



CITY OF WASILLA

290 E. HERNING AVE.

WASILLA, ALASKA 99654-7091

PHONE: (907) 373-9050

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COUNCIL MEMORANDUM NO. 96-21

From: Duane Dvorak, City Planner 

Date: February 21, 1996

Subject: Resolution 96-06, a recommendation by the Wasilla Planning Commission to amend Future Land Use Map 4-2, as shown in the revised Wasilla Comprehensive Plan dated January 1996.

At the January 16, 1996 regular meeting of the Wasilla Planning Commission, the Commission forwarded the revised Wasilla Comprehensive Plan to City Council with a recommendation for approval. At the next regular Commission meeting on February 6, 1996, a number of property owners from Snider Subdivision came to the Commission requesting that a portion of Snider Subdivision designated in the draft plan for residential development be re-designated for commercial development. This area has historically been designated for commercial development as shown in the current comprehensive plan from 1992.

The Commission could not act on this request directly having already forwarded the plan to the Council for consideration. The Commission did, however, adopt Resolution No. 96-06, to bring this issue to the attention of the Council prior to the adoption of the plan. The Commission recommends that the Future Land Use Map, identified as Figure 4-2 in the Wasilla Comprehensive Plan draft, dated January 1996, should be amended to reflect a designation of commercial use, prior to the Council's adoption of the overall plan. An excerpt of the Future Land Use Map as depicted in the current 1992 Wasilla Comprehensive Plan is annotated and included here as an attachment for reference by the Council.

CITY OF WASILLA COMPREHENSIVE PLAN

1992

Prepared by: B & B Environmental, Inc.
Community Planning

CITY OF WASILLA BOUNDARY

REDESIGN WASILLA-FISH

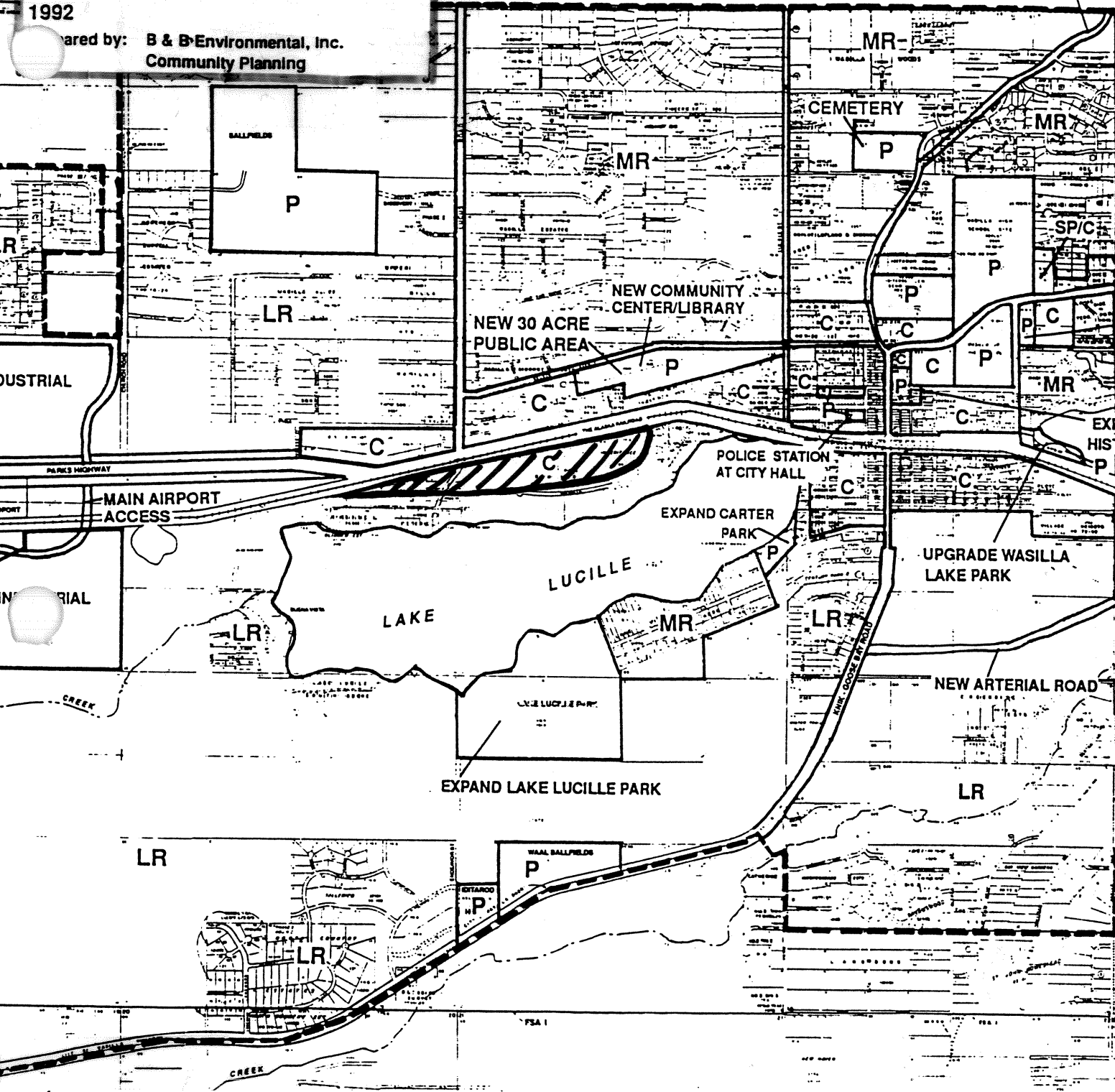
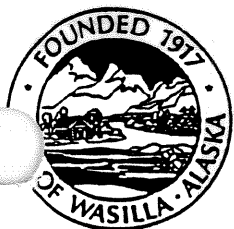


