



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 DEPARTMENT
INTRODUCTION DATE: 06/09/97
PUBLIC HEARING DATE: 06/23/97

ORDINANCE SERIAL NO. 97-36

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 LOTS 1, 2, AND 3, MOREHOUSE SUBDIVISION; A CHANGE OF ZONING FROM RR--RURAL RESIDENTIAL TO C--COMMERCIAL, THREE LOTS GENERALLY LOCATED SOUTH OF THE PARKS HIGHWAY, BETWEEN CHURCH ROAD AND NICOLA STREET.

WHEREAS, the Wasilla Planning Commission (WPC) considered this request for change of district at a duly advertised Public Hearing on June 03, 1997: and,

WHEREAS, the WPC adopted a resolution recommending a rezone of the above referenced lots from RR--Rural Residential to C--Commercial: and,

WHEREAS, the WPC found that the request 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.

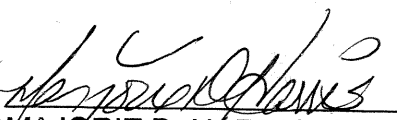
SECTION II. Purpose. To amend the "Official Zoning Map" of Wasilla by rezoning three lots in Morehouse Subdivision, from RR--Rural Residential to C--Commercial.

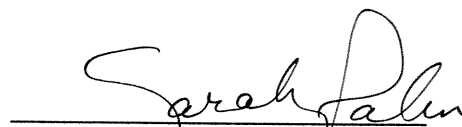
SECTION III. Enactment. The "Official Zoning Map" of Wasilla, adopted August 12, 1996, is hereby amended to rezone Lots 1, 2, and 3, Morehouse Subdivision from RR--Rural Residential to C--Commercial. A map showing the change is attached hereto and adopted by reference, as representative of the amendment 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 14th day of July, 1997.

ATTEST:


MAJORIE D. HARRIS, CMC
City Clerk

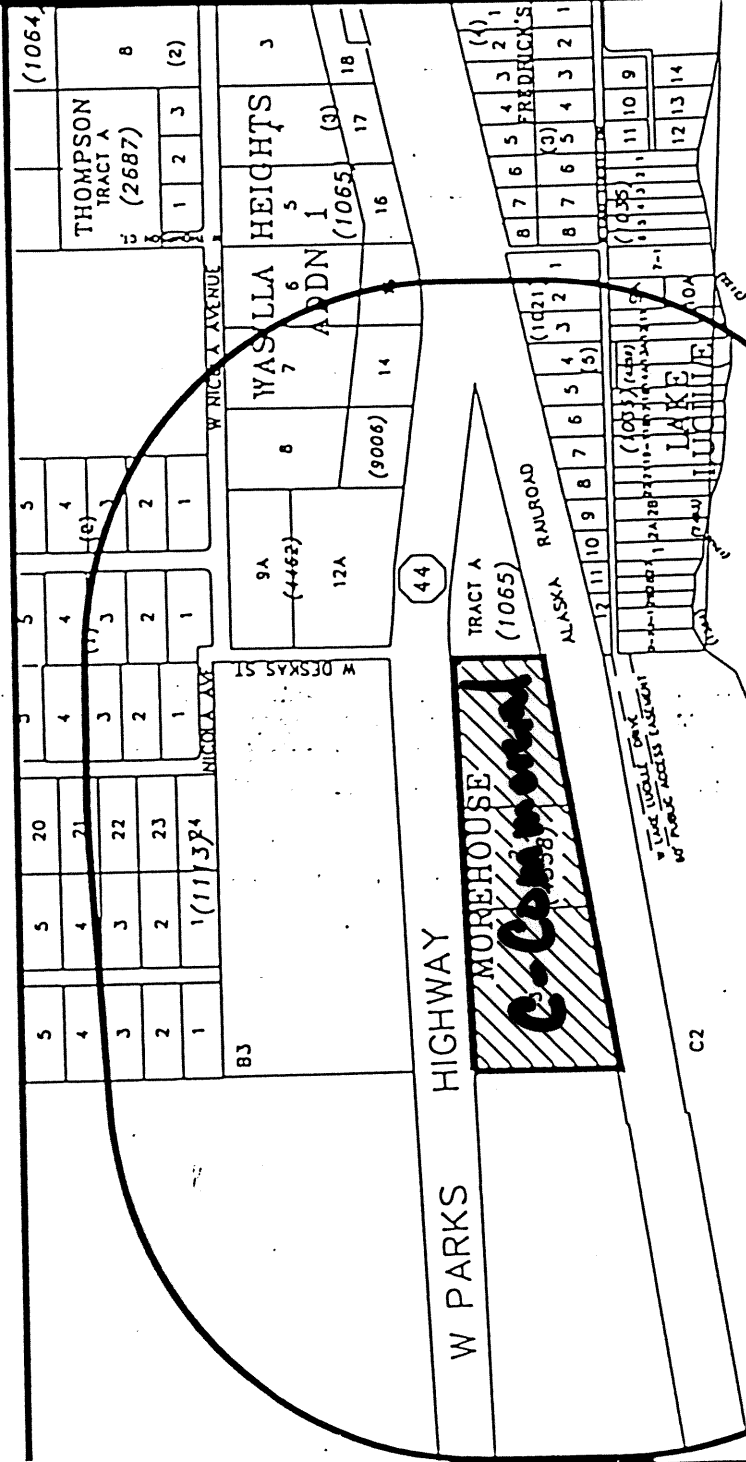
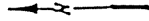

