

**CITY OF WASILLA
RESOLUTION SERIAL NO. 98-17**

**A RESOLUTION OF THE WASILLA CITY COUNCIL, APPROVING CONDITIONAL
USE PERMIT C98-40 FOR THE LIMITED ACCESS COMMUNITY KNOWN AS
CENTER POINT SUBDIVISION. LOCATED ON TAX PARCEL A4, SECTION 16,
17N01W, SEWARD MERIDIAN.**

WHEREAS, Conditional Use Permit C98-40 allows a subdivision that provides limited access in which several maintenance/safety issues have been addressed; and

WHEREAS, the applicant held an informal review with the Wasilla Planning Office; and

WHEREAS, the applicant requested that the formal review process begin; and

WHEREAS, a duly advertised public hearing was held by the Wasilla Planning Commission on May 26, 1998, and 80 public hearing notices were mailed, and

WHEREAS, the Wasilla Planning Commission deliberated on this request, taking into account the recommendation of staff, public testimony (both written and verbal comments), the applicable provisions of the 1996 Wasilla comprehensive plan, and other pertinent information; and

WHEREAS, in accordance with WMC 16.43.510(A)(11)(e) the Wasilla Planning Commission recommends to the Wasilla City Council approval of conditional use permit C98-40 with conditions stated in Wasilla Planning Commission Resolution No. 98-10 as a planned unit development known as Center Point Subdivision.

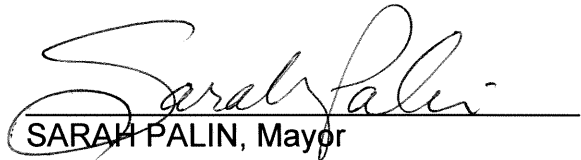
NOW THEREFORE, BE IT RESOLVED, that:

1. Decision. The Wasilla City Council hereby approves the conditional use permit C98-40 subject to conditions, permitting the planned unit development of Center Point Subdivision as a limited access community.
2. Basic Facts and Reasoning. The Wasilla City Council made this decision reliant upon the information, evaluation and recommendation of staff, Wasilla Planning Commission Resolution No. 98-10, public testimony received during the review of this request, and information that was submitted by the developer. The following findings of fact are hereby adopted by the Wasilla City Council to reflect the basic facts and reasoning that the Council considered in rendering this decision.
 - A. The applicant has proposed a limited access subdivision composed of sixteen (16) single-family residential lots.
 - B. The applicant has proposed a subdivision with a paved private road system.

- C. The applicant's proposed water utility system has been requested to be modified from the city of Wasilla, Public Works Department to oversize the waterline from 8" to 12", extending the system to Glenwood Avenue and install a fire hydrant within the right-of-way for Glenwood Avenue.
 - D. The city will maintain ownership of water system.
 - E. All lots will provide individual sewage disposal systems in accordance with the State of Alaska, Department of Environmental Conservation.
 - F. Glenwood Avenue pavement ends at the northeast corner of this proposed subdivision. The developer has indicated that he will pave the unpaved portion of Glenwood Avenue to the entry gate.
 - G. The applicant has provided documentation indicating that a homeowner's association will be created.
 - H. The applicant has requested consideration of the homeowner's association receiving a tax break because they will be maintaining their own private roads.
 - I. State of Alaska, Department of Transportation and Public Facilities is planning traffic signals at Knik-Goosebay Road and Palmer-Wasilla Highway extension. Consideration has been given to the additional traffic flow on Glenwood Avenue.
3. Conditions on the Permit. The Wasilla City Council is approving conditional use permit C98-40 with the following conditions, as suggested by the Wasilla Planning Commission:
- A. The applicant shall provide a bond to the homeowner's association to cover all costs associated with the installation of a continuous fence along the southerly boundary and round-about, should the single family residential homeowner's association not expand beyond the 16 single-family lots proposed within tax parcel A4.
 - B. The subdivision is to be formed as a homeowner's association, with bylaws and declarations.
 - C. All property development is to be limited to single-family residential land use.
 - D. The keyed access system shall be the same system used by the Matanuska-Susitna Borough. The applicant is required to have the lock company provide the Wasilla Police Department with 13 keys compatible with this system.

- E. All developments shall be in accordance with the Wasilla Municipal Code chapters 5.10 Wasilla Water Utility, 14.10 Street Classification and Standards, 14.12 Driveway Construction and 16.43 Wasilla Development Code.
- F. Private road maintenance to be provided by the homeowner's association.
- G. Reimbursement for the upsizing of the water lines to 12", extending the main line, and the installation of the fire hydrant on Glenwood Avenue will require approval of a city of Wasilla FY'99 Capital Improvement project funding ordinance. Should the funding ordinance for this project not be approved by July 31, 1998, the contractor shall install the 8" lines as originally planned and not extend the mainline and fire hydrant on Glenwood Avenue, with no reimbursement.
- H. Provide road tract easement for services such as water, rescue/ambulance, fire, and police departments.
- I. Provide a 15' wide additional water easement at the end of the road tract centered on the waterline to Winter Trail Subdivision.
- J. All private roads and Glenwood Avenue extension to the subdivision entrance shall be paved.
- K. No tax incentives for maintaining private roads will be allowed.

ADOPTED by the Wasilla City Council this 8th day of June, 1998.


SARAH PALIN, Mayor

ATTEST:


JAMIE NEWMAN, Acting City Clerk

(SEAL)