

**CITY OF WASILLA  
ORDINANCE SERIAL NO. 01-34**

AN ORDINANCE OF THE CITY OF WASILLA, ALASKA, AMENDING THE OFFICIAL ZONING MAP OF WASILLA IN ACCORDANCE WITH WMC 16.16.070 (REZONING) OF THE WASILLA DEVELOPMENT CODE, TO REZONE LOTS 1, 2 & 3 JANNECK TRACT AND LOTS 11, 12 & 13, BLOCK 1, WASILLA WOODS SUBDIVISION FROM RR—RURAL RESIDENTIAL TO C--COMMERCIAL.

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BE IT 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 Lot 1, 2 & 3, Janneck Tract as described on Plat No. 76-8 and Lots 11, 12 & 13, Block 1, Wasilla Woods Subdivision, as described on Plat No. 71-25 situated in the State of Alaska, Palmer Recording District, Third Judicial District, from RR—Rural Residential to C--Commercial.

**Section 3. Enactment.** The Official Zoning Map, adopted August 12, 1996, is hereby amended to rezone Lots 1, 2 & 3, Janneck Tract and Lots 11, 12 & 13, Block 1, Wasilla Woods Subdivision, RR—Rural Residential to C--Commercial with the following conditions.

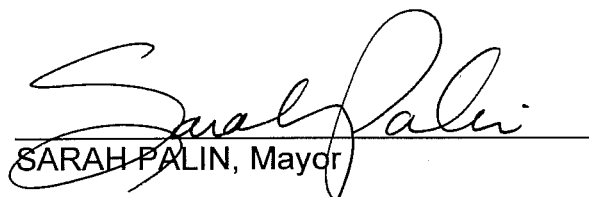
1. The property owner shall provide a 60' continuous Public Use Easement (PUE) from the Southeast corner of Lot 10, Block 1, Wasilla Woods Subdivision due east terminating at the intersection of E Aspen Lane and N Wasilla Fishhook Road also

known as the Southeast corner of Lot 13, Block 1, Wasilla Woods Subdivision within 18 months from adoption of this ordinance.

2. The property owner shall obtain an asbuilt survey of the existing structures located on Lots 1, 2 & 3, Janneck Tract Subdivision and Lots 11, 12 & 13, Block 1, Wasilla Woods Subdivision by a licensed surveyor to insure that the existing structures meet the current setback requirements.

**Section 4. Effective date.** This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on June 25, 2001.

  
SARAH PALIN, Mayor

ATTEST:

  
\_\_\_\_\_  
KRISTIE L. VANGORDER, CMC  
City Clerk

[SEAL]

WASILLA CITY COUNCIL INFORMATION MEMORANDUM

IM No. 01-45

**SUBJECT: Rezone for Lots 1, 2 & 3, Janneck Tract Subdivision and Lots 11, 12 & 13, Block 1, Wasilla Woods Subdivision** (see Ordinance 01-34 for comprehensive description.)

Presented with: Ord 01-34  
Date: 6/25/01 Verified by: HS

REQUESTED BY: Wasilla Planning Commission

PREPARED BY: Planning Staff

DATE: May 31, 2001

FOR AGENDA OF: June 11, 2001

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**SUMMARY:**

A request to rezone land from RR - Rural Residential to C--Commercial was investigated by the City Planner and reviewed by the Wasilla Planning Commission (WPC) at a public meeting held on May 22, 2001. There were 183 public hearing notices mailed to surrounding property owners within 1200 radial feet of the designated property boundary prior to the hearing.

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.

The decision on WPC Resolution No. 01-09, recommending to the Wasilla City Council, a rezone of Lots 1, 2 & 3, Janneck Tract and Lots 11, 12 & 13, Block 1, Wasilla Woods Subdivision from RR—Rural Residential to C--Commercial was favored by five (5) out of six (6) Wasilla Planning Commissioners.

If approved the Wasilla City Council acknowledges the following finding of facts:

1. The combination of lots 1, 2 and 3, Janneck Tract and Lots 11, 12 & 13, Block 1, Wasilla Woods Subdivision are in excess of the two-acre minimum area requirement for a rezone.
2. The uses permitted in the C--Commercial zoning district are compatible with the historical and present day uses of the neighboring parcels. The former I—Intermediate development district allowed for a wide range of 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. An increase in traffic is not anticipated as a result of the approval of this rezone request.
5. Lots 1, 2 & 3, Janneck Tract and Lots 11, 12 & 13, Block 1, Wasilla Woods Subdivision meet with the criteria in Wasilla Municipal Code 16.16. 050 (3) adequate services.

