

SUBJECT: REZONE LOTS 1 AND 2, BLOCK 1 WASILLA HEIGHTS SUBDIVISION FROM RR-RURAL RESIDENTIAL TO RM-RESIDENTIAL MULTIFAMILY.

REQUESTED BY: Wasilla Planning Commission

PREPARED BY: Tim Krug, City Planner

DATE: October 4, 1999

FOR AGENDA OF: October 11, 1999

SUMMARY: The Wasilla Planning Commission recommends the rezone of Lots 1 and 2, Block 1, Section 8, T17N, R01W, Seward Meridian from RR-Rural Residential to RM-Residential Multifamily.

FISCAL IMPACT: X No Yes, amount requested: \$

RECOMMENDED ACTION:

Approve Ordinance Serial No. 99-46, per Planning Commission's decision.

MAYOR REVIEW/COMMENT:



Reviewed by: SARAH PALIN, Mayor

- Attachments: Ordinance Serial No. 99-46
- Wasilla Planning Commission Resolution 99-17
- 7/28/99 Letter from William B. Odom
- 8/6/99 Notice of Rezone Request
- Public Written Responses

Presented with: Ord 99-46
Date: 10/25/99 **Verified by:** TK



CITY OF WASILLA

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

WASILLA PLANNING COMMISSION RESOLUTION NO. 99-17

A RESOLUTION OF THE WASILLA PLANNING COMMISSION OF THE CITY OF WASILLA, ALASKA, RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE OFFICIAL WASILLA ZONING MAP TO REFLECT A CHANGE OF ZONING FROM RR—RURAL RESIDENTIAL TO RM—RESIDENTIAL MULTIFAMILY DISTRICT, SECTION 8, T17N, R01W, SEWARD MERIDIAN, A 3.5 ACRE PARCEL.

WHEREAS, a petition request to rezone land from RR - Rural Residential to RM - Residential Multifamily was investigated by the City Planner and reviewed by the Wasilla Planning Commission (WPC) at public meetings on August 24, 1999; and,

WHEREAS, a duly advertised public hearing was held on August 24, 1999, with public hearing notices mailed to surrounding land owners within 1200' prior to the hearing; and

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

WHEREAS, the WPC now wishes to forward this request for rezone to the Wasilla City Council along with a recommendation for approval, as follows:

NOW, THEREFORE, BE IT RESOLVED, that the Wasilla Planning Commission of the City of Wasilla, hereby forwards to the Wasilla City Council, Case R99-17 (Rezone), a petition request to rezone Lots 1 and 2, Block 1, Section 8, T17N, R01W, Seward Meridian, two contiguous parcels, from RR—Rural Residential to RM—Residential Multifamily; and

FURTHER BE IT RESOLVED, the Wasilla Planning Commission recommends approval of this request and supports its recommendation with the findings below:

1. The combination of lots 1 and 2 are in excess of the 2 acre minimum area requirement for a rezone.
2. The uses permitted in the RM—Residential Multifamily zoning district, are compatible with the historical and present day use of many neighboring parcels. The former I—Intermediate development district allowed a wide range of multifamily uses prior to the general community wide rezone that occurred on August 12, 1996.

ADMINISTRATION
Phone: (907) 373-9055
Fax: (907) 373-9096

CLERK'S OFFICE
Phone: (907) 373-9090
Fax: (907) 373-9092

FINANCE
Phone: (907) 373-9070
Fax: (907) 373-9085

LIBRARY
Phone: (907) 376-5913
Fax: (907) 376-2347

MUSEUM
Phone: (907) 373-9071
Fax: (907) 373-9072

PARKS AND RECREATION
Phone: (907) 373-9053

PLANNING
Phone: (907) 373-9094

POLICE
Phone: (907) 373-9077

PUBLIC WORKS
Phone: (907) 373-9095

3. No nonconforming uses or structures will be created by the proposed change in zoning districts. The zoning proposed for the subdivision is consistent with the designation of the area for Generally Residential development in the area, as set forth in the provisional 1996 Wasilla Comprehensive Plan.
4. An increase in traffic potential is not anticipated from the approval of this rezone request, however, this is consistent with the historical zoning of this property prior to August 12, 1996, when it was located in the former I—Intermediate development district.
5. A majority of all RM--Residential Multifamily zoning districts are already developed and a need exists for more RM—Residential Multifamily zoning districts.

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 16th day of September, 1999.

ATTESTED:



Helen Y. Kaye, Planning Clerk

APPROVED:



Kevin Baker, Vice-Chair

William B. Odom
750 Easy St.
Wasilla, Alaska 99654

July 28, 1999

City of Wasilla
290 E. Herning Ave.
Wasilla, Alaska 99654-7091

Attention: Tim Krug, City Planner

Subject: Request for Rezone of Lots 1 & 2, Block 1, Wasilla Heights Subd.

Dear Mr. Krug:

This letter is to request rezoning of Lots 1 & 2, Block 1, Wasilla Heights Subdivision, from Rural Residential (RR) to Multifamily (RM). Enclosed is a check No. 3925 for \$500 to initiate action on this request.

Lot 1 is undeveloped. It is my desire to develop this property in the year 2000 with a multifamily unit. The current zoning only permits a duplex.

Lot 2 is developed with a multifamily unit (4-plex), built in 1977. I would like the zoning to conform to the use of this property.

I believe this request will not disrupt the character of the neighborhood and that the proposed multifamily unit is harmonious with other activities allowed and operating in the district.

Outlined below is justification for this request.

HISTORY

Wasilla Heights Subdivision is located up Lucas Road. For identification, Jacobson's Greenhouse and Nursery is located within this subdivision. See attached Location Map. The subdivision was platted in 1971 with few restrictions. See copy of the restrictions from the platt. In 1977, zoning was not in effect, and multifamily units were allowed. Sometime prior to 1996, the City of Wasilla's Comprehensive Plan zoned this property as "transition" and multifamily units continued to be allowed. In 1996, I began planning a multi-unit apartment for Lot 1 and spoke to Mr. Dvorak, the city planner at that time, who indicated that this property was approved for multifamily; there was no mention of a new City of Wasilla Comprehensive plan being circulated for approval at this time. In 1999, I

was informed that this property is now reclassified as RR (rural residential) and multifamily units are not allowed.

Apparently, a general mailing was sent to all property owners advertising the new comprehensive plan but it was not clear to me that this new plan would change the use of my property. Although the City will send out certified letters to adjacent property owners concerning this rezone request, the City is not required to send out certified letters to affected property owners when the City releases a new comprehensive plan for comment. If I had known the impact of the new comprehensive plan on the use of my property, I would have voiced my complaint at the public hearings.

I purchased this property sometime ago with the intention of developing a multifamily unit. At one time the Mat-Su Borough assessed the property at \$45,000 because it fronted Lucas Road; this clearly was not a residential assessment. I am now prepared to develop this property, but cannot until I have the rezoning changed.

DISCUSSION

1. Each lot qualifies for rezoning as the acreage for one lot is 1.75 acre and when rounded up meets the two (2) acre minimum. When combined, by inspection Lots 1 & 2 total 3.5 acre and also exceeds the two acre minimum. The rezoning is in an area with adequate services, and there is a demonstrated need for additional multifamily zonings (See Item 3 below). Further, the proposed site plan demonstrates that an 8-plex can conform to the City of Wasilla's Development Code, Section 16.43.508 General Approval Criteria which defines parking, setbacks, etc. requirements.
2. Although this request is for "spot zoning", the character of the neighboring property is predominantly commercial and multifamily with some single family residences. Attached is a map of the area annotated with photos. There are seven 4-plexes and one 7-plex within a 1000 ft. radius of Lots 1 & 2, Block 1. Further, Jacobsen's Nursery is directly south of the property; this business operates on Lots 1, 2, 3, & 4 (Block 2) and uses Patricia Ave. for access to their greenhouses, shops, etc.
3. The City of Wasilla does not have any available Multifamily (RM) zoning for development. I have been operating rentals in Wasilla since 1977. There is a need for rentals in the Wasilla area. Location is a key element to a successful rental. This property has excellent location for a multifamily unit as it is located close-in and the neighborhood is rental/commercial.
4. Lot 2, Block 1 was developed as a multifamily unit in 1997. I am asking that this property also be rezoned so that the zoning would conform to current and future use. I prefer Multifamily (RM) zoning for both properties as this zoning does not allow mobile homes.

5. Lot 1, Block 1 fronts Lucas Road. The 1999 Mat-Su Dept. of Transportation Survey indicates that Lucas Roads has 1,900 cars per day. A typical subdivision ranges from 200 to 300 cars per day. Parks Highway at Lucas Road is 13,700 to 16,300. Further, as Lucas Road is upgraded and the Bumpus Ball Fields are expanded, traffic will increase. From these statistics, Lot 1 would not be a desirable location for a single family residence.

