

**CITY OF WASILLA
ORDINANCE SERIAL NO. 02-11**

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 TRACT 12, FRED NELSON SUBDIVISION FROM RR—RURAL RESIDENTIAL DISTRICT TO C—COMMERCIAL DISTRICT.

WHEREAS, a petition 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 public meeting on February 26, 2002; and

WHEREAS, Tract 12, Fred Nelson Subdivision is included in a replat to be known as Haley Hills Park Subdivision along with Lot 1 of Lofland & Simons Subdivision, and Lots 1 through 4, Haley Hills Subdivision inadvertently creating a “split zone” as all of the former tracts and lots included in the resubdivision are zoned C—Commercial with the exception of Tract 12, Fred Nelson Subdivision; and

WHEREAS, a duly advertised public hearing was held on February 26, 2002, with public hearing notices mailed to surrounding land owners within 1200 feet as well as review agencies and Planning Commissioners prior to the public hearing in accordance with WMC 16.16.040; and

WHEREAS, WPC Resolution No. 02-08, a rezone of Tract 12, Fred Nelson Subdivision from RR—Rural Residential to C—Commercial was passed unanimously with one commissioner being absent; and

WHEREAS, the Wasilla City Council acknowledges the following finding of facts:

1. The proposed rezone resolves the split zoning issue for the proposed Haley Hills Park Subdivision.

2. The rezone action 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 the local residents.

3. This is a rezone effort and not a land development permit.

4. The City of Wasilla owns a majority of the property adjacent to Tract 12, Fred Nelson Subdivision. The City of Wasilla has the opportunity of planting additional trees between the existing driveway in the cemetery and the adjacent property line because there are no identified graves sites in that section of the cemetery.

5. Wasilla-Fishhook Road is classified as a major collector according to the 1996 Wasilla Comprehensive Plan.

6. The developer is extending water and sewer mains within the subdivision.

7. The developer is in the process of developing some of the lots for multi-family use. The Wasilla Planning Office will review this development at such time as a land use permit is requested.

8. These additional living units will be conveniently located near K-12 schools.

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


Section 2. Purpose. To amend the Official Zoning Map of Wasilla by rezoning Tract 12, Fred Nelson Subdivision from RR—Rural Residential District to C—Commercial District.

Section 3. Enactment. The Official Zoning Map, adopted August 12, 1996, is hereby amended to rezone Tract 12, Fred Nelson Subdivision from RR—Rural Residential District to C—Commercial District.

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

ADOPTED by the Wasilla City Council on March 27, 2002.

ATTEST:



SARAH PALIN, Mayor



KRISTIE L. SMITHERS, CMC
City Clerk


[SEAL]



CITY OF WASILLA

**290 E. HERNING AVE.
WASILLA, AK 99654-7091
PHONE: (907) 373-9090
FAX: (907) 373-9092**

TO: Wasilla City Council

THRU: Mayor Sarah Palin 

FROM: Planning Department

DATE: March 1, 2002

SUBJECT: Ordinance Serial No. 02-11

SUMMARY: This ordinance is being brought to the City Council with full approval from the Planning Commission in compliance with WMC 16.16.040. The rezoning of Tract 12, Fred Nelson Subdivision would resolve the "split zoning" issue for the Haley Hills Subdivision bring it from RR—Rural Residential to C—Commercial.

*FISCAL IMPACT: If yes, amount requested: No
Account No.:*

RECOMMENDED ACTION: Council is requested to adopt Ordinance Serial No. 02-11, rezoning Tract 12, Fred Nelson Subdivision.

ATTACHMENTS:

- *Wasilla Planning Commission Resolution No. 02-08*
- *Application*
- *Notice Of Application*
- *Comments From Agencies*
- *Public Comments*

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 02-08**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING
THE ADOPTION OF AN ORDINANCE TO AMEND THE OFFICIAL WASILLA
ZONING MAP TO REFLECT A CHANGE OF ZONING FROM RR--RURAL
RESIDENTIAL DISTRICT TO C--COMMERCIAL DISTRICT FOR TRACT 12, FRED
NELSON SUBDIVISION**

WHEREAS, an application requesting a rezone of Tract 12, Fred Nelson Subdivision from RR—Rural Residential to C—Commercial has been reviewed by the City Planner and the Wasilla Planning Commission at a duly advertised public meeting held February 26, 2002; and

WHEREAS, Tract 12, Fred Nelson Subdivision is included in a replat to be known as Haley Hills Park Subdivision along with Lot 1 of Lofland & Simons Subdivision, and Lots 1 through 4, Haley Hills Subdivision inadvertently creating a “split zone” as all of the former tracts and lots included in the resubdivision are zoned, C—Commercial with the exception of Tract 12, Fred Nelson Subdivision; and

WHEREAS, public hearing notices were mailed to all property owners within a 1200’ radius of the subject property as well as review agencies and Planning Commissioners prior to the public hearing in accordance with WMC 16.16.040; and

WHEREAS, the Wasilla Planning Commission 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; and

NOW, THEREFORE BE IT RESOLVED, the Wasilla Planning Commission hereby recommends to the Wasilla City Council a rezone of Tract 12, Fred Nelson Subdivision, from RR—Rural Residential District to C—Commercial District, and


BE IT FURTHER RESOLVED, the Wasilla Planning Commission provides the following findings of fact:

1. This proposed rezone resolves the split zoning issue for this proposed subdivision, Haley Hills Park.
2. This rezone action 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.
3. This is a rezone effort and not a land development permit.
4. The City of Wasilla owns the majority of the property adjacent to Tract 12, Fred Nelson Subdivision. The City of Wasilla has the opportunity of planting additional trees between the existing driveway in the cemetery and the adjacent property line because there are no identified grave sites in that section of the cemetery.
5. Wasilla-Fishhook Road is classified as a major collector according to the 1996 Wasilla Comprehensive Plan.
6. The developer is extending water and sewer mains within the subdivision.
7. The developer is in the process of developing some of the lots for multi-family use. The Wasilla City Planning Office will review this development at such time as a land use permit is requested.

8. These additional living units will be conveniently located near K-12 schools.

ADOPTED by the Wasilla Planning Commission on February 26, 2002.

