



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091
PHONE: (907) 373-9050
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Non Code Ordinance
Requested By: Planning Commission
Prepared By: Planning
Introduction Date: 05/28/97
Public Hearing Date: 06/09/97

ORDINANCE SERIAL NO. 97-35

AN ORDINANCE AMENDING THE OFFICIAL WASILLA ZONING MAP TO REFLECT A CHANGE OF ZONING FROM RR--RURAL RESIDENTIAL TO R2--RESIDENTIAL FOR LOTS 14, 15, AND 16, BLOCK 1, AND LOT 1, 2 and 3, BLOCK 2, ADVENTURE ESTATES SUBDIVISION.

WHEREAS, the Wasilla Planning Commission (WPC) considered this request for change of district at duly advertised public hearing on May 20, 1997; and,

WHEREAS, the WPC adopted a resolution recommending rezone of the above referenced tracts from RR--Rural Residential to R2--Residential; and,

WHEREAS, the WPC found that the rezone is generally 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.

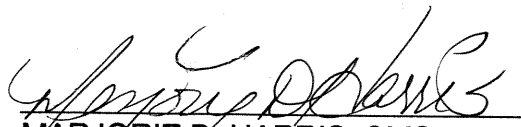
SECTION II. Purpose. To amend the "Official Zoning Map" of Wasilla and rezone Lots 14, 15, and 16, Block 1 and Lot 1, Block 2, Adventure Estates Subdivision from RR--Rural Residential to R2--Residential.

SECTION III. Enactment. The "Official Zoning Map" of Wasilla, adopted August 12, 1996, is hereby amended to rezone Lots 14, 15, and 16, Block 1 and Lot 1, 2 and 3, Block 2, from RR--Rural Residential to R2--Residential.

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

ADOPTED by the Council of the City of Wasilla on this 23rd day of June, 1997.

ATTEST:


MARJORIE D. HARRIS, CMC
City Clerk


SARAH H. PALIN, Mayor

Planning Commission Recommendation for Case R96-098

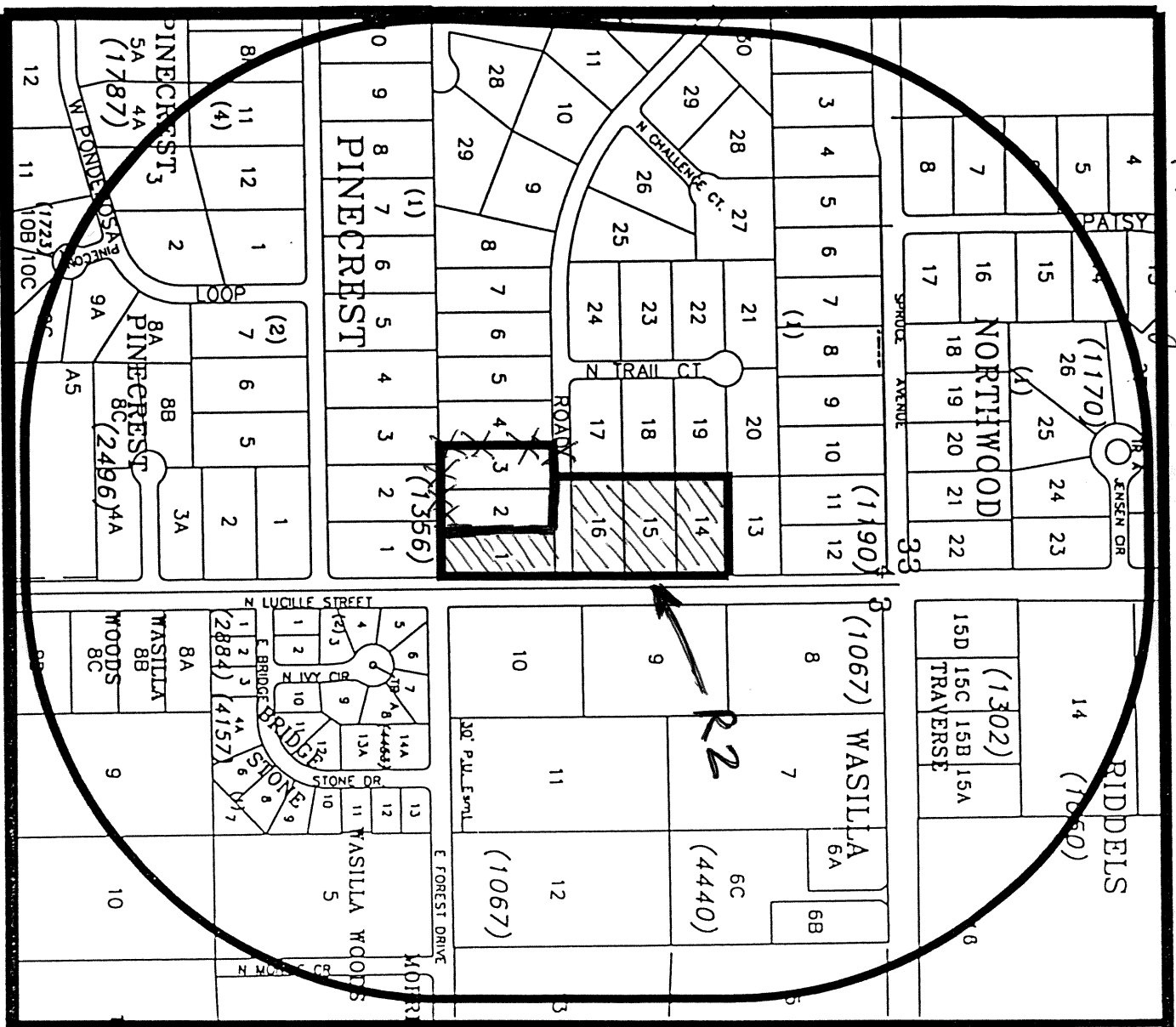
Case No. 97-48

To investigate the possible re-zone of Lots 14, 15, & 16, Blk. 1, & Lot 1, Blk. 2, Adventure Est., from RR--Rural Residential to R2--Residential, and lots 2 & 3, Blk. 2, Adventure Est., from R1--Single Family Residential to R2--Residential. Generally located at the intersection of Lucille St. and Heritage Rd.

Notes: Lots 2 + 3 were deleted by Commission amendment Initiated by:

The City of Wasilla

T17N, R1W, Seward Meridian





ORDINANCE NO. 97-35

Subject: **Ordinance to rezone Lots 14, 15, and 16, Block 1 and Lot 1, Block 2, Adventure Estates Subdivision from RR—Rural Residential to R2-Residential.**

Meeting Date: **05/28/97**

**RECOMMENDATION AND MOTION:
Introduce Ordinance Serial No. 97-35 and schedule for public hearing at the next regular meeting on 06/09/97.**

Administration Recommendation:

Reviewed by Sarah H. Palin, Mayor: _____

Route To:	Department:	Approval (Initials):	Remarks:
1	Clerk's Office		
2	Finance		
3	Library		
4	Museum		
5XXX	Planning	<i>SP</i>	
6	Police		
7	Public Works		
8	Admin.		
9	City Attorney		

Attachment (s): Fiscal Note: YES _____ NO XX _____
(List other attachments; i.e., maps, bid information, etc.)

Staff Recommendation: **Introduce Ordinance Serial No. 97-35 and schedule for public hearing at the next regular meeting on 06/09/97.**

Summary Statement:

The Mayor initiated this case in response to a property owners request. The intent is to address the nonconforming status of 4-plexes that were made nonconforming by the general community wide rezone that was part of the Wasilla Revised Development Code. One of the properties was recently damaged in a fire and will be testing several new rules that apply to nonconforming uses and structures. These new provisions could limit the use of these lots to duplex density if the cost of repairs exceeds 65% of the assessed value of the property. The City Clerk has the complete Commission packet and staff report for this case if the Council desires additional information.