

By: Planning
 Introduced: May 8, 2017
 Public Hearing: May 22, 2017
 Adopted: May 22, 2017
 Yes: Burney, Dryden, Graham, Harvey, Ledford, O’Barr
 No: None
 Absent: None

**City of Wasilla
 Ordinance Serial No. 17-10**

An Ordinance Of The Wasilla City Council Amending 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 Sewer Or A Community Water System For Subdivision Lots Platted After The Effective Date Of The Approval Of The Ordinance.

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 16.24.020, Density, is hereby amended to read as follows:

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. <u>1/20,000 or duplex/20,000 with city sewer. or community water system*</u>	<u>1/lot</u>	<u>1/10,000</u>	<u>No limit</u>

Bold & Underline, added. ~~Strikethrough~~, deleted

***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.**

Section 3. Effective date. This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on May 22, 2017.


BERT L. COTTLE, Mayor

ATTEST:


JAMIE NEWMAN, MMC, City Clerk

[SEAL]

Bold & Underline, added. Strikethrough, deleted

CITY COUNCIL LEGISLATION STAFF REPORT

Ordinance Serial No. 17-10: Amending 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 Sewer Or A Community Water System For Subdivision Lots Platted After The Effective Date Of The Approval Of The Ordinance.

Originator: Tina Crawford, AICP, City Planner *TC*
 Date: 4/24/2017 Agenda of: 5/8/2017

Route to:	Department Head	Signature	Date
X	Public Works Director	<i>[Signature]</i>	4/27/17
X	Deputy Administrator	<i>[Signature]</i>	4/27/17
X	City Attorney	<i>[Signature]</i>	5/1/17
X	City Clerk	<i>[Signature]</i>	4/27/17

Reviewed by Mayor Bert L. Cottle: *[Signature]* 4/27/2017

Fiscal Impact: yes or no

Attachments: Ordinance Serial No. 17-10 (2 pages)
 Planning Commission Resolution Serial No. 17-07(AM) (2 pages)
 April 13, 2017 Draft Planning Commission Minutes (8 pages)
 Comments and petition received from residents (13 pages)

Summary Statement: When communities adopt zoning regulations and assign residential densities, higher densities are typically permitted in areas where water and sewer infrastructure is available since it allows for more compact development. Additionally, areas with infrastructure are usually located near shopping, jobs, and other services, which is an appropriate area for higher density. However, currently lots zoned Rural Residential are only allowed to construct a duplex on a 20,000 square foot lot instead of a 40,000 square foot lot when the lot is connected to city water. The density bonus excludes lots that are connected to city sewer or a community water system.

To provide equity in development rights of property owners in Rural Residential zoning, staff brought forward an amendment for consideration by the Planning Commission to WMC 16.24.020, Density, which would allow the construction of a duplex on a 20,000 square foot lot when connected to either city water, city sewer, or a community water system. The proposed density and lot areas are consistent with the Matanuska-Susitna Borough platting regulations regarding minimum lot area and the Alaska Department of Environmental Conservation regulations regarding the installation and distance separation between water wells and septic systems.

The Planning Commission considered the amendment at a public hearing on April 13, 2017. In addition to the required notification for the meeting, a postcard was mailed to all neighborhoods that would be directly impacted by the proposed change. After considering the concerns of the residents, the Planning Commission approved Resolution Serial No. 17-07(AM) with the condition that the amendment applies only to subdivisions platted after adopted of the code amendment by the City Council.

Staff Recommendation: Introduce and set the ordinance for public hearing.

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

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 17-07(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:

ATTEST:

 Jessica Dean, Chairman Date

 Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously

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

REGULAR MEETING

(Rescheduled from April 11, 2017)

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Thursday, April 13, 2017, in Council Chambers of City Hall, Wasilla, Alaska by Jessica Dean, Chair.