6. Lot 1, Block 1 Proposed Development
 - a) The proposed development for Lot 1 is a multifamily unit. I have been developing plans for an eight unit apartment, however, depending on costs, this may be reduced to a smaller unit. In 1977, I built a 4-plex on Lot 2, Block 1 which is adjacent to Lot 1. I have operated this apartment for 22 years. See the attached Floor Plan and Draft Site Plan for the development that I am proposing to build on Lot 1, Block 1. The Draft Site Plan shows that City, Mat-Su Borough, and Dept. of Environmental Conservation setbacks can be met in addition to the City's parking, snow storage, and additional RV storage requirements.
 - b) PARKING: Two spaces are required for each apartment in conformance with the Wasilla Development code. For an 8-plex, 16 spaces are required. The Draft Site Plan shows that the property can accommodate this requirement. All other requirements such as additional storage area (1066 required for 8 units) can also be met.
 - c) LIGHTING: Lighted access and lighted parking will be provided in conformance with the Wasilla Development Code Section.
 - d) SNOW STORAGE: Snow storage will be provided in accordance with the development code. 400 square feet is required for an 8-plex.
 - e) HEIGHT: The height of the building will be less than 35 ft maximum which is the City Standard.
 - f) WATER: An on-site water well in accordance with the Department of Environmental Conservation requirements will be provided. The City does not have water service to this area. The adjacent well is 122 feet deep and supplies 22 gallons per minute. I do not anticipate any problems with water.
 - g) SEWER: An on-site septic system will be provided for sewer. The City does not have a sewer connection within 150 ft. of the property. The closest connection is near the Parks Highway, over 1/2 mile away.
 - h) DRAINAGE: The property is relatively flat and dry ground. There are drainage ditches with culverts paralleling Lucas Road and Patricia Ave. Surface areas will be sloped to drain towards these ditches. I do not anticipate any problems with drainage. The adjacent property has not had any drainage problems in 22 years.

- i) OFFSITE IMPACTS: Offsite impacts should be minimal. Noise, odors, glare, dust, litter, etc. should not be a problem. I keep my properties clean and landscaped and have not had any complaints from my neighbors concerning the operation of the adjacent apartment in 22 years.

- j) LANDSCAPING: The area around the existing apartment (Lot 2) is landscaped with lawn. The proposed apartment for Lot 1 will have similar landscaping. See photo of the Lot 2 apartment.

I believe my information correct. Please let me know if you need additional information. I may be reached at 373-1895.

Sincerely,

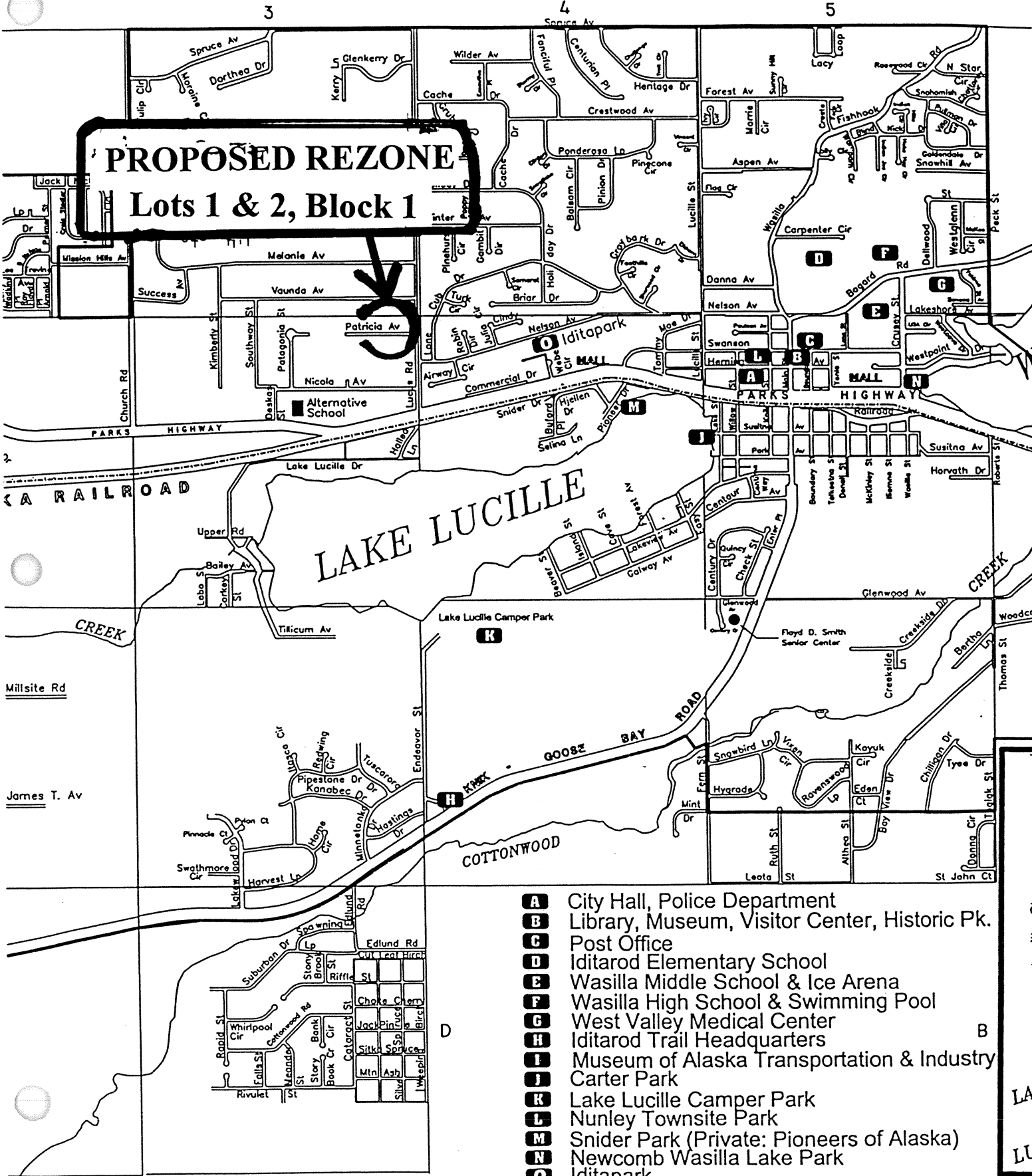


William B. Odom

Attachments:

1. Location Map
2. Area Map annotated with photos
3. Copy of Wasilla Heights Subdivision restrictions
4. Proposed 8-Plex Floor Plan
5. Draft Site Plan
6. Land Use Permit Form
7. Check No. 3925 for \$500

CITY OF WASILLA, ALASKA



PROPOSED REZONE
Lots 1 & 2, Block 1

- A** City Hall, Police Department
- B** Library, Museum, Visitor Center, Historic Pk.
- 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 Camper Park
- L** Nunley Townsite Park
- M** Snider Park (Private: Pioneers of Alaska)
- N** Newcomb Wasilla Lake Park
- O** Iditapark

RESTRICTIONS

1. No building shall be constructed, erected or moved upon any lot nearer than 10 feet from the side or rear lot lines nor nearer than 25 feet to any street.
2. Outhouses, septic tanks, sewage drain fields and cesspools are not to be located within a distance 50 feet from the side or rear lot lines nor less than 25 feet from any street.
3. Installation of individual water supply and sewage disposal systems will conform to the State of Alaska and Matanuska-Susitna Borough Statutes.
4. No trailer less than 10 feet in width, quonset hut or temporary building or structure shall be erected, constructed or moved upon any lot and remain on lot for a period of time exceeding 18 months from the purchase date of lot.
5. No livestock shall be kept on any lot nor will any type kennels be permitted or allowed in the subdivision other than household pets.
6. Waste and garbage will not be kept in other than closed sanitary containers until disposed of in incinerators or other equipment designed for such use. The area surrounding incinerators or other equipment used for the storage or disposal of waste materials shall be maintained in clean and sanitary condition.
7. No lot shall be used as a dumping area for rubbish, trash, garbage or other waste materials.
8. No open burning of brush or trash will be permitted unless permission is granted by the B. C. & Fire Control Office or other authorized official and all fire prevention rules will be strictly followed.