**FISCAL IMPACT:**  No  Yes, amount requested: \$ \_\_\_\_\_ Fund: \_\_\_\_\_

**RECOMMENDED ACTION:**

Adopt Ordinance Serial No. 01-34

**MAYOR REVIEW/COMMENT:**



\_\_\_\_\_  
Reviewed by: SARAH PALIN, Mayor

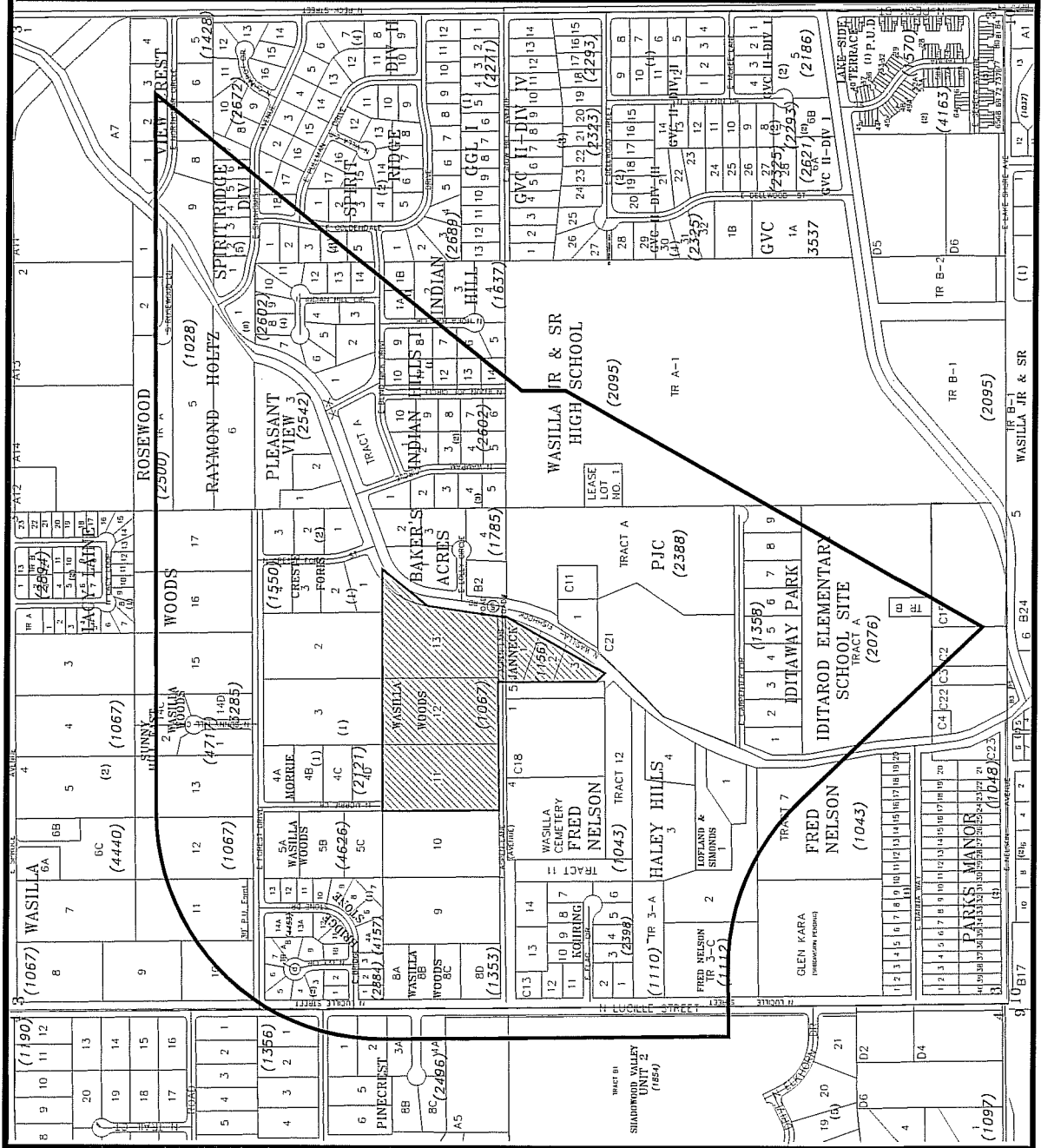
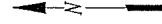
**Attachments:**

WPC Resolution No. 01-09  
Ordinance Serial No. 01-34

# CASE NO. R01-30

A request for rezone of approximately 18.53 acres from RR--Rural Residential to C--Commercial. The lots involved are Lots 1, 2 & 3, Janneck Tracts Subdivision and Lots 11, 12 & 13, Block 1, Wasilla Woods Subdivision more commonly known as 1190, 1150 & 1100 Fishhook Road and 301 & 391 Aspen Avenue and 1200 Fishhook Road.

Applicant: Berkley Tilton





# CITY OF WASILLA

290 E Herning Avenue  
Wasilla, AK 99654-7091  
Phone: (907) 373-9050  
Fax: (907) 373-9092

## WASILLA PLANNING COMMISSION RESOLUTION NO. 01-09

**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 & 3, JANNECK TRACT SUBDIVISION AND LOTS 11, 12 & 13, BLOCK 1, WASILLA WOODS SUBDIVISION.**

WHEREAS, an application for rezone of Lots 1, 2 & 3, Janneck Tract Subdivision and Lots 11, 12 & 13, Block 1, Wasilla Woods Subdivision from RR--Rural Residential to C--Commercial was investigated by the City Planner and reviewed by the Wasilla Planning Commission (WPC) at a duly advertised public meeting held on May 22, 2001; and,

WHEREAS, One hundred eighty-three (183) public hearing notices were mailed to land owners within 1200 radial feet of the property prior to the hearing; and,

WHEREAS, Wasilla Municipal Code (WMC) 16.16.070 requires that this rezone request meet with specific findings; and,

WHEREAS, the applicant has demonstrated the additional need for land to be zoned C--Commercial; and

WHEREAS, the proposed area for rezone appears to have adequate space for septage facilities, public water, utilities, drainage, landscaping, pedestrian access, police and fire protection, while minimizing off-site impacts; and,

WHEREAS, the comments from reviewing Parties have been addressed; and,

WHEREAS, the established uses are generally commercial and industrial; and,

WHEREAS, the proposed zoning does not appear to adversely impact any historic resource; and,

WHEREAS, this meets with the Wasilla 1996 Comprehensive plan's objective to provide a balanced and complementary pattern of land use which can accommodate future growth and development, while protecting values important to local residents; and,

WHEREAS, the remaining lots in Wasilla Woods Subdivision will continue to be generally residential; and,

WHEREAS, E Aspen Drive has 40 feet of dedicated right of way from the northwest corner to the northeast corner of Lot 1, Janneck Tract Subdivision; and, WHEREAS, a resubdivision of Lot 1, Janneck Tract Subdivision dedicating an additional 20 feet of right of way from the northwest corner to the northeast corner would provide the additional right of way to meet the 60 feet minimum right of way required for a commercial street (WMC 12.04.040 (C)); and,

WHEREAS, the requirement for paving of E Aspen Drive should not obstruct future construction of utilities; and,

WHEREAS, the WPC deliberated on this request, taking under advisement the recommendations of staff, public testimony - both written and verbal, the applicable provisions of the 1996 Wasilla Comprehensive Plan and other pertinent codes and information.

NOW, THEREFORE, BE IT RESOLVED, that the Wasilla Planning Commission of the City of Wasilla, hereby recommends to the Wasilla City Council, a rezone of Lots 1, 2 & 3 Janneck Tract and Lots 11, 12 & 13, Block 1 Wasilla Woods Subdivision from RR--Rural Residential to C--Commercial with the following conditions:

The applicant owner shall provide the following documents prepared and stamped by a licensed surveyor and accepted by the City of Wasilla:

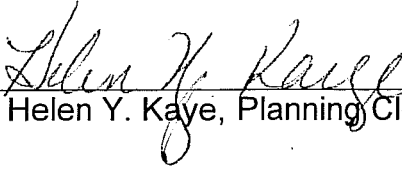
1. A 60' continuous Public Use Easement (PUE) from Lot 10, Block 1, Wasilla Woods due east terminating at the intersection of East Aspen Lane and Wasilla Fishhook Road; and,
2. an asbuilt survey of the existing structures located on Lots 1, 2 & 3, Janneck Tract Subdivision and Lots 11, 12 & 13, Block 1, Wasilla Woods Subdivision by a licensed surveyor to insure that the existing structures meet the current setback requirements.

BE IT FURTHER RESOLVED, should the Wasilla City Council support this rezone the WPC requests that the ordinance include an eighteen (18) month superannuated date from adoption if for any reason the two (2) conditions for Rezone Case No. 01-30 are not completed.

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 May 2001.