II. ROLL CALL

Commissioners present and establishing a quorum were:

- Eric Bushnell, Seat A
- Vacant, Seat B
- Jessica Dean, Seat C
- Simon Brown, Seat D
- Brian Mayer, Seat E

Staff in attendance were:

- Archie Giddings, Public Works Director
- Tina Crawford, City Planner
- Lyn Carden, Deputy Administrator
- Leslie Need, City Attorney
- Tahirih DesJardin, Planning Clerk

III. PLEDGE OF ALLEGIANCE

- A. Commissioner Mayer led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as amended.

V. REPORTS

- A. City Deputy Administrator

Ms. Carden stated that City Staff and members from the City Council traveled to Juneau to talk with the legislators regarding funding for the City. She also stated how many new business licenses were issued in March.

- B. City Public Works Director

Mr. Giddings stated that road projects will be starting up in May and that Darrell Breese will be confirmed by the City Council at their next meeting.

- C. City Attorney

Ms. Need provided an update on the Kopperud appeal.

D. City Planner

Ms. Crawford stated there she is working with the Matanuska-Susitna Borough on two projects. The first is a walkability study and the second is a brownfield grant program that provides grants for Phase I site assessments for properties that had questionable uses to help get them redeveloped or developed.

VI. PUBLIC PARTICIPATION (*Three minutes per person for items not on agenda*)

No one stepped forward.

VII. CONSENT AGENDA

A. Minutes of March 14, 2017, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

VIII. NEW BUSINESS (*five minutes per person*)

A. Public Hearing

1. Item: **Variance #17-01** (Reso. #17-05)
Applicant: Alina Rubeo
Owner: Michael and Alina Rubeo
Request: A variance of 12 feet from the minimum 25 feet rear yard setback for an existing single-family home.
Total Area: 0.16 acres ±
Location: 461 S. Talkeetna Street
Lot 9, Block 14, Kennedy Addition Subdivision
Zoning: Commercial
 - a. City Staff

Ms. Crawford provided a summary of the requested variance and handed out an updated version of Resolution Serial #17-05 with amended findings of fact.

b. Applicant:

Mr. Michael Rubeo stated that they purchased the property in 2002 and didn't know of any issues with the setback. They are trying to sell the property now and found out about the setback issue with the rear yard.

c. Private person supporting or opposing the proposal

Chair Dean opened the public comment portion of the public hearing.

With no one stepping forward, Chair Dean closed the public comment portion of the public hearing.

d. Applicant

No other comments were given by applicant.

MOTION: Commissioner Mayer moved to approve Resolution Serial No. 17-05AM, approving Variance #17-01, that was provided by staff at tonight's meeting containing updated findings of facts regarding the variance.

Discussion moved to the Commission

VOTE: The motion to adopt Resolution Serial No. 17-05AM, as amended, passed unanimously.

2. Item: **Elevated Use Permit #17-01** (Reso. #17-06)
Applicant: Pat and Evelyn Donelson
Owner: Pat and Evelyn Donelson
Request: Approval of a bed and breakfast as an accessory use to an existing single-family home.
Total Area: 1.08 acres ±
Location: 1741 W. Harvest Loop
Lot 10, Block 3, North Country Estates Subdivision
Zoning: R1 – Single-family Residential
a. City Staff

Ms. Crawford provided an overview of the requested bed and breakfast along with the basis for elevating the use permit.

- b. Applicant:

Mr. Pat Donelson provided a summary of the request for a bed and breakfast.

- c. Private person supporting or opposing the proposal

Chair Dean opened the public comment portion of the public hearing.

Mr. Michael Masik stated that he does not live in the subdivision but does not think that a bed and breakfast in the requested subdivision is a problem.

Mr. Jerry Schooner stated he is concerned about changes to the subdivision covenants and restrictions (CCRs) and that they should be approved by the residents in the subdivision.

Commissioner Bushnell asked questions regarding CCRs in subdivisions.