Plot # 11-12

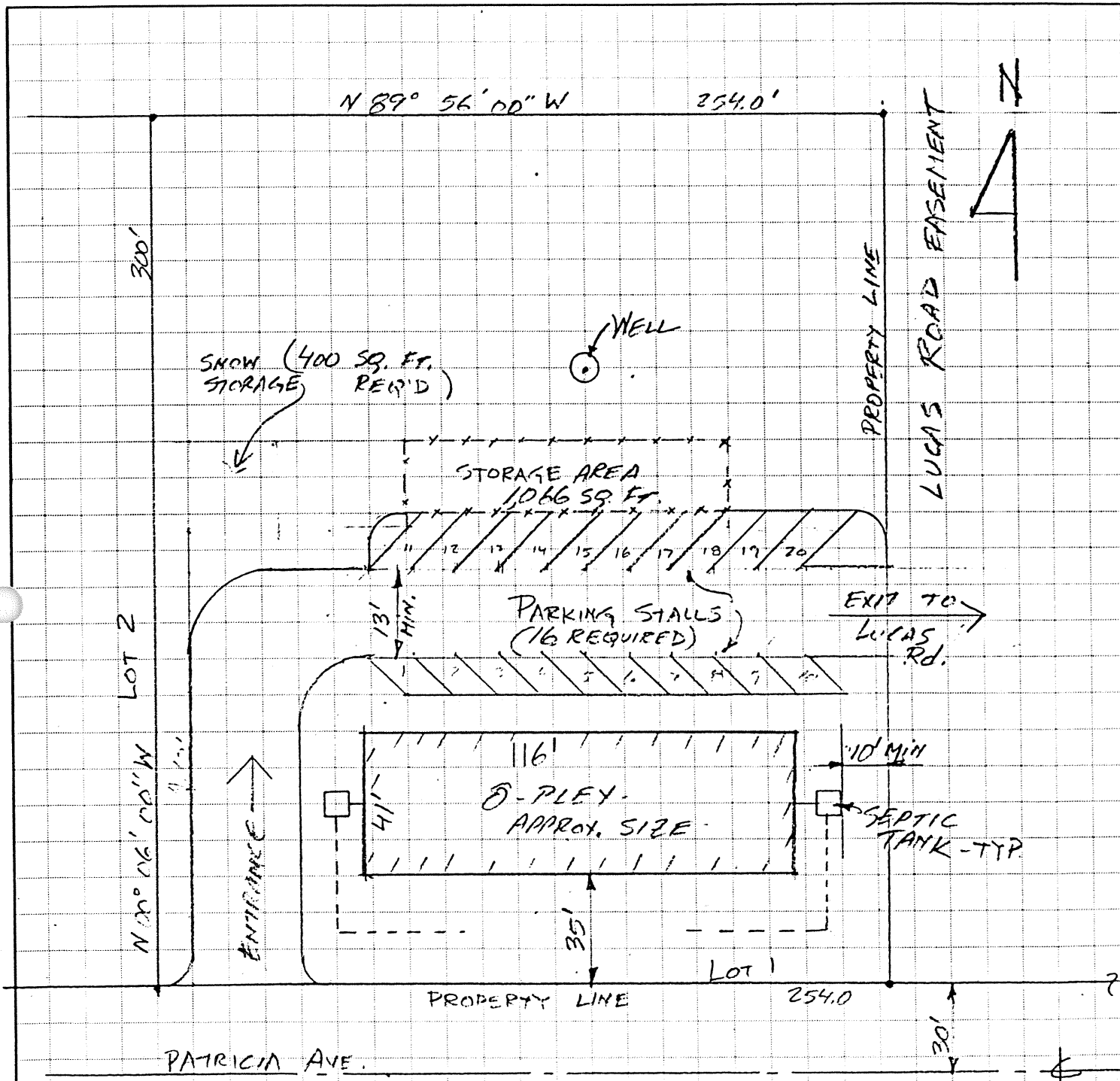
PALMER
Serial No. 11-1302

WASILLA
IN THE NE

RECORDED - FILED
Palmer REG. DIST.
DATE 4-29 1977
TIME 1:51 P.M.
Requested by <u>mat Su Bourgh</u>
Address <u>Palmer Alaska</u>
<u>99643</u>

Mr. and Mrs. William Odom
 750 Easy Street
 Wasilla, AK 99654-7970

JOB _____
 SHEET NO. _____ OF _____
 CALCULATED BY _____ DATE _____
 CHECKED BY _____ DATE 7-27-99
 SCALE _____

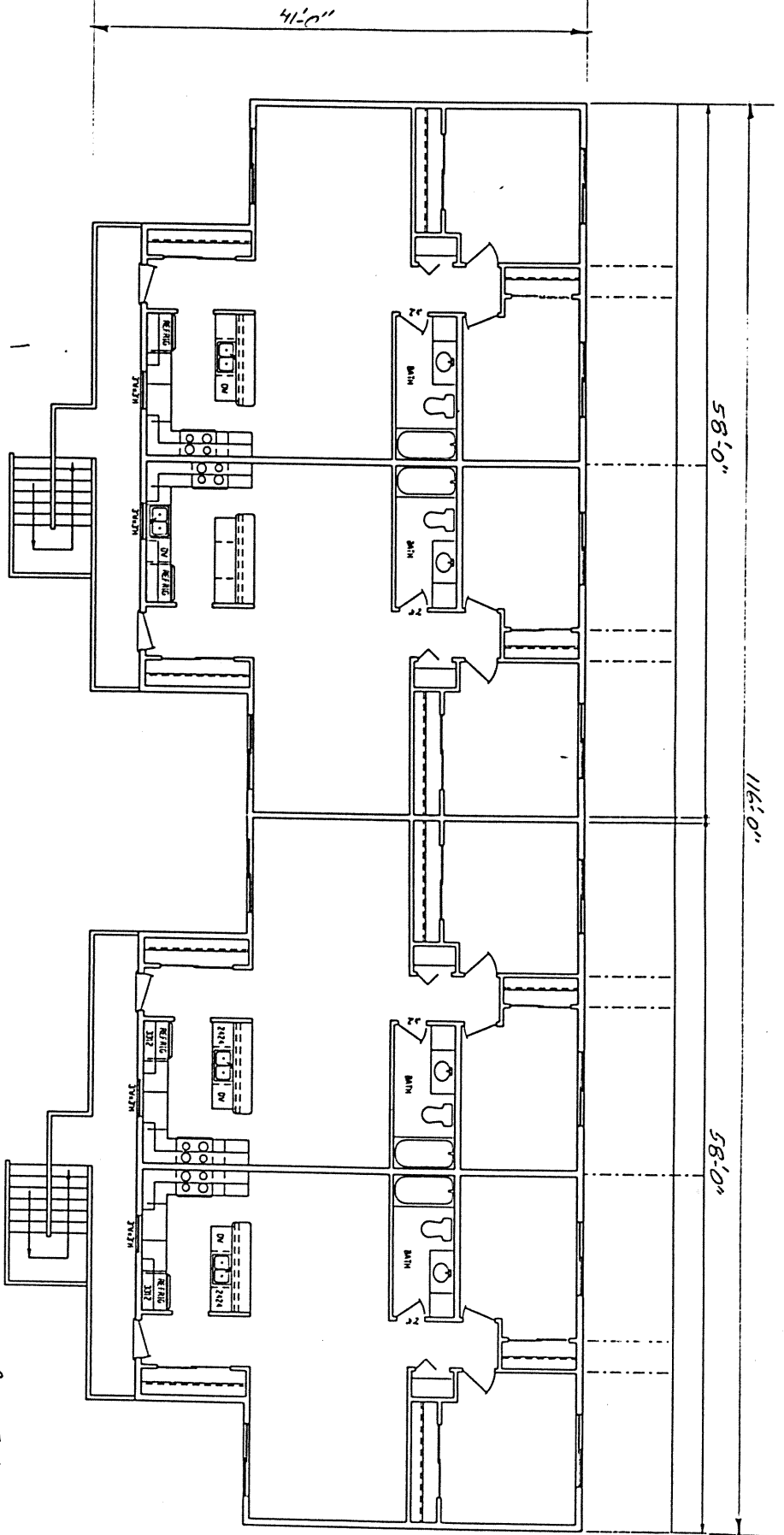


DRAFT SITE PLAN

1" = 50'

LOT 1 - 76,200 SQ. FT.
 LOT 2 - 76,200 SQ. FT.

8 PLY - MAXIMUM
 PROPOSED DEVELOPMENT
 LOT 1 BLOCK 1
 WASILLA HTS.



SECOND FLOOR PLAN -- EIGHTPLEX

Approx. 7512 SQ. FT.

DRAFT 8-PLEX

FLOOR PLAN -- EIGHTPLEX
 WASILLA, AK.

11/11/75
 11/11/75
 11/11/75



CITY OF WASILLA

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

NOTICE OF REZONE REQUEST

Date: August 6, 1999

Case No: R99-73

Anyone wishing to review the file for this project should contact the Wasilla City Planning Office at 373-9094, or stop by the office located at 290 E. Herning Avenue.

Description: A request for rezone of Lots 1 & 2, Wasilla Airport Heights Subdivision, more commonly known as 1201 & 1251 W Patricia Avenue, from RR--Rural Residential to RM-- Residential Multifamily.

