

SUBJECT: APPEAL OF PLANNING COMMISSION DENIAL OF A VARIANCE FOR LOTS 3 AND 4, BLOCK 8, KENNEDY ADDITION

REQUESTED BY: Kristie VanGorder, City Clerk



PREPARED BY: Kristie VanGorder, City Clerk

DATE: October 1, 2001

FOR AGENDA OF: October 8, 2001

SUMMARY:

A request for appeal was filed in the City Clerk's Office on September 28, 2001, on a decision the Planning Commission made on Planning Commission Resolution Serial No. 01-17. Attached is all information regarding this appeal.

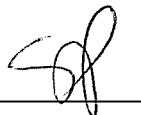
FISCAL IMPACT: __No __X Yes, amount requested: \$1,500

CLERK'S RECOMMENDED ACTION: Council to accept Option 1 or 2.

Option 1: The council accepts the appeal and directs the clerk to bring back a roster of possible hearing officers as stated in WMC 16.08.120 at the next regular meeting. Once the hearing officer is selected, the hearing officer is authorized to work with legal council to assist in the appeal in the amount not to exceed \$1,500 (account 01.51.411.332.00). The hearing office will hear the appeal no later than December 31, 2001.

Option 2. The council denies the appeal.

Administration Initial: _____



Attachments:

WMC 16.08.110 and 16.08.120
Letter from Denali North dated September 25, 2001
Copy of the file from the Planning Department

Presented to council on 10/8/01
Action taken: Approved Denied
other: Option #1
Verified by KV.

B. The appeal must contain a clear description of the decision or decisions being appealed, the date of the decision, the error claimed and an explanation of the error. Upon receipt of a timely filed appeal and the required fee, the planner shall calendar the appeal for the next commission meeting for which the agenda has not closed. The planner shall forward to the commission with the appeal a copy of any permit application, the planners' analysis and decision and any other relevant material.

C. Public notice, comment period and the hearing format of the appeal shall be conducted following the procedures for a conditional use in Section 16.16.040. The provisions for a super majority do not apply to appeals to the commission.

D. At the meeting at which the commission receives the appeal, it shall determine whether to hear the appeal. The failure of the commission to take action on the appeal constitutes a refusal to hear the appeal. If the commission determines to hear all or any part of the planners' decision, it may hear and decide the appeal at its next regular meeting.

E. If the commission determines to hear the appeal, it will hear only those parts of the planners' decision identified in the appeal as being in error unless it determines to hear only a portion of those parts of the decision appealed or to hear the entire decision. The evidence shall be limited to a review of the record, although further argument may be allowed. The commission shall give due deference to the judgment of the city staff and other review agencies regarding disputed issues of fact. Findings of fact adopted expressly or by necessary implication shall be considered as true if, based upon a review of the whole record, they are supported by substantial

evidence. Substantial evidence means such relevant evidence as a reasonable mind might accept as adequate to support a conclusion. If the record as a whole affords a substantial basis of fact from which the fact in issue may be reasonably inferred, the fact is supported by substantial evidence. The burden of proof shall be on the appellant to demonstrate the facts and resolution of the issues on appeal by substantial evidence.

F. The commission may affirm or reverse the planners' decision, return the matter to the planner for further evidence and action, or change the conditions attached to any approval issued by the planner. The planning clerk shall, by certified mail, serve a copy of the commissions' decision and appeal record on the applicant. A copy of the appeal record shall be available for public inspection at the planners' office. (Prior code § 16.43.320)

* 16.08.110 Appeals to the council.

A. An appeal to the council of a commission decision shall be by serving written notice of appeal on the city clerk within five days of the decision. Notice of an appeal is considered served when actually received or when properly mailed. Approved uses may proceed during the appeal process unless specifically ordered by the planner to cease.

B. The appeal must contain a clear description of the decision or decisions being appealed, the date of the decision, the error claimed and an explanation of the error. Upon receipt of a timely filed appeal and the required fee, the city clerk shall calendar the appeal for the next council meeting for which the agenda has not closed. The planner shall forward to the city clerk and council a copy of any permit application, the planners' analysis and decision,

the commission's decision and findings and any other relevant material.

C. At the meeting at which the council receives the appeal, it shall determine whether to accept the appeal. The failure of the council to accept the appeal constitutes a refusal by the city to hear the appeal. If the council determines to hear the appeal, it shall refer the appeal to a hearing officer for hearing and decision. The city clerk shall refer the hearing to the first hearing officer who can hear the appeal expeditiously.

D. Public notice, comment period and the hearing format of the appeal shall be conducted in front of the hearing officer following the procedures for a conditional use in Section 16.16.040.

E. The burden of proof is on the party challenging the commission decision. The hearing officer may hear and decide an appeal based solely on the record or may open the record. Only persons who have submitted written argument on appeal or testified before the commission, or submitted written comments to the commission may present oral argument. Any party to an appeal from a commission decision may cause the appeal record to include a verbatim transcript of the proceedings before the commission by filing a request therefor, accompanied by a cash deposit in the amount of the estimated cost of preparing the transcript. Within five days of notice of completion of the transcript the person requesting it shall pay the actual cost thereof, or the deposit shall be forfeited to the city. A request by the city for a transcript is not subject to the deposit or refund provisions of this subsection.

F. After hearing the appeal, the hearing officer may confirm the decision, reverse the decision and may add conditions or may

change conditions placed on the approval. The hearing officer's decision must set forth the fact found and the reasons for the decision. The date of the decision is the date the findings and the reasons are set out in writing and signed by the hearing officer. The city clerk shall, by certified mail, serve a copy of the hearing officer's decision and appeal record on the applicant. A copy of the appeal record shall be available for public inspection at the city clerk's office.

G. The decision of the hearing officer is the decision of the council and is final for the city. The decision of the hearing officer and the refusal of the council to hear an appeal may be appealed to the superior court as provided under the applicable rules of court.

H. An aggrieved party may seek an appeal before the appropriate state of Alaska court only after final exhaustion of all administrative remedies and appeals. All such judicial appeals are appeals on the record. Both parties are limited to the record on appeal, except to the extent that the Alaska Rules of Civil Procedure require otherwise. (Prior code § 16.43.322)

16.08.120 Hearing officer.

A. All appeals under this chapter to the council are heard by a city-appointed hearing officer. A roster of qualified individuals shall be maintained by the city clerk. Qualifications for placement on the roster include a knowledge of (or an ability to comprehend, for the purposes of the proposed hearing) this chapter and general land use regulation, principles of due process, and some familiarity with the development of the city. Hearing officers may not have any direct or indirect financial interest in any case, to which they are appointed and must so certify on a form

provided by the city clerk. Hearing officers may not be a current city employee or a current member of the council or commission.

B. The city clerk shall solicit persons who are willing to serve as hearing officers. The city clerk shall maintain a list of those interested persons determined to be qualified and shall submit the list and proposed additions to the council from time to time. The council may order a name proposed or on the list removed. Hearing officers will be compensated for their services by the city at the rate fixed by the council by resolution or by direction of the mayor in absence of the council resolution. (Prior code § 16.43.324)

16.08.130 Zoning map.

The map entitled "zoning map of the city of Wasilla, Alaska," as may be amended from time to time, is adopted and made a part of this chapter, and shall be kept on file in the offices of the city. Where uncertainty exists as to the boundaries of districts as shown on the zoning map of the city the planner shall apply the following rules to interpret district boundaries.

A. Boundaries indicated as approximately following the center lines of easements, streets, highways or alleys shall be construed to follow such center lines;

B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;

C. Boundaries indicated as approximately following city limits shall be construed as following such city limits;

D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;

E. Boundaries indicated as following shore lines shall be construed to follow such shore

lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines;

F. Boundaries indicated as parallel to or extensions of features indicated in subsections A through E of this section shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map;

G. Where physical and cultural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections A through F of this section, the city commission shall interpret the district boundaries.

H. Where a district boundary line divides a lot which was in single ownership at the time of passage of this chapter, the planner may permit the extension of the regulations for either portion of the lot not to exceed five hundred (500) feet beyond the district line into the remaining portion of the lot. (Prior code § 16.43.326)

16.08.140 Annexation.

All territory which may hereafter be annexed to the city shall be placed in an appropriate zoning district(s) by recommendation of the commission based upon existing and proposed land use and the comprehensive plan. (Prior code § 16.43.328)

16.08.150 Emergency actions.

Notwithstanding any regulation to the contrary, emergency actions may be conducted

16.08.150

without any approval or permit, subject to the following criteria:

A. The developer shall make reasonable efforts to conduct emergency operations in a manner that avoids or minimizes significant harm to the environment, consistent with the need to protect property or human life.

B. In the event of a natural disaster, fire, uncontrolled release or discharge of oil, petroleum products, or hazardous materials any person may undertake emergency construction and other activities reasonably necessary to control and contain discharge, consistent with an approved oil spill or other emergency plan.

C. A developer shall inform the planner of any action taken within the scope of this section within twenty-four (24) hours of the taking of the emergency action. (Prior code § 16.43.330)

DENALI NORTH

P.O. Box 870086
Wasilla, Alaska 99687

September 25, 2001

City of Wasilla
290 E. Herning Avenue
Wasilla, AK 99654

ATTN: Tim Krug – Head of Planning

RE: Variance Request for Lots 3 & 4, Block 8
Kennedy Addition

RECEIVED

SEP 28 2001

CITY OF WASILLA
CLERK'S OFFICE

Dear Mr. Krug,

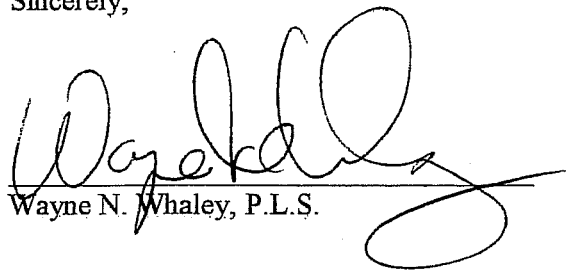
On behalf of my client, Rudy Mallonee, we would like to appeal the Planning Commissions decision on Resolution No. 1-17. This resolution was a variance request for the required 75 ft. waterbody setback. On September 25, 2001 the Planning Commission denied the variance request for these lots. We feel this is in error since a denial would render these lots undevelopable for residential usage, which is currently the current use in this area along with some light commercial and multi-family. The original plat was recorded on June 26, 1950, this pre-dates City of Wasilla land use ordinance approved August 8, 1983, and also pre-dates Mat-Su Borough setback regulations approved July 3, 1973, by 23 years.

Attached you will find a copy of the original Kennedy Addition plat expanded to a 1" = 100' scale. The plat indicates the lots would have probably been an average of 148.0' to 158.0' in length at that time. The current survey by Robert W. Basler, P.L.S. dated August 24, 2001 indicates average lot lengths of 73.0' to 89.0'. Based on this information it appears the weir or dike at the west end of the lake may have significantly changed the ordinary high water line as surveyed in 1950.

Based on all the information presented and addressed above I feel the denial of the variance would condemn and deny any reasonable use of these lots. My client has come before the City in good faith prior to any construction to ask for this variance. This action may place the City in position to purchase the lots if Mr. Mallonee is not allowed a variance and development permit.

If you have any questions please feel free too contact us.

Sincerely,



Wayne N. Whaley, P.L.S.

ATTACHMENT



**REVISED
PLAT**

OF THE

KENNEDY ADDITION

TO THE

WASILLA TOWNSITE, ALASKA

IN

SECTION 10, T. 17 N., R. 1 W., SEWARD MERIDIAN
SURVEYED BY BALDWIN, RICKER & RUSSELL AUG. 1948

SCALE: 1 inch = 100 feet

PLAT BY *J. C. Baldwin*
Reg. No. 226-0

* NOTE:
CONTROL SURVEY COMPLETE
BLOCK & LOT SURVEY INCOMPLETE
AS OF SEPT. 1, 1948
4- CONTROL TRAVERSE
BLOCK & LOT SURVEY COMPLETED OCT. 1948
REVISIONS:

BLOCK	LOTS	I.S.
10	1, 2, 3	
12	4	
13	5, 6	
14	7, 8, 9	
15	10	

territory of Alaska
Wasilla Precinct
Recording District

The within plat was filed
at 9:15 o'clock A. M.
on 26 day of SEP 1950 at the

of J. C. Baldwin
only qualified in book 146105
Plat # 1 of page 1

records of said district
Man. C. Carter
District Recorder

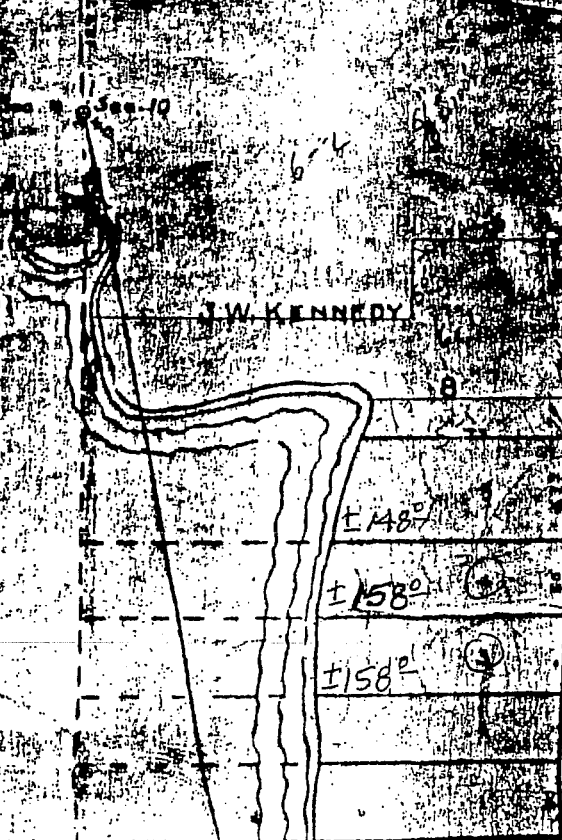
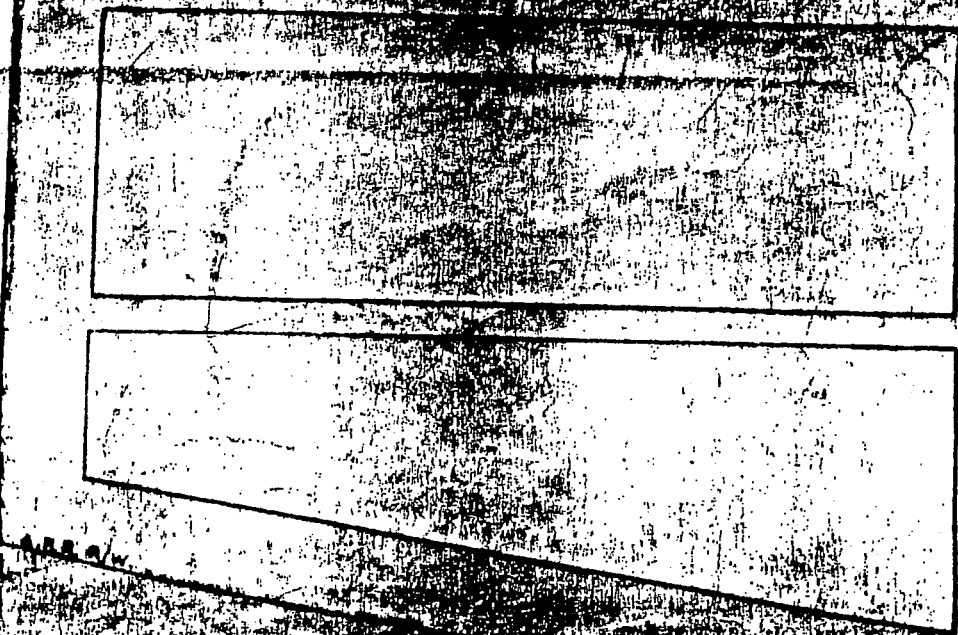
RECEIVED

SEP 28 2001

CITY OF WASILLA
CLERK'S OFFICE

"ATTACHMENT"
WORK SHEET

STREET



J.W. KENNEDY

9

KENNEDY App.

