



## CITY OF WASILLA

290 E. HERNING AVE.  
WASILLA, ALASKA 99654-7091  
PHONE: (907) 373-9050  
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### COUNCIL MEMORANDUM NO. 92-60

From: Mayor Stein

Date: June 4, 1992

Re: Planning Commission Memorandum 92-02

Borough planners have developed a new land-use zone at the request of the City Administration. The new institutions and public lands zone (IPL) will allow a new class of regulations designed to allow more flexibility for specific zoning for public development.

Specifically the district may be used for the old Wasilla Airport site to restrict it to a public-use area. The zone may also be applied to public developments such as the West Valley Medical Campus to allow the greatest compatibility and Density of uses within the development area.

Approving the "zone" is the first step. Zoning regulations will follow.

The Planning Commission advertised and held a public hearing on the proposed zone on May 12, 1992. No negative comments were received.

Pursuant to the procedure for initiating code changes, we respectfully request Council's concurrence with the Planning Commission Resolution No. 92-02.

John C. Stein, Mayor

**APPROVED**

DATE: 6/10/92

BY: [Signature]



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### WASILLA PLANNING AND UTILITIES COMMISSION RESOLUTION NO. 92-02

A RESOLUTION OF THE PLANNING AND UTILITIES COMMISSION OF THE CITY OF WASILLA, ALASKA IN SUPPORT OF AMENDING THE WASILLA DEVELOPMENT CODE TO ADD A NEW LAND USE CHAPTER ENTITLED IPL-INSTITUTIONS AND PUBLIC LANDS DISTRICT.

WHEREAS, institutions and public lands exist within the City of Wasilla, and;

WHEREAS, a land use district has not been established to delineate those areas and uses as institutions and public lands, and;

WHEREAS, it has been established that there is a need for such a district;

NOW THEREFORE BE IT RESOLVED by the Wasilla Planning and Utilities Commission that the following new chapter be added to the Wasilla Development Code:

#### IPL INSTITUTIONS AND PUBLIC LANDS DISTRICT

##### 117.43.370 INTENT

The IPL district is intended to provide for the efficient development of institutional uses and effective management of public lands by allowing flexibility in the selection of land use controls for the specific area proposed.

##### 17.43.371 USES-BY-RIGHT

The following are uses-by-right in the IPL district: parks, playing fields, campgrounds and greenbelts; and accessory uses and structures normally appurtenant to uses-by-right and conditional uses, including but not limited to signs, garages and required parking areas; except that any use-by-right that would otherwise be a major development must obtain a major development permit.

17.43.372 CONDITIONAL USES

The following uses are conditional uses: heliports, hospitals, mental health facilities, sanitariums, residential care facilities, nursing homes, convalescent homes, homes for the aged and group home facilities; convention facilities; public buildings, public safety facilities, fire halls, correctional facilities, animal shelter facilities; museums, historic and cultural exhibits; cemeteries; utility substations and towers; municipal parking lots; and residential uses except mobile homes.

17.43.373 PROHIBITED USES AND STRUCTURES

All uses not uses-by-right or conditional uses are prohibited in the IPL district.

PASSED AND APPROVED this 12<sup>th</sup> day of MAY, 1992.

APPROVED:

Vic Kohring  
Vic Kohring, Chairman  
Wasilla Planning and Utilities Commission  
City of Wasilla, Alaska

ATTEST:

Marilyn L. Stewart  
Marilyn L. Stewart, Clerk  
Wasilla Planning and Utilities Commission  
City of Wasilla, Alaska