APPROVED:


STAN TUCKER, Chairman

ATTEST:


JILL CARRICABURU
Planning Clerk

[SEAL]



CITY OF WASILLA PLANNING OFFICE
290 E HERNING AVE
WASILLA AK 99654
TEL. (907) 373-9094 FAX (907) 373-9089

CASE NO R 02 - 002

LAND USE PERMIT

Property Owner (X) Designee () CRITERION PROPERTIES
Address 816 WHITNEY RD. ANCHORAGE, AK 99501-1626 Tel. # Daytime: 277-3200 Evening: _____
Description: Lots _____ Blk _____ Sub HALEY HILLS Development District: ~~COMMERCIAL~~ RR RESIDENTIAL
ZONE OF PREVIOUS PARCEL FRED NELSON TRACT 12
FROM RURAL RESIDENTIAL TO COMMERCIAL

FOR PLANNING OFFICE USE

Minimum setback requirements: Front 25 Rear 25 Side 10
Number of parking spaces required: N/A Paving required? Yes () No () Waiver attached ()
W/Trash area N/A Maximum building height: _____ Lighting _____ (1 per 25 parking spaces)
Conditions of approval? No [] Yes [] (Listed on the backside of this page.)

SPECIAL NOTES FOR APPLICANT

Permit approvals are valid only during developers compliance with Title 16.04 of the Wasilla Development Code and the terms and conditions of approval.

This permit will expire automatically twelve months after issuance if no significant construction, activity, or occupancy has commenced.

A land use permit does not relieve the applicant from the responsibility for compliance with any other required local, state or federal review of permits for the proposed project. The developer should be aware of the following advisory information provided by the Mat-Su Borough (MSB) Code Compliance division:

- a. The project or action must comply with all rules applicable to special land use districts or geographic areas affected including but not limited to, MSB Titles 15, 16 and 17.
- b. The project or action must comply with rules applicable to the affected uses, activities, habitats and resources including but not limited to, the requirements of the Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game, US Army Corps of Engineers and the US Environmental Protection Agency.

The applicant is advised to check with the MSB Code Compliance Division (907) 745-9861, to determine if the development site is within a federally designated Flood Hazard Area. A separate permit is required in all areas designated as Zone A.

An aggrieved person, including the developer, may file an appeal of the Planner's decision on any permit with the Planning Commission. The appeal must be filed within five (5) working days of the decision in writing with a clear description of the appeal and a \$100 filing fee.

Applicant Certification:

I hereby certify that I will comply with the provisions of the City of Wasilla Land Use Code and that I have the authority to sign this as the property owner or designee of the property owner.

Date: 1-16-03



January 16, 2002

City of Wasilla
290 E. Herning Avenue
Wasilla, Alaska 99654

Attn: Tim Krug, City Planner

Re: Haley Hills Subdivision
Split Zoning/rezone

Dear Mr. Krug,

Please consider this letter a formal request to rezone that portion of this subdivision, formally Tract 12, to match the zoning of the balance of the subdivision. Currently three lots within this subdivision are split zoned so that a portion of the lot is zoned commercial while another portion of the same lot is zone Rural Residential. Specifically Haley Hills lots 2,3 and 4, which are currently split zoned, would be rezoned to create a single zone within each lot. Attached to this request is the filing fee of \$500.

The previous Tract 12 was a narrow strip of land approximately 140 feet wide by 900 feet deep. The existing area zoned rural residential is approximately 3 acres and the entire Haley Hills development is 17 acres and thereby meets the 2-acre minimum.

The adjacent property on the long southern side is currently zoned commercial. The property on the long north side is zoned public and is the Wasilla Cemetery. The narrow east side is adjacent to Wasilla Fishhook road. Rezoning would provide for a logical continuation of the existing commercial zoning area. Except for the cemetery, this piece of property is currently an "island" of rural residential property in a sea of commercial property. All of the affected properties are in common ownership.

If this change in zoning is approved it will provide for consistent zoning for the affected lots, removing a split zoning condition and therefore is in conformance with the city comprehensive plan. Haley Hills will be a 17-acre commercial subdivision contiguous with the existing commercial property. It will also remove a situation where a narrow strip of property is zoned differently from the surrounding properties. The current split zoned situation provides the potential for confusion and or hindrances in the future development of this property.

The proposed area has adequate road service by Wasilla fishhook and the new Kalli Circle. Water, sewer, electric and gas will be extended along Kalli Circle in order to provide adequate services to the entire Haley Hills development.

Any future development that would take place on these rezoned lots would be completed in accordance with Wasilla City codes and ordinances.

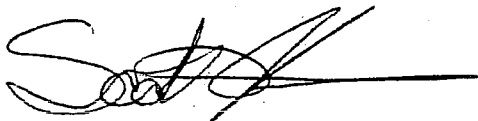
Per municipal code 16.16.070 REZONING

D. Criteria

1. Due Deference has been given to neighborhood plan. Response: No neighborhood plan exists for this property.
2. Proposed rezoning substantially complies with 16.16.050. Response: This rezoning will comply with this ordinance.
3. The proposed rezoning is in an area with adequate services. Response: The rezoned area will be a portion of a commercial development that will have all required services.
4. The comments from reviewing parties on the proposed rezoning have been adequately addressed. Response: Any comments that arise will be appropriately addressed.
5. There is a demonstrated need for additional land in the zoning district to accommodate uses allowed. Response: With the current growth in the city of Wasilla there is currently a need for the additional commercially zoned property.
6. The resulting district or expanded district will be a logical, integrated area. Response: This rezone is requested to eliminate an unusual, illogical and non-integrated zoning condition.
7. The zoning is in conformance with the city comprehensive plan. Response: Yes this rezone conforms to the cities comprehensive plan.

If you have any questions or would like any additional information please feel free to contact me.

