

**CITY OF WASILLA
 ORDINANCE SERIAL NO. 00-59**

AN ORDINANCE OF THE WASILLA CITY COUNCIL AMENDING WMC 16.20.020, DISTRICT USE CHART, IN RELATION TO GROUP HOMES BE EXCLUDED FROM R-1--SINGLE FAMILY, R-2--RESIDENTIAL AND RR-RURAL RESIDENTIAL LAND USES.

BE IT ENACTED:

* **Section 1. Classification.** This ordinance is of a general and permanent nature and shall become part of the city code.

* **Section 2. Amendment of section.** WMC 16.43.602, District Use Chart, is amended to read as follows:

16.43.602 District Use Chart.

(A) The following chart summarizes the uses allowed and the standard of review for each use. In the commercial and industrial districts, more than one building housing a permissible principal use may be erected on a single lot, provided that each building and use shall comply with all applicable requirements of this chapter and other borough, state or federal regulations.

AA = Administrative Approval
 EX = Excluded

UP = Use Permit
 Blank = No City approval necessary

CU = Conditional Use

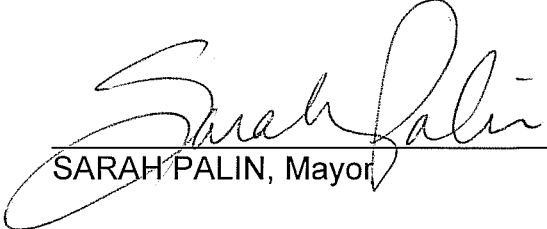
Districts	RR Rural	R1 Single Family	R2 Residential	RM Multi- Family	C Commercial	I Industrial	P Public
USES							
Accessory Uses	AA	AA	AA	AA	AA	UP	AA
Adult Business	EX	EX	EX	EX	CU	EX	EX
Agriculture	UP	EX	EX	EX	EX	EX	EX
Animal Husbandry	UP	EX	UP	EX	EX	EX	EX

Animal Shelter	EX	EX	EX	EX	CU	UP	UP
Automotive Sales	UP	EX	EX	EX	AA	AA	EX
Bed and Breakfast		UP	AA	AA		EX	EX
Campground	UP	EX	EX	EX	UP	EX	AA
Cemetery	UP	EX	EX	EX	UP	UP	UP
Church	UP	EX	UP	UP	UP	EX	EX
Commercial 10,000 GFA or less	AA	EX	EX	CU	AA	UP	UP
Commercial more than 10,000 GFA	EX	EX	EX	EX	CU	UP	EX
Communication Equipment	AA	UP	AA	AA	AA	AA	AA
Convenience Store	AA	EX	UP	EX	UP	EX	EX
Correctional Facility	EX	EX	EX	EX	EX	CU	CU
Day Care	AA	UP	UP	UP	UP	EX	EX
Duplex	AA	EX	AA	AA	UP	EX	EX
Farm Animals	AA	UP	UP	EX	EX	AA	EX
Group Home	<u>EX</u> [UP]	<u>EX</u> [UP]	<u>EX</u> [UP]	UP	UP	EX	UP
Heavy Equipment	AA	EX	EX	EX	UP	AA	AA
Helipad	EX	EX	EX	EX	UP	AA	UP
Heliport	EX	EX	EX	EX	CU	AA	CU
Home Occupation		AA	AA	AA		EX	EX
Hotel	EX	EX	EX	EX	UP	EX	EX


Institutional Home	CU	EX	EX	CU	CU	EX	CU
Junkyard	EX	EX	EX	EX	EX	UP	EX
Kennel	UP	EX	CU	EX	UP	EX	EX
Mobile Home	EX	EX	CU	EX	EX	EX	EX
Motel	EX	EX	EX	EX	UP	EX	EX
Multi-Family	EX	EX	UP	AA	UP	EX	EX
Planned Unit Development	CU	CU	CU	CU	CU	CU	CU
Play Field	UP	UP	UP	UP	UP	EX	UP
Public Facility	UP	CU	UP	UP	UP	AA	AA
Resource Extraction	CU	EX	EX	EX	CU	UP	UP
Single-family dwelling	AA	AA	AA	AA	UP	EX	EX
Subdivision	UP	UP	UP	UP	UP	UP	UP
Utility Facility	AA	UP	UP	UP	AA	AA	AA
Waterfront Use	AA	AA	AA	AA	UP	UP	UP
Zoo	UP	EX	EX	EX	CU	EX	CU

* **Section 3. Effective date.** This ordinance shall take effect upon adoption of the Wasilla City Council.