SARAH H. PALIN, Mayor

Ord. No. 97-36

Case No. R97-44

A petition request for the possible Rezone of Lots 1 through 3, Morehouse Subdivision, T17N, R11W Seward Meridian, from RR--Rural Residential to C--Commercial. 1901, 2001, and 2501, W. Parks Highway.

Petitioner: KMN, Inc.
Contact: Kurt Newcomb



ORDINANCE NO. 97-36

Subject: *Response of Apts. 1, 2, & 3, Mohrhouse Subdivision*

Meeting Date:

RECOMMENDED MOTION:

Approval

Administration Recommendation:

Approved by Sarah H. Palin, Mayor:

SPalin

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

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

Staff Recommendation: *1.) Map 2.) Resolution*

Summary Statement:



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PHONE: (907) 373-9050

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WASILLA PLANNING COMMISSION RESOLUTION NO. 97-28

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 C—COMMERCIAL FOR LOTS 1, 2 AND 3, MOREHOUSE SUBDIVISION.

WHEREAS, this investigation of possible rezone was initiated by landowner petition process; and,

WHEREAS, this issue was investigated by the City Planner and reviewed by the Wasilla Planning Commission (WPC) at a duly noticed public hearing on June 3, 1997; and,

WHEREAS, the WPC deliberated on this request, taking into account the recommendation of the staff, 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 R97-44, a request to rezone Lots 1, 2 and 3, Morehouse Subdivision from RR—Rural Residential to C—Commercial.

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

1. The C—Commercial district allows uses that are appropriate for the location and subdivision layout of Morehouse Subdivision.
2. The rezone will remedy the status of a nonconforming outdoor storage yard on Lot 1 that was made nonconforming by the general community wide rezone from I—Intermediate to RR—Rural Residential that was adopted by the City Council on August 12, 1996.

3. The three (3) lots recommended for rezone have frontage on Parks Highway and not likely to attract traffic through residential areas.
4. The rezone is consistent with the Commercial Use designation depicted in the 1996 Wasilla Comprehensive Plan.
5. This rezone will not have a detrimental impact on the surrounding area because the lots are relatively isolated with the Parks Highway on the north and the Alaska Railroad right-of-way on the south.

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 2nd day of June 1997.

APPROVED:

John Cannon, Chair

ATTEST:

Helen Y. Kaye, Planning Clerk

(SEAL)