± SCALE 1" = 100'

SCALED DIMENSIONS

RECEIVED

SEP 28 1900

CITY OF WASHILLA
CLERK'S OFFICE

WILLOW STREET

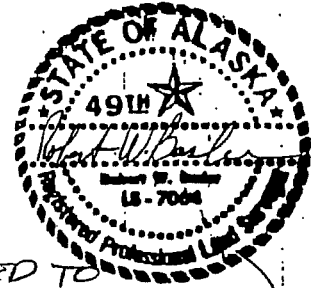
ATTACHMENT
WORK SHEET ONLY

NOTE

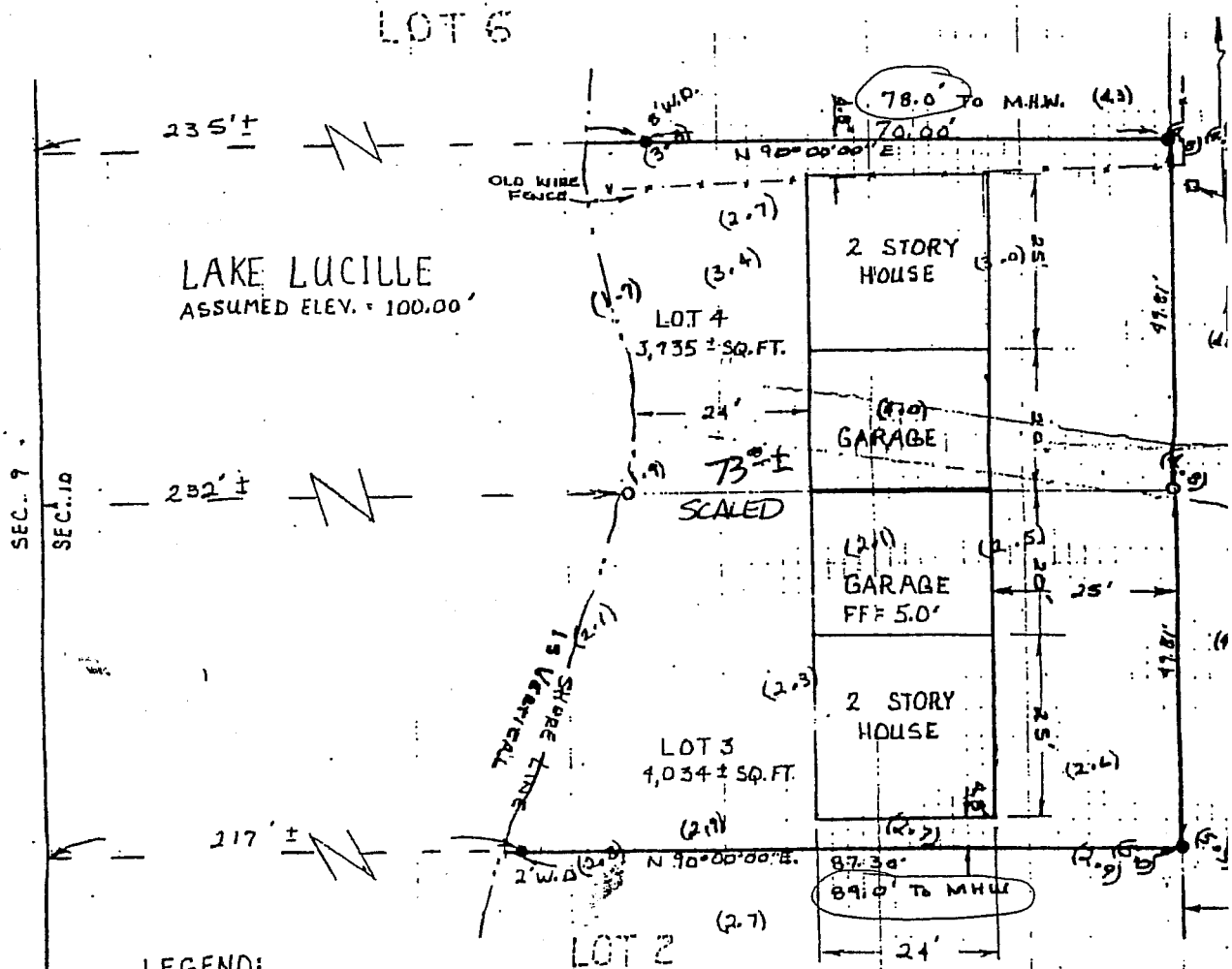
THIS IS NOT AN ORIGINAL.

WJW

A. PLOT PLAN OF LOTS 3 & 4
BLOCK 8 OF KENNEDY ADDITION
LOCATED IN SECTION 10, T17N, R1W
S.M., ALASKA.
THIS DRAWING SHOWS THE DIMENSIONS
OF LOTS 3 & 4 WITH EXISTING ELEVATIONS.
ELEVATIONS ARE ASSUMED DATA.



COPY
EXPANDED TO
SCALE 1" = 20' ±



LEGEND:

- ⊥ = CENTERLINE
- ⊥ = FLOWLINE
- SHL = SHOULDER OF ROAD
- (G-O) = ELEVATION OF GROUND
- = SET PROPERTY CORNERS
- = 5/8" x 30" REBAR WITH PLASTIC CAP LS 7064
- = CORNERS TO BE SET

F.F. = FINISHED FLOOR

FIELD SURVEY: AUGUST 22 & 23, 2001

DRAWN BY: ROBERT W. BASLER, P.L.S. AUGUST 24, 2001

RECEIVED

SEP 28 2001

**WASILLA PLANNING COMMISSION
RESOLUTION NO. 01-17**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION (WPC) GRANTING A VARIANCE TO REDUCE THE HIGH-WATER MARK SETBACK FOR LOTS 3 AND 4, KENNEDY ADDITION, MORE COMMONLY KNOWN AS 436 AND 454 S. LAKE STREET.

WHEREAS, the applicant has provided detailed information and this information has been reviewed by the Wasilla Planning Commission; and

WHEREAS, lots 3 and 4, Kennedy Addition, is served by city sewer and water; and

WHEREAS, this is an older subdivision, when the lots were subdivided there was not a 75' high-water mark setback requirement; and

WHEREAS, a dike was installed on Lucille Lake raising the water level and reducing land available for required setbacks; and

WHEREAS, the Wasilla Planning Office has posted public notices of the applicant's request for a variance and use permit; and

WHEREAS, the Wasilla Planning Office has mailed out notices to the property owners within 1200 feet of the proposed development; and

WHEREAS, Wasilla Planning Commission held a public meeting on Sept. 25, 2001.

NOW, THEREFORE, BE IT RESOLVED, the Wasilla Planning Commission grants a variance from the Wasilla Municipal Code Section 16.24.030 (D) (5) for a reduction of the 75' shoreline setback; and

BE IT FURTHER RESOLVED, the Wasilla Planning Commission requires that the applicant shall comply with the following conditions prior to beginning construction:

1. Obtain approval from the State of Alaska, Department of Conservation for the installation of a septic tank.

2. Any disturbance between structure and the high-water mark of Wasilla Lake shall be re-vegetated in accordance with A Property Owner's guide to Shoreline Landscaping in the Matanuska-Susitna Borough, dated March 1998.

3. Grass lawns shall not be allowed between the structure and the high-water mark.

4. Shoreline transition at the water edge will either be constructed using rip-rap at the low water line and then place bundles of dormant plant cuttings or a coir log to hold soil in place above the rip-rap up to the top of the slope above high water level. Applicant is responsible for obtaining other government approvals prior to working on the water edge.

BE IT FURTHER RESOLVED, the Wasilla Planning Commission requires that the applicant shall complete construction within one year from the date of this variance.

ADOPTED by the Wasilla Planning Commission on September 25, 2001.

ATTESTED:

APPROVED:

Tim Krug, City Planner

Stan Tucker, Chairman

APPLICATION FOR VARIANCE FROM A REQUIREMENT OF THE CITY OF WASILLA
DEVELOPMENT CODE 16.43

PERMIT NO. V 01-83

DATE: 08/30/01

OWNER/APPLICANT: Rudy Mallonee

MAILING ADDRESS P.O. Box 873595, Wasilla, AK 99687

TELEPHONE (BUS) _____ HOME (907) 373-1075

LEGAL DESCRIPTION: LOT 3 & 4 BLOCK 8 SUBDIVISION Kennedy Addition

THE APPLICANT SEEKS A VARIANCE FROM THE FOLLOWING GENERAL REQUIREMENT:

<u>CODE SECTION NO.</u>	<u>DESCRIBE PROBLEM AND RELIEF REQUIREMENT</u>
<u>16.24.030 D (5)</u>	<u>Water body setback reduction from</u> <u>Lake Lucille</u>
_____	_____
_____	_____
_____	_____

PREAPPLICATION

PREAPPLICATION CONFERENCE DATE 8/30/01

AT LEAST SEVEN (7) DAYS BEFORE THE PREAPPLICATION CONFERENCE, SUBMIT THE FOLLOWING MATERIALS TO THE PLANNER:

- X A MAP OR COPY OF THE RELEVANT PART OR A PLAT SHOWING THE LOCATION OF THE PROPERTY.
- X A SKETCH OF THE PROPERTY SHOWING THE FEATURES THE APPLICANT BELIEVES ARE RELEVANT TO THE VARIANCE REQUEST, AND
- X A BRIEF NARRATIVE DESCRIBING THE PROBLEM AND WHAT THE APPLICANT DESIRES IN THE FORM OF RELIEF FROM THE REQUIREMENTS OF THE ORDINANCE

THE APPLICATION PACKET MUST BE SUBMITTED TO THE PLANNING OFFICE TO ALLOW REVIEW BY OTHER AGENCIES WHOSE COMMENTS MAY BE NECESSARY AT THE PREAPPLICATION STAGE.

APPLICATION (COMPLETE THIS PORTION AFTER YOUR PREAPPLICATION CONFERENCE.)

AFTER EACH OF THE FOLLOWING STANDARDS, PLEASE DESCRIBE HOW YOUR PROJECT COMPLIES WITH THAT STANDARD.

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.

The conditions are unique to this property because, in this case,
we have only 73 feet (shortest distance) from street right-of-way to

the shoreline of the lake, as shown on survey plot plan.

2. SUCH CONDITIONS ARISE OUT OF NATURAL FEATURES INHERENT IN THE PROPERTY SUCH (SHAPE OR TOPOGRAPHICAL CONDITIONS OF THE PROPERTY OR BECAUSE OF UNUSUAL PHYSICAL SURROUNDINGS, OR SUCH CONDITIONS ARISE OUT OF SURROUNDING DEVELOPMENT OR CONDITIONS.

Please refer to the plot plan; you will see the location of the proposed struture in relation to the shoreline of Lake Lucille.

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.

The configuration of Lots 3 & 4 are such that, without a variance, they would be unusable as residential housing. I feel that to grade the property in accordance to the included Plan Profile would have the result of allowing less pollutants into the lake.

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.

This subdivision was created before the present standards were

established, AND AS A DIKE HAS BEEN INSTALLED ON THE LAKE IN THE PAST, THE LOT SIZE HAS BEEN REDUCED TO REQUIRE A VARIANCE FROM THE PRESENT SETBACK REQUIREMENTS.

5. THE VARIANCE IS NOT SOUGHT SOLELY TO RELIEVE PECUNIARY HARDSHIP (INCONVENIENCE.

This variance is sought to allow these lots to be used as orginally intended, as residential housing.

