



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091
PHONE: (907) 373-9050
FAX: (907) 373-9085

Non Code Ordinance
Requested By: Planning Commission
Prepared By: Planning
Introduction Date: 10/28/96
Public Hearing Date: 11/13/96

ORDINANCE SERIAL NO. 96-63

AN ORDINANCE OF THE CITY OF WASILLA, ALASKA, AMENDING THE "OFFICIAL ZONING MAP" OF WASILLA, IN ACCORDANCE WITH SECTION 16.43.512 (REZONING) OF THE WASILLA REVISED DEVELOPMENT CODE, TO REZONE LOT 9, FREDERICK SUBDIVISION, A LOT CONTIGUOUS WITH AN EXISTING C—COMMERCIAL DISTRICT IN EXCESS OF TWO ACRES IN SIZE, LOCATED GENERALLY WEST OF THE INTERSECTION OF HALLEA LANE AND LAKE LUCILLE DRIVE.

WHEREAS, the Wasilla Planning Commission (WPC) considered this request for change of district at a duly advertised public hearing on October 15, 1996; and,

WHEREAS, the WPC adopted a resolution recommending a rezone, with conditions, of the above referenced lot from R1—Single-family Residential to C--Commercial; and,

WHEREAS, the WPC found that the request, with conditions, is consistent with the rezone criteria set forth in Section 16.43.512 (Rezoning) of the Wasilla Revised Development Code;

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

SECTION I. Classification. This is a non-code ordinance.

SECTION II. Purpose. To amend the "Official Zoning Map" of Wasilla by rezoning Lot 9, Frederick Subdivision, R1—Single-family Residential to C--Commercial.

SECTION III. Enactment. The "Official Zoning Map" of Wasilla, adopted August 12, 1996, is hereby amended to rezone LOTS 9, FREDERICK SUBDIVISION, from R1—Single-family Residential to C—Commercial, subject to the following conditions:

1. Access to Lot 9 will be limited to the existing access drive for Lake Lucille Inn.
2. Lot 9 shall be replatted as part of the existing Lake Lucille Inn complex, i.e. Lot 4A, Lake Lucille Inn Subdivision. This replat should also address road access to Lots 12, 13 and 14.
3. Development of Lot 9 is limited to Inn related uses and may not be used for the full range of commercial uses associated normally permitted in the Commercial district.
4. At such time as a development plan is proposed, the permit process will require the plan to come before the Planning Commission in a public hearing.

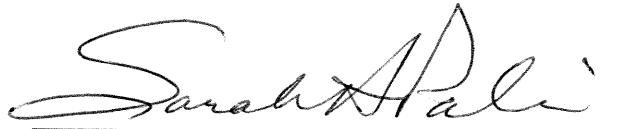
5. At such time as a development plan is proposed, the developer must coordinate with the Wasilla City Engineer to ensure that city sewer capacity for the site is adequate to serve the proposed development.

6. Additional conditions may be required for specific development impacts at the time a specific development proposal is reviewed by the Planning Commission.

A Map showing the change is attached hereto and adopted by reference, as representative of the amendment to the "Official Zoning Map" of Wasilla proposed herein.


SECTION IV. Effective Date. This ordinance becomes effective upon adoption.

ADOPTED by the Council of the City of Wasilla on this 25th day of November, 1996.



SARAH H. PALIN, Mayor

ATTEST:


MARJORIE D. HARRIS, CMC
City Clerk

(SEAL)

Ordinance No. 96-63

ADDN 1
 (1065) (3) 18 A2 19 (2964)

15 16 17 18
Parks Highway

RAILROAD DRIVE

ALASKA RAILROAD

(2487)

9A 10A
FREDRICK'S

8A 7A
FREDRICK'S

6A 5A
FREDRICK'S

4A 3A
FREDRICK'S

2A 1A
FREDRICK'S

FREDERICK

(3326)
 2A 1

3

(1584)

4A

(122)

10A 9A 7-1
 6 5 4 3 2 1

8 7 6 5 4 3 2 1

8 7 6 5 4 3 2 1

8 7 6 5 4 3 2 1

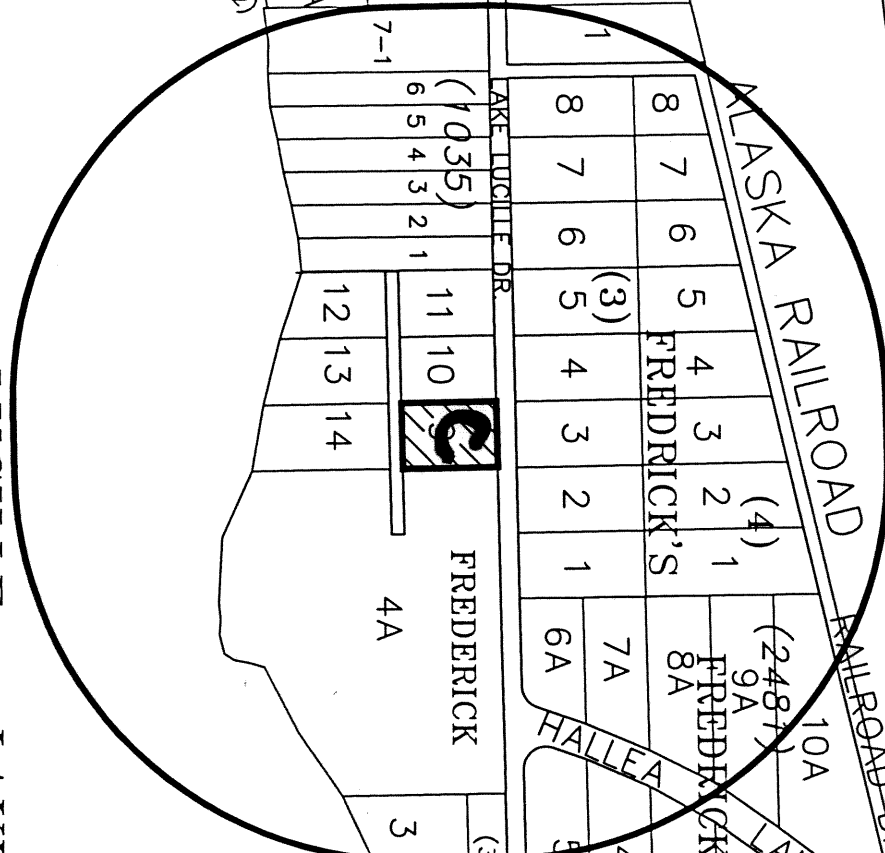
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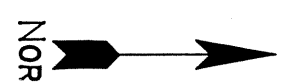
LUCILLE LAKE
 (LUCILLE LAKE)

