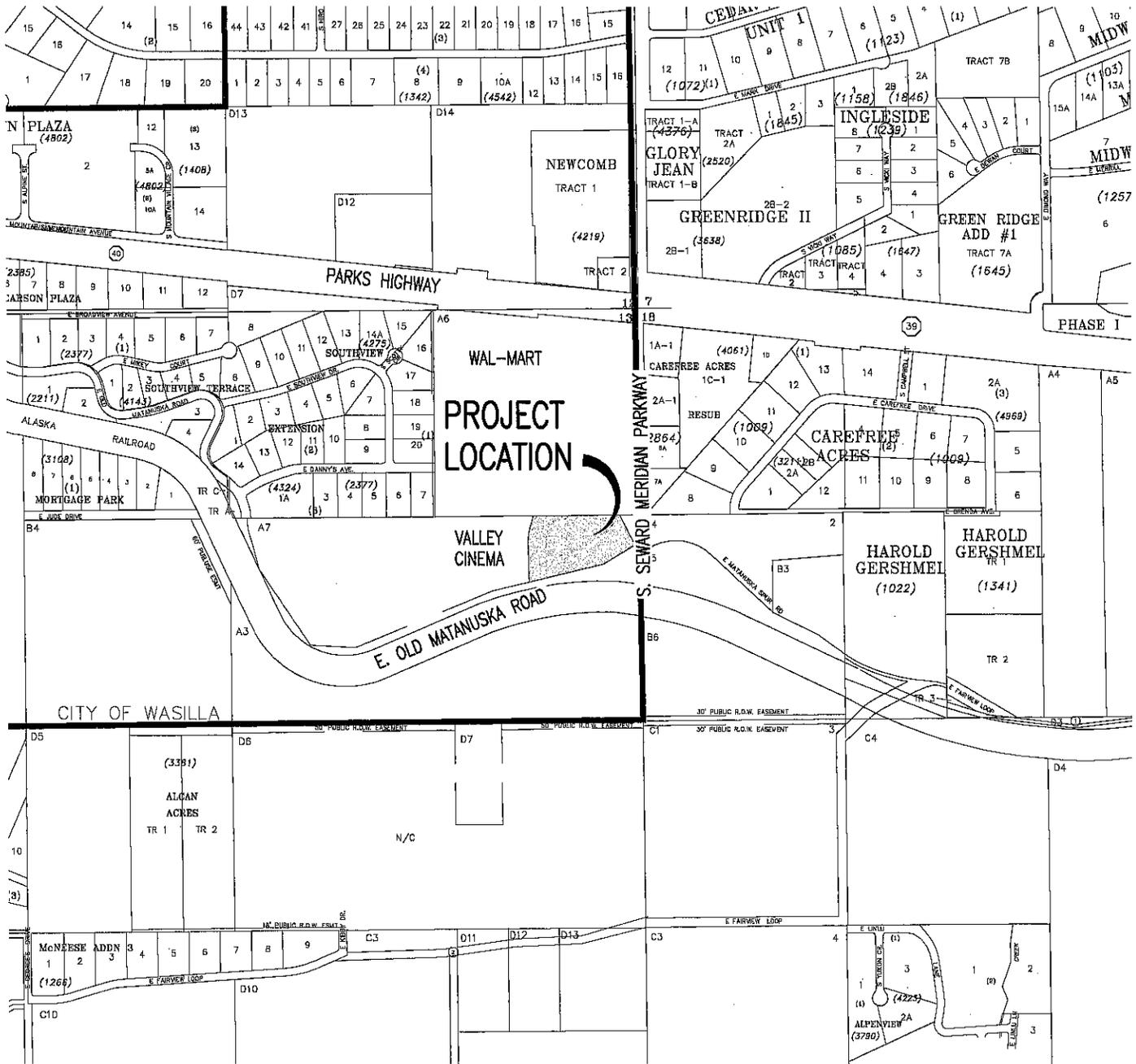
*d) Conveyance of an area must be consistent with AS 34.07 the Horizontal Property Regime Act.*

It is not anticipated that this development would require the dedication of land for public purposes.

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

It is not anticipated that this development will contribute to glaciation or drifting snow to the surrounding area. The building entrances and loading area will be taken into consideration to reduce the amount of glaciation and snow drifting in pedestrian areas. The proposed commercial development will have snow removal requirements, as required for their business use.

Plot Date: May 16, 2014 - 3:17pm Drawing File: P:\projects\807\Coat\Current Dwg 2\Civil\C10\_EEI.dwg  
 Last modified by: dd



**VICINITY MAP**

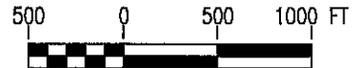
SCALE: 1" = 1000'

**RECEIVED**

MAY 19 2014

Planning Office  
City of Wasilla

**GRAPHIC SCALE**



SCALE: 1" = 1000'

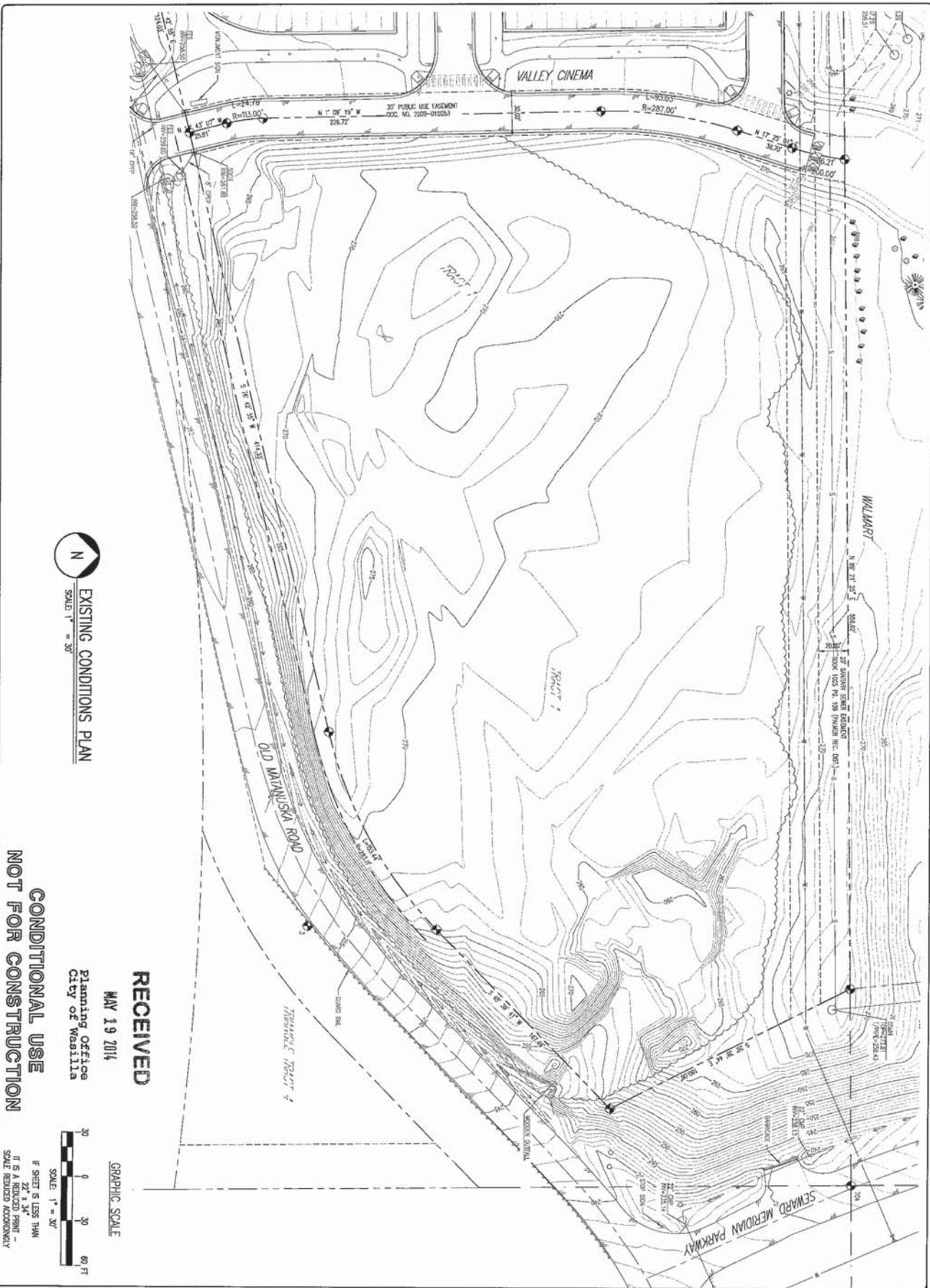
8107 SITE ADAPTED FOR:

**ENTERPRISE ENGINEERING, INC.**

5 DEPOT STREET SUITE 23 FREEPORT, ME 04032 TEL (207) 869-8006 FAX (207) 869-8015	2525 GAMBELL STREET SUITE 200 ANCHORAGE, AK 99503 TEL (907) 563-3835 FAX (907) 563-3817
--	---

STANDARD DETAIL		VICINITY MAP WASILLA FUN CENTER	
FILE NO. C10_EEI.DWG	DRN DxD	CHK: LMC	DATE 5/12/14
REV. REV. 0	PLATE: C1.0		





EXISTING CONDITIONS PLAN  
SCALE: 1" = 30'

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MAY 19 2014  
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City of Wasilla



GRAPHIC SCALE

CONDITIONAL USE  
NOT FOR CONSTRUCTION

DWG NO.	DATE
C3.0	5/20/14
REV	SHEET
8107	08 X

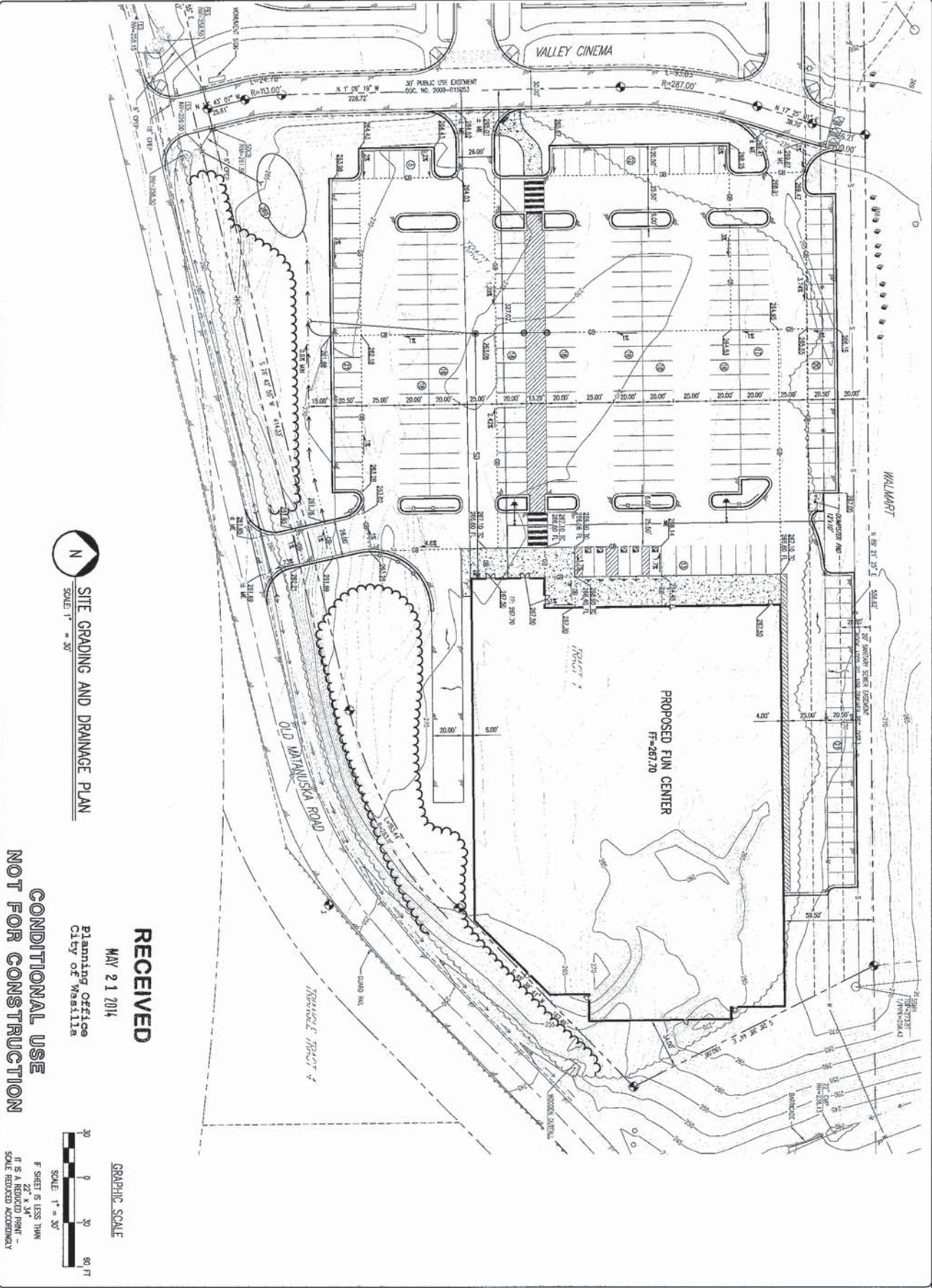
DRAWING TITLE  
EXISTING CONDITIONS

**ENTERPRISE**  
ENGINEERING, INC.  
1800 SOUTH WILSON AVENUE  
SUITE 200  
ANCHORAGE, ALASKA 99503  
TEL: (907) 562-2333  
FAX: (907) 562-2334  
WWW.ENTERPRISE-ALASKA.COM



DESIGN	SEAN
DRAWN	DL
CHECKED	DL
APPROVED	DL
SCALE	AS SHOWN
DATE	5/17/14

**CONDITIONAL USE PLAN SET**  
**WASILLA FUN CENTER**  
1450 SOUTH SEWARD MERIDIAN PARKWAY  
WASILLA, ALASKA  
TRACT 1, S 1/2, NE 1/4, SEC 13, T17N, R1W, SEWARD MERIDIAN



**SITE GRADING AND DRAINAGE PLAN**  
SCALE: 1" = 30'

**CONDITIONAL USE  
NOT FOR CONSTRUCTION**

**RECEIVED**  
MAY 21 2014  
Planning Office  
City of Wasilla



GRAPHIC SCALE  
SCALE: 1" = 30'  
F SHEET IS LESS THAN  
22" X 34"  
SCALE REDUCED ACCORDINGLY

DWG NO.	C4.0	DATE	5/20/14
PN	04101	SHEET	02 OF 02

**SITE GRADING AND DRAINAGE PLAN**

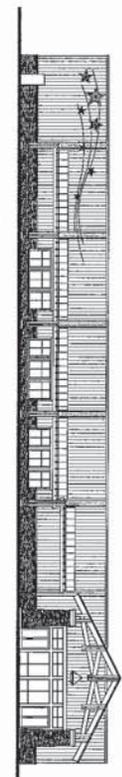
**ENTERPRISE**  
ENGINEERING, INC.  
500 SOUTH STREET  
WASILLA, AK 99687  
TEL: 907.562.8800  
FAX: 907.562.8801



REV	DATE	BY	DESCRIPTION

**CONDITIONAL USE PLAN SET**  
**WASILLA FUN CENTER**  
1450 SOUTH SEWARD MERIDIAN PARKWAY  
WASILLA, ALASKA  
TRACT 1, S 1/2, NE 1/4, SEC 13, T17N, R1W, SEWARD MERIDIAN





1 WEST ELEVATION

**TILANDT  
 SCHMIDT  
 ARCHITECTS, P.C.**  
 243 S. LINDSAY AVE.  
 PORTLAND, OR 97204  
 FAX (503) 226-8588



2 NORTH ELEVATION



3 EAST ELEVATION



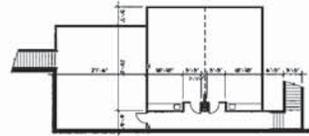
4 SOUTH ELEVATION

**THE VALLEY FAMILY FUN CENTER**  
 WASILLA, ALASKA

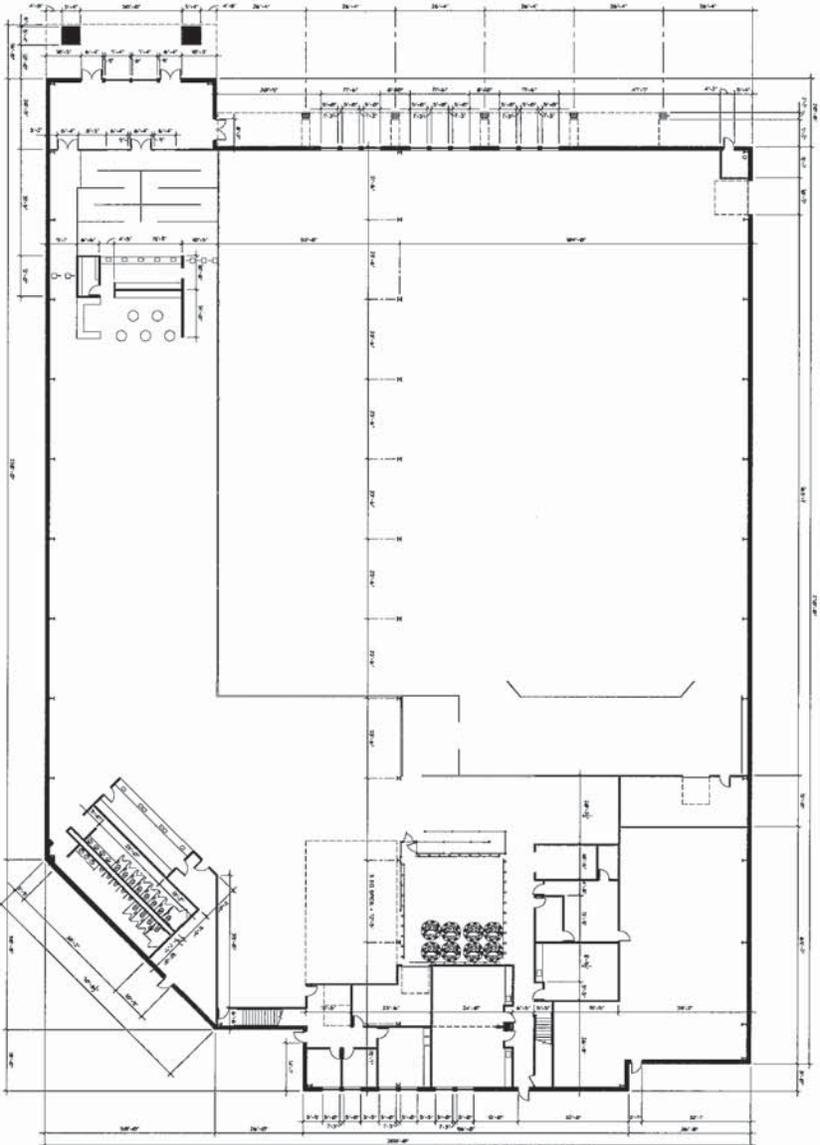
**RECEIVED**  
 MAY 19 2014  
 Planning Office  
 City of Wasilla

A  
 3

PROJECT NO.  
 13167  
 DATE:  
 05/15/14  
 DRAWN BY:  
 J. T.  
 REVISIONS



2 UPPER FLOOR PLAN



1 GROUND FLOOR PLAN



THE VALLEY FAMILY FUN CENTER

WASILLA, ALASKA

TILANDT  
SCHMIDT  
ARCHITECTS P.C.  
2441 5th Avenue  
Fairbanks, Alaska  
Phone: (907) 452-2500  
Fax: (907) 452-2501

PROJECT NO. 13167  
DATE: 10/11/14  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
REVISIONS

RECEIVED  
MAY 19 2014  
Planning Office  
City of Wasilla



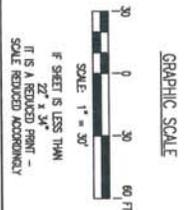


**LEGEND**

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<span style="color: yellow;">█</span> INTERIOR	REQUIRED: 15,748 SF
<span style="color: red;">█</span> SNOW STORAGE	PROVIDED: 31,694 SF
<span style="color: red;">█</span> SNOW STORAGE	REQUIRED: 8,850 SF
<span style="color: red;">█</span> SNOW STORAGE	PROVIDED: 8,854 SF
<span style="color: red;">█</span> SNOW STORAGE	REQUIRED: 67,431 SF
<span style="color: red;">█</span> SNOW STORAGE	PROVIDED: 52,279 SF
<span style="color: white;">█</span> GREEN SPACE	