FEE

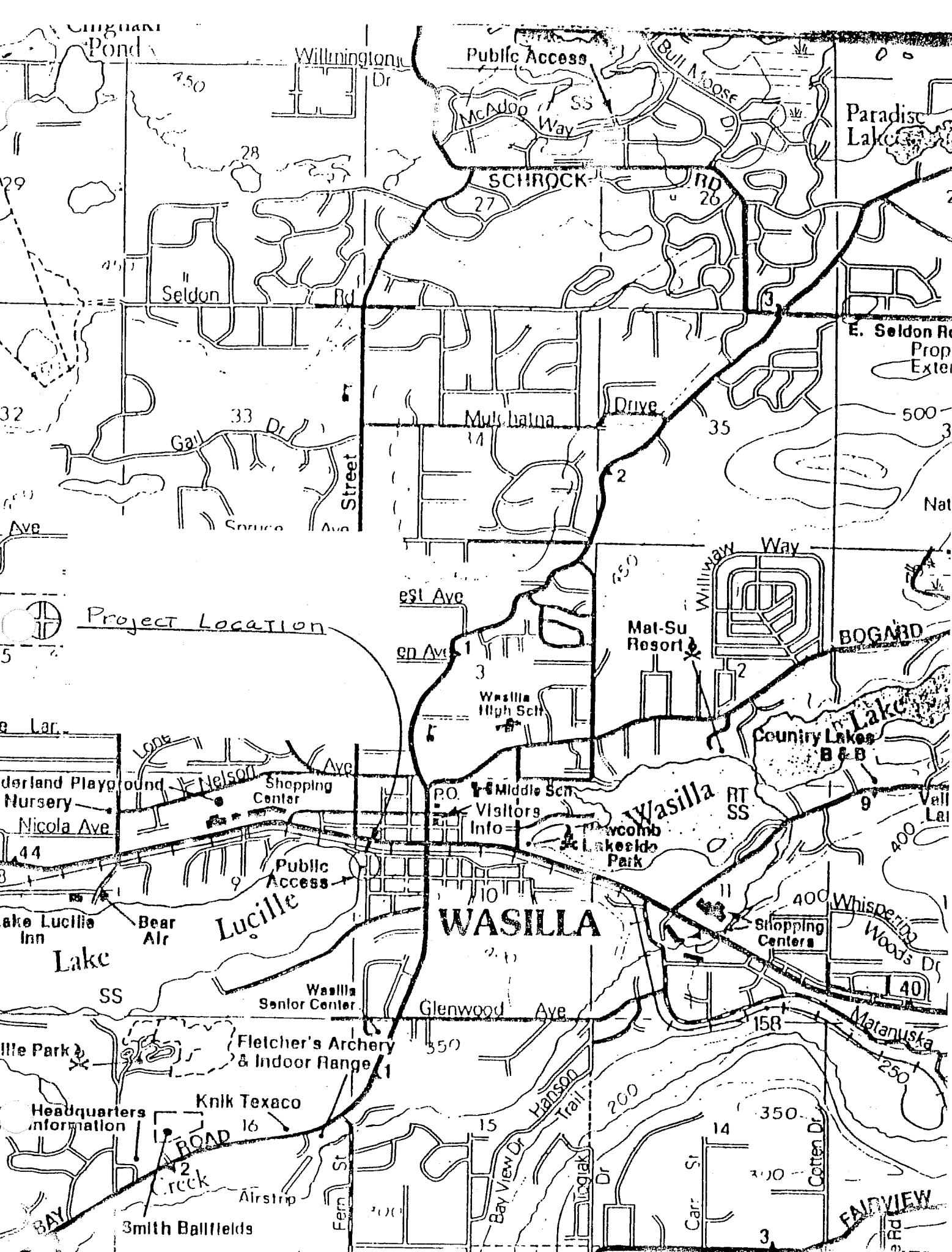
A FEE OF \$500 MUST ACCOMPANY THIS APPLICATION. (CHECKS SHALL BE MADE PAYABLE TO THE CITY OF WASILLA.

CERTIFICATION

I CERTIFY THAT THE REPRESENTATION MADE IN THE APPLICATION AND ACCOMPANYING MATERIAL ARE TRUE.

8/30/01
DATE

Budy Mellone
OWNER OR AGENT



Project Location

WASILLA

FAIRVIEW

BRIEF NARRATIVE OF PROBLEM & DESIRE IN FORM OF RELIEF:

LOTS 3 AND 4, BLOCK 9, KENNEDY ADDITION TO WASILLA TOWNSITE ARE 50 FEET WIDE AND ACCORDING TO THE ORIGINAL PLAT OF THIS SUBDIVISION, ARE UP TO 235 FEET IN DEPTH. THIS SUBDIVISION WAS CREATED BEFORE THE PRESENT STANDARDS WERE ESTABLISHED. AND AS ONE OF THE GOVERNMENT AGENCIES INSTALLED A DIKE, AT SOME POINT, ON THE LAKE OUTLET, IT CAN BE ASSUMED THAT BECAUSE OF A RISE IN LAKE LEVEL, LOTS ON THE EAST END OF THE LAKE HAVE BEEN REDUCED IN TOTAL AREA TO THE PRESENT SIZE. THIS SIZE REQUIRES A VARIANCE FROM THE PRESENT SETBACK REQUIREMENTS.

AS THE APPLICANT FOR THIS VARIANCE, I REQUEST THIS VARIANCE TO USE AND BUILD A SUITABLY SIZED HOME OF OVER 1000 SQUARE FEET, AND A GARAGE ON EACH LOT.

I INTEND TO BUILD IN COMPLIANCE WITH CODE AND ADJUST LOT ELEVATIONS TO DIRECT WATER RUNOFF FROM THE LOTS AWAY FROM THE LAKE TO FLOW INTO THE STREET FLOWLINE. FURTHER, AS THE LOTS

ARE LOWER THAN THE STREET FLOWLINE THEY WILL REQUIRE GRAVEL BACKFILL.

LAKE LUCILLE IS HEAVILY USED BY SMALL AND LARGE POWER BOATS UP TO 30 FEET. BECAUSE OF THE WAKE GENERATED BY THESE BOATS ANY PART OF THE SHORELINE THAT HAS A VERTICAL BANK IS SUSJECT TO MORE RAPID EROSION. IN ORDER TO PREVENT EROSION AND FUTHER LOSS OF PROPERTY, I'M REQUESTING THAT I BE ALLOWED TO BUILD A CONCRETE RETAINING WALL ALONG THE SHORELINE OF BOTH LOTS AS SHOWN ON THE PLAN PROFILE.

AS THE PLAT SHOWS, THE LOTS AT THE EAST END OF THE LAKE APPARENTLY COULD HAVE BEEN MUCH LARGER AND AT THEIR PRESENT SIZE A VARIANCE FROM THE PRESENT SET BACK REQUIREMENTS IS NECESSARY TO ALLOW RESIDENCIAL HOUSING TO BE BUILT ON THEM.

RUDY MALLONEE

VARIANCE IS TO ALLOW FOR APPROX. 32' SETBACK INSTEAD OF REQUIRED 75' SETBACK FROM HIGH WATER MARK.

SUPPLEMENT TO PROPOSAL REGARDING SHORELINE MANAGEMENT:

RATHER THAN USING A RETAINING WALL TO PREVENT EROSION, I PROPOSE TO USE PRACTICES AS ILLUSTRATED IN THE MAT-SU BOOKLET "PROPERTY OWNERS GUIDE TO SHORELINE LANDSCAPING".

TO PREVENT EROSION, I PROPOSE TO USE A LAYER OF STONE-RIP-RAP AT THE LOW WATER LINE AND THEN PLACE BUNDLES OF DORMANT PLANT CUTTINGS OR A COIR LOG TO HOLD SOIL IN PLACE ABOVE THE RIP-RAP UP TO THE TOP OF THE SLOPE ABOVE HIGH-WATER LEVEL, AND PLANT THE SLOPE WITH VEGETATIVE BUFFER IN A MIX OF PLANTS, AND USING AVAILABLE NATURAL PLANTS ON THE PROPERTY.

August 22, 2001

RE: Lots 3 & 4, Block 8, KENNEDY ADDITION TO WASILLA TOWNSITE

To Whom It May Concern:

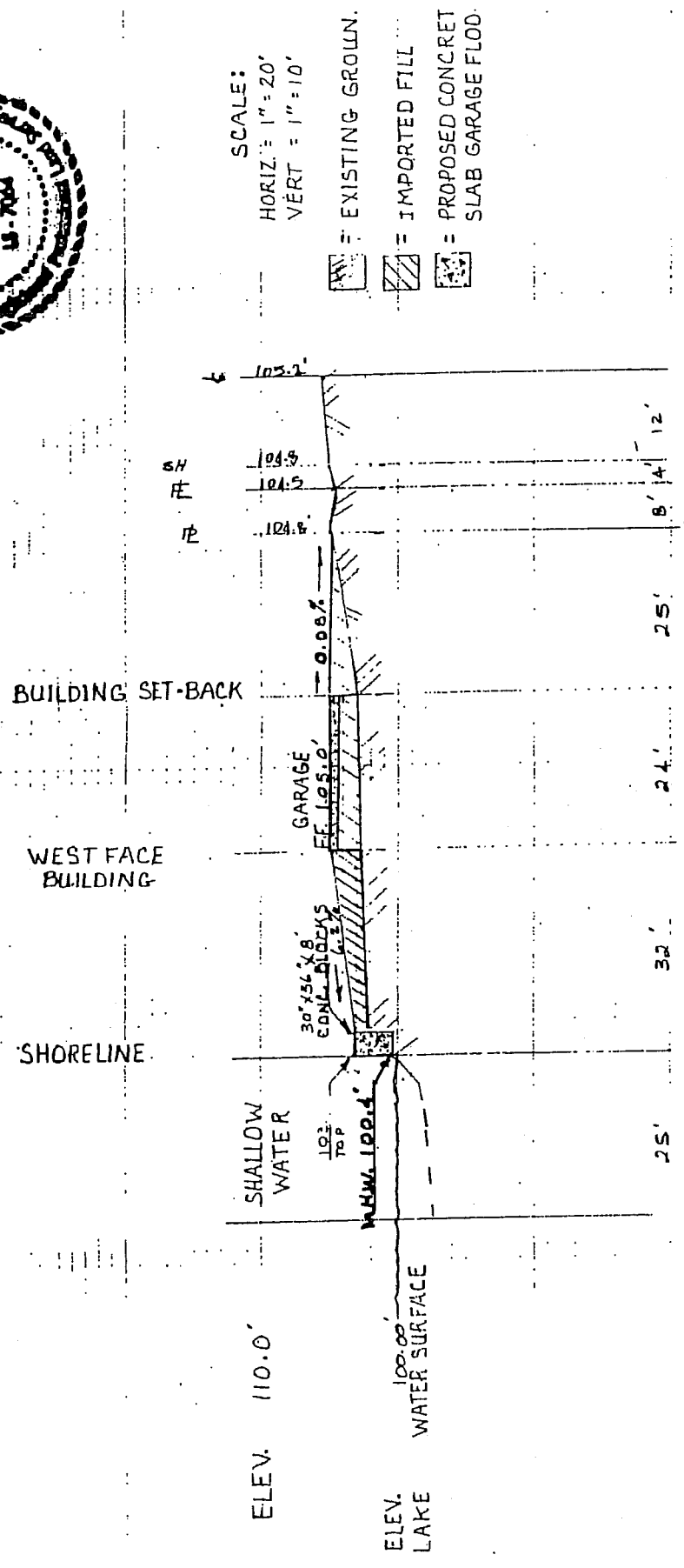
The undersigned and owner of the above referenced property does hereby give Rudy D. Mallonee authority to sign all documents in applying for a variance and permits in order to construct a single-family residence on property.

Norma W. Hall
NORMA W. HALL

25 August 2001
DATE

P-PROFILE
PROPERTY CROSS-SECTION
VIEW LOOKING NORTH

P.O. Box 871353
Wasilla, Ak. 99687
(907) 373-3171



SCALE:
HORIZ. = 1" = 20'
VERT. = 1" = 10'

= EXISTING GROUND.
 = IMPORTED FILL
 = PROPOSED CONCRETE SLAB GARAGE FLOOR.

CITY OF WASILLA
290 EAST HERNING AVENUE
WASILLA, AK 99654-7091

* Customer Receipt *

Receipt # : 0021500
Date : August 30, 2001

WALLONEE, RUDY
VARIANCE LOT 3 & 4

SS Reference #	Payment	Balance
MC LAND USE PERMI	700.00	
*** Payment Total ***:		700.00
Check 100		700.00



CITY OF WASILLA

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

CITY OF WASILLA

PUBLIC NOTICE

APPLICANT(s): Rudy Mallonee
LOCATION: 436 and 454 S. Lake Street

CASE NO: U01-81/82

USE PERMIT:

A request for a use permit to allow the construction of Single Family Residential Structures on Lot 3 and 4, Block 8, Kennedy Addition to Wasilla Townsite more commonly known as 436 and 454 S. Lake Street. This is a C--Commercial zoning district.

CASE NO: V01-83

VARIANCE:

A request for a variance to allow for a reduction of the required 75' high-water mark according to the Wasilla Municipal Code, Section 16.24.030 D (5). The proposed setback would be approximately 32' from the high-water mark of Lake Lucille. Also, a retaining wall is proposed at the high-water mark.

A public hearing on the variance will be held on September 25, 2001, at 7:00 p.m. in the City of Wasilla Council Chambers.

Submit comments or requests for more information to:

CITY OF WASILLA
PLANNING OFFICE
290 EAST HERNING AVE.
WASILLA, AK 99654

TELEPHONE: 373-9094
FAX: 373-9089

ADMINISTRATION
Phone: (907) 373-9055
Fax: (907) 373-9096

CLERK'S OFFICE
Phone: (907) 373-9090
Fax: (907) 373-9092

FINANCE
Phone: (907) 373-9070
Fax: (907) 373-9085

LIBRARY
Phone: (907) 376-5913
Fax: (907) 376-2347

MUSEUM
Phone: (907) 373-9071
Fax: (907) 373-9072

PARKS AND RECREATION

PLANNING

POLICE

PUBLIC WORKS



CITY OF WASILLA

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

NOTICE OF APPLICATION FOR A USE PERMIT AND VARIANCE

Mailout Date: September 5, 2001

Case: No. U01--81/82 **Applicant:** Rudy Mallonee

A request for a permit to allow the construction of Single Family Residential Structures on Lot 3 and 4, Block 8, Kennedy Addition to Wasilla Townsite more commonly known as 436 and 454 S. Lake Street. This is a C--Commercial zoning district.

Mailout Date: September 5, 2001 **Public Hearing Date:** September 25, 2001

Case: No. V01-83 **Applicant:** Rudy Mallonee

A request for a variance to allow for a reduction of the required 75' high-water mark according to the Wasilla Municipal Code, Section 16.24.030 D (5). The proposed setback would be approximately 32' from the high-water mark of Lake Lucille. Also, a retaining wall is proposed at the high-water mark.

Comments may be submitted in writing by filling in the spaces provided below and mailing this notice to the return address indicated. Your written comments on this project need to be received by the Wasilla Planning Office before September 19, 2001 in order to be included in the meeting packet, or you may state them in person at the **Public Hearing held on September 25, 2001**, in the Wasilla Council Chambers at 7:00 p.m. The Wasilla Planning Commission will consider all comments at this public hearing prior to taking action.

