

CERTIFICATE OF SERVICE

- 1. I am the Planning Clerk for the City of Wasilla.
- 2. I certify on this 11 day of December, 2014, I mailed 119 notices of: _____ via first class U.S. Mail and by hand delivery regarding the following:
Aditarod Elem
 Land Use Permit # V14-05 & W14-04

Residents within 1,200' 90

Review Agencies 25

Planning Commissioners
& City Council Members 11

Total 126

DATED at Wasilla, Alaska, December 11, 2014

CITY OF WASILLA

Tahirih Revet
 TAHIRIH REVET
 Planning Clerk

Attest:

 TINA CRAWFORD
 City Planner

CERTIFICATE OF SERVICE

- 1. I am the Planning Clerk for the City of Wasilla.
- 2. I certify on this 6 day of January, 2015, I mailed 119 notices of: _____ via first class U.S. Mail and by hand delivery regarding the following:
Aditarod Elem
 Land Use Permit # UP 14-04 & V 14-05

Residents within 1,200'	<u>90</u>
Review Agencies	<u>25</u>
Planning Commissioners & City Council Members	<u>11</u>
Total	<u>126</u>

DATED at Wasilla, Alaska, January 6, 2015

CITY OF WASILLA

Tahiri Revet
 TAHIRIH REVET
 Planning Clerk

Attest:

 TINA CRAWFORD
 City Planner

PAGE

INTENTIONALLY

LEFT

BLANK

- NOTICE OF APPLICATION FOR USE PERMIT and VARIANCE -

DATE: December 11, 2014
APPLICANT (S): Matanuska-Susitna Borough

CASE: U14-04 & V14-05

REQUEST: For a *use permit* to build a new 39,862 square foot Iditarod Elementary School, AND a *variance* of 10 feet to the maximum 35 feet height for a roof monitor, on Lot C21, Township 17 North, Range 1 West, Section 3 and Tract A, PJC Subdivision. The subject property is zoned RR-Rural Residential and RM-Multi-Family, which requires approval of a Use Permit for a public facility in accordance with WMC 16.12.020(A)(3) and WMC 16.20.020.

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 **January 13, 2015 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 **January 5, 2015** 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

PUBLIC NOTICE

- REVISED -
- NOTICE OF APPLICATION FOR USE PERMIT and VARIANCE -
(Originally scheduled for January 13, 2015)

DATE: January 6, 2015

CASE: U14-04 & V14-05

APPLICANT (S): Matanuska-Susitna Borough

REQUEST: For a *use permit* to build a new 50,677 square foot Iditarod Elementary School, AND a *variance* of 10 feet to the maximum 35 feet height for a roof monitor, on Lot C21, Township 17 North, Range 1 West, Section 3 and Tract A, PJC Subdivision. The subject property is zoned RR-Rural Residential and RM-Multi-Family, which requires approval of a Use Permit for a public facility in accordance with WMC 16.12.020(A)(3) and WMC 16.20.020.

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 **January 20, 2015 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 January 20, 2015 in order to 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

PUBLIC NOTICE

59a of 232

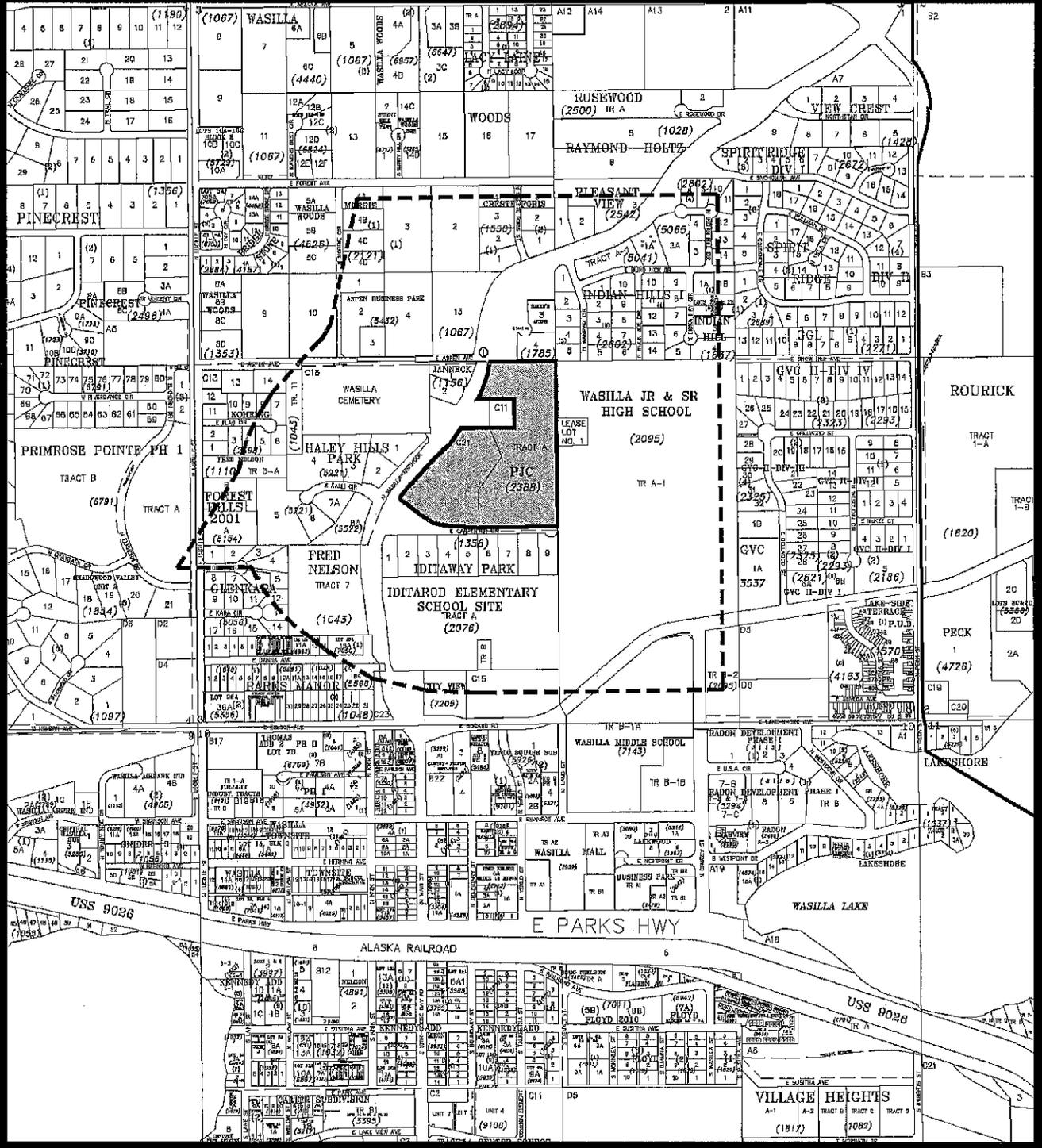
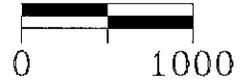
USE PERMIT 14-04 & VARIANCE 14-05

Use Permit & Variance to construct a
new Iditarod Elementary School
LOCATED WITHIN

Sec. 3, T17N, R01W, S.M., AK.

WA 11 MSB Tax Map

SCALE IN FEET



1785000L002
ALASKA STATE OF
DEPT OF TRANS & PUB FAC
PO BOX 196900
ANCHORAGE, AK 99519-6900

1067B01L013
AMBERG WM J
1335 SKYLINE DR
FAIRBANKS, AK 99712

2542000L001
BAXTER PROPERTIES LLC
7950 E DUCHES DR
PALMER, AK 99645

1637B01L004
BETTS CINDY L
PO BOX 870514
WASILLA, AK 99687-0514

9998004U0002A
BOITZ KATHY
PO BOX 872002
WASILLA, AK 99687-2002

1785000L004
BRADY MICHAEL
MONK DAN
1235 E LOLLY CIR
WASILLA, AK 99654

1550B02L002
CALDWELL NOAH D POST #9
AMVETS
1591 CRESTE FORIS RD
WASILLA, AK 99654

1156000L002
CIW LAND TR
1190 N WASILLA-FISHHOOK RD
WASILLA, AK 99654-6427

2602B01L012
DAVILA RONICA R
3302 STRAWBERRY RD
ANCHORAGE, AK 99502-3109

7090B01L015A
FAMILY CENTERED SERVICES
1825 MARIKA RD
FAIRBANKS, AK 99709-5521

1785000L003
ALDERMAN MARK C& MONICA D
1265 E LOLLY CIR
WASILLA, AK 99654-5637

1550B02L003
AMVETS POST #9
1591 CRESTE FORIS RD
WASILLA, AK 99654

1550B01L003
BEACHELL PHILIP & PAMELA
400 E FOREST AVE
WASILLA, AK 99654

2398B01L006
BIG SKY DEVELOPMENT LLC
MITCHELL LEE
22835 POST OAK DR
LEBANON, MO 65536

2602B02L009
BORLAND JOHN T & TRACY D
1290 N INJUN JOE CIR
2
WASILLA, AK 99654-5742

2602B01L013
BRETT TIMOTHY J
PO BOX 870421
WASILLA, AK 99687-0421

1048B01L014
CARTER RAYMOND & K TRE
CARTER RAYMOND & K LVG TR
251 DANNA AVE
WASILLA, AK 99654

1637B01L003
COMFORT HOMES & INV LLC
481 E MULCHATNA DR
1
WASILLA, AK 99654-3820

2602B01L007
DEPRIEST CARL A
PO BOX 870495
WASILLA, AK 99687-0495

2602B01L010
FARR JUSTIN A
5700 E PORTAGE DR
WASILLA, AK 99654-7854

2602B01L011
ALSTON SAMUEL S
1291 N INJUN JOE CIR
2
WASILLA, AK 99654

2602B02L003
BAKER BRENDA L
1275 N WAMPAM CIR
WASILLA, AK 99654-5740

2602B03L003
BELTZ THOS L JR
1270 N WAMPAM CIR
WASILLA, AK 99654

5221000L004
BIRCHES LTD PRTRNSHP THE
4110 EATON AVE
STE A
CALDWELL, ID 83607

2602B01L006
BOYLE JOSEPH P
1246 N HOKA HAY CIR
WASILLA, AK 99654-5744

13S8000L007
BUCARIA GARVAN P TR TRE
BUCARIA JEANENE B TR TRE
PO BOX 870298
WASILLA, AK 99687-0298

7205000L001
CITY VW INV LLC
2273 N SADDLE HORSE DR
WASILLA, AK 99654-3563

5522000L008A
CRITERION PROPERTIES LLC
2820 COMMERCIAL DR
ANCHORAGE, AK 99501

5432000L003
E-R LTD PRTRNSHP
4141 B ST
STE 305
ANCHORAGE, AK 99503

1550B02L001
FLETCHERS CONST INC
PO BOX 870184
WASILLA, AK 99687-0184

S1S4000L00B
FOREST HILLS 2003 PTNRSH
% VALLEY RES SVCS
107S CHECK ST
STE 202
WASILLA, AK 99654
2121000L004C
GILMAN ORVILLE J III & D G
1S01 MORRIE CIR
WASILLA, AK 996S4

2602B01L005
GREEN ROBERT M
MCALISTER WILLA A
1200 N HOKA HAY CIR
WASILLA, AK 99654

1358000L009
HALL ALAN R & PETRA Y
590 E CARPENTER CIR
WASILLA, AK 99654

1067B01L010
HELM5 LORRAINE P
4999 E WELCH RD
WASILLA, AK 99654-9022

17N01W03C011
HUIZAR CAROL L
1105 WASILLA FISHHOOK RD
WASILLA, AK 99654

2602B01L001A
JOHNSON ROBERT S & SHARON J
752 S BEGICH DR
WASILLA, AK 99654

2398B01L009
KOHRING DOLORES
KOHRING HEINZ H EST
163 E FLAG CIR
WASILLA, AK 99654

5056000L012
LARSON JOAN E
171 E KARA CIRCLE
WASILLA, AK 99654

1358000L008
LUDLUM ALEXANDER 5 & M R
560 E CARPENTER CIR
WASILLA, AK 99654

2602B02L002
FREELS JUDITH
3S60 FAIRVIEW AVE
3
KETCHIKAN, AK 99901

17N01W03C01S
GOOD SHEPHARD LUTHERAN
CHURCH OF WASILLA INC
S01 BOGARD RD
WASILLA, AK 99654

2602B03L002
GUNNELL SCOTT A & MARY KAY
1251 VAUNDA AVE
WASILLA, AK 99654-6218

2602B02L004
HANNAMAN RONALD J
PO BOX 0
SANDPOINT, ID 83864-0239

1358000L002
HENRY LARRY B & DEANNA L
390 E CARPENTERS CIR
WASILLA, AK 99654

6993B01L011A
JAKONES PATRICIA A
PO BOX 15212
FRITZ CREEK, AK 99603

1550B01L004
JOHNSON SHERRY A
JOHNSON GERALD EST
1590 N CRESTE FORIS ST
WASILLA, AK 99654

2398B01L005
KOHRING HEINZ H & DOLORES
161 FLAG CIR
WASILLA, AK 99654

5056000L003
LEE COLTON & CAMILLA
PO BOX 2472
PALMER, AK 99645-2472

5056000L011
MABRY JUDY RUTH
PO BOX 872600
WASILLA, AK 99687-2600

1358000L001
GERSICH PATRICIA M
350 E CARPENTER CIR
WASILLA, AK 99654-6433

2602B02L001
GOODMAN JAMES S & JANICE L S
PO BOX 12321
SANTA ROSA, CA 95406-2321

6699B01L002A
HALE JESSE M
4101 N FIREWEED FIELDS DR
WASILLA, AK 99623-8906

5056000L013
HEATH RICHARD F
190 E KARA CIR
WASILLA, AK 99654-6374

1067B01L003
HOLMES LEE J & RUTH E
PO BOX 870065
WASILLA, AK 99687-0065

5432000L002
JBL LLC
189 E NELSON AVE
127
WASILLA, AK 99654-6462

5056000L002
KHOUNNALATH MOUNE
151 E GLEN CIR
WASILLA, AK 99654-6373

2602B02L007
KROSTEK WM J&JW AB LVG TR
731 N LUKE ST
WASILLA, AK 99654

1358000L004
LEE SCOTT H & KATHERINE A
446 CARPENTER CIR
WASILLA, AK 99654

5432000L001
MARTORELL JOS J
PO BOX 875552
WASILLA, AK 99687-5552

1110000T003-A
MATANUSKA COMM HEALTH
CARE INC
PO BOX 871788
WASILLA, AK 99687-1788

2076000T00B
MATANUSKA-SUSITNA BOROUGH
350 E DAHLIA AVE
PALMER, AK 99645-6488

1358000L006
NYBERG DAVID A & JACKIE S
PO BOX 872361
WASILLA, AK 99687-2361

2398B01L004
OWEN KURT D
3930 E COTTONWOOD WAY
WASILLA, AK 99654

2602B03L004
RATHBUN KARLA J
1246 N WAMPAM CIR
WASILLA, AK 99654

5221000L006
REYNOLDS LYNN & SANDY
300 E KALLI CIR
WASILLA, AK 99654

5221000L005
RIDGECREST PARK LTD PRTR
4110 EATON AVE
STE A
CALDWELL, ID 83607

5221000L002
ROCK LLC
2820 COMMERCIAL DR
ANCHORAGE, AK 99501

5056000L005
ROFF JAMES W
SMITH JENNIFER M
200 E GLEN CIR
WASILLA, AK 99654

5221000L001
ROI LLC
2820 COMMERCIAL DR
ANCHORAGE, AK 99501-3015

2602B02L008
RYKACEWSKI MARY M
RYKACEWSKI LUANNE M
PO BOX 875421
WASILLA, AK 99687-5421

2602B02L010
SANDERSON JOSHUA A
1737 MOSS CREEK AVE
ANCHORAGE, AK 99507-3877

5041000T00A-1
SMITH DN LLC
7774 W OVERVIEW CIR
WASILLA, AK 99623-9181

1358000L005
STEWART GARY D & SYLVIA L
490 E CARPENTER CIR
WASILLA, AK 99654

5056000L006
STUCKY PRESTON S & GINA R
2506 HOLLY PINE CIR
ORLANDO, FL 32820-2280

2542000L003
SUMMERS AARON L
606 E FOREST DR
WASILLA, AK 99654-5652

2602B03L005
TAPIA LUIS F SR
1200 N WAMPAM CIR
WASILLA, AK 99654-5740

2398B01L014
TELLMAN ALFRED P
190 E ASPEN AVE
WASILLA, AK 99654

5432000L004
TICHENOR LIVING TRUST
TICHENOR JOHN W & SANDRA J TRES
PO BOX 871218
WASILLA, AK 99687-1218

5056000L004
TOWE HUGH B II & GAYLYN
191 E GLEN CIR
WASILLA, AK 99654-6373

5568B02L018A
TRIPLE BS LLC
PO BOX 3435
PALMER, AK 99645-3435

2602B03L001
TURNER GUY & CAROL LIV TR
6960 E BEECHCRAFT RD
WASILLA, AK 99654

6699B01L002B
VINCENT JASON
PO BOX 874569
WASILLA, AK 99687-4569

2602B02L006
WALES SHERRY L
1200 N INJUN JOE CIR
WASILLA, AK 99654-5742

2602B01L014
WAREHAM ANDREW J & CATHY M
7937 N GROUSE LOOP
WASILLA, AK 99654-9028

2602B01L008
WEDEKIND KENT
2150 N SPRUCE DR
WASILLA, AK 99654-4226

1043000T011
WHITE GEO L
546 CLEMENT DR
GLENDALE, CA 91202-1518

2602B02L005
YIM YOUNG HO & MICHELE C
10246 LEDOUX LANE
EAGLE RIVER, AK 99577

1358000L003
ZEHM DARLENE R
PO BOX 871373
WASILLA, AK 99687-1373

1550B01L001
ZHUCHKOV IGOR I & NATALIYA P
PO BOX 872501
WASILLA, AK 99687-2501

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

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

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

ENSTAR
PO Box 190288
Anchorage, AK 99519-0288

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

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

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

MEA
PO Box 2929
Palmer, AK 99645

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

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

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

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

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

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

MTA
Real Estate Department
PO Box 3550
Palmer, AK 99645

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

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

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

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

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

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

Daniel Kelly, Jr
581 Briar Dr
Wasilla, AK 99654

Glenda Ledford
960 S. Century Drive
Wasilla, AK 99654

Jessica Dean
209 S. Vix Way
Wasilla, AK 99654

Loren Means III
1668 Pittman Road
Wasilla, AK 99687

Claudia Pinard
646 Peck Street
Wasilla, AK 99654

COW Public Works Director
Archie Giddings

City Council
Leone Harris

City Council
Gretchen O'Barr

City Council
Collen Sullivan-Leonard

City Council
Clark Buswell

City Council
Brandon Wall

City Council
David Wilson

PAGE

INTENTIONALLY

LEFT

BLANK

By: Planning
Public Hearing: 01/20/15
(Rescheduled from 1/13/15)
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-01**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING USE PERMIT NUMBER U14-04 TO BUILD A NEW 39,862 SQUARE FOOT IDITAROD ELEMENTARY SCHOOL, LOCATED ON LOT C21, TOWNSHIP 17 NORTH, RANGE 1 WEST, SECTION 3 AND TRACT A, PJC SUBDIVISION.