Sincerely,



Scott Johannes

TRACT 3C
PLAT #74-69

TRACT 3A
PLAT #74-65

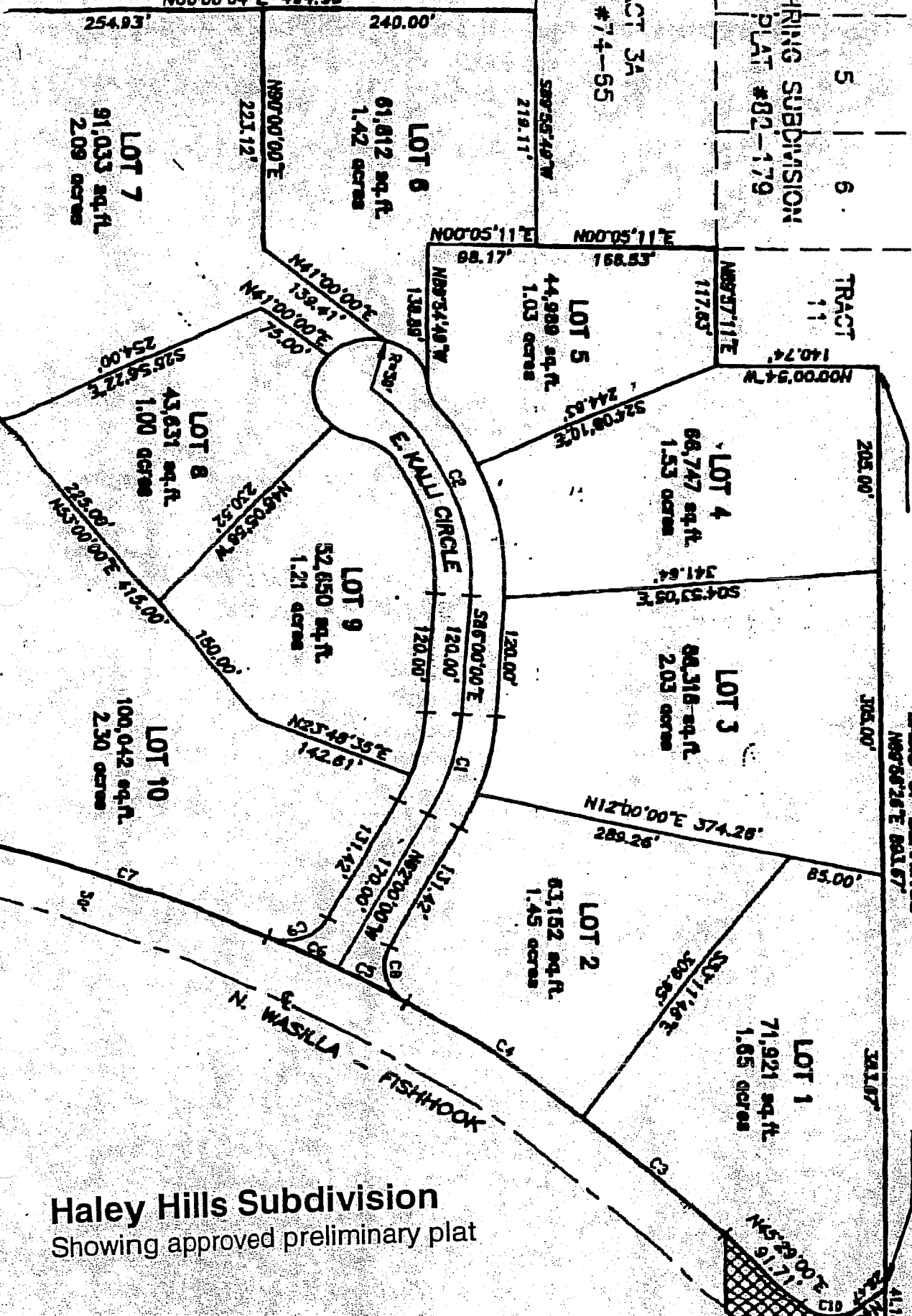
KOHRING SUBDIVISION
PLAT #82-179

4
5
6

TRACT
11

WASILLA CEMETERY
BASIS OF BEARINGS
N89°58'26"E 801.67'

