

NON-CODE ORDINANCE

Requested & Prepared by: Planning

Introduced: February 14, 2005

Public Hearing: February 28, 2005

Adopted: February 28, 2005

Vote: Cox, Ewing, O'Neil, Sande in favor; Straub opposed; Lowe absent

**CITY OF WASILLA  
ORDINANCE SERIAL NO. 05-15**

**AN ORDINANCE OF THE WASILLA CITY COUNCIL AMENDING THE OFFICIAL ZONING MAP OF THE CITY TO REFLECT A CHANGE IN ZONING DISTRICTS FROM RR—RURAL RESIDENTIAL TO RM-MULTI-FAMILY RESIDENTIAL FOR TRACT A-1 INDIAN HILLS 1 RESUBDIVISION, AND LOT 1, BLOCK 3, OF INDIAN HILLS SUBDIVISION.**

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WHEREAS, a request to rezone Tract A-1, Indian Hills 1 Resubdivision, and Lot 1, Block 3, of Indian Hills Subdivision, more commonly known as 675 E. Blind Nick Drive, and 1320 N. Wampam Circle, respectively, from RR-Rural Residential to RM-Multi-Family Residential was submitted by the property owner, Guy Turner of GT Construction, and

WHEREAS, a duly advertised public hearing of the Planning Commission was held on January 25, 2005, with public hearing notices mailed to surrounding owners of land within a 1200' radius. Adequate response time was given in accordance with the provisions of WMC 16.16.040.B.5, and

WHEREAS, following the public hearing, the Planning Commission considered this request, taking into account public testimony, both written and verbal comments, applicable provisions of the Amended 1999 Wasilla Comprehensive Plan, the recommendation of staff contained in the staff report dated January 25, 2005, and other pertinent codes and information, and

WHEREAS, WPC Resolution Serial No. 05-02, recommending a change in zoning from RR—Rural Residential to RM—Multi-Family Residential for Tract A-1 Indian

Hills 1 Resubdivision, and Lot 1, Block 3, of Indian Hills Subdivision, was adopted by majority vote, with the following findings of fact:

1. An Application for a zone change was received from the owner/developer, Guy Turner of GT Construction, Inc, on a form provided by the City Planning Office.
2. The rezone request is for two parcels consisting of approximately 2.23 acres in size.
3. Lot 1, Block 3, Indian Hills I Subdivision and Tract A-1, Indian Hills I Resubdivision are not part of an adopted neighborhood plan.
4. Copies of the Notice of Application for Rezone were mailed to 125 property owners within 1,200' of the subject property on December 29, 2004 as required under WMC 16.16.040A(5).
5. Four written comments in opposition to the rezoning were submitted to staff prior to the Public Hearing. Concerns included increased traffic and increased multi-family development in the area.
6. The City of Wasilla's 1996 Comprehensive Plan Expected Future Land Use Map identifies the subject property *Generally Residential*.
7. The proposed rezoning is in keeping with the actual development in the vicinity as there are 33 lots with duplex units and 28 lots developed as multi-family units within 1200' of the subject property.
8. The subject property is served by City water but not City sewer.
9. Two agency comments were received as a result of 23 requests for comments mailed December 29, 2004. MSB Platting Division had no objections to the rezoning and the United States Corps of Engineers commented that the rezoning

does not involve work in or placement of fill into waters of the United States under their regulatory jurisdiction.

10. Currently, only about 55 of the 8,458 acres of land within the City are zoned RM. A majority of the RM acreage is built out. Vacant parcels of RM zoning appear to be concentrated in developments such as Lake Side Terrace P.U.D. or the senior housing development off Century Circle and Center Point Drive.
11. Wasilla Fishhook Road is designated as a minor arterial by the 1997 Matanuska-Susitna Borough Long Range Transportation Plan.
12. AK Department of Transportation & Public Facilities, (ADOT&PF) has scheduled a major improvement project for the Wasilla-Fishhook Road which will realign and widen the roadway. The proposed rezoning of 2.23 acres to RM-Multi Family Residential will not significantly affect the Average Daily Traffic (ADT) count along this section of Wasilla Fishhook. According to the latest published AK DOT records, the ADT for Wasilla Fishhook Road in 2003 was 4,180 vehicles per day.
13. The proposed RM zone would be a logical integrated area as the land use to the north (across Wasilla Fishhook Rd.) is a mix of single family residential and four-plex development; to the south, land uses are a mix of duplex and single family residential; directly to the east are a mobile home park with four mobile homes and the City shop building; to the west the property is largely undeveloped.
14. The proposed rezoning would permit residential development in an area designated as "Generally Residential" by the 1996 *Comprehensive Plan Future Land Use Map*.

