

*Presented w/ Ord 98-60  
11/23/98*

**WASILLA CITY COUNCIL INFORMATION MEMORANDUM**

**IM No. 98-121**

**SUBJECT:** Amendment to WMC 16.43.204 & 16.43.706 to allow a reduction in the parking requirement for senior housing.

**PREPARED BY:** Planning Staff

**DATE:** September 25, 1998

**FOR AGENDA OF:** November 12, 1998

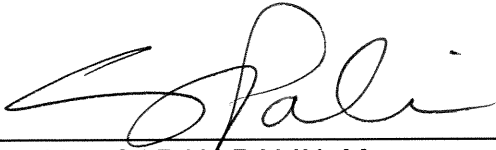
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**SUMMARY:**

The Wasilla Area Seniors sent a letter to the Planning Office requesting a reduction in the number of parking spaces required for multi-family dwelling units. Most of the seniors that live at the facility do not own vehicles and do not need two parking spaces. By amending the code, a distinction can be made between residential multi-family and adult retirement housing.

**FISCAL IMPACT:**  No  Yes, amount requested: \$ Fund:

**RECOMMENDED ACTION:** Schedule a Public Hearing on the proposed ordinance for the consideration of adoption.



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Reviewed by: SARAH PALIN, Mayor

Attachments: August 19, 1998 letter from Wasilla Area Seniors, Inc.  
September 22, 1998 letter from Wasilla Area Seniors, Inc.  
WPC Resolution Serial No. 98-19



# CITY OF WASILLA

290 E. HERNING AVE.  
WASILLA, ALASKA 99654-7091

## WASILLA PLANNING COMMISSION RESOLUTION NO. 98-19

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THE WASILLA CITY COUNCIL AMEND WMC 16.43.204 A DEFINITION OF ADULT RETIREMENT HOUSING AND MODIFY WMC 16.43.706 PARKING. (E) MINIMUM NUMBER OF OFF STREET PARKING SPACES REQUIRED AND THEIR DIMENSIONS.**

WHEREAS, amending WMC 16.43.204 Definitions, to include Adult Retirement Housing describes this use to be separate from other types of multi-family residential uses.

WHEREAS, amending WMC 16.43.706 (E) to allow parking requirements for Adult Retirement Housing provides specific parking criteria for the development of retirement facilities.

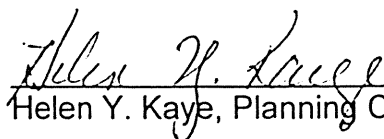
WHEREAS, the intention of the Wasilla Planning Commission is to allow the parking space requirements to reflect the actual spaces needed by Adult Retirement Housing facilities.

NOW THEREFORE BE IT RESOLVED the Wasilla Planning Commission recommends that "Exhibit A" be approved as a code ordinance by the Wasilla City Council.

BE IT FURTHER RESOLVED that the Wasilla Planning Commission designates 1.5 number of spaces as described in Exhibit A as the required number of spaces per dwelling unit for Adult Retirement Housing.

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 13<sup>th</sup> day of October 1998.

ATTESTED:

  
Helen Y. Kaye, Planning Clerk

  
Steve Glos, Vice-Chair

- Area Code (907)
- Administration  
Ph: 373-9055  
Fx: 373-9092
- Clerks Office  
Ph: 373-9090  
Fx: 373-9092
- Finance  
Ph: 373-9070  
Fx: 373-9085
- Library  
Ph: 376-5913  
Fx: 376-2347
- Museum  
Ph: 373-9071  
Fx: 373-9072
- Parks &  
Recreation  
Ph: 373-9053  
Fx: 373-9072
- Planning  
Ph: 373-9094  
Fx: 373-9092
- Police  
Ph: 373-9077  
Fx: 373-9051
- Public Works  
Ph: 373-9095  
Fx: 373-9054
- \_\_\_\_\_  
Ph: \_\_\_\_\_  
Fx: \_\_\_\_\_

**CITY OF WASILLA  
 ORDINANCE SERIAL NO. 98-\_\_\_\_\_**

AN ORDINANCE OF THE WASILLA CITY COUNCIL AMENDING THE WASILLA MUNICIPAL CODE 16.43.204 A DEFINITION OF ADULT RETIREMENT HOUSING AND MODIFY WASILLA MUNICIPAL CODE 16.43.706. PARKING (E) MINIMUM NUMBER OF OFF STREET PARKING SPACES REQUIRED AND THEIR DIMENSIONS.