WHEREAS, the Matanuska-Susitna Borough submitted Use Permit Number 14-04 requesting approval build a new 50,677 square foot elementary school on December 10, 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, an original notice (and a corrected notice reflecting the correct gross floor area) 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 January 6, 2015 (and a corrected notice on January 13, 2015); and

WHEREAS, the Planning Commission held a public hearing on this request on January 20, 2015; 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. Only two access points may be constructed onto E. Carpenter Circle – one for the bus only area and one combined access for the drop-off/pick-up and parking area. Any additional driveways must utilize Wasilla-Fishhook Road. An updated site plan showing the revised driveway locations must be submitted to the Planning Department and Public Works Department for review and approval prior to beginning construction on the site.
2. The sidewalk along the north side of E. Carpenters Circle must be extended to the eastern property line of the subject property.
3. Construction must substantial compliance with the site plan, landscape plan, and elevation drawings attached as Exhibit B to Resolution Serial No. 15-01. Any changes to these plans must be submitted to the City Planner for review and approval. Substantial modifications will require submittal of an amended use permit application, including application fee and Planning Commission review and approval.
4. 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.

5. The applicant shall consult with DEC and follow the appropriate stormwater procedures and regulations.
6. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for water and sewer connections.
7. An as-built survey must be submitted to the Planning Department after completion of the school.

ADOPTED by the Wasilla Planning Commission on --, 2015.

APPROVED:

Glenda Ledford, Chairman

Date

ATTEST:

Tina Crawford, AICP, City Planner

EXHIBIT A
Wasilla Planning Commission Resolution 15-01
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: There is not an adopted neighborhood plan for the small residential neighborhood located on the south side of E. Carpenter Circle.

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

Finding: The Comprehensive Plan's *Expected Future Land Use Map* has this property designated as "Mixed Use/Transitional" and the following Comprehensive Plan Goals/Objectives/Actions apply to the proposed elementary school:

- Chapter 3, Transportation, Goal 4 – Provide a neighborhood street network that enhances residents' quality of life.
- Chapter 3, Transportation, Goal 4, Objective 4.1 – Minimize use of local streets as major traffic corridors.
- Chapter 3, Transportation, Goal 5, Objective 5.1 – Create a safe pedestrian environment around community schools, parks, and neighborhoods.
- Chapter 4, Land Use, Intent – The Mixed Use designation is intended to promote innovative arrangements of commercial, residential, recreation, and light industrial uses, including mixed-use and planned unit developments while preserving and enhancing the character of existing neighborhoods. It also promotes natural resource protection and enhancement and open spaces around buildings.

The proposed design of the elementary school is not consistent with the goals and objectives above or the intent of the Mixed Use future land use designation.

The site plan proposes four access points – three on E. Carpenter Circle and one “exit only” on Wasilla-Fishhook Road.

The eastern access will be only for buses accessing the school. Since there will only be 5-7 buses twice a day, this should not negatively impact the nearby residences.

The middle access on E. Carpenter Circle is for the student drop-off/pick-up loop, which will only allow queuing for approximately 16 vehicles (320'± in length for drop off portion of loop). This short queuing length in the loop will cause vehicles to begin queuing in the eastbound lane of E. Carpenter while waiting for the line to move. Approximately 40 cars could queue in the roadway before backing up into Wasilla-Fishhook Road. This queuing on E. Carpenter Lane would block the residents from exiting their homes in their vehicles during peak traffic periods. With the current loop design, all cars will be required to enter and exit the school via E. Carpenter Circle since there is no connectivity to the exit from the parking lot onto Wasilla-Fishhook Road.

The western access is only intended as access to the parking lot for all teachers and visitors. However, since the drive aisle goes past the school, it may also be used as an “unofficial” drop-off/pick-up queuing area, which will create two access points with significant vehicle traffic during peak school hours.

Staff is recommending that the Planning Commission add two conditions to the use permit approval. The first condition would limit the new elementary school to two access points onto E. Carpenter Circle. The second condition is that the proposed sidewalk be extended to the eastern property line along the north side of E. Carpenter. This sidewalk extension will provide connectivity between the new elementary school and Wasilla High School and it will provide a safe area for the neighbors to walk in the neighborhood and to shopping areas.

With these conditions, the project will be substantially consistent with the Comprehensive Plan since it would minimize vehicle trips on E. Carpenter Circle and provide a sidewalk for pedestrians.

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 school is not one of the identified special uses.

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

Finding: The City mailed 90 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Two comments were received – one from a property owner in opposition to the request because of safety and traffic concerns and one from the Borough with no objections. 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 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 design for the elementary school with separate access points for the drop-off/pick-up loop, the parking lot, and the bus area will significantly increase the traffic along E. Carpenter Circle. It may also create a danger to pedestrians since there are no sidewalks on E. Carpenter Circle.

Staff is recommending that the Planning Commission add two conditions. The first would be to limit the new elementary school to two access points – one for the bus area and one for the drop-off/pick-up loop and parking areas. This redesign will minimize the number of vehicle trips along E. Carpenter Circle since vehicles would have the choice to exit directly onto Wasilla-Fishhook Road instead of utilizing E. Carpenter Circle as an exit. The second condition would be to require extension of the proposed sidewalk to the eastern property boundary. This would provide a safe walking area for residents in the area and also provide pedestrian connectivity from Wasilla-Fishhook Road to Wasilla High School.

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 requirements of §16.24.010. The proposed building does not comply with the maximum 35' building height. The proposed building contains an architectural roof feature that allows light into the main area of the school. However, the applicant has submitted a variance application seeking a 10' variance to allow construction of this feature.

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: Based on the projected number of seats, the minimum number of parking spaces required is 100 – four of these spaces must be handicap accessible spaces. The proposed site plan provides 105 parking spaces, which includes four handicap accessible spaces.

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 adequate areas for drainage.

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 and natural areas, internal pedestrian circulation, and landscaping and the property abuts Wasilla-Fishhook Road, which is designated a Major Collector roadway in the *City of Wasilla Official Streets and Highways Plan*. Signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

However, the proposed vehicular circulation and access points onto E. Carpenter Circle will negatively impact the circulation of vehicles, pedestrian, and bicycles along E. Carpenter Circle. If the new elementary school is limited to two access points onto E. Carpenter Circle, this will minimize the impacts to safety and circulation.

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 design for the elementary school with three access points onto E. Carpenter Circle will result in significantly different peak use characteristics than the surrounding uses or area, which is currently developed with nine single-family homes.

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 use will not generate excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference with radio/television receivers in the area. As shown on the proposed site and landscape plans, a significant buffer of natural vegetation will be retained along E. Carpenter Circle to minimize and impacts from the school to the residential homes to the south.

- 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 attached site plan show the proposed/existing landscaping on the site, which meets the landscaping and land clearing regulations.

- 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: Adequate pedestrian and bicycle pathways are located along Wasilla-Fishhook Road and along the north side of E. Carpenter Circle to provide access to the proposed elementary school. However, the proposed sidewalk should be extended to the end of E. Carpenter Circle, which would provide connectivity to Wasilla High School and pathways for the residents to access shopping areas and other community facilities.

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

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

Finding: Water and sewer is available for the site and the applicant will coordinate with the Public Works department to obtain any necessary City permits.

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

Finding: The Matanuska-Susitna Borough Cultural Resources Office was notified of this application 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.***

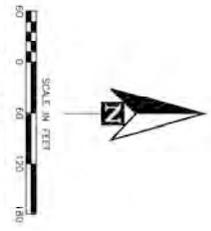
Finding: The appearance of the proposed elementary school is in character with surrounding commercial uses. The building spacing, setbacks, lot coverage, and height will provide adequate provisions for light and air.

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: Since the proposed multi-use field and playgrounds will be available for public use, 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.



LEGEND

SYMBOL	DESCRIPTION
—	ROAD CENTER
—	CONTOUR MARK
—	PROPERTY LINE
—	EASEMENT LINE
—	CENTERLINE OF RIGHT-OF-WAY
—	DITCH BENCH
—	OLYMPIC
—	SEW
—	WETLANDS OFFSET
—	ROAD CENTERLINE
—	OVERHEAD ELECTRICAL
—	PARAPET
—	TREELINE
—	SEAW CLEARING LIMITS
—	CLEARING LIMITS
—	SHOULDER
—	ROCKETE WATER SERVICE
—	PARKING PARKING STALL
—	PARKING CONDUITE
—	FOUNDATION DRAIN
—	ROOF DRAIN
—	STONE CURB
—	GRADE BREAK
—	SWALE
—	WATER
—	SEWERMAN SERVICE
—	SWAMP
—	CHANNEL/VEGETATION
—	TEL LINES
—	CURT LINES
—	CONTOUR
—	FOUND BLM MONUMENT
—	FOUND REBAR W/ PVC
—	WELL
—	POWER POLE
—	TRAFFIC FLOW ARROW
—	LIGHT POLE (SEE ELECTION)
—	HYDRANT
—	ISOLATED
—	SEWERMAN SERVICE CLEANOUT
—	EXISTING STRUCTURE
—	DATE

PARKING REQUIREMENTS

BUILDING AREA/SEATS	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
3,500 SF	1/400 SF	110	105
250	1/2 SEATS	100	105

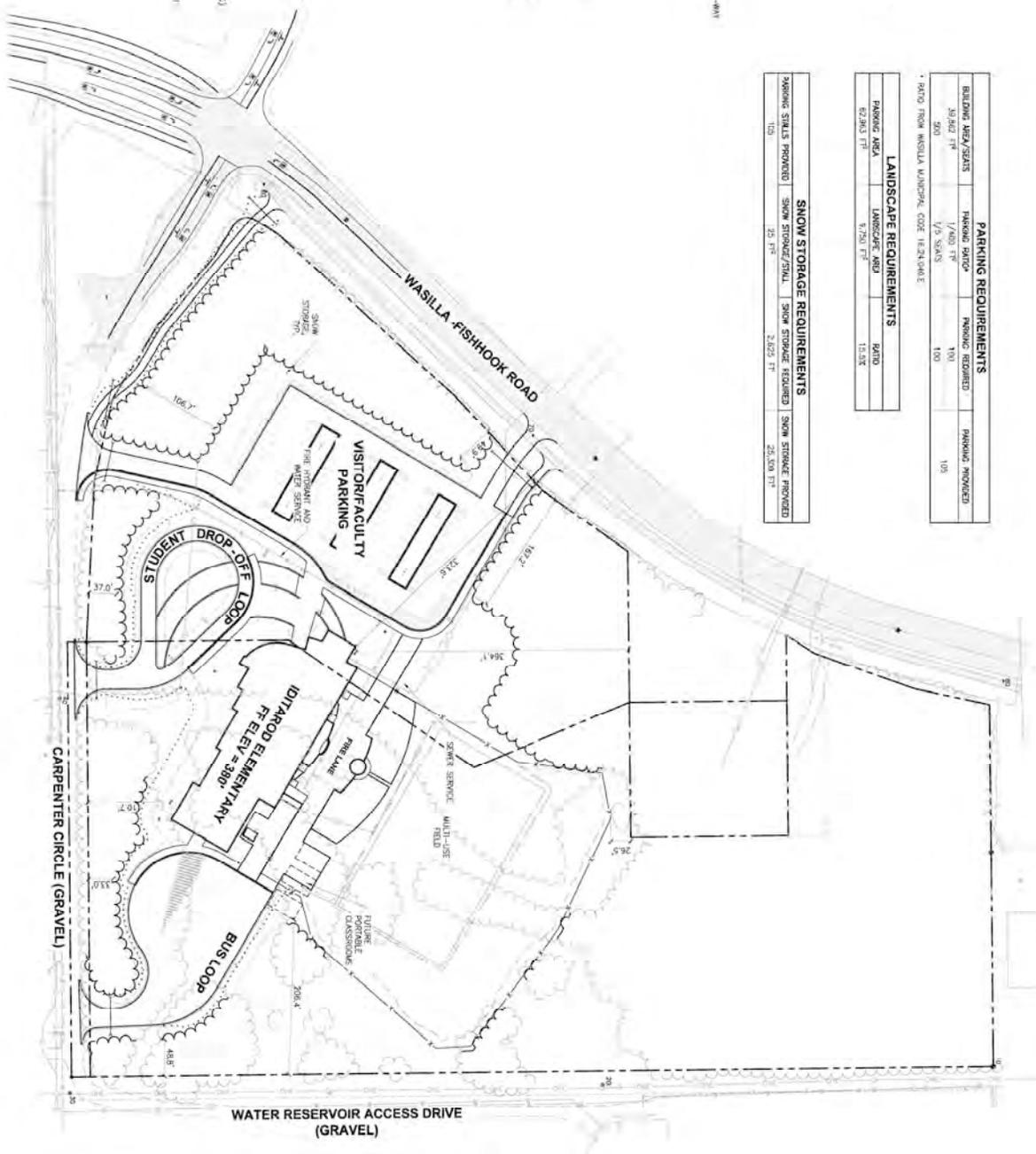
* RATIO FROM MINIMUM LANDSCAPE COVER REQUIREMENT

LANDSCAPE REQUIREMENTS

PARKING AREA	LANDSCAPE AREA	RATIO
6,200 SF	4,750 SF	13.5%

SNOW STORAGE REQUIREMENTS

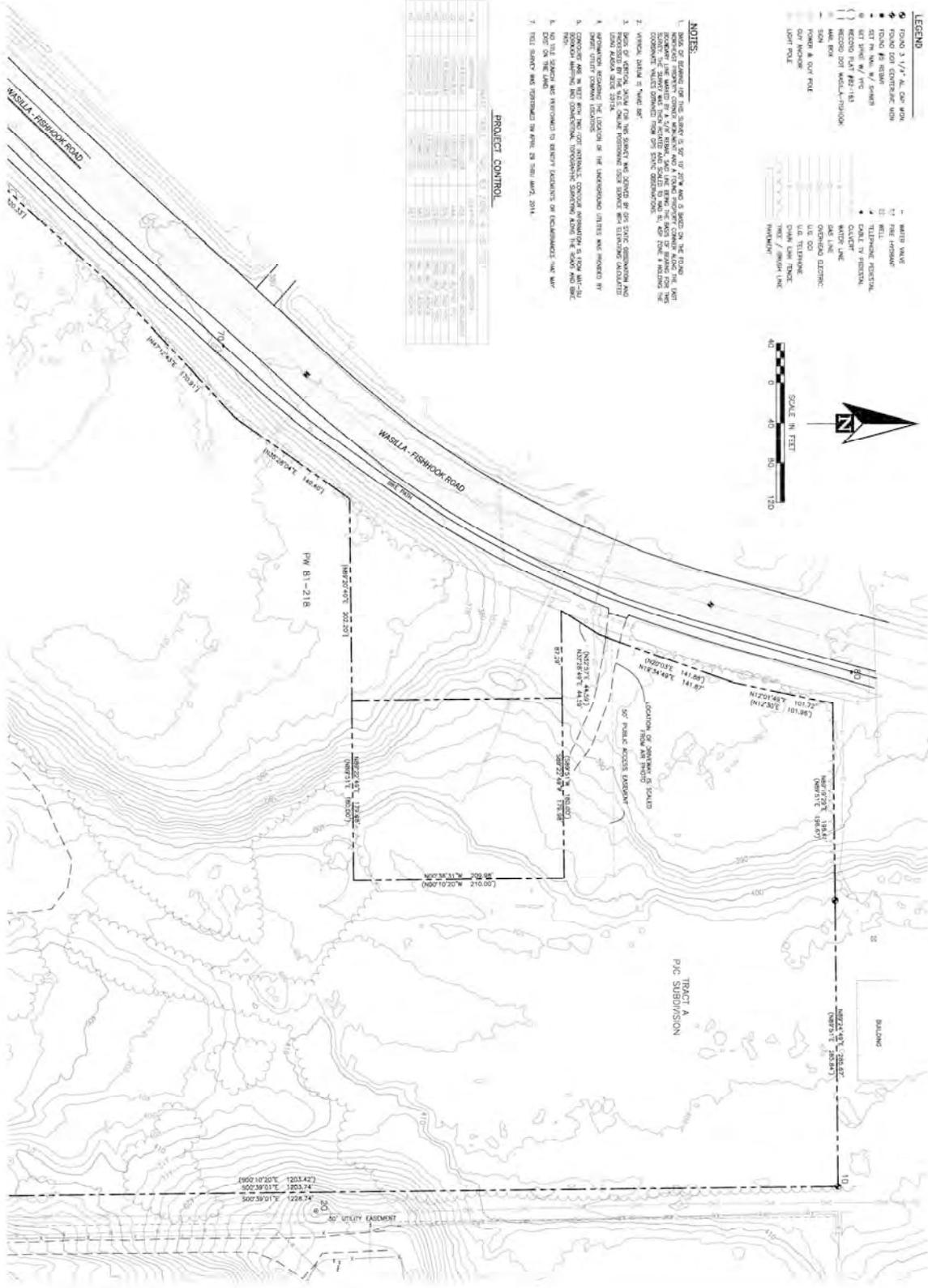
MARKING STALLS PROVIDED	SNOW STORAGE/STALL	SNOW STORAGE REQUIRED	SNOW STORAGE PROVIDED
105	25 SF	2,625 SF	25,500 SF



USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

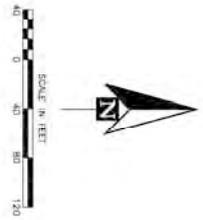
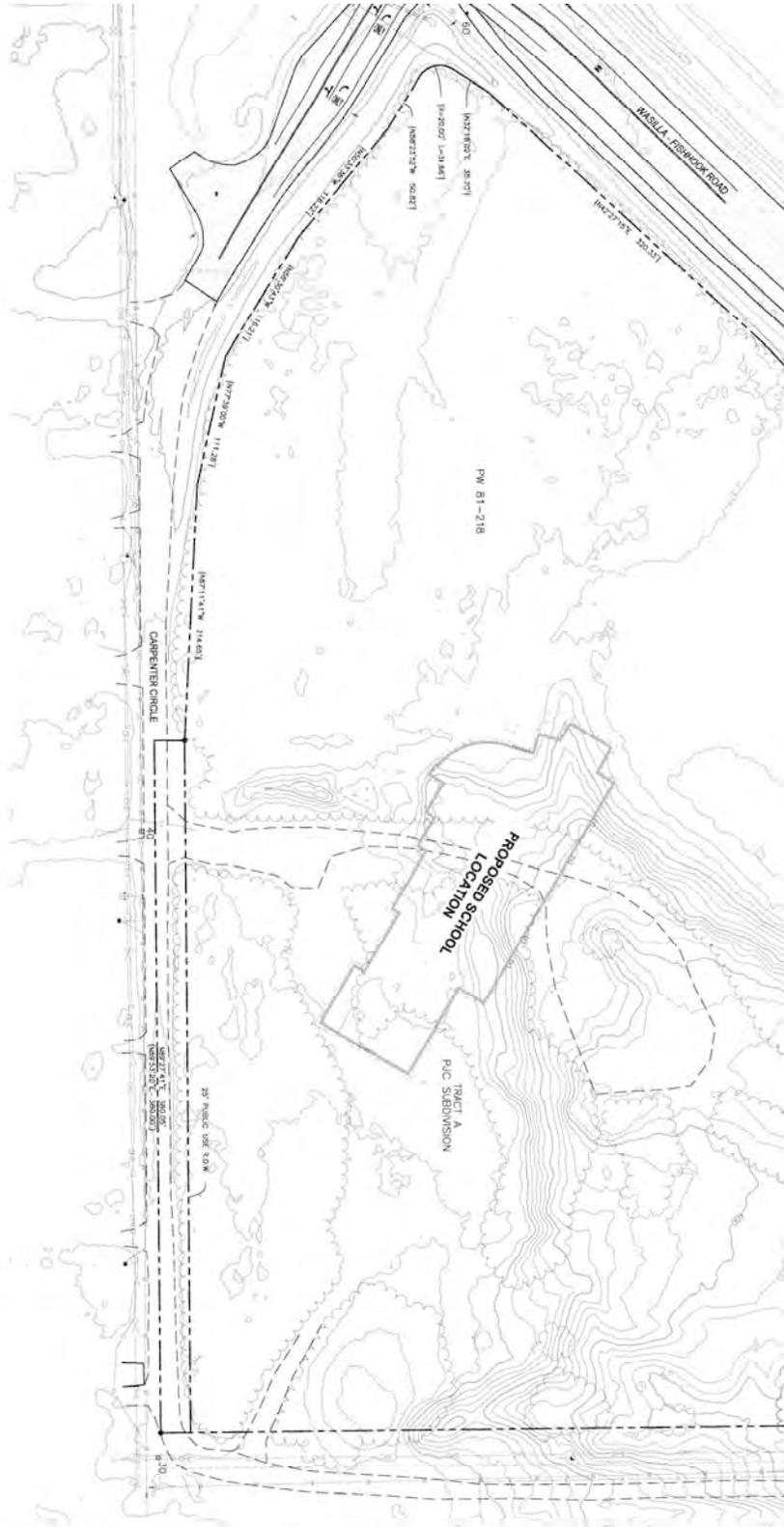
<p>SHEET NO.</p> <p>C200</p>	<p>IDITAROD ELEMENTARY SCHOOL</p> <p>Mat-Su Borough School District</p> <p>1501 N. Fishhook Rd, Wasilla, Alaska</p>			<p>DATE: 12-09-2024</p>	<p>PROJECT:</p>
				<p>DATE: 12-09-2024</p>	<p>PROJECT:</p>

PROJECT OVERVIEW



USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO. C100	IDITAROD ELEMENTARY SCHOOL MS-6U Borough School District 1501 N. Fishhook Rd. Wasilla, Alaska			Project No. 15004 Drawing No. 02 Date 14-08-2014
	EXISTING CONDITIONS PLAN			

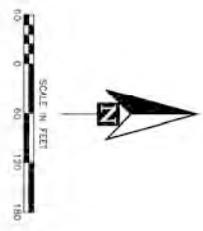
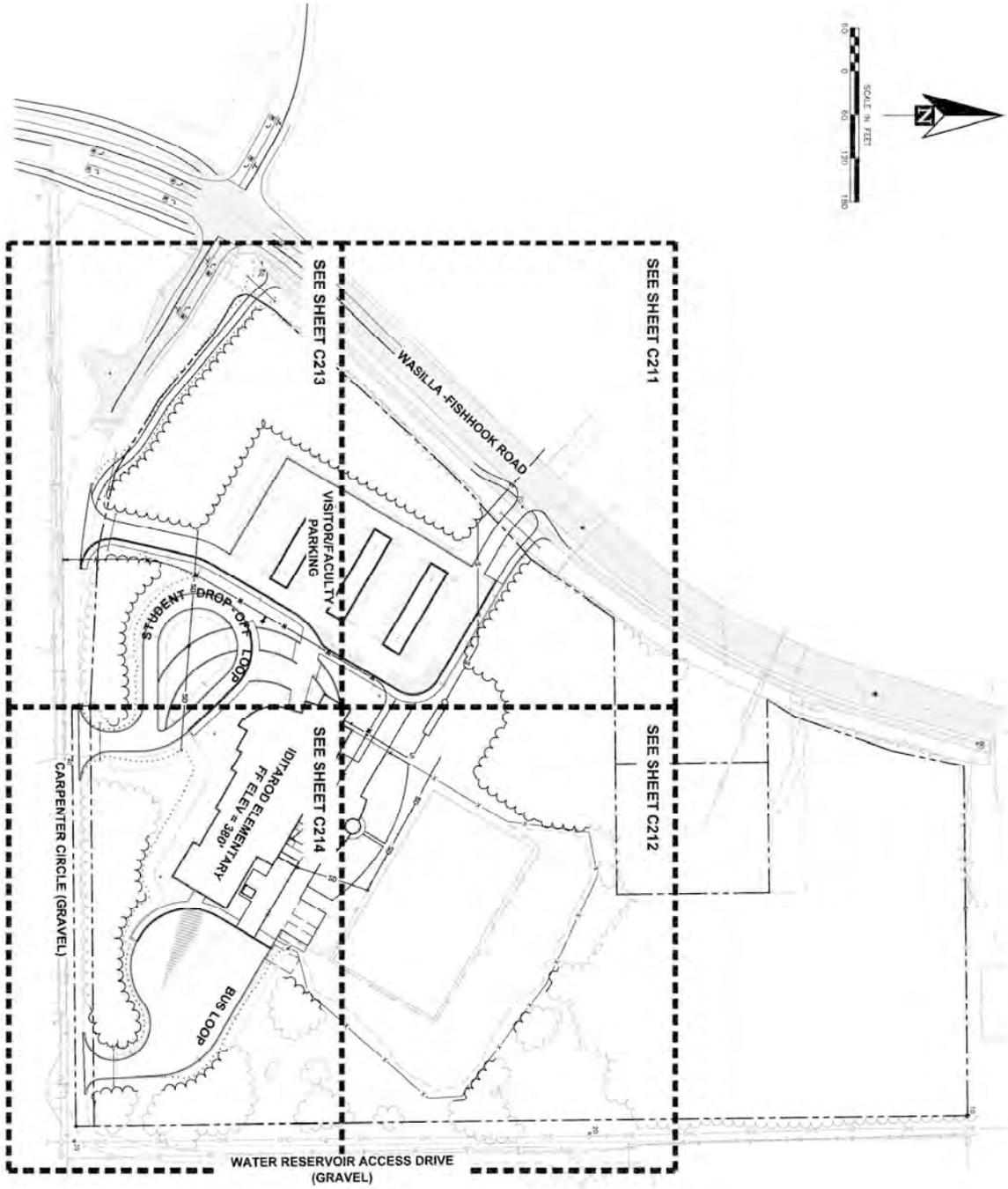


PROJECT CONTROL

NO.	COORDINATE	TYPE	DESCRIPTION
1	217279.00	170.00	170.00
2	217279.00	170.00	170.00
3	217279.00	170.00	170.00
4	217279.00	170.00	170.00
5	217279.00	170.00	170.00
6	217279.00	170.00	170.00
7	217279.00	170.00	170.00
8	217279.00	170.00	170.00
9	217279.00	170.00	170.00
10	217279.00	170.00	170.00
11	217279.00	170.00	170.00
12	217279.00	170.00	170.00
13	217279.00	170.00	170.00
14	217279.00	170.00	170.00
15	217279.00	170.00	170.00
16	217279.00	170.00	170.00
17	217279.00	170.00	170.00
18	217279.00	170.00	170.00
19	217279.00	170.00	170.00
20	217279.00	170.00	170.00
21	217279.00	170.00	170.00
22	217279.00	170.00	170.00
23	217279.00	170.00	170.00
24	217279.00	170.00	170.00
25	217279.00	170.00	170.00
26	217279.00	170.00	170.00
27	217279.00	170.00	170.00
28	217279.00	170.00	170.00
29	217279.00	170.00	170.00
30	217279.00	170.00	170.00

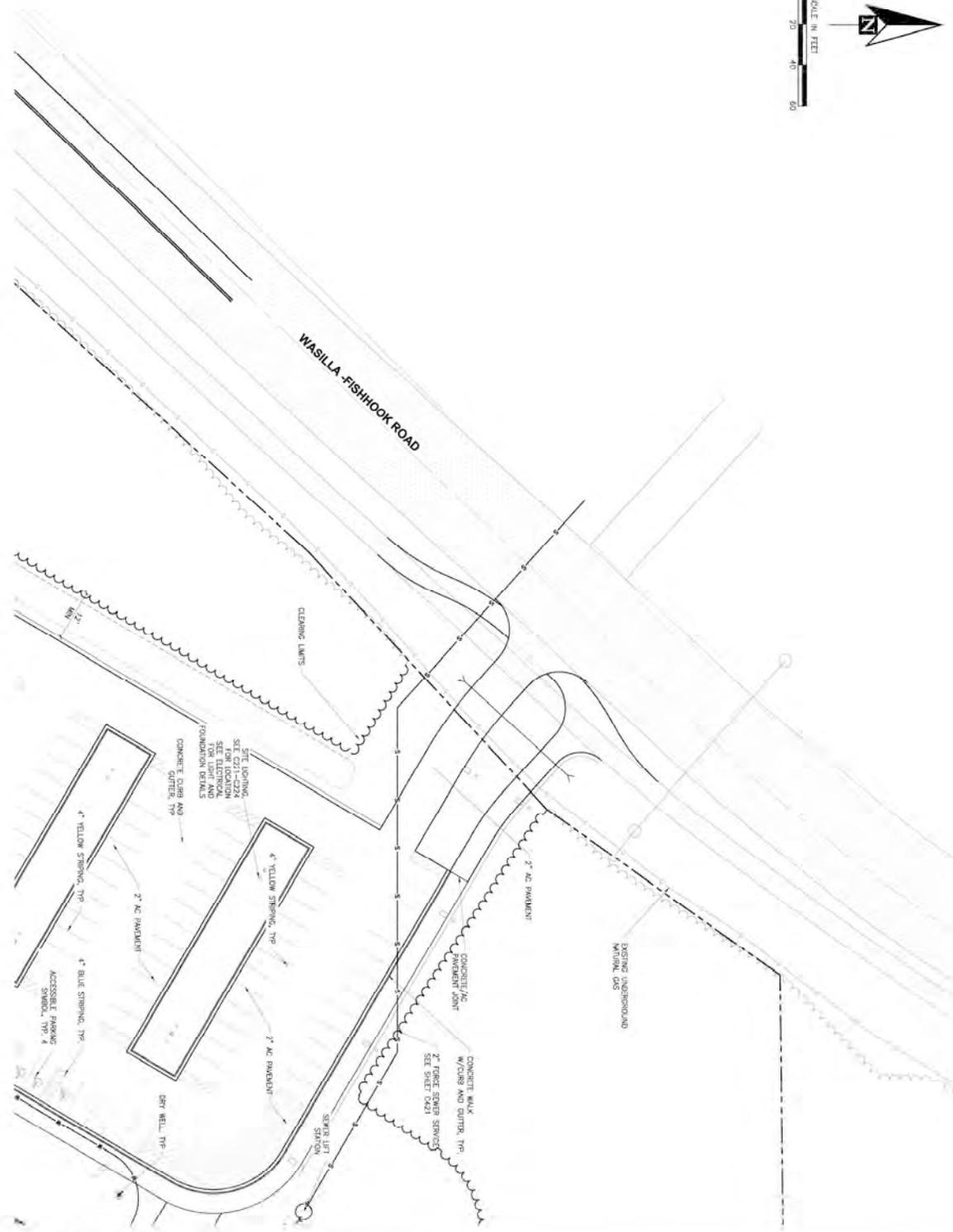
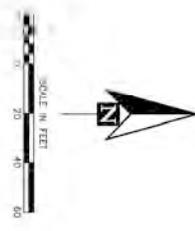
USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO. C101	IDITAROD ELEMENTARY SCHOOL M&S Borough School District 1501 N. Fishhook Rd. Wasilla, Alaska		 WOOD CARSON GREEN ENGINEERS, INC.	DATE: 12/20/14 DRAWN BY: JFC CHECKED BY: JFC SCALE: AS SHOWN
EXISTING CONDITIONS PLAN				



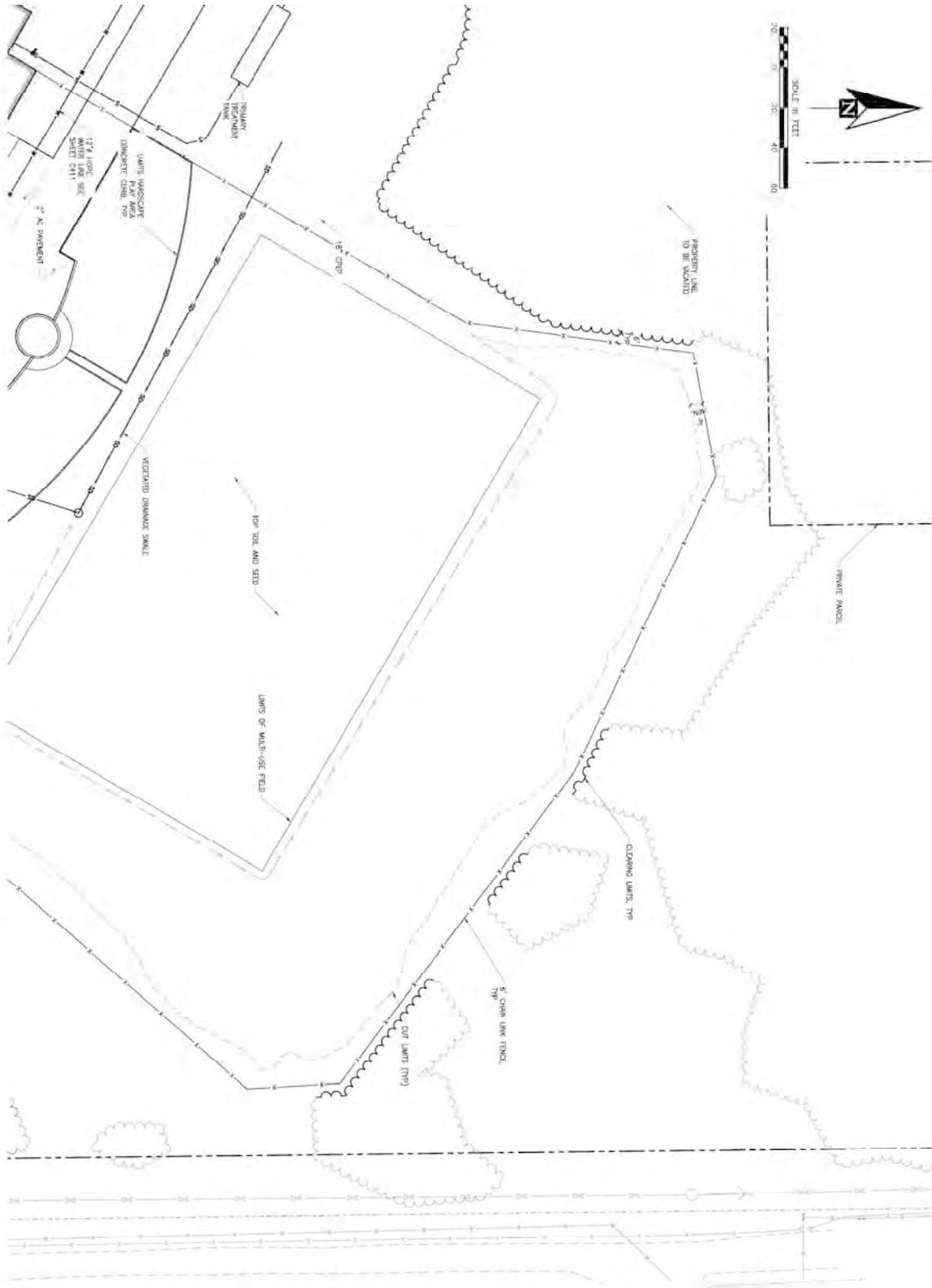
USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