ATTESTED:

APPROVED:

  
Helen Y. Kaye, Planning Clerk

  
Stan Tucker, Chair



TO: WASILLA CITY COUNCIL

DATE: June 4, 2001

SUBJECT: REZONING OF LOTS 11, 12, & 13, BLOCK 1 WASILLA WOODS  
& LOTS 1, 2, & 3 JANNECK TRACTS SUBDIVISION

THE UNDERSIGNED ARE STRONGLY OPPOSED TO THE REZONING OF THIS  
AREA TO COMMERCIAL STATUS AND URGE THE CITY COUNCIL TO NOT  
APPROVE THIS ZONING CHANGE.

NAME	ADDRESS	PHONE
<u>Michael Keenan</u>	<u>1321 Ivy Circle</u>	<u>376-8387</u>
<u>Melanie Keenan</u>	<u>1321 Ivy Cr. Wasilla</u>	<u>376-8387</u>
<u>Evelyn McNair</u>	<u>501 Shadynook Cr.</u>	<u>376-4197</u>
<u>Faye F. Cunningham</u>	<u>1125 Gail Drive Wasilla</u>	<u>373-1988</u>
<u>Wendy G. Bowen</u>	<u><del>580</del> Melrose Ct.</u>	<u>373-3242</u>
<u>Roselyn Sant</u>	<u>1301 Ivy Circle</u>	<u>373-1143</u>
<u>Susan L. Hill</u>	<u>190 Aspen Ave</u>	<u>373-7746</u>
<u>Owille J. Gilman</u>	<u>1501 Morrill Cr.</u>	<u>376-8778</u>
<u>Deanna J. Gilman</u>	<u>1501 Morrill Cr</u>	<u>376-8778</u>
<u>Sherry A. Johnson</u>	<u>1590 Creste Fours</u>	<u>376-4061</u>
<u>Gerald K. Johnson</u>	<u>1590 Creste Fours</u>	<u>376-4061</u>
<u>M. K. Holt</u>	<u>1546 Creste Fours</u>	<u>373-7063</u>
<u>Robert B. Molloy</u>	<u>1370 IVY CIRCLE</u>	<u>376-3793</u>
<u>Sandra Molloy</u>	<u>1370 Ivy Circle</u>	<u>376-3793</u>
<u>Kevin Sant</u>	<u>1301 Ivy Circle</u>	<u>373-1143</u>



June 4, 2001

1301 Ivy Circle  
Wasilla, AK 99654

RECEIVED  
JUN 07 2001  
CITY OF WASILLA  
CLERK'S OFFICE

Wasilla City Council  
290 E. Herning Avenue  
Wasilla, AK 99654

Re: Request for Rezone to Commercial of Lots 1,2, & 3 Janneck Tracts  
And Lots 11, 12, and 13 of Wasilla Woods Subdivision

Dear City Council Members

We are writing in opposition to the rezoning of the above noted lots. We reside in the neighborhood (Block 2, Lots 10 & 11 Bridgestone Subdivision) and are strongly opposed to changing the Rural Residential zoning of this nearby area of land for several reasons.

1. The predominant area surrounding these lots is residential—occupied by single-family homes or wooded lots. This is not a commercial area of town.

2. The cemetery resides directly across from the Wasilla Woods' lots. Our city cemetery should be a place of peace and beauty, and not be subject to the type of commercial activity Mr. Tilton is proposing. This environment where loved ones go to seek solitude and comfort should not be in the midst of large heavy-equipment shops, retail stores, and high-density housing as Mr. Tilton plans.

3. Commercial zoning opens the possibility for the lots to be used for adult entertainment. We understand that this is not the intent of the present request for rezoning, but it does allow the possibility in the future. These kinds of establishments are not welcome in our neighborhood.

Although Mr. Tilton attempts to make the case that "past, current and surrounding usage all support a commercial zoning," we believe this is incorrect. The cemetery directly south of Lots 11 and 12 Wasilla Woods is not commercially zoned, nor does it need to be. Cemeteries are permitted in other zones, such as Rural Residential and Public.

The lots directly west of Wasilla Woods 11, 12, and 13 are either undeveloped, wooded lots or home dwellings. The lots north are either wooded or family homes. Across Wasilla-Fishhook Road to the east are more family

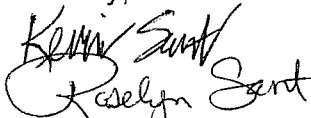
homes. In short, the only type of commercial activity in the area he cites is his own.

His plans to increase square footage from 3,000 to 24,600 is not in harmony with the residential nature of our neighborhood. Not only would this detract from the quiet nature of the cemetery and homes, it would increase traffic and noise while decreasing aesthetic and home value.

It is also worth noting that Wasilla Woods Covenants include: *"Tree cutting shall be kept to a minimum. No owner shall clear more than fifty percent of standing trees on a lot."* It is questionable whether these covenants could be followed with the plans for rezoning.

We have visited with families in the area on Aspen Drive, Morrie Circle, Creste Foris, Forest, Bridge Stone Drive, & Ivy Circle. We have yet to run across one person who supports the rezoning. We respectfully request that the city council not approve the request to rezone these lots. We would like to continue to keep these lots zoned in accordance with the surrounding rural residential nature of the neighborhood.

Sincerely,

Handwritten signatures of Kevin Sant and Roselyn Sant. The signature for Kevin Sant is written above the signature for Roselyn Sant.

Kevin & Roselyn Sant

Cc: Sarah Palin, Mayor  
Tim Krug, City Planner  
Kristy VanGorder, City Clerk

PALMER 71-1488

BOOK 17-1100 PAGE 9  
Palmer Recording District

VALLEY ABSTRACT and TITLE  
BOX 7  
PALMER, ALASKA

INDEX

COVENANTS

PASTILLA WOODS

- 1. Tree cutting shall be kept at a minimum. No owner shall clear more than fifty percent of standing trees on a lot. Space may be cleared to provide for construction; and trees may be thinned so long as maximum natural beauty and esthetic value is retained.
- 2. No junk yards, gravel pits, auto graveyards shall be permitted on any lots of this subdivision.
- 3. No lot shall be maintained as a dumping ground for rubbish. Trash cans, garbage or other waste shall not be kept except in sanitary containers.
- 4. Invalidity of any of these covenants by judgment or court action shall in no way affect any of the other provisions which shall remain in full force and effect.
- 5. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

*D. Dair Magnuson*  
D. Dair Magnuson

*Lana B. Magnuson*  
Lana B. Magnuson

Notary's Acknowledgment:

Subscribed and sworn before me this 30th day of April, 1971.