**RECEIVED**  
 MAY 19 2014  
 Planning Office  
 City of Wasilla

**CONDITIONAL USE  
 NOT FOR CONSTRUCTION**



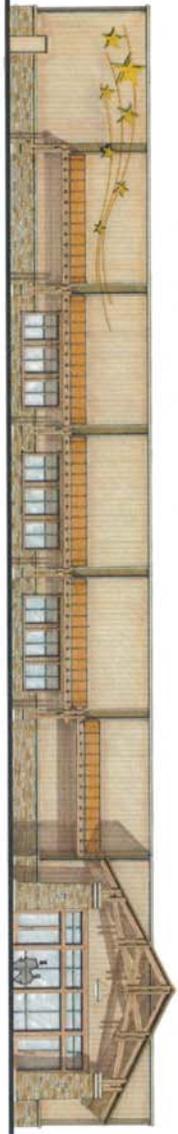
DWG NO.	CA.0	DATE	5/20/14
P/N	0101	SHEET	02 OF 02
PH	8107	GP	X

**ENTERPRISE**  
 ENGINEERING, INC.  
 13000 1<sup>ST</sup> AVENUE  
 SUITE 200  
 WASILLA, ALASKA 99687  
 TEL: (907) 346-2800  
 FAX: (907) 346-2801  
 WWW.ENTERPRISE-ALASKA.COM

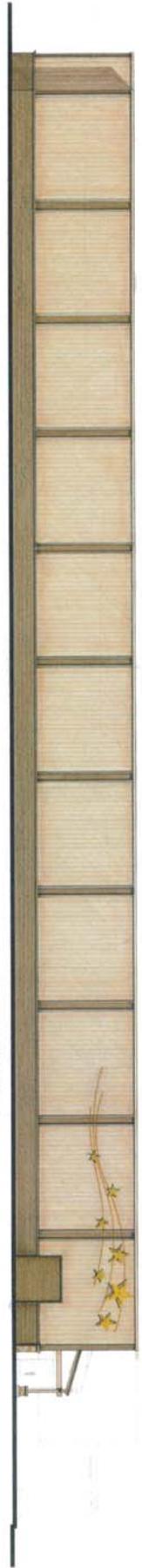
DESIGNER	SEAL
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CHECKED	
APPROVED	
DATE	

REV	DATE	BY	DESCRIPTION

**CONDITIONAL USE PLAN SET**  
**WASILLA FUN CENTER**  
 1450 SOUTH SEWARD MERIDIAN PARKWAY  
 WASILLA, ALASKA  
 TRACT 1, S 1/2, NE 1/4, SEC 13, T17N, R1W, SEWARD MERIDIAN



west elevation



north elevation



east elevation



south elevation

the valley family fun center  
GOING ATTRACTIVE THEATRES, INC

exterior elevations  
TILAND / SCHWIFT ARCHITECTS, PC

RECEIVED

MAY 19 2014  
Planning Office  
City of Washilla

**CERTIFICATE OF SERVICE**

1. I am the Planning Clerk for the City of Wasilla.
2. I certify on this 22 day of May, 2014, I mailed 78 notices of: \_\_\_\_\_ via first class U.S. Mail and by hand delivery regarding the following:  
CU 14-06 & V 14-04 ; and CU 14-07  
Land Use Permit # \_\_\_\_\_.

Residents within 1,200'      49  
Review Agencies              25  
Planning Commissioners  
& City Council Members      11  
Total                              85

DATED at Wasilla, Alaska, May 22, 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 14-06 & V 14-04  
and CU 14-07

**APPLICANT (S):** LaQuita Chmielowski, Enterprise Engineering, Inc.

**OWNER(S):** John Schweiger

**REQUEST:**

**Conditional Use Permit #14-04** to build a 60,000 square foot fun center, which contains an indoor race track, laser tag, bumper cars, game room, and other amenities and a **Variance #14-04** of a 25 foot variance to the minimum 25 foot front yard setback to allow a zero setback along South Seward Meridian Parkway, located on Lot A8, Township 17 North, Range 1 West, Section 13; and **Conditional Use Permit #14-07** to build a 10,136 square foot addition (three theaters containing 409 seats) to an existing 36,350 square foot movie theater (12 theaters containing 1,450 seats.), located on Lot A9, Township 17 North, Range 1 West, Section 13.

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 **June 10, 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 June 3, 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**



17N01E18B005  
ADAMS WARREN ISAAC  
ADAMS SHERAH SUZANNE  
1550 E TIERRA GRANDE DR  
WASILLA, AK 99654-3529

2377B03L007  
BIESANZ DIANA LYNNE  
2521 E MOUNTAIN VILLAGE DRSTE  
B PMB 820  
WASILLA, AK 99654-7336

2377B01L015  
CHERNYSHOV SAMUEL  
1200 S SCOTTY CIR  
WASILLA, AK 99654

2377B01L018  
DAVILA RITA M  
3171 E SOUTHVIEW DR  
WASILLA, AK 99654

17N01E18C001  
FABER ALASKA COMM PROP TR  
FABER LAURENCE TRE FABER  
WANDA J TRE  
13411 GRAYWOLF PL NE  
POULSBO, WA 98370-8000

2377B02L007  
GERKEN BRADLEY E& MELANIE  
122 CHELSEA ST  
NEW BRAUNFELS, TX 78130

17N01E18B004  
HENKEL THOS A & JANET K  
7870 E FIREWEED RD  
PALMER, AK 99645

2377B01L011  
KNOWLTON ANDREW S & GRACE A  
KNOWLTON STANLEY B  
3001 E MIKEY CIR  
WASILLA, AK 99654-8310

3211B02L002A  
LAWSON DAVID A & APRIL C  
3760 E CAREFREE DR  
WASILLA, AK 99654

17N01W13D007  
MATANUSKA-SUSITNA BOROUGH  
350 E DAHLIA AVE  
PALMER, AK 99645-6488

9997000U0229  
AT&T MOBILITY  
909 CHESTNUT STC/O AT&T  
PROPERTY TAX DEPT RM 36-M-1  
ST LOUIS, MO 63101-3004

2377B01L017  
BREESE ETHEL A  
BREESE DARRELL L  
3173 E SOUTHVIEW DR  
WASILLA, AK 99654

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COGDILL CHELSEA D  
936 W SPRUCE AVE  
WASILLA, AK 99654-5408

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DELGADO JESUS  
3700 CAREFREE DR  
WASILLA, AK 99654

2377B02L012  
FREY BILL  
ELDER SHONTI  
3101 DANNYS AVE  
WASILLA, AK 99654

2377B02L003  
HATFIELD VADACE L  
3060 E SOUTHVIEW DR  
WASILLA, AK 99654

2377B03L004  
HOLMES MARC A & ANGELEEN D  
3160 E DANNY'S AVE  
WASILLA, AK 99654-8326

2377B03L005  
KNOWLTON ERIC L & HEIDI B  
3200 DANNYS AVE  
WASILLA, AK 99654

5996000L001  
LITHIA REAL ESTATE INC  
150 N BARTLETT ST  
MEDFORD, OR 97501-6015

17N01W13D006  
MCDONALD CLEVE MCDONALD  
JOHN  
MCDONALD HARRY& PATRICIA  
PO BOX 875764  
WASILLA, AK 99687-5764

4275B01L014A  
BERCUME LEVI & KATHLEEN R  
1250 S SCOTTY CIR  
WASILLA, AK 99654-8373

17N01E18B006  
BURKHARDSMEIER LVG TR  
BURKHARDSMEIER R J & B J TRES  
2955 E TAMARAK AVE  
WASILLA, AK 99654-7484

2377B02L005  
CUTHBERT RONALD  
3130 E SOUTHVIEW DR  
WASILLA, AK 99654-8321

2377B02L004  
EVANS GREGORY A & JIMI V  
3100 E SOUTHVIEW DR  
WASILLA, AK 99654

2377B02L013  
FRIESEN DENE & BONNIE  
3051 DANNY'S AVE  
WASILLA, AK 99654-8328

2377B02L008  
HAUN ROBERT M & TORI M  
3180 E SOUTHVIEW DR  
WASILLA, AK 99654

17N01W13A010  
KARABELNIKOFF SALLY A  
7435 OLD HARBOR AVE  
ANCHORAGE, AK 99504-1925

2377B01L016  
LANNAN THOS W & CORLISS O  
PO BOX 874315  
WASILLA, AK 99687-4315

4061B01L002A-1  
MARLETTO FAM LTD PRTRNSHP  
PO BOX 871625  
WASILLA, AK 99687-1625

1009B01L010  
NORRIS ROBERTA LEE ESKILIDA  
3751 E CAREFREE DR  
WASILLA, AK 99654-8359

1009B01L011  
OSE MICHAEL E  
3801 E CAREFREE DR  
WASILLA, AK 99654

1009B01L008  
PATRAW ROBERT W & SHAROL D  
3601 E CAREFREE DR  
WASILLA, AK 99654-8358

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PTF INVESTMENTS  
4101 ARCTIC BLVD% WESTERN  
ENTPRS INC #203  
ANCHORAGE, AK 99503-5702

2377B02L009  
RICHARDSON J SCOTT & C L  
PO BOX 2025  
PALMER, AK 99645-2025

2377B02L010  
ROBERTS WESLEY  
3125 E DANNY'S AVE  
WASILLA, AK 99654-8329

2377B01L019  
SCHACHLE KEITH A & MICHELLE L  
2851 E BELL CIR  
WASILLA, AK 99654

17N01W13A008  
SCHWEIGER JOHN LOVING TR  
SCHWEIGER JOHN C  
2200 ASHLAND ST% COMING  
ATTRACTIONS THEATRES INC  
ASHLAND, OR 97520-1406

2377B01L020  
SCOTT ROBERT P & CHERYL L  
3231 E DANNY'S AVE  
WASILLA, AK 99654-8330

4324B03L001A  
SHIESL DONALD W& SHERRY A  
3050 DANNY'S AVE  
WASILLA, AK 99654

2377B02L006  
STEELE JOHN B & LINDA L  
3160 SOUTHVIEW DR  
WASILLA, AK 99654

1009B02L012  
STETSON ASHLEY S  
PO BOX 874514  
WASILLA, AK 99654-4514

1009B01L009  
SZIPSKY LUCAS N & AMANDA F  
3701 E CAREFREE DR  
WASILLA, AK 99654-8359

2377B03L003  
UNDERWOOD GEORGE L & ROSA E  
3130 E DANNY'S AVE  
WASILLA, AK 99654

17N01W13A006  
WAL-MART REAL ESTATE BUSINESS  
TRUST  
PO BOX 8050% PROPERTY TAX  
DEPT ATTN MS 0555  
BENTONVILLE, AR 72712-8050

3211B02L002B  
WELLBORN LYNN A&CHARLOTTE  
3790 CAREFREE DR  
WASILLA, AK 99654

2377B02L014  
WILSON DAVID S & ALETA C  
3001 E DANNY'S AVE  
WASILLA, AK 99654-8328

17N01E18B003  
WILSON LEE  
14035 VENUS WAY  
ANCHORAGE, AK 99515

2377B03L006  
WITHEY PHILIP L  
PO BOX 671644  
CHUGIAK, AK 99567-1644

2377B01L013  
YOUNGBLOOD MARK D& MARITT  
3161 E SOUTHVIEW DR  
WASILLA, AK 99654-8323

Tom Brooks  
Alaska Railroad Corp  
PO Box 107500  
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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  
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ENSTAR  
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Anchorage, AK 99519-0288

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

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Friends of Mat-Su  
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Troy Scheuner  
GCI  
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MEA  
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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 RWV  
1700 E. Bogard RdBldg B, #103  
Wasilla, AK 99654

Roy Robertson  
SOA/DEC  
Waste Water RWV  
1700 E. Bogard RdBldg B, #103  
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WATER Resources  
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Anchorage, AK 99501

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Palmer, AK 99645

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Anchorage, AK 99510-3577

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Anchorage, AK 99519-6900

Superintendent  
SOA/DOTPF  
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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. 14-15**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING  
CONDITIONAL USE PERMIT NUMBER CU 14-06 TO CONSTRUCT A 60,000  
SQUARE FOOT FUN CENTER, LOCATED ON LOT A8, TOWNSHIP 17N, RANGE  
1W, SECTION 13, IN THE COMMERCIAL ZONING DISTRICT.**

---

WHEREAS, John Schweiger, owner, submitted Conditional Use Permit Number 14-06 requesting approval to construct a 60,000 square foot fun center on May 16, 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 June 3, 2014; and

WHEREAS, the Planning Commission held a public hearing on this request on June 10, 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. Construction on the site must substantially comply with the site plan and landscape plans date stamped May 21, 2014, attached as Exhibit B to Resolution Serial No. 14-15. 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.
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 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 14-15**  
**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 49 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 Code Compliance Department with no comments, and one comment from a property owner 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.***

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.***

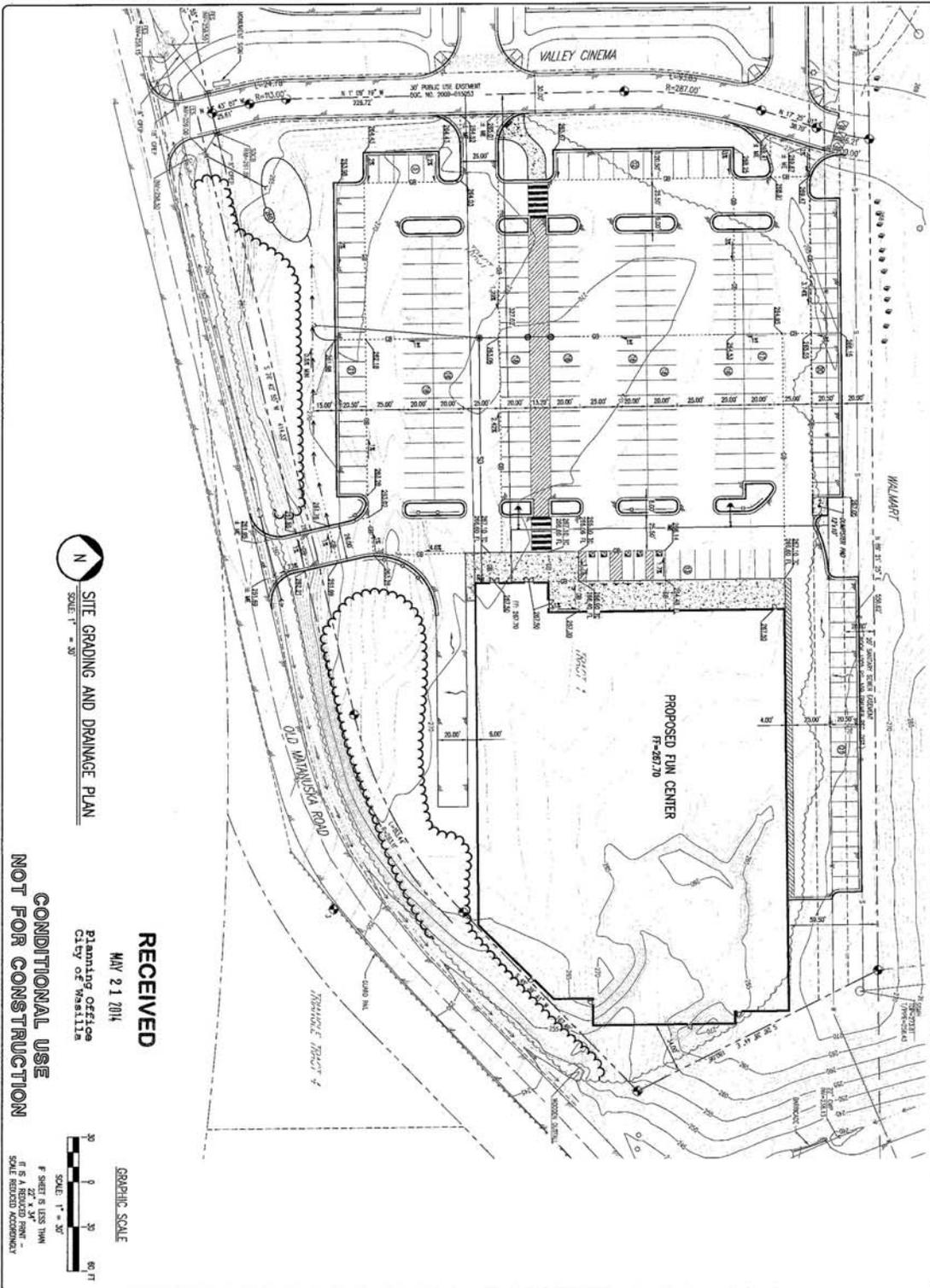
Finding: The proposed commercial building blends in with the building architecture in the surrounding area.

**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.



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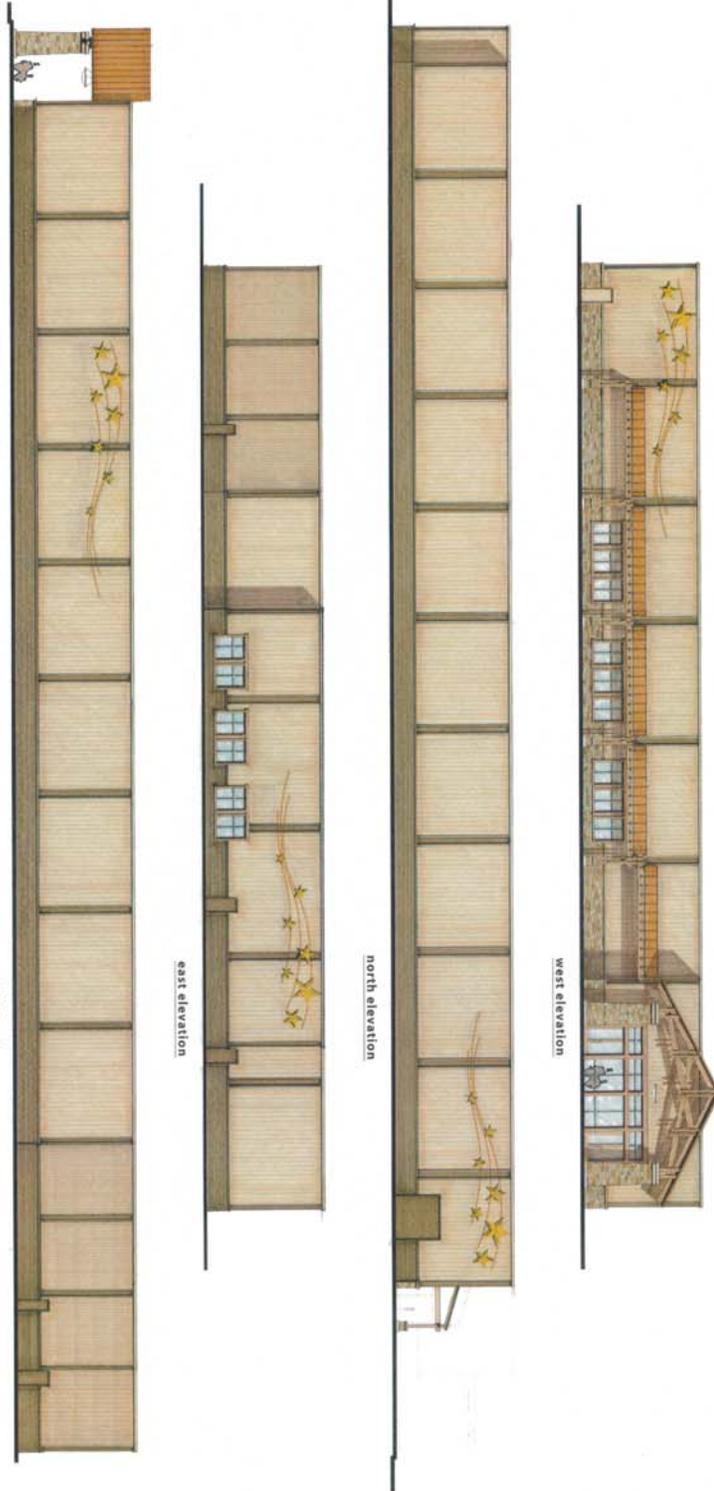
**CONDITIONAL USE**  
**NOT FOR CONSTRUCTION**



<p>OWNER AND CONTRACTOR: CAD</p> <p>DATE: 4/24/14</p> <p>SCALE: AS NOTED</p>	<p>ENTERPRISE ENGINEERING, INC. 1000 W. 10TH AVENUE ANCHORAGE, ALASKA 99501 TEL: 907.561.1111 WWW.ENTERPRISE-ENGINEERING.COM</p>	<p>PROJECT NO.: 1417 SHEET NO.: 1/1</p>	<p>GRAPHIC SCALE SCALE: 1" = 30'</p>	<p>CONDITIONAL USE PLAN SET WASILLA FUN CENTER 1450 SOUTH SEWARD MERIDIAN PARKWAY WASILLA, ALASKA TRACT 1, S 1/2, NE 1/4, SEC 13, T17N, R1W, SEWARD MERIDIAN</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	BY	DESCRIPTION												
REV	DATE	BY	DESCRIPTION																		







the valley family fun center

SCHEIDT & SCHMIDT ARCHITECTS PC

west elevation

north elevation

east elevation

south elevation

exterior elevations

SCHEIDT & SCHMIDT ARCHITECTS PC

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 Planning Office  
 City of Mesilla

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**STAFF REPORT:** Case # V14-04  
**Prepared by:** Planning Staff  
**For the meeting of:** June 10, 2014

## I. SUMMARY FACTS:

Applicant: LaQuita Chmielowski, Enterprise Engineering Inc.

