

SUBJECT: Rezone for Lot 1, Tract A, PJC Subdivision and Enclave Parcel (see Ordinance 01-26 for comprehensive description.)

REQUESTED BY: Wasilla Planning Commission

PREPARED BY: Planning Staff

DATE: April 16, 2001

FOR AGENDA OF: April 23, 2001

SUMMARY:

A request to rezone land from RR - Rural Residential to RM – Residential Multi-family was investigated by the City Planner and reviewed by the Wasilla Planning Commission (WPC) at a public meeting held a public hearing on April 10, 2001. There were 51 public hearing notices mailed to surrounding property owners within 1200 radial feet of the designated property boundary prior to the hearing.

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.

The decision on WPC Resolution No. 01-08, recommending to the Wasilla City Council, a rezone of Lot 1 and Tract A or PJC Subdivision and Enclave Parcel from RR—Rural Residential to RM Residential Multi-family was favored by six (6) out of seven (7) Wasilla Planning Commissioners.

The Wasilla City Council acknowledges the following finding of facts:

1. The combination of lots 1 and Tract A, PJC Subdivision and Enclave Parcel are in excess of the two-acre minimum area requirement for a rezone.
2. The uses permitted in the RM—Residential Multi-family zoning district, are compatible with the historical and present day uses of many neighboring parcels. The former I—Intermediate development district allowed a wide range of multi-family uses prior to the general community wide rezone that occurred on August 12, 1996.
3. No nonconforming uses or structures will be created by the proposed change in zoning districts.

Presented with: Ord 01-26
Date: 5/14/01 Verified by: [Signature]

4. The zoning proposed for the subdivision is consistent with the designation of the area for generally residential development pursuant to the 1996 Wasilla Comprehensive Plan.
5. An increase in traffic is not anticipated from the approval of this rezone request.
6. The majority of existing RM--Residential Multi-family zoning districts are already developed and there is a need for more RM—Residential Multi-family zoning districts.
7. Lot 1 and Tract A, PJC Subdivision and Enclave Parcel is suited for multi-family residential development because it adjoins commercially zoned property.
8. Lot 1 and Tract A, PJC Subdivision and Enclave Parcel meet with the criteria in Wasilla Municipal Code 16.16. 050 (3) adequate services.

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

RECOMMENDED ACTION:

Adopt Ordinance Serial No. 01-26

MAYOR REVIEW/COMMENT:



Reviewed by: SARAH PALIN, Mayor

Attachments:

WPC Resolution No. 01-08
Approval of Ordinance Serial No. 01-26



CITY OF WASILLA

Requested by: Planning
Prepared by: Planning
Adoption date: 3-10-01

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

WASILLA PLANNING COMMISSION RESOLUTION NO. 01-08

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 MULTI-FAMILY DISTRICT FOR LOT 1 AND TRACT A, PJC SUBDIVISION AND AN ENCLAVE OF PROPERTY DESCRIBED AS TAX IDENTIFICATION NUMBER 17N01W03C011 .

WHEREAS, an application to request a rezone of Tract A and Lot 1, PJC Subdivision and Tax Parcel Number 17N01W03C011 from RR--Rural Residential to RM--Residential Multi-family was investigated by the City Planner and reviewed by the Wasilla Planning Commission (WPC) at a duly advertised public meeting held on April 10, 2001; and,

WHEREAS, Eighty (80) public hearing notices were mailed to land owners within 1200 radial feet of the property prior to the hearing; and,

WHEREAS, Wasilla Municipal Code (WMC) 16.16.070 requires that this rezone request meet with the specific findings; and,

WHEREAS, the applicant has demonstrated the additional need for land to be zoned residential multi-family district; and

WHEREAS, due deference shall be given to neighborhood plans for PJC Subdivision; and,

WHEREAS, the proposed area for rezone appears to have adequate space for septage facilities, public water, utilities, drainage, landscaping, pedestrian access, police and fire protection, while minimizing off-site impacts; and,

WHEREAS, the comments from reviewing Parties have been addressed; and,

WHEREAS, the proposed zoning does not appear to adversely impact any historic resource; and,

WHEREAS, the developer may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds; and,

WHEREAS, the rezoning is in conformance with the City of Wasilla Comprehensive Plan Chapter 4, Figure 4-2, Expected Future Land Use Map. The map designates the area proposed for rezone as generally residential; and,

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) 373-9096	PLANNING Phone: (907) 373-9094 Fax: (907) 373-9092	POLICE Phone: (907) 373-9077 Fax: (907) 373-9051	PUBLIC WORKS Phone: (907) 373-9095 Fax: (907) 373-9051	

WHEREAS, the City of Wasilla, 1996 Comprehensive plan's objective is to provide a balanced and complementary pattern of land use which can accomodate future growth and development, while protecting values important to local residents; 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.