E. ST. PETER'S WAY



Haley Hills Subdivision
Showing approved preliminary plat

TRACT 3C
PLAT #74-69

TRACT 3A
PLAT #74-65

KOHRING SUBDIVISION
PLAT #82-179

4 5 6

LOT 7
91,033 sq.ft.
2.09 acres

LOT 6
61,612 sq.ft.
1.42 acres

LOT 5
44,989 sq.ft.
1.03 acres

LOT 8
43,631 sq.ft.
1.00 acres

LOT 9
52,650 sq.ft.
1.21 acres

LOT 10
100,042 sq.ft.
2.30 acres

LOT 4
68,747 sq.ft.
1.53 acres

LOT 3
64,316 sq.ft.
2.03 acres

LOT 2
63,152 sq.ft.
1.45 acres

LOT 1
71,924 sq.ft.
1.65 acres

Area currently
zoned Rural
Residential

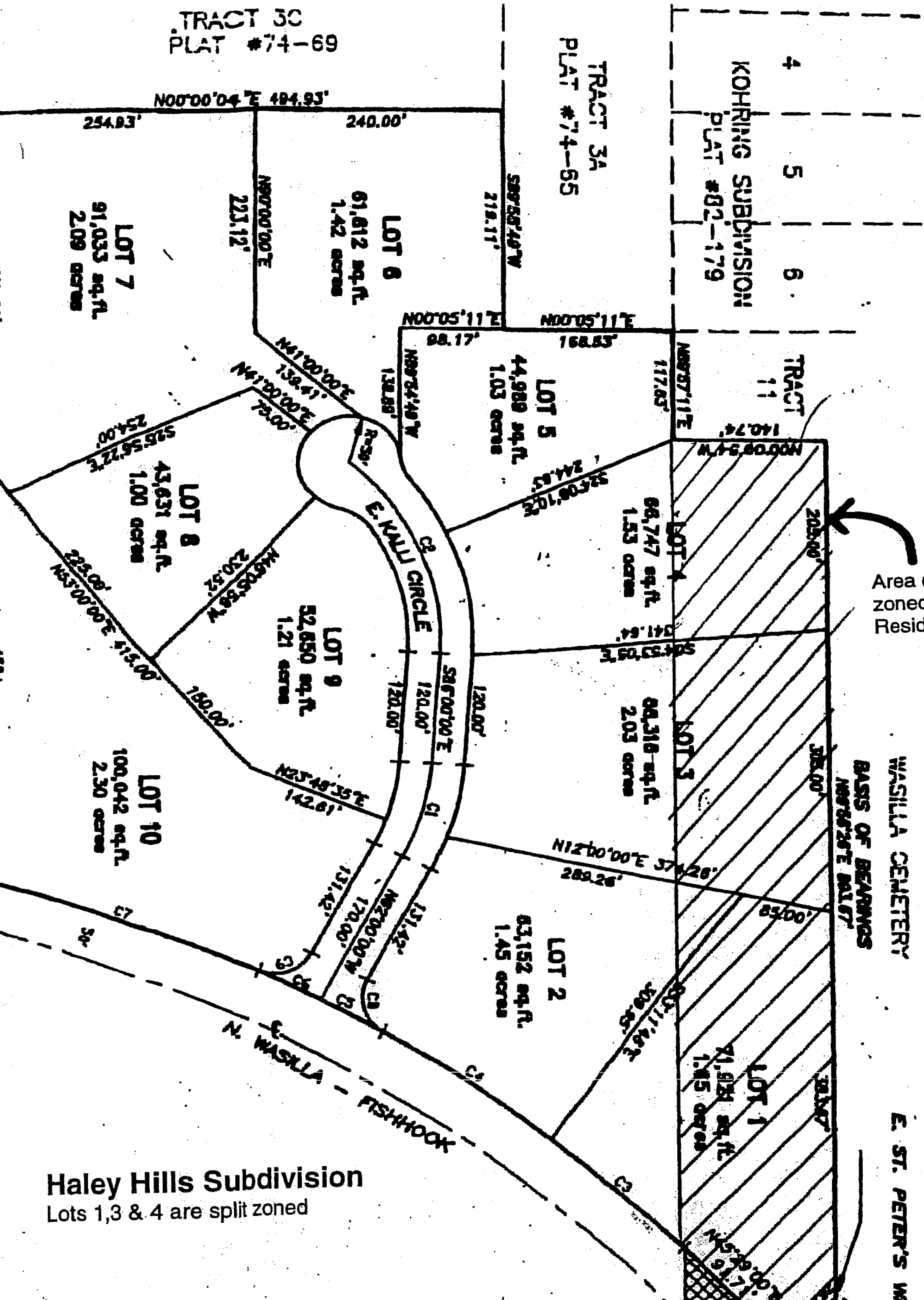
WASILLA CEMETERY
BASIS OF BEARINGS
N89°52'18"E 142.74'

E. ST. PETER'S W

E. KALL CIRCLE

N. WASILLA - FISHHOOK

Haley Hills Subdivision
Lots 1,3 & 4 are split zoned



STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION

TONY KNOWLES, GOVERNOR

RECEIVED

FEB 04 2002

PLANNING OFFICE
CITY OF WASILLA

DIVISION OF ENVIRONMENTAL HEALTH
DRINKING WATER/WASTEWATER PROGRAM
1075 CHECK STREET
PO BOX 871064
WASILLA, AK 99687
<http://www.state.ak.us/dec/home/htm>

Telephone: (907) 376-5038
Fax: (907) 376-2382
Mike_Skibo@envircon.state.ak.us

January 31, 2002

Mr. Tim Krug
City of Wasilla
Planning Office
290 East Herring Avenue
Wasilla, AK 99654

RE: Criterion Properties; Case # R02-002

Dear Mr. Krug:

The Department of Environmental Conservation appreciates the opportunity to review this permit. Drinking water and wastewater disposal systems serving commercial developments are required to meet ADEC 18 AAC 80 Drinking Water and 18 AAC 72 Wastewater Disposal regulations.

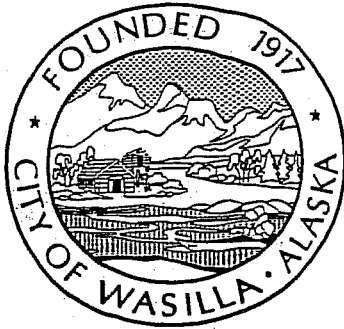
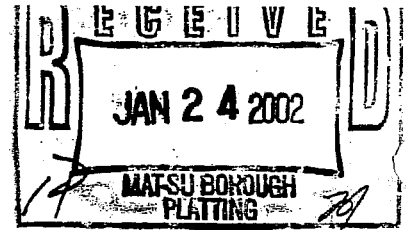
If onsite drinking water and/or wastewater disposal systems are proposed for this development, please require owner to contact this office prior to development.

If you have any questions about regulatory compliance issues, please do not hesitate to contact me.

Sincerely,



Michael R. Skibo, P.E.
Environmental Engineer



CITY OF WASILLA

PLANNING OFFICE
290 E HERNING AVENUE
WASILLA AK 99654-9050
PHONE: (907) 373-9052
FAX: (907) 373-9089

Haley Hills PR

NOTICE OF APPLICATION FOR REZONE

Mailing Date: January 22, 2002

Case #: R02-002

Applicant(s): CRITERION PROPERTIES

Request: To rezone Tract 12, Fred Nelson Subdivision more commonly known as 1090 N Wasilla-Fishhook Road, from Rural Residential, (RR), to Commercial, (C). This tract is part of a proposed subdivision known as Haley Hills Park which reconfigures Lot 1 of Lofland & Simons Subdivision, Lots 1-4, Haley Hills, and Tract 12, Fred Nelson Subdivision into 10 new lots. Subject property is located west of N Wasilla-Fishhook Road approximately 1/2 mile north of Nelson Avenue and is approximately 3.03 acres in size.

A public hearing will be held on February 26, 2002, 7:00 PM in the Council Chambers, City of Wasilla. Comments may be submitted in writing by filling in the space provided below. Your written comments on this project must reach the Wasilla Planning Office on or before Tuesday, February 19, 2002. Comments received after this date may not be included in the packet. Written comments can be submitted to:

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

907-373-9094 OR 907-373-9052
907-373-9089 (FAX)
email: jcarricaburu@ci.wasilla.ak.us

Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information. If there is not enough room below, please attach additional sheets to this form.

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Questions & Comments:

*No comments/objections. DOT PR
will allow access from Wasilla/Fishhook Road
to northern most lot. Remainder of tract 12 will be
configured into lots having own access from an interior
road to be dedicated to the public*

Paul A

RECEIVED

FEB 01 2002

Jill Carricaburu

From: Drew Smith [Drew.Smith@enstarnaturalgas.com]
Sent: Thursday, January 24, 2002 2:23 PM
To: jcarricaburu@ci.wasilla.ak.us
Subject: ENSTAR's response to Rezone R02-002

ENSTAR has no objection to rezoning these parcels from RR to Commercial. ENSTAR currently provides service to L1 of Lofland & Simon Sub. ENSTAR will evaluate required easements at the time of resubdivision. Thanks Drew.