Notary for Alaska

My commission expires

71-001488

RECORDED - INDEXED  
PALMER REC.  
DISTRICT

MAY 11 5 04 PM '71  
REQUESTED BY *Mat Sw. Bowry*  
ADDRESS *Palmer Ak*

99645  
REC-406192

pl 71-25-



**CITY OF WASILLA**

**RECEIVED**

290 E Herning Avenue  
Wasilla, AK 99654-7091  
Phone: (907) 373-9050  
Fax: (907) 373-9092

**MAY 09 2001**  
Planning Department

**NOTICE OF APPLICATION FOR A REZONE**

**Mail out Date:** April 27, 2001      **Public Hearing Date:** May 22, 2001    **Case #** R01-30

**Applicant(s):** Berkley Tilton

**Request:** The applicant is requesting a rezone from RR- Rural Residential to C--Commercial on approximately identified as Lots 1, 2 & 3, Janneck Tract Subdivision and Lots 11, 12 & 13, Block 1, Wasilla Woods Subdivision more commonly known as 1190, 1150 & 1100 Fishhook Road and 301 & 391 Aspen Avenue and 1200 Fishhook Road. The proposed total area for rezone is approximately 18.53 acres.

**Mailing Address:** PO Box 870948  
Wasilla, AK 99687

A public hearing will be held on May 22, 2001, at 7:00 p.m., in the City of Wasilla, Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing this notice to the return address indicated. All comments will be accepted or heard through the close of the public hearing. Written comments can be submitted to:

City of Wasilla  
Planning Office  
290 East Herning Avenue  
Wasilla AK 99654

907-373-9094  
907-373-9089 (FAX)

Anyone wishing to review a conceptual site design is encouraged to contact the Planning Office for additional information. If there is not enough room below, please use separate sheets and include them with this form.

Name GERALD K. / SHERRY A. JOHNSON

Address 1590 CRESTE FORIS, WASILLA 99654

Lot 4 Block 1 Subdivision CRESTE FORIS

Questions & Comments:

*We object - zoning should be left as is!*

*Do not rezone to commercial!*

*Gerald K. Johnson*  
*Sherry A. Johnson*

VICINITY MAP ON REVERSE SIDE

ADMINISTRATION  
Phone: (907) 373-9055  
Fax: (907) 373-9096

CLERK'S OFFICE  
Phone: (907) 373-9090  
Fax: (907) 373-9092

FINANCE  
Phone: (907) 373-9070  
Fax: (907) 373-9085

LIBRARY  
Phone: (907) 376-5913  
Fax: (907) 376-2347

MUSEUM  
Phone: (907) 373-9071  
Fax: (907) 373-9072



# CITY OF WASILLA

290 E Herning Avenue  
Wasilla, AK 99654-7091  
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Fax: (907) 373-9092

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Name YVONNE TAIT  
Address P.O. Box 874446 WASILLA, AK 99687  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Questions & Comments: PLEASE DO NOT MAKE THIS A COMMERCIAL  
AREA. MANY FAMILIES (PARTICULARLY LOW INCOME)  
LIVE IN THIS NEIGHBORHOOD. JUST BECAUSE THEY  
ARE POOR SHOULD NOT MEAN THAT ANYONE CAN  
COME ALONG AND MAKE IT LOOK LIKE AN  
INDUSTRIAL DUMP. YOU WOULD NOT WANT THAT  
TO HAPPEN IN YOUR NEIGHBORHOOD!

VICINITY MAP ON REVERSE SIDE

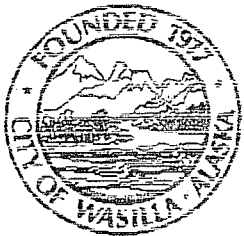
ADMINISTRATION  
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Fax: (907) 373-9096

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Fax: (907) 373-9085

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MUSEUM  
Phone: (907) 373-9071  
Fax: (907) 373-9072



CITY OF WASILLA

RECEIVED

290 E Heming Avenue  
Wasilla, AK 99654-7091  
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MAY 22 2001  
Planning Department

NOTICE OF APPLICATION FOR A REZONE

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Wasilla, AK 99687

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City of Wasilla  
Planning Office  
290 East Heming Avenue  
Wasilla AK 99654  
907-373-9094  
907-373-9092 (FAX)

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Name Phillip & Linda Schneider  
Address 401 E. Forest Ave, Wasilla, AK 99654  
Lot 15 Block 2 Subdivision WASILLA WOODS

Questions & Comments:

- Comments:
- (1) We disagree with this proposal because our property will become less attractive if certain businesses are allowed to operate.
  - (2) Our property values are likely to suffer in the future
  - (3) Financing or refinancing has special provisions for commercial property
  - (4) If we were to sell - the new buyers would have to obtain a commercial type or similar type loan.
  - (5) We may have to pay a higher property tax and - I am a 70% disabled veteran - We take advantage of the tax program for veterans - this does not include commercial property.

VICINITY MAP ON REVERSE SIDE

ADMINISTRATION Phone: (907) 373-9055 Fax: (907) 373-9096	CLERK'S OFFICE Phone: (907) 373-9090 Fax: (907) 373-9092	FINANCE Phone: (907) 373-9070 Fax: (907) 373-9085	LIBRARY Phone: (907) 376-5913 Fax: (907) 376-2347	MUSEUM Phone: (907) 373-9071 Fax: (907) 373-9072
PARKS AND RECREATION	PLANNING Phone: (907) 373-9094	POLICE Phone: (907) 373-9077	PUBLIC WORKS Phone: (907) 373-9095	





**CITY OF WASILLA**

**RECEIVED**

MAY 11 2001

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CITY OF WASILLA  
CLERK'S OFFICE

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907-373-9094  
907-373-9089 (FAX)

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Name John A. Pile

Address 160 E. Flag Cir.

Lot 4 Block 1 Subdivision Kobovig Sub.

Questions & Comments: I agree to Commercial Zoning.

VICINITY MAP ON REVERSE SIDE

**ADMINISTRATION**  
Phone: (907) 373-9055

**CLERK'S OFFICE**  
Phone: (907) 373-9090

**FINANCE**  
Phone: (907) 373-9070

**LIBRARY**  
Phone: (907) 376-5913

**MUSEUM**  
Phone: (907) 373-9071

***BERKLEY H. TILTON***

---

*POST OFFICE BOX 870948 WASILLA, ALASKA 99687  
PHONE: (907)376-2697 FAX: (907)376-7966*

April 24, 2001

City of Wasilla  
290 E. Herning Ave.  
Wasilla, AK. 99654-7091

Attn: Tim Krug, City Planner

Subject: Request for Rezone of Lots 1, 2 & 3, Janneck Tracts  
And Lots 11, 12 and 13, Wasilla Woods Subdivision

Dear Mr. King:

This letter is to formally request a rezoning of the above referenced properties from Rural Residential (RR) to Commercial (C). Please find enclosed the filing fee of \$500.00 to begin this process.

The undersigned has been asked by the owners of record to coordinate the rezoning action. Please find attached the executed authorizations making said undersigned the Designee.

Following is a brief out line of the current and proposed usage for the property.

Lot 1, Janneck Tracts has a single-family house and attached garage on it. The property fronts on the Wasilla-Fishhook Road. In 1999, the owner cleared the vegetation from the property, preparatory to offering it for sale as a commercial property.