NOW, THEREFORE, BE IT RESOLVED, that the Wasilla Planning Commission of the City of Wasilla, hereby recommends to the Wasilla City Council, a rezone of Tract A and Lot 1, PJC Subdivision and Tax Parcel Number 17N01W03C011 from RR--Rural Residential to RM--Residential Multi-family with the following conditions:

The property owner shall:

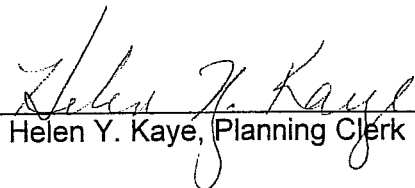
1. conform to all requirements pursuant to WMC 16.16.050 General approval criteria and 16.16.070 Rezoning; and,
2. obtain a land use permit for subdivision the Wasilla Planning Office; and,
3. be aware that the maximum number of dwelling units will be contingent upon the traffic capacity of Carpenter Drive and/or what is allowed by Alaska Department of Transportation and Public Facilities (ADOT/PF), onto Wasilla Fishhook Road; and,
4. replat the property to create parcels a minimum of 200 feet in depth along the entire southern boundary line, which will remain RR--Rural Residential. This rezone will not be effective until this platting action is completed and recognized by the Matanuska-Susitna Borough Platting Board.

BE IT FURTHER RESOLVED, should the Wasilla City Council support this rezone the WPC requests that the ordinance include an eighteen (18) month superannuated date from adoption.

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 April 2001.

ATTESTED:

APPROVED:


Helen Y. Kaye, Planning Clerk


Stan Tucker, Chair



CASE NO. R 01 - 11

LAND USE PERMIT

Owner () Designee () Patrick J Carney

Address PO Box 87-1744 Tel. # Daytime: 907-376-2027 Evening:

Description: Lots 1/3 Blk TRPA Sub PJC Development District: RR - RURAL RESIDENTIAL

CH TAX PARCEL
ZONE THESE THREE PARCELS FROM RR TO RM - RESIDENTIAL
MULTI-FAMILY

***** FOR PLANNING OFFICE USE *****

Setback requirements: Front ___ Rear ___ Side ___
Number of parking spaces required: ___ Paving required? Yes () No () Waiver attached ()
Drainage area ___ Maximum building height: ___ Lighting ___ (1 per 25 parking spaces)
Consent of approval? No [] Yes [] (Listed on the backside of this page.)

***** SPECIAL NOTES FOR APPLICANT *****

Permit approvals are valid only during developers compliance with Title 16.04 of the Wasilla Development Code and the terms and conditions of approval.

This permit will expire automatically twelve months after issuance if no significant construction, activity, or occupancy has commenced.

This land use permit does not relieve the applicant from the responsibility for compliance with any other required local, state or federal review of permits for the proposed project. The developer should be aware of the following advisory information provided by the Mat-Su Borough (MSB) Code Compliance division:

- a. The project or action must comply with all rules applicable to special land use districts or geographic areas affected, including but not limited to, MSB Titles 15, 16 and 17.
- b. The project or action must comply with rules applicable to the affected uses, activities, habitats and resources, including but not limited to, the requirements of the Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game, US Army Corps of Engineers and the US Environmental Protection Agency.

The applicant is advised to check with the MSB Code Compliance Division (907) 745-9861, to determine if the development is within a federally designated Flood Hazard Area. A separate permit is required in all areas designated as Zone A.

A grievous person, including the developer, may file an appeal of the Planner's decision on any permit with the Planning Commission. The appeal must be filed within five (5) working days of the decision in writing with a clear description of the appealed action(s) and a \$100 filing fee.

Applicant Certification:

I hereby certify that I will comply with the provisions of the City of Wasilla Land Use Code and that I have the authority to act as the property owner or designee of the property owner.

By Designee : Patrick J Carney Date: 2/27/01

Planning Office by/title: _____ Date: _____

CITY OF WASILLA
APPLICATION TO REZONE

R-01-11

CHAPTER 16.43.451-455

APPLICANT:

Name: PATRICIA J CARNE-1
Mailing Address PO Box 871746 WASILLA AR 99687
Phone 907-376-2027 (Business) 907-376-2027 (Residence)

Current owner(s) of all land to be rezoned

Name	Address
<u>PATRICIA J CARNE-1</u>	<u>PO Box 87-1746 WASILLA AR 99687</u>
_____	_____
_____	_____

PRE-APPLICATION

THE REQUIRED PRE-APPLICATION MEETING WITH STAFF WAS HELD ON _____
Feb 15, 2001

LAND TO BE REZONED

1 LEGAL DESCRIPTION TRACT "A" PJC

2. Please include a current zoning map or portion thereof indicating the area to be rezoned and its relationship to adjacent zone districts.
3. Total area (must be at least two acres unless this application constitutes an expansion of an existing zone district or is for an industrial district which must be at least twenty (20) acres in size.)
4. Attach a site plan drawn to scale (as-built surveys are preferable) showing all existing buildings, structures or improvements on the property to be rezoned, including streets, parking areas, sidewalks, signs and utilities - both above and below ground. Also indicate the current use of all buildings. Include principal, natural drainage features such as streams and lakes.
5. Provide 30 copies of all information requested above for use in the required review (the petition of affected owners need accompany only the original application).

Patrick J. Carney
P. O. Box 871746
(760 Selina Lane)
Wasilla, Alaska 99687
Fax (907) 376-1640
Home Phone (907) 376-2027

RECEIVED
APR 04 2001
Planning Department

April 4, 2001

City of Wasilla
290 E. Herning Ave.
Wasilla AK 99645

Attention: Tim Krug, City Planner

Subject: Request for Rezoning of : Tract A PJC Subdivision (17N01W03)
Lot 1 PJC Subdivision (17NO1WO3)

This is to request rezoning of Tract A and Lot 1 PJC Subdivision from Rural Residential to Multifamily Residential. I have previously submitted a check in the amount of \$500 (# 2408) to start this process.

