

By: Planning
Public Hearing: 4/13/17
Adopted: 4/13/17

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 17-08(AM)**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING AN AMENDMENT TO WASILLA MUNICIPAL CODE SECTION 16.24.020, DENSITY, TO ALLOW A DUPLEX ON A 20,000 SQUARE FOOT LOT ZONED RURAL RESIDENTIAL IF CONNECTED TO CITY WATER, CITY SEWER, OR A COMMUNITY WATER SYSTEM FOR SUBDIVISIONS PLATTED AFTER THE EFFECTIVE DATE OF THE APPROVAL OF THE ORDINANCE.

WHEREAS, higher densities are typically allowed in areas where water and sewer infrastructure is available; and

WHEREAS, Wasilla Municipal Code 16.24.020 only allows a duplex on a lot with a minimum of 20,000 square feet of lot area if it is connected to city water in Rural Residential districts; and

WHEREAS, there are lots within Rural Residential districts that have access to city sewer or a community water system that are a minimum of 20,000 square feet in area; and

WHEREAS, the Matanuska-Susitna Borough platting regulations allow the creation of lots as small as 7,200 square feet when serviced by a municipal or community water, or municipal septic system since the distance of separation between a well and septic system is no longer necessary under these conditions; and

WHEREAS, the density provision of the city code should recognize the benefit of city sewer and community water system along with the benefit of city water service when allowing higher density;

WHEREAS, in order to allow for future development while maintaining the current characteristics of Rural Residential subdivisions that are already developed, this

~~Strikethrough~~ indicates deleted language and **Underline** indicates new language

amendment shall only apply to subdivisions platted after the effective date of the approval of the Code ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the Wasilla Planning Commission hereby recommends the table in WMC 16.24.020 be amended and that a definition of a community water system be added to WMC 16.04.070 as follows:

16.24.020 Density.

Maximum residential density and dwelling units per square feet of lot area.			
DISTRICTS			
RR	R1	R2	RM, C
<u>Lots platted prior to (date of ordinance adoption):</u> 1/20,000 or duplex/20,000 with city water.	1/lot	1/10,000	No limit
<u>Lots platted after (date of ordinance adoption):</u> 1/20,000 or duplex/20,000 with city water, city sewer, or community water system*	<u>1/lot</u>	<u>1/10,000</u>	<u>No limit</u>

*Community water systems must be a public water system that serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.

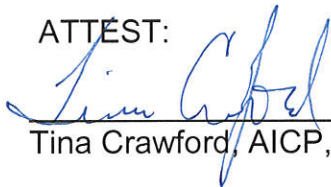
APPROVED by the Wasilla Planning Commission on April 13, 2017.

APPROVED:



 Jessica Dean, Chairman 5/11/17
Date

ATTEST:



 Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously

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