City of Wasilla
Planning Office
290 East Herning Avenue
Wasilla AK 99654

907-373-9094
907-373-9089 FAX

If there is not enough room below, please use separate sheets and include them with this form

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Comments:

VICINITY MAP ON REVERSE SIDE

ADMINISTRATION
Phone: (907) 373-9055
Fax: (907) 373-9096

CLERK'S OFFICE
Phone: (907) 373-9090
Fax: (907) 373-9092

FINANCE
Phone: (907) 373-9070
Fax: (907) 373-9085

LIBRARY
Phone: (907) 376-5913
Fax: (907) 376-2347

MUSEUM
Phone: (907) 373-9071
Fax: (907) 373-9072

Case No. U01-81/82

A permit to allow the construction of Single Family Residential Structures on Lots 3 and 4, Block 8, Kennedy Addition to Wasilla Township more commonly known as 436 and 454 S. Lake Street. This is a C--Commercial zoning district.

Case No. V01-83

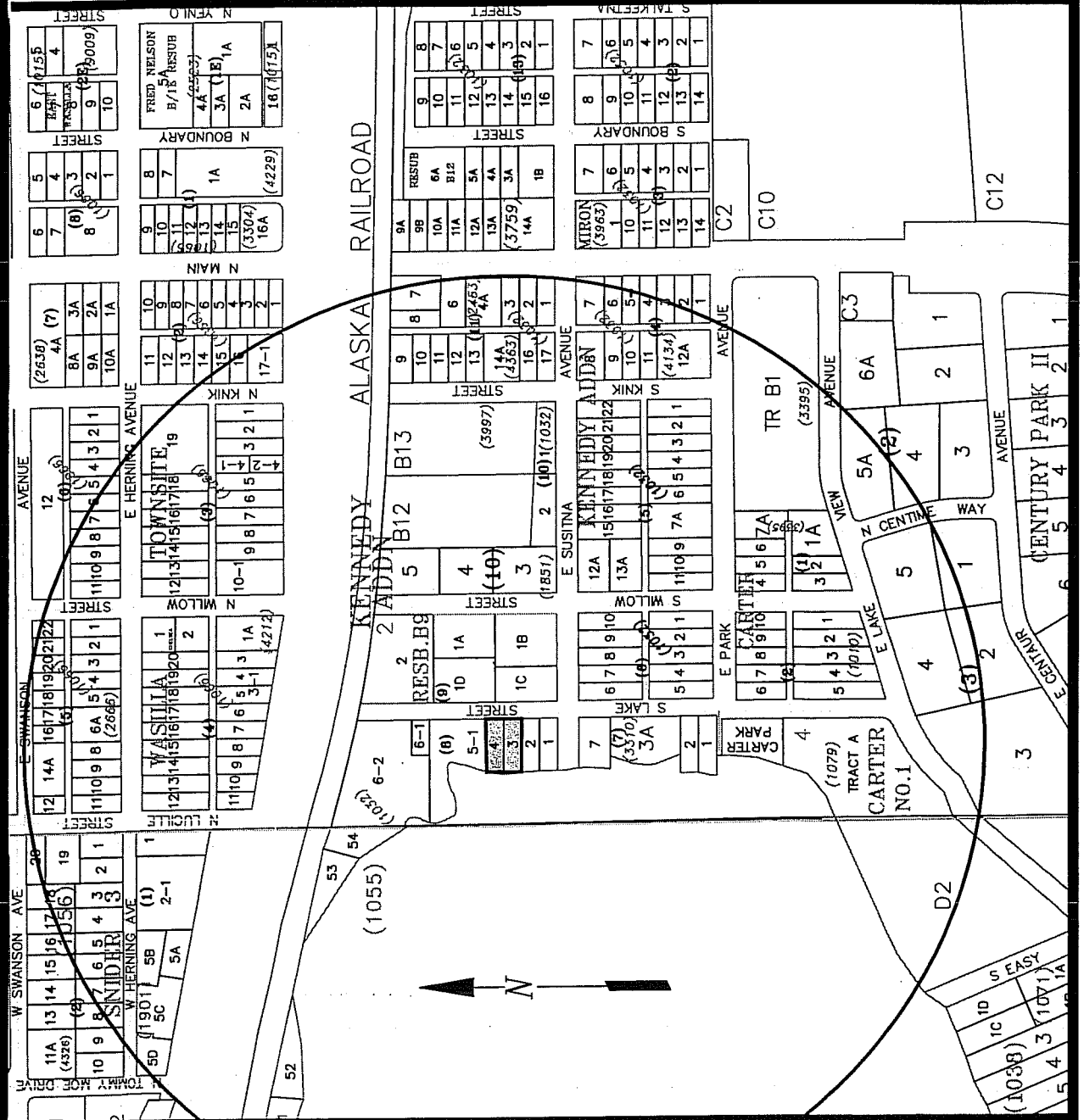
Request for a variance to allow for a reduction of the required 75' highwater mark according to Wasilla Municipal Code Section 16.24.030 D (5). The proposed setback would be approximately 32' from the highwater mark of Lucille Lake. Also, a retaining wall is proposed at the highwater mark.

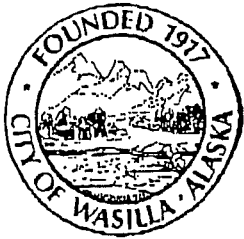
Public Hearing: 9/25/01

Time: 7:00 PM

Place: Wasilla City Hall
290 E. Herring Avenue

Applicant: Rudy Mallonee





CITY OF WASILLA

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

NOTICE OF APPLICATION FOR A USE PERMIT AND VARIANCE

Mailout Date: September 5, 2001

Case: No. U01--81/82 **Applicant:** Rudy Mallonee

A request for a permit to allow the construction of Single Family Residential Structures on Lot 3 and 4, Block B, Kennedy Addition to Wasilla Townsite more commonly known as 436 and 454 S. Lake Street. This is a C-Commercial zoning district.

Mailout Date: September 5, 2001 **Public Hearing Date:** September 25, 2001

Case: No. V01-83 **Applicant:** Rudy Mallonee

A request for a variance to allow for a reduction of the required 75' high-water mark according to the Wasilla Municipal Code, Section 16.24.030 D (6). The proposed setback would be approximately 32' from the high-water mark of Lake Lucille. Also, a retaining wall is proposed at the high-water mark.

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City of Wasilla
Planning Office
290 East Herning Avenue
Wasilla AK 99654

907-373-9094
907-373-9089 FAX

If there is not enough room below, please use separate sheets and include them with this form

Name FRANK NOSEK
Address 310 K ST, A/A #1
Lot 4 Block 10 Subdivision KENNEDY

Comments: NO OBJECTION!

VICINITY MAP ON REVERSE SIDE



CITY OF WASILLA

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

NOTICE OF APPLICATION FOR A USE PERMIT AND VARIANCE

Mailout Date: September 5, 2001

Case: No. U01--81/82 **Applicant:** Rudy Mallonee

A request for a permit to allow the construction of Single Family Residential Structures on Lot 3 and 4, Block 8, Kennedy Addition to Wasilla Townsite more commonly known as 436 and 454 S. Lake Street. This is a C--Commercial zoning district.

Mailout Date: September 5, 2001 **Public Hearing Date:** September 25, 2001

Case: No. V01-83 **Applicant:** Rudy Mallonee

A request for a variance to allow for a reduction of the required 75' high-water mark according to the Wasilla Municipal Code, Section 16.24.030 D (5). The proposed setback would be approximately 32' from the high-water mark of Lake Lucille. Also, a retaining wall is proposed at the high-water mark.

Comments may be submitted in writing by filling in the spaces provided below and mailing this notice to the return address indicated. Your written comments on this project need to be received by the Wasilla Planning Office before September 19, 2001 in order to be included in the meeting packet, or you may state them in person at the **Public Hearing held on September 25, 2001**, in the Wasilla Council Chambers at 7:00 p.m. The Wasilla Planning Commission will consider all comments at this public hearing prior to taking action.

City of Wasilla
Planning Office
290 East Herning Avenue
Wasilla AK 99654

907-373-9094
907-373-9089 FAX

If there is not enough room below, please use separate sheets and include them with this form

Name IDA McMAHON & Willet Bushnell
Address PO Box 871684, WASILLA, AK 99687
Lot 32 Block _____ Subdivision SNIDER

Comments: We object to this variance. The 75' Set Back is to help preserve the quality of the lake. Lake Lucille is already in distress. Although these are small lots it is still inappropriate to reduce the set back. The site plan shows zero lot line between the two structures, because it is zoned commercial - this increases risk to the lake, we also believe that Alaska state statutes requires the 75' set back and that the city should check this.
Thank you for your consideration

VICINITY MAP ON REVERSE SIDE

ADMINISTRATION Phone: (907) 373-9055 Fax: (907) 373-9096	CLERK'S OFFICE Phone: (907) 373-9090 Fax: (907) 373-9092	FINANCE Phone: (907) 373-9070 Fax: (907) 373-9085	LIBRARY Phone: (907) 376-5913 Fax: (907) 376-2347	MUSEUM Phone: (907) 373-9071 Fax: (907) 373-9072
PARKS AND RECREATION	PLANNING	POLICE	PUBLIC WORKS	

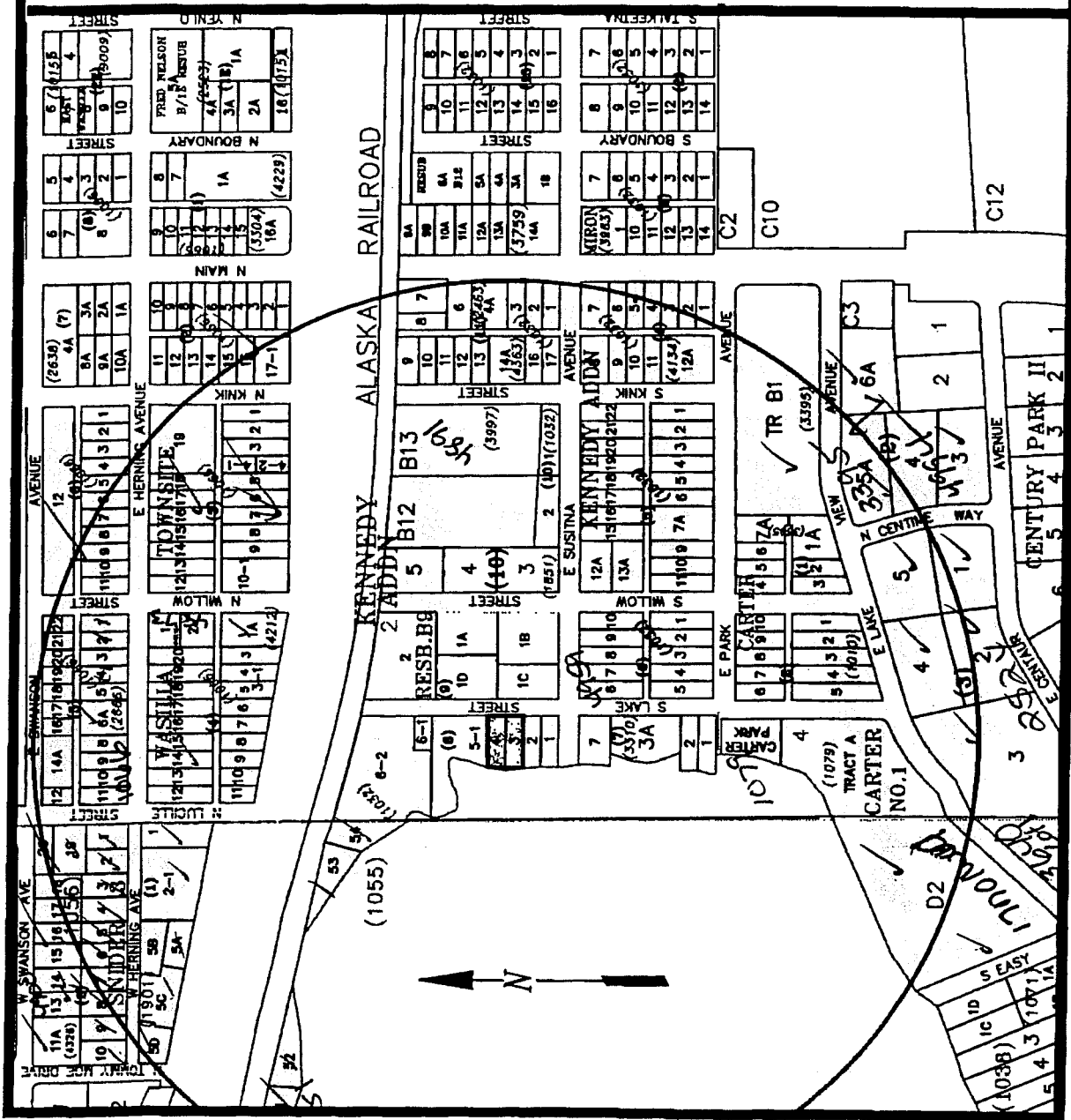
REQUEST FOR PROPOSALS (RFP)

The Alaska department of Fish and Game is seeking professional services to provide complete bid documents and cost estimates for the removal and/or replacement of the dam located on the west end of Lucille Lake in Wasilla, Alaska.

The RFP Documents will be available Wednesday, September 19, 2001 and may be obtained in person from the ADF&G Sport Fish Division Information Center, 333 Raspberry Road, Anchorage, Alaska. Persons residing outside of the Anchorage area may obtain the RFP Documents through the mail by telephoning Tom Rutz at (907) 267-2164.

The RFP (#36822028) is also posted on the State DOT web site http://www.dot.state.ak.us/cgi-bin/rfp_mrg.d/rfp_list.pl

TIM KRUG
373-9052



Case No. U01-81/82

A permit to allow the construction of Single Family Residential Structures on Lots 3 and 4, Block 8, Kennedy Addition to Wasilla Township more commonly known as 436 and 454 S. Lake Street. This is a C-Commercial zoning district.

Case No. V01-83

Request for a variance to allow for a reduction of the required 75' highwater mark according to Wasilla Municipal Code Section 16.24.030 D (5). The proposed setback would be approximately 32' from the highwater mark of Lucille Lake. Also, a retaining wall is proposed at the highwater mark.