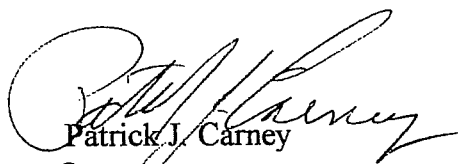
Tract A consists of approximately 14 acres of land which is currently mostly undeveloped and consists of a former gravel pit.

This proposed rezoning would not change the character or substantially alter the nature of the neighborhood. The area is well suited for multifamily development because of the excellent access to schools and shopping centers. I presently have a triplex and one home on this property. I also have a triplex on Lot 1 PJC which fronts on Fishhook Road. Tract A also fronts on both Carpenter Circle and Fishhook Road.

The property adjoining the North property line has at least one commercial building under construction.

I look forward to meeting with the planning department and the City Council on this request.

Sincerely,


Patrick J. Carney
Owner

Attachments:

- A . Application for rezoning
- B. Photos
- C Check (#2408)
- D As Built Survey

RECEIVED
APR 04 2001
Planning Department

April 04, 2001

Wasilla City Planning Dept
290 East Herning Ave.
Wasilla, AK 99654

Criteria in support of request for rezoning

1. The proposed rezoning request complies with section 16.16.050
2. The proposed rezoning is in an area with adequate services including electricity, natural gas, city water, good drainage. It is close to both police protection and fire service.
3. A review of the enclosed map of the City Of Wasilla Comprehensive Plan clearly indicates that the surrounding property is designated generally residential. The rezoning is in conformance with the city comprehensive plan, and will allow the owner to erect facilities to meet a need for affordable family housing in the city.
4. The area is well situated for multi-family facilities. It is very close to three schools, within walking distance of major shopping facilities including the post office, and is surrounded by residential neighborhoods.
5. There is a demonstrated need for additional areas designated multi-family because the majority of all land within the City that is presently zoned Multi-Family Residential is occupied with structures. Rezoning this property Multi-Family Residential will allow opportunities to construct needed multi-family units in our community.
6. The rezoning will not cause a problem with significant traffic increases. Most of the construction will occur on the north end of the property, with access from Fishhook Rd. The lots along Carpenter Circle will be used ONLY for single family dwellings.

Sincerely,



Pat Carney
Box 871746
760 Selina Lane
Wasilla, Alaska 99687
USA
Fax (907) 376-1640
Home Phone (907) 376-2027

February 16, 2001

City of Wasilla
290 E. Herning Ave.
Wasilla AK 99645

Attention: Tim Krug, City Planner

Subject: Request for Rezoning of :Tract A PJC Subdivision (17N01W03)
Lot # 1 PJC Subdivision (17N01W03)

This letter is to request rezoning of Tract A and Lot #1 PJC Subdivision from Rural Residential to Multifamily Residential. Enclosed is a check (# 2408) to start this process.

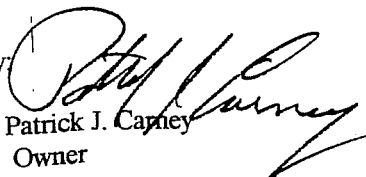
Tract A which consists of approximately 14 acres of land is currently mostly undeveloped and consists of a former gravel pit, and as such is a problem with teenagers and snowmachines " No trespassing " signs are not effective.

This proposed rezoning would not change the character or substantially alter the nature of the neighborhood . The area is well suited for multifamily development because of the excellent access to schools and shopping centers. I presently have a triplex and one home on this property. I also have a triplex on Lot 1 PJC which fronts on Fishhook Road . Tract A also fronts on both Carpenter Circle and the Fishhook Rd which is a heavily traveled main arterial.

The property adjoining the North property line has at least one commercial building under construction.

I look forward to meeting with the planning department, and the City Council on this request.