C210	SHEET NO.	IDITAROD ELEMENTARY SCHOOL				DATE: 10/20/14	PROJECT: IDITAROD ELEMENTARY SCHOOL
	SITE PLAN	1501 N. Fishhook Rd. Wasilla, Alaska				SHEET NO. 02	DATE: 10-08-2014



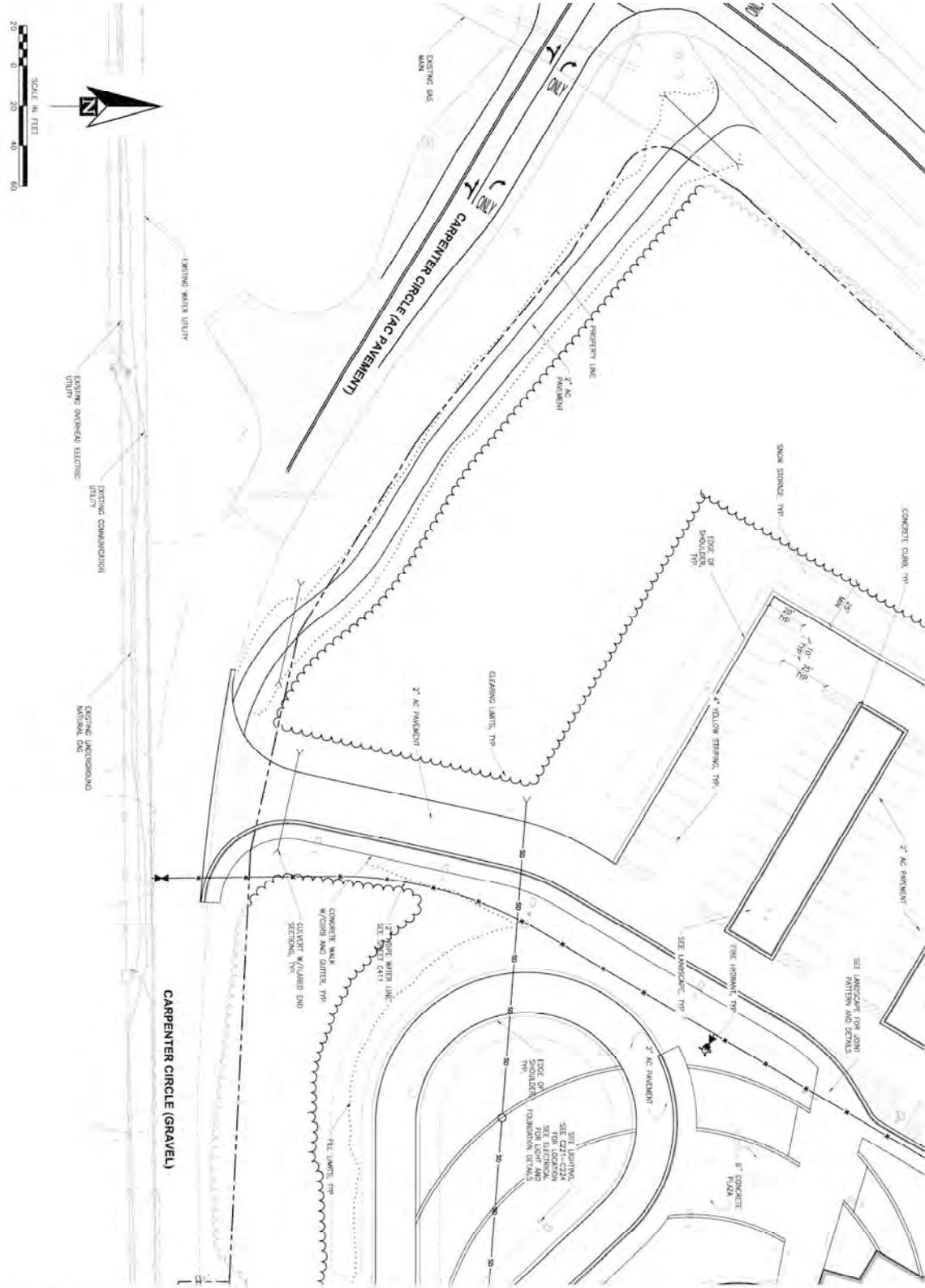
USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

<p>SHEET NO. C211</p>	<p>IDITAROD ELEMENTARY SCHOOL M&S Borough School District 1501 N. Fishhook Rd. Wasilla, Alaska</p>			<p>DATE: 10/20/14</p>
	<p>SITE PLAN</p>			<p>PROJECT NO.: 14-00114</p>

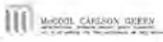


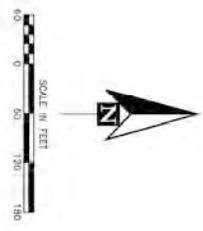
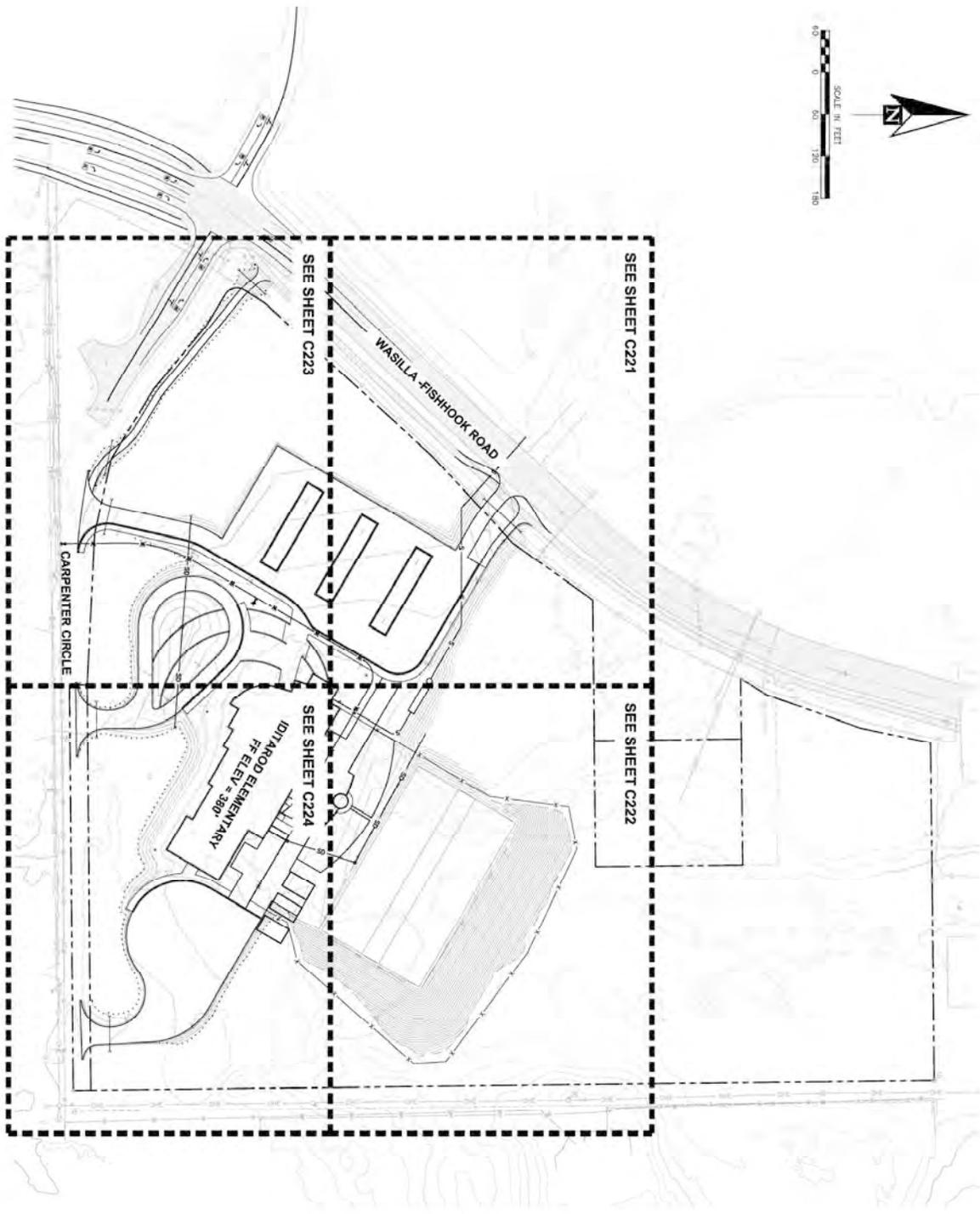
USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

<p>SHEET NO.</p> <h1>C212</h1>	<p>IDITAROD ELEMENTARY SCHOOL</p> <p>MS-6U Borough School District 1501 N. Fishhook Rd. Wasilla, Alaska</p>		<p>WOOD CARSON GREEN</p>	<p>P N D</p> <p>ENGINEERS, INC.</p>	<p>DATE: 10/20/14</p> <p>PROJECT: 15-01</p> <p>SCALE: AS SHOWN</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p>
	<p>SITE PLAN</p>				<p>15000 15th Avenue, Anchorage, Alaska 99508 Phone: (907) 552-1111 Fax: (907) 552-1111</p>



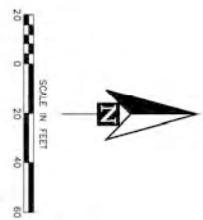
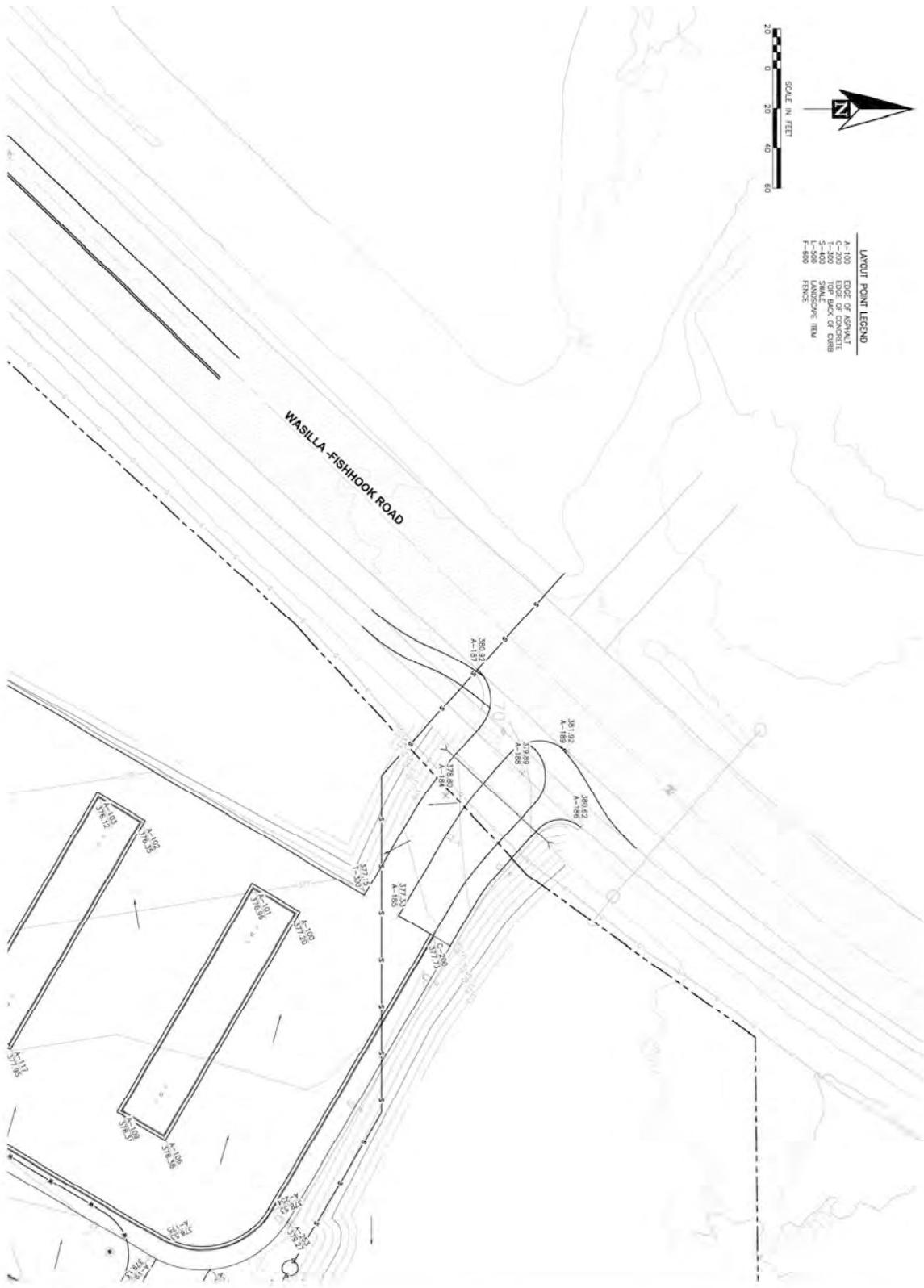
USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO. C213	IDITAROD ELEMENTARY SCHOOL MS-6U Borough School District 1001 N. Fishhook Rd. Wasilla, Alaska		 WOOD CARSON KEEN ENGINEERS, INC.	PROJECT NO.: 15024 SHEET NO. OF 15 DATE: 08-15-14 DRAWN BY: JG CHECKED BY:
				TITLE: SITE PLAN



USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

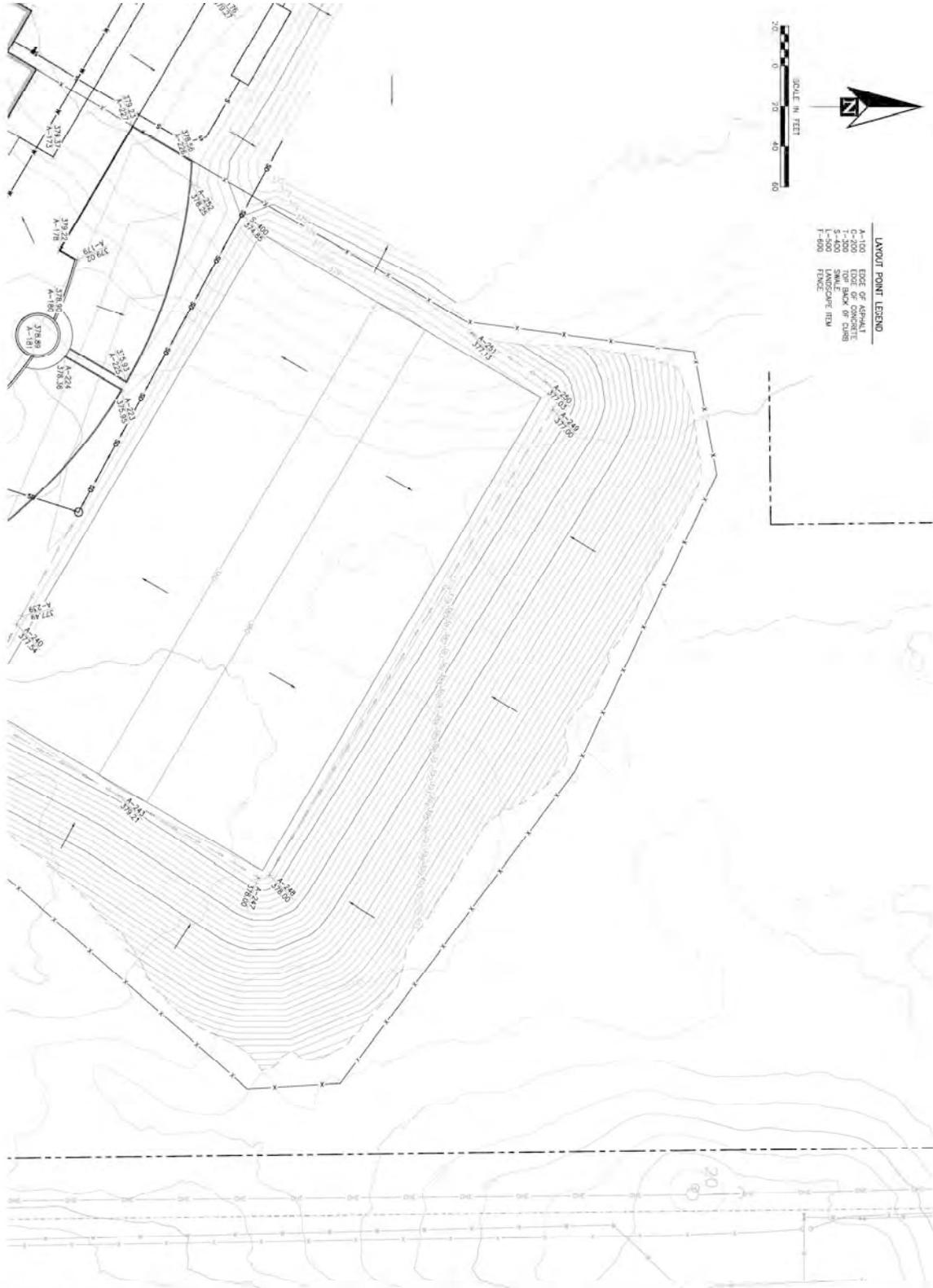
<p>SHEET NO.</p> <h1 style="margin: 0;">C220</h1>	<p>IDITAROD ELEMENTARY SCHOOL</p> <p>Mid-Six Borough School District 1001 N. Fishhook Rd. Wasilla, Alaska</p>		 <p>WOOD CARSON SHEW ENGINEERS, INC.</p>	<p>PROJECT: 150424</p> <p>DRAWN BY: JTB</p> <p>CHECKED BY: JTB</p> <p>DATE: 04-08-2014</p>
	<p>GRADING PLAN</p>			<p>P N D</p> <p>ENGINEER, INC.</p> <p><small>14400 West 146th Avenue, Anchorage, Alaska 99587 Phone: 481-8311 • Fax: 481-8312</small></p>



