

**CITY OF WASILLA
ORDINANCE SERIAL NO. 99-46**

AN ORDINANCE OF THE CITY OF WASILLA, ALASKA, AMENDING THE OFFICIAL ZONING MAP OF WASILLA IN ACCORDANCE WITH WMC 16.43.512 (REZONING) OF THE WASILLA DEVELOPMENT CODE, TO REZONE LOTS 1 AND 2, BLOCK 1 WASILLA HEIGHTS SUBDIVISION FROM RR—RURAL RESIDENTIAL TO RM—RESIDENTIAL MULTIFAMILY.

WHEREAS, a petition request to rezone land from RR - Rural Residential to RM - Residential Multifamily was investigated by the City Planner and reviewed by the Wasilla Planning Commission (WPC) at public meetings on August 24 and September 16, 1999; and,

WHEREAS, a duly advertised public hearing was held on August 24, 1999, with public hearing notices mailed to surrounding land owners within 1200 feet 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 1996 Wasilla Comprehensive Plan, and other pertinent codes and information; and

WHEREAS, the decision by the WPC to adopt WPC Resolution No. 99-17, Recommending An Amendment To The Official Wasilla Zoning Map To Reflect A Change In Zoning From RR—Rural Residential To RM—Residential Multifamily District, For Lots 1 and 2, Block 1, Wasilla Heights Subdivision, Section 8, T17N, R01W, Seward Meridian is based on the following findings:

1. The combination of lots 1 and 2 are in excess of the two-acre minimum area requirement for a rezone.
2. The uses permitted in the RM—Residential Multifamily zoning district, are compatible with the historical and present day use of many neighboring parcels. The former I—Intermediate development district allowed a wide range of multifamily uses prior to the general community wide rezone that occurred on August 12, 1996.
3. No nonconforming uses or structures will be created by the proposed change in zoning districts.

4. The zoning proposed for the subdivision is consistent with the designation of the area for Generally Residential development in the area, as set forth in the provisional 1996 Wasilla Comprehensive Plan.
5. An increase in traffic potential is not anticipated from the approval of this rezone request, however, this is consistent with the historical zoning of this property prior to August 12, 1996, when it was located in the former I—Intermediate development district.
6. A majority of all RM--Residential Multifamily zoning districts are already developed and a need exists for more RM—Residential Multifamily zoning districts.

WHEREAS, the WPC wishes to forward this rezone request to the Wasilla City Council for approval.

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

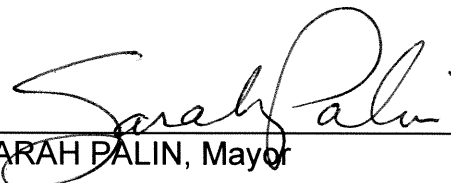
Section 1. Classification. This is a non-code ordinance.

Section 2. Purpose. To amend the Official Zoning Map of Wasilla by rezoning Lots 1 and 2, Block 1 Wasilla Heights Subdivision from RR—Rural Residential to RM—Residential Multifamily.

Section 3. Enactment. The Official Zoning Map, adopted August 12, 1996, is hereby amended to rezone Lots 1 and 2, Block 1 Wasilla Heights Subdivision from RR—Rural Residential to RM—Residential Multifamily.

Section 5. Effective date. This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on October 25, 1999.



SARAH PALIN, Mayor

ATTEST:



KRISTIE L. VANGORDER, CMC/AEE
City Clerk

[SEAL]