Sincerely,


Patrick J. Carney
Owner

Attachments

- A . Application for rezoning
- B. Photos
- C Check (#2408)
- D As Built Survey

MEMO

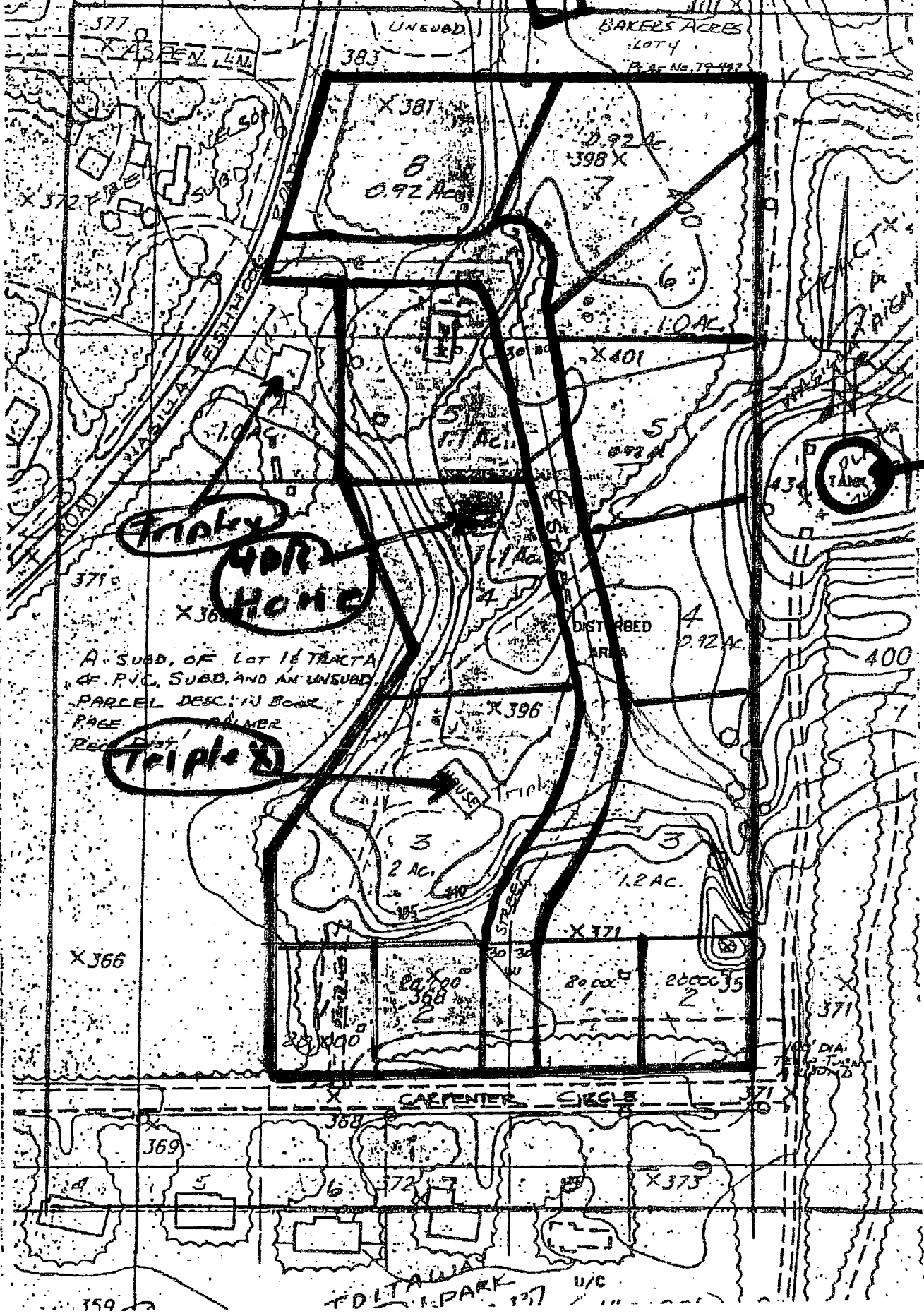
To whom it may concern

I Carol Huizar hereby authorize Patrick J. Carney to act as my designee in the rezoning of PJC subdivision including the property I own (MSB tax parcel C11.)