Ms. Need stated that the City cannot be in the business of enforcing covenants and restrictions; that is a private contract and the Supreme Court said as much. However WMC 16.16.050 (1) and (5) allows the Commission to take them into consideration when looking at special use permits but cannot by itself be a reason to deny a permit.

With no one else stepping forward, Chair Dean closed the public comment portion of the public hearing.

- d. Applicant

Mr. Donelson answered a question by Commissioner Brown if he was able to read the comments submitted by the property owners in the neighborhood and he provided a statement in response to the comments submitted.

MOTION: Commissioner Mayer moved to approve elevated Use Permit #17-03 by adopting Version B of Resolution Serial #17-06AM, as presented.

Discussion moved to the Commission

VOTE: The motion to approve elevated Use Permit #17-03 by adopting Version B of Resolution Serial #17-06AM as presented, failed unanimously.

MOTION: Commissioner Bushnell moved to deny elevated Use Permit #17-03 by adopting the amended Resolution Serial #17-06AM, Version A, that was provided by staff at tonight's meeting that contains updated finding of facts regarding the proposed bed and breakfast.

VOTE: The motion to deny elevated Use Permit #17-03 by adopting the amended Resolution Serial #17-06AM, Version A, that was provided by staff at tonight's meeting that contains updated finding of facts regarding the proposed bed and breakfast, passed unanimously.

3. Item: **Conditional Use Permit #17-01 (Reso. #17-07)**
Applicant: Andrew Simasko, Agent, Architects Alaska, Inc.
Owner: Valley Hospital Association dba The Mat-Su Health Foundation
Request: Approval to construct two new office buildings (26,921 SF and 18,926 SF) an approval to allow a maximum building height of 44'10".
Total Area: 3.88 acres ±
Location: 800 E. Bogard Road/777 N. Crusey Street
Tract B-2, Wasilla Jr & High Schools R&V Subdivision
Zoning: Commercial

4. Item: **Land Clearing Waiver #17-02 (Reso. #17-11)**
Applicant: Andrew Simasko, Agent, Architects Alaska, Inc.
Owner: Valley Hospital Association dba The Mat-Su Health Foundation
Request: Approval to clear approximately 84 percent of the parcel, which is 16 percent more than the 70 percent clearing allowed in WMC 16.33.050(A)(2) in order to develop two new office buildings. (Note: 43 percent of the parcel)
Total Area: 3.88 acres ±
Location: 800 E. Bogard Road/777 N. Crusey Street
Tract B-2, Wasilla Jr & High Schools R&V Subdivision
Zoning: Commercial
a. City Staff

Ms. Crawford provided a summary of the request for the conditional use permit and land clearing waiver.

b. Applicant

Mr. Andrew Simasko, Agent, Architects Alaska, Inc. provided an overview of both requests and stated that they he doesn't have any issues with the conditions.

c. Private person supporting or opposing the proposal
Chair Dean opened the public comment portion of the public hearing.

With no one stepping forward, Chair Dean closed the public comment portion of the public hearing.

d. Applicant

MOTION: Commissioner Brown moved to approve Land Clearing Waiver #17-02 (Resolution Serial #17-11), as presented.

Discussion moved to the Commission

VOTE: The motion to approve land clearing waiver #17-02 (Resolution Serial #17-11) as presented, passed unanimously.

MOTION: Commissioner Bushnell moved to approve Conditional Use Permit #17-01 (Resolution Serial #17-07), as presented.

VOTE: The motion to approve Conditional Use Permit #17-01 (Resolution Serial #17-07) as presented, passed unanimously.

5. Item: **Resolution Serial No. 17-08:** Amending 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, community water system, or city sewer.

a. City Staff

Ms. Crawford introduced the resolution and a provided background regarding the proposed code amendment.

b. Private person supporting or opposing the proposal
Chair Dean opened the public comment portion of the public hearing.