RECEIVED

JAN 24 2002

**PLANNING OFFICE
CITY OF WASILLA**

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

TONY KNOWLES, GOVERNOR

4111 AVIATION AVENUE
P.O. BOX 196900
ANCHORAGE, ALASKA 99519-6900
(TDD 269-0473)
(907) 269-0520 (FAX 269-0521)

January 17, 2002

RE: Haley Hills Lot 1

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JAN 23 2002

**PLANNING OFFICE
CITY OF WASILLA**

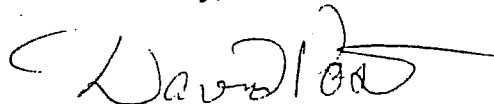
Gary LoRusso
Keystone Surveying and Mapping
300 N. Main Street
Wasilla, AK 99654

Dear Mr. LoRusso:

The Department has reviewed your request to allow direct access between Lot 1 Haley Hills Subdivision and Wasilla-Fishhook Road. Please be aware that a portion of Lot 1 will likely be acquired by our department as right-of-way to enable the upgrade of Wasilla-Fishhook Road. We are, however, at this time unable to proceed with actual right-of-way acquisition until further review of the design and anticipated right-of-way needs.

At this time, we have no objection to allowing direct access to Lot 1, however the developer of this lot should also be aware that he needs to apply for a driveway permit prior to actual construction of the access to this lot. If the proposed use is a large traffic generator, the developer may need to develop a traffic impact analysis and any necessary traffic improvements identified as necessary to mitigate traffic impacts in the analysis.

Sincerely,



David Post
Area Planner

/lm

cc: Paul Hulbert, Matanuska-Susitna Borough



CITY OF WASILLA

PLANNING OFFICE
290 E HERNING AVENUE
WASILLA AK 99654-9050
PHONE: (907) 373-9052
FAX: (907) 373-9089

NOTICE OF APPLICATION FOR REZONE

Mailing Date: January 22, 2002

Case #: R02-002

Applicant(s): CRITERION PROPERTIES

Request: To rezone Tract 12, Fred Nelson Subdivision more commonly known as 1090 N Wasilla-Fishhook Road, from Rural Residential, (RR), to Commercial, (C). This tract is part of a proposed subdivision known as Haley Hills Park which reconfigures Lot 1 of Lofland & Simons Subdivision, Lots 1-4, Haley Hills, and Tract 12, Fred Nelson Subdivision into 10 new lots. Subject property is located west of N Wasilla-Fishhook Road approximately 1/2 mile north of Nelson Avenue and is approximately 3.03 acres in size.

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Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information. If there is not enough room below, please attach additional sheets to this form.

Name Aspen Land Trust, Edison Commonwealth, Inc., Trustee

Address 301 E. Aspen

Lot 11 Block 1 Subdivision Wasilla Woods

Questions & Comments:

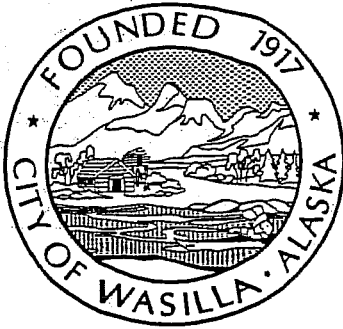
It certainly makes sense to change the zoning. We are in favor of changing it to Commercial.
2-4-02

J. Kelley - President

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FEB 06 2002

**PLANNING OFFICE
CITY OF WASILLA**



CITY OF WASILLA

PLANNING OFFICE
290 E HERNING AVENUE
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FEB 12 2002

PLANNING OFFICE
CITY OF WASILLA

NOTICE OF APPLICATION FOR REZONE

Mailing Date: January 22, 2002

Case #: R02-002

Applicant(s): CRITERION PROPERTIES

Request: To rezone Tract 12, Fred Nelson Subdivision more commonly known as 1090 N Wasilla-Fishhook Road, from Rural Residential, (RR), to Commercial, (C). This tract is part of a proposed subdivision known as Haley Hills Park which reconfigures Lot 1 of Lofland & Simons Subdivision, Lots 1-4, Haley Hills, and Tract 12, Fred Nelson Subdivision into 10 new lots. Subject property is located west of N Wasilla-Fishhook Road approximately 1/2 mile north of Nelson Avenue and is approximately 3.03 acres in size.

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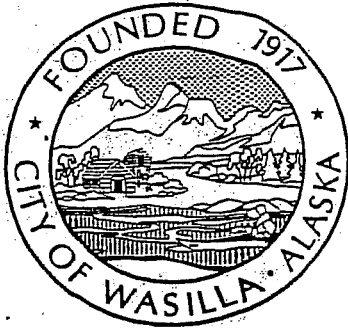
Name George L. White (10430007011)

Address 546 CLEMENT DR. GLENDALE, CA 91202

Lot _____ Block _____ Subdivision NELSON FRED TRACT 11

Questions & Comments: I do NOT WANT COMMERCIAL DEVELOPMENT
IN THIS RESIDENTIAL AREA. THE PROPOSED SITE ADJUTS MY
PROPERTY. I PLAN ON RETIRING ON THIS PIECE OF PROPERTY. I
BOUGHT IT AS RURAL RESIDENTIAL & THAT IS WHAT I WANT
TO COME BACK TO. THIS PLAN IS NOT ACCEPTABLE TO ME
OR GOOD FOR THE COMMUNITY. THE LAST TIME THEY WANTED TO BUILD MORE HOUSES

George L. White



CITY OF WASILLA

PLANNING OFFICE
290 E HERNING AVENUE
WASILLA AK 99654-9050
PHONE: (907) 373-9052
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FEB 14 2002

NOTICE OF APPLICATION FOR REZONE

PLANNING OFFICE
CITY OF WASILLA

Case #: R02-002

Mailing Date: January 22, 2002

Applicant(s): CRITERION PROPERTIES

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Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information. If there is not enough room below, please attach additional sheets to this form.

Name Patricia Bergsich

Address 350 Carpenter Circle

Lot 1 Block _____ Subdivision Idotaway Park

Questions & Comments:

I oppose the rezone of Tract 12, 3.03 acres, in that the negative impact of high density development will be strongly felt in this area. Road use, school growth, subdivision, traffic will increase substantially by this development - also the cemetery site will be heavily distressed because of impending development.



