



	Approved,	Denied
Action taken	4/26/04	
Other:		
Verified by:	<i>J. Smith</i>	

**COUNCIL ACTION MEMORANDUM**

**AM No. 04-27**

**TITLE: 25-YEAR LEASE AGREEMENT FOR LOT 1, NEW WASILLA AIRPORT LEASE LOTS.**

Agenda of: APRIL 26, 2004  
 Originator: JILL CARRICABURU, PLANNING CLERK

Date: April 19, 2004

Route to:	Department	Signature/Date
	Police	
	Recreational and Cultural Services Library, Museum	
X	Public Works Planning	<i>J. Smith</i> 04-19-04
X	Finance *signature required	<i>J. Smith</i>
	Clerk	<i>J. Smith</i>

**REVIEWED BY MAYOR DIANNE M. KELLER:** *Dianne M Keller*

**FISCAL IMPACT:**  yes \$ or  no      Funds Available  yes  no  
 Account name/number:

Attachments: WPCM 04-03, Site Plan, Applicant Letter dated March 1, 2004

**SUMMARY STATEMENT:**

At the Planning Commission meeting of April 13, 2004 the Commission unanimously approved to forward to Council a recommendation to approve a 25-year lease rather than a standard 10-year lease for development of Lot 1, New Wasilla Airport Lease Lots.

The applicant is requesting a 25-year lease agreement due to the investment required and that the lease terms allow transfer of ownership as condominiums or cooperative ownership.

The applicant plans to complete the first phase by October 1, 2004, with remainder construction to be completed as market conditions permit.

**STAFF RECOMMENDED ACTION:**

Staff recommends the Wasilla City Council move to approve revised lease agreement for a period of 25-years between the City of Wasilla and Steve Grand for Lot 1, New Wasilla Airport Lease Lots.



	Approved	Denied
Action taken	✓	
Other:		
Date of Commission Action:	4/13/04	
Verified by:	jgc	

**WASILLA CITY PLANNING COMMISSION**

**PCM No. 04-03**

**TITLE:** Wasilla Airport Lease Lot 1, Modification of Lease Agreement

**MEETING DATE:** April 13, 2004

**REQUESTED BY:** Sandra Garley, City Planner  
Archie Giddings, Public Works Director

**PREPARED BY:** Jill Carricaburu, Planning Clerk

**DATE PREPARED:** 4/08/03

**SUMMARY STATEMENT:**

The proposed tenant for Lot 1, New Wasilla Airport Lease Lots, Steve Grand, has expressed a desire to procure a 25-year lease rather than a 10-year lease as allowed per Wasilla Municipal Code Section 5.32.120(C)(2).

The prospective tenant is requesting a lease modification due to the financial investment required to build 2-hangars with a total square footage of 3,220 sf for private aircraft storage and/or light maintenance. In accordance with WMC 5.32.120(C)(3) the Wasilla Planning Commission must review and recommend to the City Council any requests to modify said lease agreement.

Use Permit, U04-097, request to construct one, 2-unit hangar this season has been mailed to all property owners within a 1200' radius of the subject parcel and to date, no objections have been received.

The State of Alaska Department of Transportation and Public Facilities, (ADOT&PF), the largest lessor of airport property within the State, typically does not require performance bonding. ADOT&PF also will extend the length of term of leases depending on the cost of the development.

**STAFF RECOMMENDED MOTION:**

Staff recommends the Wasilla Planning Commission move to accept the modified Airport Lease Agreement between the City of Wasilla and Steve Grand, applicant, and forward the modified agreement to Wasilla City Council for acceptance.

Attachments

CASE NO. U04-97

For a request for a Use Permit to construct a two-unit hangar of approximately 3,220 sf, for private aircraft storage and/or light maintenance, on Lot 1, New Wasilla Airport Lease Lots, more commonly known as 1101 S. Terminal Ct. This parcel is approximately 1.03-acres in size and is zoned C--Commercial.