The following property owners in Century Park Subdivision testified that they are not in favor of the code change:

Ms. Eve Goff
Mr. Michael Maslik

The following property owners in Utopia Meadows Subdivision testified that they are not in favor of the code change:

Mr. Stephen Lee
Ms. Betty Spealman
Ms. Nancy Racek
Mr. Kevin Prange
Mr. Stephen Spealman
Mr. Jeff Johnson
Mr. Dennis Geary

The following property owners in Fredrick's Subdivision testified that they are not in favor of the code change:

Mr. Merle Frank
Mr. Dave Tuttle
Ms. Sandra Crawford
Mr. Eric Jensen

With no one else stepping forward, Chair Dean closed the public comment portion of the public hearing.

MOTION: Commissioner Bushnell moved to approve Resolution Serial No. 17-08, as presented.

Discussion moved to the Commission

MOTION: Commissioner Bushnell moved to amend the main motion to add a condition that the recommendation of approval only applies to subdivisions platted after the effective date of approval by the City Council.

Discussion ensued.

VOTE: The motion to amend the main motion, passed with Commissioner Bushnell, Dean and Mayer in favor and Commissioner Brown opposed.

VOTE: The motion to approved Resolution Serial No. 17-08 as amended, passed unanimously.

The Chair called for a recess for five minutes at 8:50 pm.
The Chair called the meeting back to order at 8:58 pm.

6. ~~Item: **Rezone #17-01 (Reso. #17-09)**~~
~~Applicant: City of Wasilla~~
~~Owner: City of Wasilla~~
~~Request: Change zoning from Commercial to Industrial zoning for airport lease lots.~~
~~Total Area: 9.82 acres ±~~
~~Location: Lots 1-9, New Wasilla Airport Lease Lots 1-9 Subdivision~~
~~Zoning: Commercial~~

7. Item: **Resolution Serial No. 17-10:** Amending Wasilla Municipal Code Section 16.32, Signs, to add/update definitions, revise the list of prohibited signs, allow additional signage for commercial business on properties zoned Rural Residential if located on an arterial or collector roadway, and other minor clarification changes.

a. City Staff

Ms. Crawford introduced the resolution.

b. Private person supporting or opposing the proposal

Chair Dean opened the public comment portion of the public hearing.

With no one stepping forward, Chair Dean closed the public comment portion of the public hearing.

MOTION: Commissioner Bushnell moved to approve Resolution Serial No. 17-10, as presented.

Discussion moved to the Commission

MOTION: Commissioner Mayer moved to amend Resolution Serial No. 17-07, Section 16.32.050.M as follows:

M. Signs located within a sight triangle that are between three feet and nine feet in height, not including the support poles or signs that otherwise interfere with lines of sight or a sight triangle; and

VOTE: The motion to approved Resolution Serial No. 17-07 as amended, passed unanimously.

~~B. Committee of the Whole~~

~~1. Discussion regarding possible revisions to the landscaping and land clearing requirements in Title 16.~~

X. UNFINISHED BUSINESS

No unfinished business.

XI. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log
- C. Matanuska-Susitna Borough Planning Commission agenda

XII. AUDIENCE COMMENTS (*three minutes per person*)

No comments.

XIII. STAFF COMMENTS

Ms. Crawford stated she appreciates working with the Commission.

XIV. COMMISSION COMMENTS

None

XV. ADJOURNMENT

The regular meeting adjourned at 9:09 PM.

ATTEST:

JESSICA DEAN, Chair

Date

TAHIRIH DESJARDIN, Planning Clerk

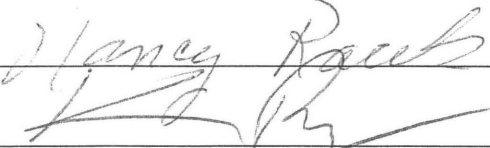


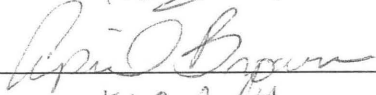
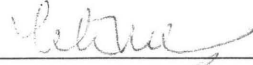