CITY OF WASILLA

PLANNING OFFICE
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RECEIVED

FEB 20 2002

PLANNING OFFICE
CITY OF WASILLA

NOTICE OF APPLICATION FOR REZONE

Mailing Date: January 22, 2002

Case #: R02-002

Applicant(s): CRITERION PROPERTIES

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email: jcarricaburu@ci.wasilla.ak.us

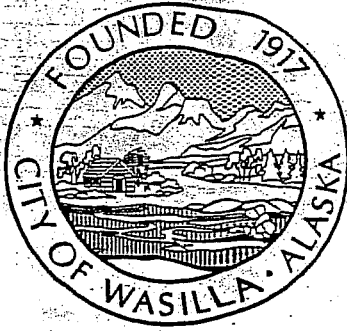
Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information. If there is not enough room below, please attach additional sheets to this form.

Name GARVAN BUCARIA

Address P.O. Box 870298 WASILLA, AK 99687

Lot 7 Block _____ Subdivision Iditaway Park

Questions & Comments: My preference is for single family zoning for the entire 17 acres to reduce many conflicts high density commercial development causes. I am opposed to the rezoning of 3.03 acres within the proposed Haley Hills Park from rural residential to commercial. Intensive high density housing development poses significant long term problems to community residents in the areas of transportation, schooling, road maintenance, public safety, and mental health. Simple landscape requirements are ill suited to replace the beneficial contribution of the existing forest - absorption of CO₂, release of O₂, reduction of wind, blowing snow, dust, providing habitat for native birds and animals and slow percolation of water to replenish the water table. Please also review the fact sheet submitted.



CITY OF WASILLA

PLANNING OFFICE
290 E HERNING AVENUE
WASILLA AK 99654-9050
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FAX: (907) 373-9089

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PLANNING OFFICE
CITY OF WASILLA

NOTICE OF APPLICATION FOR REZONE

Mailing Date: January 22, 2002

Case #: R02-002

Applicant(s): CRITERION PROPERTIES

Request: To rezone Tract 12, Fred Nelson Subdivision more commonly known as 1090 N Wasilla-Fishhook Road, from Rural Residential, (RR), to Commercial, (C). This tract is part of a proposed subdivision known as Haley Hills Park which reconfigures Lot 1 of Lofland & Simons Subdivision, Lots 1-4, Haley Hills, and Tract 12, Fred Nelson Subdivision into 10 new lots. Subject property is located west of N Wasilla-Fishhook Road approximately 1/2 mile north of Nelson Avenue and is approximately 3.03 acres in size.

A public hearing will be held on February 26, 2002, 7:00 PM in the Council Chambers, City of Wasilla. Comments may be submitted in writing by filling in the space provided below. Your written comments on this project must reach the Wasilla Planning Office on or before Tuesday, February 19, 2002. Comments received after this date may not be included in the packet. Written comments can be submitted to:

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Name Kevm & Roselyn Sant

Address 1301 Ivy Circle

Lot 10, 11 Block 2 Subdivision Bridgestone

Questions & Comments:

As this tract being considered borders the cemetery, I would really like to see a buffer of trees along that side to maintain peacefulness and aesthetics. I would also like to see a retention of vegetation along the west side of the Haley Hills Park, ~~with~~ and along Wasilla Fishhook. The wind is going to whip right across those tracts from Wasilla-Fishhook to Lucille, possibly causing traffic problems in the winter. The lots to the west have already been clear cut for the apartment building. If Haley Hills is clear cut also, I feel this will have a negative impact on the environment. I would really like to see the planning office council be more proactive in maintaining ~~the~~ our natural resources in the trees and vegetation as more and more land is commercially developed in Wasilla.

VICINITY MAP ON REVERSE SIDE

REZONE FACT SHEET CASE NO. R02-002
TRACT 12, FRED NELSON SUBDIVISION

February 19, 2002

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Applicant: Criterion Properties

PLANNING OFFICE
CITY OF WASILLA

Action Proposed: Rezone Tract 12, Fred Nelson Subdivision from Rural Residential (RR) to Commercial (C). This enables the developer to construct structures greater than 10,000 GFA; otherwise, Rural Residential restricts construction to 10,000 GFA.

Details: The action affects 3.03 acres immediately adjacent to the Wasilla Cemetery and if approved could facilitate maximum development of lots 1-4 of the replatted proposed Haley Hills Park Subdivision involving approximately 17 acres.

Planning Department Actions: Generally Wasilla City Planners dislike split zoning (i.e. part RR and part C). An exception could be justified here because of the reduced footprint of any multiple dwelling structures constructed under the RR zoning class the reduction in human density with RR zoning, the proximity to the Wasilla cemetery and the desire by local residents to maintain the existing forested buffer between any subdivision development and the City Cemetery.

Prospective Development: Mr. Fred Free, Community Development Inc., Caldwell, ID. indicates plans to construct 40 family units comprised of 4-10 plexes on 3 ½ acres, and an additional 32 senior citizen housing units, 4 -8 plexes on 2 ½ acres on the west side of the proposed Haley Park development. It should be noted that bordering the proposed Haley Park development is Forest Hills. The latter development consists of 24 low income housing units with a projected occupancy of between 5 to 7 members per unit. To date, this Valley Christian Conference, non-profit ministry development on 2 ½ of their 5 acre development, appears to have removed all the native trees on the developed portion of their deforested Forest Hills development.

Topography and Vegetation: The proposed Haley Hills development could involve high density multiple occupancy housing on the majority of approximately 17 acres of variable topographic relief ranging from low lying forested lands adjacent to the N. Wasilla-Fishhook Road to somewhat higher forested relief at its upper reaches. A fire regenerated forest in the 1930's has resulted in a mixed deciduous/coniferous forest that appears relatively free from defect. Numerous young white spruce appear throughout the stand.

Benefits of Retaining Existing Forest: High winds, dust and drifting snow are reduced at ground/road levels. Accumulated drainage within the low laying portions of the land are dissipated gradually as the ground thaws in the spring. Leaf litter and forest strata provide nutrients to resident and migratory neotropical birds, habitats for nesting birds and resident small mammals are available for use. Moose find suitable escape cover from the hazards of increasing traffic on Wasilla-Fishhook Road. Threat of moose collisions with motor vehicles is lessened if significant forest blocks and greenbelts are retained in native vegetation.

