

Non-Code Ordinance

By: Planning  
Introduced: June 12, 2017  
Public Hearing: June 26, 2017  
Adopted: June 26, 2017  
Yes: Burney, Dryden, Graham, Harvey, Ledford, O'Barr  
No: None  
Absent: None

**City of Wasilla  
Ordinance Serial No. 17-13**

**An Ordinance Of The Wasilla City Council Amending The Official Zoning Map Of The City Of Wasilla, Alaska To Change The Zoning From Commercial To Industrial For Lease Lots 1-9, New Wasilla Airport Lease Lots 1-9 Subdivision.**

WHEREAS, WMC 16.16.070 states that the Wasilla Planning Commission is required to make a recommendation with written findings to the Wasilla City Council for all rezoning requests; and

WHEREAS, on May 16, 2017, the Wasilla Planning Commission developed findings of fact on this request taking into account the information submitted by the applicant, the evaluation and recommendations of staff contained in the staff report and presentation, written and verbal public testimony, if any, the applicable provisions of the Wasilla Comprehensive Plan and the Wasilla Municipal Code; and

WHEREAS, the Wasilla Planning Commission hereby determines that this application meets all applicable provisions of the Wasilla Comprehensive Plan and the Wasilla Municipal Code and adopted Wasilla Planning Commission Resolution Number 17-09 with findings of fact, which are incorporated by reference, recommending approval to the Wasilla City Council; and

WHEREAS, the Wasilla City Council has considered the request for this rezoning and concurs with the Wasilla Planning Commission recommendation and findings in Wasilla Planning Commission Resolution Serial Number 17-09, which is incorporated herein by reference.

NOW, THEREFORE BE IT ENACTED, by the Wasilla City Council, that:

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

**Section 2. Amendment of Zoning Map.** The Zoning Map of the City of Wasilla, Alaska is hereby amended to change the zoning district from Commercial to Industrial for Lots 1-9, New Wasilla Airport Lease Lots 1-9 Subdivision, totaling approximately 9.82 acres. The City Planner will change the zoning map accordingly.

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

ADOPTED by the Wasilla City Council on June 26, 2017.

  
BERT L. COTTLE, Mayor

ATTEST:

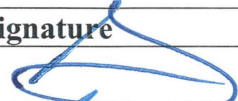
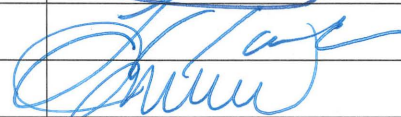

  
JAMIE NEWMAN, MMC, City Clerk

[SEAL]

## CITY COUNCIL LEGISLATION STAFF REPORT

**Ordinance Serial No. 17-13: Amending The Official Zoning Map Of The City Of Wasilla, Alaska To Change The Zoning From Commercial To Industrial For Lease Lots 1-9, New Wasilla Airport Lease Lots 1-9 Subdivision.**

Originator: Tina Crawford, AICP, City Planner   
Date: 5/30/2017 Agenda of: 6/12/2017

Route to:	Department Head	Signature	Date
X	Public Works Director		5/31/17
X	Deputy Administrator		5/31/17
X	City Clerk		5/31/17

Reviewed by Mayor Bert L. Cottle:  5/31/2017

**Fiscal Impact:**  yes or  no

**Attachments:** Ordinance Serial No. 17-13 (2 pages)  
Planning Commission Resolution Serial No. 17-09 (4 pages)  
Planning Commission Minutes (draft) – May 16, 2017 Meeting (5 pages)  
Planning Commission Public Record for Rezone #17-01 (17 pages)

**Summary Statement:** The subject lots are located within the Wasilla Airport and are currently zoned Commercial. The City is proposing to rezone these lots to Industrial, which is consistent with the Airport Master Plan and funding requirements regarding the types of uses allowed on these lots and removes the requirement for conditional use approval for airport related uses (e.g. heliport).

As required by the Wasilla Municipal Code, the Planning Commission held a public hearing for Rezone No. R17-01 on May 16, 2017. After hearing the staff's report and recommendation of approval, information from the owner, written and oral comments from the public, and the rezoning criteria in Wasilla Municipal Code Section 16.16.070, the Planning Commission voted unanimously to adopt Resolution Serial No. 17-09, which recommends that the City Council approve the rezone request.