Applicant: William & Cheryl Odom

Contact Agent: William & Cheryl Odom
Address: 750 Easy Street
Wasilla AK 99654

Attached is a copy of the proposed area to be rezoned. Please submit your comments in writing, specifying any requirements or data that your agency or department may have that should be incorporated in this rezone consideration to help us more effectively ensure compliance with City development regulations.

A **Public Hearing is scheduled** at the Regular Meeting of the Wasilla Planning Commission on August 24, 1999, at 7:00 p.m., in the Council Chambers, 290 E. Herning Ave. Contractors, developers, homebuyers, homeowners, banks, real estate agencies, all interested agencies, and/or businesses and the public are invited to attend and be heard.

If we do not receive written comments from you by August 20, 1999, we will assume that you do not wish to submit any.

Allen G. Kaye
For the Wasilla Planning Office

Return Address: City of Wasilla
Planning Office
290 East Herning Avenue
Wasilla, AK 99654

907-373-9094
907-373-9089(FAX)

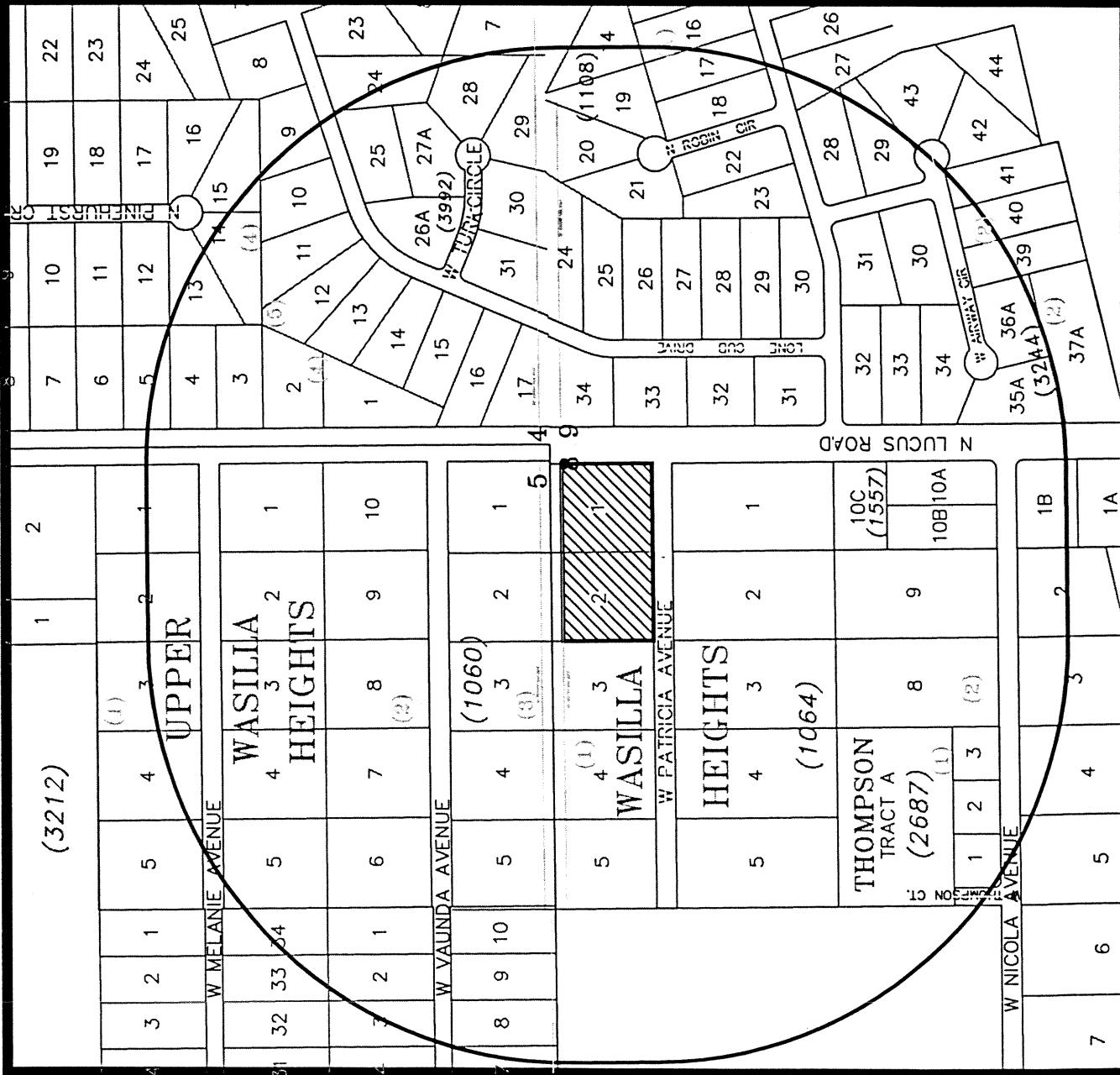
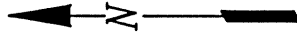
ADMINISTRATION Phone: (907) 373-9055 Fax: (907) 373-9096	CLERK'S OFFICE Phone: (907) 373-9090 Fax: (907) 373-9092	FINANCE Phone: (907) 373-9070 Fax: (907) 373-9085	LIBRARY Phone: (907) 376-5913 Fax: (907) 376-2347	MUSEUM Phone: (907) 373-9071 Fax: (907) 373-9072
PARKS AND RECREATION Phone: (907) 373-9053	PLANNING Phone: (907) 373-9094	POLICE Phone: (907) 373-9077	PUBLIC WORKS Phone: (907) 373-9095	

Case No. R99-73

An application for a rezone request to rezone Lots 1 & 2, Block 1, Wasilla Heights Subdivision, more commonly known as 1201 & 1251 W Patricia Avenue, from RR--Rural Residential to RM--Residential Multifamily.

Applicants:

William & Cheryl Odom





CITY OF WASILLA

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

NOTICE OF PUBLIC HEARING TO CONSIDER A REZONE REQUEST

The Wasilla Planning Commission will consider the following petition in a Public Hearing, at a regular meeting of the Wasilla Planning Commission:

Mailout Date: August 6, 1999

Public Hearing Date: August 24, 1999

Case: No.R99-73

Applicant: William & Cheryl Odom

Representative: William & Cheryl Odom

A request for rezone of Lots 1 & 2, Block 1, Wasilla Airport Heights Subdivision, more commonly known as 1201 & 1251 W Patricia Avenue, from RR--Rural Residential to RM--Residential Multifamily.

Comments may be submitted in writing by filling in the spaces provided below and mailing this notice to the return address indicated. Your written comments on this project need to be received by the Wasilla Planning Office by August 20, 1999, in order to be included in the meeting packet. Comments received after August 21, 1999 will be given to the Commission and copies available to the public the evening of the Public Hearing. A Public Hearing will be held on, August 24, 1999, in the City of Wasilla Council Chambers at 7:00 p.m.

Questions may be addressed to the City Planning Staff on the second floor of City Hall or by calling 373-9094.

Anyone wishing to review the file may do so by stopping by:

City of Wasilla
Planning Office
290 East Herning Avenue
Wasilla AK 99654

907-373-9094
907-373-9089 FAX

If there is not enough room below, please use separate sheets and include them with this form

Name _____

Address _____

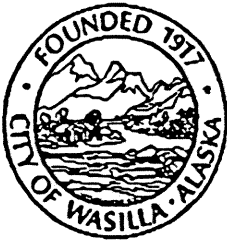
Lot _____ Block _____ Subdivision _____

For more information on this Rezone contact the Planning Office at (907) 373-9094, 8 - 5 Monday thru Friday.

Comments:

VICINITY MAP ON REVERSE SIDE

ADMINISTRATION Phone: (907) 373-9055 Fax: (907) 373-9096	CLERK'S OFFICE Phone: (907) 373-9090 Fax: (907) 373-9092	FINANCE Phone: (907) 373-9070 Fax: (907) 373-9085	LIBRARY Phone: (907) 376-5913 Fax: (907) 376-2347	MUSEUM Phone: (907) 373-9071 Fax: (907) 373-9072
PARKS AND RECREATION Phone: (907) 373-9053	PLANNING Phone: (907) 373-9094	POLICE Phone: (907) 373-9077	PUBLIC WORKS Phone: (907) 373-9095	



CITY OF WASILLA

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

NOTICE OF PUBLIC HEARING TO CONSIDER A REZONE REQUEST

The Wasilla Planning Commission will consider the following petition in a Public Hearing, at a regular meeting of the Wasilla Planning Commission:

Mailout Date: August 6, 1999

Public Hearing Date: August 24, 1999

Case: No. R99-73

Applicant: William & Cheryl Odom

Representative: William & Cheryl Odom

A request for rezone of Lots 1 & 2, Block 1, Wasilla Airport Heights Subdivision, more commonly known as 1201 & 1251 W Patricia Avenue, from RR-Rural Residential to RM-Residential Multifamily.