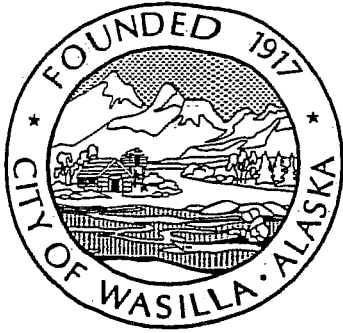
Changes Affecting Topography and Vegetation: Construction of E. Kalli Circle access from the Proposed Haley Hills Park Subdivision to N. Wasilla-Fishhook Road has cleared a significant portion of the prospective development. Access to N. Wasilla Fishhook is at right angles on a curve. The forested corridor adjacent to Wasilla Fishhook Road is currently a pleasant relief for drivers burdened with the increasing commercial deforested landscape of Wasilla. Future Department of Transportation planned developments along the Wasilla-Fishhook Road corridor will remove significant forest from land adjacent to the roadway. Forest landscape is threatened unless provisions are made to retain buffer strips and forest plots within planned developments.

Hazards and Dangers from Access Roads: Separation distance between Carpenter Circle and E. Kalli Circle is approximately 250 feet. Separation distance between E. Kalli Circle and Aspen Avenue is 1,487 feet. Intervening driveways and Cemetery access roads are 556 feet and 687 feet respectively from E. Kalli Circle. A separation of 232 feet exists between Aspen Avenue and the access road south to the Wasilla Refuse property on the east of Wasilla-Fishhook Road. Measurements are from the centerline of the preliminary route of the proposed Wasilla-Fishhook Road rehabilitation project.

Implications of High Density Development: Increased threats of serious traffic accidents are a reality. This relates to significant growth in volume and type of traffic accessing Wasilla-Fishhook Road. The short separation distances between adjacent roads and streets represent a significant hazard. Population density increases resulting from the many new developments on Lucille Street and the proposed Haley Hills building complexes threaten to overwhelm Iditarod Elementary School, Wasilla Middle School and Wasilla High School, all of which are currently at capacity. Apathy on the part of local residents, the City Planning Commission, the City Council can only result in increased physical, mental and economic costs to this community.

Decision Options: Approval of the rezone application of the proposed Haley Hills Development will lead to potential maximum development of the land, which likely will benefit primarily the developers. Rejection of the rezone application would result in reduced development on at least four lots adjacent to the Wasilla Cemetery and attendant reduced demands of the educational resources of the community.

Garvan Bucaria
P.O. Box 870298
Wasilla, Ak 99687



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PLANNING OFFICE
CITY OF WASILLA

NOTICE OF APPLICATION FOR REZONE

Mailing Date: January 22, 2002

Case #: R02-002

Applicant(s): CRITERION PROPERTIES

Request: To rezone Tract 12, Fred Nelson Subdivision more commonly known as 1090 N Wasilla-Fishhook Road, from Rural Residential, (RR), to Commercial, (C). This tract is part of a proposed subdivision known as Haley Hills Park which reconfigures Lot 1 of Lofland & Simons Subdivision, Lots 1-4, Haley Hills, and Tract 12, Fred Nelson Subdivision into 10 new lots. Subject property is located west of N Wasilla-Fishhook Road approximately 1/2 mile north of Nelson Avenue and is approximately 3.03 acres in size.

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Name KEVIN SANT
Address 1301 Ivy Circle Wasilla, AK 99654
Lot _____ Block _____ Subdivision Bridge stone

Questions & Comments:

I would like to see natural forest borders left intact to prevent high winds & drifting snow. I'm also concerned about the peaceful nature that now surrounds the cemetery. Over development would increase noise & congestion & be contrary to the restful place that a cemetery should provide.
A tree buffer zone along Wasilla-Fishhook also reduces road noise & just associated with ever increasing traffic along that road way as the valley continues to grow.

K. Sant



CITY OF WASILLA

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Name Bernard and Patricia Shier

Address 560 Carpenter Circle

Lot 8 Block 1 Subdivision Iditarod Park

Questions & Comments: *We would request that this subdivision be designated single family residential in keeping with the neighborhoods surrounding this property. There is no second access to this subdivision & would increase the pressure too much on trying to access Wasilla Fishhook rd for commercial or multi family traffic. Iditarod school is also at capacity & could not absorb the large number of children from more than single family designation. We would also ask for a native buff (trees, etc.) to be kept between the cemetery & the development.*

VICINITY MAP ON REVERSE SIDE



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PLANNING OFFICE
CITY OF WASILLA

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Name Gary & Sylvia Stewart

Address 490 Carpenter

Lot 5 Block _____ Subdivision Iditaway

Questions & Comments:

We Support the rezoning of this property.

[Signature]



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PLANNING OFFICE
CITY OF WASILLA

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Mailing Date: January 22, 2002

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Name SCOTT LEE
Address 446 Carpenter Cir
Lot 1 Block 4 Subdivision Editalway ~~Sub~~ PARK

Questions & Comments:
See attached sheet

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CITY OF WASILLA

I would like to reject the rezone of case # RD2-002 for the following reasons.

- #1 Low income housing reduces the surrounding property value
- #2 High density housing will over tax the already stretched police, fire department and EMT services
- #3 High density housing will add students to the already over crowded schools
- #4 This rezone would allow more traffic to Wasilla Fishhook - a as yet unimproved road. The access to this subdivision would be in an area that is hard to see on coming traffic because of the curves on Wasilla-Fishhook increasing the threat of traffic accidents
- 5# AT this time I believe the only benefits of this rezoning would be to the developers

THANK YOU

Scott Lee

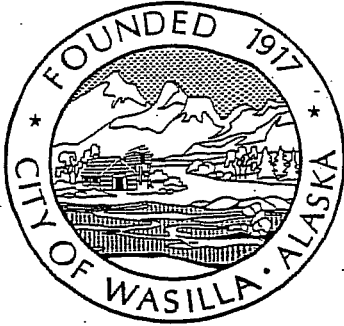
Lot 4 BLK 1 IDITAWAY PK

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NOTICE OF APPLICATION FOR REZONE

Mailing Date: January 22, 2002

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Name Karen L. Bucaria
Address 1250 Vunch Ave Apt #2 Wasilla, AK 99654
Lot _____ Block _____ Subdivision _____