Lots 2 and 3, Janneck Tracts are cleared and have been used as a storage yard for heavy equipment and casing for a water well business since 1977. Additionally Lot 3 has various heavy equipment repair shops on it and a mobile home converted to an office. Lots 2 and 3 front on the Wasilla-Fishhook Road and Lot 3 also fronts on Aspen Drive, being a corner lot at the intersection of Aspen Drive and the Wasilla-Fishhook Road.

Lot 11, Wasilla Woods has been cleared and has been used as a storage yard for heavy equipment used in the excavation business since 1992. In addition, a heavy equipment shop-warehouse and a duplex are located there, which was permitted in File No. 09207.

Lot 12, Wasilla Woods has been cleared and is being used as, heavy equipment storage yard for the water well drilling company and a mining firm.

Lot 13, Wasilla Woods is located at the corner of Aspen Drive and the Wasilla-Fishhook Road and is currently undeveloped.

The Jannek Tracts were developed in 1976 without restrictions except for notes on the plat regulating setbacks. Wasilla Woods Subdivision was developed in 1971 without restrictions, except covenants regarding clearing, junkyards and rubbish storage. Copies of these notes and covenants are attached.

During 1996 the City changed the zoning of these properties from transition to rural residential without considering that these properties were already in a commercial use. From conversations with the property owners it is clear that the general mailing advertising the new comprehensive plan did not outline that the zoning of their properties would be changed, restricting the existing use and compromising future commercial development.

At present the combined acreage is 18.66 acres and thereby meets the 2-acre minimum. The rezoning is in an area with existing, power, phone, gas and road maintenance. The properties are also served with on site wells and septic. There is already a demonstrated commercial use on the properties today. Because of the size of the properties, any proposed project will be able to meet the City of Wasilla's Development Code, Section 16.43.508 General Approval Criteria for parking and setback requirements.

This request does not create spot zoning because the property is contiguous to commercial zoning on the south. In addition all the contiguous property west and south of these properties comprise the Wasilla Cemetery, which according to the City's Ordinance Serial #00-59, should be designated Commercial usage also. Perhaps now is the time to consider correcting its current zoning. Further west of Lot 11, Wasilla Woods are undeveloped five-acre tracts for 1000 feet before construction appears again. These appear to be mobile homes and single-family dwellings with home business auto repair in some of them. North of Lots 11, 12 and 13, Wasilla Woods are tracts that have been resubdivided and some that have not and vary in use from vacant, to single-family structures. East across Wasilla-Fishhook Road, the property was used for years as the headquarters for Wasilla Refuse. As you see, past, current and surrounding usage all support a commercial zoning.

The owner of Lot 1, Jannek Tracts has suspended pursuing the commercial development of her property until the zoning issue is resolved.

Lots 2 and 3, Jannek Tracts and Lot 12, Wasilla Woods are in common ownership and in need of the zoning change because of the obvious commercial use now and plans for a 15,000 square foot shop on Lot 12, Wasilla Woods.


Lot 11, Wasilla Woods has an existing 3,000 square foot heavy equipment repair shop/warehouse in addition to equipment storage. An attached Draft Site Plan shows a proposed addition of three buildings and an addition to the existing building for a total of 24,600 square feet under roof.

The required parking of one per 1000 square feet of warehouse space and two per dwelling unit for a total of 32 spaces is reflected on the draft plan. Exterior lighting will be provided in accordance with the Wasilla Development Code. Snow storage of 800 square feet is provided in accordance with the development code. All building heights will be less than the 35 feet maximum allowed by code. The City does not have water service in this area. The on site well produces 27 gallons per minute, which engineering has indicated will supply the amount necessary per DEC regulations of the additional buildings. Each building will have its own septic system as the nearest city connection is over ½ mile south. The soils are flat and well drained gravels. All developed areas will be contoured to drain to Aspen Drive. All existing buildings currently are contoured this way. The offsite impacts should be negligible. Additional warehousing will actually drop the volume of heavy equipment movement. The attached photos show the condition of the property as it is now used. In addition, landscaping is already in existence with lawn and fence around the duplex and in front of the property.

Lot 13, Block 1, Wasilla Woods is in the design stage for on site retail shops and high density housing to be submitted after the zoning change.

If additional information is needed, please contact the undersigned at (907) 376-2697.

Thank you,

A handwritten signature in black ink, appearing to read "B. H. Tilton". The signature is fluid and cursive, with a large initial "B" and "H".

B. H. Tilton, Designee



# AMBERG ENTERPRISES

PO Box 3609 Valdez, AK 99686

Phone: (907) 835-2600

Fax: (907) 835-3968

Email: bamberg@alaska.net

January 2, 2001

RE: Wasilla Woods Zoning Change from RR to Commercial

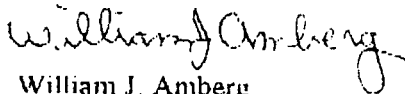
Berkley Tilton

Fax // 376-7966

Dear Berkley Tilton,

Thank you for giving me an opportunity to change zoning on my property known as Block 1 Lot 13 of Wasilla Woods Subdivision. I hereby authorize you to add this property to the list of properties requesting the Zone change from Rural Residential to Commercial. I understand my portion of the application fee should be approximately \$100.00. Please contact me when the funds are needed.

Respectfully,



William J. Amberg  
Property Owner

wja

cc: City of Wasilla  
Planning Department  
290 East Heming  
Wasilla, AK  
99654

To: City of Wasilla Planning Office

Re: Zoning Change

This is to serve as your notice that B. H. Tilton is authorized as the undersigned's Agent to apply for a zoning change for the below referenced property.

Dated this 16<sup>th</sup> day of January, 2001.

As to Tax Lots #1156000L001  
#1156000L002  
#1067B01L012

John Tichenor  
**JOHN TICHENOR**  
Sandra Tichenor  
**SANDRA TICHENOR**

WHEATON WATER WELLS, INC.