Owner: John Schweiger

Proposal: Variance of 25 feet from the minimum 25 foot front yard setback to allow a zero setback along Seward meridian Parkway in order to construct a 60,000 square foot fun center.

Location: 1450 S. Seward Meridian Parkway  
Lot A8, Township 17N, Range 1W, Section 13

Parcel size: 5.15 Acres±

Zoning District: Commercial

Future Land Use: Generally Commercial/Business

Surrounding Zoning: North: Commercial East: Unzoned – Outside City  
South: Rural Residential 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' front yard in order to construct a 60,000 square foot fun center.

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 May 16, 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 May 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. Lot A8 has an unusual lot configuration, as shown in the site plan and has a significant change in elevation from Seward Meridian Parkway to the developable surface of the lot.

**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 lot has unusual topography and lot configuration/access that presents 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 unnecessarily limit the area that can be developed on this lot and will impact intertal connectivity with the existing theater.

**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 fun center 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.

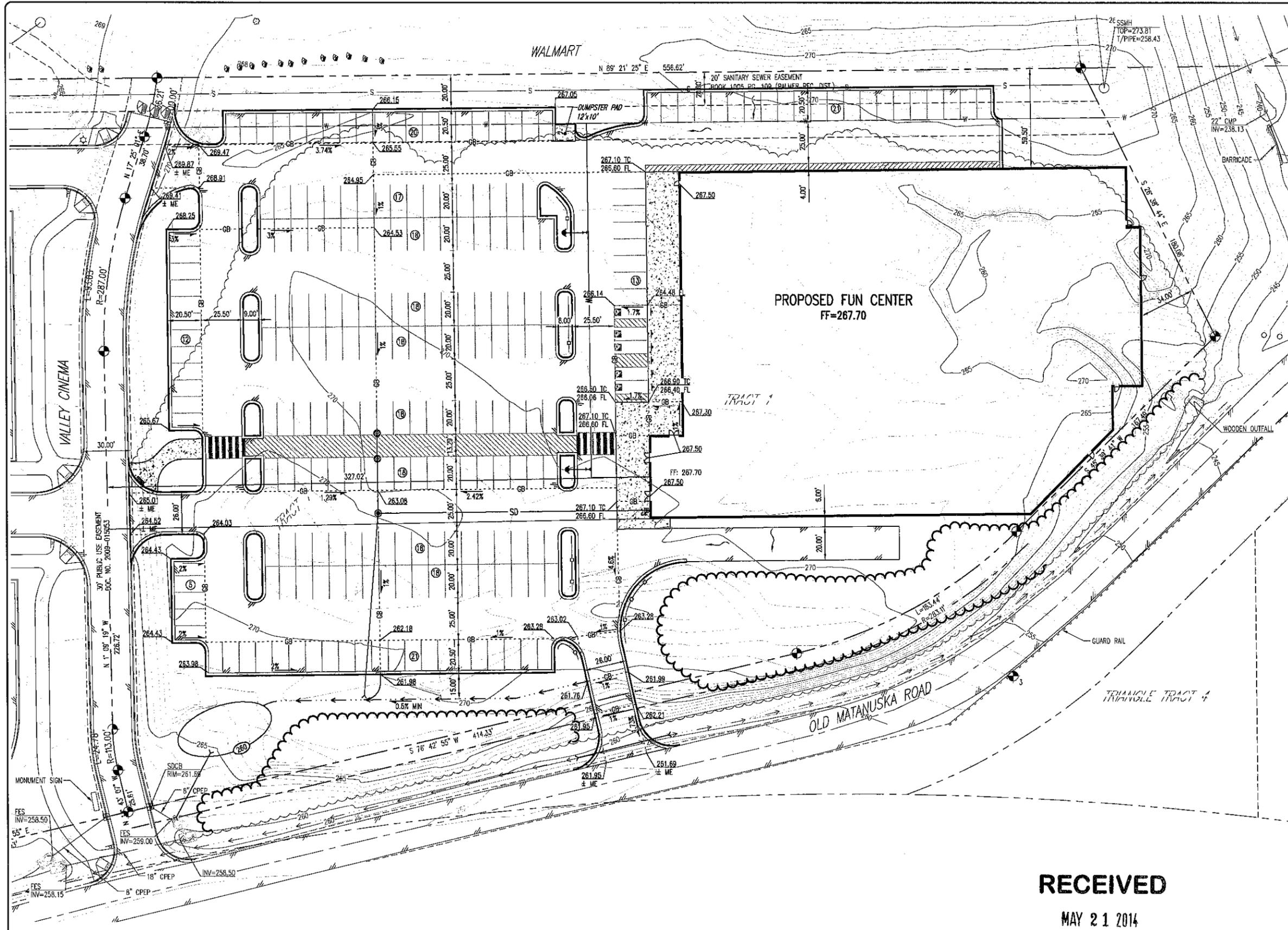
**16.16.040(A)(6) Decision.**

***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 May 21, 2014, attached as Exhibit B to Resolution Serial No. 14-16. 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.



**CONDITIONAL USE PLAN SET**  
**WASILLA FUN CENTER**

**1450 SOUTH SEWARD MERIDIAN PARKWAY**  
**WASILLA, ALASKA**

TRACT 1, S 1/2, NE 1/4, SEC 13, T17N, R11W, SEWARD MERIDIAN

REV	DATE	DESCRIPTION

DESIGN: LMC  
 DRAWN:  
 CHKD:  
 APRVD:  
 SCALE: AS NOTED

**ENTERPRISE ENGINEERING, INC.**  
 5 DEPOT STREET SUITE 200 FREEPORT, ME 04032  
 2525 GAMBELL STREET ANCHORAGE, AK 99503  
 TEL (207) 869-8008 TEL (907) 863-3635  
 FAX (207) 869-8015 FAX (907) 863-3817

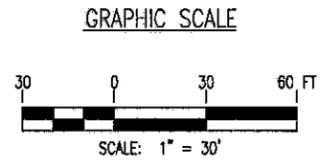
DRAWING TITLE  
**SITE GRADING AND DRAINAGE PLAN**

DWG NO.	DATE
C4.0	5/2014
PN: 8107	GRID: -
SHEET	OF X

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MAY 21 2014

Planning Office  
 City of Wasilla



**SITE GRADING AND DRAINAGE PLAN**  
 SCALE: 1" = 30'

**CONDITIONAL USE**  
**NOT FOR CONSTRUCTION**

Plot Date: May 20, 2014 - 12:05pm  
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NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

CASE: CU 14-06 & V 14-04 and CU 14-07

APPLICANT (S): LaQuita Chmielowski, Enterprise Engineering, Inc.

OWNER(S): John Schweiger

REQUEST:

Conditional Use Permit #14-04 to build a 60,000 square foot fun center, which contains an indoor race track, laser tag, bumper cars, game room, and other amenities and a Variance #14-04 of a 25 foot variance to the minimum 25 foot front yard setback to allow a zero setback along South Seward Meridian Parkway, located on Lot A8, Township 17 North, Range 1 West, Section 13; and Conditional Use Permit #14-07 to build a 10,136 square foot addition (three theaters containing 409 seats) to an existing 36,350 square foot movie theater (12 theaters containing 1,450 seats.), located on Lot A9, Township 17 North, Range 1 West, Section 13.

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 **June 10, 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 ~~June 3, 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:

FIRM 8105 X ZONE

no other comments

*Cheri Sant* 6/2/14



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

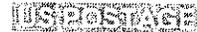
Matanuska-Susitna Borough  
Development Services

MAY 23 2014

RECEIVED

recogestr

05/22/2014



\$00.48<sup>00</sup>



ZIP 99654  
04111222587

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

Matanuska-Susitna Borough  
MAY 23 2014

RECEIVED

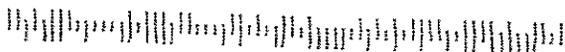
FIRST CLASS  
RECEIVED

JUN 02 2014

Planning Office  
City of Wasilla

NOTICE OF PUBLIC HEARING

99645\*6488 C001



NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

CASE: CU 14-008  
and CU 14-07

RECEIVED

APPLICANT (S): LaQuita Chmielowski, Enterprise Engineering, Inc.  
OWNER(S): John Schweiger  
REQUEST:

MAY 23 2014

**Conditional Use Permit #14-04** to build a 60,000 square foot fun center, which contains an indoor race track, laser tag, bumper cars, game room, and other amenities and a **Variance #14-04** of a 25 foot variance to the minimum 25 foot front yard setback to allow a zero setback along South Seward Meridian Parkway, located on Lot A8, Township 17 North, Range 1 West, Section 13; and **Conditional Use Permit #14-07** to build a 10,136 square foot addition (three theaters containing 409 seats) to an existing 36,350 square foot movie theater (12 theaters containing 1,450 seats.), located on Lot A9, Township 17 North, Range 1 West, Section 13.

PLATTING

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 **June 10, 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 **June 3, 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:

*None - no platting actions required*  
*Paul Anthon*

neopost  
05/22/2014  
US POSTAGE \$00.48<sup>00</sup>  
RECEIVED  
MAY 29 2014  
ZIP 99654  
041L11222587



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

Planning Office  
City of Wasilla

FIRST CLASS  
Matanuska-Susitna Borough  
MAY 23 2014  
RECEIVED



**RECEIVED**

**MAY 29 2014**

**Planning Office  
City of Wasilla**

From: Robert and Sharol Patraw  
Address: 3601 E Carefree Drive  
Lot 8  
Block 1  
Subdivision Carefree Acres

We would like to state that we do have serious concerns about noise pollution affecting our quality of life. I work from home via conference calls to clients and so am in the residence close to 24/7. Any distracting noise which interferes with my client calls could significantly impact my ability to make a living. Citing "Chapter 8:52: Noise, Amplified Sound, and Vibration" we are very concerned about our ability to continue in the use and enjoyment of our home and property if such a facility is built where planned. I have noted your measurement methods and standards and as the Audio Engineer for my church use the same standards of measurement. I will, in order to provide useful data as needed will start to measure ambient levels in the house and on our property.

The construction, operation of the facility and increased traffic will, in my opinion, seriously impact our quality of life and potentially my livelihood.

We respectfully request that you, at the very least, deny any exceptions to the above statute and, if the project goes forward, require that the construction and operation of this facility conform fully to the schedule and sound levels including db increases over ambient noise allowed in the statute.

Robert W Patraw 5/27/14

Sharol D Patraw

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

**APPLICATION FOR VARIANCE**

Permit #: V 14-04  
 Date: 5-19-14

I. PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: John Schweiger	Name: LaQuita Chmielowski, EEI
Mailing Address: 1644 Ashland Street Ashland, OR 97520	Mailing Address: 2525 Gambell, Suite 200 Anchorage, AK 99503
Contact Phone: Day 541-488-1021 Night	Contact Phone: Day 907-563-3835 Night
FAX:	FAX:
E-mail: jsc@catheatres.com	E-mail: chmielowskil@eeiteam.com

II. PROPERTY INFORMATION
Size of property 5.15 acres
Property tax # 17N01W13A008
Street Address:
Legal Description: Lot(s) _____ Block _____ Subdivision _____
OR Parcel/Tract <u>1</u> Section <u>13</u> Township <u>17N</u> Range <u>1W</u>
[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"/> 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>16.24.030.1 Setbacks and height</u>
Describe problem and the minimum variation from code necessary to resolve the problem:  A portion of the building is within the front yard setback. The site is a corner lot at the intersection of Seward Meridian and Old Matanuska Road.

**RECEIVED**

MAY 19 2014

Planning Office  
City of Wasilla

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.*

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.

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.

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.

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

**IV. FEE**

Receipt # 28924  
5/19/2014 \$500.00 TR

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.

---

Owner or Agent

---

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.

# **ENTERPRISE**

---

## **ENGINEERING, INC.**

May 16, 2014

Tina Crawford, AICP  
City Planner  
City of Wasilla Planning Department  
290 East Herning Avenue  
Wasilla, Alaska 99654

**RECEIVED**

**MAY 19 2014**

**Planning Office  
City of Wasilla**

Subject: Wasilla Fun Center  
Variance Request – Front Yard Setback  
EEI Project Number: 8107

Dear Ms. Crawford:

Enterprise Engineering, on behalf of John Schweiger, is pleased to submit the variance request from the front yard setback of 25 feet per Wasilla Municipal Code (WMC) 16.24.030.A.1. The waiver is necessary for economic development of Tract 1, Section 13, T17N, R1W, Seward Meridian.

The site is currently undeveloped. The site is located at the northwest intersection of Seward Meridian and Old Matanuska Road and is bounded by Valley Cinema to the west, Wal-Mart to the north, Seward Meridian Parkway to the east, and Old Matanuska Road to the south.

The development includes a 60,000 square foot building and associated parking for customers and employees. The building will include a race track, laser tag, party rooms and other amenities. Driveway connectivity will be provided from an existing shared driveway with Valley Cinema from Old Matanuska Road and new driveway on Old Matanuska Road.

The following address questions 1 through 5 of the variance application.

- 1. The condition 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 the application is unique to your property.*

The project site is bounded by Wal-Mart to the north and Valley Cinema to the west. The site is a corner lot. The project site will share the existing Valley Cinema driveway. The driveway is located in a public use easement and was designed to provide vehicular and pedestrian access between Tract 1 (Wasilla Fun Center) and Tract 2 (Valley Cinema).

The existing theatre is located at the west side of Tract 2 and the associated parking is to the east, north, and south of the building.

Tract 2 (Wasilla Fun Center) parcel narrows in width from west to east. The Wasilla Fun Center building has been placed at the east side of the site to allow the site to be maximized to meet the building size, parking, and landscaping requirements.

The front yard is Seward Meridian, although this will be the back of the building. The WMC requires the front yard setback be 25 feet. The northeast portion of the building is proposed to be within the 25 foot setback requirement. The remaining building will be 25 feet or more from the east property line.

It is important to note that entrance to the building will be from the west and the building far exceeds 25 feet from the west property line. All other setback requirements are met.

- 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.*

When the Valley Cinema was developed, it was always with the intent that Tract 1 would be a complementary development to the theatre and would have vehicular and pedestrian connectivity. The main driveway for the theatre is within a public use easement that straddles the property line of Tract 1 and Tract 2.

The Wasilla Fun Center building was sited at the east side of the site to allow for connectivity to the shared driveway with the Valley Cinema and to maximize the site for development, and to improve traffic circulation.

The parcel is a corner lot, and the front yard of the building abuts Seward Meridian Parkway. There will be no development to the east or south of the building. The areas to the north and west of the site have been developed.

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

If the building is not sited in the eastern portion of the site, it will be difficult to provide connectivity to the shared theatre driveway. Also, the parcel narrows in width from west to east. Due to the shape of the parcel, it would be difficult to site the building in a different location and provide the required parking.

- 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 other agent.*

The theatre was developed in 2009 and the development of Tract 1 was unknown at the time the shared driveway was constructed. Also, the lot width is an existing condition.

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

The project site is a corner lot and there will be no development to the east and the north. The front yard setback is from the east property line, which is the rear of the building. The main entrance to the building is on the west side of the building. The west side of the building far exceeds the 25 foot setback requirement from the west property line.

The east face of the building will be a considerable distance from the adjacent roadway. There has been discussions of raising the grade at Seward Meridian and Old Matanuska Road in the future, although the project is not currently funded. Also, due to the elevation difference between the site and the roadway, it will be unlikely that the roadway will be at or near the same elevation as the site in the future.

We are submitting this application for a June 10, 2014 Planning and Commission hearing. Please contact me if you have any question, concerns, or need additional information.

Sincerely,

**ENTERPRISE ENGINEERING, INC.**



LaQuita Chmielowski, P.E., LEED AP  
Project Manager - Civil

Enclosures: As Stated.

## Tina Crawford

---

**From:** LaQuita M. Chmielowski <[chmielowskil@eeiteam.com](mailto:chmielowskil@eeiteam.com)>  
**Sent:** Tuesday, May 20, 2014 12:21 PM  
**To:** Tina Crawford  
**Cc:** Projects AK  
**Subject:** Wasilla Fun Center - Variance Request

Hi, Tina,

The purpose of this email is to clarify the variance request for the Wasilla Fun Center. We are requesting a variance from the front yard setback requirements. The front yard is Seward Meridian Parkway (east property line).

Please contact me if you have any questions or concerns.

