

ORDINANCE SERIAL NO. 97-67

AN ORDINANCE OF THE CITY OF WASILLA, ALASKA, AMENDING THE WASILLA DEVELOPMENT CODE, SECTION 16.43.204 DEFINITIONS AND 16.43.706, PARKING.

WHEREAS, the Wasilla Planning Commission (WPC) and staff have had more than a year within which to evaluate the Wasilla Revised Development Code which was adopted in August, 1996; and,

WHEREAS, the current definition of temporary use incorporates uses of an occasional nature; and,

WHEREAS, experience with parking requirements and the application thereof indicates that these requirements deny the City Planner flexibility where on-street parking is available; and,

WHEREAS, this definition and parking criteria tend to put staff and the Planning Commission in an untenable position for some cases; and

WHEREAS, the Planning Commission has recommended certain changes to Chapter 16.43, the Wasilla Development Code, that it believes will improve the function of the Wasilla Planning Office and better serve community members; and

WHEREAS, the Wasilla Planning Commission of the City of Wasilla respectfully suggests the following sections of Chapter 16.43, the Wasilla Development Code of the Wasilla Municipal Code, be amended as follows:

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

16.43.204 Definitions

CH. Temporary building or use means a building that is capable of being immediately moved to provide access or a use which occurs on a daily basis, ~~is~~ for a limited time, up to six months.

Insert AQ and reletter all subsections.

AQ. Gross Leasable Area (GLA) is the total floor area designed for tenant occupancy and exclusive use, including any basements, mezzanines, or upper floors, expressed in square feet and measured from the centerline of joint partitions and from outside wall faces.

16.43.706 Parking. Off-street parking facilities must be provided as hereinafter specified. Off-street parking facilities for residential uses must be on the same lot with the building that they are required to serve. Off-street parking facilities for nonresidential uses must be within walking distance (300 feet). Where on-street parking is currently available, on Hering Avenue, Knik Street, and Swanson Avenue, east of Main Street, the City Planner is allowed discretion to use such parking, or a portion thereof, to count toward the overall parking requirement for a development or temporary use. Should future on-street parking be provided, the City Planner is allowed discretion to use such parking or a portion thereof, to count toward the overall parking requirement for a development or temporary use at the following locations:

- Knik Street
- Herning Avenue between Lucille Street and Main Street
- Susitna Avenue between Lake Street and Knik Street
- Boundary Street between Railroad Avenue and Park Avenue
- Park Avenue between Lake Street and Knik Street
- Talkeetna Street
- Denali Street
- McKinley Street between Park Avenue and Susitna Avenue
- Iliamna Street between Park Avenue and Susitna Avenue
- Wasilla Street between Park Avenue and Susitna Avenue

Should the applicant rely on on-street parking and the parking is subsequently removed, the applicant is required to defend and hold the city harmless. The on-street parking shall be common use parking and shall be parallel. On-street parking shall be created in either a public use easement or a designated right-of-way and will require an encroachment permit per Chapter 14.08 of the Wasilla Municipal Code.

All parking, except that which serves residences, and those spaces as allowed under the preceding paragraph, shall be arranged so that ingress and egress are possible without backing over a sidewalk area or onto a collector or larger street designation. Except where on-street parking is used, turning and maneuvering space shall be located entirely on private property, provided that the usable portion of an alley may be credited as turning and maneuvering space. In the case of two or more uses on the same lot, the total requirements for off-street parking facilities is the sum of the requirements for the several uses computed separately. Changes of use with an increase in gross floor area must provide parking, loading and storage area in conformance with this section. The parking, loading and storage space requirements for any listed use or use not listed may be established under the provisions of a use permit under section 16.43.402.

A. Minimum Standards. Parking required for a use must conform to the following:

1. All parking spaces shall be located far enough within the lot to prevent any portion of a car from extending over an adjoining lot or over a public right-of-way or side-walk, except where an encroachment permit has been obtained.
2. Excluding residential uses less than five dwelling units and temporary uses, all required off-street parking areas, including ingress and egress routes, shall be surfaced with at least two inches of hot bituminous pavement or a durable surface approved by the Mayor or designee ~~Engineer~~ that is designed to control dust and able to bear the weight of expected traffic.