BE IT ORDAINED AND ENACTED BY THE CITY OF WASILLA, ALASKA AS FOLLOWS:

**Section 1. Classification.** This ordinance is of a general and permanent nature and shall become part of the Wasilla code.

**Section 2. Amendment of section.** Wasilla Municipal Code 16.43.204, Definitions, is hereby amended to add a definition, to be inserted in alphabetical order with subsequent paragraphs renumbered accordingly:

"Adult Retirement Housing" means a multi-family facility for adults over the age of 60 that is within ¼ mile of a senior services facility, and has a senior citizen "front door pick up" transportation program available. The transportation program must operate a minimum of five days a week, during regular business hours, all year round.

**Section 3. Amendment of section.** Wasilla Municipal Code 16.43.706. Parking. (E) Minimum Number of off-street parking spaces required and their dimensions are described in the following tables is hereby amended to read as follows:

TABLE OF PARKING REQUIREMENTS	
Uses	Minimum Spaces Required, including employee parking, where applicable (rounded to nearest whole number)
Adult Retirement Housing	_____ spaces per dwelling unit
Single-family, duplex or multifamily uses	2 spaces per dwelling unit
Motels, Hotels	1 per guest room + a minimum of 3 additional
Bed and Breakfast	1 per guest room
Hospitals, group homes, and other health care facilities	1 per 3 beds based on maximum capacity

dance floors, auctions rooms, and similar places of assembly of concentrated use	1 per 4 seats whichever is greater
Warehouses, aircraft hangers, storage and wholesale business	1 per each 1,000 sq. ft. GFA
Self storage Mini-Warehouses	1 per each 25 storage units
Industrial uses	1 per each employee
Restaurants, bars, exhibit rooms, gymnasiums, conference rooms and similar places of assembly of less concentrated use	1 per 150 sq. ft. GFA or 1 for every 3 seats, whichever is greater.
Offices	1 per 300 sq. ft. GFA
Classrooms, school shops and vocational rooms for tenth grade and above	1 per 300 sq. ft. GFA or 1 per 4 seats whichever is greater
Classrooms and school shops for ninth grade and below	1 per 400 sq. ft. GFA or 1 per 5 seats whichever is greater
Commercial Uses (other than shopping centers)	1 per 300 sq. ft. GFA
Shopping Centers	4 per 1000 sq. ft. GLA up to 400,000 sq. ft. 4.5 per 1000 sq. ft. GLA from 400,001 to 600,000 sq. ft. 5 per 1000 sq. ft. GLA over 600,000 sq. ft.
All others	1 per 200 sq. ft. GFA or decision by commission
Handicapped Parking Total Parking Spaces in Lot	Accessible Spaces Required
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
Each additional 100 spaces or fraction thereof	1

Table of Minimum Dimensions

Angle →	30 degrees	45 degrees	60 degrees	90 degrees
Aisle Width	11 feet	13 feet	18 feet	25 feet
Stall Length	18 feet	20 feet	21 feet	20 feet
Stall Width	10 feet	10 feet	10 feet	10 feet

(Ord. 96-29 Attachment A 1996; Ord. 97-67 1997)