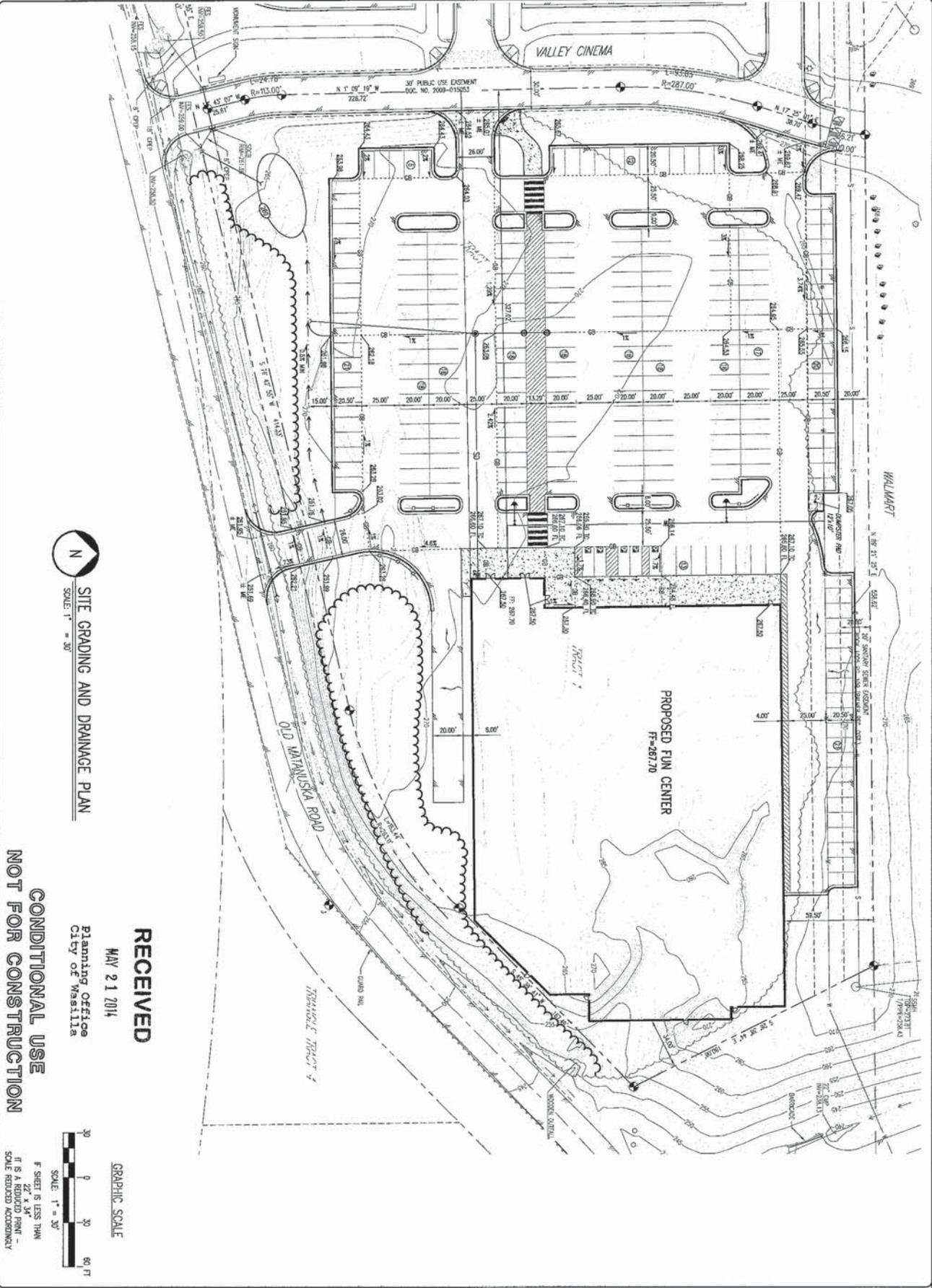
Thank you,  
LaQuita  
8107

**LaQuita Chmielowski, PE, LEED AP**  
Project Manager—Civil  
Enterprise Engineering, Inc.  
[chmielowskil@eeiteam.com](mailto:chmielowskil@eeiteam.com)

2525 Gambell Street, Ste. 200, Anchorage, AK 99503  
V 907.563.3835 · F 907.563.3817 · [www.eeiteam.com](http://www.eeiteam.com)



*The information transmitted is intended only for the person or entity to which it is addressed and contains information confidential and proprietary to Enterprise Engineering, Inc. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is strictly prohibited. If you received this in error, please contact the sender and delete the material immediately.*



**SITE GRADING AND DRAINAGE PLAN**  
SCALE: 1" = 30'

**CONDITIONAL USE  
NOT FOR CONSTRUCTION**

**RECEIVED**  
MAY 21 2014  
Planning Office  
City of Wasilla



GRAPHIC SCALE  
SCALE: 1" = 30'  
F SHEET IS LESS THAN  
22" X 34"  
SCALE REDUCED ACCORDINGLY

DWG. NO.	C4.0	DATE	5/20/14
P/N	04/01	SHEET	02 OF 02
8107			

**DRAWING TITLE**  
**SITE GRADING AND DRAINAGE PLAN**

**ENTERPRISE**  
ENGINEERING, INC.  
500 SOUTH STREET  
SUITE 200  
ANCHORAGE, ALASKA 99501  
(907) 562-8800  
WWW.ENTERPRISE-ALASKA.COM



REV	DATE	BY	DESCRIPTION

**CONDITIONAL USE PLAN SET**  
**WASILLA FUN CENTER**  
1450 SOUTH SEWARD MERIDIAN PARKWAY  
WASILLA, ALASKA  
TRACT 1, S 1/2, NE 1/4, SEC 13, T17N, R1W, SEWARD MERIDIAN

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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 May, 2014, I mailed 78 notices of: \_\_\_\_\_ via first class U.S. Mail and by hand delivery regarding the following:  
CU 14-06 & V 14-04 ; and CU 14-07  
Land Use Permit # \_\_\_\_\_.

Residents within 1,200'      49  
Review Agencies              25  
Planning Commissioners  
& City Council Members      11  
Total                              85

DATED at Wasilla, Alaska, May 22, 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 14-06 & V 14-04  
and CU 14-07

**APPLICANT (S):** LaQuita Chmielowski, Enterprise Engineering, Inc.

**OWNER(S):** John Schweiger

**REQUEST:**

**Conditional Use Permit #14-04** to build a 60,000 square foot fun center, which contains an indoor race track, laser tag, bumper cars, game room, and other amenities and a **Variance #14-04** of a 25 foot variance to the minimum 25 foot front yard setback to allow a zero setback along South Seward Meridian Parkway, located on Lot A8, Township 17 North, Range 1 West, Section 13; and **Conditional Use Permit #14-07** to build a 10,136 square foot addition (three theaters containing 409 seats) to an existing 36,350 square foot movie theater (12 theaters containing 1,450 seats.), located on Lot A9, Township 17 North, Range 1 West, Section 13.

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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:

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



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

**FIRST CLASS**

**CU #14-06 & V #14-04**  
**CU #14-07**  
**MSB Map #WA 11**  
**T17N, R01W, Sec. 13**

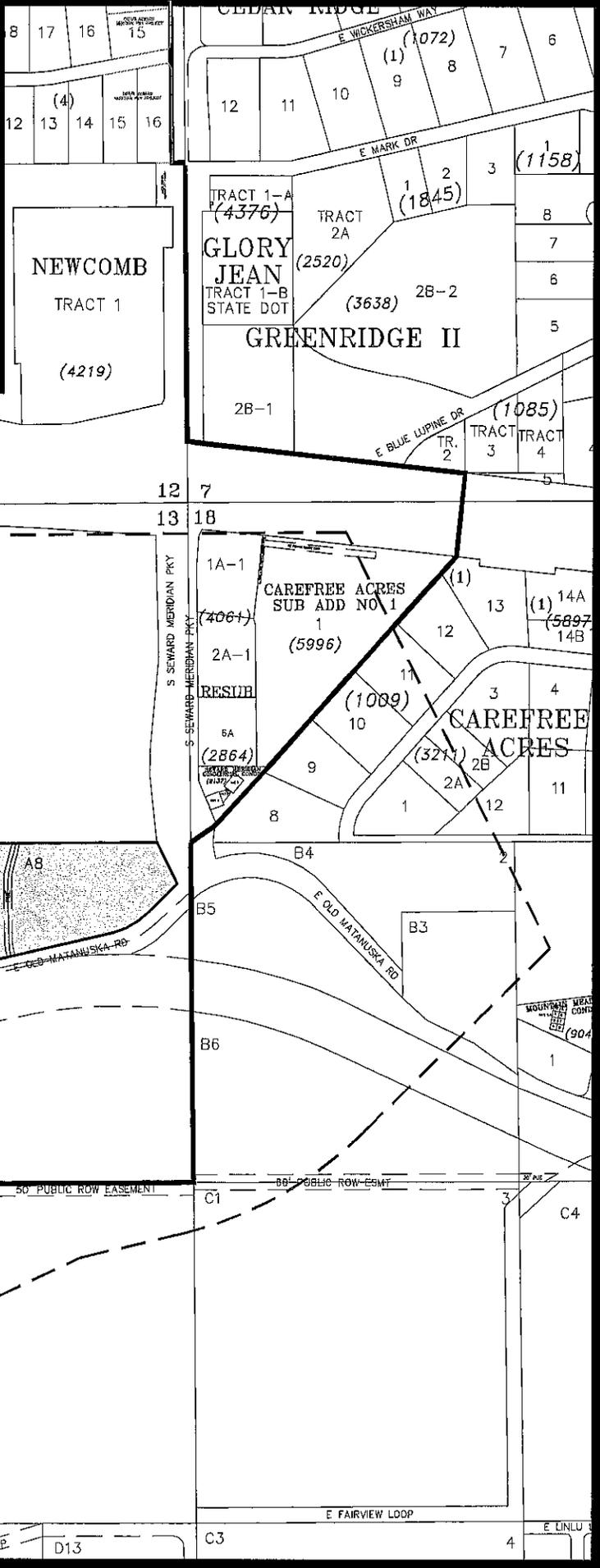


**SUBJECT PROPERTY**

SCALE IN FEET



City of Wasilla/Planning - 05-21-14



17N01E18B005  
ADAMS WARREN ISAAC  
ADAMS SHERAH SUZANNE  
1550 E TIERRA GRANDE DR  
WASILLA, AK 99654-3529

2377B03L007  
BIESANZ DIANA LYNNE  
2521 E MOUNTAIN VILLAGE DRSTE  
B PMB 820  
WASILLA, AK 99654-7336

2377B01L015  
CHERNYSHOV SAMUEL  
1200 S SCOTTY CIR  
WASILLA, AK 99654

2377B01L018  
DAVILA RITA M  
3171 E SOUTHVIEW DR  
WASILLA, AK 99654

17N01E18C001  
FABER ALASKA COMM PROP TR  
FABER LAURENCE TRE FABER  
WANDA J TRE  
13411 GRAYWOLF PL NE  
POULSBO, WA 98370-8000

2377B02L007  
GERKEN BRADLEY E& MELANIE  
122 CHELSEA ST  
NEW BRAUNFELS, TX 78130

17N01E18B004  
HENKEL THOS A & JANET K  
7870 E FIREWEED RD  
PALMER, AK 99645

2377B01L011  
KNOWLTON ANDREW S & GRACE A  
KNOWLTON STANLEY B  
3001 E MIKEY CIR  
WASILLA, AK 99654-8310

3211B02L002A  
LAWSON DAVID A & APRIL C  
3760 E CAREFREE DR  
WASILLA, AK 99654

17N01W13D007  
MATANUSKA-SUSITNA BOROUGH  
350 E DAHLIA AVE  
PALMER, AK 99645-6488

9997000U0229  
AT&T MOBILITY  
909 CHESTNUT STC/O AT&T  
PROPERTY TAX DEPT RM 36-M-1  
ST LOUIS, MO 63101-3004

2377B01L017  
BREESE ETHEL A  
BREESE DARRELL L  
3173 E SOUTHVIEW DR  
WASILLA, AK 99654

2377B01L012  
COGDILL CHELSEA D  
936 W SPRUCE AVE  
WASILLA, AK 99654-5408

1009B02L001  
DELGADO JESUS  
3700 CAREFREE DR  
WASILLA, AK 99654

2377B02L012  
FREY BILL  
ELDER SHONTI  
3101 DANNYS AVE  
WASILLA, AK 99654

2377B02L003  
HATFIELD VADACE L  
3060 E SOUTHVIEW DR  
WASILLA, AK 99654

2377B03L004  
HOLMES MARC A & ANGELEEN D  
3160 E DANNY'S AVE  
WASILLA, AK 99654-8326

2377B03L005  
KNOWLTON ERIC L & HEIDI B  
3200 DANNYS AVE  
WASILLA, AK 99654

5996000L001  
LITHIA REAL ESTATE INC  
150 N BARTLETT ST  
MEDFORD, OR 97501-6015

17N01W13D006  
MCDONALD CLEVE MCDONALD  
JOHN  
MCDONALD HARRY& PATRICIA  
PO BOX 875764  
WASILLA, AK 99687-5764

4275B01L014A  
BERCUME LEVI & KATHLEEN R  
1250 S SCOTTY CIR  
WASILLA, AK 99654-8373

17N01E18B006  
BURKHARDSMEIER LVG TR  
BURKHARDSMEIER R J & B J TRES  
2955 E TAMARAK AVE  
WASILLA, AK 99654-7484

2377B02L005  
CUTHBERT RONALD  
3130 E SOUTHVIEW DR  
WASILLA, AK 99654-8321

2377B02L004  
EVANS GREGORY A & JIMI V  
3100 E SOUTHVIEW DR  
WASILLA, AK 99654

2377B02L013  
FRIESEN DENE & BONNIE  
3051 DANNY'S AVE  
WASILLA, AK 99654-8328

2377B02L008  
HAUN ROBERT M & TORI M  
3180 E SOUTHVIEW DR  
WASILLA, AK 99654

17N01W13A010  
KARABELNIKOFF SALLY A  
7435 OLD HARBOR AVE  
ANCHORAGE, AK 99504-1925

2377B01L016  
LANNAN THOS W & CORLISS O  
PO BOX 874315  
WASILLA, AK 99687-4315

4061B01L002A-1  
MARLETTO FAM LTD PRTRNSHP  
PO BOX 871625  
WASILLA, AK 99687-1625

1009B01L010  
NORRIS ROBERTA LEE ESKILIDA  
3751 E CAREFREE DR  
WASILLA, AK 99654-8359

1009B01L011  
OSE MICHAEL E  
3801 E CAREFREE DR  
WASILLA, AK 99654

1009B01L008  
PATRAW ROBERT W & SHAROL D  
3601 E CAREFREE DR  
WASILLA, AK 99654-8358

4061B01L001A-1  
PTF INVESTMENTS  
4101 ARCTIC BLVD% WESTERN  
ENTPRS INC #203  
ANCHORAGE, AK 99503-5702

2377B02L009  
RICHARDSON J SCOTT & C L  
PO BOX 2025  
PALMER, AK 99645-2025

2377B02L010  
ROBERTS WESLEY  
3125 E DANNY'S AVE  
WASILLA, AK 99654-8329

2377B01L019  
SCHACHLE KEITH A & MICHELLE L  
2851 E BELL CIR  
WASILLA, AK 99654

17N01W13A008  
SCHWEIGER JOHN LOVING TR  
SCHWEIGER JOHN C  
2200 ASHLAND ST% COMING  
ATTRACTIONS THEATRES INC  
ASHLAND, OR 97520-1406

2377B01L020  
SCOTT ROBERT P & CHERYL L  
3231 E DANNY'S AVE  
WASILLA, AK 99654-8330

4324B03L001A  
SHIESL DONALD W& SHERRY A  
3050 DANNY'S AVE  
WASILLA, AK 99654

2377B02L006  
STEELE JOHN B & LINDA L  
3160 SOUTHVIEW DR  
WASILLA, AK 99654

1009B02L012  
STETSON ASHLEY S  
PO BOX 874514  
WASILLA, AK 99654-4514

1009B01L009  
SZIPSKY LUCAS N & AMANDA F  
3701 E CAREFREE DR  
WASILLA, AK 99654-8359

2377B03L003  
UNDERWOOD GEORGE L & ROSA E  
3130 E DANNY'S AVE  
WASILLA, AK 99654

17N01W13A006  
WAL-MART REAL ESTATE BUSINESS  
TRUST  
PO BOX 8050% PROPERTY TAX  
DEPT ATTN MS 0555  
BENTONVILLE, AR 72712-8050

3211B02L002B  
WELLBORN LYNN A&CHARLOTTE  
3790 CAREFREE DR  
WASILLA, AK 99654

2377B02L014  
WILSON DAVID S & ALETA C  
3001 E DANNY'S AVE  
WASILLA, AK 99654-8328

17N01E18B003  
WILSON LEE  
14035 VENUS WAY  
ANCHORAGE, AK 99515

2377B03L006  
WITHEY PHILIP L  
PO BOX 671644  
CHUGIAK, AK 99567-1644

2377B01L013  
YOUNGBLOOD MARK D& MARITT  
3161 E SOUTHVIEW DR  
WASILLA, AK 99654-8323

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 StSuite 130  
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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 RWV  
1700 E. Bogard RdBldg B, #103  
Wasilla, AK 99654

Roy Robertson  
SOA/DEC  
Waste Water RWV  
1700 E. Bogard RdBldg B, #103  
Wasilla, AK 99654

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

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

SOA/DFG/Habitat  
1800 Glenn HwySuite 6  
Palmer, AK 99645

SOA/DNR  
Technical Services  
550 W. 7th AveSuite 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: 06/10/14  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 14-16**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING VARIANCE NO. V14-04 FOR A VARIANCE OF 25 FEET TO THE MINIMUM 25 FOOT FRONT YARD SETBACK TO ALLOW A ZERO SETBACK ALONG THE SEWARD MERIDIAN PARKWAY IN ORDER TO CONSTRUCT A 60,000 SQUARE FOOT FUN CENTER, LOCATED ON LOT A8, TOWNSHIP 17N, RANGE 1W, SECTION 13, IN THE COMMERCIAL ZONING DISTRICT.**

---

WHEREAS, John Schweiger, owner, submitted an application for a variance on May 16, 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 June 3, 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 May 21, 2014, attached as Exhibit B to Resolution Serial No. 14-16. 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, AICP, City Planner

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 14-16**  
**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;**

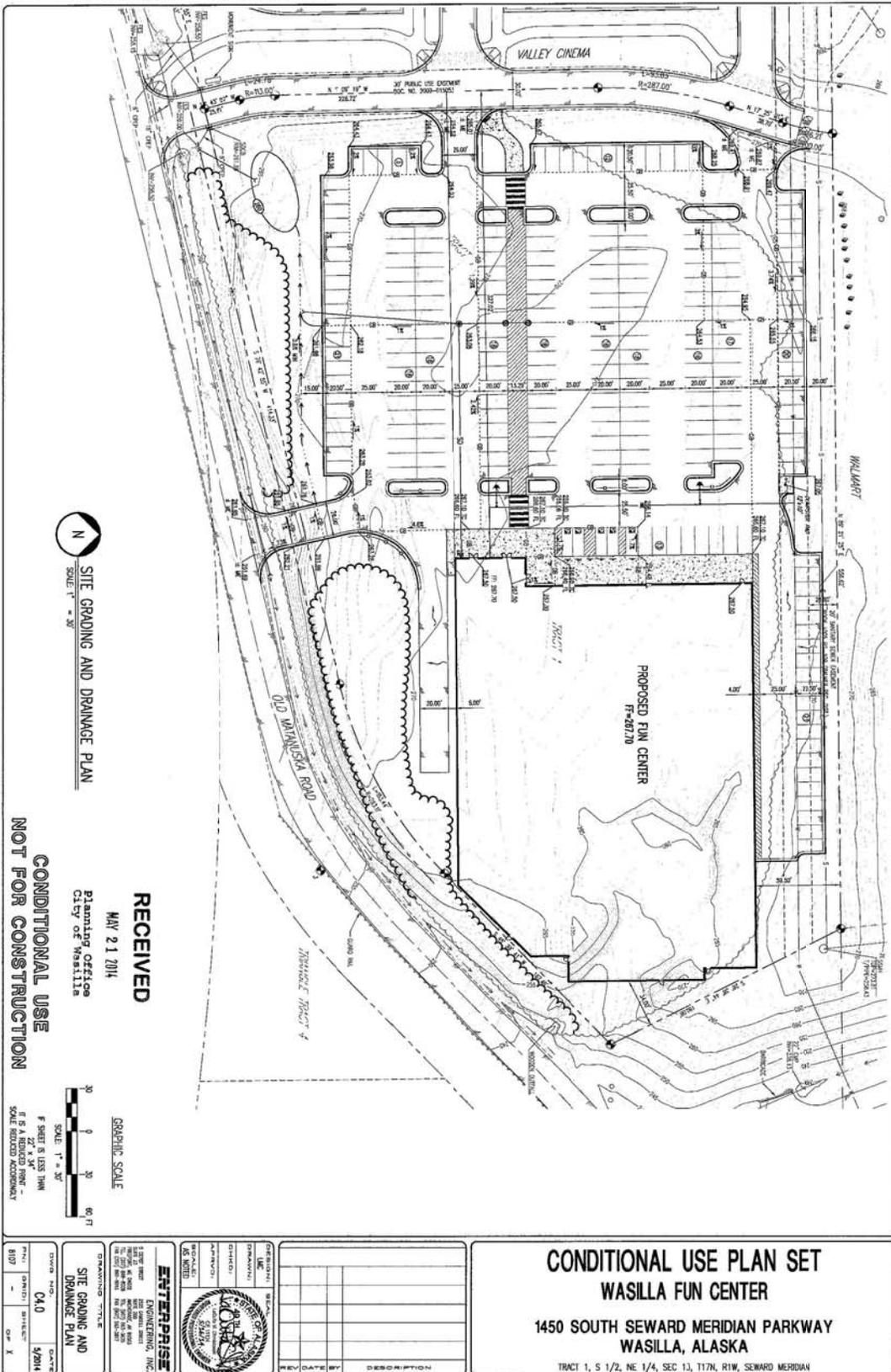
Finding: The variance is in keeping with the spirit and intent of the chapter.

