

WASILLA CITY COUNCIL INFORMATION MEMORANDUM

IM No. 01-54

SUBJECT: Rezone for Lots 1-9, Iditaway Subdivision and a minimum of 200' of the southern portion of PJC Subdivision

REQUESTED BY: Wasilla Planning Commission

PREPARED BY: Planning Staff

DATE: July 7, 2001

FOR AGENDA OF: July 23, 2001

SUMMARY:

A request to rezone land from RR - Rural Residential to R1--Single-family Residential was investigated by the City Planner and reviewed by the Wasilla Planning Commission (WPC) at a public meeting held on June 26, 2001. There were 80 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. 01-10, recommending to the Wasilla City Council, a rezone of Lots 1-9, Iditaway Subdivision and the southern 200' of PJC Subdivision from RR—Rural Residential to R1-- Single-family Residential was favored unanimously by the Wasilla Planning Commission.

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

RECOMMENDED ACTION:

Bring before council for adoption Ordinance Serial No. 01-43

MAYOR REVIEW/COMMENT:



Reviewed by: SARAH PALIN, Mayor

Presented with: Ord 01-43
Date: 8/13/01 Verified by: HY

Attachments:

- WPC Resolution No. 01-10
- Ordinance Serial No. 01-43
- Location map
- Public Notice Responses



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

**WASILLA PLANNING COMMISSION
RESOLUTION NO. 01-10**

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 DISTRICT TO R1—SINGLE-FAMILY RESIDENTIAL FOR LOTS 1-9, IDITAWAY SUBDIVISION AND A MINIMUM OF THE SOUTHERN 200' OF PJC SUBDIVISION.

WHEREAS, an application to request a rezone of Lots 1-9, Iditaway Subdivision and a minimum of the southern 200' of PJC Subdivision from RR--Rural Residential (RR) to R1--Single-family Residential (R1) was investigated by the City Planner and reviewed by the Wasilla Planning Commission (WPC) at a duly advertised public meeting held on June 26, 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, Lots 1-9, Iditaway Subdivision are existing single-family homes with the exception of the southern 200' of PJC which is currently undeveloped; and,

WHEREAS, These lots have direct access to Carpenter Circle which is a residential street and would provide ingress/egress for and should not increase traffic within the surrounding residential neighborhoods; and,

WHEREAS, In accordance with Wasilla Municipal Code (WMC) 16.16.070 (D), The following findings have been complied with:

- The proposed rezoning has adequate roads, gas, electricity, police and fire protection available
- Is in substantial compliance with WMC 16.16.050
- Comments from reviewing parties have been adequately addressed
- The landowners have demonstrated the need for additional land in the zoning district to accomodate uses allowed
- The Single-family Residential District is logical for this development district

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

- The rezoning is in conformance with the City of Wasilla Comprehensive Plan. Chapter 4, Land Use Plan, paragraph 2 states "The 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 Lots 1-9, Iditaway Subdivision and a minimum of the southern 200' of PJC Subdivision from RR--Rural Residential to R1--Single-family Residential; and

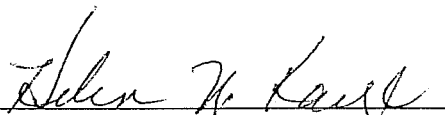
BE IT FURTHER RESOLVED, that lots 1-9 Iditaway Subdivision be rezoned upon the adoption of an Ordinance approved by the Wasilla City Council; and

BE IT FURTHER RESOLVED, that a minimum of the southern 200' of PJC Subdivision be rezoned at the time the plat is recorded. If the plat for PJC Subdivision is not recorded within 18 months of adoption of this resolution the southern 200' of PJC Subdivision will remain RR--Rural Residential.

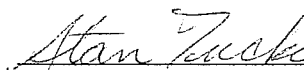
I certify that a resolution in substantially the above form was passed by a majority of those voting at a duly called and conducted meeting of the Wasilla Planning Commission this 26th day of June 26, 2001.