**Section 4. Effective date.** This ordinance becomes effective upon adoption.

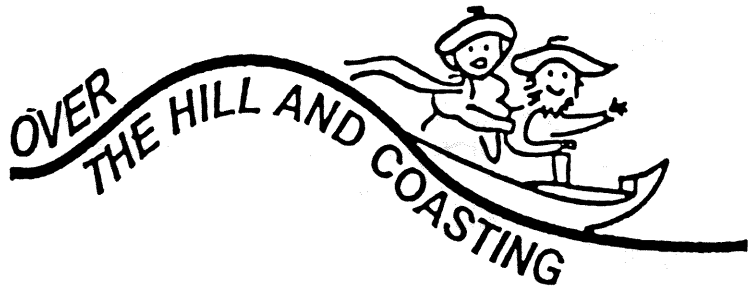
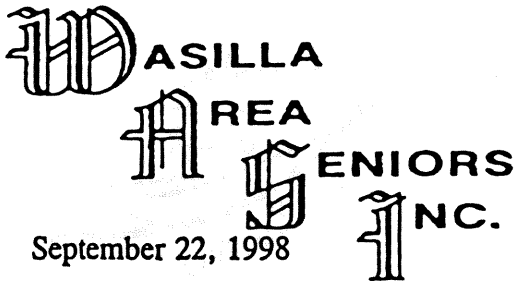
ADOPTED by the Wasilla City Council on this \_\_\_\_\_ day of October, 1998.

ATTEST:

\_\_\_\_\_  
KRISTIE L. VANGORDER, CMC/AE  
City Clerk

\_\_\_\_\_  
SARAH PALIN, MAYOR

[SEAL]



Planning Commission  
City of Wasilla  
290 Herning Ave.  
Wasilla, AK. 99654

Dear Commissioners:

We submitted a request asking the City to change the parking requirements for future Senior Housing projects in the attached letter that came before you at a previous meeting. I am appearing before you today and have attached some additional information for your consideration.

First I have conducted a survey and count of the parking places and number of vehicles present at all three Senior Housing complexes located adjacent to the Senior Center. The results are as follows:

<u>COMPLEX NAME</u>	<u># UNITS</u>	<u># PARKING SPACES</u>	<u># VEHICLES</u>
Susitna Place	24	48	14
Chinook Villa	32	54	15
Williwa Manor	32	63	18

As you can see none of the complexes use anywhere near the required parking spaces.

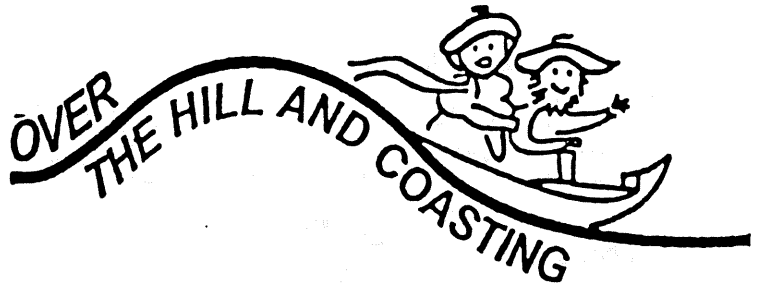
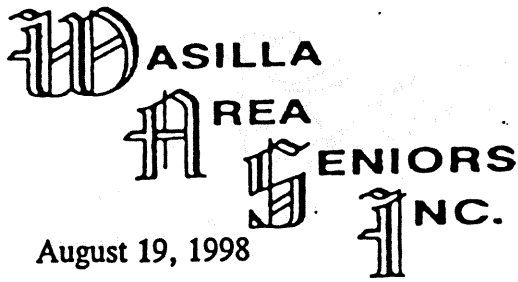
I have also attached a copy of the plans for the recently completed Susitna Place complex to show you how much parking space was used in relation to the size of the building to show how much more land the 2 spaces per unit requires.

I am also including a master plan for the entire parcel we are reserving for future housing which gives an idea of how much space is required for parking. I feel sure we could add another entire housing complex if we only were required to provide one space per unit.

I appreciate your consideration of this matter and will be pleased to answer any questions.