Carol Huizar
Date 3/3/01

Plus 3:15

13749



Water Tank

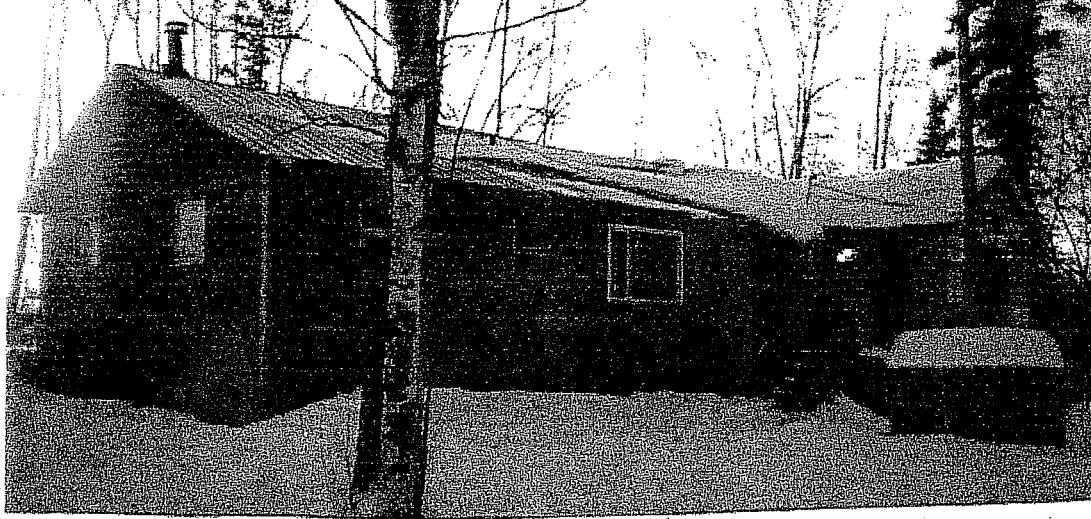
Triple Home

Triple D

A SUBD. OF LOT 16 TRACT A
 OF P.V.C. SUBD. AND AN UNSUBD.
 PARCEL DESC. IN BOOK
 PAGE NUMBER
 REC. DATE

CARPENTER CIRCLE

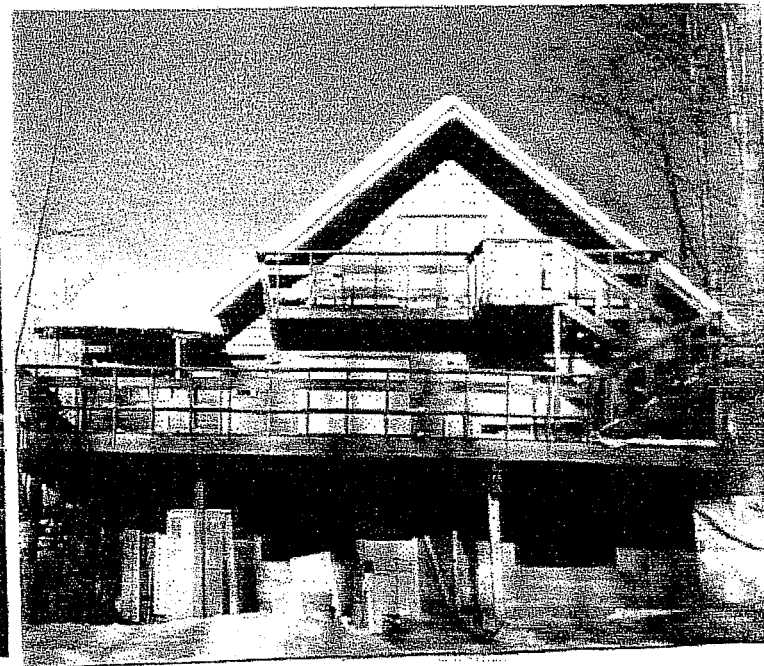
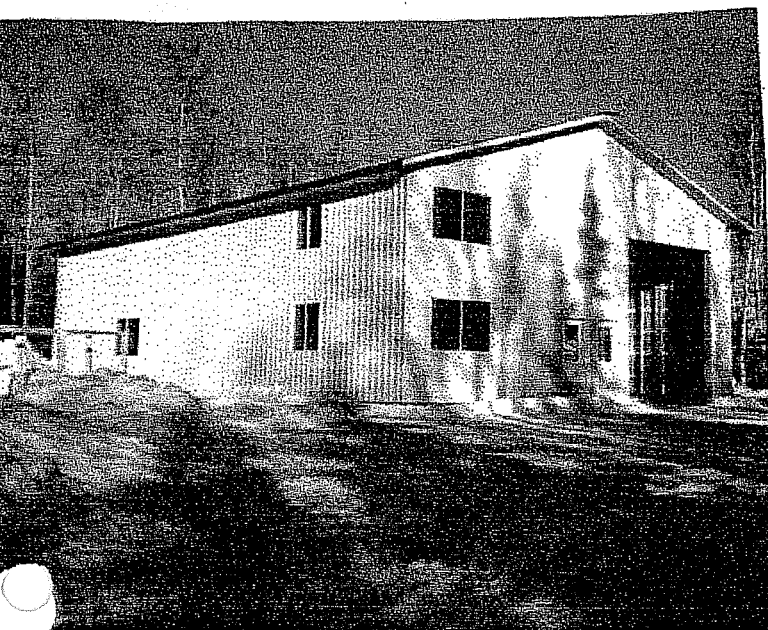
DELTA PARK