Comments may be submitted in writing by filling in the spaces provided below and mailing this notice to the return address indicated. Your written comments on this project need to be received by the Wasilla Planning Office by August 20, 1999, in order to be included in the meeting packet. Comments received after August 21, 1999 will be given to the Commission and copies available to the public the evening of the Public Hearing. A Public Hearing will be held on, August 24, 1999, in the City of Wasilla Council Chambers at 7:00 p.m.

Questions may be addressed to the City Planning Staff on the second floor of City Hall or by calling 373-9094.

Anyone wishing to review the file may do so by stopping by:

City of Wasilla
Planning Office
290 East Herning Avenue
Wasilla AK 99654

907-373-9094
907-373-9089 FAX

If there is not enough room below, please use separate sheets and include them with this form

Name Douglas Shirley Stuenkel Jacobson
Address 500 North Lucius rd 1300 parcel
Lot 1,3,4, Block 2, Subdivision Wasilla Heights

For more information on this Rezone contact the Planning Office at (907) 373-9094, 8 - 5 Monday thru Friday.

Comments: there are already too many 2,4,6,8, plex's
in this area, if there are 93 rental units in
the circled area already, if there were 3 people
per household this would be 279 people, ~~that~~
not including the single family homes population.
We are against rezoning this street or any
other for multi family use.
Thank you!

VICINITY MAP ON REVERSE SIDE

ADMINISTRATION
Phone: (907) 373-9055
Fax: (907) 373-9096

CLERK'S OFFICE
Phone: (907) 373-9090
Fax: (907) 373-9092

FINANCE
Phone: (907) 373-9070
Fax: (907) 373-9085

LIBRARY
Phone: (907) 376-5913
Fax: (907) 376-2347

MUSEUM
Phone: (907) 373-9071
Fax: (907) 373-9072

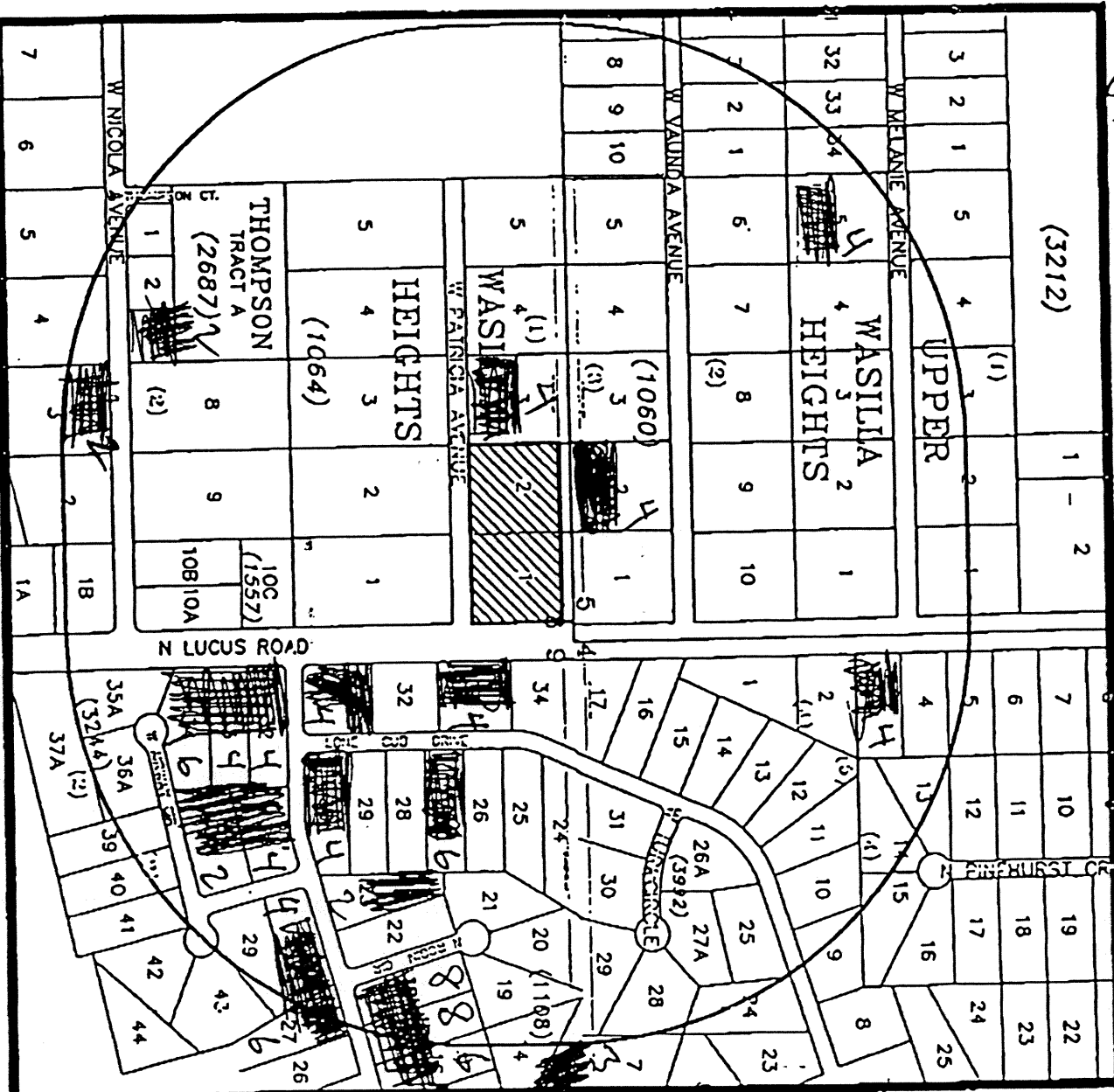
PARKS AND RECREATION
Phone: (907) 373-9053
Fax: (907) 373-9092

PLANNING
Phone: (907) 373-9094
Fax: (907) 373-9089

POLICE
Phone: (907) 373-9077
Fax: (907) 373-9051

PUBLIC WORKS
Phone: (907) 373-9095
Fax: (907) 373-9051

Acobson's darkened areas are 2, 4, 6, 8, blocks.



Case No. R99-73

An application for a rezone request to rezone Lots 1 & 2, Block 1, Wasilla Heights
 : Subdivision, more commonly known as 1201 & 1251 W Patricia Avenue, from RR--Rural Residential to RM--Residential Multifamily.

Applicants:

William & Cheryl Odom

At this time
 93 Rental units
 N X 3 Per household
 279 People in
 this area.
 There are 84 lots in
 this area.



CITY OF WASILLA

RECEIVED

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

AUG 17 1999

Planning Department

NOTICE OF PUBLIC HEARING TO CONSIDER A REZONE REQUEST

The Wasilla Planning Commission will consider the following petition in a Public Hearing, at a regular meeting of the Wasilla Planning Commission:

Mailout Date: August 6, 1999

Public Hearing Date: August 24, 1999

Case: No.R99-73

Applicant: William & Cheryl Odom

Representative: William & Cheryl Odom

A request for rezone of Lots 1 & 2, Block 1, Wasilla Airport Heights Subdivision, more commonly known as 1201 & 1251 W Patricia Avenue, from RR-Rural Residential to RM-Residential Multifamily.

Comments may be submitted in writing by filling in the spaces provided below and mailing this notice to the return address indicated. Your written comments on this project need to be received by the Wasilla Planning Office by August 20, 1999, in order to be included in the meeting packet. Comments received after August 21, 1999 will be given to the Commission and copies available to the public the evening of the Public Hearing. A Public Hearing will be held on, August 24, 1999, in the City of Wasilla Council Chambers at 7:00 p.m.

Questions may be addressed to the City Planning Staff on the second floor of City Hall or by calling 373-9094.

Anyone wishing to review the file may do so by stopping by:

City of Wasilla
Planning Office
290 East Herning Avenue
Wasilla AK 99654

907-373-9094
907-373-9089 FAX

If there is not enough room below, please use separate sheets and include them with this form

Name Eleanor + Jim Reaver

Address PO Box 870288, Wasilla, AK

Lot 8 Block 2 Subdivision Upper Wasilla Hgts

For more information on this Rezone contact the Planning Office at (907) 373-9094, 8 - 5 Monday thru Friday.

Comments: We would like to submit our reposition to this requested change of zoning. We have presently a multi-family rental in this subdivision and there have been a number of problems over the years.

This type of a construction also diminishes the property value of the surrounding area.