Sincerely,

  
J. Anderson  
Executive Director



Tim Krug, City Planner  
City of Wasilla  
290 Herning Ave.  
Wasilla, AK. 99654

Dear Mr. Kruk:

We have started the planning process for the construction of the next senior housing project that will be located on the property next to Wasilla Seniors. As you are aware we just finished the first project, and demand is still strong for more units. We are planning at least 24 more units that will probably start construction in the year 2000.

We have 8 acres left from the property the City gave us and will be using this property. We want to maximize our land use and one problem we ran into with the last project was the number of parking spaces required by City Code. Present Code states each unit must have 2 parking spaces. To meet this requirement we must use more land that leaves less for housing. I believe that 2 spaces are necessary for non-senior multi family projects but many seniors do not have cars and we end up with many empty parking spaces. We were required to provide 48 spaces for Susitna Place. My last count of residents with cars and of cars in the parking lot indicated we have 13 vehicles. The same is true at Chinook Villa where they have 64 spaces for 15 vehicles.

I discussed this with Mayor Palin and she suggested I start the process to change the City Code. At the Borough we are currently writing a zoning ordinance for the Core Area and we have approved creating a separate parking requirement category for senior housing. That ordinance will require one space per unit. I would like to request that you start the process necessary to change the City Code to lower the parking space requirements for senior housing.

By starting now we will be allowing ourselves plenty of time to accomplish this. Please let me know if you need any additional information and keep me advised. Thanks