LAYOUT POINT LEGEND
 A-100 EDGE OF ASPHALT
 T-200 TOP BACK OF CURB
 S-400 SWALE
 F-500 FENCE

USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

<p>SHEET NO. C221</p>	<p>IDITAROD ELEMENTARY SCHOOL 184-64 Borough School District 1001 N. Fishhook Rd. Wasilla, Alaska</p>		<p>M. GORDON CARSON ENGINEER, INC.</p>	<p>DATE: 08-08-2014</p>
	<p>GRADING PLAN</p>			<p>PROJECT: 150004</p>

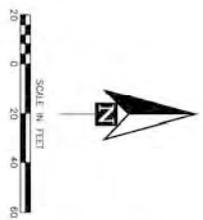


LAYOUT POINT LEGEND

- A-100 EDGE OF ASPHALT
- C-200 EDGE OF CONCRETE
- S-400 SMALL ROCK OR CURB
- L-500 LANDSCAPE ITEM
- F-600 FENCE

USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO. C222	IDITAROD ELEMENTARY SCHOOL Mid-Six Borough School District 1001 N. Fishhook Rd. Wasilla, Alaska			P N D ENGINEERS, INC. <small>1440 West 14th Avenue, Anchorage, Alaska 99502 Phone: (907) 562-1111 Fax: (907) 562-1112</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">DATE</td> <td style="font-size: 8px;">BY</td> <td style="font-size: 8px;">REVISION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	REVISION									
DATE	BY	REVISION															
GRADING PLAN																	

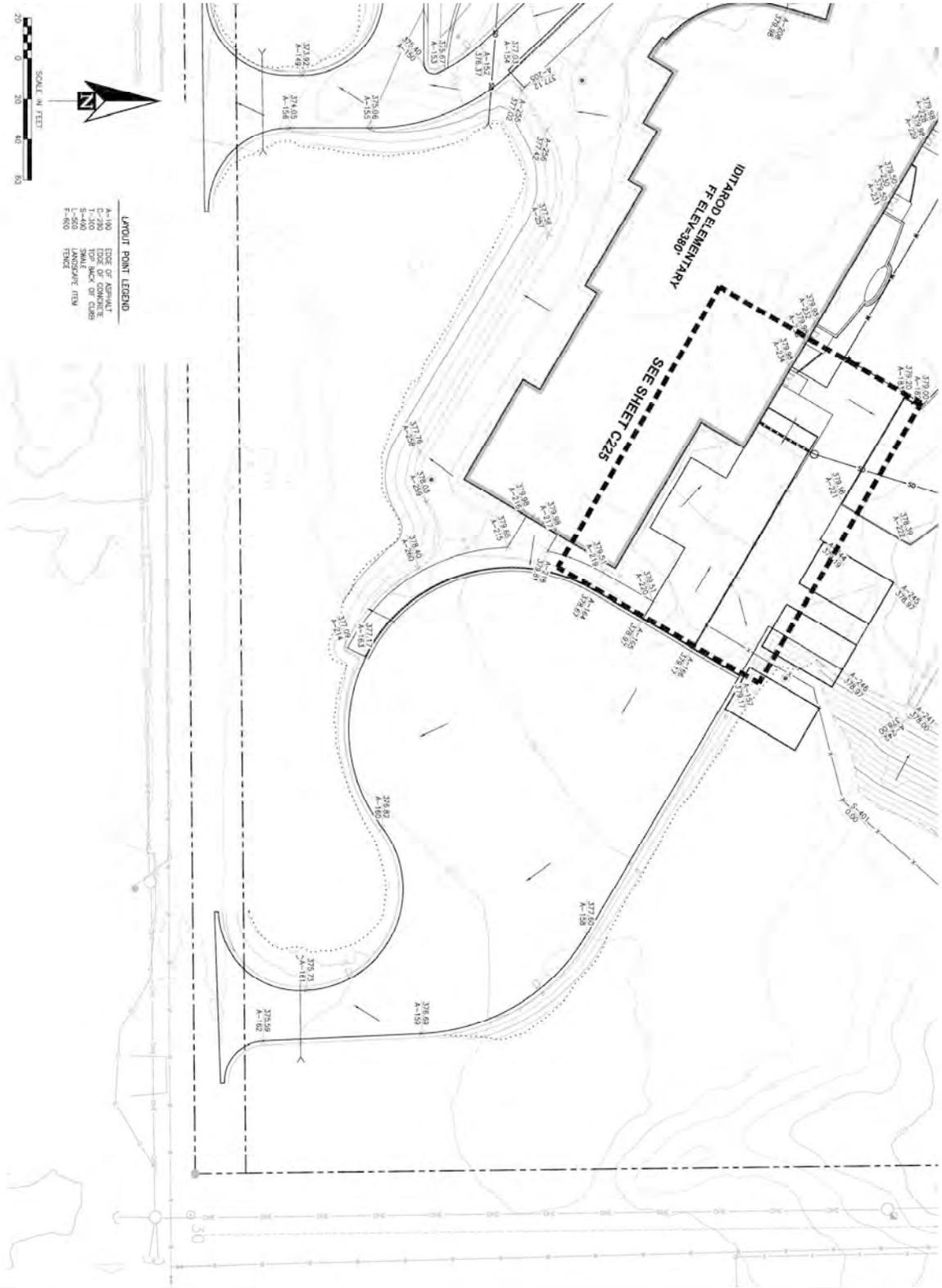


- LAYOUT POINT LEGEND**
- A-100 EDGE OF ASPHALT
 - C-200 EDGE OF CONCRETE
 - S-400 SMALL SIGN OR CURB
 - L-500 LANDSCAPE TUM
 - F-300 FENCE

CARPENTER CIRCLE

USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

<p>SHEET NO. C223</p>	<p>IDITAROD ELEMENTARY SCHOOL Mid-Six Borough School District 1001 N. Fishhook Rd. Wasilla, Alaska</p>		<p>WOOD CARSON SHEP ENGINEER, INC.</p>	<p>PROJECT: 151222 SHEET NO.: 02/24 DATE: 04-08-2014 DRAWN BY: [blank] CHECKED BY: [blank]</p>
	<p>GRADING PLAN</p>			<p>11400 Highway 222, Wasilla, Alaska 99615 Phone: 479-3333 ext. 1 Fax: 479-3333 ext. 2</p>



- LAYOUT POINT LEGEND**
- A-110 EDGE OF ASPHALT
 - C-720 EDGE OF CONCRETE
 - L-1400 TOP BACK OF CURB
 - L-2600 LANDSCAPE TIE
 - F-800 FENCE

USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

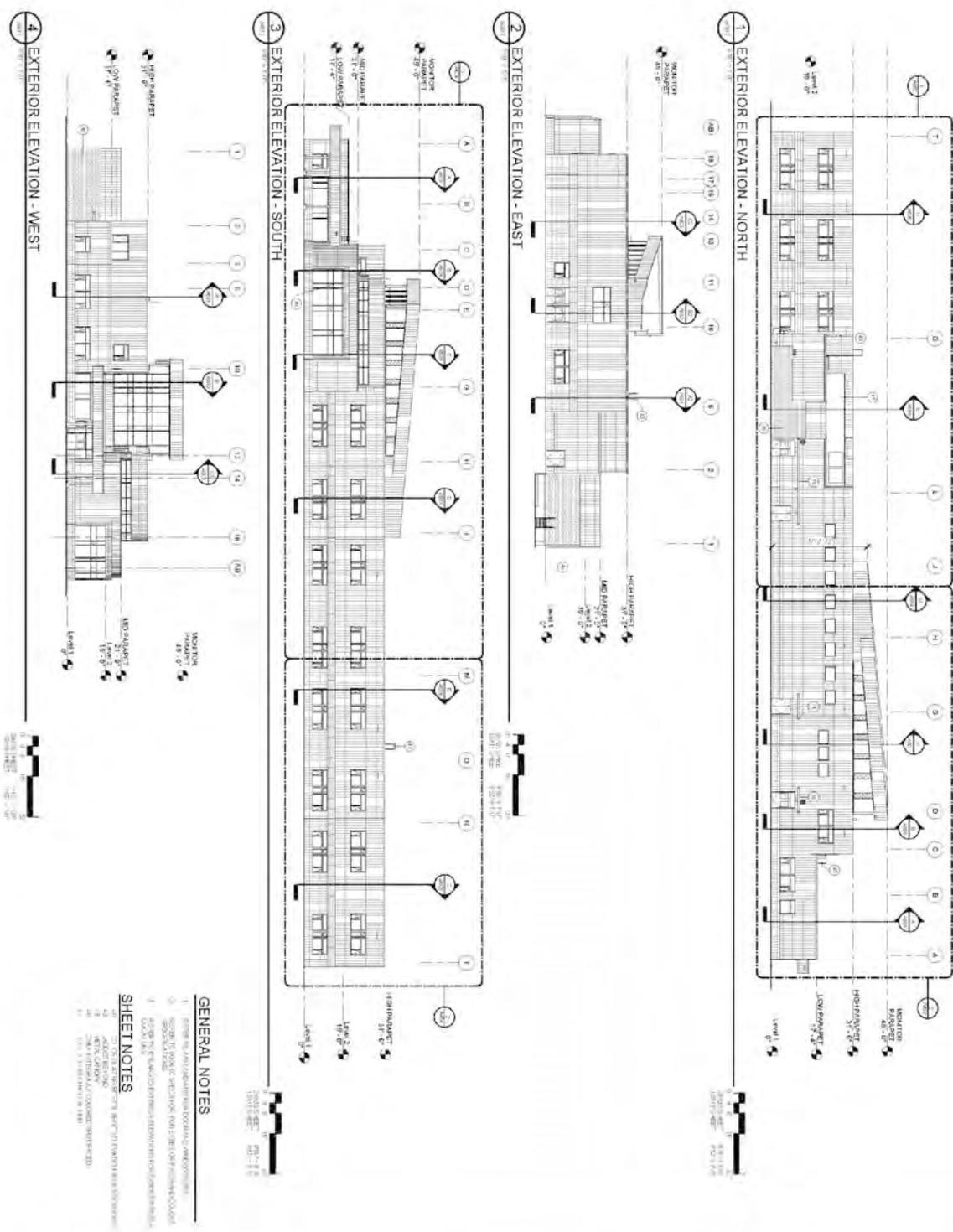
<p>SHEET NO.</p> <h1>C224</h1>	<p>IDITAROD ELEMENTARY SCHOOL</p> <p>Mid-Si Borough School District 1001 N. Fishhook Rd. Wasilla, Alaska</p>		<p>WOOD CARSON SHEW</p>	<p>P N D</p> <p>ENGINEERS, INC.</p>	<p>PROJECT: 151024</p> <p>PROJECT: 151024</p> <p>DATE: 08-15-14</p>
	<p>GRADING PLAN</p>				<p>DATE: 08-15-14</p> <p>DATE: 08-15-14</p>



USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO. C225	IDITAROD ELEMENTARY SCHOOL Mid-Si Borough School District 1001 N. Fishhook Rd. Wasilla, Alaska		 WOOD CARSON SHEW ENGINEERS, INC. <small>1440 West 14th Avenue, Anchorage, Alaska 99502 Phone: (907) 552-1111 Fax: (907) 552-1110</small>	PROJECT: 151242 PROJECT: WOOD CARSON SHEW DATE: 05-08-2014 DATE: 05-08-2014 DATE:
				ENGINEER: [Signature]

GRADING PLAN



GENERAL NOTES

1. Provide all materials and finishes in accordance with the specifications.
2. Submit to public agencies for review and approval.
3. Submit to public agencies for review and approval.
4. Submit to public agencies for review and approval.
5. Submit to public agencies for review and approval.
6. Submit to public agencies for review and approval.
7. Submit to public agencies for review and approval.
8. Submit to public agencies for review and approval.
9. Submit to public agencies for review and approval.
10. Submit to public agencies for review and approval.

SHEET NOTES

1. See other sheets for details.
2. See other sheets for details.
3. See other sheets for details.
4. See other sheets for details.
5. See other sheets for details.
6. See other sheets for details.
7. See other sheets for details.
8. See other sheets for details.
9. See other sheets for details.
10. See other sheets for details.

PERMIT SET SHEET NO. A401	IDITAROD ELEMENTARY SCHOOL 1001 N. Fishhook Rd, Wasilla, Alaska Mat-Su Borough School District	MCCOOL CARLSON GREEN ARCHITECTS 1001 N. Fishhook Rd, Wasilla, Alaska 907-866-1111 MCCOOLCARLSONGREEN.COM		12/14/2023 12/14/2023 12/14/2023
	EXTERIOR ELEVATIONS			12/14/2023 12/14/2023 12/14/2023

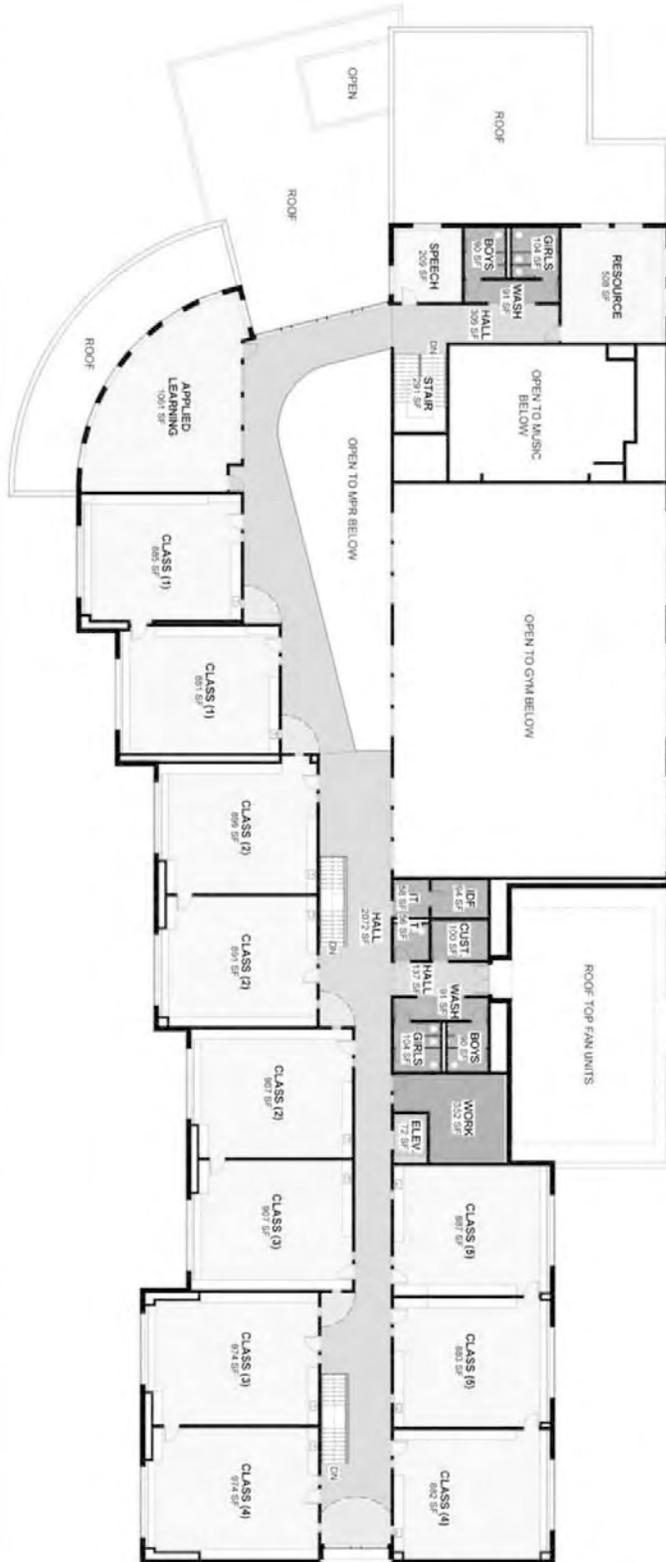


Wasilla's City School



❁❁❁❁❁
IDITAROD ELEMENTARY SCHOOL | 8.6.14

FLOOR PLAN - Level 2




IDITAROD ELEMENTARY SCHOOL | 8.6.14

EXTERIOR MASSING



✿✿✿
IDITAROD ELEMENTARY SCHOOL | 8.6.14

EXTERIOR ENTRY



Iditarod Elementary School | 8.6.14



Community Room

IDITAROD ELEMENTARY SCHOOL | 8.6.14



Mezzanine Circulation

IDITAROD ELEMENTARY SCHOOL | 8.6.14

PAGE

INTENTIONALLY

LEFT

BLANK



STAFF REPORT: Case # V14-05
Prepared by: Planning Staff
For the meeting of: January 20, 2015
(Rescheduled from 1/13/15)

I. SUMMARY FACTS:

Applicant/Owner: Matanuska-Susitna Borough

Proposal: Variance of 10 feet to the maximum 35 feet building height to allow an architectural roof monitor feature.