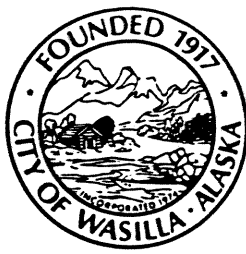


Case R96-112

A petition request to investigate the possible rezone of Lot 9, Frederick Sub. from R1—Single-family Residential to C—Commercial.

C = Commercial





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PHONE: (907) 373-9050
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WASILLA PLANNING COMMISSION RESOLUTION NO. 96-32

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 R1--SINGLE-FAMILY RESIDENTIAL TO C--COMMERCIAL, FOR LOT 9, FREDERICK SUBDIVISION, A SINGLE LOT THAT IS CONTIGUOUS TO AN EXISTING COMMERCIAL DISTRICT NEAR THE INTERSECTION OF HALLEA LANE AND LAKE LUCILLE DRIVE.

WHEREAS, a petition request to rezone land from R1--Single-family Residential to C--Commercial was investigated by the City Planner and reviewed by the Wasilla Planning Commission (WPC) at a public meeting on October 15, 1996; and,

WHEREAS, a duly advertised public hearing was held at that time, with 46 public hearing notices mailed to surrounding land owners 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 1992 and 1996 Wasilla Comprehensive Plans, and other pertinent 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 R96-112 (Rezone), a petition request to rezone Lot 9, Frederick Subdivision, generally located near the intersection of Hallea Lane and Lake Lucille Drive, R1--Single-family Residential to C--Commercial.

The Wasilla Planning Commission recommends approval of this request with the following conditions:

1. Access to Lot 9 will be limited to the existing access drive for Lake Lucille Inn.

2. Lot 9 shall be replatted as part of the existing Lake Lucille Inn complex, i.e. Lot 4A, Lake Lucille Inn Subdivision. This replat should also address access to other residential lots west of Lot 9.
3. Development of Lot 9 is limited to Inn related uses and may not be used for the full range of commercial uses associated normally permitted in the Commercial district.
4. At such time as a development plan is proposed, the permit process will require the plan to come before the Planning Commission in a public hearing.
5. At such time as a development plan is proposed, the developer must coordinate with the Wasilla City Engineer to ensure the sewage capacity to the site is adequate to serve the proposed development.
6. Additional conditions may be required for specific development impacts at the time a specific development proposal is reviewed by the Planning Commission.

The Wasilla Planning Commission supports its recommendation with the following findings:

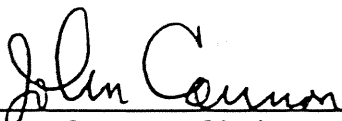
1. Lot 9, Frederick Subdivision is contiguous with the Lake Lucille Inn complex which is located on adjoining Lot 4A, Lake Lucille Inn Subdivision. Lot 4A is well in excess of the 2 acre minimum area requirement that is required for rezone requests.
2. The uses permitted in the C—Commercial development district, as reasonably restricted by conditions of approval to Inn related uses, are compatible with the historical and present day use of the Lake Lucille Inn for lodging and related lodging related purposes.
3. No nonconforming uses or structures will be created by the proposed change in zoning districts.
4. Specific development proposals pertaining to Lot 9 will be required to come before the Planning Commission at a public hearing prior to the issuance of a development permit.

5. The zoning proposed for the Lot 9, is consistent with the designation of the area for Generally Commercial development, as set forth in the adopted 1992 Wasilla Comprehensive Plan and the provisional 1996, Wasilla Comprehensive Plan.
6. Specific concerns about parking, and utility connections can be addressed as part of the permit review process, once a specific development plan has been proposed for development.
7. Conditions to address specific concerns can be placed on a development permit to ensure, to the extent feasible and prudent, that the proposed development will not negatively impact the surrounding residential developments.
8. Lot 9, Frederick Subdivision is physically suitable for Inn related development.

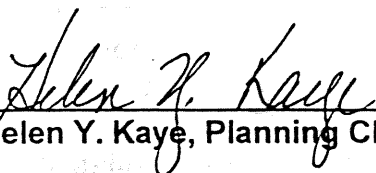
I certify that a resolution in substantially the above form was passed by a majority of those voting at a duly called and conducted meeting of the Wasilla Planning Commission this 15th day of October, 1996.

RESPECTFULLY SUBMITTED:

APPROVED:



John Cannon, Chair



Helen Y. Kaye, Planning Clerk

(SEAL)