ATTESTED:

APPROVED:



Helen Y. Kaye, Planning Clerk

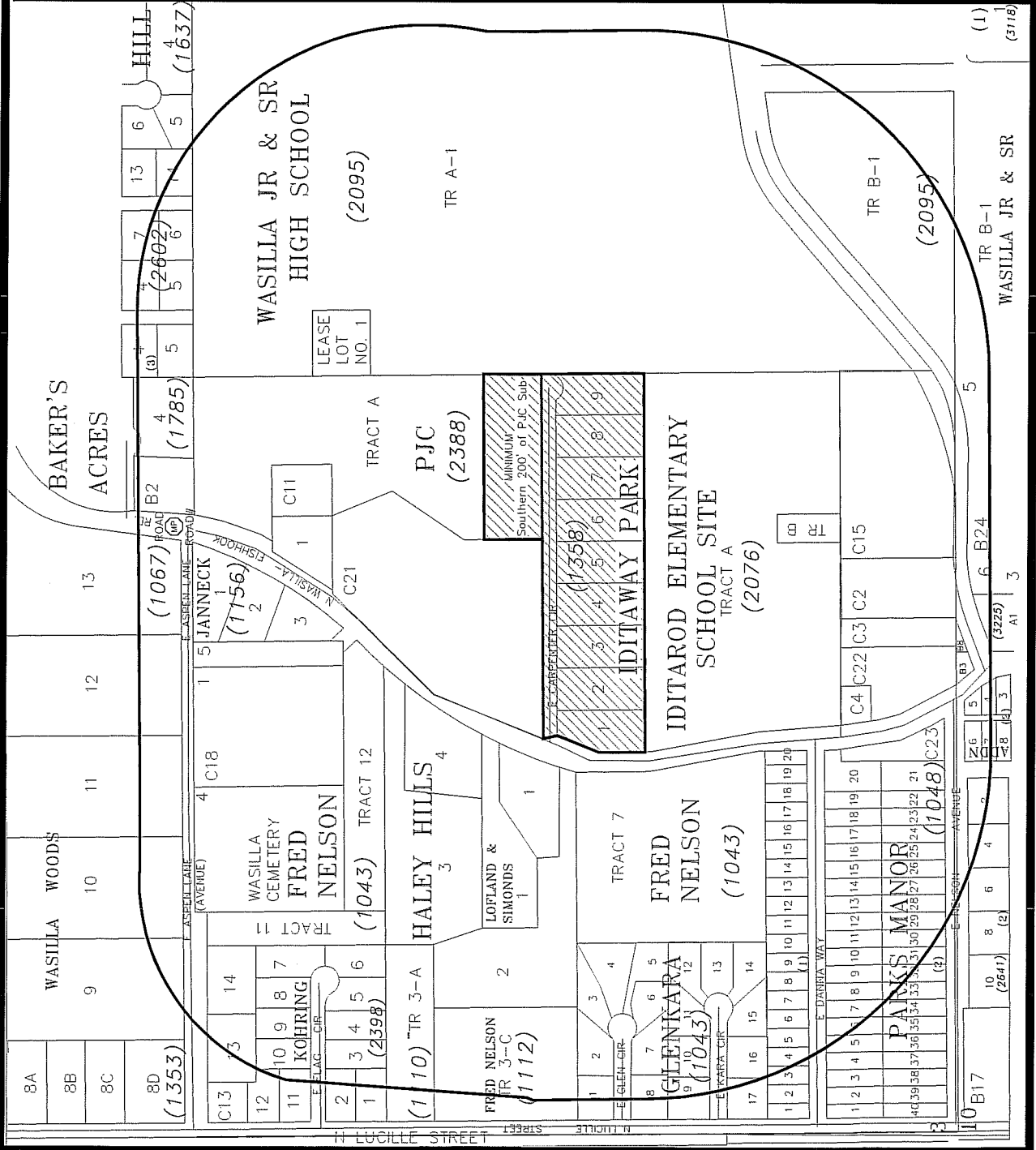
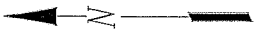


Stan Tucker, Chair

CASE NO. R01-43

A petition for rezone of Lots 1-9, Iditaway Subdivision and a minimum of the southern 200' of Tract A of PJC Subdivision from RR--Rural Residential to R1--Single-family Residential. This rezone would encompass approximately 11.8 acres.