By: John Tichenor  
**JOHN TICHENOR - President**

Dated this 16<sup>th</sup> day of January, 2001.  
As to Tax Lot #1156000L003

Alta Simmons  
**ALTA SIMMONS**

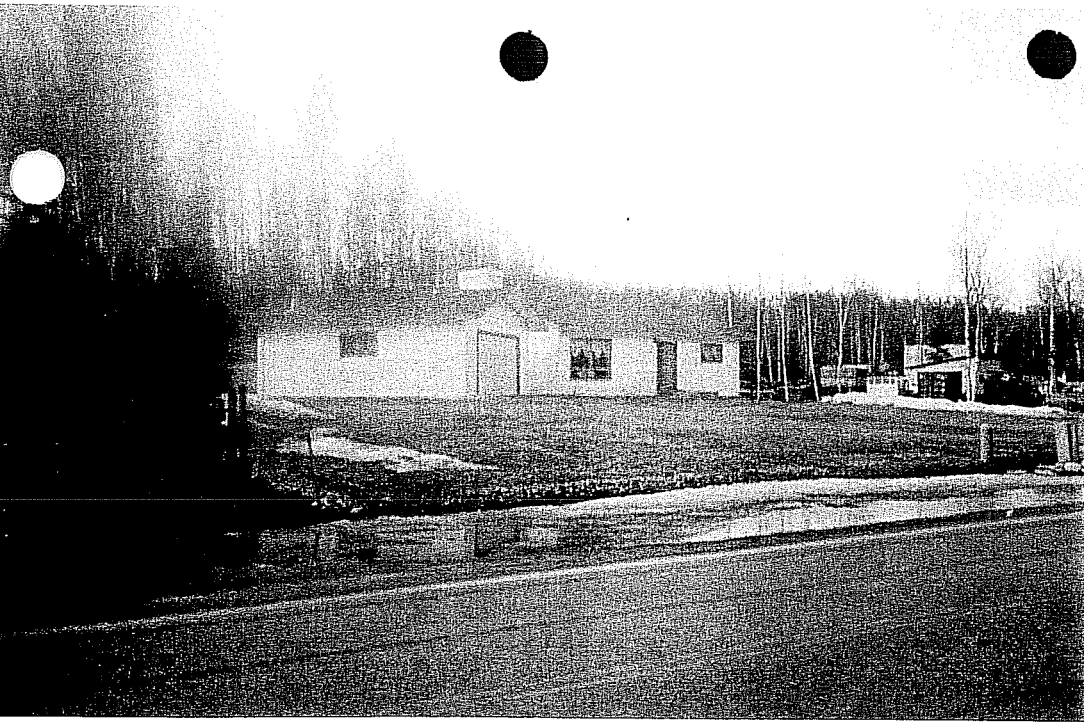
Dated this 23<sup>rd</sup> day of January, 2001.  
As to Tax Lot #1067B01L011

Anthony J. Gumley  
**ANTHONY J. GUMLEY**

Cheri D. Gumley  
**CHERI D. GUMLEY**

Dated this 26<sup>th</sup> day of January, 2001.  
As to Tax Lot #1067B01L013

(SEE ATTACHED)  
**WILLIAM J. AMBERG**



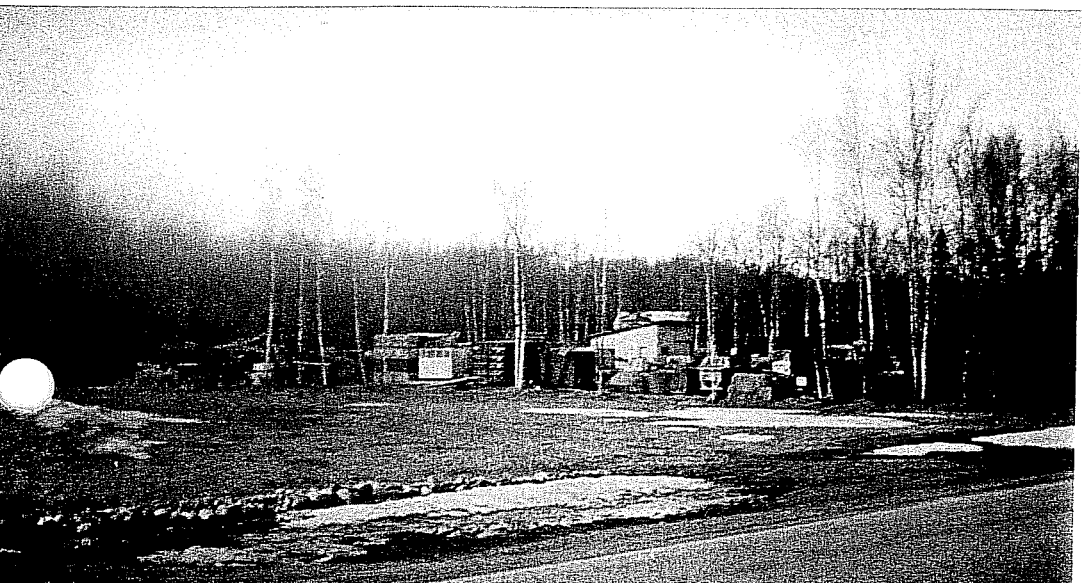
Lot 1  
Jannek Tracts

View North  
Adjacent To East  
Entrance of  
Wasilla Cementary



Lot 1  
Jannek Tracts

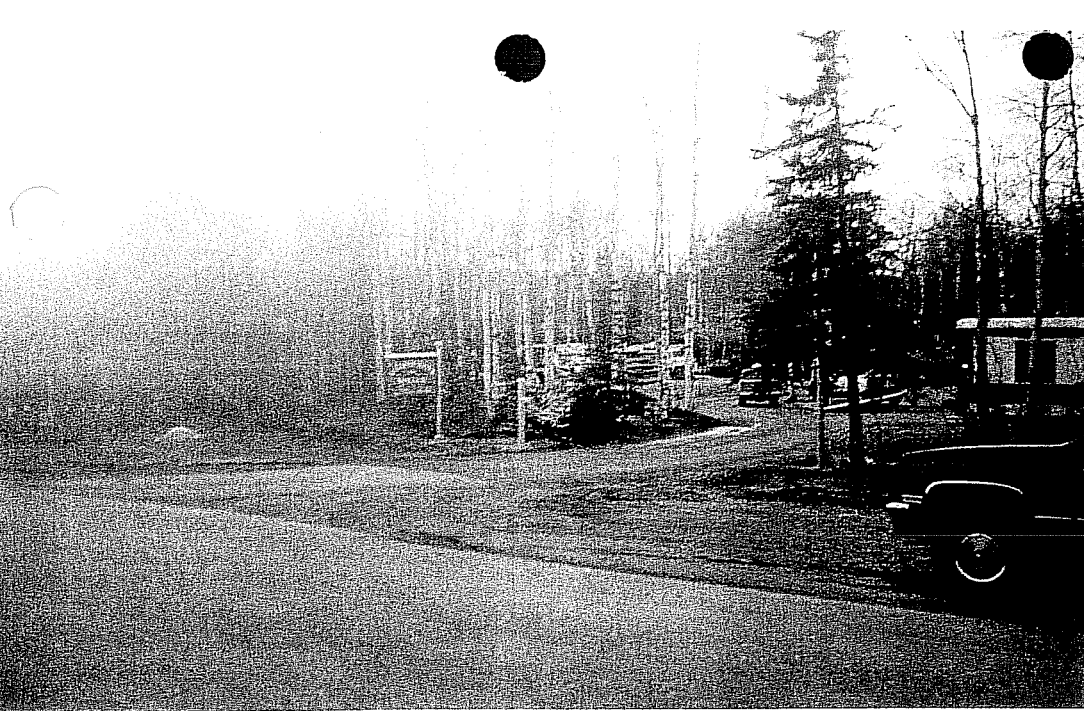
View North  
To Equipment  
Storage on Lot  
Jannek  
Tracts