4 BR HOME



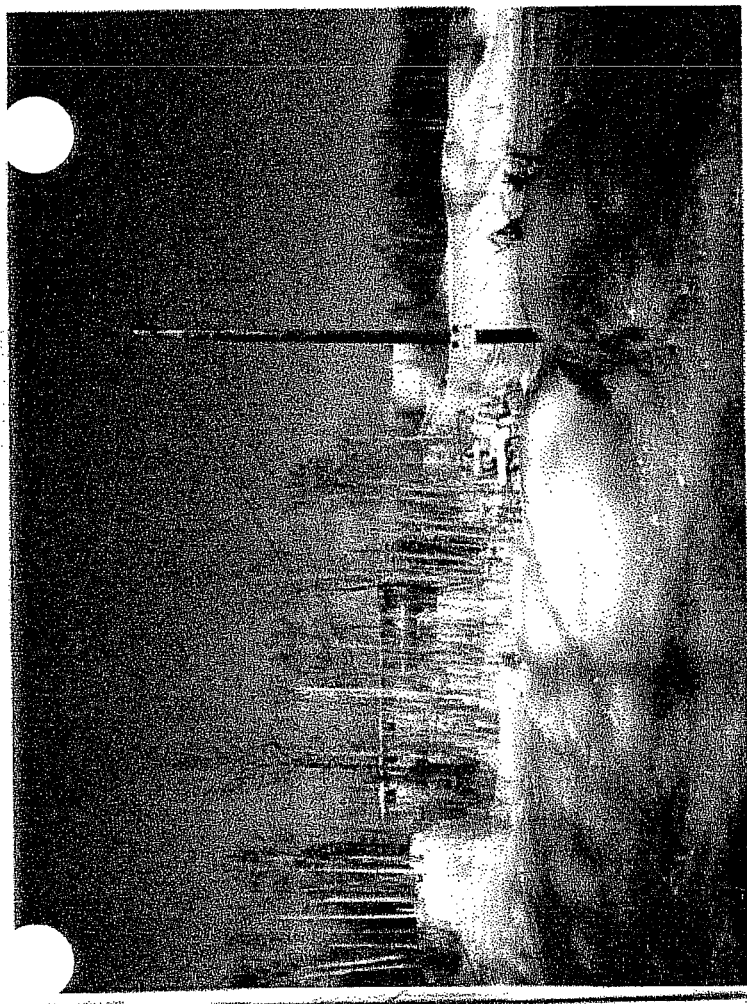
TriPlex



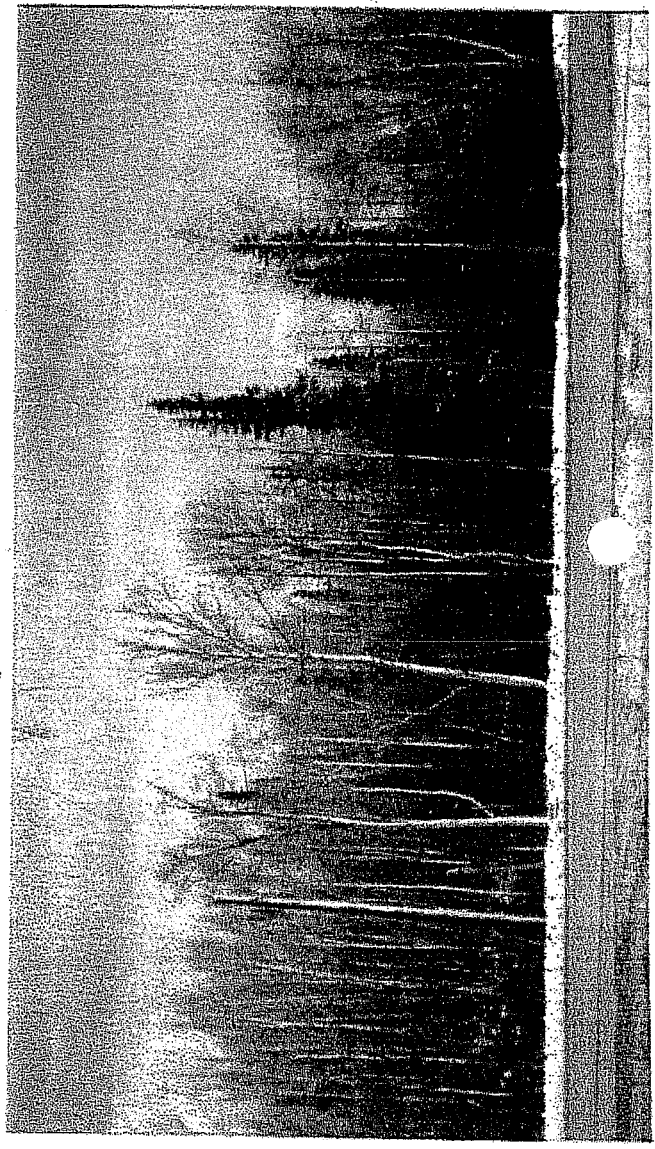
COMM Bldg North TriPlex Lot # ①



Gravel Pit West View



Gravel North + Highway



11009 SW
Frontage

WOODS SUBD.

BAKERS ACRES SUBD.

UNSUBDIVIDED

UNSUBDIVIDED

4

FOUND

U-6
C 1/4
+ 53
22375
1974

10' UTIL. ESM'T.

15' SCREENING EASEMENT

15' UTIL. ESM'T.

OPEN LANE 40'

N 89° 51' E
196.67' 285.64'

ADC
LOT 4
21724
1979 FOUND

PUBLIC ROAD
RIGHT-OF-WAY

10' PUBLIC ACCESS
EASEMENT RECORDED
BOOK 142, PAGE 448, PALMER
RECORDING DISTRICT

EXISTING TRANSMISSION LINE

30' UTIL. ESM'T.

EXISTING TRANSMISSION LINE
N 32° 57' E
230.68'

EXISTING HOUSE
EXISTING WELL

LOT 1
40,234 S.F.
ALL USEABLE

JONES
PROPERTY
(NOT PART
OF THIS SUBD.)

EXISTING
SEPTIC
SYSTEM

TRACT A
FOR FUTURE DEVELOPMENT
13.24 ACRES
APPROXIMATELY 10 ACRES
WITH SLOPES LESS THAN 25%

LEASE LOT NO. 1

TRACT A
WASILLA HIGH

60' WATER LINE EA

N 35° 00' E 300.00'

PARCEL(S) TO REMAIN
RURAL RESIDENTIAL

25' PUBLIC ROAD RIGHT-OF-WAY

S 89° 53' 20" W 579.92' MEAS.
WEST 580.00' RECD.

200 MINIMUM
DEPTH

100' DIA. TEMPORARY
TURNAROUND TO BE
VALGATED UPON EXTENSION
OF ROAD

30' WATER LINE EASEMENT

EASEMENT RECORDED
PAGE 767, PALMER REC.

WATER CIRCLE

5" REBAR
FOUND

15' UTIL. ESM'T.

IDITAWAY PARK SUBD.