Contact:
Garvin Bucaria



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MAY 11 2001

Planning Department

P. O. Box 870298
Wasilla, Ak 99687
May, 11, 2001

Mr. Tim Krug, City Planner
Wasilla Planning Department
290 E. Herning Avenue
Wasilla, Ak 99654-7091

Dear Mr. Krug:

This is a letter of clarification. In my April 10, 2001 letter to the Wasilla Planning Commission, I expressed concern about Mr. Patrick Carney's application for rezoning of his property adjacent to Carpenter Circle. Basically, if approved as R1-Multi-Family as described, there is a potential for a decline in Iditaway Park aesthetic and economic property values. Consequentially, on April 17, 2001, I circulated a petition among Iditaway Park residential property owners to rezone our subdivision R1-Single Family Residential District.

The intent was to secure R1-Single Family zoning not only for our subdivision on the south side of Carpenter Circle, but also to influence areas adjacent to Carpenter Circle on the north side of the street. We also urged maintenance of natural forest/shrub borders be retained as they currently exist along Carpenter Circle.

So that our intentions are perfectly clear I will restate the position of the majority of the property owners in Iditaway Park as follows:

At such time as the platting action for PJC Subdivision is complete, the property owners of Iditaway Park Subdivision respectfully request that the lots created on the north part of Carpenter Circle be rezoned R1-Single Family Residential.

At such time as the Wasilla Planning Commission recommends Iditaway Park Subdivision be rezoned from RR-Rural Residential to R1-Single Family, the Iditaway Park residents desire this category include all lots and properties adjacent to the northern boundary of Iditaway Park Subdivision (on the north side of Carpenter Circle). We desire this rezoning to be contiguous.

We hope the Planning Commission and the City Council members concur. After all actions take place, the residents of Iditaway Park seek only the continuity of the immediate neighborhood as we strive to improve our community.

Sincerely,



Garvan Bucaria

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APR 18 2001

Planning Department

IDITAWAY PARK SUBDIVISION
PETITION FOR REZONE

Residents of Iditaway Park Subdivision request a rezone of Iditaway Park from RR-Rural Residential to R1-Single Family Land Use under City of Wasilla Ordinance Serial No. 00-59, Chapter 16.16007, Section A.

This action was prompted by an Application by Mrs. Patrick Carney to Rezone a portion of Tract A, PJC, and Lot 1, PJC Subdivision from RR-Rural Residential to RM- Residential Multi-family which subsequently has been approved at the April 10, 2001 Wasilla Planning Commission Meeting Under Resolution No. 01-08.

Iditaway Park Subdivision, developed under the Wasilla High School Construction Trades Program, establishes the Character of Carpenter Circle as a quiet, low density, forested residential Wasilla Community. Lot sizes approximating one acre predominate. Subdivision lot owners would like to see similar layout and conditions established along Carpenter Circle on adjoining lands as they are developed.

Accordingly, we residents believe that properties adjacent to Carpenter Circle should be zoned in a fashion that is compatible with the predominate land use now in place. Essentially, that characterized by the R1-Single Family Residential District. It is our goal that the following objectives be attained through the Application, Rezone, and Platting process:

1. Perpetuate the approximate lot size and character of Carpenter Circle properties similar to those currently established for our Iditaway Park Subdivision.
2. Retain Carpenter Circle as a culdesac, dead end street. This is because we desire to stop illegal activities that have included adult and underage drinking, drugs, and littering including trashing vehicles. We believe this Rezone to R1-Single Family will measurably assist our local neighborhood and stimulate cooperation among property owners and Borough/School District administrators to institute measures to prevent unauthorized activities and illegal off-the-road vehicles from disturbing the neighborhood. Suitable barriers at the end of Carpenter Circle St. and along the power line access are specifically requested.
3. Promote a safe public water supply facility by reducing ORV access from Wasilla High School Cross Country Trails and the power line right-of-ways (including Iditarod Elementary School area).
4. Encourage adjacent land owners to adopt R1-Single Family Residential Zoning on their Properties. We believe on-site property owners will better look after their property and their neighborhood under the R1zone category.