Lot 1  
Jannek Tracts

View North  
To Equipment  
Storage Lot 2  
Jannek Tracts





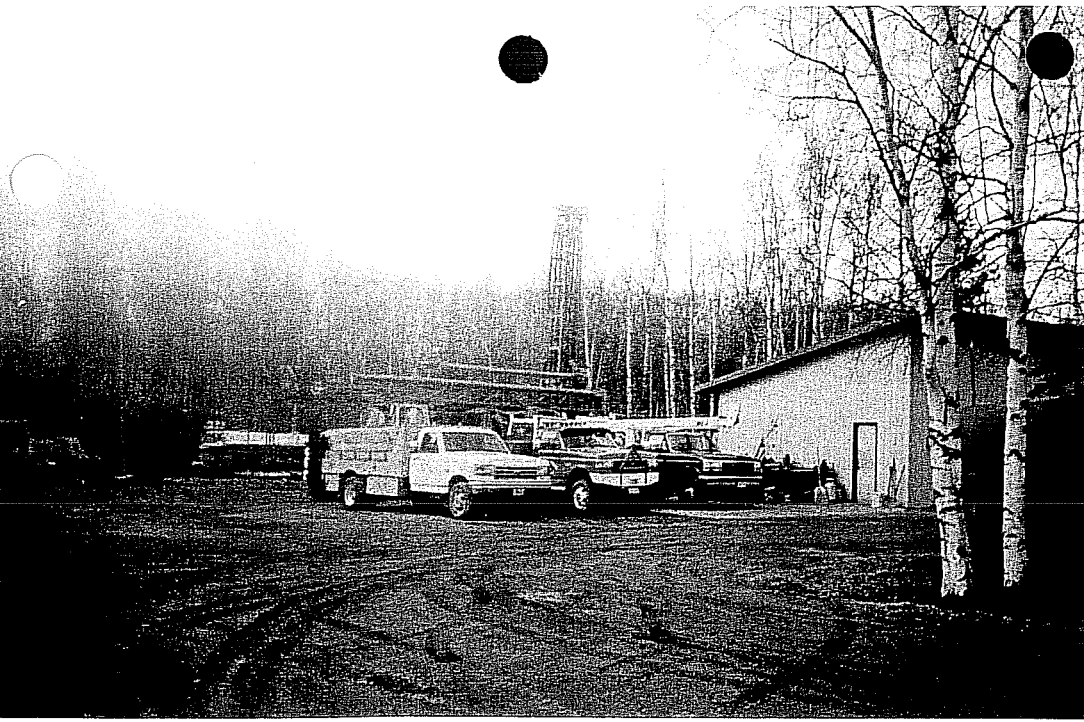
Entrance To  
Lot 2 Janneck  
Tracts  
Wasilla Fishhook  
Access



Equipment yard  
Storage



Equipment yard  
Storage



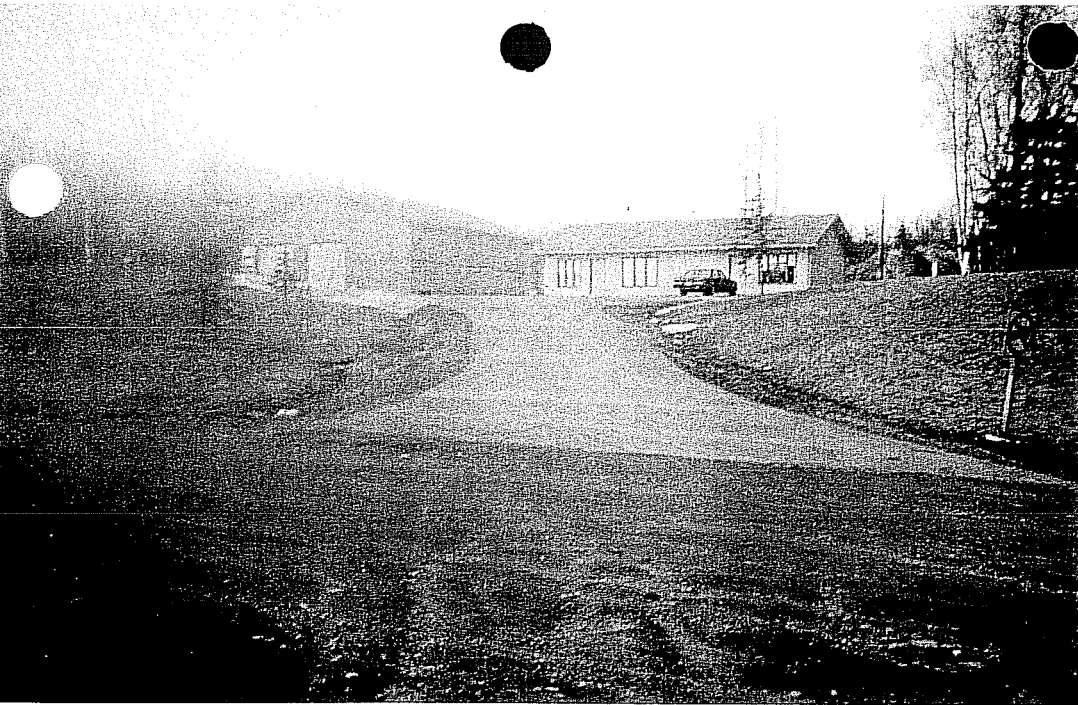
Lot 3  
Jannek Tracts

Equipment  
Storage and  
Shop Repair  
Buildings



Lot 3  
Jannek Tracts

Shop Repair  
Buildings  
Aspen Drive  
Access



Lot 11 Block 1  
Wasilla Woods  
View North  
East Entrance  
Duplex & Warehouse  
Shop