Public Hearing: 9/25/01
Time: 7:00 PM

Place: Wasilla City Hall
290 E. Herring Avenue

Applicant: Rudy Mallonee

ACCOUNT NUMBER	ZONE	OWNER / BUYER	LAND APR	BLDG APR	TOTAL APR	EXEMPTION	ASSESSED	ACREAGE
17N01W09D002	0035	CARTER FAMILY LTD PRTRSH % H K CARNEY 463 W LAKE VIEW AVE WASILLA AK 99654	96,600	0	96,600		96,600	4.50
17N01W09	WA12							
1010B01L002	0035	MINNICK MILDRED E 217 E LAKEVIEW AVE WASILLA AK 99654	12,500	99,600	112,100	112,100 S		.16
17N01W10	WA111100							
1010B01L003	0035	MINNICK MILDRED E 217 E LAKEVIEW AVE WASILLA AK 99654	12,500	0	12,500	12,500 S		.19
17N01W10	WA11							
1010B01L004	0035	MCALISTER JOS T 3215 PALI HWY HONOLULU HI 96817	12,500	0	12,500		12,500	.16
17N01W10	WA11							
1010B01L005	0035	MCALISTER JOS T 3215 PALI HWY HONOLULU HI 96817	12,500	0	12,500		12,500	.16
17N01W10	WA11							
1010B01L006	0035	MCALISTER JOS T 3215 PALI HWY HONOLULU HI 96817	12,500	33,100	45,600		45,600	.16
17N01W10	WA111100							
1010B02L001	0035	TRESHAM RONALD A&VIVYNE D 176 E PARK AVE WASILLA AK 99654	9,100	0	9,100		9,100	.22
17N01W10	WA11							
1010B02L002	0035	TRESHAM RONALD A&VIVYNE D 176 E PARK AVE WASILLA AK 99654	9,100	0	9,100		9,100	.24
17N01W10	WA11							
1010B02L003	0035	TRESHAM RONALD A&VIVYNE D 176 E PARK AVE WASILLA AK 99654	9,800	0	9,800		9,800	.26
17N01W10	WA11							
1010B02L004	0035	PETERSEN FAM LTD PRTRSH % JACK PETERSEN PO BOX 91000 ANCHORAGE AK 99509	12,500	0	12,500		12,500	.28
17N01W10	WA11							
1010B02L005	0035	PETERSEN FAM LTD PRTRSH % JACK PETERSEN PO BOX 91000 ANCHORAGE AK 99509	12,500	0	12,500		12,500	.29
17N01W10	WA11							
1010B02L006	0035	TRESHAM RONALD A&VIVYNE D 176 E PARK AVE WASILLA AK 99654	12,500	0	12,500		12,500	.16
17N01W10	WA11							
1010B02L007	0035	TRESHAM RONALD A&VIVYNE D 176 E PARK AVE WASILLA AK 99654	12,500	0	12,500		12,500	.16
17N01W10	WA11							

ACCOUNT NUMBER	ZONE	OWNER / BUYER	LAND APR	BLDG APR	TOTAL APR	EXEMPTION	ASSESSED	ACREAGE
1010B02L008 CARTER 17N01W10 WA111100	0035	TRESHAM RONALD A & V D 176 E PARK AVE WASILLA AK 99654	12,500	54,900	67,400		67,400	.16
1010B02L009 CARTER 17N01W10 WA11	0035	TRESHAM RONALD A & V D 176 E PARK AVE WASILLA AK 99654	12,500	0	12,500		12,500	.16
1010B02L010 CARTER 17N01W10 WA111120	0035	TRESHAM RONALD A & V D 176 E PARK AVE WASILLA AK 99654	12,500	22,100	34,600		34,600	.16
1032B03L010 KENNEDY ADD WSLLA 17N01W10 WA11	0035	DRATH JAS W & SHIRIE S PO BOX 874255 WASILLA AK 99687	27,900	0	27,900		27,900	.16
1032B03L011 KENNEDY ADD WSLLA 17N01W10 WA11	0035	PALMQUIST MICHAEL EDW 545 S BOUNDARY ST WASILLA AK 99654	27,900	0	27,900		27,900	.16
1032B03L012 KENNEDY ADD WSLLA 17N01W10 WA11	0035	PALMQUIST MICHAEL EDW 545 S BOUNDARY ST WASILLA AK 99654	27,900	0	27,900		27,900	.16
1032B03L013 KENNEDY ADD WSLLA 17N01W10 WA11	0035	PALMQUIST MICHAEL E 545 S BOUNDARY ST WASILLA AK 99654	27,900	0	27,900		27,900	.16
1032B03L014 KENNEDY ADD WSLLA 17N01W10 WA114700	0035	PALMQUIST MICHAEL E 545 S BOUNDARY ST WASILLA AK 99654	27,900	93,600	121,500		121,500	.16
1032B04L001 KENNEDY ADD WSLLA 17N01W10 WA111110	0035	WASILLA ASSEMBLY OF GOD PO BOX 872010 WASILLA AK 99687	27,900	83,400	111,300	111,300 RG		.16
1032B04L002 KENNEDY ADD WSLLA 17N01W10 WA11	0035	WASILLA ASSEMBLY OF GOD PO BOX 872010 WASILLA AK 99687	27,900	0	27,900	27,900 RG		.16
1032B04L003 KENNEDY ADD WSLLA 17N01W10 WA116911	0035	WASILLA ASSEMBLY OF GOD PO BOX 872010 WASILLA AK 99687	27,900	146,600	174,500	174,500 RG		.16
1032B04L004 KENNEDY ADD WSLLA 17N01W10 WA11	0035	WASILLA ASSEMBLY OF GOD PO BOX 872010 WASILLA AK 99687	27,900	0	27,900	27,900 RG		.16
1032B04L005 KENNEDY ADD WSLLA 17N01W10 WA11	0035	HUSTON A CLIFF & ALLIE M 2071 FOREST PARK DR ANCHORAGE AK 99517	27,900	0	27,900		27,900	.16
1032B04L006 KENNEDY ADD WSLLA 17N01W10 WA111100	0035	HUSTON A CLIFF & ALLIE M 2071 FOREST PARK DR ANCHORAGE AK 99517	27,900	14,700	42,600		42,600	.16

ACCOUNT NUMBER	ZONE	OWNER / BUYER	LAND APR	BLDG APR	TOTAL APR	EXEMPTION	ASSESSED	ACREAGE
1032B04L007 KENNEDY ADD WSLLA 17N01W10 WA115900	0035	MUDBUSTERS CARMASH CO 500 KNIK GOOSE BAY RD WASILLA AK 99654	45,300	277,800	323,100		323,100	.26
1032B04L008 KENNEDY ADD WSLLA 17N01W10 WA115300	0035	HUSTON A CLIFF & ALLIE M 2071 FOREST PARK DR ANCHORAGE AK 99517	31,100	65,500	96,600		96,600	.26
1032B04L009 KENNEDY ADD WSLLA 17N01W10 WA11	0035	HUSTON A CLIFF & ALLIE M 2071 FOREST PARK DR ANCHORAGE AK 99517	15,700	0	15,700		15,700	.16
1032B04L010 KENNEDY ADD WSLLA 17N01W10 WA111100	0035	MUNFORD ROBT L PO BOX 872426 WASILLA AK 99687	15,700	10,100	25,800		25,800	.16
1032B04L011 KENNEDY ADD WSLLA 17N01W10 WA11	0035	WASILLA ASSEMBLY OF GOD PO BOX 872010 WASILLA AK 99687	15,700	0	15,700	15,700 RG		.16
1032B05L001 KENNEDY ADD WSLLA 17N01W10 WA11	0035	AMEEN ROBT G & LISA M 271 PARK AVE WASILLA AK 99654	13,600	0	13,600		13,600	.21
1032B05L002 KENNEDY ADD WSLLA 17N01W10 WA11	0035	AMEEN ROBT G & LISA M 271 PARK AVE WASILLA AK 99654	13,600	0	13,600		13,600	.21
1032B05L003 KENNEDY ADD WSLLA 17N01W10 WA11	0035	AMEEN ROBT G & LISA M 271 PARK AVE WASILLA AK 99654	13,600	0	13,600		13,600	.21
1032B05L004 KENNEDY ADD WSLLA 17N01W10 WA11	0035	AMEEN ROBT G & LISA M % VAA 271 PARK AVE WASILLA AK 99654	13,600	0	13,600		13,600	.21
1032B05L005 KENNEDY ADD WSLLA 17N01W10 WA116150	0035	AMEEN ROBT G & LISA M % VAA 271 PARK AVE WASILLA AK 99654	13,600	81,900	95,500		95,500	.21
1032B05L006 KENNEDY ADD WSLLA 17N01W10 WA11	0035	AMEEN ROBT G & LISA M % VAA 271 PARK AVE WASILLA AK 99654	13,600	0	13,600		13,600	.21
1032B05L009 KENNEDY ADD WSLLA 17N01W10 WA11	0035	GURTLER BEVERLY JEAN GURTLER EDW O SR PO BOX 870246 WASILLA AK 99687	16,000	0	16,000	16,000 S		.21
1032B05L010 KENNEDY ADD WSLLA 17N01W10 WA111100	0035	GURTLER BEVERLY JEAN GURTLER EDW O SR PO BOX 870246 WASILLA AK 99687	16,000	11,100	27,100	27,100 S		.21

ACCOUNT NUMBER	ZONE	OWNER / BUYER	LAND APR	BLDG APR	TOTAL APR	EXEMPTION	ASSESSED	ACREAGE
1032B05L011 KENNEDY ADD WSLLA 17N01W10 WALL	0035	GURTLER BEVERLY JEAN GURTLER EDW O SR PO BOX 870246 WASILLA AK 99687	16,000	0	16,000	16,000 S		.21
1032B05L015 KENNEDY ADD WSLLA 17N01W10 WALL11100	0035	JENKINS MARY CAROLYN PO BOX 143036 ANCHORAGE AK 99514	16,000	67,100	83,100		83,100	.21
1032B05L016 KENNEDY ADD WSLLA 17N01W10 WALL11130	0035	BELTRAN LUCIANO S #2 240 E SUSITNA AVE WASILLA AK 99654	16,000	86,500	102,500		102,500	.21
1032B05L017 KENNEDY ADD WSLLA 17N01W10 WALL	0035	BELTRAN LUCIANO S #2 240 E SUSITNA AVE WASILLA AK 99654	16,000	0	16,000		16,000	.21
1032B05L018 KENNEDY ADD WSLLA 17N01W10 WALL	0035	BELTRAN LUCIANO S #2 240 E SUSITNA AVE WASILLA AK 99654	16,000	0	16,000		16,000	.21
1032B05L019 KENNEDY ADD WSLLA 17N01W10 WALL11120	0035	MAYER LOIS ALDEA 1817 W 13TH AVE ANCHORAGE AK 99501	16,000	700	16,700		16,700	.21
1032B05L020 KENNEDY ADD WSLLA 17N01W10 WALL	0035	JALLEN LORRAINE I PO BOX 875337 WASILLA AK 99687	16,000	0	16,000		16,000	.21
1032B05L021 KENNEDY ADD WSLLA 17N01W10 WALL	0035	JALLEN LORRAINE I PO BOX 875337 WASILLA AK 99687	16,000	0	16,000		16,000	.21
1032B05L022 KENNEDY ADD WSLLA 17N01W10 WALL	0035	JAEKEL TOM & SEATTA PO BOX 520591 BIG LAKE AK 99652	16,000	0	16,000		16,000	.21
1032B06L001 KENNEDY ADD WSLLA 17N01W10 WALL19500	0035	MCCARTHY DEBORAH MARIE 175 PARK AVE WASILLA AK 99654	16,000	3,000	19,000		19,000	.21
1032B06L002 KENNEDY ADD WSLLA 17N01W10 WALL	0035	MCCARTHY DEBORAH MARIE 175 PARK AVE WASILLA AK 99654	16,000	0	16,000		16,000	.21
1032B06L003 KENNEDY ADD WSLLA 17N01W10 WALL11120	0035	MCCARTHY DEBORAH MARIE 175 PARK AVE WASILLA AK 99654	16,000	37,400	53,400		53,400	.21
1032B06L004 KENNEDY ADD WSLLA 17N01W10 WALL16520	0035	JENSEN ERIC & A CAMERON 167 E PARK AVE WASILLA AK 99654	16,000	37,900	53,900		53,900	.21

ACCOUNT NUMBER	ZONE	OWNER / BUYER	LAND APR	BLDG APR	TOTAL APR	EXEMPTION	ASSESSED	ACREAGE
1032B06L005 KENNEDY ADD WSLLA 17N01W10 WA111100	0035	ROBINSON LOWELL A & KIM E PO BOX 3118 PALMER AK 99645	16,000	41,900	57,900		57,900	.21
1032B07L001 KENNEDY ADD WSLLA 17N01W10 WA11	0035	CARSON MICHAEL A & J M PO BOX 870303 WASILLA AK 99687	26,100	0	26,100		26,100	.20
1032B07L002 KENNEDY ADD WSLLA 17N01W10 WA11	0035	CARSON MICHAEL A & J M PO BOX 870303 WASILLA AK 99687	26,100	0	26,100		26,100	.20
1032B07L007 KENNEDY ADD WSLLA 17N01W10 WA111100	0035	POOL ZETTA & ODIE 20445 OUTBACK BEND OR 97702	40,500	103,200	143,700		143,700	.31
1032B08L001 KENNEDY ADD WSLLA 17N01W10 WA11	0035	CONNOLLY WM L & RUTH TRES PO BOX 35876 TUCSON AZ 85740	29,600	0	29,600		29,600	.17
1032B08L002 KENNEDY ADD WSLLA 17N01W10 WA11	0035	CONNOLLY WM L & RUTH TRES PO BOX 35876 TUCSON AZ 85740	29,600	0	29,600		29,600	.17
1032B08L003 KENNEDY ADD WSLLA 17N01W10 WA11	0035	HALL RAYFORD W & NORMA W 1000 WILSHIRE AVE ANCHORAGE AK 99503	15,700	0	15,700		15,700	.09
1032B08L004 KENNEDY ADD WSLLA 17N01W10 WA11	0035	HALL RAYFORD W & NORMA W 1000 WILSHIRE AVE ANCHORAGE AK 99503	19,200	0	19,200		19,200	.11
1032B08L005-1 KENNEDY ADD WSLLA 17N01W10 WA111100	0035	CARR KATHLEEN G CARR HOWARD G EST PO BOX 870590 WASILLA AK 99687	38,300	25,400	63,700		63,700	.22
1032B08L006-1 KENNEDY ADD WSLLA 17N01W10 WA116300	0035	CARR KATHLEEN G CARR HOWARD G EST PO BOX 870590 WASILLA AK 99687	15,000	1,000	16,000		16,000	.11
1032B08L006-2 KENNEDY ADD WSLLA 17N01W10 WA111100	0035	CARR KATHLEEN G CARR HOWARD EST PO BOX 870590 WASILLA AK 99687	77,300	21,200	98,500		98,500	1.42
1032B10L002 KENNEDY ADD WSLLA 17N01W10 WA11	0035	GITTLEIN PAUL & TRUDI PO BOX 871546 WASILLA AK 99687	20,600	0	20,600		20,600	.27
1032B11L001 KENNEDY ADD WSLLA 17N01W10 WA111100	0035	GREER D BRUCE & BEVERLY J 490 KNIK GOOSE BAY RD WASILLA AK 99654	31,400	45,800	77,200		77,200	.16