Location: Lot C21, Township 17 North, Range 1 West, Section 3 and Tract A, PJC Subdivision.
Generally located at the northeast corner of Wasilla-Fishhook Road and Carpenter Circle.

Parcel size: 20.32± acres

Zoning District: Rural Residential and Residential Multifamily

Future Land Use: Mixed Use

Surrounding Land Uses: North: Residential East: Wasilla High School
South: Residential West: Commercial

II. STAFF RECOMMENDATION:

Staff recommends approval with conditions.

III. SUMMARY OF REQUEST

The applicant is requesting a variance of 10 feet to the maximum 35 feet building height to allow an architectural roof monitor feature.

APPLICABLE CODE SECTION:

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:

6. Building height is limited to thirty-five (35) feet above the average finished grade of the lot in the RR, R1, R2, RM and P zoning districts.

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 December 10, 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 December 11, 2014 to all properties within a 1,200' radius. ***NOTE: Due to an error in the gross floor area, corrected notices were re-mailed on January 6, 2015.***

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 vicinity. The design of the school is for a 32 foot high two-story building that provides greater operational efficiency. The desire is to allow natural light into the center of the school via a roof monitor feature. Due to the slope of the property and the requirement to measure building height from the average elevation of the finished grade, a variance to allow up to 45 feet above the average elevation is required.

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

Staff Finding: As stated above, the lots have topographic changes that present development challenges.

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

Staff Finding: Strict application of the maximum 35 foot building height will create an unnecessary hardship on the property owner since the variance is only for the roof monitor and not the entire building.

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 construction of the architectural roof feature that will provide natural light to the main area of the school.

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

Staff Finding: The proposed school is permitted in the Rural Residential and Residential Multifamily zoning district. The owner has submitted the necessary use permit application.

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

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

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

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

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

Staff Finding: The requested variance will not significantly adversely affect other properties in the area.

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. Construction on the site must substantially comply with the elevation drawings attached as Exhibit B to Resolution Serial No. 15-02. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended variance application, including application fee, and Planning Commission review and approval.

David & Jackie Nyberg
P. O. Box 872361
Wasilla, Alaska 99687

City of Wasilla
Planning Office
290 E. Herning Avenue
Wasilla, Alaska 99654

Re: Case U14-04 & V14-05

After reading P N D letter dated 12/9/14 request for a permit, I feel I have to add another comment.

In paragraph 13 of P N D's specific requirements, it is stated that 'Peak use conditions of Carpenter Circle are not affected by the proposed school.' That's poppycock. Carpenter Circle will be transformed from a quiet rural street, to a daily thoroughfare of cars, trucks, and buses. In P N D's comparison of the existing schools access, each mode of travel was separate. The buses had their own entrance and exit on to Wasilla Fishhook, and cars could use either entrance, (they do). Can we imagine what will be when all vehicles, only have one entrance and exit off Wasilla Fishhook and jockey for position. Was this really thought out, and what if the school population grows by 1/3 as mentioned in P N D letter.

It seems to me that the better approach to gain entrance to the school, would be off Wasilla Fishhook, using turning lanes and traffic control devices. The northwest side of Wasilla Fishhook, directly across from the proposed school, is not a residential area that borders the road, as is E. Carpenter Circle.

With our current State budgetary worries, maybe postponing the start date is in order and thereby having time to reevaluate the proposed site configuration, and at least have a meeting with the home owners on E. Carpenter Circle.

Respectfully,



David & Jackie Nyberg
500 E. Carpenter Circle
Wasilla, Alaska 99654

RECEIVED

JAN 02 2015

Planning Office
City of Wasilla

RECEIVED

DEC 15 2014

Planning Office
City of Wasilla

David & Jackie Nyberg
P. O. Box 872361
Wasilla, Alaska 99687

City of Wasilla
Planning Office
290 E. Herning Avenue
Wasilla, Alaska 99654

Re: Case U14-04 & V14-05

Although the use permit and variance of this case has merit, we would like to address the use of E. Carpenter Circle, as a thoroughfare for the school buses running back and forth on our street, which by two lane road standards, is probably questionable. Another concern is the MAT-SU Boroughs current plot plan of the proposed school, with its entrances and exits. As depicted in their plan, it will be impossible for parents to drop off students, and buses to exit the only way back to Fish Hook Road. At certain times of the day the residents on E. Carpenter Circle will be hampered by the congestion caused by the increased amount of traffic on our street thereby causing the residents to alter there plans. Basically, E. Carpenter Circle is a dead-end street. Safety can be an issue, when the intersection of E. Carpenter Circle and Fish Hook Road is congested to the point of 'grid-lock'.

A solution to this problem would be for the planners to just rotate the proposed plan 90 degrees clockwise. In other words, the entrances that appear on E. Carpenter Circle, would be on Fish Hook Road, allowing for entrance and exit from the school property, and protecting the residents on E. Carpenter Circle, similar to how the existing school is configured. There appears to be enough land to accommodate that idea.

I'm sure the planners were trying to circumvent any dealings with the DOT, due to Fish Hook Road turn in and turn outs.

Respectfully,



David & Jackie Nyberg
500 E. Carpenter Circle.
Wasilla, Alaska 99654

- NOTICE OF APPLICATION FOR USE PERMIT and VARIANCE -

DATE: December 11, 2014

Matanuska - Susitna Borough
Development Services

CASE: U14-04 & V14-05

APPLICANT (S): Matanuska-Susitna Borough

DEC 16 2014

REQUEST: For a *use permit* to build a new 39,862 square foot Iditarod Elementary School, AND a *variance* of 10 feet to the maximum 35 feet height for a roof monitor, on Lot C21, Township 17 North, Range 1 West, Section 3 and Tract A, PJC Subdivision. The subject property is zoned RR-Rural Residential and RM-Multi-Family, which requires approval of a Use Permit for a public facility in accordance with WMC 16.12.020(A)(3) and WMC 16.20.020.

RECEIVED

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 **January 13, 2015 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. Hering 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 January 5, 2015 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 17N01W03CO2 / 2388000T00A

Comments:

FIRM 8080:8085 X Zone
No other comments 12/19/14

[Handwritten Signature]



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

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

Matanuska-Susitna Borough
DEC 12 2014

RECEIVED

neopost

12/11/2014

US POSTAGE

\$00.48⁰⁰



ZIP 99654
041L11222587

FIRST CLASS

RECEIVED

DEC 23 2014

Planning Office
City of Wasilla

PUBLIC NOTICE



Nov. 5, 2014

RE: Iditarod ES site plan

As a homeowner living on E. Carpenter Cr. In Wasilla, I naturally have a personal interest in how the construction and operation of the new Iditarod ES will affect me. I also have another perspective by which to evaluate the plan. For the last 8 years I have been a school bus driver in the Mat-Su School District. Prior to that I drove school bus for 5 years in the Anchorage District. Over the years I have driven to every school in the Mat-Su. and I can tell you that it makes a huge difference in how the traffic flows into and away from a school. Many parents choose to drop-off and pick-up their children from school rather than ride the bus. Any school with totally separate bus and pov traffic patterns operates much more safely and efficiently. A good example of a bad situation is nearby Wasilla Middle School. All one has to do is spend about 30 minutes one afternoon around school dismissal time to see the chaos of students going every direction and parents and buses jockeying for position. This is especially true for the special needs buses that park along side of the gym. It is not only chaotic, but is unsafe for the students. By contrast, the situation at the newer Machetanz es is the total opposite. Not only are there totally separate drop-Off areas for buses and pov's, but they each have their own driveways onto and away from school property.

Since the new Iditarod school will be there for decades, I think it is worth whatever amount of effort it takes to make sure that the entire plan is done right, from the beginning. Even the old Iditarod school has separate driveways for buses and pov's. Are we now going to go back to a less safe and less efficient system?

Also, it is obvious to everyone living in the valley that the population and traffic is increasing every year. Not only should we be thinking about what will work now, but what will still be a good working system 5, 10, and even 20 years in the future.

For these reasons, I strongly recommend that the site plan for the new Iditarod es include a second access from Wasilla-Fishhook Rd.

Sincerely,



Alex Ludlum

560 E. Carpenter Cr.

Wasilla, Ak. 99654

907 841-3464

PREAPPLICATION (Recommended) Pre-application Conference Date: _____

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

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

APPLICATION

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

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

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

Iditarod Elementary School Height Variance Question Response

Describe the problem and the minimum variation from code necessary to resolve the problem.

Iditarod Elementary school is based on the design of the award winning Machetanz Elementary School. It is a two story school with a roof monitor that brings natural light into the center of the school at the student commons/multipurpose room. The main school wall height is 31'-6" around the perimeter of the school, however the roof monitor extends up to a peak height of 45', exceeding the 35' limit.

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.
 - a. Due to the constraints of the property slope and a desire to preserve natural vegetation buffers around the school, a two story design solution was selected to reduce the overall footprint of the school and provide for efficient operations. After factoring in needs for structure, mechanical and electrical systems the height of the main two story structure is 32' above grade. Research has proven that students learn better in environments that have natural light. The addition of a roof monitor brings natural light into the center of the school, enlivening student and staff experience and supporting the educational goals of the school. For maintenance reasons MSBSD does not allow horizontal skylights in their schools so the solution to bringing natural light into the school interior is a roof monitor that provides clerestory lighting. This approach requires extension of the roof monitor to a maximum height of 45'.
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 surrounding, or how conditions arise out of surrounding development or conditions.
 - a. In selecting a site for the Iditarod replacement school MSBSD felt it was important to keep it near the existing school and downtown Wasilla. MSBSD understands that the school is an important community asset not just for the students but also adults and community organizations that will use the facility after hours. This goal necessarily resulted in selecting a site within the city limits. The use of the 2-story Machetanz School as a basis of design provides MSBSD with long term efficiencies in operations, energy use and educational delivery.
3. Describe why, (because of the conditions you have described), the strict application of the requirements of the code will result in an undue, substantial hardship to the owner or the property such that no reasonable use of the property could be made.
 - a. The strict application of the 35' limitation would eliminate the roof monitor and natural light from the interior spaces of the school. Deleting the roof monitor would create a substandard school for the City of Wasilla compared to other new schools recently constructed in the Borough. This would be a hardship, not only to MSB, but also the

community and students who use the school. It is also possible, based on research studies, that student learning may be negatively impacted by the loss of natural light that enlivens the heart of their school.

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.

- a. MSB has gone through a substantial planning process both in the selection of the site and the design of the new school that was focused on meeting community needs. The resulting decisions to build the 2-story school on a site near the heart of the city were made to support the existing community fabric and reinforce the identity of this treasured school. MSBSD's primary goal is, and always has been, to build a great school for the community and requesting this height variance will further that goal.
- b. The proposed design mitigates any potential impact to surrounding property owners in multiple ways:
 - i. The building has setbacks that far exceed the minimums required, reducing its visual impact to surrounding properties
 - ii. Building setbacks, orientation, and site slope virtually eliminates the potential for the building to shade adjacent residential properties
 - iii. The roof monitor is set back from the edge of the building reducing its overall visual impact.
 - iv. Substantial buffers of natural vegetation surround the school reducing its visual impact
 - v. The roof monitor is sloped from a low point of 35' to a high point of 45'. Compared to the Machetanz design which has a blockier roof monitor the slope roof reduces the profile of the building.

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

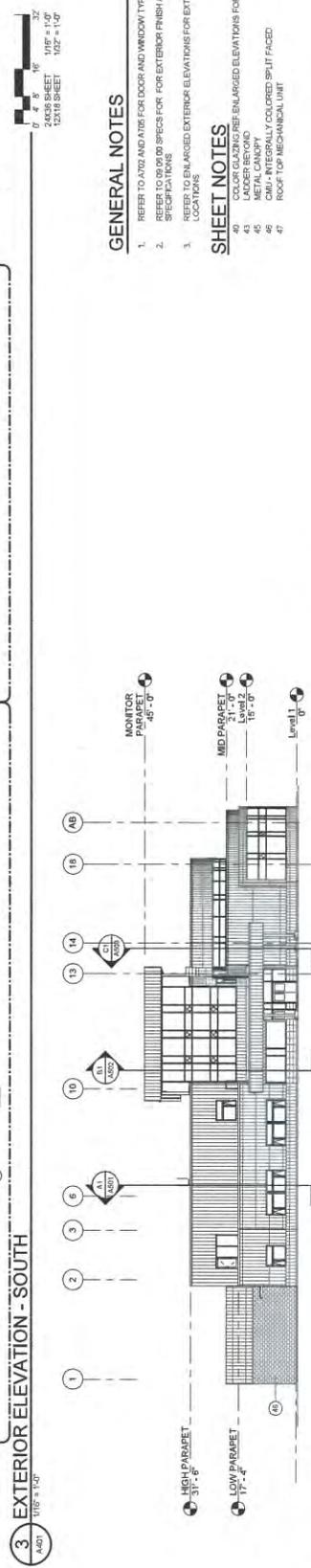
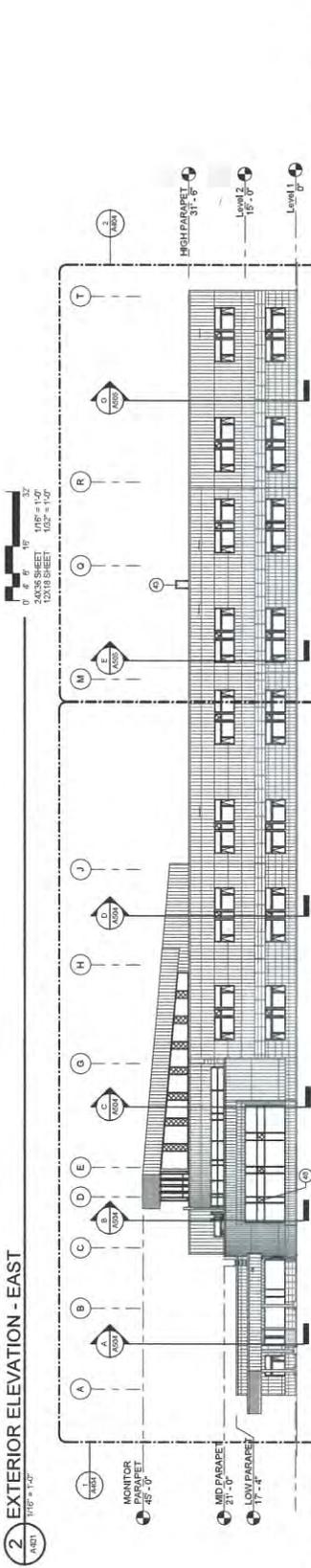
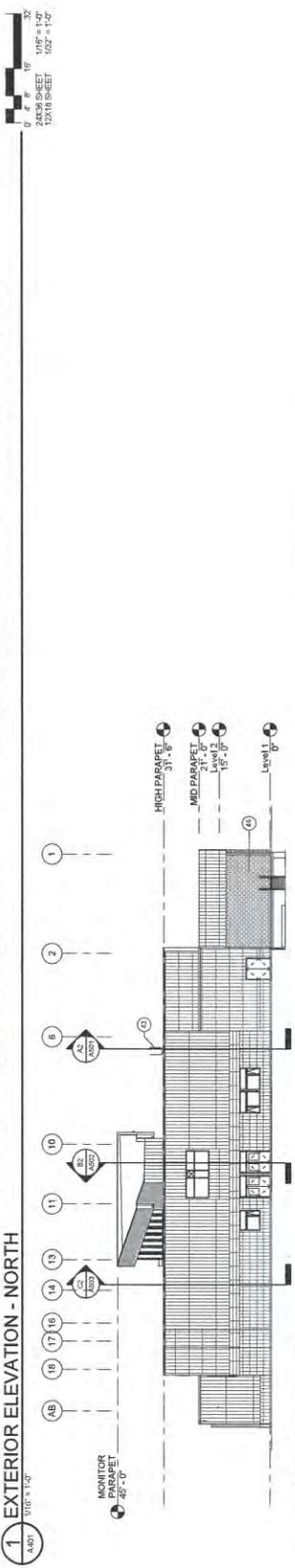
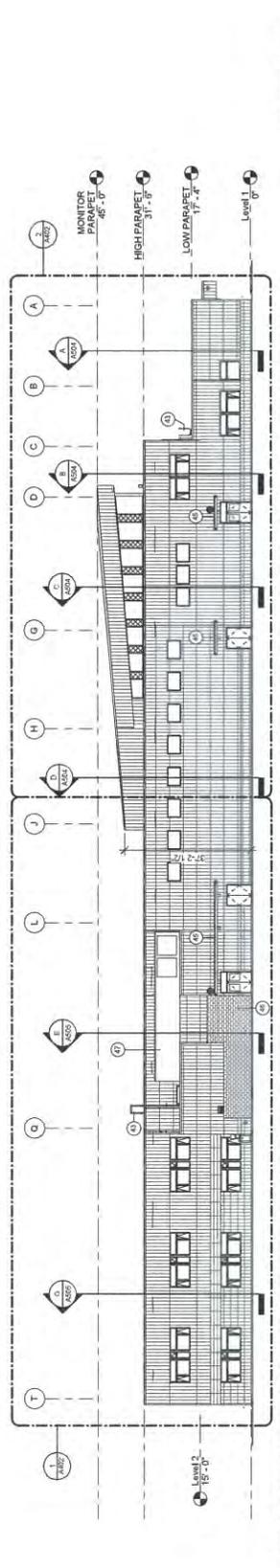
- a. This request has nothing to do with reducing costs and inconvenience to MSB. It has everything to do with creating a dynamic school that has a distinctive architecture and exterior appearance and lively learning spaces inside. If the roof monitor is deleted it will actually reduce construction costs at the expense of impoverishing the school's identity and quality.