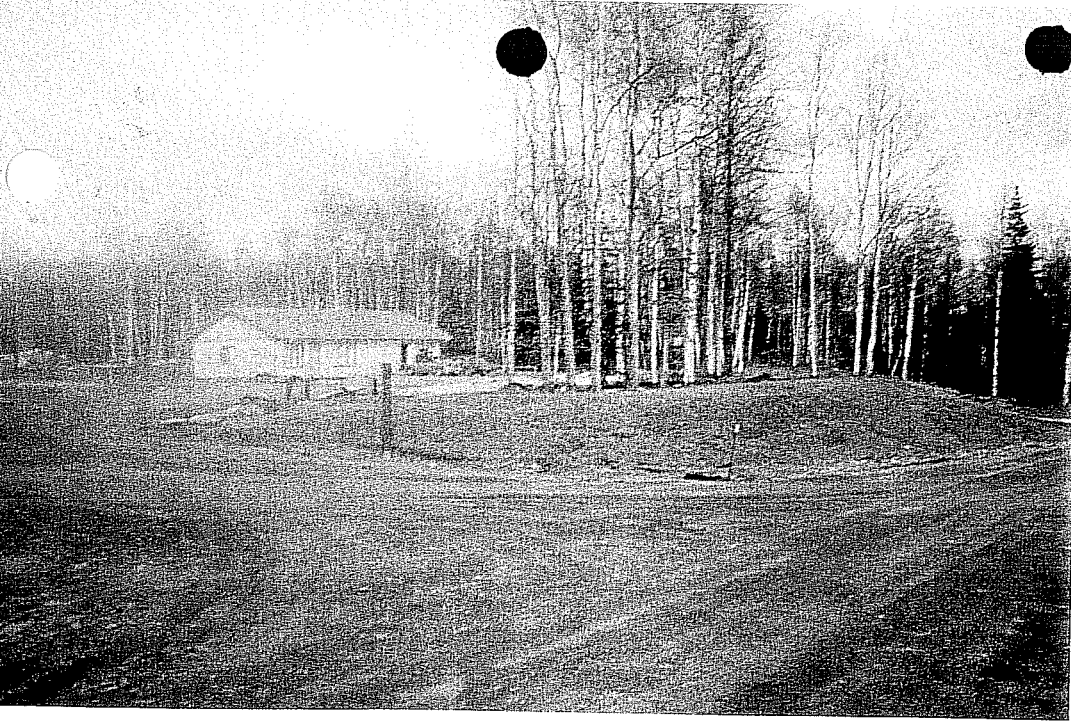


Aspen Drive  
East Side  
Landscaping



Aspen Drive  
West side  
Landscaping

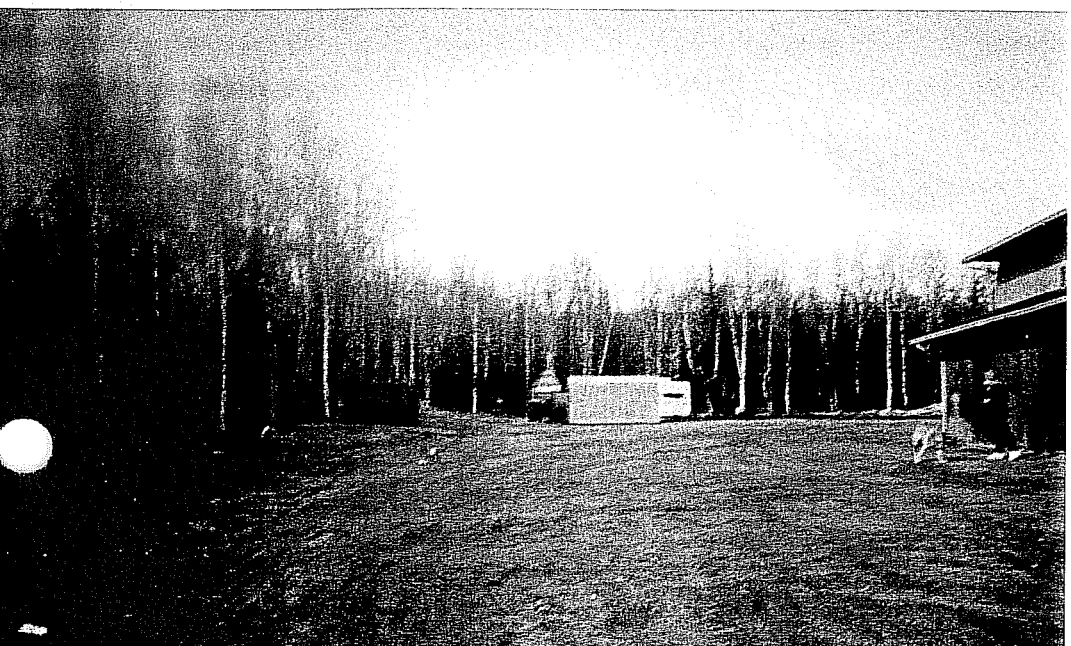
Lot 11 BIK 1  
Wasilla Woods  
West Entrance

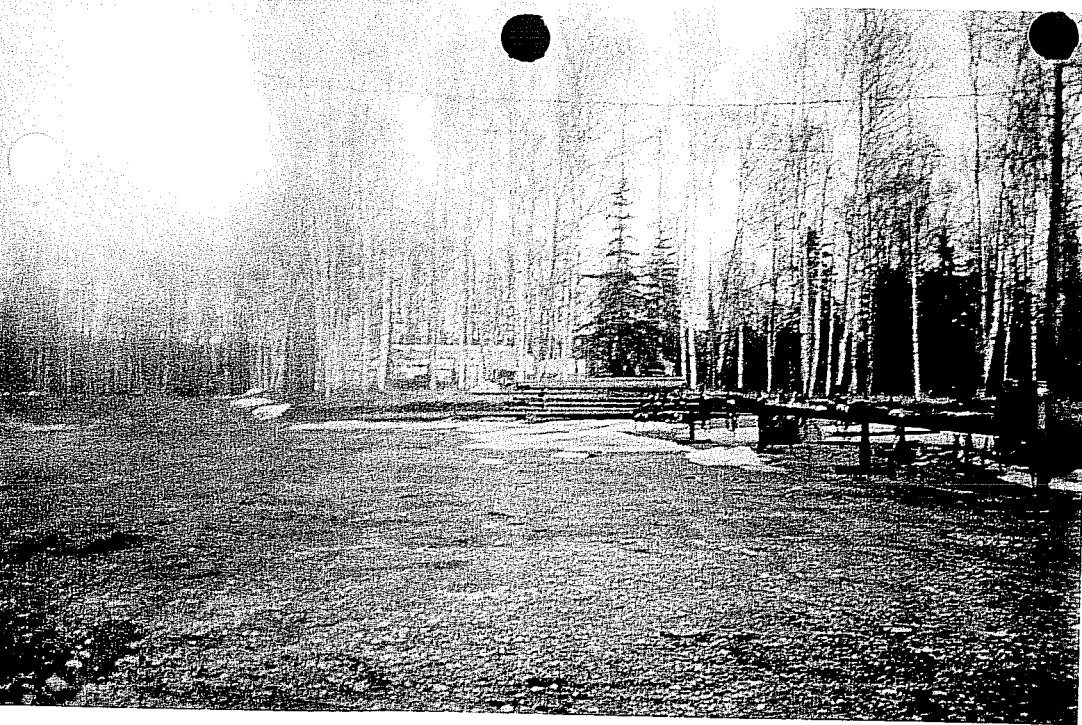


View  
North  
Shop/Warehouse



View North  
Equipment  
Storage





Lot 12 Block 1  
Equipment  
Storage  
Yard





Adjacent  
Commercial  
USAGE

View South-  
West

Wasilla - Fishhook  
and Dana Drive