B. The minimum number of off-street parking spaces required and their dimensions, are set out in the following tables.

Table of Parking Requirements Uses:	<u>Minimum Spaces Required, including employee parking, where applicable (rounded to nearest whole number) (GFA=Gross Floor Area Plus one space for each employee on the largest work shift.</u>
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Single-family, duplex or multifamily uses	2 spaces per dwelling unit
Motels, Hotels, Bed & Breakfast	1 per guest room + a minimum of 3 additional
<u>Bed and Breakfast</u>	<u>1 per guest room</u>
Hospitals, group homes, and other health care facilities	1 per <u>3</u> 4 beds based on maximum capacity
Churches, auditoriums, theaters, mortuary, <u>dance floors, auction rooms, and similar places of assembly of concentrated use</u>	1 per <u>150 sq. ft. GFA or 1 per 4 5 seats whichever is greater</u> based on maximum capacity
Warehouses, <u>aircraft hangars</u> , storage and wholesale business	1 per each 1,000 sq. ft. <u>Gross Floor Area (GFA)</u> but not less than 8 spaces
Self storage Mini-Warehouses	1 per each 25 storage units
Industrial uses	1 per each employee
Restaurants, bars, <u>exhibit rooms, gymnasiums, conference rooms and similar places of assembly of less concentrated use</u>	1 per 150 sq. ft. GFA or 1 for every 3 seats, whichever is greater.
Offices	1 per 300 sq. ft. GFA
<u>Classrooms, school shops and vocational rooms for tenth grade and above</u> <u>Classrooms and school shops for ninth grade and below</u>	<u>1 per 300 sq. ft. GFA or 1 per 4 seats whichever is greater</u> <u>1 per 400 sq. ft. GFA or 1 per 5 seats whichever is greater</u>
Commercial Uses (<u>other than shopping centers</u>)	1 per 300 sq. ft. GFA
<u>Shopping Centers</u>	<u>4 per 1000 sq. ft. Gross Leasable Area (GLA) up to 400,000 sq. ft.</u> <u>4.5 per 1000 sq. ft. GLA from 400,001 to 600,000 sq. ft.</u> <u>5 per 1000 sq. ft. GLA over 600,000 sq. ft.</u>
<u>All others</u>	<u>1 per 200 sq. ft. GFA or decision by Commission</u>

Handicapped Parking: Total Parking Spaces in Lot	Accessible Spaces Required
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
each additional 100 spaces or fraction thereof	1

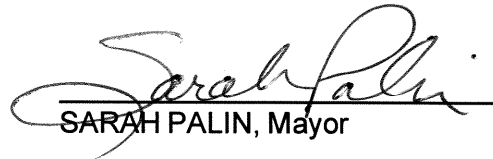
SECTION I. Classification. This is a code ordinance.

SECTION II. Purpose. To amend Chapter 16.43, Wasilla Development Code, of the Wasilla Municipal Code to ensure that the public notice preparation and mailing in the Planning Office has adequate time to be done properly, and that out of state land owners have a reasonable opportunity to respond.

SECTION III. Enactment. Chapter 16.43, Wasilla Development Code, of the Wasilla Municipal Code is hereby amended as follows:

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

ADOPTED by the Council of the City of Wasilla on this 8th day of December, 1997.


SARAH PALIN, Mayor

ATTEST:


KRISTIE L. VANGORDER, CMC
City Clerk
(seal)

ORDINANCE NO. 97-67

Subject: **Amendments to the Wasilla Development Code , Section 16.43.204 Definitions and 16.43.706 Parking.**

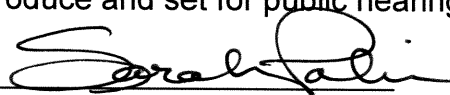
Meeting Date: **10/27/97**

RECOMMENDATION AND MOTION:

Introduce Ordinance Serial No. 97-67 and schedule for public hearing at the next regular meeting on 11/10/97.

Administration Recommendation: Introduce and set for public hearing.

Reviewed by Sarah H. Palin, Mayor:



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

Attachment (s): Ordinance No. 97-67 Fiscal Note: YES _____ NO XX
(List other attachments; i.e., maps, bid information, etc.)

Staff Recommendation: **Introduce Ordinance Serial No. 97-67 and schedule for public hearing at the next regular meeting on 11/10/97.**

Summary Statement:

Current definition of temporary use and various parking requirements in some cases tend to put staff and the Planning Commission in an untenable position. Modifications to the parking criteria provides a wider spectrum of potential facility type uses. On-street parking opportunities on the narrow sides of old townsite lots would provide more economic growth in the downtown commercial district.