Wasilla's City School



IDITAROD ELEMENTARY SCHOOL | 8.6.14



- GENERAL NOTES**
- REFER TO A210 AND A106 FOR DOOR AND WINDOW TYPES
 - REFER TO A210 AND A106 FOR SPECIFICATIONS FOR EXTERIOR FINISH AND COLORS
 - REFER TO ENLARGED EXTERIOR ELEVATIONS FOR EXTERIOR FINISH LOCATIONS
- SHEET NOTES**
- COLOR GLAZING REFER ENLARGED ELEVATIONS FOR LOCATIONS
 - METAL CANOPY
 - CMU - INTERNALLY COLORED SPLIT FACED
 - ROOF TOP MECHANICAL UNIT

FLOOR PLAN – Level 2



EXTERIOR MASSING



IDITAROD ELEMENTARY SCHOOL | 8.6.14

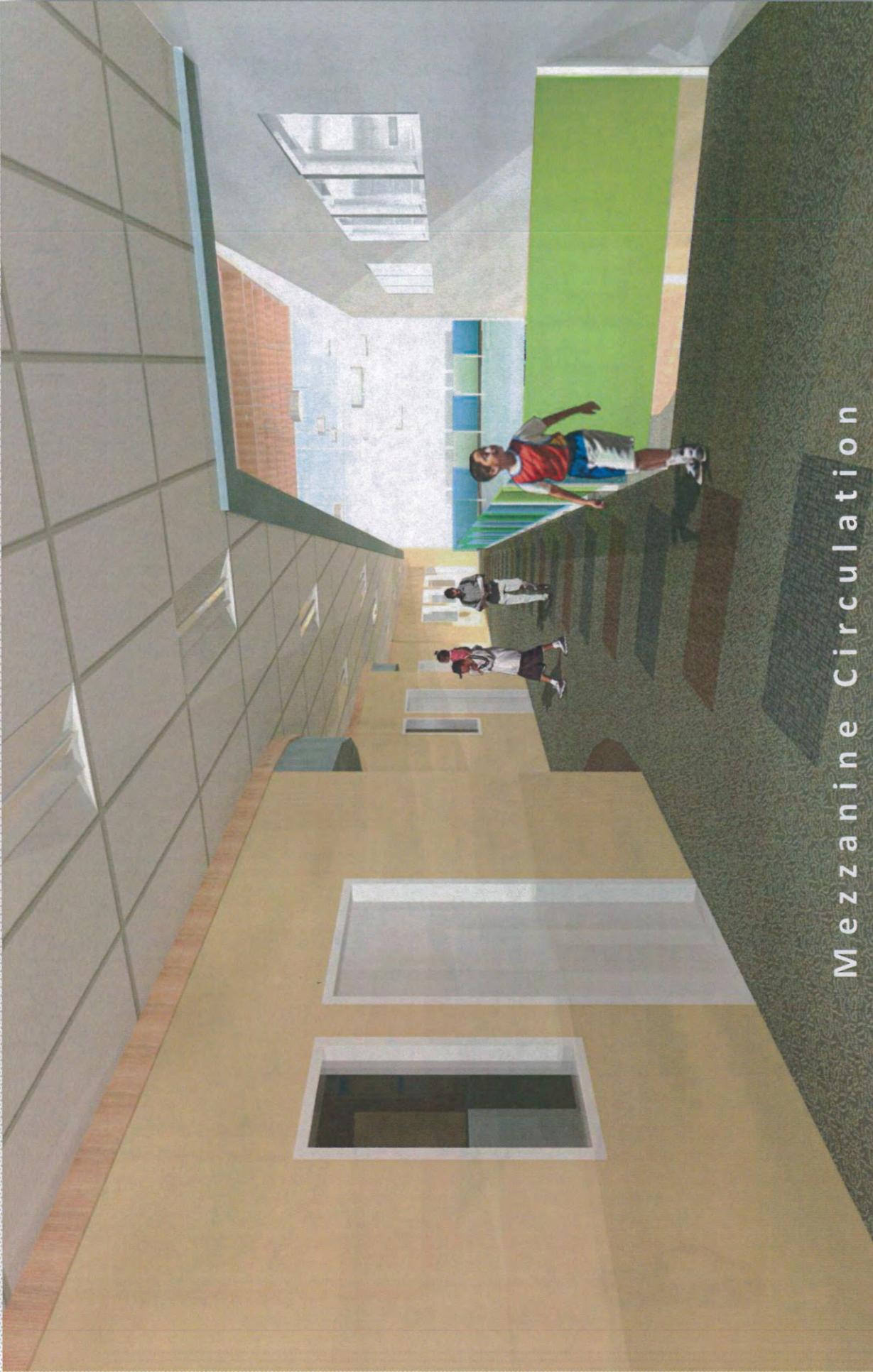
EXTERIOR ENTRY





Community Room

IDITAROD ELEMENTARY SCHOOL | 8.6.14



Mezzanine Circulation

IDITAROD ELEMENTARY SCHOOL | 8.6.14

CERTIFICATE OF SERVICE

- I am the Planning Clerk for the City of Wasilla.
- I certify on this 11 day of December, 2014, I mailed 119 notices of: _____ via first class U.S. Mail and by hand delivery regarding the following:
Aditarod Elem
 Land Use Permit # V14-05 & W14-04

Residents within 1,200' 90

Review Agencies 25

Planning Commissioners & City Council Members 11

Total 126

DATED at Wasilla, Alaska, December 11, 2014

CITY OF WASILLA

Tahirih Revet
 TAHIRIH REVET
 Planning Clerk

Attest:

 TINA CRAWFORD
 City Planner

CERTIFICATE OF SERVICE

- 1. I am the Planning Clerk for the City of Wasilla.
- 2. I certify on this 6 day of January, 2015, I mailed 119 notices of: _____ via first class U.S. Mail and by hand delivery regarding the following:
Aditarod Elem
 Land Use Permit # UP14-04 & V14-05

Residents within 1,200'	<u>90</u>
Review Agencies	<u>25</u>
Planning Commissioners & City Council Members	<u>11</u>
Total	<u>126</u>

DATED at Wasilla, Alaska, January 6, 2015

CITY OF WASILLA

Tahirih Revet
 TAHIRIH REVET
 Planning Clerk

Attest:

 TINA CRAWFORD
 City Planner

PAGE

INTENTIONALLY

LEFT

BLANK

- NOTICE OF APPLICATION FOR USE PERMIT and VARIANCE -

DATE: December 11, 2014
APPLICANT (S): Matanuska-Susitna Borough

CASE: U14-04 & V14-05

REQUEST: For a *use permit* to build a new 39,862 square foot Iditarod Elementary School, AND a *variance* of 10 feet to the maximum 35 feet height for a roof monitor, on Lot C21, Township 17 North, Range 1 West, Section 3 and Tract A, PJC Subdivision. The subject property is zoned RR-Rural Residential and RM-Multi-Family, which requires approval of a Use Permit for a public facility in accordance with WMC 16.12.020(A)(3) and WMC 16.20.020.

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 **January 13, 2015 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 **January 5, 2015** 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

PUBLIC NOTICE

- REVISED -
- NOTICE OF APPLICATION FOR USE PERMIT and VARIANCE -
(Originally scheduled for January 13, 2015)

DATE: January 6, 2015

CASE: U14-04 & V14-05

APPLICANT (S): Matanuska-Susitna Borough

REQUEST: For a *use permit* to build a new 50,677 square foot Iditarod Elementary School, AND a *variance* of 10 feet to the maximum 35 feet height for a roof monitor, on Lot C21, Township 17 North, Range 1 West, Section 3 and Tract A, PJC Subdivision. The subject property is zoned RR-Rural Residential and RM-Multi-Family, which requires approval of a Use Permit for a public facility in accordance with WMC 16.12.020(A)(3) and WMC 16.20.020.

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 **January 20, 2015 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 January 20, 2015 in order to 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

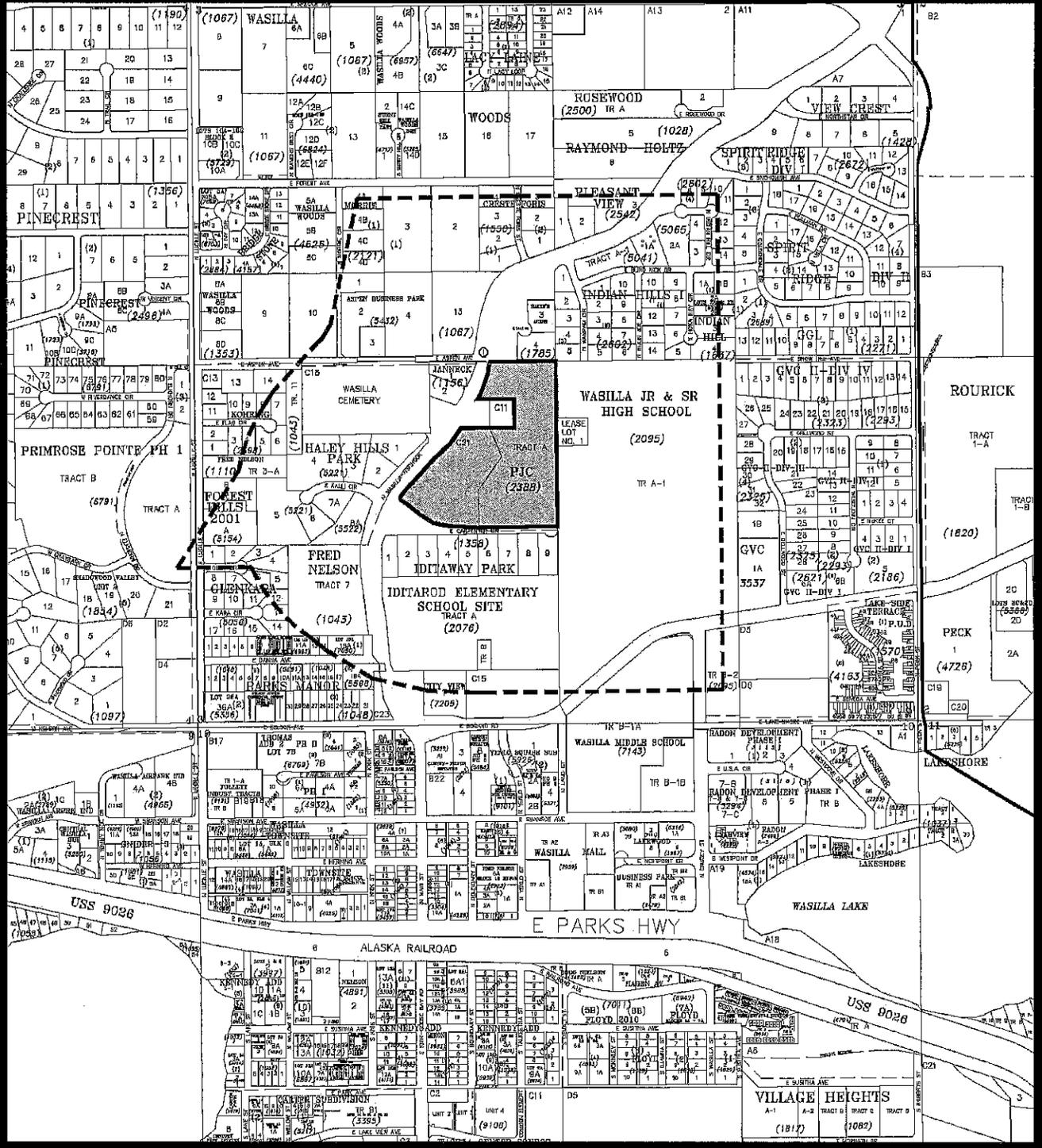
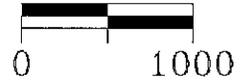
USE PERMIT 14-04 & VARIANCE 14-05

Use Permit & Variance to construct a
new Iditarod Elementary School
LOCATED WITHIN

Sec. 3, T17N, R01W, S.M., AK.

WA 11 MSB Tax Map

SCALE IN FEET



1785000L002
ALASKA STATE OF
DEPT OF TRANS & PUB FAC
PO BOX 196900
ANCHORAGE, AK 99519-6900

1067B01L013
AMBERG WM J
1335 SKYLINE DR
FAIRBANKS, AK 99712

2542000L001
BAXTER PROPERTIES LLC
7950 E DUCHES DR
PALMER, AK 99645

1637B01L004
BETTS CINDY L
PO BOX 870514
WASILLA, AK 99687-0514

9998004U0002A
BOITZ KATHY
PO BOX 872002
WASILLA, AK 99687-2002

1785000L004
BRADY MICHAEL
MONK DAN
1235 E LOLLY CIR
WASILLA, AK 99654

1550B02L002
CALDWELL NOAH D POST #9
AMVETS
1591 CRESTE FORIS RD
WASILLA, AK 99654

1156000L002
CIW LAND TR
1190 N WASILLA-FISHHOOK RD
WASILLA, AK 99654-6427

2602B01L012
DAVILA RONICA R
3302 STRAWBERRY RD
ANCHORAGE, AK 99502-3109

7090B01L015A
FAMILY CENTERED SERVICES
1825 MARIKA RD
FAIRBANKS, AK 99709-5521

1785000L003
ALDERMAN MARK C& MONICA D
1265 E LOLLY CIR
WASILLA, AK 99654-5637

1550B02L003
AMVETS POST #9
1591 CRESTE FORIS RD
WASILLA, AK 99654

1550B01L003
BEACHELL PHILIP & PAMELA
400 E FOREST AVE
WASILLA, AK 99654

2398B01L006
BIG SKY DEVELOPMENT LLC
MITCHELL LEE
22835 POST OAK DR
LEBANON, MO 65536

2602B02L009
BORLAND JOHN T & TRACY D
1290 N INJUN JOE CIR
2
WASILLA, AK 99654-5742

2602B01L013
BRETT TIMOTHY J
PO BOX 870421
WASILLA, AK 99687-0421

1048B01L014
CARTER RAYMOND & K TRE
CARTER RAYMOND & K LVG TR
251 DANNA AVE
WASILLA, AK 99654

1637B01L003
COMFORT HOMES & INV LLC
481 E MULCHATNA DR
1
WASILLA, AK 99654-3820

2602B01L007
DEPRIEST CARL A
PO BOX 870495
WASILLA, AK 99687-0495

2602B01L010
FARR JUSTIN A
5700 E PORTAGE DR
WASILLA, AK 99654-7854

2602B01L011
ALSTON SAMUEL S
1291 N INJUN JOE CIR
2
WASILLA, AK 99654

2602B02L003
BAKER BRENDA L
1275 N WAMPAM CIR
WASILLA, AK 99654-5740

2602B03L003
BELTZ THOS L JR
1270 N WAMPAM CIR
WASILLA, AK 99654

5221000L004
BIRCHES LTD PRTRNSHP THE
4110 EATON AVE
STE A
CALDWELL, ID 83607

2602B01L006
BOYLE JOSEPH P
1246 N HOKA HAY CIR
WASILLA, AK 99654-5744

13S8000L007
BUCARIA GARVAN P TR TRE
BUCARIA JEANENE B TR TRE
PO BOX 870298
WASILLA, AK 99687-0298

7205000L001
CITY VW INV LLC
2273 N SADDLE HORSE DR
WASILLA, AK 99654-3563

5522000L008A
CRITERION PROPERTIES LLC
2820 COMMERCIAL DR
ANCHORAGE, AK 99501

5432000L003
E-R LTD PRTRNSHP
4141 B ST
STE 305
ANCHORAGE, AK 99503

1550B02L001
FLETCHERS CONST INC
PO BOX 870184
WASILLA, AK 99687-0184

S1S4000L00B
FOREST HILLS 2003 PTNRSH
% VALLEY RES SVCS
107S CHECK ST
STE 202
WASILLA, AK 99654
2121000L004C
GILMAN ORVILLE J III & D G
1S01 MORRIE CIR
WASILLA, AK 996S4