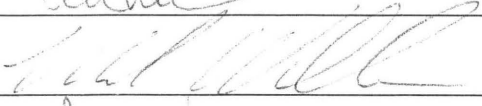
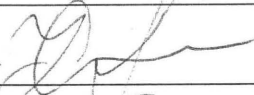
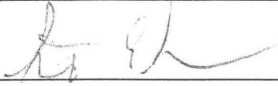

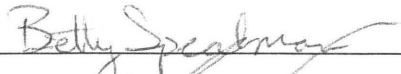
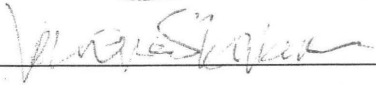
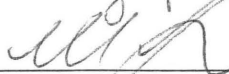
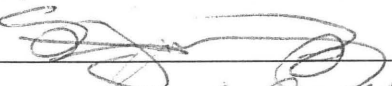
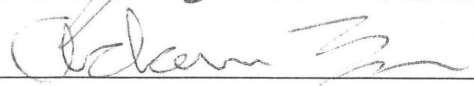
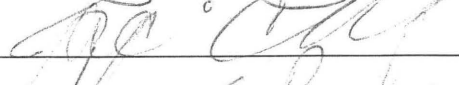



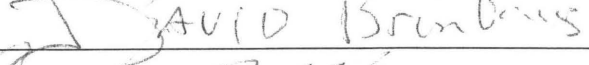
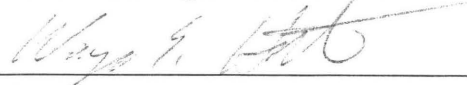






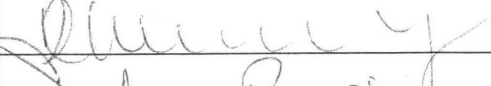
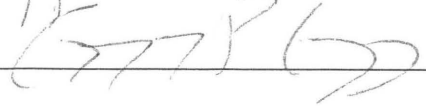
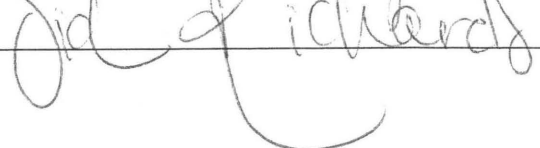
Adopted by the Wasilla Planning Commission -, 2017.

To: Planning Commission Members

We, the undersigned residents/property owners of Utopia Meadows, object to and oppose the proposed revision to the existing Rural Residential Zoning Code. The proposed amendment would classify "Community" water as "City" water to allow the construction of duplexes. Utopia Meadows is on Community Water so this revision directly impacts us. Allowing for duplexes or other multi-family units is not a direction we support.

Called into question as well is the misinformation on the notification postcard. There was no mention of changing water classifications just a reference to changing lot sizes to accommodate duplexes if they are connected to City sewer. There was no mention of an "either or situation"; either sewer connection/access or Community/City water. Deceptive to say the least!

Signatures:

John + Klaus	Justin Lindell
Acacia	Michelle Collins
[Signature]	Allison Haller
[Signature]	[Signature]
Manu Dya	Jenijayson
[Signature]	Sonie Bull (Katherine)
Ridakotstad	[Signature]
Jessica Rabe	[Signature]
Rhonda Hart	Shanelle Luote
Dale Hamitt	Dennis Oddy
[Signature]	[Signature]
[Signature]	Brian Mayer Block 4 lot 4
[Signature]	
[Signature]	
Melanie Doss	
Debra Doss	
Amber Haller	
[Signature]	
[Signature]	
Brian Wheeler	
Melanie C. Lindell	

Tahirih DesJardin

From: DARLENE <maplepro@comcast.net>
Sent: Tuesday, April 11, 2017 7:52 AM
To: Planning
Subject: Proposed Density Change for Rural Residential Zoning

Thank you for mailing us notice of the requested zone change.

My husband and I (Daniel Wilson and Darlene Gehringer) are owners of lots 7 and 26 in the neighborhoods affected by the proposed changes.