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

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 17-09**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL APPROVE A REZONE FROM COMMERCIAL TO INDUSTRIAL FOR LEASE LOTS 1-9, NEW WASILLA AIRPORT LEASE LOTS 1-9 SUBDIVISION.**

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WHEREAS, the City of Wasilla initiated the request to rezone Lease Lots 1-9 at the Wasilla Airport from Commercial to Industrial zoning; and

WHEREAS, a rezone is reviewed and approved under the same process as a conditional use permit by the Wasilla Planning Commission; and

WHEREAS, the Wasilla Planning staff mailed notices for this request to property owners within 1,200 radial feet of the proposed development; and

WHEREAS, the public hearing date and time was publicly advertised; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the City, evaluation and recommendations of staff contained in the staff report, public testimony - both written and verbal comments, the applicable provisions of the Wasilla Comprehensive Plan, and other pertinent information brought before them; and

WHEREAS, the Wasilla Planning Commission adopted Findings of Fact, attached as Exhibit A, summarizing basic facts and reasoning of the Commission; and

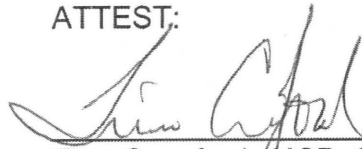
WHEREAS, after due consideration, the Wasilla Planning Commission hereby determines that the application meets the approval criteria for a rezone.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission after due consideration of the application, testimony by the applicant, staff, and public, and the Findings of Fact attached as Exhibit A and incorporated herein, recommends that the Wasilla City Council approve the requested rezone.

ADOPTED by the Wasilla Planning Commission on May 16, 2017.

APPROVED:

ATTEST:

  
\_\_\_\_\_  
Tina Crawford, AICP, City Planner

  
\_\_\_\_\_  
Jessica Dean, Chairman

5/19/17  
\_\_\_\_\_  
Date

VOTE: Passed Unanimously

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 17-09**  
**FINDINGS OF FACT – Section 16.16.070, Rezoning**

**16.16.070 Rezoning**

**A. Initiation.** *A rezoning may be initiated by the developer, the planner, any member of the commission, a city council member, the mayor, or by a petition bearing the signatures of the owners of at least fifty-one (51) percent of the owners of property within the area proposed to be rezoned.*

FINDING: The subject rezoning was initiated by the property owner.

**B. Restrictions.** *Rezoning of an area less than two acres shall not be considered unless the rezoning involves the contiguous expansion of an existing zone, or a planned unit development overlay district. Streets or other rights-of-way shall not be included in calculating the minimum area for a rezoning. The area to be rezoned shall be a logical, integrated area.*

FINDING: The lease lots total 9.82± acres and the rezone will be an expansion of the Industrial zoning surrounding the lots.

**C. Procedure.** *The application, acceptance notice, review and decision procedures for a rezoning shall follow the procedures set forth for a conditional use in Section 16.16.040. If the commission fails to act within twenty (20) days of the close of the hearing the rezoning request shall be considered approved and shall be forwarded to the council.*

FINDING: All applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

**D. Criteria.** *The commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:*

**1. Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;**

FINDING: Although no approved neighborhood plans are in this area the proposed rezone to Industrial is consistent with existing development and zoning in the area

**2. The proposed rezoning substantially complies with Section 16.16.050, and Section 16.20.030 in the case of the establishment or modification of a PUD overlay district;**

FINDING: The rezoning substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria and Section 16.20.030 is not applicable. An in-depth review for consistency with Title 16 will be done by planning staff when any new development is proposed on the lot.

**3. The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;**

FINDING: The lot has appropriate access to the services referenced above.

**4. The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;**

FINDING: No responses were received from reviewing parties or residents. Any review comments will be addressed at time of any new development.

**5. There is a demonstrated need for additional land in the zoning district to accommodate uses allowed;**

FINDING: These lots are within the City airport and Industrial zoning is consistent with airport uses.

**6. The resulting district or expanded district will be a logical, integrated area; and**

FINDING: Rezoning the 9.82± acres to Industrial will create a logical, integrated area.

**7. The rezoning is in conformance with the city comprehensive plan.**

FINDING: The proposed Industrial zoning is consistent with the Generally Commercial/Business Future Land Use designation in the City's Comprehensive Plan.

**REGULAR MEETING**

**I. CALL TO ORDER**

The regular meeting of the Wasilla Planning Commission was called to order at 6:01 PM on Tuesday, May 16, 2017, in Council Chambers of City Hall, Wasilla, Alaska by Jessica Dean, Chair.

**II. ROLL CALL**

Commissioners present and establishing a quorum were:

Darrell Breese, Seat B  
Jessica Dean, Seat C  
Simon Brown, Seat D  
Brian Mayer, Seat E

Commissioners absent and excused were:

Eric Bushnell, Seat A

Staff in attendance were:

Archie Giddings, Public Works Director  
Tina Crawford, City Planner  
Matt Mead, City Attorney  
Tahirih DesJardin, Planning Clerk

**III. PLEDGE OF ALLEGIANCE**

A. Commissioner Breese led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**V. REPORTS**

A. City Deputy Administrator  
No report given.

B. City Public Works Director

Mr. Giddings stated that the budget passed and that the Borough Dispatch services will be locating in the Wasilla police station. The City has purchased the old Iditarod Elementary school property and the plan is to build a new police station and then use the old location for satellite offices for other agencies.

