

Presented with  
Ord 98-18 ✓  
4/13/98

WASILLA CITY COUNCIL INFORMATION MEMORANDUM

IM NO. 98-32

SUBJECT: A ordinance supporting the request to rezone a portion of The Nature Conservancy property adjacent to the New Wasilla Airport.

PREPARED BY: Planning Office

DATE: March 13, 1998

FOR AGENDA OF: 3/23/98

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SUMMARY:

A petition request for the possible rezone of tax parcels A2, and D2 Section 7, tax parcels B1, and B3, Section 8, T17N, R1W, Seward meridian, adjacent to the New Wasilla Airport, from RR--Rural Residential to a combination of C--Commercial and I--industrial. (as shown on "attachment a.")

- A. There is a proposed dedicated access from the Parks Highway to serve the designated Industrial area. Development of this parcel may occur if an Industrial developer purchases this property and/or Church Road South is constructed.
- B. This request is consistent with the 1996 Wasilla Comprehensive Plan that designates land adjoining the airport and railroad for future industrial purposes.
- C. The C--Commercial district allows uses that are appropriate for the location of Tract A2, Section 7, and B1, Section 8.
- D. The C--Commercial rezone is contiguous with existing commercial area. The I--Industrial is contiguous with existing industrial area.
- E. The C--Commercial lots recommended for rezone have frontage on the Parks Highway and Church Road.
- F. The C--Commercial rezone is consistent with the Commercial Use designation depicted in the expected future use land map of the 1996 Wasilla Comprehensive Plan.
- G. The petitioner attended the meetings held in 1998 to hear and respond to the concerns expressed by surrounding property owners who testified or wrote comments to be considered at the public hearings for this case.
- H. The approval for this rezone will expire if the conditions of the approval for rezone are not completed on or before December 31, 1999.

The Wasilla Planning Commission has reviewed this request and has indicated their support of this rezone with the adoption of WPC Resolution R98-03.

FISCAL IMPACT: \_\_\_ NO  YES, amount requested: \$ Fund:

RECOMMENDED ACTION: Introduce Ordinance Serial No. 98-18 and schedule for public hearing at the next regular meeting, *set for final action at the next meeting also.*

  
Reviewed by: SARAH PALIN, Mayor

Attachments:

Ordinance Serial No. 98-18  
Wasilla Planning Commission Resolution Serial No. R98-03  
Letter from The Nature Conservancy representative Randy Hagenstein dated 1/15/98  
Attachment A drawing



# CITY OF WASILLA

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

## WASILLA PLANNING COMMISSION RESOLUTION NO. 98-03

A RESOLUTION OF THE WASILLA PLANNING COMMISSION (WPC) OF THE CITY OF WASILLA, ESTABLISHING FINDINGS OF FACT IN SUPPORT OF THE RE-INTRODUCTION OF CASE NO. R96-143, A REQUEST TO REZONE SELECTED PARCELS OF LAND OWNED BY THE NATURE CONSERVANCY ADJACENT TO THE NEW WASILLA AIRPORT FROM RR--RURAL RESIDENTIAL TO A COMBINATION OF C--COMMERCIAL AND I--INDUSTRIAL. (As shown on "Exhibit A.")

WHEREAS, The Wasilla Planning Commission (WPC) considered this request at public meetings on December 6, 1996, and January 7, 1997, January 27, 1998, February 10, 1998, and March 10, 1998; and,

WHEREAS, a duly advertised public hearings were held for this case on December 6, 1996, January 7, 1997 and the March 10, 1998, public hearing notices were mailed to surrounding land owners prior to these hearings; and,

WHEREAS, the WPC deliberated on this request, taking into account the recommendation of the staff, public testimony - both written and verbal comments, the applicable provisions of the 1996 Wasilla Comprehensive Plan, and other pertinent information brought before the Commission relating to this request; and,

WHEREAS, the WPC now wishes to adopt findings of fact supporting the re-introduction of this request.

NOW THEREFORE BE IT RESOLVED that:

1. Decision. The Wasilla Planning Commission of the City of Wasilla, hereby affirms the approval of Case R96-143, a request to reconsider the rezone application the land designated in "Attachment A" from RR--Rural Residential to a combination of C--Commercial and I--Industrial, generally located on the west side of Wasilla, south of Mission Hills Subdivision, west of Lake Lucille and east of the New Wasilla Airport.