Figure 21 FUTURE LAND USE PLAN

- P Public and semi-public
- C Commercial
- MR Medium density residential
- I Industrial
- LR Low density residential





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WASILLA PLANNING COMMISSION

RESOLUTION NO. 96-06

A RESOLUTION OF THE WASILLA PLANNING COMMISSION AMENDING IT'S RECOMMENDATION IN RESOLUTION NO. 96-01, BY FURTHER RECOMMENDING THE DESIGNATION OF CERTAIN LANDS IN SNIDER SUBDIVISION FOR COMMERCIAL DEVELOPMENT RATHER THAN RESIDENTIAL AS DEPICTED IN THE THE FINAL DRAFT OF THE REVISED WASILLA COMPREHENSIVE PLAN.

WHEREAS, the Wasilla Planning Commission (WPC) adopted Resolution No. 96-01, recommending approval of the revised Wasilla Comprehensive Plan, dated January 1996; and,

WHEREAS, a number of property owners from Snider Subdivision came to the Commission on February 6, 1996, requesting a change in the designation of certain lands in Snider Subdivision that have historically been designated for commercial development; and,

WHEREAS, the Commission determined that the designation of these lands for residential development, as set forth in the revised Wasilla Comprehensive Plan was an oversight on the part of the Commission, staff and planning consultants; and,

WHEREAS, The WPC now wishes to clarify this issue for the Council so that the Future Land Use Map in the revised plan can be amended to reflect the appropriate designation prior to adoption;

NOW, THEREFORE, BE IT RESOLVED, that:

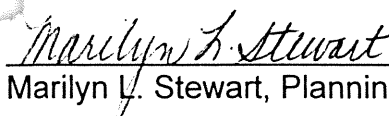
The Wasilla Planning Commission of the City of Wasilla voted unanimously to recommend that the Wasilla City Council amend the Future Land Use Map in the revised Wasilla Comprehensive Plan, dated January 1996, as follows:


Lots 1-1 through 14; Lots 15B, 16B, and 17B; Lots 18 through 22; and Lots 30 and 31; Snider Subdivision; and Tracts A and B, Inheritance Subdivision; should be designated for Commercial Use as indicated in the existing Wasilla Comprehensive Plan dated October, 1992. This designation should apply generally to the portion of the lots lying North of Selina Lane, which currently is located in the I--Intermediate development district.

I certify that a resolution in substantially the above form was passed by a majority of those voting at a duly called and conducted meeting of the Wasilla Planning Commission this 6th day of February, 1996.

RESPECTFULLY SUBMITTED:

APPROVED:


Marilyn L. Stewart, Planning Clerk


John A. Cannon, Chair

J.J. STUDNEK

P.O. BOX 9-1179
ANCHORAGE, ALASKA 99509
(907) 277-8959 • Fax (907) 277-3

February 21, 1996

City Council Members
City of Wasilla
VIA Fax # 907-373-9085
Wasilla, Alaska
Ladies & Gentlemen,

I am the current owner of Lot # 15 B, 16 B, 17 B, of Block # 1, of Snider Subdivision, & 1/3 owner of Tract (A), of Inheritance Subdivision.

It is my understanding that all of the above noted properties are being considered for re-zoning to residential status. At the present time I do not agree that this property should be Re-Zoned as residential, because Tract (A) of Inheritance Subdivision is currently being used for business purposes. The other parcels are also being considered for use as commercial property, because of their location along the railroad. I do not feel these properties should be residential.

I have a prospective purchaser that has already signed an earnest money agreement for the purchase of Lots 15 B, 16 B, & 17 B, of Snider Subdivision, and his intentions are to use this property for commercial business.


I believe that commercial use and designation for this property is the highest and best use for the property in question.