VICINITY MAP ON REVERSE SIDE

ADMINISTRATION Phone: (907) 373-9055 Fax: (907) 373-9096	CLERK'S OFFICE Phone: (907) 373-9090 Fax: (907) 373-9092	FINANCE Phone: (907) 373-9070 Fax: (907) 373-9085	LIBRARY Phone: (907) 376-5913 Fax: (907) 376-2347	MUSEUM Phone: (907) 373-9071 Fax: (907) 373-9072
PARKS AND RECREATION Phone: (907) 373-9053 Fax: (907) 373-9092	PLANNING Phone: (907) 373-9094 Fax: (907) 373-9092	POLICE Phone: (907) 373-9077	PUBLIC WORKS Phone: (907) 373-9095	



CITY OF WASILLA

RECEIVED

AUG 17 1999

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

Planning Department

NOTICE OF PUBLIC HEARING TO CONSIDER A REZONE REQUEST

The Wasilla Planning Commission will consider the following petition in a Public Hearing, at a regular meeting of the Wasilla Planning Commission:

Mailout Date: August 6, 1999

Public Hearing Date: August 24, 1999

Case: No.R99-73

Applicant: William & Cheryl Odom

Representative: William & Cheryl Odom

A request for rezone of Lots 1 & 2, Block 1, Wasilla Airport Heights Subdivision, more commonly known as 1201 & 1251 W Patricia Avenue, from RR-Rural Residential to RM-Residential Multifamily.

Comments may be submitted in writing by filling in the spaces provided below and mailing this notice to the return address indicated. Your written comments on this project need to be received by the Wasilla Planning Office by August 20, 1999, in order to be included in the meeting packet. Comments received after August 21, 1999 will be given to the Commission and copies available to the public the evening of the Public Hearing. A Public Hearing will be held on, August 24, 1999, in the City of Wasilla Council Chambers at 7:00 p.m.

Questions may be addressed to the City Planning Staff on the second floor of City Hall or by calling 373-9094.

Anyone wishing to review the file may do so by stopping by:

City of Wasilla
Planning Office
290 East Herning Avenue
Wasilla AK 99654

907-373-9094
907-373-9089 FAX

If there is not enough room below, please use separate sheets and include them with this form

Name ELOISE NIESEN
Address 1451 PATRICIA
Lot 5 Block 1 Subdivision WASILLA HEIGHT

For more information on this Rezone contact the Planning Office at (907) 373-9094, 8 - 5 Monday thru Friday.

Comments: Do not want rezoning of lots 1&2 block 1 Wasilla Airport Heights subdivision. Multi families on neighboring streets has effected sales of homes. I feel safe now that with multi family you have no control over who you live next to. People selling drugs & using drug usually rent, you have transients, lower income who can't afford a house, living in multi family, you have all kinds of problems with vandals, we have min kids in our neighborhood & want to keep them that way. The applicants have a bad reputation of their rental properties with utilities being shut off for nonpayment by the tenants. Much appreciated etc.

VICINITY MAP ON REVERSE SIDE

Table with 4 columns: ADMINISTRATION, FINANCE, LIBRARY, MUSEUM, PARKS AND RECREATION, PLANNING, POLICE, PUBLIC WORKS. Includes phone and fax numbers for each department.



CITY OF WASILLA

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

RECEIVED

AUG 18 1999

Planning Department

NOTICE OF PUBLIC HEARING TO CONSIDER A REZONE REQUEST

The Wasilla Planning Commission will consider the following petition in a Public Hearing, at a regular meeting of the Wasilla Planning Commission:

Mailout Date: August 6, 1999

Public Hearing Date: August 24, 1999

Case: No.R99-73

Applicant: William & Cheryl Odom

Representative: William & Cheryl Odom

A request for rezone of Lots 1 & 2, Block 1, Wasilla Airport Heights Subdivision, more commonly known as 1201 & 1251 W Patricia Avenue, from RR-Rural Residential to RM-Residential Multifamily.

Comments may be submitted in writing by filling in the spaces provided below and mailing this notice to the return address indicated. Your written comments on this project need to be received by the Wasilla Planning Office by August 20, 1999, in order to be included in the meeting packet. Comments received after August 21, 1999 will be given to the Commission and copies available to the public the evening of the Public Hearing. A Public Hearing will be held on, August 24, 1999, in the City of Wasilla Council Chambers at 7:00 p.m.

Questions may be addressed to the City Planning Staff on the second floor of City Hall or by calling 373-9094.

Anyone wishing to review the file may do so by stopping by:

City of Wasilla
Planning Office
290 East Herning Avenue
Wasilla AK 99654

907-373-9094
907-373-9089 FAX

RECEIVED

AUG 18 1999

Planning Department

If there is not enough room below, please use separate sheets and include them with this form

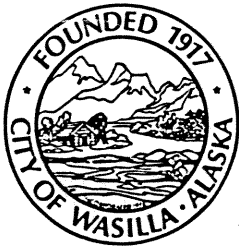
Name JOSEPH A. JOHNSON
Address 1754 VAUNDA AVE
Lot 10 Block #4 Subdivision WASILLA ACRES

For more information on this Rezone contact the Planning Office at (907) 373-9094, 8 - 5 Monday thru Friday.

Comments: I WISH TO GO ON RECORD IN SUPPORT OF WILLIAM + CHERYL ODOM
IN THEIR REQUEST FOR A RE-ZONE OF LOTS 1 AND 2, BLOCK #1 OF
WASILLA AIRPORT HEIGHTS SUBDIVISION. THE DEVELOPMENT OF
THIS PROPERTY WILL BROADEN THE TAX BASE AND ENHANCE THE
NEIGHBORHOOD AS WELL AS FUEL THE LOCAL ECONOMY.
OUR COUNTRY WAS FOUNDED ON THE PRINCIPLE OF THE DESIRABILITY
OF PROPERTY OWNERSHIP AND TO ME THIS RIGHT IS SACRED.

VICINITY MAP ON REVERSE SIDE

ADMINISTRATION Phone: (907) 373-9055 Fax: (907) 373-9096	CLERK'S OFFICE Phone: (907) 373-9090 Fax: (907) 373-9092	FINANCE Phone: (907) 373-9070 Fax: (907) 373-9085	LIBRARY Phone: (907) 376-5913 Fax: (907) 376-2347	MUSEUM Phone: (907) 373-9071 Fax: (907) 373-9072
PARKS AND RECREATION Phone: (907) 373-9053	PLANNING Phone: (907) 373-9094	POLICE Phone: (907) 373-9077	PUBLIC WORKS Phone: (907) 373-9095	



CITY OF WASILLA

290 E Herring Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

RECEIVED

AUG 13 1999

Planning Department

NOTICE OF PUBLIC HEARING TO CONSIDER A REZONE REQUEST

The Wasilla Planning Commission will consider the following petition in a Public Hearing, at a regular meeting of the Wasilla Planning Commission:

Mailout Date: August 6, 1999

Public Hearing Date: August 24, 1999

Case: No.R99-73

Applicant: William & Cheryl Odom

Representative: William & Cheryl Odom

A request for rezone of Lots 1 & 2, Block 1, Wasilla Airport Heights Subdivision, more commonly known as 1201 & 1251 W Patricia Avenue, from RR--Rural Residential to RM--Residential Multifamily.

Comments may be submitted in writing by filling in the spaces provided below and mailing this notice to the return address indicated. Your written comments on this project need to be received by the Wasilla Planning Office by August 20, 1999, in order to be included in the meeting packet. Comments received after August 21, 1999 will be given to the Commission and copies available to the public the evening of the Public Hearing. A Public Hearing will be held on, August 24, 1999, in the City of Wasilla Council Chambers at 7:00 p.m.

Questions may be addressed to the City Planning Staff on the second floor of City Hall or by calling 373-9094.

Anyone wishing to review the file may do so by stopping by:

City of Wasilla
Planning Office
290 East Herring Avenue
Wasilla AK 99654

907-373-9094
907-373-9089 FAX

If there is not enough room below, please use separate sheets and include them with this form

Name Kathleen A. Williams
Address 1301 W. Patricia Wasilla, AK
Lot 3 & 4 Block 1 Subdivision Wasilla Hts.

For more information on this Rezone contact the Planning Office at (907) 373-9094, 8 - 5 Monday thru Friday.

Comments: I am totally against any rezoning for more apartment complexes in this area. Although the 4-plex next door is relatively nice, it does bring down the property values - and I have a very nice house located next to the 4-plex. The garbage gets overflowing almost every week and when the wind blows, it all comes into my yard. There are a lot of apartment complexes off of Nelson Ave. and that area looks pretty junky. More apartment complexes on Lots 1 & 2 would not enhance the property on Patricia Ave.