2. Basic Facts and Reasoning. The Wasilla Planning Commission decided this case in reliance upon the information, evaluation and recommendation of the staff contained in the staff reports for Case R96-143, public testimony received during the review of this request, and other pertinent information brought forward at the public meetings for this request.

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: \_\_\_\_\_

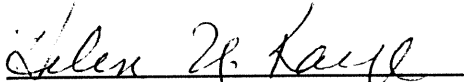
The WPC hereby adopt Resolution 98-03 in support of the decision for Case R96-143. The following findings of fact summarize the basic facts and reasoning of the Commission


- A. This rezone will not be effective until the subdivisions of Tract A2, Section 7, and Tract B1, Section 8, are complete and recognized by the Matanuska-Susitna Borough Platting Department.
- B. This rezone will not be effective until the Public Use Easement is recorded at the State of Alaska, Palmer Recorders Office, Third Judicial District.
- C. At the present time, there is proposed dedicated access from the Parks Highway to serve the designated Industrial area. Development of this parcel may occur if an Industrial developer purchases this property and/or Church Road South is constructed.
- D. This request is consistent with the 1996 Wasilla Comprehensive Plan that designates land adjoining the airport and railroad for future industrial purposes.
- E. The lot corners of Tract A2, Section 7 and Tract B1, Section 8, that abut the Church Road right-of-way subdividing RR--Rural Residential from C--Commercial shall be clearly monumented in a manner consistent with subdivision requirements of the Matanuska-Susitna Borough Platting Ordinance. This requirement applies regardless of whether the applicant proposes a waiver subdivision.
- F. The C--Commercial district allows uses that are appropriate for the location of Tract A2, Section 7, and B1, Section 8.
- G. The C--Commercial rezone is contiguous with existing commercial area. The I--Industrial is contiguous with the existing industrial area.
- H. The C--Commercial lots recommended for rezone have frontage on the Parks Highway and Church Road.
- I. The C--Commercial rezone is consistent with the Commercial Use designation depicted in the expected future use land map of the 1996 Wasilla Comprehensive Plan.
- J. The petitioner attended the meetings held in 1998 to hear and respond to the concerns expressed by surrounding property owners who testified or wrote comments to be considered at the public hearings for this case.
- K. The approval for this rezone will expire if the conditions of the approval for rezone are not completed on or before December 31, 1999.

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 10th day of March 1998.

ATTESTED:

APPROVED:

  
Helen Y. Kaye, Planning Clerk

  
Harold S. Newcomb, Chair

(SEAL)