ACCOUNT NUMBER	ZONE	OWNER / BUYER	LAND APR	BLDG APR	TOTAL APR	EXEMPTION	ASSESSED	ACREAGE
1032B11L002 KENNEDY ADD WSLLA 17N01W10 WA11	0035	MILLS ROBT S & SUSAN C PO BOX 870016 WASILLA AK 99687	31,400	0	31,400		31,400	.16
1032B11L003 KENNEDY ADD WSLLA 17N01W10 WA11	0035	MILLS ROBT S & SUSAN C PO BOX 870016 WASILLA AK 99687	31,400	0	31,400		31,400	.16
1032B11L006 KENNEDY ADD WSLLA 17N01W10 WA11	0035	JOHNSON EILEEN 501 KNIK GOOSE BAY RD WASILLA AK 99654	45,100	0	45,100		45,100	.23
1032B11L007 KENNEDY ADD WSLLA 17N01W10 WA111100	0035	BETTS BETTY M PO BOX 870156 WASILLA AK 99687	64,700	62,600	127,300		127,300	.33
1032B11L008 KENNEDY ADD WSLLA 17N01W10 WA115590	0035	MILLS ROBT S & SUSAN C PO BOX 870016 WASILLA AK 99687	31,400	6,400	37,800		37,800	.16
1032B11L009 KENNEDY ADD WSLLA 17N01W10 WA11	0035	DONOFRIO DAVID J PO BOX 871934 WASILLA AK 99687	36,600	0	36,600		36,600	.21
1032B11L010 KENNEDY ADD WSLLA 17N01W10 WA115510	0035	DONOFRIO DAVID J PO BOX 871934 WASILLA AK 99687	20,900	67,300	88,200		88,200	.16
1032B11L011 KENNEDY ADD WSLLA 17N01W10 WA11	0035	DONOFRIO DAVID J PO BOX 871934 WASILLA AK 99687	20,900	0	20,900		20,900	.16
1032B11L012 KENNEDY ADD WSLLA 17N01W10 WA11	0035	DONOFRIO DAVID J PO BOX 871934 WASILLA AK 99687	20,900	0	20,900		20,900	.16
1032B11L013 KENNEDY ADD WSLLA 17N01W10 WA11	0035	DONOFRIO DAVID J PO BOX 871934 WASILLA AK 99687	20,900	0	20,900		20,900	.16
1032B11L016 KENNEDY ADD WSLLA 17N01W10 WA11	0035	BETTS WYLIE BETTS WETZEL 650 SELINA LN WASILLA AK 99654	20,900	0	20,900		20,900	.16
1032B11L017 KENNEDY ADD WSLLA 17N01W10 WA11	0035	BETTS WYLIE BETTS WETZEL 650 SELINA LN WASILLA AK 99654	20,900	0	20,900		20,900	.16
1055000L050 SNIDER #1 17N01W09 WA129500	0035	CEBULA CRAIG PO BOX 13165 TRAPPER CREEK AK 99683	53,100	1,400	54,500		54,500	.28

MATANUSKA-SUSITNA BOROUGH - 2002 REAL PROPERTY SELECTIONS LIST BY ACCOUNT#

ACCOUNT NUMBER	ZONE	OWNER / BUYER	LAND APR	BLDG APR	TOTAL APR	EXEMPTION	ASSESSED	ACREAGE
1055000L051 SNIDER #1 17N01W09 WA121100	0035	SAWYER DOROTHY INEZ G % RAM REALTY 3608 LOIS DR #6 ANCHORAGE AK 99517	56,700	26,800	83,500		83,500	.55
1055000L052 SNIDER #1 17N01W09 WA12	0035	CAMPBELL GARY R B 13610 VERN DR ANCHORAGE AK 99516	35,000	0	35,000		35,000	.44
1055000L053 SNIDER #1 17N01W09 WA12	0035	CAMPBELL GARY R B 13610 VERN DR ANCHORAGE AK 99516	13,400	0	13,400		13,400	.34
1055000L054 SNIDER #1 17N01W09 WA12	0035	CAMPBELL GARY R B 13610 VERN DR ANCHORAGE AK 99516	28,900	0	28,900		28,900	.31
1056B01L001 SNIDER #3 17N01W09 WA126511	0035	HEDIGER CRAIG B & KATHLEEN 101 W PARKS HWY WASILLA AK 99654	47,300	261,700	309,000		309,000	.33
1056B01L002-1 SNIDER #3 17N01W09 WA125300	0035	BROWN LEON T JR 365 INDUSTRIAL WAY ANCHORAGE AK 99501	115,500	190,100	305,600		305,600	.88
1056B02L001 SNIDER #3 17N01W09 WA121100	0035	HOYT WM E & VIRGINIA L PO BOX 874789 WASILLA AK 99687	20,000	63,500	83,500		83,500	.23
1056B02L002 SNIDER #3 17N01W09 WA121110	0035	HOYT WM E & VIRGINIA L PO BOX 874789 WASILLA AK 99687	20,000	6,300	26,300		26,300	.23
1056B02L003 SNIDER #3 17N01W09 WA12	0035	HOYT WM E PO BOX 874789 WASILLA AK 99687	20,000	0	20,000		20,000	.23
1056B02L004 SNIDER #3 17N01W09 WA12	0035	CARR KATHLEEN G CARR HOWARD G EST PO BOX 870590 WASILLA AK 99687	20,000	0	20,000		20,000	.23
1056B02L005 SNIDER #3 17N01W09 WA12	0035	MARSHALL NORMA N 2809 ARCTIC BLVD ANCHORAGE AK 99506	7,400	0	7,400		7,400	.19
1056B02L006 SNIDER #3 17N01W09 WA121100	0035	MARSHALL NORMA N 2809 ARCTIC BLVD ANCHORAGE AK 99506	20,000	80,900	100,900		100,900	.23
1056B02L007 SNIDER #3 17N01W09 WA12	0035	PENN CLIFFORD N & TERI K MOLL WM M & SUZANNE M 200 W SWANSON WASILLA AK 99654	20,000	0	20,000		20,000	.23

ACCOUNT NUMBER	ZONE	OWNER / BUYER	LAND APR	BLDG APR	TOTAL APR	EXEMPTION	ASSESSED	ACREAGE
1056B02L008 SNIDER #3 17N01W09 WA12	0035	PENN CLIFFORD N & TERI K MOLL WM M & SUZANNE M 200 W SWANSON WASILLA AK 99654	20,000	0	20,000		20,000	.23
1056B02L009 SNIDER #3 17N01W09 WA12	0035	PENN CLIFFORD N & TERI K MOLL WM M & SUZANNE M 200 W SWANSON WASILLA AK 99654	20,000	0	20,000		20,000	.23
1056B02L010 SNIDER #3 17N01W09 WA12	0035	PENN CLIFFORD N & TERI K MOLL WILLIAM M & SUSANNE 200 W SWANSON AVE WASILLA AK 99654	20,000	0	20,000		20,000	.23
1056B02L015 SNIDER #3 17N01W09 WA12	0035	MCMAHON IDA HJELLEN PO BOX 871684 WASILLA AK 99687	20,000	0	20,000		20,000	.23
1056B02L016 SNIDER #3 17N01W09 WA12	0035	REIMER ANDREW A 3891 E COTTONWOOD WAY WASILLA AK 99654	16,600	0	16,600		16,600	.19
1056B02L017 SNIDER #3 17N01W09 WA126520	0035	WESTBROOK RANDALL W & B L PO BOX 873493 WASILLA AK 99687	20,000	52,700	72,700		72,700	.23
1056B02L018 SNIDER #3 17N01W09 WA12	0035	CROSS CREEK INC PO BOX 870948 WASILLA AK 99687	20,000	0	20,000		20,000	.23
1056B02L019 SNIDER #3 17N01W09 WA126511	0035	EDISON COMMONWEALTH TRE SNIDER LAND TR PMB 594 1830 E PARKS HWY STE 113A WASILLA AK 99654	27,900	118,100	146,000		146,000	.32
1056B02L020 SNIDER #3 17N01W09 WA12	0035	TUN BAY INC PO BOX 871468 WASILLA AK 99687	13,000	0	13,000		13,000	.23
1066B02L001 WASILLA TNWST 17N01W10 WA116150	0035	MAINSTREET CORP PO BOX 874013 WASILLA AK 99687	56,000	138,300	194,300		194,300	.13
1066B02L002 WASILLA TNWST 17N01W10 WA111100	0035	MAINSTREET CORP PO BOX 874013 WASILLA AK 99687	39,200	20,100	59,300		59,300	.13
1066B02L003 WASILLA TNWST 17N01W10 WA11	0035	MAINSTREET CORP PO BOX 874013 WASILLA AK 99687	33,600	0	33,600		33,600	.13

ACCOUNT NUMBER	ZONE	OWNER / BUYER	LAND APR	BLDG APR	TOTAL APR	EXEMPTION	ASSESSED	ACREAGE
1066B02L004 WASILLA TWNST 17N01W10	0035	MAIN STREET CORP PO BOX 874013 WASILLA AK 99687	33,600	0	33,600		33,600	.13
1066B02L005 WASILLA TWNST 17N01W10	0035	MAIN STREET CORP PO BOX 874013 WASILLA AK 99687	33,600	0	33,600		33,600	.13
1066B02L006 WASILLA TWNST 17N01W10	0035	MAIN STREET CORP PO BOX 874013 WASILLA AK 99687	33,600	0	33,600		33,600	.13
1066B02L007 WASILLA TWNST 17N01W10	0035	MAIN STREET CORP PO BOX 874013 WASILLA AK 99687	33,600	0	33,600		33,600	.13
1066B02L008 WASILLA TWNST 17N01W10	0035	CEDERHOLM ROBERT E PO BOX 871017 WASILLA AK 99687	33,600	0	33,600		33,600	.13
1066B02L009 WASILLA TWNST 17N01W10	0035	CEDERHOLM ROBERT E PO BOX 871017 WASILLA AK 99687	33,600	97,600	131,200		131,200	.13
1066B02L010 WASILLA TWNST 17N01W10	0035	COTTLE COLLEEN G PO BOX 870341 WASILLA AK 99687	33,600	0	33,600		33,600	.13
1066B02L011 WASILLA TWNST 17N01W10	0035	MOUNTS HORACE H & ZELLA Z E II WOODLAND DR SHELTON WA 98584	35,000	0	35,000		35,000	.16
1066B02L012 WASILLA TWNST 17N01W10	0035	MOUNTS HORACE H & ZELLA Z E II WOODLAND DR SHELTON WA 98584	35,000	0	35,000		35,000	.16
1066B02L013 WASILLA TWNST 17N01W10	0035	DRINKHOUSE DAVID & M L HC 31 BOX 5262 WASILLA AK 99654	35,000	43,400	78,400		78,400	.16
1066B02L014 WASILLA TWNST 17N01W10	0035	DRINKHOUSE DAVID & M L HC 31 BOX 5262 WASILLA AK 99654	35,000	0	35,000		35,000	.16
1066B02L015 WASILLA TWNST 17N01W10	0035	THOMAS DALE M & CAROL J THOMAS DELBERT&MYRTLE TRE THOMAS FAMILY TR PO BOX 872281 WASILLA AK 99687	35,000	0	35,000		35,000	.16
1066B02L016 WASILLA TWNST 17N01W10	0035	THOMAS DALE M & CAROL J THOMAS DELBERT&MYRTLE TRE THOMAS FAMILY TR PO BOX 872281 WASILLA AK 99687	35,000	0	35,000		35,000	.16

ACCOUNT NUMBER	ZONE	OWNER / BUYER	LAND APR	BLDG APR	TOTAL APR	EXEMPTION	ASSESSED	ACREAGE
1066B02L017-1 WASILLA TWNST 17N01W10	0035	BROWNE NEIL A EST % JANEIL BROWNE PO BOX 870504 WASILLA AK 99687	98,000	32,700	130,700		130,700	.32
1066B03L0SR WASILLA TWNST 17N01W10	0035	WASILLA CITY OF CITY HALL/WASILLA 290 E. HERNING AVE WASILLA AK 99654	114,000	0	114,000	114,000 MU		.87
1066B03L001 WASILLA TWNST 17N01W10	0035	TRYCK WM O & CHAS W 1801 W 13TH AVE ANCHORAGE AK 99501	66,500	0	66,500		66,500	.21
1066B03L002 WASILLA TWNST 17N01W10	0035	KENT JOHN F & CAROLYN C 285 E PARKS HWY WASILLA AK 99654	66,500	77,900	144,400	66,500 S	77,900	.22
1066B03L003 WASILLA TWNST 17N01W10	0035	TRYCK WM O & CHAS W 1801 W 13TH AVE ANCHORAGE AK 99501	66,500	0	66,500		66,500	.21
1066B03L004-2 WASILLA TWNST 17N01W10	0035	WILSON PHYLLIS PO BOX 870033 WASILLA AK 99687	30,800	22,900	53,700	53,700 S		.10
1066B03L009 WASILLA TWNST 17N01W10	0035	CAMPBELL DAVID EARL 211 E PARKS HWY WASILLA AK 99654	52,300	0	52,300		52,300	.22
1066B03L010-1 WASILLA TWNST 17N01W10	0035	CAMPBELL DAVID EARL 211 E PARKS HWY WASILLA AK 99654	17,900	24,000	41,900		41,900	.41
1066B03L012 WASILLA TWNST 17N01W10	0035	TRYCK WM O & CHAS W 1801 W 13TH AVE ANCHORAGE AK 99501	28,500	0	28,500		28,500	.22
1066B03L013 WASILLA TWNST 17N01W10	0035	TRYCK WM O & CHAS W 1801 W 13TH AVE ANCHORAGE AK 99501	28,500	0	28,500		28,500	.22
1066B03L014 WASILLA TWNST 17N01W10	0035	TRYCK WM O & CHAS W 1801 W 13TH AVE ANCHORAGE AK 99501	28,500	0	28,500		28,500	.22
1066B03L015 WASILLA TWNST 17N01W10	0035	HORNAL CLYDE W & MARGARET 240 E HERNING AVE WASILLA AK 99654	28,500	0	28,500	28,500 S		.22
1066B03L016 WASILLA TWNST 17N01W10	0035	HORNAL CLYDE W & MARGARET 240 E HERNING AVE WASILLA AK 99654	28,500	39,900	68,400	68,400 S		.22