So please reconsider, or consider us property owners who have single family homes on this street and build our homes here - not anticipating having to live next to VICINITY MAP ON REVERSE SIDE apartment houses. Thank you

ADMINISTRATION
Phone: (907) 373-9055
Fax: (907) 373-9096

CLERK'S OFFICE
Phone: (907) 373-9090
Fax: (907) 373-9092

FINANCE
Phone: (907) 373-9070
Fax: (907) 373-9085

LIBRARY
Phone: (907) 376-5913
Fax: (907) 376-2347

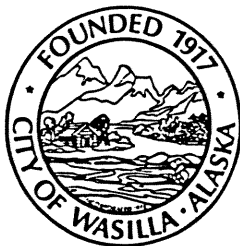
MUSEUM
Phone: (907) 373-9071
Fax: (907) 373-9072

PARKS AND RECREATION
Phone: (907) 373-9053

PLANNING
Phone: (907) 373-9094

POLICE
Phone: (907) 373-9077

PUBLIC WORKS
Phone: (907) 373-9095



CITY OF WASILLA

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

RECEIVED

AUG 12 1999

Planning Department

NOTICE OF PUBLIC HEARING TO CONSIDER A REZONE REQUEST

The Wasilla Planning Commission will consider the following petition in a Public Hearing, at a regular meeting of the Wasilla Planning Commission:

Mailout Date: August 6, 1999

Public Hearing Date: August 24, 1999

Case: No.R99-73

Applicant: William & Cheryl Odom

Representative: William & Cheryl Odom

A request for rezone of Lots 1 & 2, Block 1, Wasilla Airport Heights Subdivision, more commonly known as 1201 & 1251 W Patricia Avenue, from RR-Rural Residential to RM-Residential Multifamily.

Comments may be submitted in writing by filling in the spaces provided below and mailing this notice to the return address indicated. Your written comments on this project need to be received by the Wasilla Planning Office by August 20, 1999, in order to be included in the meeting packet. Comments received after August 21, 1999 will be given to the Commission and copies available to the public the evening of the Public Hearing. A Public Hearing will be held on, August 24, 1999, in the City of Wasilla Council Chambers at 7:00 p.m.

Questions may be addressed to the City Planning Staff on the second floor of City Hall or by calling 373-9094.

Anyone wishing to review the file may do so by stopping by:

City of Wasilla
Planning Office
290 East Herning Avenue
Wasilla AK 99654

907-373-9094
907-373-9089 FAX

If there is not enough room below, please use separate sheets and include them with this form

Name Charles & Louisa Bellotte

Address 1450 Patricia Lane, Wasilla

Lot 5 Block 2 Subdivision Wasilla Heights

For more information on this Rezone contact the Planning Office at (907) 373-9094, 8 - 5 Monday thru Friday.

Comments: I am totally against rezoning this street for multi-family residential. This area is single family homes except for the 4-plex at the beginning of the street. Having more apartments will just bring my property value down & more people to an already congested area. Lets keep it RR-Rural Residential (if that means single family homes.)

VICINITY MAP ON REVERSE SIDE

ADMINISTRATION

Phone: (907) 373-9055

Fax: (907) 373-9096

CLERK'S OFFICE

Phone: (907) 373-9090

Fax: (907) 373-9092

FINANCE

Phone: (907) 373-9070

Fax: (907) 373-9085

LIBRARY

Phone: (907) 376-5913

Fax: (907) 376-2347

MUSEUM

Phone: (907) 373-9071

Fax: (907) 373-9072

PARKS AND RECREATION

Phone: (907) 373-9053

PLANNING

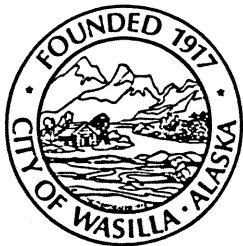
Phone: (907) 373-9094

POLICE

Phone: (907) 373-9077

PUBLIC WORKS

Phone: (907) 373-9095



CITY OF WASILLA

RECEIVED

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

AUG 11 1999

Planning Department

NOTICE OF PUBLIC HEARING TO CONSIDER A REZONE REQUEST

The Wasilla Planning Commission will consider the following petition in a Public Hearing, at a regular meeting of the Wasilla Planning Commission:

Mailout Date: August 6, 1999

Public Hearing Date: August 24, 1999

Case: No.R99-73

Applicant: William & Cheryl Odom

Representative: William & Cheryl Odom

A request for rezone of Lots 1 & 2, Block 1, Wasilla Airport Heights Subdivision, more commonly known as 1201 & 1251 W Patricia Avenue, from RR--Rural Residential to RM--Residential Multifamily.

Comments may be submitted in writing by filling in the spaces provided below and mailing this notice to the return address indicated. Your written comments on this project need to be received by the Wasilla Planning Office by August 20, 1999, in order to be included in the meeting packet. Comments received after August 21, 1999 will be given to the Commission and copies available to the public the evening of the Public Hearing. A Public Hearing will be held on, August 24, 1999, in the City of Wasilla Council Chambers at 7:00 p.m.

Questions may be addressed to the City Planning Staff on the second floor of City Hall or by calling 373-9094.

Anyone wishing to review the file may do so by stopping by:

City of Wasilla
Planning Office
290 East Herning Avenue
Wasilla AK 99654

907-373-9094
907-373-9089 FAX

If there is not enough room below, please use separate sheets and include them with this form

Name Stephen Stoll
Address PO BOX 870767
Lot _____ Block _____ Subdivision WASILLA EST
WAS. APT HTS

For more information on this Rezone contact the Planning Office at (907) 373-9094, 8 - 5 Monday thru Friday.

Comments:

THIS IS AN APPROPRIATE USE FOR
THIS PROPERTY, NEAR THE COMMON
CENTER, PAVED STREETS & NEARBY
PARKS.

VICINITY MAP ON REVERSE SIDE

ADMINISTRATION Phone: (907) 373-9055 Fax: (907) 373-9096	CLERK'S OFFICE Phone: (907) 373-9090 Fax: (907) 373-9092	FINANCE Phone: (907) 373-9070 Fax: (907) 373-9085	LIBRARY Phone: (907) 376-5913 Fax: (907) 376-2347	MUSEUM Phone: (907) 373-9071 Fax: (907) 373-9072
PARKS AND RECREATION Phone: (907) 373-9053	PLANNING Phone: (907) 373-9094	POLICE Phone: (907) 373-9077	PUBLIC WORKS Phone: (907) 373-9095	



CITY OF WASILLA

RECEIVED

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

AUG 19 1999
Planning Department

NOTICE OF PUBLIC HEARING TO CONSIDER A REZONE REQUEST

The Wasilla Planning Commission will consider the following petition in a Public Hearing, at a regular meeting of the Wasilla Planning Commission:

Mailout Date: August 6, 1999

Public Hearing Date: August 24, 1999

Case: No.R99-73

Applicant: William & Cheryl Odom

Representative: William & Cheryl Odom

A request for rezone of Lots 1 & 2, Block 1, Wasilla Airport Heights Subdivision, more commonly known as 1201 & 1251 W Patricia Avenue, from RR-Rural Residential to RM-Residential Multifamily.

Comments may be submitted in writing by filling in the spaces provided below and mailing this notice to the return address indicated. Your written comments on this project need to be received by the Wasilla Planning Office by August 20, 1999, in order to be included in the meeting packet. Comments received after August 21, 1999 will be given to the Commission and copies available to the public the evening of the Public Hearing. A Public Hearing will be held on, August 24, 1999, in the City of Wasilla Council Chambers at 7:00 p.m.

Questions may be addressed to the City Planning Staff on the second floor of City Hall or by calling 373-9094.

Anyone wishing to review the file may do so by stopping by:

City of Wasilla
Planning Office
290 East Herning Avenue
Wasilla AK 99654

907-373-9094
907-373-9089 FAX

If there is not enough room below, please use separate sheets and include them with this form

Name David + Carol Matlock
Address 2375 East Highpoint Rd.
Lot 2 Block _____ Subdivision Wasilla Heights

For more information on this Rezone contact the Planning Office at (907) 373-9094, 8-5 Monday thru Friday.

Comments: In response to your letter of August 6, 1999 in which you request rezoning of lots 1+2 - Block 1 Wasilla Heights Subdivision at the record show that both David + Carol Matlock - owners of lot 2 Wasilla Heights Subdivision are strongly opposed to changing the rezoning from rural residential on lots 1+2 Block 1 to multi-family residential. We purchased this property because we like the rural setting and feel a multi-family residence will exacerbate the density of the area.

Carol Matlock

VICINITY MAP ON REVERSE SIDE

David Matlock

ADMINISTRATION
Phone: (907) 373-9055
Fax: (907) 373-9096

CLERK'S OFFICE
Phone: (907) 373-9090
Fax: (907) 373-9092

FINANCE
Phone: (907) 373-9070
Fax: (907) 373-9085

LIBRARY
Phone: (907) 376-5913
Fax: (907) 376-2347

MUSEUM
Phone: (907) 373-9071
Fax: (907) 373-9072

PARKS AND RECREATION
Phone: (907) 373-9053
Fax: (907) 373-9092

PLANNING
Phone: (907) 373-9094
Fax: (907) 373-9089

POLICE
Phone: (907) 373-9077
Fax: (907) 373-9051

PUBLIC WORKS
Phone: (907) 373-9095
Fax: (907) 373-9054



**WASILLA PLANNING
COMMISSION**

**REGULAR MEETING
MINUTES
September 16, 1999**

1. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was held on Tuesday, September 16, 1999, in the Wasilla City Council Chambers, Wasilla, Alaska. Vice-Chairman Baker called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Vice-Chairman Baker led the Pledge of Allegiance.