# Case R96-143

## " ATTACHMENT A "

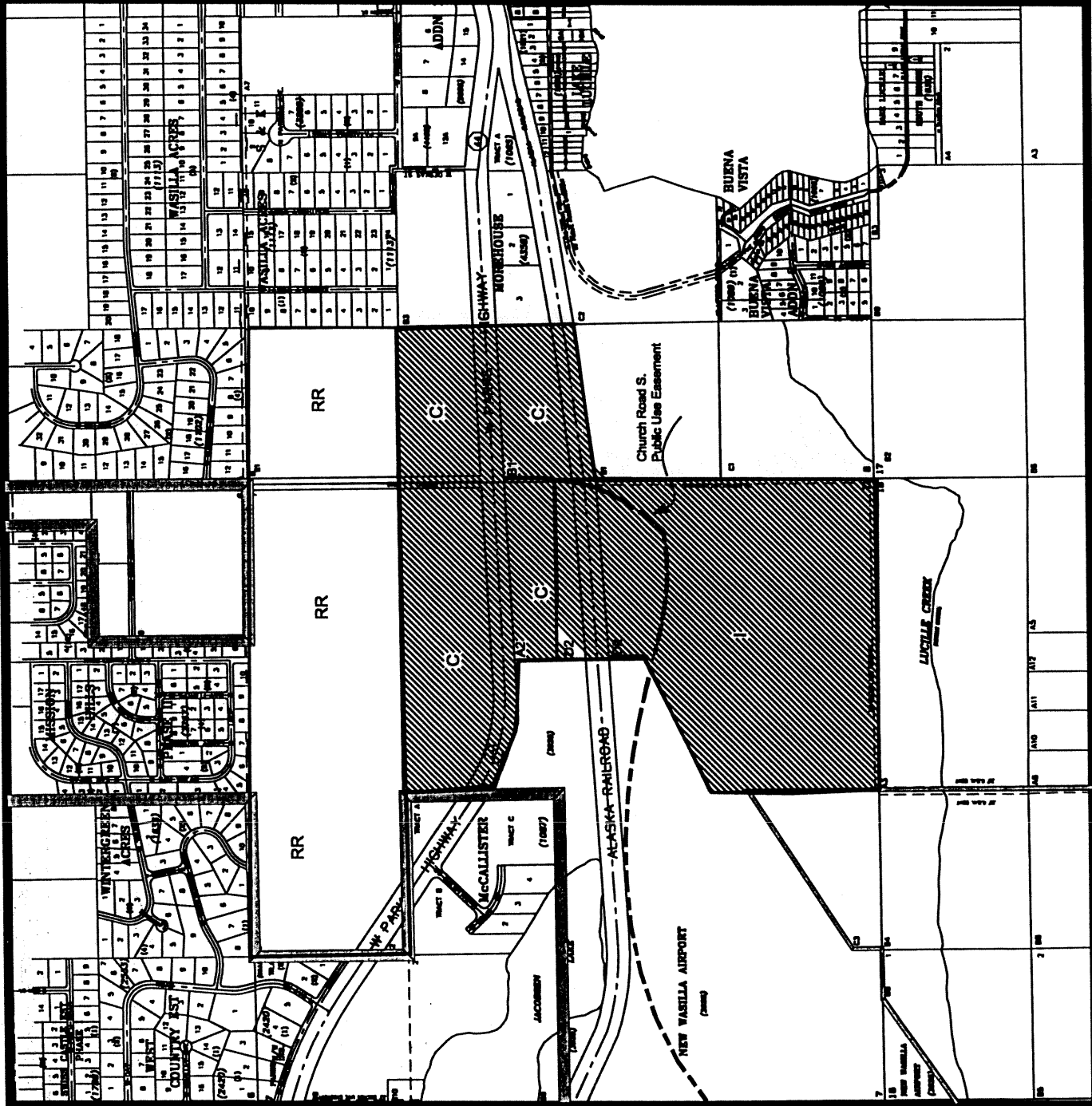
### Reconsideration

A petition request for the possible rezoning of the southern portion of Tract A2, Section 7, T17N, R1W, S.M., and the portion south of Tract B1, Section 8, T17N, R1W, S.M., from the northwest corner of Tract of Tract B3, Section 8, T17N, R1W, S.M., thence westerly to the CN 1/16 corner of Section 7, T17N, R1W, S.M., from RR-Rural Residential to C-Commercial; and

the possible rezoning of that portion of Tract B1, Section 8, T17N, R1W, S.M., lying north of the Alaskan Railroad Right-of-Way, from RR-Rural Residential to Commercial; and

the possible rezoning of Tract D2, Section 7, T17N, R1W, S.M., from RR-Rural Residential to I-Industrial.

Applicant: The Nature Conservancy





421 West First Avenue,  
Suite 200  
Anchorage, Alaska 99501  
TEL (907) 276-3133  
FAX (907) 276-2584

International Headquarters  
Arlington, Virginia  
111 703 841-5300

15 January, 1998

RECEIVED

JAN 21 1998

Planning Department

Tim Krug, Planning Director  
City of Wasilla  
290 E. Herning  
Wasilla, AK 99654-7091

Dear Tim:

I would like the City of Wasilla to reconsider it's denial of the Nature Conservancy's rezone request on the 400 acre property we own in the Parks Highway/Church Road area. I believe there may exist a compromise that meets the City's interests, addresses the Conservancy's needs, and is compatible with current and future uses.

I would appreciate the opportunity to appear before the Planning Commission to discuss potential options at the upcoming meeting on January 27, 1998.

Thank you for considering this request.

Sincerely,

Randall H. Hagenstein  
Conservation Program Director