We are against this proposal as it goes against the original zoning design. The neighborhood is single family homes and should remain so. The added congestion of duplexes on the same size lot is undesirable.

If you rezone for this will we have duplexes mixed in among single homes? I served on the Design Review Board in Birmingham MI and we would never allow this because it could affect property values and the cohesiveness of the neighborhood involved.

Thank you for your consideration,
Darlene Gehringer and Daniel Wilson
1108 W Maple Rd
Birmingham MI 48009

Tahirih DesJardin

From: Wayne Hatch <oilmkr@yahoo.com>
Sent: Saturday, April 08, 2017 9:18 PM
To: Planning
Subject: Proposed density change for rural residential zoning
Attachments: IMG_6390.JPG

Tina,

I am against the "proposed density change for rural residential zoning" which would allow duplexes to be built on lots 20,000ft² to 40,000ft² if attached to city sewer. See attached photo of flyer I recently received in the mail. I live in Utopia Meadows and have for the last nine (9) years. I do not want duplexes built on any lot in this subdivision and I DO NOT WANT to be forced onto City sewer because someone wants to build a duplex. If you did not understand that let me state it in a different way. I DO NOT WANT CITY SEWER JUST BECAUSE SOMEONE PURCHASED A UTOPIA MEADOWS LOT AND WANTS TO BUILT A LOW CLASS TENANT DUPLEX! Hopefully you understand that.

I have already signed a petition against this zoning change and the folks with the petition will be attending the meeting this coming April 13th. Regretfully, I work the slope and cannot attend the meeting. Please take this e-mail as my sincere disapproval for the proposed zoning change. If the City decides to make this change and force us onto city sewer then the city needs to pay the ENTIRE cost of the upgrade. There is no reason that the residents of Utopia Meadows should pay a penny for an upgrade that we do not want or need.

Sincerely,

Wayne Hatch
191 S. Shanell Circle
Wasilla, AK 99654
907-631-5940



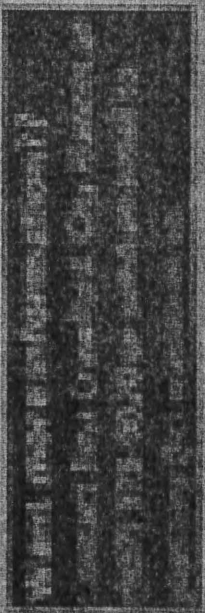
PROPOSED DENSITY CHANGE FOR RURAL RESIDENTIAL ZONING

The City of Madison is proposing a change to the Rural Residential zoning ordinance. The change is to increase the density of the Rural Residential zoning from one single-family detached dwelling per acre to two single-family detached dwellings per acre. This change is being proposed to increase the density of the Rural Residential zoning in order to provide more housing options for the City of Madison. The change is being proposed to increase the density of the Rural Residential zoning in order to provide more housing options for the City of Madison. The change is being proposed to increase the density of the Rural Residential zoning in order to provide more housing options for the City of Madison.

