



	Approved	Denied
Action taken <i>6/28/04</i>	✓	
Other:		
Verified by: <i>Jamie Neumeier, Deputy Clerk</i>		

COUNCIL ACTION MEMORANDUM

AM No. 04-41

TITLE: SUSITNA PLACE LOTS 4A & 5A, VARIANCE AND VACATION.

Agenda of: June 28, 2004
 Originator: Kristie Smithers, City Clerk

Date: June 18, 2004

Route to:	Department	Signature/Date
	Police	
	Recreational and Cultural Services Library, Museum	
	Public Works Planning	
X	Finance *signature required	<i>[Signature]</i>
X	Clerk	<i>[Signature]</i>

REVIEWED BY MAYOR DIANNE M. KELLER: *[Signature]* *Dianna Keller*

FISCAL IMPACT: yes or no Funds Available yes no

Account name/number:

Attachments: Notice from the borough platting office, dated June 14, 2004

SUMMARY STATEMENT: On June 3, 2004 the Borough Platting Board granted the vacations and variance for Susitna Place Lots 4A and 5A. Affirmation of this action is requested from the council.

STAFF RECOMMENDED ACTION: To direct the planning office to send a letter of non objection on behalf of the city council regarding the variance and vacation on Susitna Place, Lots 4A and 5A.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Platting Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9874 • Fax (907) 746-7407

Celebrating **40** Years!

— 1964-2004 —

June 14, 2004

CITY COUNCIL
CITY OF WASILLA
290 HERNING AVENUE
WASILLA, ALASKA 99654

RE: **SUSITNA PLACE L/4A & 5A w/VARIANCE AND VACATION**

Dear Council Members:

On June 3, 2004, the Platting Board of the Matanuska-Susitna Borough granted vacations and variance for the above mentioned preliminary plat, pursuant to AS 29.40.120 through AS 29.40.160 and MSB 16.15.035. The written *notification of action* is dated June 14, 2004

All pertinent data, including vicinity map, platting board minutes, and notification of action are attached.

If we do not hear from you by July 14, 2004, (within 30 days of written notice) we will assume that the City of Wasilla has no objection to this vacation.

Sincerely,

Paul Hulbert
Platting Officer

attachments

RECEIVED RECEIVED

JUN 17 2004

JUN 16 2004

CLERK'S OFFICE
CITY OF WASILLA

CITY OF WASILLA, ALASKA

CONDITIONS/REASONS FOR VARIANCE

The Platting Board approved the variance from **MSB 16.20.140(A)(2) PHYSICAL ACCESS** based on the petitioner's response to the criteria and recommendations:

- A. The granting of the variance will not be detrimental to the public health, safety, welfare or injurious to adjacent property because:

The existing and proposed private road system will give required access to the senior housing by emergency services. The state fire marshal's office reviews the plans for each project and requires adequate emergency access prior to issuing a building permit. These private roads are for the internal circulation within lots 1 through 6 of Susitna Place Subdivision. They are not the access for any other property and do not restrict access to any other adjacent properties.

- B. The condition upon which the variance application is based to not apply generally to properties other than the property for which the variance is sought because:

The lots to be served by the private road system are all part of a senior campus development being created by the Wasilla Area Seniors, Inc. with the support of the City of Wasilla. These lots are located adjacent to the existing Wasilla Senior Center. A system of covered, heated sidewalks interconnects all of the existing housing to the senior center. The development is an attempt to create a compact, walkable, senior village providing services and support to the residents. Control and restriction of the internal road system is critical to this concept.

- C. Due to the unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, the strict application to the property of the requirements of chapter 16:20 will result in undue substantial hardship to the owner of the property because:

The senior housing and services that have developed around this property and which have lead to the campus development described in B. above create a situation in which public roads would be detrimental to the residents and the intended uses of the property.

VARIANCE FINDINGS

FINDING 1 A variance from MSB 16.20.140(A)(2) Physical Access has been submitted as the private drive easements do not contain the curve radii required by section A04.4 of the Subdivision Construction Manual.

FINDING 2 A similar variance along with the preliminary plat of Susitna Place Subdivision Lots 4, 5, and 6 was approved by the Platting Board on April 3, 2003.

FINDING 3 The City of Wasilla, MSB DPW and Planning have no objection to the variance request.

FINDING 4 No objections have been received, as a result of the public hearing mailout.

PRELIMINARY PLAT FINDINGS

- FINDING 1** The request is to adjust the common lot line between Lots 4 and 5 Susitna Place Subdivision and create two new lots to be known as Lots 4A, and 5A containing 3.19 acres.
- FINDING 2** E. Frank Smith Way and S. Century Cir., two City of Wasilla residential streets, provide physical access to the subdivision. A gated private driveway system provides physical access to the lots within the subdivision per plat # 2003-52, Susitna Place Subdivision, Lots 4,5, and 6.
- FINDING 3** The subdivision is located within an area zoned for multi family and is composed of senior housing.
- FINDING 4** A proposed 30 unit senior housing building to be constructed on Lot 4A will require the lot line common to Lots 4 and 5 to be moved approximately 40' north.
- FINDING 5** The subdivision is served by City of Wasilla water and sewer.
- FINDING 6** Physical access to all lots within the subdivision will continue to be provided by the 25' wide private driveway easement located along the west boundary of proposed Lots 4A, 5A, and 6.
- FINDING 7** No objections have been received, as a result of the public hearing mail-out.
- FINDING 8** AKDOT/PF, MEA, MTA, Enstar and GCI have not responded to staff's request for comments.
- FINDING 9** The City of Wasilla, MSB DPW and Planning have no objection to the variance request.
- FINDING 10** Six letters of non objection have been received supporting this project. One respondent contributed four letters.
- FINDING 11** The variance and vacation has been approved.

By plat note state "No direct vehicular access to S. Knik Goose Bay Rd."
Mr. Johnson seconded.

VOTE:

Passes unanimously. There are 10 findings. **Adding #11**, "The variance and vacation has been approved.