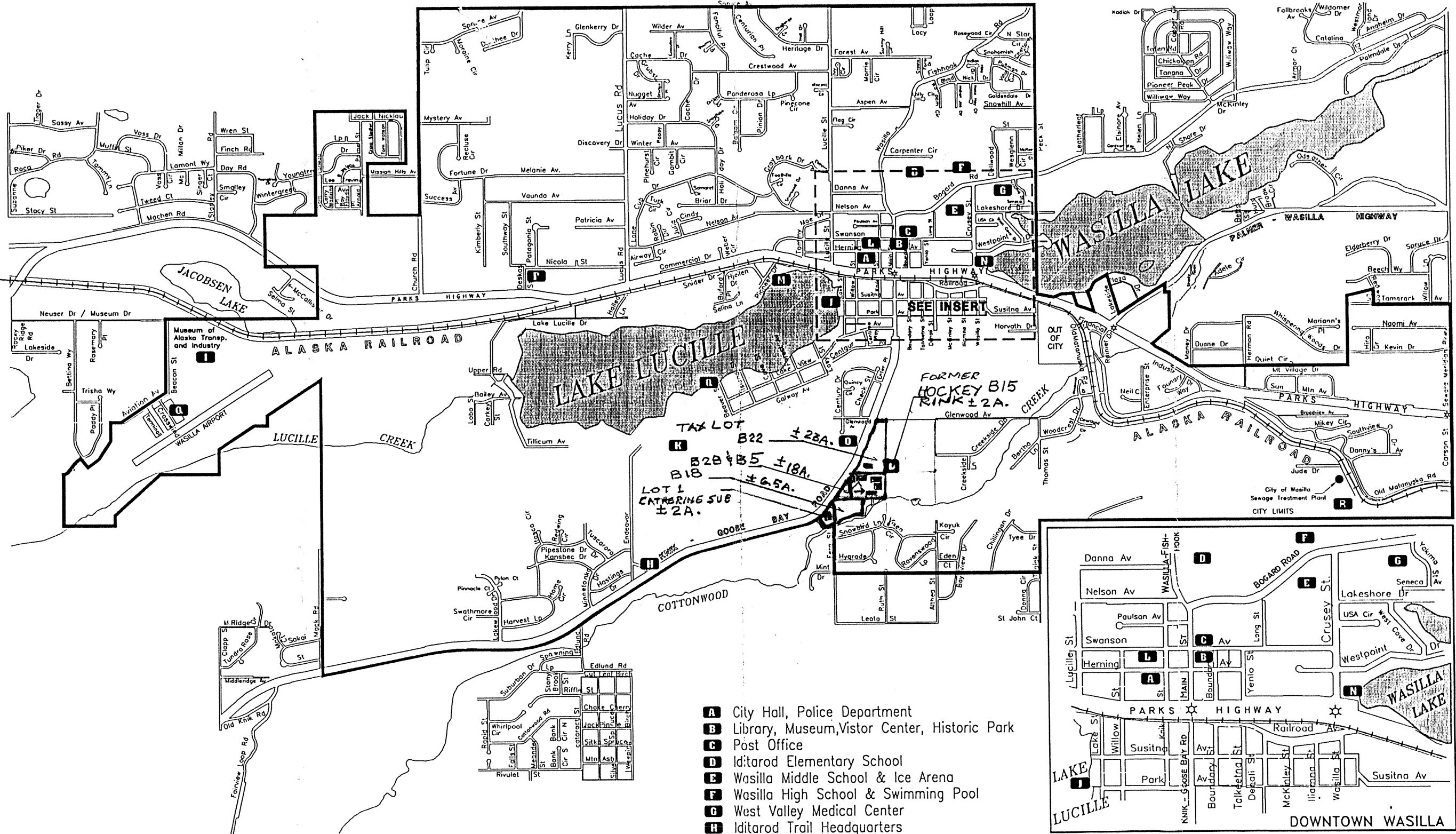
This property is now zoned so that it can be used for commercial purposes, and I do not want the zoning changed.

It is necessary for me to be out of state at the time this issue will be addressed at your February 26th, 1996, 7:00 P. M. meeting.

Please accept this letter as my protest of the proposed zoning changes for this property to residential status.

Sincerely,


Joseph J. Studnek



- A** City Hall, Police Department
- B** Library, Museum, Visitor Center, Historic Park
- C** Post Office
- D** Iditarod Elementary School
- E** Wasilla Middle School & Ice Arena
- F** Wasilla High School & Swimming Pool
- G** West Valley Medical Center
- H** Iditarod Trail Headquarters
- I** Museum of Alaska Transportation & Industry
- J** Carter Park
- K** Lake Lucille Park
- L** Nunley Park
- M** Snider Park (Private: Pioneers of Alaska)
- N** Wasilla Lake Park
- O** Floyd D. Smith Senior Center
- P** Alternative School
- Q** Wasilla Airport
- R** Sewage Treatment Plant

City Of Wasilla

Comprehensive Plan - 1995

Facilities & Services

Prepared By:
 The Canelos Group
 Community Planning
 LCMF Limited