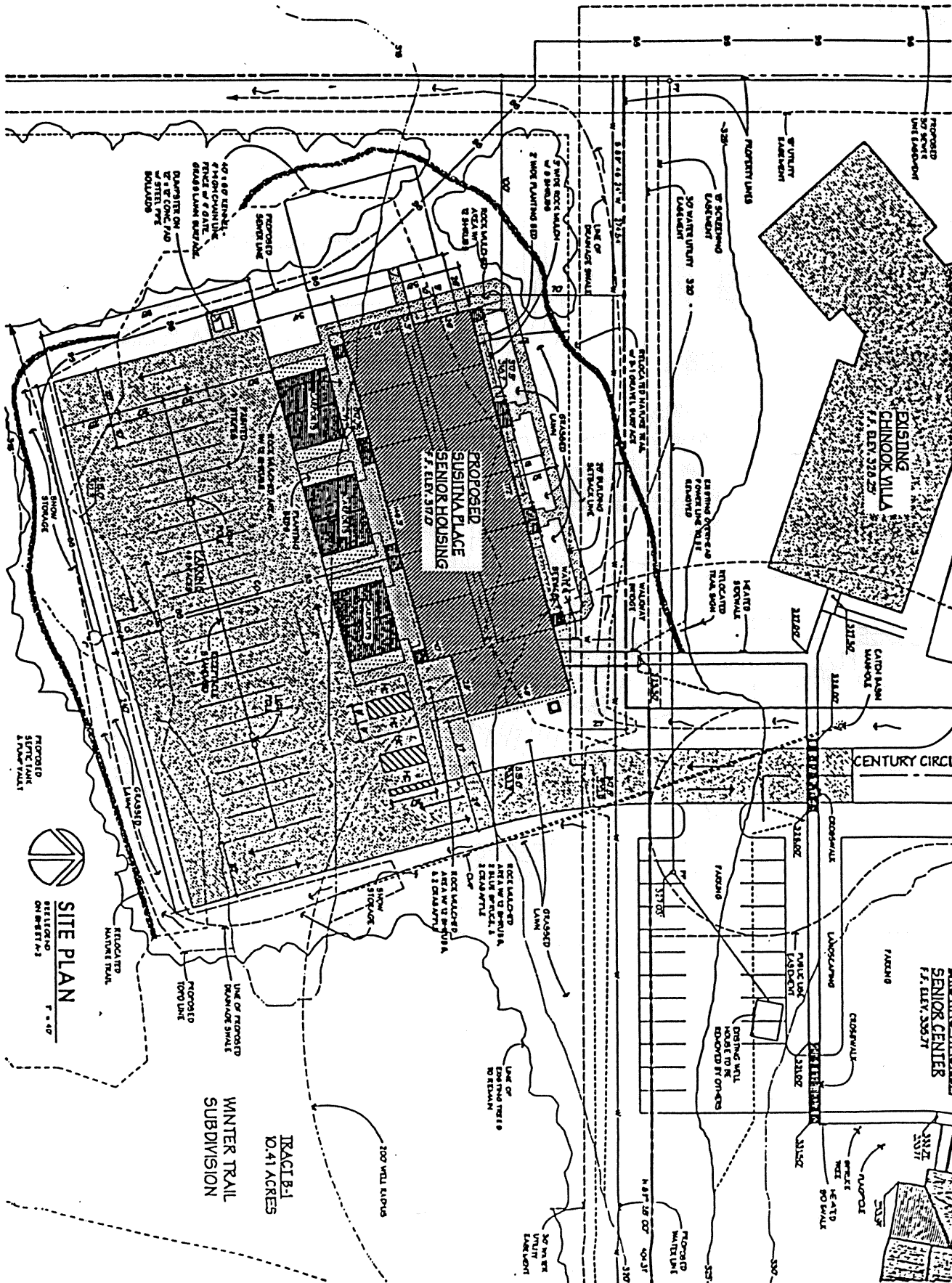
Sincerely,

A handwritten signature in black ink, appearing to read "Tim Anderson".

Tim Anderson  
Executive Director

Cc: Sarah Palin, Mayor City of Wasilla





**SITE PLAN**  
 1" = 40'  
 REFERENCE TO SHEETS A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14, A-15, A-16, A-17, A-18, A-19, A-20, A-21, A-22, A-23, A-24, A-25, A-26, A-27, A-28, A-29, A-30, A-31, A-32, A-33, A-34, A-35, A-36, A-37, A-38, A-39, A-40, A-41, A-42, A-43, A-44, A-45, A-46, A-47, A-48, A-49, A-50, A-51, A-52, A-53, A-54, A-55, A-56, A-57, A-58, A-59, A-60, A-61, A-62, A-63, A-64, A-65, A-66, A-67, A-68, A-69, A-70, A-71, A-72, A-73, A-74, A-75, A-76, A-77, A-78, A-79, A-80, A-81, A-82, A-83, A-84, A-85, A-86, A-87, A-88, A-89, A-90, A-91, A-92, A-93, A-94, A-95, A-96, A-97, A-98, A-99, A-100