**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.



**SITE GRADING AND DRAINAGE PLAN**  
SCALE: 1" = 30'

**NOT FOR CONSTRUCTION**

**CONDITIONAL USE**

**RECEIVED**  
MAY 21 2014  
Planning Office  
City of Wasilla



DATE	SCALE
04.0	3/28
BY	BY
BY	BY

**ENTERPRISE**  
ENGINEERING, INC.  
10000 W. BROADWAY  
SUITE 100  
DENVER, CO 80231  
TEL: 303.751.1000  
WWW.ENTERPRISE-ENG.COM



REV	DATE	BY	DESCRIPTION

**CONDITIONAL USE PLAN SET**  
**WASILLA FUN CENTER**  
1450 SOUTH SEWARD MERIDIAN PARKWAY  
WASILLA, ALASKA  
TRACT 1, S 1/2, NE 1/4, SEC 13, 117N, R1W, SEWARD MERIDIAN



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STAFF REPORT  
Prepared by:  
For the meeting of:

Case # CU 14-07  
Planning Staff  
June 10, 2014

## I. SUMMARY FACTS:

Applicant: LaQuita Chmielowski, Enterprise Engineering, Inc.  
Owner: John Schweiger  
Proposal: Approval to build a 10,136 square foot addition (three theaters containing 409 seats) to an existing 36,350 square foot movie theater (12 theaters containing 1,450 seats.)  
Location: 3331 E. Old Matanuska Road, Lot A9, Township 17N, Range 1W, Section 13  
Parcel Size: 7.67 acres±  
Existing Zoning: Commercial  
Future Land Use: Generally Commercial/Business  
Surrounding Zoning: North: Commercial  
South: Rural Residential  
East: Unzoned – outside city limits  
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 fun center 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 fun center 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 49 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 Code Compliance Department with no comments, and one comment from a property owner 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 fun center 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 setback along Seward Meridian Parkway (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 222 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 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. Also, the site is located on Seward Meridian Parkway, which is designated as an Arterial roadway, and Old Matanuska Road, which is a Major Collector roadway. Signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

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

Staff Finding: The proposed use will not result in significantly different peak use characteristics than the surrounding uses or area since the property is located in an area that is predominantly developed and 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 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: As part of the conditional use request, the applicant is requesting a waiver of 6%, which would allow 24% 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: Adequate pedestrian walkways are provided on-site and provide interconnectivity with the movie theater.

**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 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. Construction on the site must substantially comply with the site plan and landscape plans date stamped May 21, 2014, attached as Exhibit B to Resolution Serial No. 14-15. 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.
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 addition.

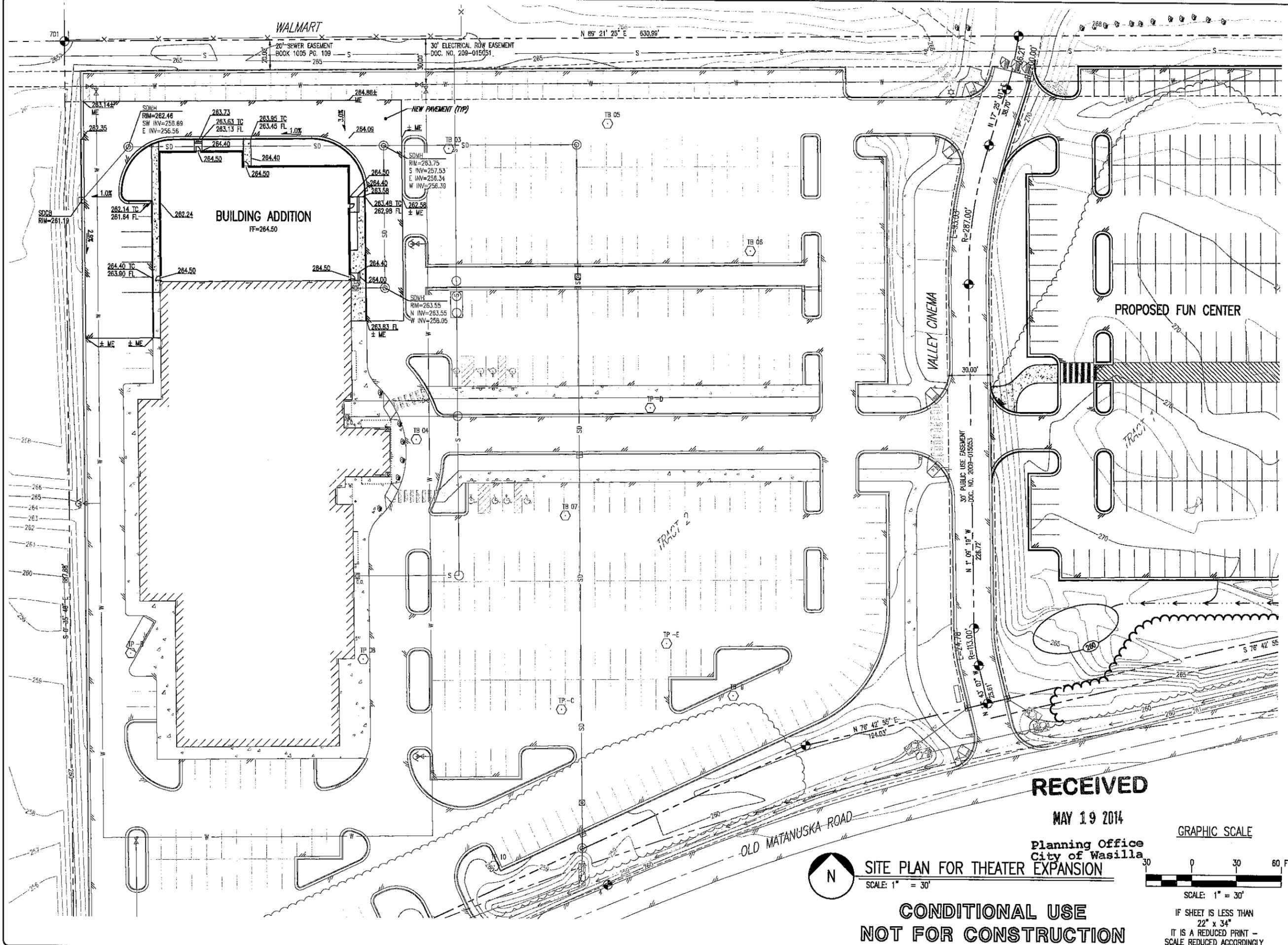
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Plot Date: May 16, 2014, 3:18pm Drawing File: P:\Projects\8107\Cad\Current\_Dwg\_3\Civil\041\_LEL.dwg Last modified by: dd



**CONDITIONAL USE PLAN SET**  
**WASILLA FUN CENTER**  
 1450 SOUTH SEWARD MERIDIAN PARKWAY  
 WASILLA, ALASKA  
 TRACT 1, S 1/2, NE 1/4, SEC 13, T17N, R17W, SEWARD MERIDIAN

REV	DATE	DESCRIPTION

DESIGN: LMC  
 DRAWN:  
 CHKD:  
 APRVD:  
 SCALE: AS NOTED

SEAL  
 STATE OF ALASKA  
 49 TH  
 L. L. CHMIELOWSKI  
 CE 11124  
 5/16/14  
 REGISTERED PROFESSIONAL ENGINEER

**ENTERPRISE ENGINEERING, INC.**  
 5 DEPUTY STREET SUITE 203  
 TROENKLE, ME 04038  
 TEL: (207) 869-8008 FAX: (207) 869-8015

2626 GAMBELL STREET SUITE 200  
 ANCHORAGE, AK 99503  
 TEL: (907) 963-3835 FAX: (907) 963-3817

DRAWING TITLE  
**SITE PLAN FOR THEATER EXPANSION**

DWG NO.	DATE	
C4.1	5/2014	
PN:	GRID:	SHEET
8107	-	OF X

**RECEIVED**

MAY 19 2014

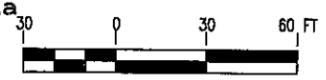
Planning Office  
 City of Wasilla

**SITE PLAN FOR THEATER EXPANSION**

SCALE: 1" = 30'

**CONDITIONAL USE**  
**NOT FOR CONSTRUCTION**

GRAPHIC SCALE



SCALE: 1" = 30'

IF SHEET IS LESS THAN  
 22" x 34"  
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 SCALE REDUCED ACCORDINGLY



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NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

CASE: CU 14-06 & V 14-04 and CU 14-07

APPLICANT (S): LaQuita Chmielowski, Enterprise Engineering, Inc.

OWNER(S): John Schweiger

REQUEST:

Conditional Use Permit #14-04 to build a 60,000 square foot fun center, which contains an indoor race track, laser tag, bumper cars, game room, and other amenities and a Variance #14-04 of a 25 foot variance to the minimum 25 foot front yard setback to allow a zero setback along South Seward Meridian Parkway, located on Lot A8, Township 17 North, Range 1 West, Section 13; and Conditional Use Permit #14-07 to build a 10,136 square foot addition (three theaters containing 409 seats) to an existing 36,350 square foot movie theater (12 theaters containing 1,450 seats.), located on Lot A9, Township 17 North, Range 1 West, Section 13.

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 **June 10, 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 ~~June 3, 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:

FIRM 8105 X ZONE

no other comments

*Cheri Sant* 6/2/14



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

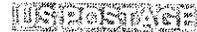
Matanuska - Susitna Borough  
Development Services

MAY 23 2014

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recogestr

05/22/2014



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ZIP 99654  
04111222587

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

Matanuska-Susitna Borough  
MAY 23 2014

RECEIVED

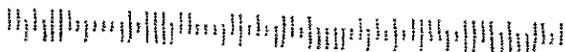
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JUN 02 2014

Planning Office  
City of Wasilla

NOTICE OF PUBLIC HEARING

99645\*6488 C001



NOTIFICATION OF PUBLIC HEARING

DATE: April 21, 2014

CASE: CU 14-008  
and CU 14-07

RECEIVED

APPLICANT (S): LaQuita Chmielowski, Enterprise Engineering, Inc.  
OWNER(S): John Schweiger  
REQUEST:

MAY 23 2014

**Conditional Use Permit #14-04** to build a 60,000 square foot fun center, which contains an indoor race track, laser tag, bumper cars, game room, and other amenities and a **Variance #14-04** of a 25 foot variance to the minimum 25 foot front yard setback to allow a zero setback along South Seward Meridian Parkway, located on Lot A8, Township 17 North, Range 1 West, Section 13; and **Conditional Use Permit #14-07** to build a 10,136 square foot addition (three theaters containing 409 seats) to an existing 36,350 square foot movie theater (12 theaters containing 1,450 seats.), located on Lot A9, Township 17 North, Range 1 West, Section 13.

PLATTING

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 **June 10, 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 **June 3, 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:

*None - no platting actions required*  
*Paul Anthon*

-----



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

neopost  
05/22/2014  
US POSTAGE \$00.48<sup>00</sup>

RECEIVED  
MAY 29 2014

ZIP 99654  
041L11222587

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

Planning Office  
City of Wasilla

FIRST CLASS  
Matanuska-Susitna Borough  
MAY 23 2014  
RECEIVED



**RECEIVED**

**MAY 29 2014**

**Planning Office  
City of Wasilla**

From: Robert and Sharol Patraw  
Address: 3601 E Carefree Drive  
Lot 8  
Block 1  
Subdivision Carefree Acres

We would like to state that we do have serious concerns about noise pollution affecting our quality of life. I work from home via conference calls to clients and so am in the residence close to 24/7. Any distracting noise which interferes with my client calls could significantly impact my ability to make a living. Citing "Chapter 8:52: Noise, Amplified Sound, and Vibration" we are very concerned about our ability to continue in the use and enjoyment of our home and property if such a facility is built where planned. I have noted your measurement methods and standards and as the Audio Engineer for my church use the same standards of measurement. I will, in order to provide useful data as needed will start to measure ambient levels in the house and on our property.

The construction, operation of the facility and increased traffic will, in my opinion, seriously impact our quality of life and potentially my livelihood.

We respectfully request that you, at the very least, deny any exceptions to the above statute and, if the project goes forward, require that the construction and operation of this facility conform fully to the schedule and sound levels including db increases over ambient noise allowed in the statute.

Robert W Patraw 5/27/14

Sharol D Patraw

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

**APPLICATION FOR CONDITIONAL USE**    CU# 14 - 07

PROPERTY OWNER*		OWNER'S REPRESENTATIVE (If Any)	
Name:	John Schweiger	Name:	LaQuita Chmielowski, EEI
Mailing Address:	1644 Ashland Street	Mailing Address:	2525 Gambell St., Suite 200
	Ashland, Oregon 97520		Anchorage, Alaska 99503
Contact Phone: Day	541-488-1021	Contact Phone: Day	907-563-3835
Night		Night	
FAX:		FAX:	
E-mail:	jcs@catheatres.com	E-mail:	chmielowskil@eeteam.com

\*Attach list of additional owners if any.

PROPERTY INFORMATION	
Size of property:	7.67 acres
Property tax #	17N01W13A009
Street Address:	1450 S Seward Meridian Parkway
Legal Description:	Lot(s) _____ Block _____ Subdivision _____
OR	
Parcel/Tract	<u>2</u> Section <u>13</u> Township <u>17N</u> Range <u>1W</u>
[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:	Theatre Expansion

**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: 5.16.14

SIGNATURE: *LaQuita Chmielowski*

**RECEIVED**

MAY 19 2014

Planning Office  
City of Wasilla

**Comprehensive Plan Information**

Expected Future Land Use Map shows property as :

Generally Residential  Parks  Mixed Use Area Generally Commercial/Business  Generally Industrial  Public/Institutional **Land Use**

Describe current use of property covered by this application:

Surrounding property: (Describe how land adjacent to the property is currently being used.)

North:

Commercial Development - Wal-Mart

South:

Undeveloped (across Old Matanuska Road)

East:

Proposed Wasilla Fun Center

West:

undeveloped

**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 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.
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 16.16.060.
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 16.24.010 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:**

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

Receipt # 28924  
 5/19/2014

Accepted by: <i>Janine Boret</i>	Representative Affidavit: N/A <input type="checkbox"/> Attached <input type="checkbox"/>	Fee: \$500.00	Tentative WPC Hearing Date: <i>June 10, 2014</i>
<b>City Planner Approval:</b>			
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.

**Valley Cinema Expansion**  
**Conditional Use Narrative**  
**May 2014**

**Project Description Overview**

Enterprise Engineering (EEI) is submitting this application on behalf of the property owner, John Schweiger to request approval for a Conditional Use Permit (CUP) for the Valley Cinema Expansion located within the City of Wasilla (City). The project is located on Tract 2, Sec. 13, T17N, R1W, Seward Meridian. The parcel is located just to the west of the intersection of Seward Meridian Parkway and Old Matanuska Road (Figure C1.0 – Vicinity Map). The parcel is bordered by Tract 1 to the east (proposed Wasilla Fun Center), Wal-Mart to the north, and an undeveloped parcel to the west and Old Matanuska Road to the south.

**Background**

The Valley Cinema was approved for a Conditional Use permit in 2010. The theatre is a 12-plex cinema on approximately seven acres. The Valley Cinema is approximately 36,350 square feet and has 1,450 seats.

The theatre is the only theatre in the Matanuska-Valley, and an expansion is needed to meet patron demand.

The theatre expansion will consist of three theatres (10,136 square feet) with a total of 409 seats between the three new theatres. The expansion will be at the north end of the existing theatre.

**Conditional Use Permit Standards (WDC 16.16.050)**

**Approval of the conditional use permit application is based on the following standards:**

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

This requirement is not applicable. No neighborhood plans exist for this site in Wasilla. However, the 2011 Wasilla Comprehensive Plan designates the land use of this site as General Commercial/Business. The comprehensive plan defines general commercial/business as an area designated to provide a wide range of local and regional shopping, retail, sales, personal services and employment.

The existing theatre and proposed expansion will provide entertainment and is consistent with the definition of general commercial/business.

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

The proposed theatre expansion is consistent with the 2011 Wasilla Comprehensive plan. The site is designated as general commercial/business, which is defined as an area designated to provide a wide range of local and regional shopping, retail, sales, personal services, and employment.

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

No specific approval criteria applies to movie theatre development in the WDC.

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

No review of the proposed conditional use permit can occur until an application is submitted to the City of Wasilla. Therefore, there have been no comments or recommendations to address. As the development process proceeds for the theatre expansion, any comments or recommendations that are received will be considered and addressed, as appropriate.

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

The site was designed and constructed to meet fire access requirements. Prior to construction of the theatre expansion, the project will be submitted to the Fire Marshal for fire approval. Currently, the Central MSB Fire Department provides fire and emergency medical services for Wasilla.

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

A traffic impact analysis was completed for the existing theatre as part of the original design. The requirements of the TIA requirements were incorporated into the site development.

The TIA that was completed used the ITE Trip Generation Manual to determine the number of trips in the peak hour that would be generated by the development. The ITE code 445 Multiplex Movie theatre was used. Based on this ITE trip generation code, the following are the trips that will be generated by the theatre expansion.

<b>Quantity (movie screens)</b>	<b>Trip Generation Rate (per movie screen)</b>	<b>Total Number of Trips</b>
3	23.02	69.06

ADOT&PF requires a TIA for any development that generates 100 vehicles or more in the peak hour. Since the traffic generated for the expansion is below 100 vehicles in the peak hour, a TIA has not been completed for this project

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

The dimensional standards applicable to this site include setbacks and building height. The following setbacks apply to commercial sites, per WDC 16.224.030: Front and rear yard 25 feet; side yard 10 feet or none, if all requirements of the State of Alaska Fire and Life Safety Regulations are met. Building heights are limited to 35 feet; however, in commercial district, building heights may exceed 35 feet if approved under a user permit.

The proposed building expansion is located at the north side of the existing theatre. Commercial

development requires a 25 foot front and rear yard setback and 0 or 10 foot side yard setback. All setback requirements are met or exceeded.

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

The existing theatre contains 428 parking spaces. The theatre currently has 1,650 seats. The theatre expansion will have an additional 412 seats for a total of 2,062 seats. The parking calculations for the theatre is 1 parking space per four theatre seat. The total required parking for the theatre expansion is 516 parking spaces.

Approximately 31 parking stalls are lost by the theatre expansion, thus leaving 397 parking spaces on the theatre site. The additional 11p parking spaces will be provided on the Wasilla Fun Center site.

The Wasilla Fun Center site is required to have 219 parking spaces to provide the required parking for the Wasilla Fun Center and the additional parking needed for the theatre. The current site plan shows 222 parking spaces.

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

The site is served by the water and sewer main located on the north side of the property. No changes to the utilities that serve the existing theater are anticipated.

*11. Drainage. The proposed use shall provide for the control of 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.*

The overall drainage pattern will not be impacted by the theatre expansion. The roof leader for the theatre expansion will be connected to the storm drain line inside the existing building.

*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.*

The landscaping will not be changed due to the theatre expansion.

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

The existing theatre has enhanced and complemented the existing commercial services that are

present in the area.

*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 are 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 be the intent of this criteria.*

The existing theatre and proposed expansion does not typically generate excessive noise, fumes, odors, etc. It is not anticipated that the proposed development will have adverse off-site impacts.

*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. This approval authority also may condition approval on the provision of the following:*

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

There will be no changes to the existing landscaping at the site.

*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.*

The existing pedestrian connectivity will be maintained.

*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 water 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 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.*

The existing theatre is currently served by public water and sewer.

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

There are no known historic resources present at this site. It is not anticipated that historic resources will be adversely impacted.

*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 theatre expansion will consist of three theatres to the existing Valley Cinema in order to offer a wider variety of movies to the community. The building addition will be a seamless extension of the existing building materials and forms. The color and texture of all exterior materials in the proposed addition will match the existing construction. The overall massing will be the same, as well as smaller building features, such as lighting, cornice shapes and accent metal panels. By using the existing building massing, materials and details, the proposed addition will have the look and feel of the original construction.

*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:*

*iii. The location, shape, size and character of the area is suitable for the planned use.*

*iv. 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.*

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

*vi. 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 a bond or other assurance when the buildings, structures or improvements have been completed according to the development plan.*

*vii. All land must be conveyed under one of the following options:*

*a) 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.*

*b) When no maintenance of the area is required, it may be conveyed to all new owners in undivided joint ownership.*

*c) 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 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.*

*d) Conveyance of an area must be consistent with AS 34.07 the Horizontal Property Regime Act.*

It is not anticipated that this development would require the dedication of land for public purposes.

