

**CITY OF WASILLA  
 ORDINANCE SERIAL NO. 03-05**

**AN ORDINANCE OF THE WASILLA CITY COUNCIL AMENDING WMC 16.04.070 DEFINITIONS, AND 16.20.020 DISTRICT USE CHART, TO PROVIDE FOR INCLUSION OF BATCH PLANTS IN THE COMMERCIAL AND INDUSTRIAL ZONED DISTRICTS.**

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\* **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 16.04.070, Definitions, is amended to include batch plant to read as follows:

**"Batch Plant" means machinery that blends materials together to create concrete or bituminous paving as the end product.**

\* **Section 3. Amendment of section.** WMC 16.20.020, District use chart, is amended as follows:

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
Assisted Living Home	AA	AA	AA	AA	UP	EX	EX

**Bold and underline added.** [CAPS AND BRACKETS, DELETED.]

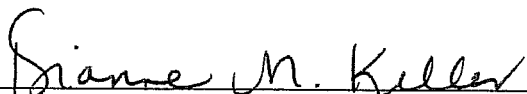
Automotive Sales	UP	EX	EX	EX	AA	AA	EX
Bed and Breakfast		UP	AA	AA		EX	EX
<b><u>Batch Plant</u></b>	<b><u>EX</u></b>	<b><u>EX</u></b>	<b><u>EX</u></b>	<b><u>EX</u></b>	<b><u>UP</u></b>	<b><u>AA</u></b>	<b><u>EX</u></b>
Campground	UP	EX	EX	EX	UP	EX	AA
Cemetery	UP	EX	EX	EX	UP	UP	UP
Church	UP	EX	UP	UP	UP	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	EX	EX	EX	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	EX	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	CU	EX	EX	EX	CU	UP	UP

**Bold and underline added.** [CAPS AND BRACKETS, DELETED.]

Extraction							
Single-Family Dwelling	AA	AA	AA	AA	UP	EX	EX
Subdivision	AA	AA	AA	AA]	AA	AA	AA
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 4. Effective date.** This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on February 24, 2003.

  
 DIANNE M. KELLER, Mayor

ATTEST:

  
 KRISTIE SMITHERS, CMC  
 City Clerk

[SEAL]

**Bold and underline added.** [CAPS AND BRACKETS, DELETED.]



**CITY OF WASILLA**

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

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TO: Wasilla City Council

THRU: Mayor Dianne M. Keller *Dmk*

THRU: Don Shiesl, Public Works Director *WS*

FROM: Tim Krug, City Planner *Tk*  
Jill Carricaburu, Planning Clerk

DATE: January 31, 2003

**SUBJECT: Amendment of 16.04.070 Definitions & 16.20.020 District Use Chart to Provide for Batch Plants**

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**SUMMARY:**

The Alaska Dept of Transportation & Public Facilities (ADOT&PF) is requiring Wasilla Concrete to move its batch plant in order to make room for Phase III of the Parks Hwy improvements. Wasilla Concrete, a local family business, proposes to reassemble its batch plant on parcel B5 at approximately mile 1 of Knik Goose-Bay Road, (east side of the road).

In order to accommodate this relocation a definition for 'batch plants' must be added to the City's Land Development Code and the District Use Chart must be amended to include the use, as our existing code only allows batch plants in the Industrial district.

Additional information from Wasilla Concrete Products and Wasilla Planning Commission is attached.

**FISCAL IMPACT:** N/A  
Account No.: N/A

**RECOMMENDED ACTION:**

Approval of Ordinance Serial Number 03-05.

**ATTACHMENTS:**

Draft Ordinance 03-05  
PCM 03-01  
Letter-Wasilla Concrete Products, dated Jan 15, 2003  
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	<i>Approved</i>	<i>Denied</i>
Action taken		
Other:		
Date of Commission Action:		
Verified by:		

**WASILLA CITY PLANNING COMMISSION**

**PCM No. 03-01**

**TITLE:** Ordinance 03-05

**MEETING DATE:** January 28, 2003

**THROUGH:** Don Shiesl, Public Works Director

**PREPARED BY:** Tim Krug, City Planner  
Jill Carricaburu, Planning Clerk

**DATE PREPARED:** 01/22/03

**SUMMARY STATEMENT:**

The Alaska Dept of Transportation & Public Facilities (ADOT&PF) is requiring the relocation of the Wasilla Concrete batch plant in order to facilitate Phase III of the Parks Hwy improvements. The planned relocation is commercial property located at Mile 1 of the Knik Goose Bay Road and is under the same ownership as the existing batch plant.

Our existing code only allows batch plants in the Industrial District. The addition of "batch plants" to the City's Development Code in both the definitions and district use chart will allow this continuation of use to occur and will encourage future infrastructure within the City.

With the exception of the Commercial and Industrial districts "batch plants" are to be prohibited in all other districts.

**STAFF RECOMMENDED ACTION:**

Approve the addition of "batch plant," to the city's Land Development Code, Title 16, and forward on to the City Council for their approval.

**ATTACHMENTS:**

Draft Ordinance 03-05  
Letter, Wasilla Concrete dated Jan 15, 2003

# Wasilla Concrete Products

P.O. Box 870183  
Wasilla, Alaska 99687-0183

(907) 376-5331  
FAX (907) 376-2832

January 15, 2003

RECEIVED

JAN 18 2003

PLANNING OFFICE

City of Wasilla  
Planning Dept.  
Tim Krug - 373-9094  
City Planner

Dear Mr. Krug,

I am writing this letter in regards to our recent meeting concerning moving our Batch Plant from it's Parks Hwy location to our homes and shop area at Mile One Knik Goose Bay Rd.

The Alaska Department of Transportation has decided our company will have to tear down and relocate our new Batch Plant due to Phase III of the Parks Hwy improvements taking a large portion of our property fronting the highway along Wasilla Lake. After months of searching for a suitable area to move to, we have come up with no other location that can compare to what we have already. The only possible solution to enable us to keep in close proximity to our current operations is to relocate to our Knik Road property at Mile 1. The site already has a portable batch plant, which was erected in 1982. We would like to dismantle the old one and relocate our state of the art new plant in its place. All land needed is already cleared and would be changed very little other than a building to be erected around the plant for winterization. The land parcel in question is a 20 acre piece, which is part of a total 60 plus acres our family owns on site.

The State of Alaska has given us 1 year to complete the relocation to a new site.

One problem with this move would be the zoning uses for commercial property. Even though we are grandfathered in with the old plant, batch plants are not included in allowable uses at this time. They fall under Industrial classifications with the only Industrial property in the City of Wasilla being controlled by government entities and to a couple of private parties. None of these parcels are available for consideration at this time.

*You Call - We Haul*

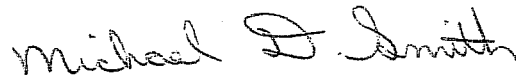
Is there a way the City could add batch plants to the list of allowable uses in commercial properties? We are trying to comply with the Cities rules, and we would greatly appreciate any help or guidance the City could offer to solve this situation.

Resource extraction for our company would remain at our present site until we finished leveling the property to railroad tracks height. At that time the property will be sold for commercial development.

The Knik site is surrounded by wooded areas, which will keep the operation out of sight from the Knik Goose Bay Road. Noise will be contained with the erection of a building around the plant. Truck traffic would only be increased by 15 to 20 % due to the hauling of sand and gravel products from the Parks Hwy location. All of our trucks are kept onsite at the Knik Goose Bay yard.

Thank you for your time,

Sincerely,

A handwritten signature in cursive script that reads "Michael D. Smith".

Michael D Smith  
Wasilla Concrete