ADOPTED by the Wasilla City Council, Alaska, on November 27, 2000.


 SARAH PALIN, Mayor

ATTEST:


 KRISTIE L. VANGORDER, CMC
 City Clerk [SEAL]

SUBJECT: Exclusion of Group Homes in R1 –Single Family, R2—Residential, and RR—Rural Residential Districts.

REQUESTED BY: Wasilla Planning Commission

PREPARED BY: Tim Krug, City Planner

DATE: October 16, 2000

FOR AGENDA OF: October 23, 2000

SUMMARY:

The Wasilla Planning Commission has requested group homes be excluded from certain districts. Currently they are allowed in all districts, except I – Industrial.

FISCAL IMPACT: X No Yes, amount requested: . Fund:

RECOMMENDED ACTION:

Approve Ordinance Serial No. 00-59.

MAYOR REVIEW/COMMENT:

Introduce and set for public hearing.

John W. Cramer

Reviewed by: John Cramer, Deputy Administrator
Attachments: WPC Resolution No. 00-28
10/4/00 Letter from Thomas Klinkner

Presented with: Ord 00-59
Date: 11/27/00 Verified by: JK

CITY OF WASILLA



290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
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WASILLA PLANNING COMMISSION RESOLUTION NO. 00-28

A RESOLUTION OF THE WASILLA PLANNING COMMISSION (WPC) OF WASILLA, ALASKA RECOMMENDING TO THE WASILLA CITY COUNCIL THAT GROUP HOME BE EXCLUDED FROM WASILLA DEVELOPMENT CODE 16.43.604 DISTRICT USE CHART IN R1--SINGLE FAMILY, R2--RESIDENTIAL, AND RR--RURAL RESIDENTIAL DISTRICTS.

WHEREAS, a group home use is an allowable use in all districts except I--Industrial, and

WHEREAS, the intent of the R1--Single Family district is to provide area for the development of single family home sites, and

WHEREAS, group home uses will continue to be allowed in the RM, C and P districts, and

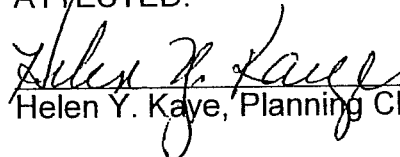
WHEREAS, any permitted existing group homes in the R1, R2 and RR districts will be allowed to remain as a non-conforming use pursuant to 16.43.803 Non-conforming Structures and Uses, and

WHEREAS, Wasilla Planning Commission held a public meeting on October 10, 2000.

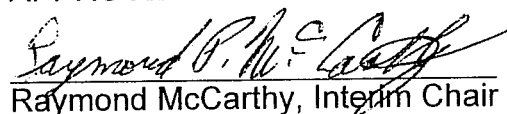
NOW, THEREFORE, BE IT RESOLVED, that the Wasilla Planning Commission recommends to the Wasilla City Council that group homes be excluded from R1--Single Family, R2--Residential, RR--Rural Residential Districts.

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 Wasilla Planning Commission this 10th day of October 2000.

ATTESTED:


Helen Y. Kaye, Planning Clerk

APPROVED:


Raymond McCarthy, Interim Chair

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October 4, 2000

Via Facsimile and First Class Mail

Tim Krug
Planner
City of Wasilla
290 East Herning Avenue
Wasilla, Alaska 99654-7091

Re: Exclusion of Group Homes from the R1 and R2 Zoning Districts
Our File No. 505,780.2

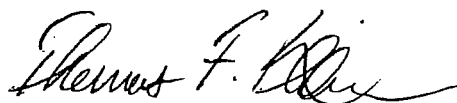
Dear Tim:

You have asked whether the Wasilla Municipal Code may be amended to exclude group homes from the R1 or R2 zoning districts, consistent with federal and state law. I am unaware of any provision of federal or state law that would prohibit the amendment of the Wasilla Municipal Code to exclude group homes from either or both of the R1 and R2 zoning districts.

Please let me know if I may be of further assistance in this matter.

Yours truly,

BIRCH, HORTON, BITTNER and CHEROT



Thomas F. Klinkner

cc: John W. Cramer