C. City Attorney

Mr. Mead provided an update on the Kopperud appeal. He stated that an oral argument is scheduled for May 19, 2017 to regarding the status of the settlement agreement.



D. City Planner

Ms. Crawford introduced Mr. Breese as a new Commissioner and then provided a summary of the Mat-Su Borough walkability study and an update on the business owners' meeting with AKDOT/PF regarding the Main Street couplet.

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

No one stepped forward.

**VII. CONSENT AGENDA**

A. Minutes of April 13, 2017, regular meeting (rescheduled from April 11, 2107)

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. Item: **Rezone #17-02** (Resolution Serial #17-12)

Applicant: Michael D. Smith

Owner: Smith-Hagen Family Trust

Request: A rezone from Rural Residential to Commercial for a 4.6± acre portion of Lot 1, Smith-Hagen Subdivision. (4.6± acres currently zoned RR adjacent to Commercial zoning to west)

Total Area: 4.6 acres ±

Location: Lot 1, Smith-Hagen Subdivision

Zoning: Commercial/Rural Residential

a. City Staff

Ms. Crawford provided a summary of Rezone #17-02 (Resolution Serial #17-12) and provided aerial handouts of the property showed the proposed area to be rezoned to Commercial.

b. Applicant:

Mr. Michael Smith stated he is the property owner requesting the rezone and that he agreed with staff's presentation regarding the rezone.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal

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

Mr. Stu Graham stated he is a resident of the City and on the City Council but not representing the Council at this time. He stated that he is unsure of the use of the property and would like clarification on the use on the property and whether it was allowed in the proposed zoning district.

Ms. Crawford clarified that the property has approval for a batch plant, which is permitted as a Use Permit in the Commercial zoning district.

Mr. Smith stated the property has been used for a batch plant and will not be doing any resource extraction.

Discussion moved to the Commission.

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

d. Applicant

No other comments by applicant.

MOTION: Commissioner Simon moved to approve Resolution Serial #17-12, as presented.

Discussion moved to the Commission.

VOTE: The motion to approved Rezone #17-02 (Resolution Serial #17-12) as presented, passed unanimously.

2. Item: **Rezone #17-01** (Resolution Serial #17-09)

Request: A rezone of Lots 1-9, New Wasilla Airport Lease Lots 1-9 Subdivision, consisting of approximately 9.82+/- acres, from C-Commercial to I-Industrial

Applicant: City of Wasilla

Owner: City of Wasilla

Total Area: 9.82 acres ±

Location: Lots 1-9, New Wasilla Airport Lease Lots 1-9 Subdivision

Zoning: Commercial

a. City Staff

Ms. Crawford provided a summary of Rezone #17-01 (Resolution Serial #17-09).

b. Applicant:

Mr. Giddings provided additional information regarding the need to rezone the lots to Industrial zoning.

c. Private person supporting or opposing the proposal

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

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

d. Applicant

No other comments.

MOTION: Commissioner Mayer moved to approve Rezone #17-01 (Resolution Serial #17-09), as presented.

VOTE: The motion to approve Rezone #17-01 (Resolution Serial #17-09) as presented, passed unanimously.

B. Committee of the Whole

MOTION: Commissioner Mayer moved to enter into the Committee of the Whole at 6:26PM.

Entered into the Committee of the Whole for the following items:

1. Discussion regarding site plan requirements for residential additions and detached accessory structures in Title 16.
2. Discussion regarding possible revisions to the landscaping and land clearing requirements in Title 16.

MOTION: Commissioner Mayer moved to exit the Committee of the Whole at 6:49 PM.

**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*)

Mr. Stu Graham stated he is a resident of the City and on the City Council but not representing the Council at this time. He provided comments regarding the Committee of the Whole discussion regarding the site plan requirements for residential additions and detached accessory structures.

Ms. Gretchen O'Barr stated that the Planning Commission is doing a good job and thanked the Commission for the job they are doing.

**XIII. STAFF COMMENTS**

No comments.

**XIV. COMMISSION COMMENTS**

Commissioner Breese stated that he is looking forward to serving on the Commission.

Commissioner Mayer stated he attended the walkability public meeting and provided information about what was discussed at the meeting and what he learned.

**XV. ADJOURNMENT**

The regular meeting adjourned at 6:59 PM.

\_\_\_\_\_  
JESSICA DEAN, Chair

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2017.