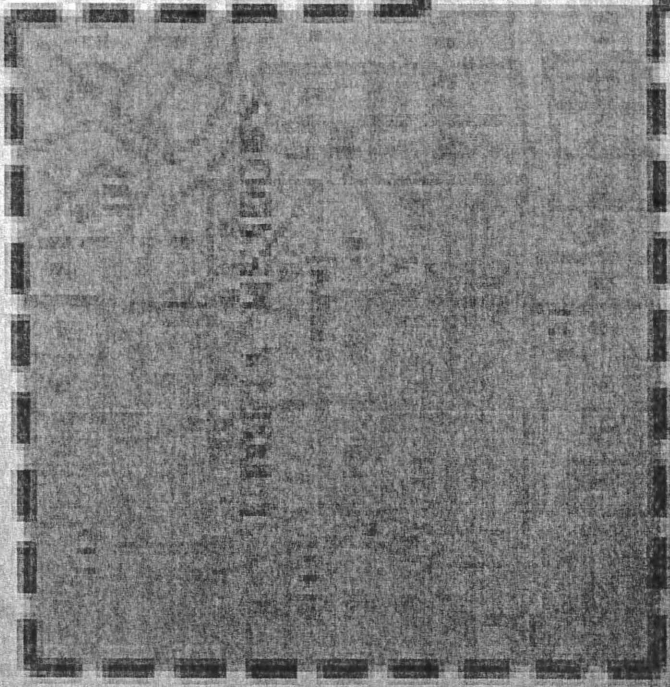
Public Hearing Schedule

- April 21, 2011 - Planning Commission - Public Hearing to receive recommendations for the density change in the Rural Residential zoning district.
- May 11, 2011 - City Council - Public Hearing to receive recommendations for the density change in the Rural Residential zoning district.
- May 22, 2011 - City Council - Adoption of the density change in the Rural Residential zoning district.

For more information, please contact the City of Madison Planning Department at (608) 261-1000.



ADDITIONAL CHANGES ANTICIPATED BY PROPOSED CHANGES



Gerald Kurtz

101 E Kara Cir
Wasilla, Ak 99654

gerrykurtz@hotmail.com

April 5, 2017

Ms Tina Crawford, City Planner
City Of Wasilla
Planning Department
290 E. Herning Avenue
Wasilla, Ak 99654

RECEIVED

APR 10 2017

Planning Office
City of Wasilla

Re: Proposed Density Revisions to Rural Residential Zoning District

Dear Ms Crawford,

I am the owner of Lot 9 GLENKARA Subdivision, Plat No. 2000-102.

All lots in this subdivision have single family structures. The subdivision is served by two paved cul-de-sacs. The paved streets are narrow but adequate for the current use as long as no vehicles are parked on the roadway and snow removal is sufficient. The subdivision has flagged shaped lots; some of the driveways are steep.

All lots are served by individual onsite water wells.

The waste water is handled by a sewer system that connects into the City sewer. To the best of my knowledge the individual owners are responsible for their service lines that connect into the collector lines that feed into the City owned sewer pump station. The collector lines in the streets are the responsibility of the Glenkara Home Owners Association (HOA). I do not know the size of the sewer lines but I suspect that the lines are not oversized and are only sufficient for single family density. The HOA pays the electric bill for the pump station.

When N Lucille Street was repaved between Nelson Street and Spruce Street curb was installed along the east side of Lucille. The approaches onto Lucille from Dana Ave, Kara Cir and Glen Cir are narrow. Many cars turning right on to Lucille tend to jump the curb or make the corner by swinging wide and encroaching into the oncoming traffic lane. The same is true when cars are exiting Lucille, the situation is only made worse if a vehicle is sitting at the intersection trying to enter Lucille.

The traffic situation on N Lucille Street is challenging. There are times when turning south onto Lucille from E Kara can try your patience. The traffic flow from the north

trickles down hill from the feeder roads and from the four way stop at Spruce Street. Traffic from the south comes from Nelson Ave. and Dana Ave. (some traffic, avoiding the stop light at Nelson and Lucille, use Dana as a bypass).

The net effect on south bound traffic exiting E Kara is a calculus problem with changing velocities and densities. Surges of traffic flow north on Lucille when the traffic light changes, when that flow ebbs cars enter from Dana. Traffic from the north is spread out by the four way stop at Spruce St. to the point that you may have to wait multiple cycles of the traffic light to make a left turn on to Lucille. School buses stoping and traffic exiting Lucille only compound the calculus. When snow is piled or the grass is high at the intersection it is difficult to get a good look at on coming traffic forcing cars to block the bike path. Making matters worse, when Hard Rock Designs takes a delivery of stone slabs the semi tractor trailer making the delivery blocks both lanes of Lucille St. while backing into their yard, the front tire of the tractor jumps the curb on the east side of the road.