2602B01L005
GREEN ROBERT M
MCALISTER WILLA A
1200 N HOKA HAY CIR
WASILLA, AK 99654

1358000L009
HALL ALAN R & PETRA Y
590 E CARPENTER CIR
WASILLA, AK 99654

1067B01L010
HELM5 LORRAINE P
4999 E WELCH RD
WASILLA, AK 99654-9022

17N01W03C011
HUIZAR CAROL L
1105 WASILLA FISHHOOK RD
WASILLA, AK 99654

2602B01L001A
JOHNSON ROBERT S & SHARON J
752 S BEGICH DR
WASILLA, AK 99654

2398B01L009
KOHRING DOLORES
KOHRING HEINZ H EST
163 E FLAG CIR
WASILLA, AK 99654

5056000L012
LARSON JOAN E
171 E KARA CIRCLE
WASILLA, AK 99654

1358000L008
LUDLUM ALEXANDER 5 & M R
560 E CARPENTER CIR
WASILLA, AK 99654

2602B02L002
FREELS JUDITH
3S60 FAIRVIEW AVE
3
KETCHIKAN, AK 99901

17N01W03C01S
GOOD SHEPHARD LUTHERAN
CHURCH OF WASILLA INC
S01 BOGARD RD
WASILLA, AK 99654

2602B03L002
GUNNELL SCOTT A & MARY KAY
1251 VAUNDA AVE
WASILLA, AK 99654-6218

2602B02L004
HANNAMAN RONALD J
PO BOX 0
SANDPOINT, ID 83864-0239

1358000L002
HENRY LARRY B & DEANNA L
390 E CARPENTERS CIR
WASILLA, AK 99654

6993B01L011A
JAKONES PATRICIA A
PO BOX 15212
FRITZ CREEK, AK 99603

1550B01L004
JOHNSON SHERRY A
JOHNSON GERALD EST
1590 N CRESTE FORIS ST
WASILLA, AK 99654

2398B01L005
KOHRING HEINZ H & DOLORES
161 FLAG CIR
WASILLA, AK 99654

5056000L003
LEE COLTON & CAMILLA
PO BOX 2472
PALMER, AK 99645-2472

5056000L011
MABRY JUDY RUTH
PO BOX 872600
WASILLA, AK 99687-2600

1358000L001
GERSICH PATRICIA M
350 E CARPENTER CIR
WASILLA, AK 99654-6433

2602B02L001
GOODMAN JAMES S & JANICE L S
PO BOX 12321
SANTA ROSA, CA 95406-2321

6699B01L002A
HALE JESSE M
4101 N FIREWEED FIELDS DR
WASILLA, AK 99623-8906

5056000L013
HEATH RICHARD F
190 E KARA CIR
WASILLA, AK 99654-6374

1067B01L003
HOLMES LEE J & RUTH E
PO BOX 870065
WASILLA, AK 99687-0065

5432000L002
JBL LLC
189 E NELSON AVE
127
WASILLA, AK 99654-6462

5056000L002
KHOUNNALATH MOUNE
151 E GLEN CIR
WASILLA, AK 99654-6373

2602B02L007
KROSTEK WM J&JW AB LVG TR
731 N LUKE ST
WASILLA, AK 99654

1358000L004
LEE SCOTT H & KATHERINE A
446 CARPENTER CIR
WASILLA, AK 99654

5432000L001
MARTORELL JOS J
PO BOX 875552
WASILLA, AK 99687-5552

1110000T003-A
MATANUSKA COMM HEALTH
CARE INC
PO BOX 871788
WASILLA, AK 99687-1788

2398B01L004
OWEN KURT D
3930 E COTTONWOOD WAY
WASILLA, AK 99654

5221000L005
RIDGECREST PARK LTD PRTR
4110 EATON AVE
STE A
CALDWELL, ID 83607

5221000L001
ROI LLC
2820 COMMERCIAL DR
ANCHORAGE, AK 99501-3015

5041000T00A-1
SMITH DN LLC
7774 W OVERVIEW CIR
WASILLA, AK 99623-9181

2542000L003
SUMMERS AARON L
606 E FOREST DR
WASILLA, AK 99654-5652

5432000L004
TICHENOR LIVING TRUST
TICHENOR JOHN W & SANDRA J TRES
PO BOX 871218
WASILLA, AK 99687-1218

2602B03L001
TURNER GUY & CAROL LIV TR
6960 E BEECHCRAFT RD
WASILLA, AK 99654

2602B01L014
WAREHAM ANDREW J & CATHY M
7937 N GROUSE LOOP
WASILLA, AK 99654-9028

2602B02L005
YIM YOUNG HO & MICHELE C
10246 LEDOUX LANE
EAGLE RIVER, AK 99577

2076000T00B
MATANUSKA-SUSITNA BOROUGH
350 E DAHLIA AVE
PALMER, AK 99645-6488

2602B03L004
RATHBUN KARLA J
1246 N WAMPAM CIR
WASILLA, AK 99654

5221000L002
ROCK LLC
2820 COMMERCIAL DR
ANCHORAGE, AK 99501

2602B02L008
RYKACEWSKI MARY M
RYKACEWSKI LUANNE M
PO BOX 875421
WASILLA, AK 99687-5421

1358000L005
STEWART GARY D & SYLVIA L
490 E CARPENTER CIR
WASILLA, AK 99654

2602B03L005
TAPIA LUIS F SR
1200 N WAMPAM CIR
WASILLA, AK 99654-5740

5056000L004
TOWE HUGH B II & GAYLYN
191 E GLEN CIR
WASILLA, AK 99654-6373

6699B01L002B
VINCENT JASON
PO BOX 874569
WASILLA, AK 99687-4569

2602B01L008
WEDEKIND KENT
2150 N SPRUCE DR
WASILLA, AK 99654-4226

1358000L003
ZEHM DARLENE R
PO BOX 871373
WASILLA, AK 99687-1373

1358000L006
NYBERG DAVID A & JACKIE S
PO BOX 872361
WASILLA, AK 99687-2361

5221000L006
REYNOLDS LYNN & SANDY
300 E KALLI CIR
WASILLA, AK 99654

5056000L005
ROFF JAMES W
SMITH JENNIFER M
200 E GLEN CIR
WASILLA, AK 99654

2602B02L010
SANDERSON JOSHUA A
1737 MOSS CREEK AVE
ANCHORAGE, AK 99507-3877

5056000L006
STUCKY PRESTON S & GINA R
2506 HOLLY PINE CIR
ORLANDO, FL 32820-2280

2398B01L014
TELLMAN ALFRED P
190 E ASPEN AVE
WASILLA, AK 99654

5568B02L018A
TRIPLE BS LLC
PO BOX 3435
PALMER, AK 99645-3435

2602B02L006
WALES SHERRY L
1200 N INJUN JOE CIR
WASILLA, AK 99654-5742

1043000T011
WHITE GEO L
546 CLEMENT DR
GLENDALE, CA 91202-1518

1550B01L001
ZHUCHKOV IGOR I & NATALIYA P
PO BOX 872501
WASILLA, AK 99687-2501

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

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

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

ENSTAR
PO Box 190288
Anchorage, AK 99519-0288

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

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

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

MEA
PO Box 2929
Palmer, AK 99645

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

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

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

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

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

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

MTA
Real Estate Department
PO Box 3550
Palmer, AK 99645

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

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

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

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

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

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

Daniel Kelly, Jr
581 Briar Dr
Wasilla, AK 99654

Glenda Ledford
960 S. Century Drive
Wasilla, AK 99654

Jessica Dean
209 S. Vix Way
Wasilla, AK 99654

Loren Means III
1668 Pittman Road
Wasilla, AK 99687

Claudia Pinard
646 Peck Street
Wasilla, AK 99654

COW Public Works Director
Archie Giddings

City Council
Leone Harris

City Council
Gretchen O'Barr

City Council
Collen Sullivan-Leonard

City Council
Clark Buswell

City Council
Brandon Wall

City Council
David Wilson

PAGE

INTENTIONALLY

LEFT

BLANK

By: Planning
Public Hearing: 01/20/15
(Rescheduled from 1/13/15)
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-02**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING VARIANCE NO. V14-05 ALLOWING A VARIANCE OF TEN FEET TO THE 35 FOOT MAXIMUM BUILDING HEIGHT TO ALLOW AN ARCHITECTURAL ROOF MONITOR FEATURE ON THE PROPOSED IDITAROD ELEMENTARY SCHOOL, LOCATED ON LOT C21, TOWNSHIP 17 NORTH, RANGE 1 WEST, SECTION 3, AND TRACT A, PJC SUBDIVISION, IN THE RURAL RESIDENTIAL AND RESIDENTIAL MULTIFAMILY ZONING DISTRICT.

WHEREAS, the Matanuska-Susitna Borough submitted an application for a variance on December 10, 2014, along with a site plan and application fee; and

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

WHEREAS, a notice of the Planning Commission public hearing was originally published on January 6, 2015 in the Frontiersman and a corrected notice to reflect the correct gross floor area was published on January 13, 2015; 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. Construction on the site must substantially comply with the elevation drawings attached as Exhibit B to Resolution Serial No. 15-02. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended variance application, including application fee, and Planning Commission review and approval.

ADOPTED by the Wasilla Planning Commission on --, 2015.

APPROVED:

Glenda Ledford, Chairman Date

ATTEST:

Tina Crawford, AICP, City Planner

EXHIBIT A
Wasilla Planning Commission Resolution 15-02
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 December 10, 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 December 11, 2014 to all properties within a 1,200' radius. ***NOTE: Due to an error in the gross floor area, corrected notices were re-mailed on January 6, 2015.***

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 vicinity. The design of the school is for a 32 foot high two-story building that provides greater operational efficiency. The desire is to allow natural light into the center of the school via a roof monitor feature. Due to the slope of the property and the requirement to measure building height from the average elevation of the finished grade, a variance to allow up to 45 feet above the average elevation is required.

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 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 maximum 35 foot building height will create an unnecessary hardship on the property owner since the variance is only for the roof monitor and not the entire building.

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 construction of the architectural roof feature that will provide natural light to the main area of the school.

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

Finding: The proposed school is permitted in the Rural Residential and Residential Multifamily zoning district. The owner has submitted the necessary use permit application.

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

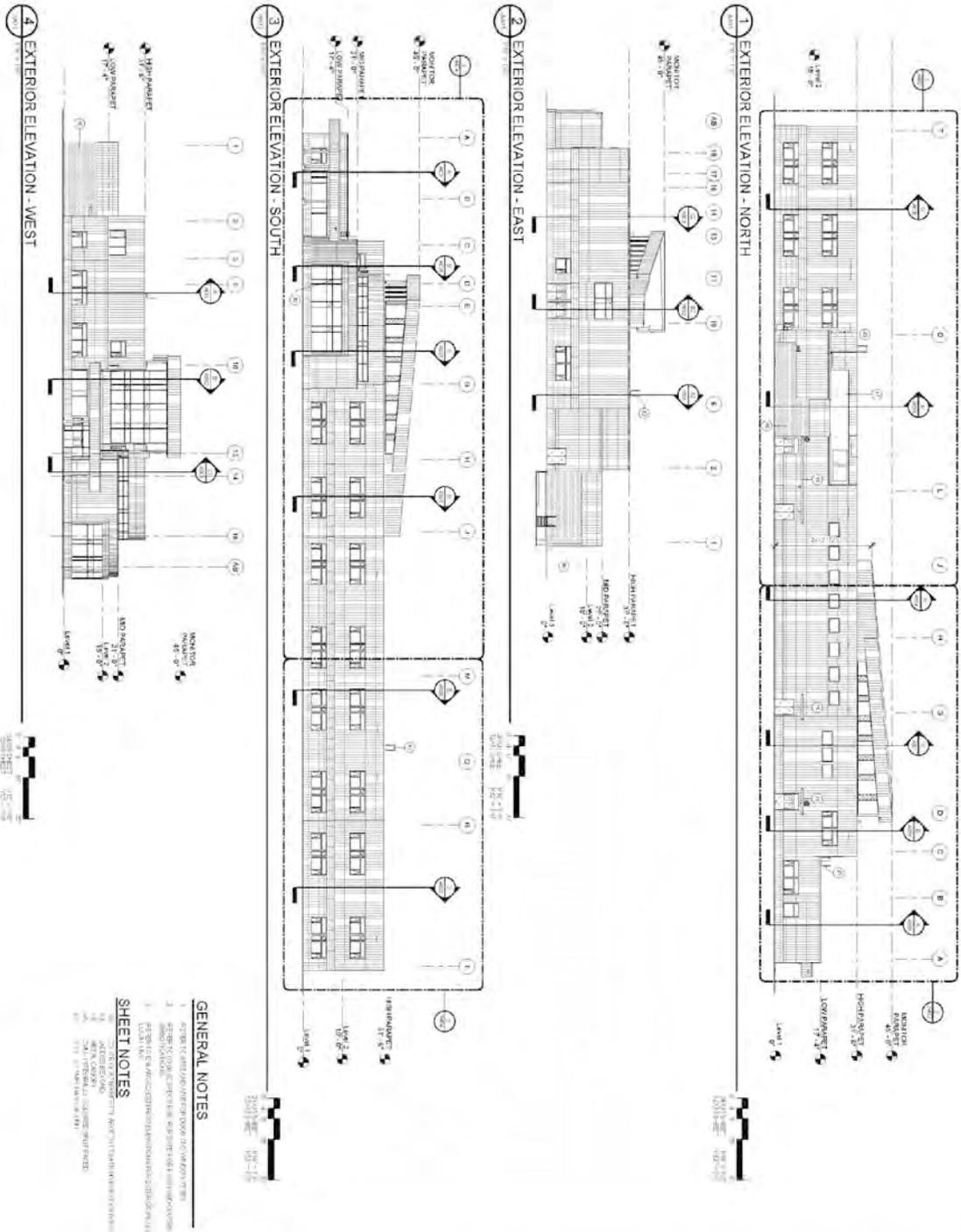
Finding: The variance is in keeping with the spirit and intent of the chapter.

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

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

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

Finding: The requested variance will not significantly adversely affect other properties in the area.



GENERAL NOTES

1. SEE ALL NOTES ON DRAWING SHEETS FOR MATERIALS AND FINISHES.
2. SEE ALL NOTES ON DRAWING SHEETS FOR MATERIALS AND FINISHES.
3. SEE ALL NOTES ON DRAWING SHEETS FOR MATERIALS AND FINISHES.
4. SEE ALL NOTES ON DRAWING SHEETS FOR MATERIALS AND FINISHES.

SHEET NOTES

1. SEE ALL NOTES ON DRAWING SHEETS FOR MATERIALS AND FINISHES.
2. SEE ALL NOTES ON DRAWING SHEETS FOR MATERIALS AND FINISHES.
3. SEE ALL NOTES ON DRAWING SHEETS FOR MATERIALS AND FINISHES.
4. SEE ALL NOTES ON DRAWING SHEETS FOR MATERIALS AND FINISHES.

PERMIT SET		IDITAROD ELEMENTARY SCHOOL 1021 N. Foothook Dr. Wasilla, Alaska Mat-Su Borough School District				PROJECT NO. 15-02 SHEET NO. A401 DATE: 10/15/15 DRAWN BY: [Signature] CHECKED BY: [Signature]
SHEET NO. A401	EXTERIOR ELEVATIONS	ARCHITECT: MCCOOL CARLSON GREEN 1000 W. 10th Avenue, Suite 100 Anchorage, AK 99501 PHONE: (907) 562-1111 FAX: (907) 562-1112 WWW.MCCOOLCARLSONGREEN.COM				



Wasilla's City School



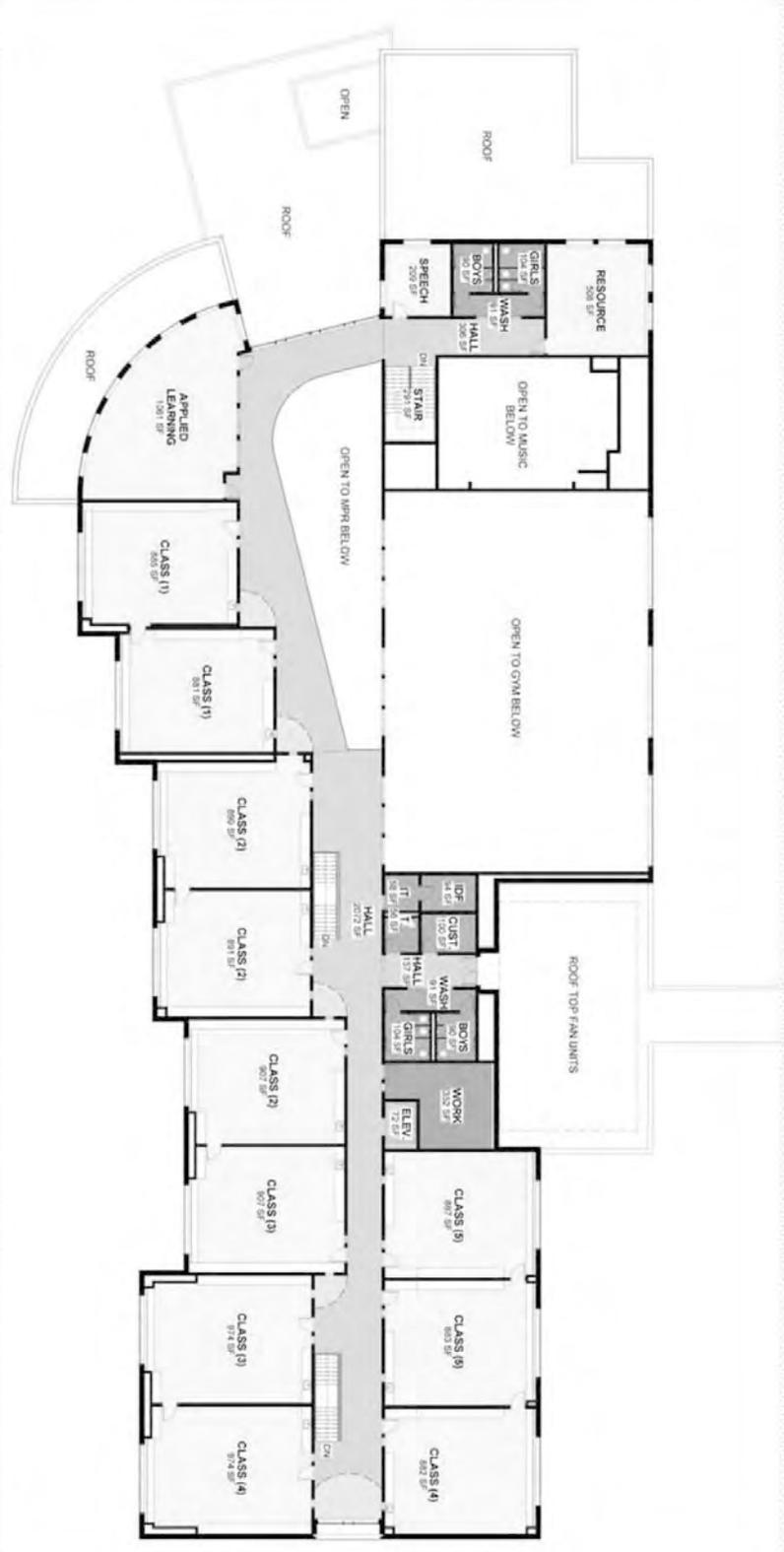
❁❁❁ IDITAROD ELEMENTARY SCHOOL | 8.6.14

FLOOR PLAN - Level 1




 IDITAROD ELEMENTARY SCHOOL | 8.6.14

FLOOR PLAN - Level 2



IDIJAROD ELEMENTARY SCHOOL | 8.6.14

EXTERIOR MASSING



✿✿✿
IDITAROD ELEMENTARY SCHOOL | 8.6.14

EXTERIOR ENTRY



Iditarod Elementary School | 8.6.14

IDITAROD ELEMENTARY SCHOOL | 8.6.14