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

It is not anticipated that this development will contribute to glaciation or drifting snow to the surrounding area. The existing theatre has snow removal requirements, as required for their business use.

# **ENTERPRISE**

**ENGINEERING, INC.**

May 16, 2014

Ms. Tina Crawford  
Planning Department  
City of Wasilla  
290 E. Herning Avenue  
Wasilla, Alaska 99654

**RECEIVED**

MAY 19 2014

Planning Office  
City of Wasilla

SUBJECT: Valley Cinema Theatre Expansion  
Conditional Use Permit Application

Dear Ms. Crawford:

Enterprise Engineering, on behalf of John Schweiger, is pleased to submit a Conditional Use Permit (CUP) application for the Valley Cinema Theatre Expansion for consideration by the Planning Commission. The CUP is to allow for the development of the Wasilla Fun Center on parcel 17N01W13A007, legally described as Tract 2, Section 13, T17N, R1W, Seward Meridian.

Thank you for your time and consideration of this exciting new project. Please contact us if you have any questions or concerns.

Sincerely,  
Enterprise Engineering



LaQuita Chmielowski, P.E., LEED AP  
Project Manager - Civil  
Attachments: As stated.



May 6, 2014

RECEIVED

MAY 19 2014

Planning Office  
City of Wasilla

Tina Crawford, Planning Director  
Planning Department  
City of Wasilla  
290 E. Herning Avenue  
Wasilla, Alaska 99654-7901

Subject: Wasilla Fun Center  
Tract 1, S1/2, NE ¼, Sec. 13, T17N, R1W, Seward Meridian  
Letter of Authorization

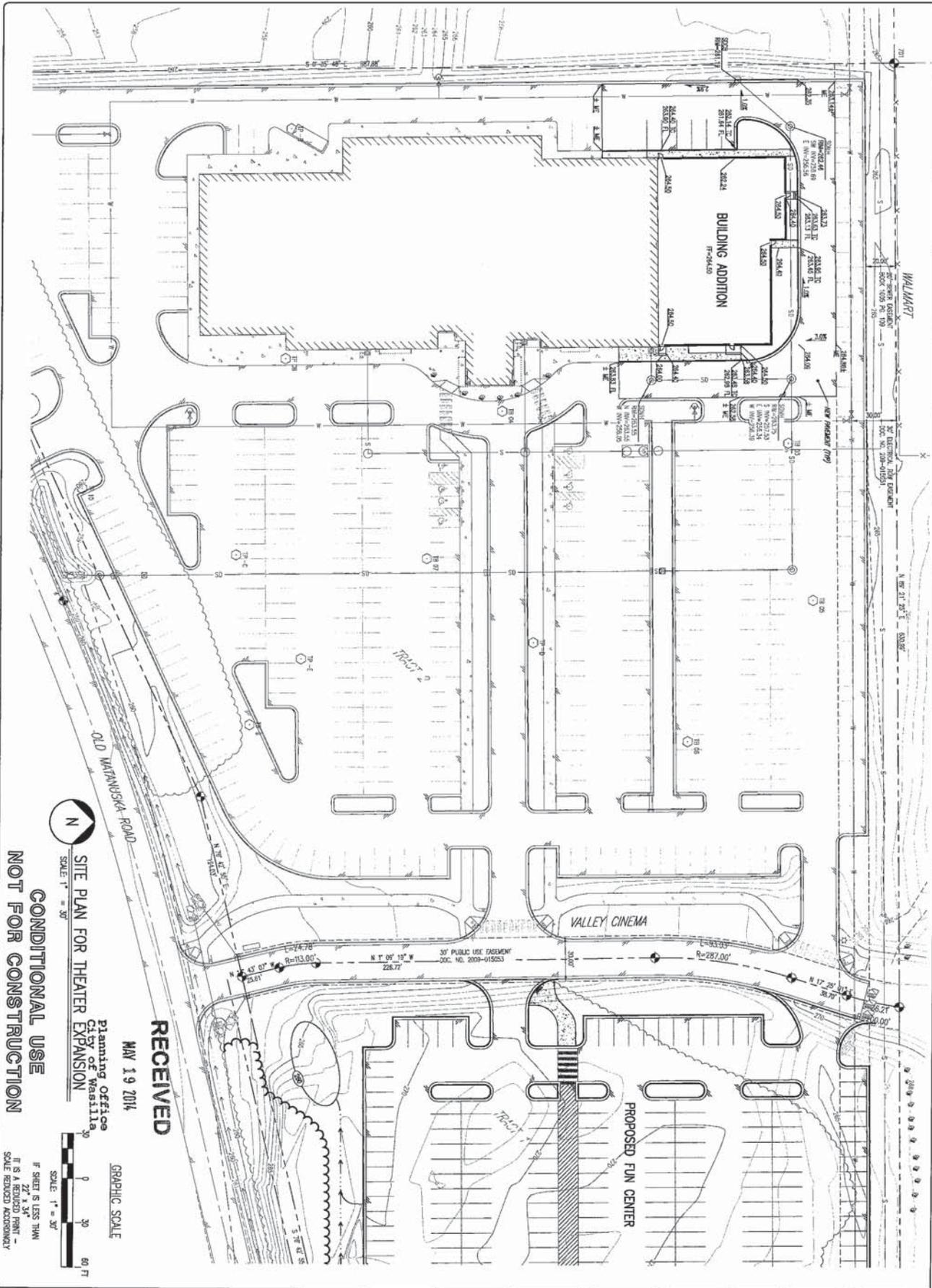
Dear Ms. Crawford:

I am the owner of Tract 1, S1/2, NE ¼, Sec. 13, T17N, R1W, Seward Meridian. As the Owner, I authorize Enterprise Engineering, Inc. and Tiland/Schmidt Architects to act on my behalf regarding the Conditional Use and Variances associated with the development of the Wasilla Fun Center and the Valley Cinema theatre expansion.

If you have any questions, please call me at 541-944-5550

Thank you,

John Schweiger  
Coming Attractions Theatre  
1644 Ashland Street  
Ashland, Oregon 97520



**RECEIVED**

MAY 19 2014

Planning Office  
City of Wasilla

SIT PLAN FOR THEATER EXPANSION

SCALE: 1" = 30'

GRAPHIC SCALE

SCALE: 1" = 30'

F. SHEET IS LESS THAN  
22" x 34"

SCALE REDUCED ACCORDINGLY

**CONDITIONAL USE  
NOT FOR CONSTRUCTION**

DWG NO.	CA.1	DATE	5/20/14
P.N.	GRID	SHEET	OF X
8107			

**ENTERPRISE ENGINEERING, INC.**

5 EAST STREET  
SUITE 200  
WASILLA, AK 99687  
TEL: 907.435.4333  
WWW.ENTERPRISE-ENR.COM

APPROVED: [Signature]

SCALE: AS NOTED



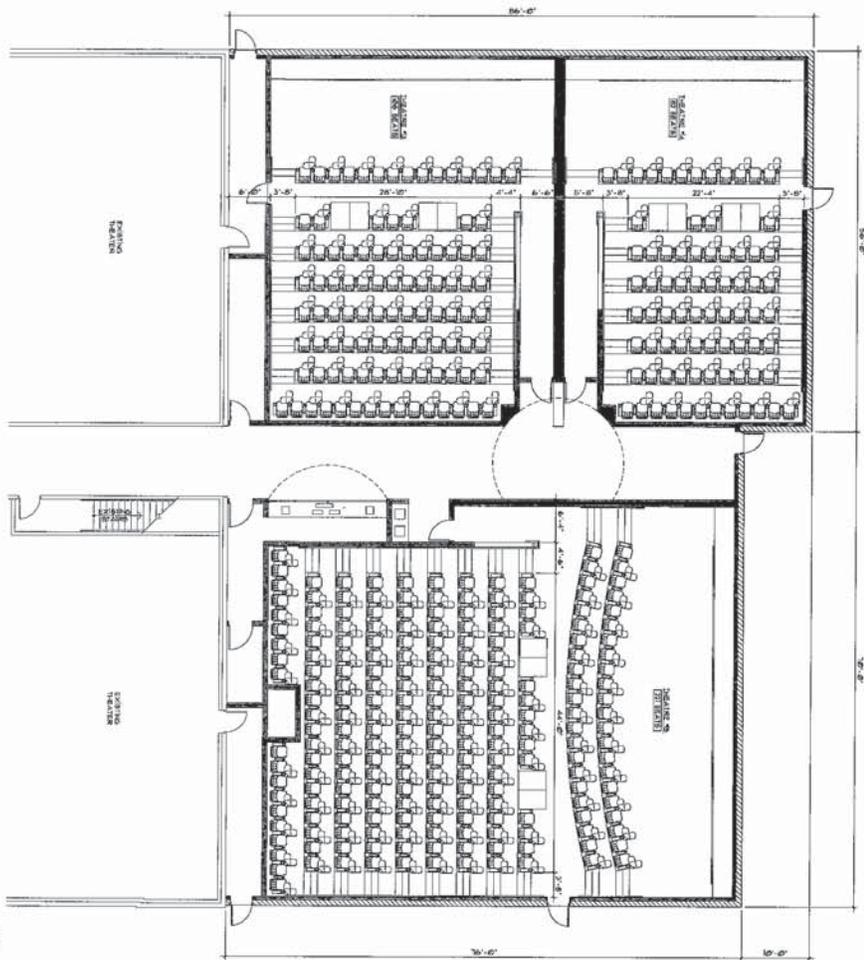
REV	DATE	DESCRIPTION

**CONDITIONAL USE PLAN SET**

**WASILLA FUN CENTER**

1450 SOUTH SEWARD MERIDIAN PARKWAY  
WASILLA, ALASKA

TRACT 1, S 1/2, NE 1/4, SEC 13, T17N, R1W, SEWARD MERIDIAN



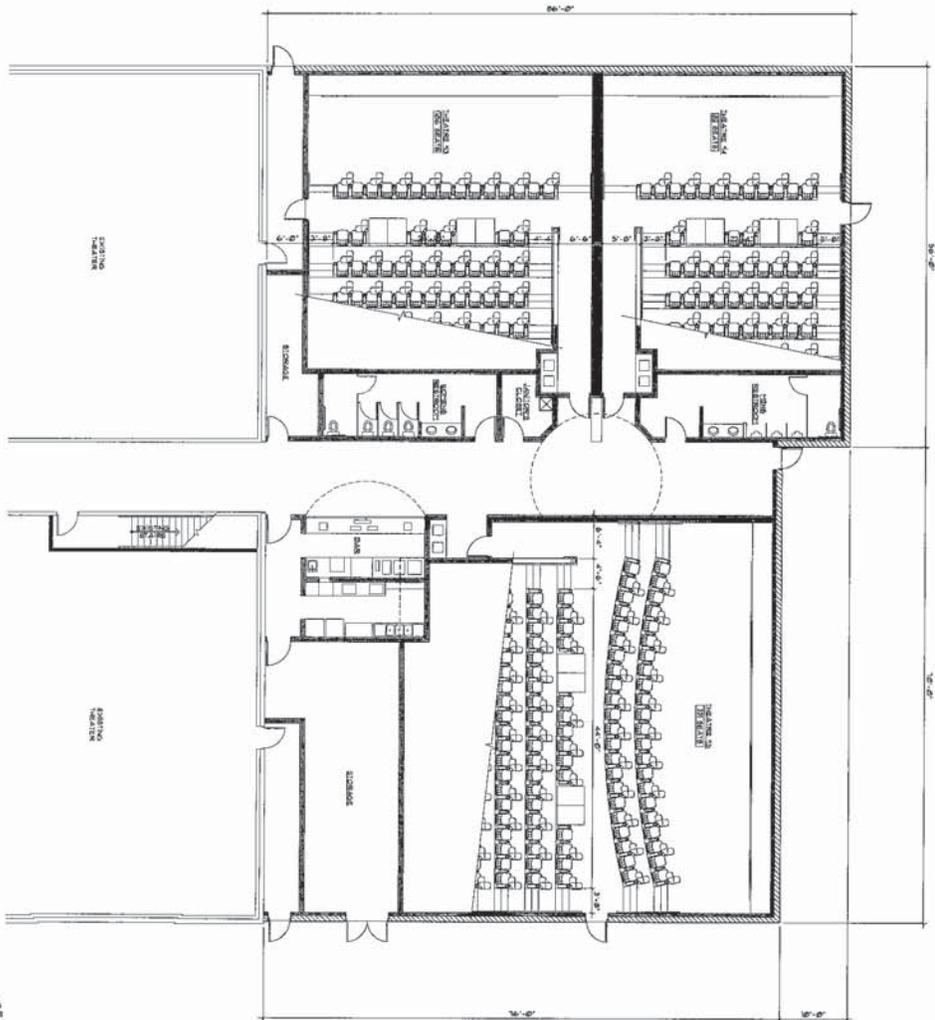
FLOOR PLAN

**RECEIV**  
 MAY 19 2014  
 Planning Office  
 City of Wasilla

**WASILLA CINEMA EXPANSION**  
 3151 OLD MATANUSKA ROAD  
 WASILLA, ALASKA

**TILANDT  
 SCHMIDT  
 ARCHITECTS P.C.**  
 1000 N. ELSON AVENUE  
 SUITE 100  
 ANCHORAGE, ALASKA 99503  
 PHONE: (907) 266-8877  
 FAX: (907) 266-8888

PROJECT NO. 0160	DATE: 1/10/14
DRAWN BY: DANIEL ST.	CHECKED BY: T.C.
REVISIONS	
2.1	



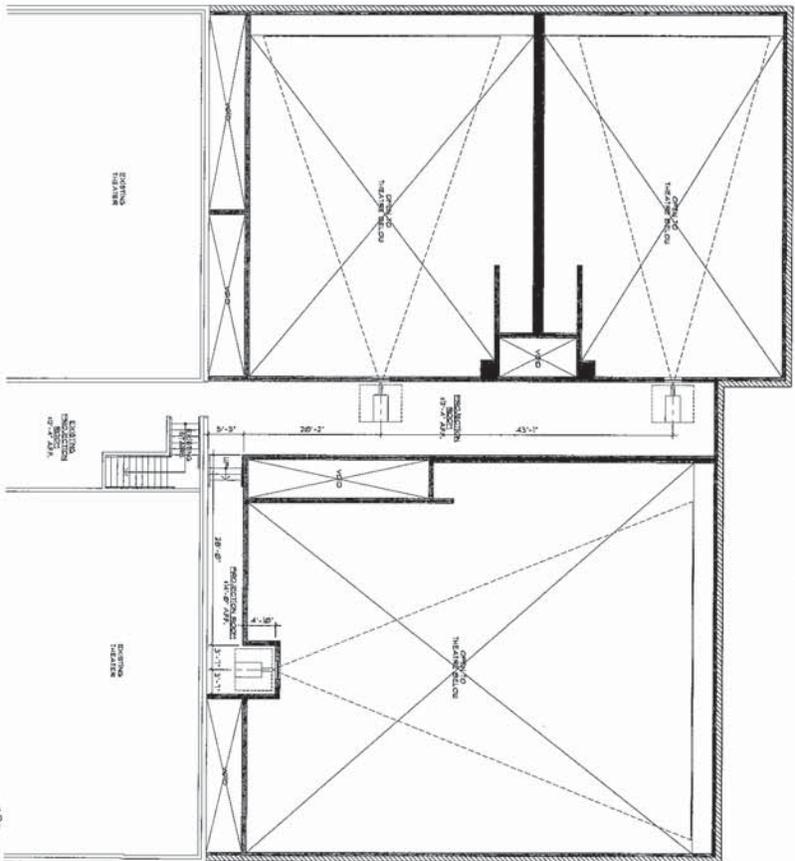
FLOOR PLAN

**RECEIVED**  
 MAY 19 2014  
 Planning Office  
 City of Wasilla

**WASILLA CINEMA EXPANSION**  
 3151 OLD MATANUSKA ROAD  
 WASILLA, ALASKA

**TILANDT  
 SCHMIDT  
 ARCHITECTS INC.**  
 2001 3RD AVENUE  
 ANCHORAGE, ALASKA 99501  
 PHONE: (907) 222-8000  
 FAX: (907) 222-8000

PROJECT NO. 1060	DATE 10/11/13
DRAWN BY DREHAN, BT	CHECKED BY BT
REVISIONS	
APPROVED BY	
SCALE	
22	



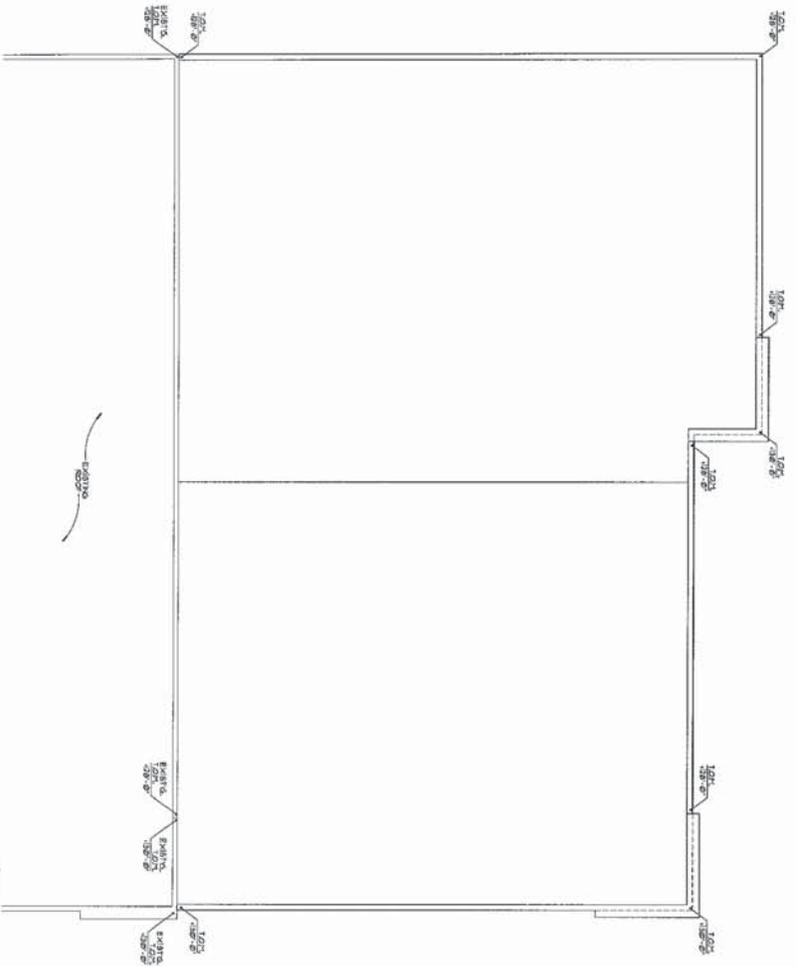
MEZZANINE PLAN

**WASILLA CINEMA EXPANSION**  
 3151 OLD MATANUSKA ROAD  
 WASILLA, ALASKA

TILANDT  
 SCHMIDT  
 ARCHITECTS P.C.  
 300 E. 10TH AVENUE  
 ANCHORAGE, ALASKA 99501  
 PHONE: (907) 262-8800  
 FAX: (907) 262-8808

**RECEIVED**  
 MAY 19 2014  
 Planning Office  
 City of Wasilla

PROJECT NO. 10160	DATE: 10/14/13	
DESIGNER: DAN SCHMIDT	DRAWN BY: DAN SCHMIDT	
REVISIONS:	NO. REVISIONS	
<table border="1"> <tr> <td>             2.3         </td> </tr> </table>		 2.3
 2.3		



ROOF PLAN



**WASILLA CINEMA EXPANSION**  
 3151 OLD MATANUSKA ROAD  
 WASILLA, ALASKA

TILLAND  
 &  
 SCHMIDT  
 ARCHITECTS, P.C.  
 10011 OLD OCEAN BLVD  
 SUITE 100  
 WASILLA, ALASKA 99586  
 PHONE: (907) 232-8800  
 FAX: (907) 232-8801

PROJECT NO. 10160  
 DATE: 08-20-14  
 DRAWN BY: J. SCHMIDT  
 CHECKED BY: J. SCHMIDT  
 REVISIONS

**RECEIVED**  
 MAY 19 2014  
 Planning Office  
 City of Wasilla

2.4





east elevation



north elevation



west elevation

**wasilla cinema expansion**  
COMING ATTRACTIONS THEATRES, INC.

**exterior elevations**  
TILAND / SCHMIDT ARCHITECTS, PC

**RECEIVED**  
MAY 19 2014  
Planning Office  
City of Wasilla

**CERTIFICATE OF SERVICE**

1. I am the Planning Clerk for the City of Wasilla.
2. I certify on this 22 day of May, 2014, I mailed 78 notices of: \_\_\_\_\_ via first class U.S. Mail and by hand delivery regarding the following:  
CU 14-06 & V 14-04 ; and CU 14-07  
Land Use Permit # \_\_\_\_\_.