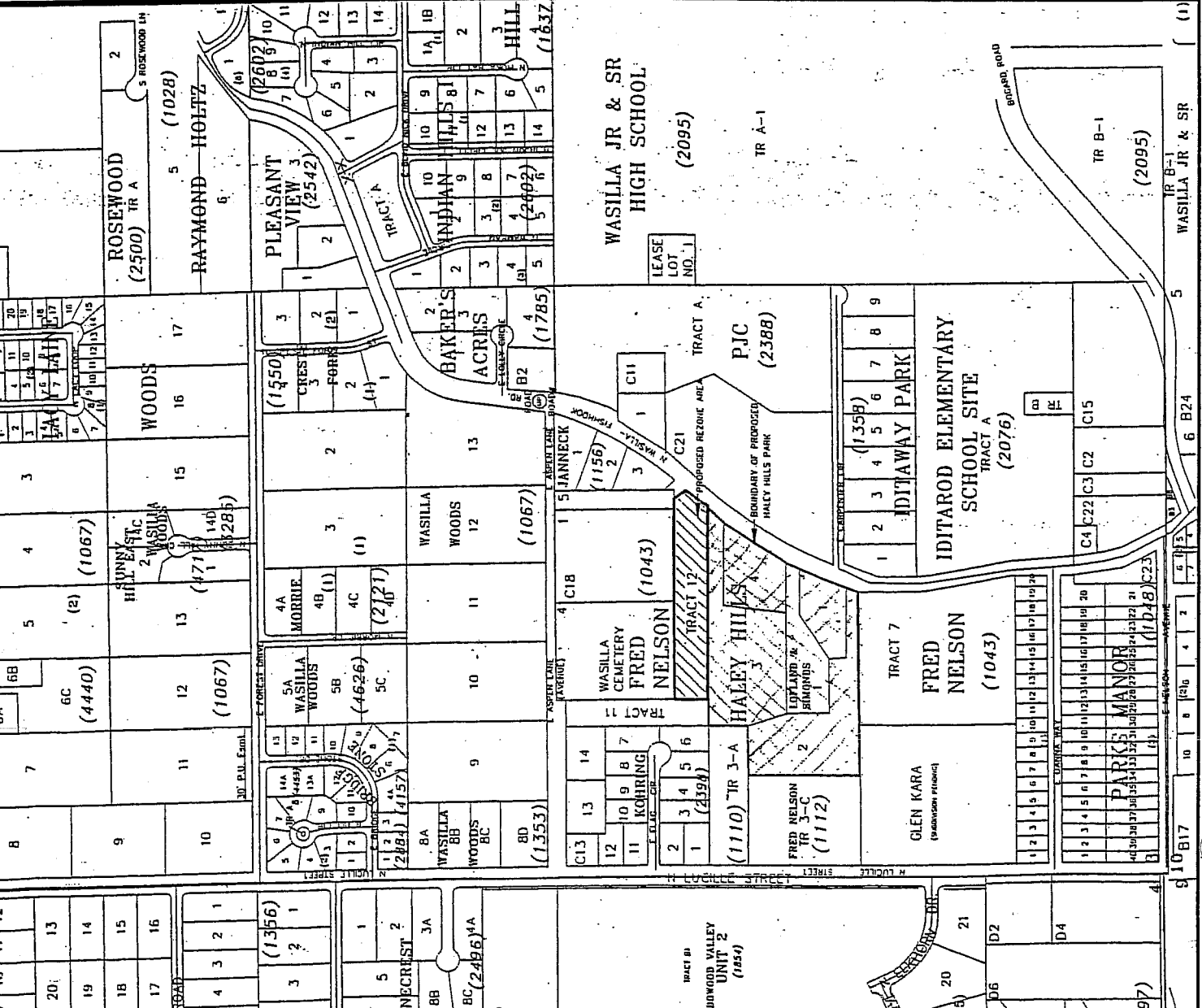
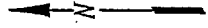
Questions & Comments: I am against the rezone. 10 plexes would have a great impact on school attendance. teenagers from Wasilla High. Would most likely cause problems I believe. I enjoy nature and the rich variety of trees and animals now found on this site.

Karen L. Bucaria

CASE NO. R02-002

The request for rezone is a result of reconfiguration of Lot 1, Lofland & Simons Subd, Lots 1-4, Haley Hills and Tract 12, Fred Nelson Subd, into 10 new lots to be known as Haley Hills Park. The rezoned area is approximately 3.03 acres and is currently known as Tract 12, Fred Nelson Subdivision, (1090 N Wasilla-Fishhook Road). The request is to rezone subject parcel from RR--Rural Residential to C--Commercial.

Applicant: CRITERION PROPERTIES

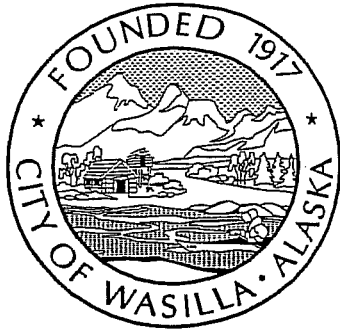


Criterion.com
10/30/03

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CITY OF WASILLA



CITY OF WASILLA

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Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information. If there is not enough room below, please attach additional sheets to this form.

Name Charlotte Marie Cable
Address 1065 Pullman Dr. Wasilla
Lot ? Block ? Subdivision Spirit Ridge

Questions & Comments:

I would like to express my displeasure with the above proposal. While a good long-term goal, the area in question - and the surrounding area - would be negatively impacted by such a move. Wasilla-Fishhook is already a dangerous and congested roadway; by creating more homes in the area this situation will only be worsened. Likewise, Wasilla schools are experiencing a huge growth in attendance, but Wasilla High School (for example) does not have the resources to deal with an ever greater influx of students.

VICINITY MAP ON REVERSE SIDE

Wasilla has quite a bit of undeveloped, natural land; this is one of the reasons my family and I chose to live in Wasilla. I am not against growth or change, but I do want it to be sustainable as well as the best option with Wasilla's future in mind. Fix Wasilla-Fishhook, fix our schools, and set aside some natural green space — and then talk to me about this proposal. I am 22 years old; I'll be feeling the effects of this decision for decades to come.

Thanks!

Char to the Marie Cable