5 6 7 8 9

Tue 7:08 - 7:18
7:18 - 7:28 carry

Sign In For Public Hearing

Case No. R01-11

WPC Reso. No. 01-08

Signature

Print

21 Christina Di Pietro ^{only} simple form

CHRISTINA D. PIETRO

23 David A. Nyberg ^{no problem} w. rezoning

DAVID NYBERG

25 Robert E. Currie

Robert E. CURRIE

30 Garvan Bucaria

Garvan Bucaria

40 ~~any~~ ^{200' buffer} ^{no show here} ^{wants circle} - MSB

Larry Henry

does this

anyone else
7:44 against multifamily units

Karla Rathban

P.O. Box 870298
Wasilla, AK 99687
April 10, 2001

City of Wasilla
290 E. Herning Avenue
Wasilla, AK 99654-7091

Attention: Planning Commission
Subject: Wasilla Planning Commission Resolution No. 01-08
Rezoning of Tract A PJC Subdivision (17N01W03)
Lot 1 PJC Subdivision (17N01W03)

Iditaway Park subdivision residents wish to retain values of their, forested, single family residential properties. This can best be achieved by rezoning properties adjacent to Carpenter Circle on the North side to single family. Mr. Carney has stated he intends that single family residences to be built on his property adjoining Carpenter Circle. However, in the event a contractor purchases any of the properties zoned Rural Residential, then the potential exists for other than single family houses to be constructed. Please consider Iditaway Park home owner's viewpoints to limit new construction adjacent to the road.

Home owners at Iditaway Park expressed concern that our culdesac remain so. Mr. Carney's preliminary sketch depicts a spur road midway on his property (60 foot right-of-way). This would render our road a potential highway and residents worry that the risk for increasing vandalism would result. Home owners also desire that the City of Wasilla join with the Borough and School District officials and the Matanuska Electric Association to effectively prevent illegal ORV, motocross, snowmachine and motor vehicle traffic from negotiating access roads and power line right-of-ways, Borough/School District and private property. This would measurably be achieved by installing highway type baracades at specific locations at the end of Carpenter Circle and installing a gated access to the City water tower access at a new location at the terminus of the culdesac.

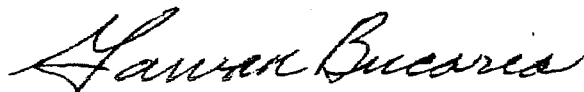
Iditaway Park residents appreciate the beauty and functional benefits of the forested areas adjoining the subdivision. Buffer strips of trees and shrubs bordering Carpenter Circle measurably reduce blowing snow, dust and sand from exposed soils and sands on Mr. Carney's land. Currently an approximately 30 foot buffer strip adjoins Carpenter Circle on the border of the road and on Mr. Carney's land. The recently thinned forest on Borough/Wasilla High School property serves a similar function, although less effective as a sound/wind barrier, since firewood removal by volunteers and Borough funded road building and clearing have occurred. The planning commission is urged to retain present vegetative strips along the culdesac and support retention of forested areas on High School Properties. I would also support establishing a forest buffer on the East side of Mr. Carney's land. This may require low fencing to prevent destruction of natural vegetation, or log barriers. I do not support the use of derelict cars for this purpose.

To retain or improve the amenities and property values of the Carpenter Circle neighborhood the Wasilla Planning Commission is urged to consider the recommendations summarized as follows:

1. Rezone properties to the North of Carpenter Circle Single Family.
2. Retain Carpenter Circle as a culdesac (not a through road).
3. Retain shrub/forest buffer strips adjacent to Carpenter Circle.
4. Establish effective barriers and gated access to the City water reservoir (Tank) to prevent ORV and other unauthorized motor vehicle access beyond the platted turn around at the end of Carpenter Circle.
5. Establish a forested buffer on the east side of Mr. Carney's property and adjacent the access road to the water tank.
6. Negotiate an agreement with Mr. Carney to facilitate the drainage of the City water tank by pipeline to the depression on Tract A. Recommend this area be left to vegetate naturally as is the current situation.

Residents of Iditaway Park have been contacted personally by Mr. Carney and we appreciate the notification of his intent to rezone and subdivide his land. It is clear to me that home owners on Carpenter Circle take a keen interest in what happens to the neighborhood. In that regard, please feel free to contact residents as plans are refined to rezone and subdivide lands next to our community.

Sincerely yours,



Garvan Bucaria

cc: Borough Mayor
Superintendent of Schools
Matanuska Electric Association

City of Wasilla
Planning Office
290 East Herring Ave.
Wasilla, AK 99654

RECEIVED

MAR 19 2001

Planning Department

Dear sirs,

3/17/01

Reference case no.: R01-11 Request for rezone

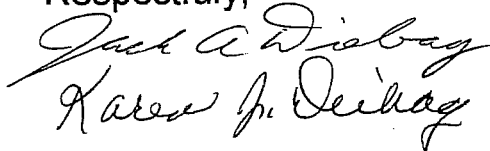
Please be advised that ~~we object to the rezoning~~ of this property. The area in question is close to a school and we feel that it is a poor idea to saturate areas close to schools with multi-family housing. With as many children gathered together in on spot for classes and sports activities crowding in multi-family housing will degrade the neighborhood.

Further, the Indian Hills, Spirit Ridge, GGL I and GGL IV subdivisions already contain more than enough multi-family housing units. We have so much land in the Valley that we see no reason to create a ghetto situation by further crowding. Too many four-plexes and six-plexes degrade a neighborhood. Lets spread the multi-family housing units out a bit and make everyone more comfortable.

