

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: 07/28/97
PUBLIC HEARING DATE: 08/11/97

ORDINANCE SERIAL NO. 97-47

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 TRACT B3, SECTION 8, T17N, R1W, S.M., FROM RR--RURAL RESIDENTIAL TO C--COMMERCIAL, A SINGLE TRACT GENERALLY LOCATED NORTH OF THE PARKS HIGHWAY AND WEST OF DESKAS STREET.

WHEREAS, the Wasilla Planning Commission (WPC) considered this request for change of district at a duly advertised Public Hearing on July 22, 1997: and,

WHEREAS, the WPC adopted a resolution recommending a rezone of the above referenced tract 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.

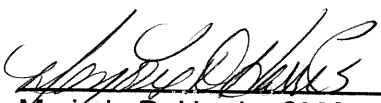
SECTION II. Purpose. To amend the "Official Zoning Map" of Wasilla by rezoning a single tract of land in Section 8, from RR--Rural Residential to C--Commercial.

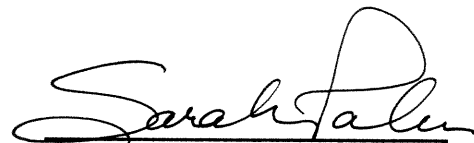
SECTION III. Enactment. The "Official Zoning Map" of Wasilla, adopted August 12, 1996, is hereby amended to rezone Tract B3, Section 8, T17N, R1W, S.M from RR--Rural Residential to C--Commercial. A map showing the change is attached hereto and adopted by reference, as representative of the amendment 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 25th day of August, 1997.

Attest:


Marjorie D. Harris, CMC
City Clerk


Sarah H. Palin, Mayor

(SEAL)



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WASILLA PLANNING COMMISSION RESOLUTION NO. 97-31

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 TRACT B3, SECTION 8, T17N, R1W.

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

WHEREAS, this issue was investigated by the Acting City Planner and reviewed by the Wasilla Planning Commission (WPC) at a duly noticed public hearing on July 22, 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 R97-91, a request for the rezone of Tract B3, Section 8, T17N, R1W, Seward Meridan 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 of Tract B3.
2. The rezone is contiguous with the existing commercial area.
3. The lot recommended for rezone has frontage on the Parks Highway.
4. The rezone is consistent with the Commercial Use designation depicted in the 1996 Wasilla Comprehensive Plan.

5. Public comments received regarding this rezone have spoken in favor of the request.

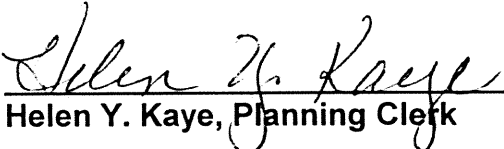
I certify that a resolution in substantially the above form was passed by a majority of those voting at a duly called and conducted meeting of the Wasilla Planning Commission this 22nd day of July 1997.

APPROVED:



John Cannon, Chair

ATTEST:



Helen Y. Kaye, Planning Clerk

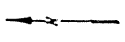
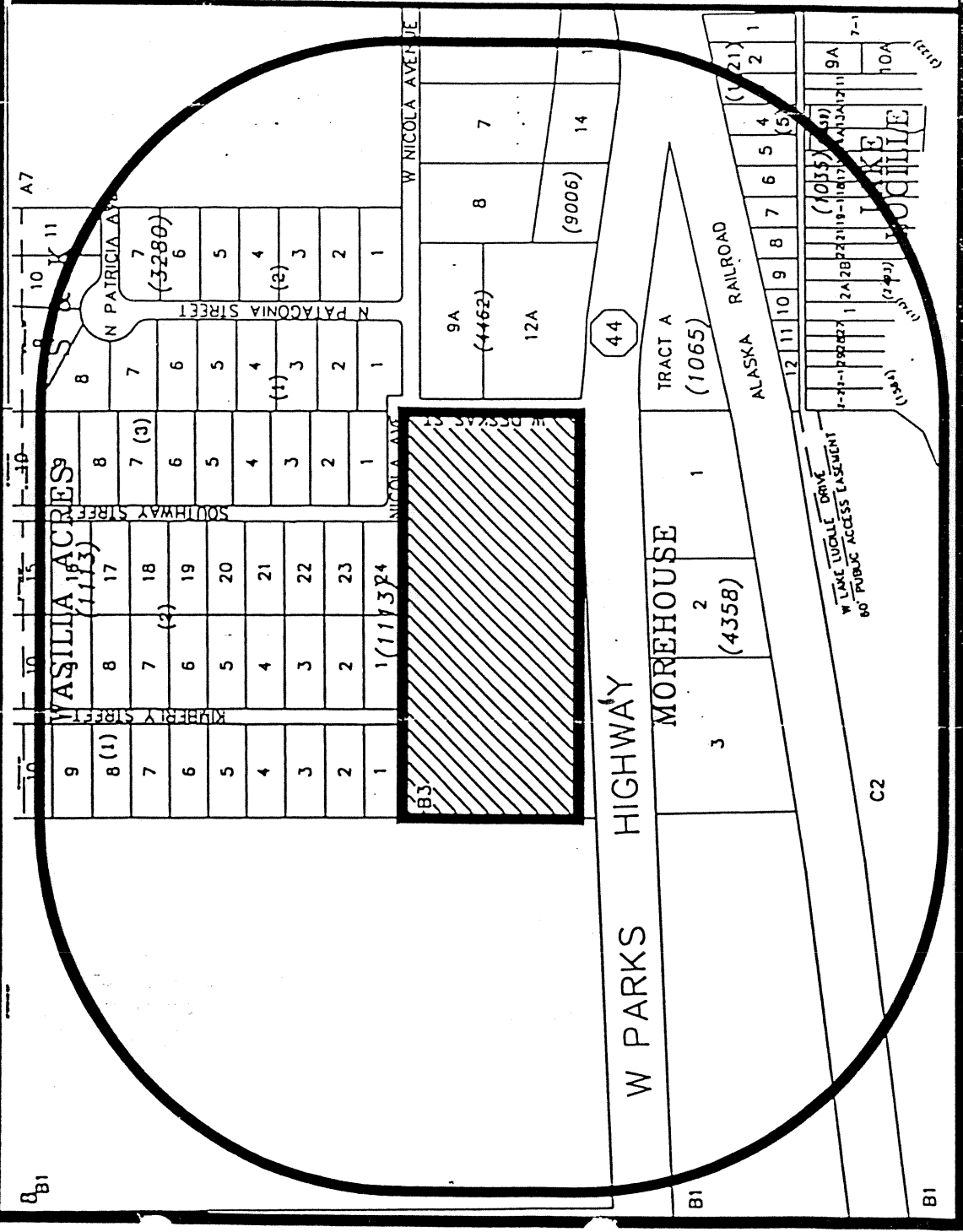
(SEAL)



Case No. R97-91

A request to investigate the possible rezone of Tract B3, Section 8, T17N, R1W, S.M. from RR--Rural Residential to C--Commercial. Generally located north of the Parks Highway and west of Deska St.

Applicant: Evelyn B. Assant



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