Residents within 1,200'	<u>49</u>
Review Agencies	<u>25</u>
Planning Commissioners & City Council Members	<u>11</u>
Total	<u>85</u>

DATED at Wasilla, Alaska, May 22, 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 14-06 & V 14-04  
and CU 14-07

**APPLICANT (S):** LaQuita Chmielowski, Enterprise Engineering, Inc.

**OWNER(S):** John Schweiger

**REQUEST:**

**Conditional Use Permit #14-04** to build a 60,000 square foot fun center, which contains an indoor race track, laser tag, bumper cars, game room, and other amenities and a **Variance #14-04** of a 25 foot variance to the minimum 25 foot front yard setback to allow a zero setback along South Seward Meridian Parkway, located on Lot A8, Township 17 North, Range 1 West, Section 13; and **Conditional Use Permit #14-07** to build a 10,136 square foot addition (three theaters containing 409 seats) to an existing 36,350 square foot movie theater (12 theaters containing 1,450 seats.), located on Lot A9, Township 17 North, Range 1 West, Section 13.

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 **June 10, 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 June 3, 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**



17N01E18B005  
ADAMS WARREN ISAAC  
ADAMS SHERAH SUZANNE  
1550 E TIERRA GRANDE DR  
WASILLA, AK 99654-3529

2377B03L007  
BIESANZ DIANA LYNNE  
2521 E MOUNTAIN VILLAGE DRSTE  
B PMB 820  
WASILLA, AK 99654-7336

2377B01L015  
CHERNYSHOV SAMUEL  
1200 S SCOTTY CIR  
WASILLA, AK 99654

2377B01L018  
DAVILA RITA M  
3171 E SOUTHVIEW DR  
WASILLA, AK 99654

17N01E18C001  
FABER ALASKA COMM PROP TR  
FABER LAURENCE TRE FABER  
WANDA J TRE  
13411 GRAYWOLF PL NE  
POULSBO, WA 98370-8000

2377B02L007  
GERKEN BRADLEY E& MELANIE  
122 CHELSEA ST  
NEW BRAUNFELS, TX 78130

17N01E18B004  
HENKEL THOS A & JANET K  
7870 E FIREWEED RD  
PALMER, AK 99645

2377B01L011  
KNOWLTON ANDREW S & GRACE A  
KNOWLTON STANLEY B  
3001 E MIKEY CIR  
WASILLA, AK 99654-8310

3211B02L002A  
LAWSON DAVID A & APRIL C  
3760 E CAREFREE DR  
WASILLA, AK 99654

17N01W13D007  
MATANUSKA-SUSITNA BOROUGH  
350 E DAHLIA AVE  
PALMER, AK 99645-6488

9997000U0229  
AT&T MOBILITY  
909 CHESTNUT STC/O AT&T  
PROPERTY TAX DEPT RM 36-M-1  
ST LOUIS, MO 63101-3004

2377B01L017  
BREESE ETHEL A  
BREESE DARRELL L  
3173 E SOUTHVIEW DR  
WASILLA, AK 99654

2377B01L012  
COGDILL CHELSEA D  
936 W SPRUCE AVE  
WASILLA, AK 99654-5408

1009B02L001  
DELGADO JESUS  
3700 CAREFREE DR  
WASILLA, AK 99654

2377B02L012  
FREY BILL  
ELDER SHONTI  
3101 DANNYS AVE  
WASILLA, AK 99654

2377B02L003  
HATFIELD VADACE L  
3060 E SOUTHVIEW DR  
WASILLA, AK 99654

2377B03L004  
HOLMES MARC A & ANGELEEN D  
3160 E DANNY'S AVE  
WASILLA, AK 99654-8326

2377B03L005  
KNOWLTON ERIC L & HEIDI B  
3200 DANNYS AVE  
WASILLA, AK 99654

5996000L001  
LITHIA REAL ESTATE INC  
150 N BARTLETT ST  
MEDFORD, OR 97501-6015

17N01W13D006  
MCDONALD CLEVE MCDONALD  
JOHN  
MCDONALD HARRY& PATRICIA  
PO BOX 875764  
WASILLA, AK 99687-5764

4275B01L014A  
BERCUME LEVI & KATHLEEN R  
1250 S SCOTTY CIR  
WASILLA, AK 99654-8373

17N01E18B006  
BURKHARDSMEIER LVG TR  
BURKHARDSMEIER R J & B J TRES  
2955 E TAMARAK AVE  
WASILLA, AK 99654-7484

2377B02L005  
CUTHBERT RONALD  
3130 E SOUTHVIEW DR  
WASILLA, AK 99654-8321

2377B02L004  
EVANS GREGORY A & JIMI V  
3100 E SOUTHVIEW DR  
WASILLA, AK 99654

2377B02L013  
FRIESEN DENE & BONNIE  
3051 DANNY'S AVE  
WASILLA, AK 99654-8328

2377B02L008  
HAUN ROBERT M & TORI M  
3180 E SOUTHVIEW DR  
WASILLA, AK 99654

17N01W13A010  
KARABELNIKOFF SALLY A  
7435 OLD HARBOR AVE  
ANCHORAGE, AK 99504-1925

2377B01L016  
LANNAN THOS W & CORLISS O  
PO BOX 874315  
WASILLA, AK 99687-4315

4061B01L002A-1  
MARLETTO FAM LTD PRTRNSHP  
PO BOX 871625  
WASILLA, AK 99687-1625

1009B01L010  
NORRIS ROBERTA LEE ESKILIDA  
3751 E CAREFREE DR  
WASILLA, AK 99654-8359

1009B01L011  
OSE MICHAEL E  
3801 E CAREFREE DR  
WASILLA, AK 99654

1009B01L008  
PATRAW ROBERT W & SHAROL D  
3601 E CAREFREE DR  
WASILLA, AK 99654-8358

4061B01L001A-1  
PTF INVESTMENTS  
4101 ARCTIC BLVD% WESTERN  
ENTPRS INC #203  
ANCHORAGE, AK 99503-5702

2377B02L009  
RICHARDSON J SCOTT & C L  
PO BOX 2025  
PALMER, AK 99645-2025

2377B02L010  
ROBERTS WESLEY  
3125 E DANNY'S AVE  
WASILLA, AK 99654-8329

2377B01L019  
SCHACHLE KEITH A & MICHELLE L  
2851 E BELL CIR  
WASILLA, AK 99654

17N01W13A008  
SCHWEIGER JOHN LOVING TR  
SCHWEIGER JOHN C  
2200 ASHLAND ST% COMING  
ATTRACTIONS THEATRES INC  
ASHLAND, OR 97520-1406

2377B01L020  
SCOTT ROBERT P & CHERYL L  
3231 E DANNY'S AVE  
WASILLA, AK 99654-8330

4324B03L001A  
SHIESL DONALD W& SHERRY A  
3050 DANNY'S AVE  
WASILLA, AK 99654

2377B02L006  
STEELE JOHN B & LINDA L  
3160 SOUTHVIEW DR  
WASILLA, AK 99654

1009B02L012  
STETSON ASHLEY S  
PO BOX 874514  
WASILLA, AK 99654-4514

1009B01L009  
SZIPSKY LUCAS N & AMANDA F  
3701 E CAREFREE DR  
WASILLA, AK 99654-8359

2377B03L003  
UNDERWOOD GEORGE L & ROSA E  
3130 E DANNY'S AVE  
WASILLA, AK 99654

17N01W13A006  
WAL-MART REAL ESTATE BUSINESS  
TRUST  
PO BOX 8050% PROPERTY TAX  
DEPT ATTN MS 0555  
BENTONVILLE, AR 72712-8050

3211B02L002B  
WELLBORN LYNN A&CHARLOTTE  
3790 CAREFREE DR  
WASILLA, AK 99654

2377B02L014  
WILSON DAVID S & ALETA C  
3001 E DANNY'S AVE  
WASILLA, AK 99654-8328

17N01E18B003  
WILSON LEE  
14035 VENUS WAY  
ANCHORAGE, AK 99515

2377B03L006  
WITHEY PHILIP L  
PO BOX 671644  
CHUGIAK, AK 99567-1644

2377B01L013  
YOUNGBLOOD MARK D& MARITT  
3161 E SOUTHVIEW DR  
WASILLA, AK 99654-8323

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 StSuite 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 RWV  
1700 E. Bogard RdBldg B, #103  
Wasilla, AK 99654

Roy Robertson  
SOA/DEC  
Waste Water RWV  
1700 E. Bogard RdBldg B, #103  
Wasilla, AK 99654

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

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

SOA/DFG/Habitat  
1800 Glenn HwySuite 6  
Palmer, AK 99645

SOA/DNR  
Technical Services  
550 W. 7th AveSuite 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. 14-17**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NUMBER CU 14-07 TO BUILD A 10,136 SQUARE FOOT ADDITION (THREE THEATERS CONTAINING 409 SEATS) TO AN EXISTING 36,350 SQUARE FOOT MOVIE THEATER (12 THEATERS CONTAINING 1,450 SEATS), LOCATED ON LOT A9, TOWNSHIP 17N, RANGE 1W, SECTION 13, IN THE COMMERCIAL ZONING DISTRICT.**

---

WHEREAS, John Schweiger, owner, submitted Conditional Use Permit Number 14-07 requesting approval to build a 10,136 square foot addition to an existing 36,350 square foot movie theater on May 16, 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 June 3, 2014; and

WHEREAS, the Planning Commission held a public hearing on this request on June 10, 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. Construction on the site must substantially comply with the site plan and landscape plans date stamped May 21, 2014, attached as Exhibit B to Resolution Serial No. 14-17. 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.
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 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 14-17**  
**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 49 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 Code Compliance Department with no comments, and one comment from a property owner 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.***

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.***

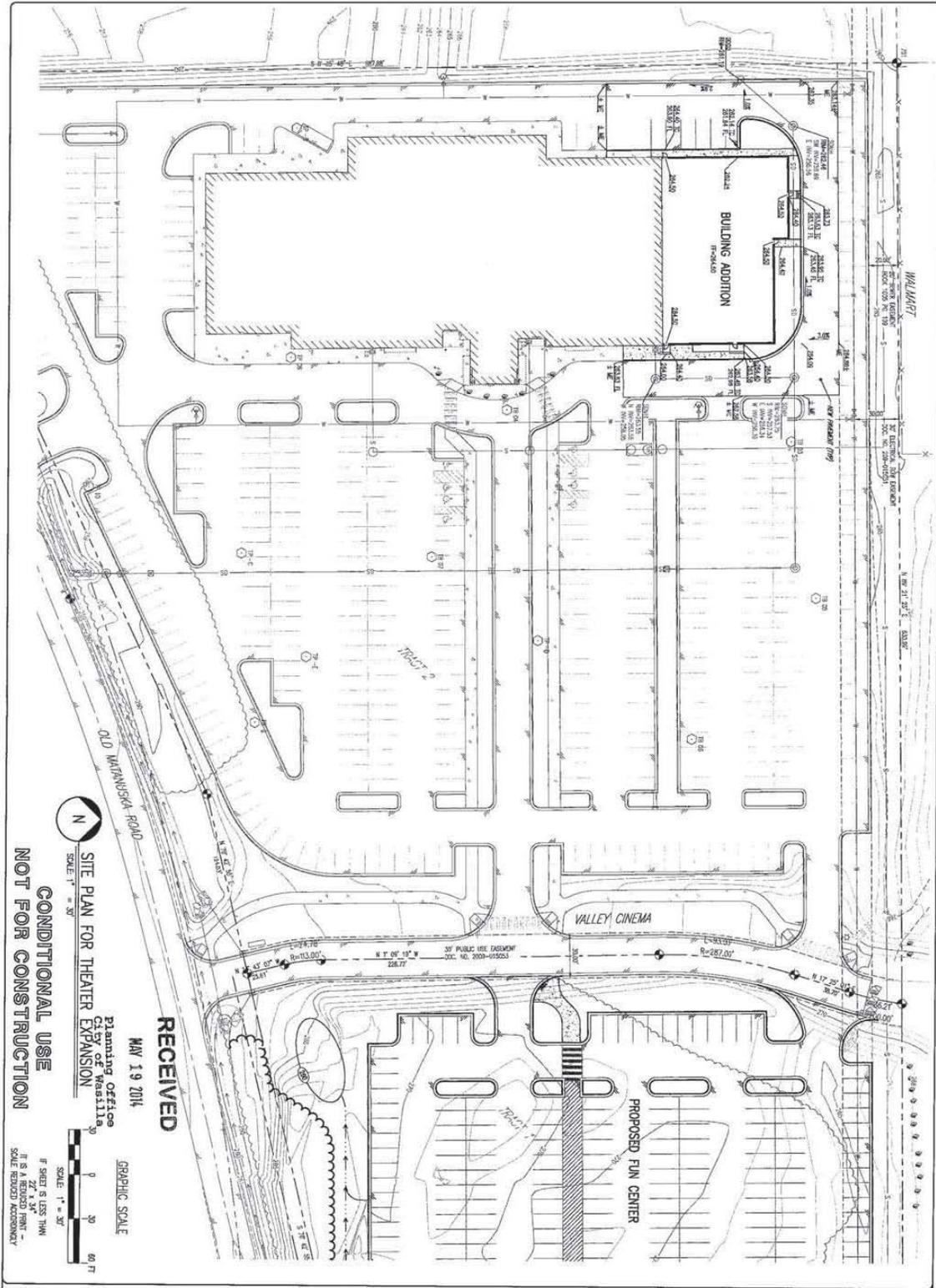
Finding: The proposed commercial building blends in with the building architecture in the surrounding area.

**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.



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 MAY 19 2014  
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 City of Wasilla

GRAPHIC SCALE  
 SCALE: 1" = 30'  
 IF SHEET IS LOST, THIS  
 IS A REDUCED PRINT -  
 SCALE REDUCED ACCORDINGLY

CONDITIONAL USE  
 NOT FOR CONSTRUCTION

<p><b>CONDITIONAL USE PLAN SET</b>  <b>WASILLA FUN CENTER</b>          1450 SOUTH SEWARD MERIDIAN PARKWAY          WASILLA, ALASKA          TRACT 1, S 1/2, NE 1/4, SEC 13, 117N, R1W, SEWARD MERIDIAN</p>	
<p>DESIGNER: [Signature]          CHECKED: [Signature]          APPROVED: [Signature]</p>	<p>ENTERPRISE          ENGINEERING, INC.          1400 S. WARD BLVD.          ANCHORAGE, AK 99501          (907) 562-1111</p>
<p>DWG. NO.: CA1          DATE: 5/20/14          PLOT: 04/01          SHEET: 04 OF 10</p>	<p>REV. DATE BY DESCRIPTION</p>





east elevation



north elevation



west elevation

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## **Chapter 7. Economic Vitality**

### **7.1 Current Conditions and Trends**

#### ***Regional Commercial and Service Center***

The last decade has firmly established the City’s “crossroads” as the region’s major commercial center. This development, largely zoned Commercial, is focused along the Parks Highway, generally from the Palmer-Wasilla Highway to KGB Road. Commercial development is also radiating from this center along collector roads, including into areas with Rural Residential zoning.



***The City has become the region’s major commercial center.***

As the region’s population grows, the City is beginning to reach a critical mass in terms of the size of the population served and the market’s ability to support a greater diversity of service and retail providers. For example, in the past decade it has attracted new large retailers and a number of service organizations and company branch offices including Target, South Central Foundation, and Providence Hospital.

As part of updating the Plan, in September 2009 a Wasilla Area Retail Office, Commercial, and Market Analysis Market Study (“Market Study”) was completed by the Gibbs Planning Group and is included in Appendix D. This analysis was completed so that future development plans reflect actual market conditions and potentials. The Market Study indicated that the City is in the midst of evolving from a bedroom community of Anchorage to a more self-sufficient community, meeting some regional retail needs. Moreover, the September 2009 study determined that in 2009 the City’s commercial district was serving a regional trade area population of around 90,000. State population projections indicate this could exceed 150,000 by 2034 (ADLWD 2010).

In terms of specific commercial and economic opportunities, the study points out that historic retailers have been convenience and neighborhood oriented in size and scale, but that the City has successfully attracted community scale retailers (Target, Sears, Walmart, Fred Meyer, etc.). Under current economic conditions, growth in retail development is anticipated to be able to support an additional 177,000 square feet of additional retail. See Table 10 for specific categories.

#### ***An Attraction for Residents and Visitors***

A year-round recreation paradise, the City has historical ties to the renowned Iditarod Trail Sled Dog Race and is the home of the Tesoro Iron-Dog 2000, the world’s longest snowmobile race. Fishing, swimming, boating, hiking, and biking are popular activities during summer’s long daylight hours, and mountains, lakes, streams, wetlands, tundra, and boreal forests are within easy reach. The quality of life is excellent, the water is clean and abundant, the air is fresh, and the people are friendly. The City embodies the small-town values of family, community, and caring for neighbors. The unique locale appeals to those who seek an Alaskan lifestyle while raising a family, taking advantage of economic prospects, or retiring in comfort. In terms of City finances, total revenues and expenditures over a number of years show that the City is consistently in the black.



*The City has attracted major retailers including Sears, Walmart, Target, and Home Depot.*

### **Work Where You Play**

Although the City has a growing number of jobs related to its growth as a retail and service center, most residents' jobs remain outside the community. During public meetings, and in the survey, City residents expressed support for expanding new industrial and employment areas and were excited about the prospect of shifting more jobs to the City. Specific ideas and opportunities for creating new enterprises and jobs in the City that emerged during the planning process include:

### **Multi-Modal Related Enterprises at the Airport**

The City has industrially zoned land located at its airport. Enhanced rail, road and air transportation linkages can support a range of enterprises that could create local jobs, including the following:

- New local product development and manufacturing;
- Attracting high tech businesses that can take advantage of the technical skills and education of former military and North Slope workers;
- Material transport and resource storage/staging;
- Transit-oriented tourism and connectivity to the Museum of Alaska Transportation and Industry. This could include large scale Denali tour train passenger drop-offs, train and bus transfer, and shuttling or walking options to reach nearby private developments, which are proposed to include a large private hotel and convention center complex (west end of Jacobson Lake).

### **Regional Offices, Branches, and Service Centers**

A number of commercial, financial, and government entities have realized that Wasilla serves as the central node for the Valley, the closest accessible point for all Valley residents and consumers. Just as shopping closer to home has brought significant resources into the local economy (see the demographics discussion) so would bringing business closer to home. This could provide win-wins allowing these entities to provide better services directly in the Borough's population growth center, and to allow commuting employees the option of working in their community.

2009 WASILLA RETAIL, OFFICE AND LODGING MARKET ANALYSIS <i>Additional retail in the City supportable based on current demographics and trends</i>
72,600 sf of general merchandise stores
34,600 sf of dine in and carry out restaurants
17,000 sf of apparel and accessories stores
14,000 sf of hardware and lawn/garden retail
9,000 sf of sporting goods and hobby retail
6,600 sf of electronic and appliance retail
5,900 sf of home furnishings
3,900 sf of specialty food stores
2,500 sf of health care and personal services
1,400 sf of jewelry, luggage and leather retail
9,500 sf of miscellaneous neighborhood retailers (e.g., florists, pet supplies, video and gift shops).