I oppose the RURAL Residential Revision for this area for these reasons:

Even though all lots in this subdivision have single family structures the houses could be converted to or replaced by multi family homes. The existing traffic on Lucille is challenging and the potential doubling of cars in the subdivision will cause traffic and parking problems;

The added density could overburden the existing HOA sewer;

There is no fire hydrant in the subdivision (there is one on the west side of Lucille St.);

The proposed revision could increase the property taxes;

Zoning is an etiquette between the residents, owners of property and the City. Changing the agreement is unfair to the current stakeholders.

Sincerely yours,



Gerry Kurtz

attachments



Dana Approach - South side



North side



E Kara Cir Approach - South side



North side

RECEIVED

APR 10 2017

Planning Office
City of Wasilla



E Glen Cir Approach - South side



North side

Tahirih DesJardin

From: Jeannette Thomas <nicevillejeannette@yahoo.com>
Sent: Thursday, March 30, 2017 12:48 PM
To: Planning
Cc: osanmorphew@yahoo.com
Subject: Proposed Density Change for Rural Residential Zoning

Ms. Crawford,

We received a notice in the mail for our neighborhood, Utopia Meadows, stating Proposed Density Change for Rural Residential Zoning. I was wondering if this is in regards to specific lots or if this is a general revision for the whole area? Most all the lots already have a home, so would this allow change to the current home or change in adding additional buildings to include duplexes on the already built lots? If you have any additional information that could clear up some of these questions, I would greatly appreciate it.

Thank you.

Daniel and Jeannette Morphew
405 S Josee Cir.

Tahirih DesJardin

From: Dennis Geary <Geary@gci.net>
Sent: Monday, April 03, 2017 10:48 AM
To: Planning
Subject: Proposed Residential Zoning Density Change for Utopia meadows

This email should confirm my conversation today with Planning staff. **We oppose the inclusion of Utopia Meadows subdivision in the proposed rural zoning changes.** Specifically the reduction in lot size from 40,000 sqft to 20,000 sqft on our community well.

We are one of the original residents of the subdivision, and one of the criteria that was a factor in our building our home here, was the prohibition of multi-family dwellings, comingled with single family housing.

We understand from staff that this proposed change in the rural zoning is City generated. While we suspect that this is also based on requests from outside City staff, I was informed that no consideration has been given to whether the community well that supplies a subdivision, such as Utopia Meadows, is able to handle an increase in demand on the system posed the proposed by a change in zoning.

The contractor who developed the Utopia Meadows subdivision, also established the community well. While it met the bare minimums to operate at its initiation, my understanding is that he left it without a great deal of working capital for maintenance or improvements. The operator of the system has worked hard over the last 10 years to maintain the system. This included correcting failed tests and upgrading facilities. My house and property are at the farthest end of the system, and my water pressure is 55 lbs measured at the house input. This is adequate to run appliances within the house. However, during the summer when lawns and gardens are being watered throughout the subdivision, the pressure drops somewhat and is less than ideal. While I have no personal knowledge on the well capacity, I was told by the operator in years past that the pressure and volume are "what they are". I do not want to further tax this system. The City should not allow the increased zoning of any subdivision unless the well is known to be able have the capacity to deal with any increase in demand.

We stated at the outset that one of the reasons we built here was because it was a single family subdivision. While that alone is not necessarily an indicator of the character of the residents, it is our experience that the newer single family subdivisions have fewer social issues. The residents of the subdivision have by in large taken pride in their homes and property and we have not had a great deal of other social issues. Additionally, we have not had real issues with traffic. However, the subdivision is a closed loop, and the potential

increase in traffic associated with an increase in units, would also detract from the original underlying purpose and covenances of Utopia Meadows.

Again, we oppose the change in zoning status for the Utopia Meadows subdivision, and ask the Planning Commission to remove Utopia Meadows subdivision from the proposed change.

Dennis & Jennifer Geary
Block 2, Lot 22 Utopia Subdivision