5. Retain sufficient natural vegetation (25-30 feet) along the North side of Carpenter Circle to buffer the high winds and minimize blowing sand, debris, litter and snow in the Iditaway Park Subdivision and adjacent areas.

The signatures of property owners described and listed below represent Iditaway Park Subdivision residents who now formally petition the Wasilla City Council to change the current RR-Rural Residential classification and Rezone Iditaway Park Subdivision to R1-Single Family Status.

Rezone Petition
Iditaway Park

April 17, 2001

<u>Property Account #</u>	<u>Printed Name Owner Signature</u>	<u>Owner's Wasilla Address</u>
1358000L001	Gersich, Patricia M. <i>Patricia M. Gersich</i>	350 E Carpenter Cir
1358000L002	Henry, Larry B. <i>Larry B. Henry</i>	390 E Carpenter Cir
1358000L003	Zehm, Darlene R. <i>Darlene R. Zehm</i>	PO Box 87 1373
1358000L004	Lee, Scott H & Katherine A. <i>Scott H & Katherine Lee</i>	446 Carpenter Cir
1358000L005	Stewart, Gary D. & Sylvia L.	490 E Carpenter Cir
1358000L006	Nyberg, David A. & Jackie S. <i>David Nyberg</i>	PO Box 872361
1358000L007	Bucaria, Garvan P. TrTre <i>Garvan Pat Bucaria</i>	PO Box 870298
1358000L008	Shier, Bernard P. & Patricia <i>Bernard Shier</i>	560 Carpenter Cir
1358000L009	Dipietro, Christina R. <i>Christina Dipietro</i>	590 Carpenter Cir



CITY OF WASILLA

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Fax: (907) 373-9092

JUN 15 2001

Planning Department

NOTICE OF APPLICATION FOR A REZONE

Mail out Date: June 4, 2001 **Public Hearing Date:** June 26, 2001 **Case #** R01-43

Applicant(s): Iditaway Subdivision **Contact:** Garvin Bucaria

Request: A petition for rezone of Lots 1-9, Iditaway Subdivision and a minimum of the southern 200' of Tract A of PJC Subdivision from RR--Rural Residential to R1--Single-family Residential. This rezone would encompass approximately 11.8 acres.

Mailing Address: PO Box 870298
Wasilla, AK 99687

A public hearing will be held on June 26, 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. Your written comments on this project must reach the Wasilla Planning Office on or before Wednesday, June 20, 2001 if you wish to have them included in the information packet. 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 Gary & Sylvia Stewart
Address 490 Carpenter
Lot 5 Block _____ Subdivision Iditaway Park

Questions & Comments:

We are strongly apposed to changing the zoning in this subdivision. The present zoning - RR - already prevents multi-family housing in our subdivision. Mr. Bucaria informed all residents in the subdivision that we, the subdivision, could only be protected from multi-family housing if the zoning was changed this is not true. The change of zoning would be more restrictive & not prevent multi-family housing from being constructed on the lots across the street. Our

vote is to keep the zoning as it presently stands & if problems arise they can usually be solved by course of city ordinance

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CITY OF WASILLA

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Name Jack & Karen Diebag
Address 800 Blind Nick Dr. #4
Lot 10 Block 1 Subdivision Indian Hills

Questions & Comments:

I am in favor of this rezoning - There are already
to many multi family units in the area. When
we have as much land as is available here in the
valley why do we insist on crowding 4-plexes &
duplexes together until it looks like some dog-
gone Chicago suburb. Lets get spread out. Let
these folks insulate themselves from multi family
housing & by that I mean "duplexes" too.

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
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