TRACT B-1  
 10.41 ACRES  
 WINTER TRAIL  
 SUBDIVISION

**PROJECT TITLE**  
**SUSITNA-PLACE SENIOR HOUSING**

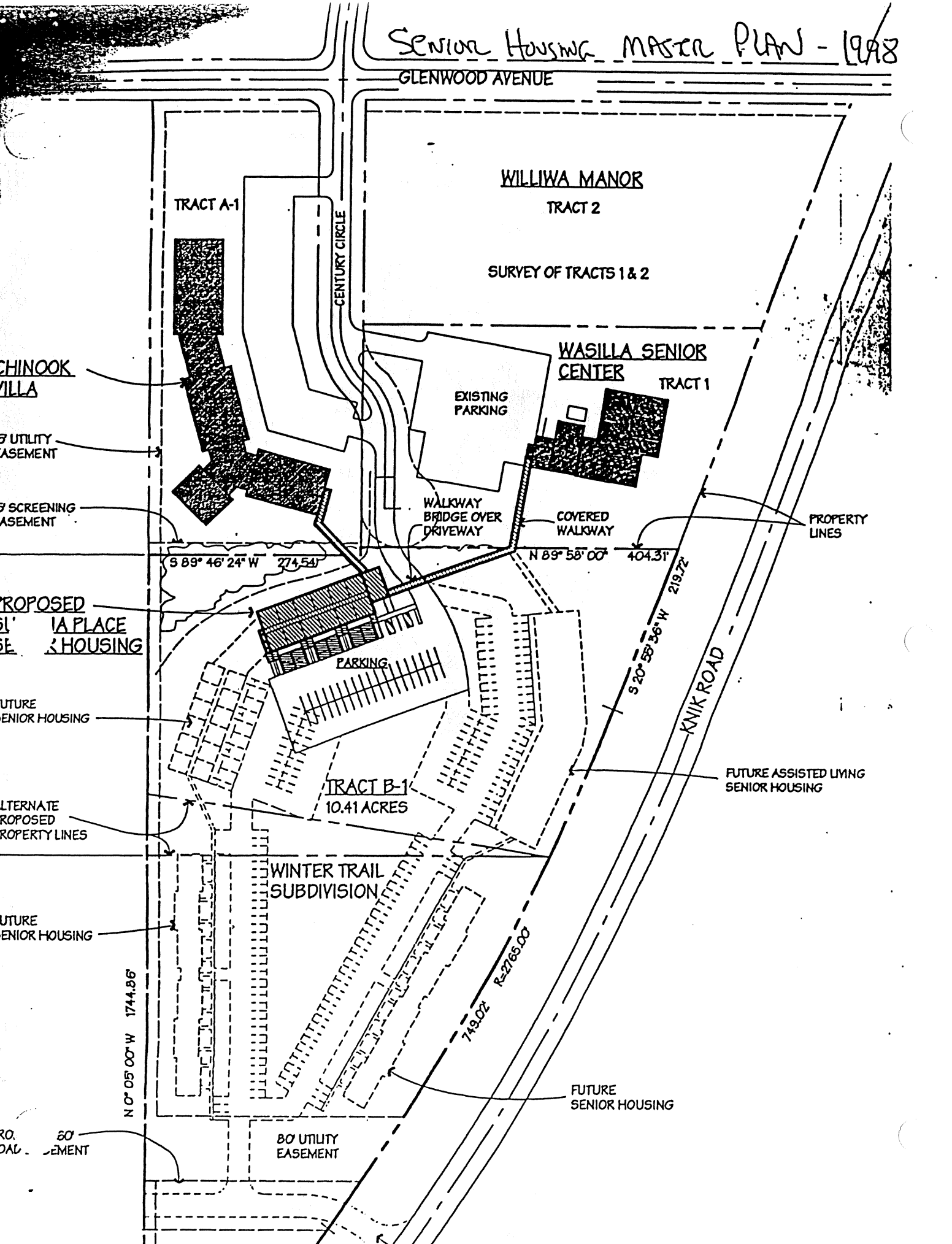
PROJECT NO.	
DATE	FEB. 11, 1978
DRAWN BY	
CHECKED BY	
SCALE	
SHEET	A-3

**THE DESIGN COMPANY**  
 1000 WEST 10TH AVENUE  
 DENVER, COLORADO 80202  
 PHONE 333-1111



# Senior Housing Master Plan - 1998

GLENWOOD AVENUE



WILLIWA MANOR

TRACT 2

SURVEY OF TRACTS 1 & 2

TRACT A-1

CENTURY CIRCLE

WASILLA SENIOR CENTER

TRACT 1

EXISTING PARKING

WALKWAY BRIDGE OVER DRIVEWAY

COVERED WALKWAY

PROPERTY LINES

CHINOOK VILLA

UTILITY EASEMENT

SCREENING EASEMENT

PROPOSED PLACE HOUSING

FUTURE SENIOR HOUSING

ALTERNATE PROPOSED PROPERTY LINES

FUTURE SENIOR HOUSING

FUTURE ASSISTED LIVING SENIOR HOUSING

TRACT B-1  
10.41 ACRES

WINTER TRAIL SUBDIVISION

FUTURE SENIOR HOUSING

80' UTILITY EASEMENT

80' UTILITY EASEMENT

$N 0^{\circ} 05' 00'' W$  1744.86'

$S 89^{\circ} 46' 24'' W$  274.54'

$N 89^{\circ} 58' 00''$  404.31'

$S 20^{\circ} 58' 36'' W$  219.72'

749.02' R=2765.00'