15. The Planning Commission has initiated a recommendation and forwarded that recommendation on to the City Council to be considered at their next regularly scheduled meeting.

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

**Section 2. Purpose.** To amend the Official Zoning Map of Wasilla to reflect a change in zoning district from RR-Rural Residential to RM—Multi-Family Residential for Tract A-1, Indian Hills 1 Resubdivision, and Lot 1, Block 3, Indian Hills Subdivision,


**Section 3. Enactment.** The Official Zoning Map, adopted August 12, 1996, last revised December 2004, is hereby amended to reflect a change in zoning from RR-Rural Residential to RM-Multi-Family Residential for approximately 2.23 acres for Tract A-1, Indian Hills 1 Resubdivision, 675 E. Blind Nick Drive, and Lot 1, Block 3, Indian Hills Subdivision, 1320 N. Wampam Circle, both within Section 3, Township 17 North, Range 1 West, Seward Meridian, Alaska, situated Southeast of the Wasilla-Fishhook Road,.

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

ADOPTED by the Wasilla City Council on February 28, 2005.

  
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DIANNE M. KELLER, Mayor

ATTEST:

  
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KRISTIE SMITHERS, MMC  
City Clerk

[SEAL]



**CITY OF WASILLA  
LEGISLATION STAFF REPORT**

**RE: 05-15** REZONE REQUEST FOR APPROXIMATELY 2.23 ACRES OF TRACT A-1 INDIAN HILLS I RESUBDIVISION AND LOT 1, BLOCK 3 OF INDIAN HILLS SUBDIVISION FROM RR—RURAL RESIDENTIAL TO RM-MULTI FAMILY RESIDENTIAL.

Agenda of: FEBRUARY 14, 2005  
Originator: City Planner

Date: January 31, 2005

Route to:	Department	Signature/Date
	Police	
	Recreational and Cultural Services Library, Museum	
X	Public Works Planning	<i>S. Harley</i> 2/1/05
X	Finance *signature required	<i>O. G.</i>
X	Clerk	<i>K. Smith</i>

**REVIEWED BY MAYOR DIANNE M. KELLER:** *Dianne M. Keller*

**FISCAL IMPACT:**  yes or  no      Funds Available  yes  no

Account name/number:

- Attachments:
- Proposed Ordinance Serial Number 05-15;
  - WPC Resolution No. 05-02;
  - Vicinity Map
  - Staff Report
  - Public and Agency Comments

**SUMMARY STATEMENT:**

The rezone request was sought by the property owner, Guy Turner of GT Construction. The two parcels total approximately 2.23 acres in size and are located on the east side of the Wasilla Fishhook Road as shown on the attached vicinity map.

Access to this 2.23 acres is off of Wasilla Fishhook Road which is classified as a minor arterial in the MSB Long Range Transportation Plan. The latest information on the Average Daily Traffic (ADT) for Wasilla Fishhook, published by the AK DOT in 2003, is 4,180 vehicles per day.

The proposed zone change is consistent with the City's 1996 Comprehensive Plan as it would permit multi-family residential development in an area designated as "Generally Residential".

The Future Land Use Plan section of the City's 1996 Comprehensive Plan anticipates the increased demand for multi-family housing in the community and supports the creation of a variety of housing options for residents. Currently, there are about 55 acres of land within the City that are zoned RM-Multi Family Residential. A majority of the 55 acres is concentrated in developments such as Lake Side Terrace and the senior complex on Knik-Goose Bay Road.

#### Recommendation

After deliberation and consideration of both written and verbal testimony, agency comments, and the official staff report, the Planning Commission voted to recommend that the requested rezone be approved.