ACCOUNT NUMBER	ZONE	OWNER / BUYER	LAND APR	BLDG APR	TOTAL APR	EXEMPTION	ASSESSED	ACREAGE
1066B03L017 WASILLA TWNST 17N01W10	0035 WALL	WASILLA CITY OF 290 E HERNING AVE WASILLA AK 99654	28,500	0	28,500	28,500 MU		.22
1066B03L018 WASILLA TWNST 17N01W10	0035 WALL	WASILLA CITY OF 290 E HERNING AVE WASILLA AK 99654	28,500	0	28,500	28,500 MU		.22
1066B04L003-1 WASILLA TWNST 17N01W10	0035 WALL16590	FOUR J PROP LLC 9501 SKYRIDGE DR BOZEMAN MT 59715	101,900	542,900	644,800		644,800	.52
1066B04L006 WASILLA TWNST 17N01W10	0035 WALL	FOUR J PROP LLC 9501 SKYRIDGE DR BOZEMAN MT 59715	39,200	0	39,200		39,200	.18
1066B04L007 WASILLA TWNST 17N01W10	0035 WALL	FOUR J PROP LLC 9501 SKYRIDGE DR BOZEMAN MT 59715	34,900	0	34,900		34,900	.16
1066B04L008 WASILLA TWNST 17N01W10	0035 WALL	KEY BANK OF ALASKA PO BOX 100420 ANCHORAGE AK 99510	32,700	0	32,700		32,700	.15
1066B04L009 WASILLA TWNST 17N01W10	0035 WALL	KEY BANK OF ALASKA PO BOX 100420 ANCHORAGE AK 99510	30,500	0	30,500		30,500	.14
1066B04L010 WASILLA TWNST 17N01W10	0035 WALL	COTTLE RODNEY R & COLLEEN PO BOX 870341 WASILLA AK 99687	26,100	0	26,100		26,100	.12
1066B04L011 WASILLA TWNST 17N01W10	0035 WALL16100	COTTLE RODNEY R & COLLEEN PO BOX 870341 WASILLA AK 99687	24,000	462,500	486,500		486,500	.11
1066B04L012 WASILLA TWNST 17N01W10	0035 WALL	COTTLE RODNEY R & COLLEEN PO BOX 870341 WASILLA AK 99687	26,100	0	26,100		26,100	.22
1066B04L016 WASILLA TWNST 17N01W10	0035 WALL	WASILLA CITY OF 290 E HERNING AVE WASILLA AK 99654	26,100	0	26,100		26,100	.22
1066B04L016 WASILLA TWNST 17N01W10	0035 *BUYER* WALL	BRANDOW FRANK R PO BOX 211 CLOVIS CA 93613	26,100	0	26,100		26,100	.22
1066B04L017 WASILLA TWNST 17N01W10	0035 WALL	TEELAND LAWRENCE A SVANGATAN 6F 806 46 GAVLE SWEDEN	26,100	0	26,100		26,100	.22

ACCOUNT NUMBER	ZONE	OWNER / BUYER	LAND APR	BLDG APR	TOTAL APR	EXEMPTION	ASSESSED	ACREAGE
1066B04L018 WASILLA TWNST 17N01W10 WA11	0035	MCAHON IDA M BUSHNELL WILLET RAY PO BOX 871684 WASILLA AK 99687	26,100	0	26,100		26,100	.22
1066B04L019 WASILLA TWNST 17N01W10 WA11	0035	MCAHON IDA M BUSHNELL WILLET RAY PO BOX 871684 WASILLA AK 99687	26,100	0	26,100		26,100	.22
1066B04L020 WASILLA TWNST 17N01W10 WA11	0035	MCAHON IDA M BUSHNELL WILLET RAY PO BOX 871684 WASILLA AK 99687	26,100	0	26,100		26,100	.22
1066B05L001 WASILLA TWNST 17N01W10 WA115590	0035	CARR KATHLEEN G CARR HOWARD EST PO BOX 870590 WASILLA AK 99687	14,400	55,200	69,600		69,600	.16
1066B05L002 WASILLA TWNST 17N01W10 WA11	0035	CARR KATHLEEN G CARR HOWARD EST PO BOX 870590 WASILLA AK 99687	14,400	0	14,400		14,400	.16
1066B05L003 WASILLA TWNST 17N01W10 WA11	0035	CARR KATHLEEN G CARR HOWARD EST PO BOX 870590 WASILLA AK 99687	14,400	0	14,400		14,400	.16
1066B05L004 WASILLA TWNST 17N01W10 WA11	0035	BROWN ERNEST L & JUNE PO BOX 8069 SEARCY AR 72145	19,300	0	19,300		19,300	.16
1066B05L005 WASILLA TWNST 17N01W10 WA11	0035	BROWN ERNEST L & JUNE PO BOX 8069 SEARCY AR 72145	19,300	0	19,300		19,300	.16
1066B05L008 WASILLA TWNST 17N01W10 WA11	0035	MORRIS CHARLES W&LAUREL M 751 REEVE CIR WASILLA AK 99654	19,300	0	19,300		19,300	.16
1066B05L009 WASILLA TWNST 17N01W10 WA111120	0035	MORRIS CHAS W & LAUREL M 751 REEVE CIR WASILLA AK 99654	19,300	11,400	30,700		30,700	.16
1066B05L010 WASILLA TWNST 17N01W10 WA116590	0035	INGHAM GREGORY A & RONDA K PO BOX 870762 WASILLA AK 99687	19,300	55,100	74,400		74,400	.16
1066B05L011 WASILLA TWNST 17N01W10 WA11	0035	INGHAM GREGORY A & RONDA K PO BOX 870762 WASILLA AK 99687	19,300	0	19,300		19,300	.16

ACCOUNT NUMBER	ZONE	OWNER / BUYER	LAND APR	BLDG APR	TOTAL APR	EXEMPTION	ASSESSED	ACREAGE
1066B05L012 WASILLA TWNST 17N01W10	0035 WALL19500	BARNETT DAVID E & D J M 2226 ARLINGTON DR ANCHORAGE AK 99517	9,000	4,500	13,500		13,500	.10
1066B05L013 WASILLA TWNST 17N01W10	0035 WALL	BARNETT DAVID E & D J M 2226 ARLINGTON DR ANCHORAGE AK 99517	9,000	0	9,000		9,000	.10
1066B05L014 WASILLA TWNST 17N01W10	0035 WALL	BARNETT DAVID E & D J M 2226 ARLINGTON DR ANCHORAGE AK 99517	9,000	0	9,000		9,000	.10
1066B05L015 WASILLA TWNST 17N01W10	0035 WALL	WOOMER KAREL BULLER 827 W 38TH AVE EUGENE OR 97405	9,000	0	9,000		9,000	.10
1066B05L016 WASILLA TWNST 17N01W10	0035 WALL	WOOMER KAREL BULLER 827 W 38TH AVE EUGENE OR 97405	9,000	0	9,000		9,000	.10
1066B05L017 WASILLA TWNST 17N01W10	0035 WALL	CALDWELL ELIZABETH A # 301 1300 W 7TH AVE ANCHORAGE AK 99501	9,000	0	9,000		9,000	.10
1066B05L018 WASILLA TWNST 17N01W10	0035 WALL	RUPE GALEN & NANCY RUPE LOREN & KRISTINA PO BOX 873328 WASILLA AK 99687	9,000	0	9,000		9,000	.10
1066B05L019 WASILLA TWNST 17N01W10	0035 WALL	RUPE GALEN & NANCY RUPE LOREN & KRISTINA PO BOX 873328 WASILLA AK 99687	9,000	0	9,000		9,000	.10
1066B05L020 WASILLA TWNST 17N01W10	0035 WALL	RUPE GALEN & NANCY RUPE LOREN & KRISTINA PO BOX 873328 WASILLA AK 99687	9,000	0	9,000		9,000	.10
1066B05L021 WASILLA TWNST 17N01W10	0035 WALL11100	CAMPBELL LONNIE T 151 JELINEK PL ANCHORAGE AK 99504	9,000	4,300	13,300		13,300	.10
1066B05L022 WASILLA TWNST 17N01W10	0035 WALL	CAMPBELL LONNIE T 151 JELINEK PL ANCHORAGE AK 99504	9,000	0	9,000		9,000	.10
1066B06L001-1 WASILLA TWNST 17N01W10	0035 WALL	WASILLA CITY OF 290 E HERNING AVE WASILLA AK 99654	16,800	0	16,800	16,800 MU		.13
1066B06L002-1 WASILLA TWNST 17N01W10	0035 WALL	WASILLA CITY OF 290 E HERNING AVE WASILLA AK 99654	25,200	0	25,200	25,200 MU		.19

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ASB03S4	RPR660	9/04/01	MATANUSKA-SUSITNA BOROUGH - 2002 REAL PROPERTY SELECTIONS LIST BY ACCOUNT#						PAGE 14
1066B06L003	0035	WASILLA CITY OF 290 E HERNING AVE WASILLA AK 99654	21,000	0	21,000	21,000 MU		.16	
1066B06L004	0035	WASILLA CITY OF 290 E HERNING AVE WASILLA AK 99654	21,000	0	21,000	21,000 MU		.16	
1066B06L005	0035	SHAFF LYLE W HC 61 BOX 153-A BONNERS FERRY ID 83805	21,000	0	21,000		21,000	.16	
1066B06L006	0035	WEISS FRED PIERRE 251 E HERNING AVE WASILLA AK 99654	21,000	7,200	28,200	28,200 D		.16	
1066B06L007	0035	WEISS FRED PIERRE 251 E HERNING AVE WASILLA AK 99654	21,000	0	21,000	21,000 D		.16	
1066B06L008	0035	MATTHEWS CURTIS D PO BOX 520785 BIG LAKE AK 99652	21,000	17,600	38,600		38,600	.16	
1066B06L009	0035	BELL THELMA LIBBEY C E BELL JESSE C SHEA J E BELL RODNEY R 1400 W 12TH AVE ANCHORAGE AK 99501	21,000	0	21,000		21,000	.16	
1066B06L010	0035	CARNEY DOMONIC L & HELEN K 463 W LAKE VIEW AVE WASILLA AK 99654	21,000	0	21,000		21,000	.16	
1066B06L011	0035	CARNEY DOMONIC L & HELEN K 463 W LAKE VIEW AVE WASILLA AK 99654	21,000	0	21,000		21,000	.16	
1066B06L012	0035	WASILLA CITY OF 290 E HERNING AVE WASILLA AK 99654	136,100	0	136,100	136,100 MU		1.14	
1079000L0PR	0035	WASILLA CITY OF 290 E HERNING AVE WASILLA AK 99654	60,500	0	60,500	60,500 MU		.46	
1079000T00A	0035	CARTER FAMILY LTD PRTRSHR % H K CARNEY 463 W LAKE VIEW AVE WASILLA AK 99654	94,300	0	94,300		94,300	2.17	
1851B10L003	0035	CHURCH DONALD D PO BOX 873027 WASILLA AK 99687	34,300	197,200	231,500		231,500	.45	

ACCOUNT NUMBER	ZONE	OWNER / BUYER	LAND APR	BLDG APR	TOTAL APR	EXEMPTION	ASSESSED	ACREAGE
1851B10L004 KENNEDY ADD WSLLA B/10 17N01W10 WALL	0035	GILMORE JAS D & KATHLEEN 1555 H ST ANCHORAGE AK 99501	35,100	0	35,100		35,100	.46
1851B10L005 KENNEDY ADD WSLLA B/10 17N01W10 WALL16590	0035	BERG MICHAEL S & KAREN PO BOX 871672 WASILLA AK 99687	29,500	37,800	67,300		67,300	.41
1901B01L005A SNIDER #3 RSB B/1 L/5-10 17N01W09 WALL125810	0035	TZOU RICHARD L & AE SOOK PO BOX 874127 WASILLA AK 99687	29,400	322,900	352,300		352,300	.23
1901B01L005B SNIDER #3 RSB B/1 L/5-10 17N01W09 WALL126300	0035	TZOU RICHARD L & AE SOOK PO BOX 874127 WASILLA AK 99687	29,100	700	29,800		29,800	.27
1901B01L005C SNIDER #3 RSB B/1 L/5-10 17N01W09 WALL121500	0035	TZOU RICHARD L & AE SOOK PO BOX 874127 WASILLA AK 99687	56,400	143,900	200,300		200,300	.43
1901B01L005D SNIDER #3 RSB B/1 L/5-10 17N01W09 WALL12	0035	BROWN STUDINGEON FITZROY # 14 200 S HOSPITAL DR CRESTVIEW FL 32539	32,100	0	32,100		32,100	.25
2463B11L004A KENNEDY ADD WSLLA B/11 L/04&05 17N01W10 WALL16100	0035	RAES JILL R 2625 WHISPERING WOODS DR WASILLA AK 99654	63,200	95,000	158,200		158,200	.32
2524B03L001 CENTURY PK 2 17N01W10 WALL16600	0035	PLOOY THOMAS 4920 SPORTSMAN DR ANCHORAGE AK 99507	43,100	10,000	53,100		53,100	.99
2524B03L002 CENTURY PK 2 17N01W10 WALL	0035	WASILLA CITY OF 290 E HERNING AVE WASILLA AK 99654	48,600	0	48,600	48,600 MU		1.12
2524B03L003 CENTURY PK 2 17N01W10 WALL14830	0035	WASILLA CITY OF 290 E HERNING AVE WASILLA AK 99654	93,800	3,000	96,800	96,800 MU		2.87
2524B03L004 CENTURY PK 2 17N01W10 WALL	0035	WASILLA CITY OF 290 E HERNING AVE WASILLA AK 99654	47,100	0	47,100	47,100 MU		1.08
2524B03L005 CENTURY PK 2 17N01W10 WALL	0035	PLOOY THOMAS 4920 SPORTSMAN DR ANCHORAGE AK 99507	45,100	0	45,100		45,100	1.04
2666B05L006A WASILLA TWNST RSB B/5 L/6 & 7 17N01W10 WALL16150	0035	WISNIEWSKI TIMOTHY & TERRI 5839 KENAI SPUR HWY KENAI AK 99611	38,500	176,700	215,200		215,200	.32