Applicant: Steve Grand

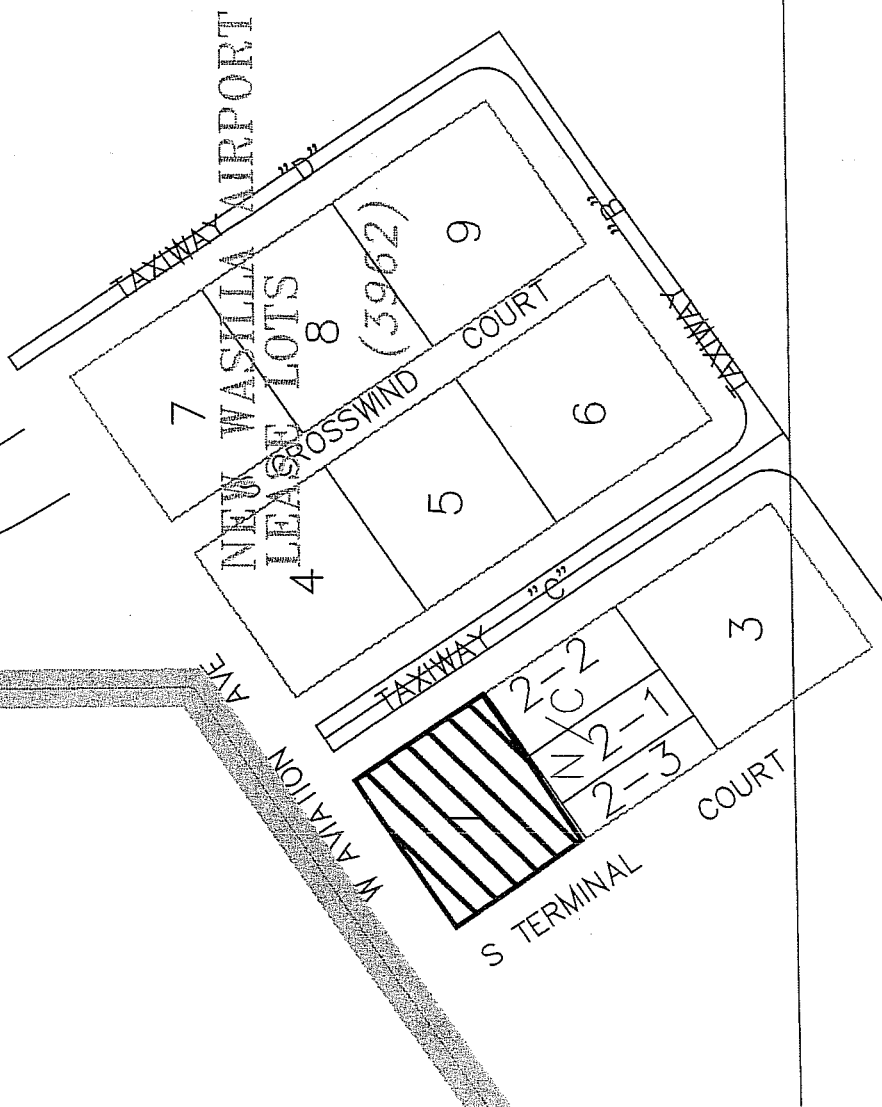


KEY



SUBJECT PARCEL

(3925)



STEVE GRAND  
P.O. BOX 877750  
WASILLA, ALASKA 99687

PHONE: 907-373-2313  
FAX: 907-357-2313  
EMAIL: sgrand@worldnet.att.net

---

March 1, 2004

Business Plan and Application to Lease  
Wasilla Airport Lease Lot #1

Mr. Archie Giddings  
Director of Public Works  
City of Wasilla 290 East Herning Ave.  
Wasilla, Alaska 99654

Mr. Giddings:

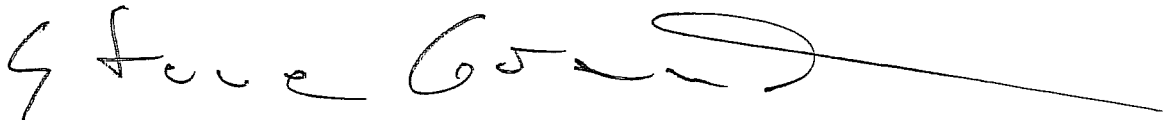
I'm enclosing (8) copies of Wasilla's 'APPLICATION - AIRPORT PROPERTY LEASE' for your consideration, along with my \$25.00 application fee.

My plan is to develop a multi-unit hangar building for the storage and/or light maintenance of aircraft in accordance with International Building Code (IBC) Occupancy Group "S-1". The units will be rented or leased to my tenants; sold as condominium units to individual owners; or the premises may be transferred to a cooperative made up of the building's occupants.

To the extent possible, the construction will be phased to meet market demand and limit risk. The enclosed drawings show my preferred concept development and a phasing plan including (2) initial units of about 1610 square feet each. The first phase will be completed by October 1, 2004. The remainder of the construction will be completed as market conditions permit.

Due to the investment required, I ask that you consider a lease term of at least 25 years, and that the lease terms allow transfer of ownership as condominiums or cooperative ownership..

Sincerely:

A handwritten signature in black ink that reads "Steve Grand". The signature is written in a cursive style with a long horizontal line extending to the right.

Steve Grand