3. ROLL CALL

Commission Members present and establishing a quorum were:

Ms. Kathy Marshall
Mr. Howard O'Neil
Mr. Kevin Baker

Mr. Raymond McCarthy
Mr. John Vinette
Mr. William McCain

Mr. Verne Rupright was unable to attend the September 16, 1999, regular meeting.

Staff members in attendance were:

Tim Krug, City Planner
Helen Kaye, Planning Clerk

4. APPROVAL OF AGENDA

MOTION: Commissioner Baker moved and Commissioner Marshall seconded to adopt the September 16, 1999 Agenda as presented.

MOTION: Commissioner Baker moved and Commissioner Vinette seconded to add the landscaping plan for the Chicken Guys, LLC land use permit, (Lot 14A Snider Unit 4) to the September 16, 1999 Agenda, under Unfinished Business, item C, for discussion and then to schedule the decision for this permit on the agenda of the next regular meeting.

VOTE: The amendment passed unanimously

VOTE: The main motion as amended passed unanimously.

5. CONSENT AGENDA

A. Minutes of Preceding Meetings:

1. Regular Meeting Minutes: August 24, 1999

MOTION: Commissioner Baker moved and Commissioner McCarthy seconded to adopt the consent agenda.

VOTE: The motion passed unanimously.

6. PERSONS TO BE HEARD

There were no persons requesting to be heard at the September 16, 1999, regular meeting.

7. PUBLIC HEARING

There were no public hearings scheduled for the September 16, 1999, regular meeting.

8. UNFINISHED BUSINESS

- A. WPC Resolution No. 99-17, a resolution to request a rezone for Lots 1 & 2, Block 1, Wasilla Heights Subdivision from RR-Rural Residential to RM--Residential Multifamily. The applicants are William & Cheryl Odom.

MOTION: Commissioner Baker moved and Commissioner Vinette seconded to adopt WPC Resolution No. 99-17.

A motion was made and seconded after the close of the public hearing on August 24, 1999. This item was then postponed until the September 16, 1999, regular meeting for decision.

Commissioner McCarthy asked the applicant if a decision had been made as to number of dwelling units the building will have. Mrs. Odom said no. Mr. McCarthy stated that he has reviewed the rezone request very closely and he would not be able to support a rezone for this site with the information that he had at that time. His concern was the site distance between the proposed driveway access to Lucus Road and the crest of the hill adjacent to Vaunda Avenue.

Mr. McCarthy said that he was more concerned with the properties west of Lucus Road because these properties were most likely be the properties affected by a multi-family development. He said that the development in the immediate vicinity appeared to be single-family dwellings with the exception of Lot 2, Block 1, Wasilla Heights Subdivision, and that he did not see this area to be conducive to a large multi-family development. Mr. McCarthy said that he would be willing to reconsider the request if a specific amount of dwelling units were proposed.

Mr. McCarthy supported the idea of a citywide assessment of uses. The information gathered during the assessment would be used to determine if the current zoning designation was accurate or whether a new zoning designation would need to be implemented to reduce nonconformities and increase use.

ROLL CALL VOTE:

The vote was 5 to 1 with Commissioner McCarthy dissenting.

B. Comprehensive Plan 2000

Notes were provided to the WPC to review and give their input. The WPC was encouraged to submit their comments in writing to Staff.

This topic will be on the agenda under Unfinished Business until the draft is submitted for final review.

C. Landscaping plan for the Chicken Guys, LLC: Lot 14A Snider Unit #4

Robert Stevens, representative of the Chicken Guys, LLC, requested the WPC consider applying the landscaping percentage requirement to the size of the building he will be placing on the site, rather than the lot size.

MOTION: Commissioner Baker moved and Commissioner McCain seconded a motion to approve the landscaping site plan for Chicken Guys, LLC, and place this item on the September 28, 1999, Consent Agenda.

VOTE: The motion passed unanimously

9. COUNCIL REPORT

A council representative was not present at the September 16, 1999, regular meeting.

10. NEW BUSINESS

There were no New Business items for the September 16, 1999, regular meeting.

11. AUDIENCE COMMENTS

There were no comments offered by the audience at the September 16, 1999, regular meeting.

12. STAFF REPORT

Tim Krug, City Planner, staff has made application for a grant with ADOT/PF for a traffic study. Mr. Krug provided copies to the WPC of the STIP nominations. The ADOPT/PF has submitted a change in the configuration of the interchange at the Parks Highway and Seward Meridian Parkway. Along with the drawing, they indicated that the central region supports moving the project start date from FFY2003 to FFY2001.

13. COMMISSION REPORTS

There were no commission reports for the September 16, 1999, regular meeting.

14. COMMUNICATIONS

There were no comments made on the communications for the September 16, 1999, regular meeting.

15. CALENDAR REVIEW

There were no calendar review comments for the September 16, 1999, regular meeting.

16. COMMISSIONER'S COMMENTS

Commissioner O'Neil said that the property owner on the northeast border of Southview Subdivision (behind the new Wal-Mart), wanted to know if the berm behind the store was going to be extended so he wouldn't have to look at the parking lot of the new store. Mr. O'Neil said that he believed that if Wal-Mart wanted to have approval of changes made to their site plan that this could be included as one of those revisions.

MOTION: Commissioner McCain moved and Commissioner O'Neil seconded a motion to rescind the motion to adopt the September 16, Consent Agenda as presented.

VOTE: The motion passed unanimously.

A. Minutes of August 24, 1999 regular meeting.

MOTION: Commissioner McCain moved and Commissioner Vinette seconded to approve the meeting minutes of August 24, 1999.

VOTE: The motion passed unanimously.

B. Landscaping plan for the new Wal Mart store, 17N01W13A006

MOTION: Commissioner O'Neil moved and Commissioner McCain seconded a motion to approve the plan modifications to the new Wal-Mart site.

MOTION: Commissioner O'Neil moved and Commissioner McCain seconded a motion to amend the original motion by adding; raise and extend the north end of the berm behind the new Wal-Mart store to be consistent the existing berm using on site materials.

ROLL CALL VOTE:

The amendment to the main motion passed five to one with Commissioner Marshall dissenting.

ROLL CALL VOTE:

The main motion with the amendment passed five to one with Commissioner Marshall dissenting.

Commissioner McCarthy said that he felt was worried that the city may be required to pay for the elevation and extension of the berm behind the new Wal-Mart store.

Commissioner Vinette did not have comments for the September 16, 1999, regular meeting.

Commissioner Marshall said that it's okay if the city wanted to pay to construct the berm, but she wasn't comfortable requiring the property owner to do this after she felt they had gone above and beyond what the code requires.

Commissioner McCain said that he believed that a property owner the size of Wal-Mart could go the extra mile to keep the single homeowner adjacent to the site satisfied.

Commissioner McCarthy agreed with Commissioner McCain.

17. CHAIR'S COMMENTS

Chair Rupright was absent Vice-Chair Baker facilitated the September 16, 1999 regular meeting.

Vice-Chair Baker wanted to know how the WPC felt about publishing the agenda in the newspaper. He said that the Chickens Guys, LLC request was a good example in that they are asking to have an exception made based on the size of their lot. He went on to say there may or may not be someone out there that cares and publishing the agenda in the newspaper is certainly one way to get in touch with the city residents to let them know what is going to be discussed at the WPC regular meetings.

The WPC requested that Commissioner McCarthy ask the WCC how they feel about this at their next regular meeting.

Commissioner McCarthy requested an opportunity to add comment: He said that people (Patricia Avenue residents) came to the commission and made testimony that is a long way from the truth. He cited an example where a property had testified that they were in the process of siding their home and doing all the necessary work to complete the structure. Because of this, they felt that a multi-family dwelling development next to them would not be compatible to their single-family use. Mr. McCarthy said that he had made a visit to the site and found the residence that was supposed be under completion was nowhere near what had been conveyed to the commission. This structure was and is a single-family use, but it was not complete and looked as though it would be a while until it was. The property owner was worried that a multi-family dwelling would reduce the appeal of the neighborhood and in comparison to the other homes in the immediate are, this dwelling was just about the roughest on the street.

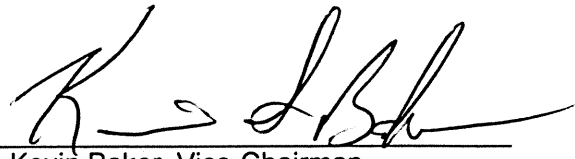
18. ADJOURNMENT

The meeting adjourned at 8:56 p.m.

Approved:



Helen Y. Kaye, Planning Clerk



Kevin Baker, Vice-Chairman