*Table 10. Supportable Additional Retail in the Wasilla Area (Source: Gibbs Planning Group Retail Office and Lodging Market Analysis, September 28, 2009).*

**Gateway to Recreation**

The City provides residents a virtual outdoor playground with access to some of Alaska’s most sought after year-round recreational spots just a short scenic drive from home including the Matanuska and Knik glaciers, Hatcher Pass, several state game refuges and recreation areas, world-class fishing rivers, and Denali National Park and Preserve. Moreover, Wasilla has a growing tourism sector, and could market itself as the affordable, fun, and logical place for Alaskans and visitors to stay while pursuing their recreational experiences.

Diverse regional recreational destinations are easily accessible to the City, and could be “packaged” in sample itineraries. Travel planning materials could help visitors locate lodging and other desired services to support their itinerary. Lodging in the City will place visitors that much closer to destinations.

This effort is largely a task of marketing and packaging and would need the marketing expertise of the Wasilla Chamber of Commerce, Matanuska-Susitna Convention and Visitors Bureau, and regional guides and outfitters.

**The Valley’s Meeting and Convention Center**

The Curtis D. Menard Memorial Sports Center has gained regional interest as a place to hold large public events, seminars, and small conventions. Income from these activities are a growing segment, and are helping to cover the high costs of operating the recreational aspects.

Additionally, new plans for a rail and road-based convention center, hotel, condos, and restaurant are being explored in the Jacobson Lake area. Although mainly intended to support the region’s growing meeting space needs, the facility could also bring out of state travelers by bus or eventually with rail service direct from the Ted Stevens Anchorage International Airport.

**7.2 Desired Future Conditions**

The City’s economy in the future is more diverse and vibrant. The region’s commercial and service sectors provide competitive products keeping regional dollars in the local economy.

The City attracts additional residents and visitors. The population grows, as does the City’s tourism sector. The already high quality of life, in addition to a revitalized Downtown and enhanced community image, make the City a desirable place to live, visit, and play.

The City now has a stable and growing job sector that utilizes its well-qualified workforce. Every year, more and more commuters are shifting to employment in the local economy.

<b>City of Wasilla Resident Survey Opinions Regarding Economic Vitality</b>	
✓	Residents support City efforts to expand new industrial and employment areas: <b>52% residents - Very Supportive</b> <b>31% residents - Somewhat Supportive</b> <b>8% residents - Neutral</b> <b>9% residents - Not Supportive</b>
✓	City residents broadly support expanding Wasilla’s development areas (Airport, Downtown, Wasilla Heights, etc.): <b>36% residents - Very Supportive</b> <b>38% residents - Somewhat Supportive</b> <b>16% residents - Neutral</b> <b>11% residents - Not Supportive</b>
✓	Residents generally agree that Wasilla needs to strengthen its small city identity: <b>24% residents - Strongly Agree</b> <b>31% residents - Agree</b> <b>30% residents - Neutral</b> <b>10% residents - Disagree</b> <b>6% residents - Strongly Disagree</b>

Source: 2010 Community Survey (see page 1-4)

## 7.3 Goals, Objectives and Actions

**Goal 1. Continue to promote and enhance the City’s future as the region’s major center for commerce, services, visitor hospitality, culture and arts, transportation and industry.**

Objective	Actions
<p>1.1 Adopt policies and programs that will ensure that the City remains the preferred place in the Valley for shopping, services, employment, arts, entertainment, sports, and culture.</p>	<p>1.1.1 Develop a strategic economic plan that considers how to secure Wasilla’s future as the leading commercial center given its location and proximity to growing population nodes, particularly Knik/Fairview.</p>
<p>1.2 Develop a plan to creating a more diverse economic base that will attract a wider range of employment opportunities.</p>	<p>1.2.1 Identify ways to ensure that the City continues to support appropriate development.</p> <p>1.2.2 Continue to offer efficient and affordable permitting to foster improvements to and investments in the area’s housing stock and business properties.</p> <p>1.2.3 Coordinate with non-City utility providers to expand services that will support new commercial, industrial, and manufacturing investment.</p> <p>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.</p> <p>1.2.5 Encourage developers and investors to work with the comprehensive planning process to help formulate plans for community and economic development.</p>
<p>1.3 Encourage the development of new anchor developments, facilities, and attractions that generate economic activity.</p>	<p>1.3.1 Support community initiatives to strengthen the City as a regional center of art, culture, and education (e.g. Valley Performing Arts expansion, new Wasilla Library, new Sports Dome).</p> <p>1.3.2 Promote opportunities for creating a destination hotel, restaurant, timeshare and convention center in areas such the multi-modal transit center and the Museum of Alaska Transportation and Industry and Wasilla Heights.</p> <p>1.3.3 Promote and support new activities, festivals, and recreational opportunities that encourage visitors and tourists to visit the City (e.g., fishing derbies, new mining history display, winter festival, etc.).</p>
<p>1.4 Promote the City as a base for Valley recreation and a “Gateway to Adventure.”</p>	<p>1.4.1 Partner with the Mat-Su Convention and Visitors Bureau and Wasilla Chamber of Commerce and other recreation-oriented interests to promote the City’s visitor hospitality services and location as the gateway to recreational opportunities.</p> <p>1.4.2 Identify opportunities for tourist attractions within the City.</p>

**Goal 2. Diversify the economic base and attract new employment generators.**

Objective	Actions
2.1 Continue to expand the City airport and encourage development of adjacent economic generators on City-owned land.	2.1.1 Identify ways to attract new product manufacturing and assembly plants, including focused on producing specialty items using local resources.  2.1.2 Seeks funds to be used for capital improvements that serve as an incentive to attract new employers to the City.
2.2 Encourage employment opportunities within the City to reduce commuting to Anchorage for jobs.	2.2.1 Reach out to commercial, financial, and government entities headquartered in Anchorage and Palmer and promote local branch Wasilla offices, both to provide better services directly in MSB’s population growth center, and to allow commuting employees the option of working in their community.



*The Curtis D. Menard Memorial Sports Center has gained regional interest as a place to hold large public events, seminars, and small conventions.*

***Economic Vitality Element Supplementary Documents***

*This comprehensive plan chapter presents a broad vision, intended for incremental implementation over the next ten or more years. Please consult other documents, including those listed below, for more specific and up to date information, priorities and projects:*

**City of Wasilla**

- Airport Master Plan
- Wasilla Area Plans
- Retail, Office, and Lodging Market Analysis for the Wasilla Area

**Matanuska-Susitna Borough Areawide Plans**

- Economic Development Strategic Plan



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**PERMIT INFORMATION 2014**

APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE	AS-BUILT SURVEY
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	T&C UPHOLSTERLY	1830 E PARKS HWY	C	
01/23/14	01/23/14	A14-03	TENANT SPACE	840	9108000U002	WASILLA CENTER 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 CONDOS	CHRISTENSEN CHIROPRACTIC	701 S KNIK GOOSE BAY	C	
02/07/14	02/07/14	A14-08	TENANT SPACE	777	3099B01L001	COTTONWOOD PARK	PRIMERICA	1590 E FINANCIAL DR	C	
02/19/14	02/27/14	A14-09	TENANT SPACE	1,577	5888000L003D	OLYMPIC	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	1,50	17N01W18D029	CENTURY PARK 2	WALDEN, ROBERT	2422 W JAMES T CIR	RR	
03/11/14	03/13/14	A14-14	COMM <10,000 SQ FT	1,040	2524B03L001 &15	DISCOVERY HILLS PH V	NORTHERN ENCLUSURES	1446 W MYSTERY AVE	C	
03/11/14	03/13/14	A14-15	COMM <10,000 SQ FT	840	7027000L001	DISCOVERY HILLS PH V	NORTHERN ENCLUSURES	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	SPRIT RIDGE	LANGLOIS, JANA	251 W PARKS HWY	C	
03/19/14	03/20/14	A14-18	DUPLEX	3,800	2689B03L001	KOHRING	FLETCHER, BILL	940 E SNOHOMISH	RR	
03/18/14	04/04/14	A14-19	METAL BLDG WAREHOUSE	4,800	2389B01L006	SUN PLAZA	BIG SKY DEVELOPMENT LLC	200 E FLAG CIR	RR	
03/18/14	04/23/14	A14-20	COMM >10,000 SQ FT	27,300	4802000L002	CREEKSIDE PLAZA	CORPORATE WAY PROP	2701 E SUN MTN AVE	C	
03/25/14	04/01/14	A14-21	SUBDIVISION			CAREFREE ACRES	JYG INVESTMENT GROUP LLC		C	
03/26/14	03/28/14	A14-22	DUPLEX	3,000	6826B01L005	DISCOVERY HILLS PH IV	BLUE GLACIER LLC	1281 W MYSTERY AVE	RR	
03/26/14	03/28/14	A14-23	TENANT SPACE	1,070	4061B01L001A-1	CAREFREE ACRES	PTF INVESTMENTS	1261 S SEWARD MERIDIAN	C	
03/28/14	04/04/14	A14-24	SUBDIVISION		2483B01L016L17	RAVENSWOOD DIV III	SMITH, SANDRA	461/465 E RAVENSWOOD LP	RR	
03/28/14	04/04/14	A14-25	TENANT SPACE	635	9007000U00D	MAIN PROF BLDG CONDO	DEBUS, DANIEL	500 N MAIN ST	C	
04/02/14	04/02/14	A14-26	TENANT SPACE	2,927	5797000L002A	IDITPARCEL ADDN 1	BROWN JUG	509 W PARKS HWY	C	
04/11/14	04/11/14	A14-27	CHANGE OF USE		1190B01L009	ADVENTURE EST	WINCHESTER, ELISA	174 W SPRUCE AVE	RR	
04/11/14	04/14/14	A14-28	DUPLEX	1,800	6824B02L012C	WASILLA WOODS	HEWITT, JEFF	1563 N RAVENS BEST CIR	RR	
04/14/14	04/14/14	A14-29	SFD	2,364	7039000L00F	CENTER POINT	HARMEN EXCAVATING	1496 S CENTER POINT DR	RR	
04/14/14	04/14/14	A14-30	SFD	1,806	7039000L001	CENTER POINT	HARMEN EXCAVATING	1500 S CENTER POINT DR	RR	
04/14/14	04/14/14	A14-31	SFD	2,158	7039000L00J	CENTER POINT	HARMEN EXCAVATING	1490 S CENTER POINT DR	RR	
04/14/14	04/14/14	A14-32	SFD	2,423	7039000L00G	CENTER POINT	HARMEN EXCAVATING	1401 S CENTER POINT DR	RR	
04/15/14	04/15/14	A14-33	SFD	2,068	1261B03L011	CENTURY PK	NARINO, ALVARO	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	04/23/14	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	
04/24/14	WITHDRAWN	A14-38	HOME OCCUPATION	576	1357B02L007	TERRACE MANOR	HOLCOMB, RALPH	601 W PONDEROSA LP	R-1	
04/29/14	05/01/14	A14-39	TENANT SPACE	40	2523B01L005A	NELSON FRED RSB	CUSTARD, BOBBY	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	TUP		9108000U004	WASILLA CENTER CONDOS	WESTERN ENTERPRISES INC	613 & 615 S KGB RD	C	
05/08/14	05/08/14	A14-44	SHOP/GARAGE	1,104	6879000T00G-2	TALLERICO	ELGEE, KEVIN	2150 S ENDEAVOR	RR	
05/08/14	05/08/14	A14-45	DUPLEX	2,700	1104B03L009	WASILLA ACRES	LAUGHLIN, JADE	686 W HOLIDAY DR	RR	
05/08/14	05/14/14	A14-46	DUPLEX	2,700	1113B05L019	WASILLA ACRES	ZHUCHKOV, IGOR & NATALIYA	1960 W MELANIE AVE	RR	

APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE	AS-BUILT SURVEY
05/14/14	05/16/14	A14-47	MULTI FAMILY(10 UNITS 4 PLEX)	253,739		BELLA VISTA WEST OLSON	JYG INVESTMENT GROUP LLC	OLD MATANUSKA RD	C	
05/14/14	05/15/14	A14-48	TUP		1046000T005-1	SNIDER #4	LORD, SUZETTE	1451 E PARKS HWY	C	
05/20/14	05/20/14	A14-49	TENANT SPACE	500	2705000L0014A-1	PROSPECTOR HILLS	EZ MOBILE LLC	735 W PARKS HWY	C	
05/20/14	05/22/14	A14-50	CHICKENS/ROOSTER	16	1118B01L005	PRESTON, RONIE & DIANA	PREMIER HOME, LLC	1480 N GRUBSTAKE DR	RR	
05/16/14	05/16/14	A14-51	DUPLEX	2,500		EXECUTIVE PROPERTIES 2	PREMIER HOME, LLC	901 W CACHE DR	RR	
05/16/14	05/16/14	A14-52	DUPLEX	2,500		EXECUTIVE PROPERTIES 2	PREMIER HOME, LLC	931 W CACHE DR	RR	
05/23/14	05/04/14	A14-53	TENANT SPACE	1,415	2523B01L001A	NELSON FRED RSB	ROYAL SPA	224 N YENLO ST	C	
05/30/14	05/30/14	A14-54	TUP		17N01W15B013	OLSON	JOLT CONSTRUCTION	1451 E PARKS HWY	RR	
05/30/14	PENDING	A14-55	TENANT SPACE	400	1046000T005-1		STAND UP ALASKA		C	
<b>USE PERMITS</b>										
05/29/14	PENDING	UP14-01	CHURCH	13,410	17N01W05A005		SLAVIC EVANGELICAL CHURCH	1350 N LUCAS RD	RR	
<b>CONDITIONAL USE PERMITS</b>										
03/28/14	05/13/14	CU14-01	STORAGE ADD	750	7011B5B0000	FLOYD 2010	WASILLA STATION	600 E RAILROAD AVE	C	
04/11/14	05/13/14	CU14-02	CAR WASH	11,600	5816B02L002	CAROL	K&S ENTERPRISES	1900 W RUPPE CIR	C	
04/21/14	05/13/14	CU14-03	COMM>10,000	6,000	17N01W10A019	LAKESHORE	KURANI, KURBAN	101 N CRUSEY ST	C	
04/21/14	05/13/14	CU14-04	COMM<10,000	8,280	4574B01L016A	LAKESHORE	KURANI, KURBAN	918 E WESTPOINT DR	RM	
05/08/14	PENDING	CU14-05	COMM>10,000	11,940	6910000L002	FERN PLAZA	NEWCOMB, KURT		C	
05/19/14	PENDING	CU14-06	COMM>10,000	60,000	17N01W13A008		SCHWEIGER, JOHN	1450 S SEWARD MERIDIAN	C	
05/19/14	PENDING	CU14-07	ADD TO MOVIE THEATER	10,136	17N01W13A009		SCHWEIGER, JOHN	3331 E OLD MATANUSKA RD	C	
<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	05/13/14	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	05/13/14	V14-01	SETBACK REAR YARD		7011B5B0000	FLOYD 2010	WASILLA STATION	600 E RAILRAD AVE	C	
04/21/14	05/13/14	V14-02	SETBACK REAR YARD		17N01W10A019		KURANI, KURBAN	101 N CRUSEY ST	C	
04/21/14	05/13/14	V14-03	SETBACK SIDE & FRONT		4574B01L016A	LAKESHORE	KURANI, KURBAN	918 E WESTPOINT DR	RM	
05/19/14	PENDING	V14-04	SETBACK FRONT YD		17N01W13A008		SCHWEIGER, JOHN	1450 S SEWARD MERIDIAN	C	



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DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
3/3/2014	FUP	1901 Mack		Y N	DOA dog hit by car	14-13023 RTO
3/3/2014	C	300 Crestwood		Y N	Dog bite- accidental	14-13599
3/4/2014	S	Walmart		Y N	HCP parking violation	14-13778 unfounded
3/4/2014	D	165 E Parks		Y N	Illegal use of dumpster	14-13785 verbal warning
3/5/2014	PAT	Parks & Foundery		N N	MVA traffic control	14-13987
3/5/2014	PAT	KGB & Parks		N N	MVA traffic control	14-14020
3/5/2014	FUP	Smokin Deals Too		Y N	Follow up	14-12534
3/6/2014	D	1350 Century Cir		Y N	Abandoned veh	14-14205 unfounded
3/6/2014	PAT	Parks & Main		N N	MVA traffic control	14-14241
3/6/2014	D	1745 Neil Cir.		Y N	Stray cat complaint	14-14262
3/7/2014	FUP	1745 Neil Cir.		Y N	Stray cat complaint	14-14262 warrant arrest
3/7/2014	C	753 Pineridge		N N	Barking complaint	14-14444
3/10/2014	S	Brown Jug		Y N	HCP parking violation	14-15115 verbal warning
3/11/2014	C	Harvest Loop & Lakewood		N N	RAL dog	14-15265
3/11/2014	C	Fanciful & Crestwood		Y N	Dog bite	14-15288 unfounded
3/11/2014	S	MUSC		Y N	Open dumpster violation	14-15301 verbal warning
3/11/2014	C	1201 Clinton		Y N	Barking complaint	14-15314 verbal warning
3/11/2014	C	1460 Grubstake		Y N	RAL dog	14-15345 verbal warning
3/12/2014	ADM	Brown Jug		N N	Liquor license review	14-15463
3/12/2014	ADM	Mug Shot		N N	Liquor license review	14-15464
3/12/2014	ADM	Pizza Hut		N N	Liquor license review	14-15465
3/12/2014	ADM	Brown Jug		N N	Liquor license review	14-15466
3/12/2014	ADM	Glacier Canyon		N N	Liquor license review	14-15467
3/12/2014	ADM	E LU FA		N N	Liquor license review	14-15468
3/12/2014	ADM	Brown Jug		N N	Liquor license review	14-15469
3/12/2014	C	MUSC		Y N	Illegal dumping	14-15487 no viable suspects
3/13/2014	C	Sally Beauty Supply		N N	HCP parking violation	14-15630
3/13/2014	PAT	Dellwood & Wesglen		N N	Downed power line	14-15643 traffic control
3/13/2014	FUP	753 Pineridge		N N	Barking complaint	14-14444
3/13/2014	S	Library		Y N	HCP parking violation	14-15668 citation
3/14/2014	PAT	Parks & Boundary		N N	Traffic hazard	14-15820
3/14/2014	D	1551 Lake Lucille		Y N	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	N	RAL dog 14-16495
3/17/2014	S	Pet Zoo		Y	N	HCP parking violation 14-16514 unfounded
3/17/2014	S	Fruitland		Y	N	HCP parking violation 14-16531 unfounded
3/17/2014	S	Carrs		Y	N	HCP parking violation 14-16543 unfounded
3/18/2014	FUP	753 Pineridge		N	N	Barking complaint 14-14444
3/19/2014	S	Lake Lucille Park		N	N	Facility/security check 14-16958
3/19/2014	S	West Side Center		Y	N	HCP parking violation 14-16965 unfounded
3/20/2014	S	Bumpus		N	N	Facility/security check 14-17149
3/21/2014	PAT	Nelson Ave		N	N	Deploy radar cart 14-17374
3/21/2014	FUP	476 Lakeview		Y	N	RAL dog 14-17228 UTL
3/21/2014	FUP	Iditarod Elementary		Y	N	Follow up 14-7843
3/24/2014	FUP	476 Lakeview		Y	N	RAL dog 14-17228 UTL
3/24/2014	S	Carrs		Y	N	HCP parking violation 14-18123 unfounded
3/24/2014	D	590 Carpenter		Y	N	RAL dog 14-18126 impound
3/25/2014	D	300 Graybark		Y	N	RAL dog 14-18320 unfounded
3/25/2014	D	350 Fallen Leaf		Y	N	Agency assist- eviction 14-18340
3/25/2014	D	Bertha Cir.		N	N	Smell of horse manure 14-18378 unfounded
3/26/2014	S	Lake Lucille Park		N	N	Facility/security check 14-18540
3/26/2014	FUP	3301 Naomi		Y	N	Follow up 14-17462 document service
3/27/2014	FUP	Nelson Ave		N	N	Retrieve radar cart 14-17374
3/27/2014	D	1101 W Nelson		Y	N	Cat stuck in wall 14-18730 impound
3/27/2014	C	1875 PWH- E LU FA		N	N	Illegal sign 14-18767
3/27/2014	C	1941 Harvest Loop		Y	N	Trash complaint 14-18779 verbal warning