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3310B07L003A KENNEDY ADD WSLLA B/07 L/3-6 17N01W10 WA111100	0035	CARSON MICHAEL A & J M PO BOX 870303 WASILLA AK 99687	69,100	178,200	247,300		247,300	.58
3395000L001A CARTER& ADD #1& CENTURY PK #2 17N01W10 WA111110	0035	MINNICK MILDRED E 217 E LAKEVIEW AVE WASILLA AK 99654	12,000	18,400	30,400	18,400 S	12,000	.37
3395000L005A CARTER& ADD #1& CENTURY PK #2 17N01W10 WA11	0035	WELD AIR ALASKA INC 301 CENTAUR WASILLA AK 99654	41,600	0	41,600		41,600	.95
3395000L006A CARTER& ADD #1& CENTURY PK #2 17N01W10 WA11	0035	WELD AIR ALASKA INC 301 CENTAUR AVE WASILLA AK 99654	40,100	0	40,100		40,100	.92
3395000L007A CARTER& ADD #1& CENTURY PK #2 17N01W10 WA11	0035	MCALISTER JOS T 3215 PALI HWY HONOLULU HI 96817	12,000	0	12,000		12,000	.26
3395000T00B-1 CARTER& ADD #1& CENTURY PK #2 17N01W10 WA116990	0035	VFW SUSITNA POST #9365 % LEO NUNLEY PO BOX 872000 WASILLA AK 99687	97,600	129,600	227,200	227,200 VO		3.73
3640000L001 LAKE VW ADD #2 17N01W09 WA121100	0035	CARNEY DEBRA NOLAN 100 W LAKE VIEW AVE WASILLA AK 99654	27,400	196,400	223,800		223,800	2.88
3759B12L009A KENNEDY ADD WSLLA B/12 17N01W10 WA11	0035	BYERS WM H & ANDREA M 2587 LEISURE WORLD MESA AZ 85206	33,800	0	33,800		33,800	.17
3759B12L009B KENNEDY ADD WSLLA B/12 17N01W10 WA11	0035	BYERS WM H & A M TR TRE BYERS REV FAM TR 2587 LEISURE WORLD MESA AZ 85206	33,800	0	33,800		33,800	.17
3759B12L010A KENNEDY ADD WSLLA B/12 17N01W10 WA11	0035	BYERS WM H & A M TR TRE BYERS REV FAM TR 2587 LEISURE WORLD MESA AZ 85206	38,800	0	38,800		38,800	.20
3759B12L011A KENNEDY ADD WSLLA B/12 17N01W10 WA11	0035	BYERS WM H & A M TR TRE BYERS REV FAM TR 2587 LEISURE WORLD MESA AZ 85206	33,700	0	33,700		33,700	.17
3759B12L012A KENNEDY ADD WSLLA B/12 17N01W10 WA11	0035	BYERS WM H & ANDREA M TRE BYERS REV FAM TR 2587 LEISURE WORLD MESA AZ 85206	33,700	0	33,700		33,700	.17

ACCOUNT NUMBER	ZONE	OWNER / BUYER	LAND APR	BLDG APR	TOTAL APR	EXEMPTION	ASSESSED	ACREAGE
3759B12L013A	0035	BYERS WM H & ANDREA M TRE BYERS REV FAM TR 2587 LEISURE WORLD AZ 85206	33,700	0	33,700		33,700	.17
3759B12L014A	0035	MATANUSKA TELEPHONE ASSN PO BOX 3550 PALMER AK 99645	101,100	178,400	279,500	279,500 US		.52
3963000L001	0035	JOHNSON EILEEN 501 KNIK-GOOSE BAY RD WASILLA AK 99654	72,700	32,500	105,200	105,200 S		.42
3997B09L002	0035	WASILLA CITY OF 290 E HERNING AVE WASILLA AK 99654	64,800	0	64,800	64,800 MU		.99
4134B04L012A	0035	WASILLA ASSEMBLY OF GOD PO BOX 872010 WASILLA AK 99687	47,300	60,100	107,400	107,400 RG		.48
4212B04L001A	0035	WEBB CHESTER R & ADA TRE WEBB TR 800 NORTHSORE DR WASILLA AK 99654	79,100	289,500	368,600		368,600	.40
4326B02L011A	0035	MOLL WM D & SUSANNE M % WASILLA XPRESS LUBE 200 W SWANSON AVE WASILLA AK 99654	39,300	205,500	244,800		244,800	.45
4363B11L014A	0035	BETTS MARIE BETTS WYLIE P BETTS WETZEL C PO BOX 870014 WASILLA AK 99687	42,000	51,600	93,600		93,600	.32
4377B05L007A	0035	PAGNUCCO MARY LISA 231 PARK AVE WASILLA AK 99654	31,500	95,000	126,500		126,500	.41
4751B05L012A	0035	BENNETT NORMAN C&JEANNE R PO BOX 873303 WASILLA AK 99687	23,600	0	23,600		23,600	.31
4751B05L013A	0035	BENNETT NORMAN C&JEANNE R PO BOX 873303 WASILLA AK 99687	23,600	174,000	197,600		197,600	.31
4825B03L004A	0035	FFCA ACQUISITION CORP 17207 NORTH PERIMETER DR SCOTTSDALE AZ 85255	235,700	472,900	708,600		708,600	.98

ACCOUNT NUMBER	ZONE	OWNER / BUYER	LAND APR	BLDG APR	TOTAL APR	EXEMPTION	ASSESSED	ACREAGE
4867B04L014A WASILLA TWNST RSB B/4 L/13-15 17N01W10 WAI16590	0035	MUDBUSTERS CARWASH CO 500 KNIK-GOOSE BAY RD WASILLA AK 99654	64,100	492,400	556,500		556,500	.65
4873000L001 CHELSEY COMMERCIAL PK 17N01W10 WAI16150	0035	VALLEY TRADES CENTER LLC 2515 A ST ANCHORAGE AK 99503	26,100	212,600	238,700		238,700	.22
4873000L002 CHELSEY COMMERCIAL PK 17N01W10 WAI16590	0035	COMBS JOHN C & COMBS M F COMBS A E JR&SAUNDERS V A FORKNER H M & STRAND C R 341 S ALASKA ST PALMER AK 99645	26,100	228,800	254,900		254,900	.22
4891000P001 NELSON TRACT # 2 17N01W10 WAI11100	0035	NELSON ROBT A & JENNIFER 290 E RAILROAD AVE WASILLA AK 99654	60,000	60,300	120,300		120,300	.92
4891000P002 NELSON TRACT # 2 17N01W10 WAI11100	0035	NELSON ERLING PETER PO BOX 870254 WASILLA AK 99687	63,500	53,000	116,500		116,500	1.33
4900B02L013A SNIDER #3 RSB B/2 L/13 & 14 17N01W09 WAI25520	0035	MOLL WM DEAN & SUSANNE M % WASILLA XPRESS LUBE 200 W SWANSON AVE WASILLA AK 99654	34,300	275,300	309,600		309,600	.45
4955B09L001A KENNEDY ADD WSLLA B/09 L/1 17N01W10 WAI11100	0035	EILERTSEN JOHN M III HC 34 BOX 2058 WASILLA AK 99654	37,700	27,200	64,900		64,900	.49
4955B09L001B KENNEDY ADD WSLLA B/09 L/1 17N01W10 WAI11100	0035	MALLONEE RUDY D PO BOX 873595 WASILLA AK 99687	34,900	0	34,900		34,900	.59
4955B09L001C KENNEDY ADD WSLLA B/09 L/1 17N01W10 WAI11100	0035	MALLONEE RUDY D PO BOX 873595 WASILLA AK 99687	29,300	217,800	247,100		247,100	.38
4955B09L001D KENNEDY ADD WSLLA B/09 L/1 17N01W10 WAI11100	0035	MALLONEE RUDY D PO BOX 873595 WASILLA AK 99687	25,500	0	25,500		25,500	.49
4959000L001 REECE'S CORNER 17N01W10 WAI11100	0035	ROBINSON KIM ELLEN PO BOX 3118 PALMER AK 99645	14,200	60,300	74,500		74,500	.19
4959000L002 REECE'S CORNER 17N01W10 WAI11100	0035	ROBINSON KIM ELLEN PO BOX 3118 PALMER AK 99645	16,700	45,800	62,500		62,500	.22
4994B02L003A CENTURY PK 2 RSB B2 L364 17N01W10 WAI16300	0035	WELD AIR ALASKA INC 301 CENTAUR AVE WASILLA AK 99654	40,300	327,400	367,700		367,700	.92

ACCOUNT NUMBER	ZONE	OWNER / BUYER	LAND APR	BLDG APR	TOTAL APR	EXEMPTION	ASSESSED	ACREAGE
4994B02L004A CENTURY PK 2 RSB B2 L3&4 17N01W10 WA11	0035	WELD AIR ALASKA INC 301 CENTAUR AVE WASILLA AK 99654	40,300	0	40,300		40,300	.92
TOTALS*	231 OWNERS PLUS Account Selection...: 3759	1 BUYERS	7,350,900	9,131,000	16,481,900	2,253,900	14,228,000	78.95

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WASILLA PLANNING COMMISSION

REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 25, 2001

1. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was held on Tuesday, September 25, 2001, at the Wasilla City Council Chambers, Wasilla, Alaska. Chair Stan Tucker called the meeting to order at 7 p.m.

2. ROLL CALL

Commissioners present and establishing a quorum were:

Ms. Sharla Terrill, Seat B
Ms. Colleen Leonard, Seat C
Mr. Verdie Bowen, Seat D
Mr. Stan Tucker, Chair, Seat E
Mr. Ray McCarthy, Seat F
Mr. William McCain, Seat G

Commissioner John Vinette was absent and excused.

Staff in attendance were:

Mayor Sarah Palin
Mr. Tim Krug, City Planner
Ms. Jamie Newman, Deputy Clerk

3. PLEDGE OF ALLEGIANCE

Commissioner McCarthy led the Pledge of Allegiance.

4. APPROVAL OF AGENDA

Chair Tucker:

- Noted that WPC Resolution Serial No. 01-16 has been pulled from the agenda and will be addressed at the next regular Wasilla Planning Commission Meeting of October 9, 2001.

MOTION: Commissioner Bowen moved to approve the agenda as presented.

VOTE: The motion passed unanimously.

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6. REPORTS

A. City Council

Council Member Colleen Cottle:

- Reported on the City Council Meeting of September 24, 2001.

7. CONSENT AGENDA

A. Minutes of Preceding Meeting:

1. Regular Meeting: August 28, 2001

B. Resolutions:

1. **WPC Resolution Serial No. 01-15:** A Resolution Of The Wasilla Planning Commission Modifying The Landscape Standard Requirements Pursuant To The Landscaping Standard: Waivers And Modifications For Lot 9, Block 6, Wasilla Townsite Subdivision.

MOTION: Commissioner McCarthy moved to adopt the consent agenda.

VOTE: The motion passed unanimously.

8. PUBLIC HEARING

A. **WPC Resolution Serial No.01-17:** A Resolution Of The Wasilla Planning Commission (WPC) Granting A Variance To Reduce The High-Water Mark Setback For Lot 3 And 4, Block 8, Kennedy Addition, More Commonly Known As 436 And 454 S. Lake Street.

1. **Case No. V01-83:** A Request For A Variance To Allow For A Reduction Of The Required 75' High-Water Mark According To The Wasilla Municipal Code, Section 16.24.030 D (5). The Proposed Setback Would Be Approximately 32' From The High -Water Mark Of Lucille Lake. Also, A Retaining Wall Is Proposed At The High-Water Mark.
2. **Case No. U01-81/82:** A Request For A Permit To Allow The Construction Of A Single Family Residential Structure On Lot 3 And 4, Block 8, Kennedy Addition To Wasilla Townsite, More Commonly Known As 436 And 454 S. Lake Street. This Is A C--Commercial Zoning District.

Chair Tucker opened the public hearing.

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The city planner presented an overview of the variance request.

Rudy Mallonee spoke about his proposal and requested approval from the commission.

The following spoke in opposition to the variance request: John Dewar, Colleen Cottle and Pat Hjellen.

A letter from Ida McMahon and Willet Bushnell opposing the variance request was read into the record by Pat Hjellen.

There being no other persons wishing to speak, the public hearing was closed.

MOTION: Commissioner McCain moved to adopt WPC Resolution Serial No. 01-17.

Discussion moved to the commission.

VOTE: The motion failed unanimously.

9. PERSONS TO BE HEARD

There were no persons to be heard.

10. UNFINISHED BUSINESS

There was no unfinished business.

11. NEW BUSINESS

There was no new business.

12. COMMUNICATION

A. Calendar Review: September/October 2001

Commissioner McCarthy stated that he will attend the October city council meeting on behalf of the planning commission.

B. Application for Use Permit and Variance

1. **Case No. U01-84:** A Permit To Allow The Construction Of A Motel With 12 Detached Rental Units 14' X 16' And A Office/Lounge Of 20' X 30' On Lot 1D, Block 9, Kennedy Addition To Wasilla Townsite More Commonly Known As 421 S. Lake Street. This Is A C--Commercial Zoning District.

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2. **Case No. V01-92:** An Application For A Variance Of The 75' Setback Requirement From The High-Water Mark Of The Water Body Of Approximately Nine (9) Feet. This Would Allow For The Development Of A 250 Square Foot Single-Family Structure, Along An Existing Garage To Be Reduced To Two Stalls On Tract 2, Parcel 1, Lakeshore Subdivision More Commonly Known As 1200 E. Westpoint Drive. This Is Within A RM--Multifamily Residential Development District. (Public Hearing To Be Held October 9, 2001)

No action was taken on any of the communication items.

13. AUDIENCE COMMENTS

Pat Hjellen spoke about the ground condition around Lake Lucille.

14. STAFF COMMENTS

City Planner:

- Spoke about the proposed location of Northrim Bank.
- Commented on sign issues within the city.
- Recognized the landscaping improvements at the Shoprite Grocery Store.

Mayor Palin:

- Encouraged the commission to review the sign ordinance for possible revision.

15. COMMISSIONER COMMENTS

Commissioner McCarthy:

- Commented on signs within the city.

Commissioner Leonard:

- Thanked the audience for their attendance and participation.

Commissioner McCain:

- Spoke about the need to advise citizens about building regulations in the city.
- Expressed concern that a substitute ordinance relating to rear and side yard setbacks was presented to council without commission review.

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16. ADJOURNMENT

The meeting adjourned at 7:50 p.m.

STAN TUCKER, Chair

TIM KRUG, City Planner

Adopted on October 9, 2001.