The existing zoning is proper and acceptable. Small affordable homes such as are being built on lots 3,4, and 5 of Baker's Acres and Indian Hills, lot 2 or 3 which also adjoin the school are more in keeping with prudent planning.

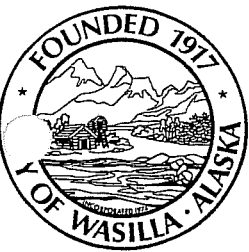
Those are our opinions.

Respectfully,



Jack A. Diebag
Karen J. Diebag

PO Box 875252
Wasilla, AK 99687



CITY OF WASILLA

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

NOTICE OF APPLICATION FOR A REZONE

Mail out Date: March 5, 2001 Public Hearing Date: April 10, 2001 Case # R01-11

Applicant(s): Patrick Carney

Request: The applicant is requesting a rezone from RR- Rural Residential to RM - Multi-Family Residential on three lots identified as Tract A and Lot 1 PJC Subdivision and Tax ID # 17N01W01C011, and consisting of approximately 15.03 acres. The subject properties are located off of E. Carpenter Circle and Wasilla Fishhook Road.

Mailing Address: PO Box 871746
Wasilla, AK 99687

A public hearing will be held on April 10, 2001, at 7:00 p.m., in the City of Wasilla, Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing this notice to the return address indicated. All comments will be accepted or heard through the close of the public hearing. Written comments can be submitted to:

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

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

One wishing to review a conceptual site design is encouraged to contact the Planning Office for additional information. If there is not enough room below, please use separate sheets and include them with this form.

Name Bernard P. and Patricia L. Shier
Address 560 Carpenter Circle
Lot 8 Block _____ Subdivision Iditaway Park

Questions & Comments:

We misunderstood Mr. Carney's intentions and wish to withdraw our endorsement of any petition he brings forward bearing our signatures concerning three lots identified as Tract A and Lot 1 PJC Subdivision and Tax ID # 17N01W01C011.

We strongly believe that rezoning to multi-family will have the effect of devaluing our property. We want to maintain an area that is single family dwellings.

VICINITY MAP ON REVERSE SIDE

Bernard Shier
Patricia L. Shier

3/18/01

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

MAR 13 2001

Planning Department

NOTICE OF APPLICATION FOR A REZONE

Mail out Date: March 5, 2001 Public Hearing Date: April 10, 2001 Case # R01-11

Applicant(s): Patrick Carney

Request: The applicant is requesting a rezone from RR- Rural Residential to RM - Multi-Family Residential on three lots identified as Tract A and Lot 1 PJC Subdivision and Tax ID # 17N01W01C011, and consisting of approximately 15.03 acres. The subject properties are located off of E. Carpenter Circle and Wasilla Fishhook Road.

Mailing Address: PO Box 871746
Wasilla, AK 99687

A public hearing will be held on April 10, 2001, at 7:00 p.m., in the City of Wasilla, Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing this notice to the return address indicated. All comments will be accepted or heard through the close of the public hearing. Written comments can be submitted to:

City of Wasilla Planning Office
290 East Herning Avenue
Wasilla AK 99654
907-373-9094
907-373-9089 (FAX)

Anyone wishing to review a conceptual site design is encouraged to contact the Planning Office for additional information. If there is not enough room below, please use separate sheets and include them with this form.

Name DAVID + JACKIE NYBERG
Address 500 E. CARPENTER CIRCLE PO 872361
Lot 6 Block _____ Subdivision IDITAWAY PARK

Questions & Comments:

IF MR. CARNEY ONLY BUILDS SINGLE FAMILY HOUSES ON HIS PROPOSED PLAT PLAN, ON THE 4 LOTS BORDERING E. CARPENTER CIRCLE, WE HAVE NO PROBLEM WITH HIS REQUEST FOR REZONE. THE HOMES WOULD BETTER MATCH THE EXISTING HOMES PRESENT ON THE STREET IF THEY ARE SINGLE FAMILY. IF NECESSARY THE 4 LOTS IN QUESTION COULD BE ZONED FOR SINGLE-FAMILY AND REMAINDER MULTI-FAMILY.

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
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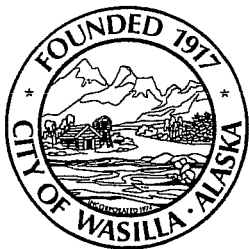
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Name Peter Dedrick
Address 1270 N INDIAN JOE CIR
Lot 8 Block 2 Subdivision INDIAN HILLS I

Questions & Comments: THE ZONING SHOULD NOT BE
CHANGED. A CHANGE WOULD RAISE THE
DENSITY AND LOSE A VERY NICE
GREENBELT THAT EXISTS NOW

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Name Christina Di Pietro
Address 590 E. Carpenter Cir.
Lot 9 Block _____ Subdivision Iditarod

Questions & Comments: I believe my husband and I were misdirected on the rezoning. We were told it would only be single-family homes built. I asked the specific question "will it be multi-family - He said - No. I went ahead and signed his petition on the basis of it being a single family house being built. I hereby protest the zone change to multi-family residential. THE designed he showed us was for four houses. 3 lots with one house each. Multi-family zone will cause great financial harm to the homes on Carpenter Circle. We will be at the meeting.
Christina Di Pietro

I don't like being lied to

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