DRAFT



**Staff Report:** Case # R17-01  
**Prepared by:** Planning Staff  
**Meeting date:** May 16, 2017

### I. SUMMARY FACTS:

Applicant: City of Wasilla  
Owner: City of Wasilla  
Proposal: Rezone from Commercial to Industrial Zoning District  
Location: Lots 1-9, New Wasilla Airport Lease Lots 1-9 Subdivision  
Parcel size: 9.82± acres  
Existing Zoning: Commercial  
Future Land Use: Generally Commercial/Business  
Surrounding Zoning: North: Industrial  
South: Industrial  
East: Industrial  
West: Industrial

### II. STAFF RECOMMENDATION:

Based on findings of compliance with applicable criteria established in Section 16.16.070 and 16.16.050 of the Wasilla Municipal Code, staff recommends approval of the rezone request.

### III. SUMMARY OF REQUEST

These lots are currently zoned Commercial. The City is proposing to rezone these lots to Industrial, which is consistent with the Airport Master Plan and funding requirements regarding the types of uses allowed on these lots and removes the requirement for conditional use approval for airport related uses (e.g. heliport).

Public hearing notices were mailed to 4 property owners within a 1,200 foot radius and 25 review agencies on April 19, 2017, allowing an appropriate number of days to respond prior to the public hearing notice and request for comments in accordance with 16.16.040(A)(2).

This staff report includes staff findings and recommendations based on the applicable requirements of City code.

#### IV. APPLICABLE PROVISIONS

The following WMC Section 16.16.070, Rezoning, is applicable to this request for rezoning property within the City of Wasilla.

#### V. FINDINGS

##### **16.16.070 Rezoning**

**A. Initiation.** *A rezoning may be initiated by the developer, the planner, any member of the commission, a city council member, the mayor, or by a petition bearing the signatures of the owners of at least fifty-one (51) percent of the owners of property within the area proposed to be rezoned.*

STAFF FINDING: The subject rezoning was initiated by the property owner.

**B. Restrictions.** *Rezoning of an area less than two acres shall not be considered unless the rezoning involves the contiguous expansion of an existing zone, or a planned unit development overlay district. Streets or other rights-of-way shall not be included in calculating the minimum area for a rezoning. The area to be rezoned shall be a logical, integrated area.*

STAFF FINDING: The lots total 9.82± acres and the rezone will be an expansion of the Industrial zoning surrounding the lots.

**C. Procedure.** *The application, acceptance notice, review and decision procedures for a rezoning shall follow the procedures set forth for a conditional use in Section 16.16.040. If the commission fails to act within twenty (20) days of the close of the hearing the rezoning request shall be considered approved and shall be forwarded to the council.*

STAFF FINDING: All applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

**D. Criteria.** *The commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:*

**1. Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;**

STAFF FINDING: Although no approved neighborhood plans are in this area the proposed rezone to Industrial is consistent with existing development and zoning in the area.

**2. The proposed rezoning substantially complies with Section 16.16.050, and Section 16.20.030 in the case of the establishment or modification of a PUD overlay district;**

STAFF FINDING: The rezoning substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria and Section 16.20.030 is not applicable. An in-depth review for consistency with Title 16 will be done by planning staff when any new development is proposed on the lot.

**3. The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;**

STAFF FINDING: The lot has appropriate access to the services referenced above.

**4. The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;**

STAFF FINDING: No responses were received from reviewing parties or residents. Any review comments will be addressed at time of any new development.

**5. There is a demonstrated need for additional land in the zoning district to accommodate uses allowed;**

STAFF FINDING: These lots are within the City airport and Industrial zoning is consistent with airport uses.

**6. The resulting district or expanded district will be a logical, integrated area; and**

STAFF FINDING: Rezoning the 9.82± acres to Industrial will create a logical, integrated area.

**7. The rezoning is in conformance with the city comprehensive plan.**

STAFF FINDING: The proposed Industrial zoning is consistent with the Generally Commercial/Business Future Land Use designation in the City's Comprehensive Plan.

#### **VIII. RECOMMENDATION**

Based on the findings above, staff recommends that the Planning Commission forward a recommendation of approval to the Wasilla City Council for this rezone request.





NOTIFICATION OF PUBLIC HEARING

DATE: April 18, 2017

CASE: R 17-01

APPLICANT (S): City of Wasilla  
OWNER (S):  
REQUEST:

City of Wasilla is proposing a *rezone* of Lots 1-9, New Wasilla Airport Lease Lots 1-9 Subdivision, consisting of approximately 9.82 +/- acres, from *C-Commercial* to *I-Industrial*.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **May 16, 2017 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before May 5, 2017 in order to be included in the packet. Comments received after that date will be available at the public hearing.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name \_\_\_\_\_

Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments: NO COMMENT  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



CITY OF WASILLA  
PLANNING OFFICE  
290 E HERNING AVE  
WASILLA, AK 99654  
PHONE 373-9020 FAX 373-9021

MSB Platting Division Officer  
350 E. Dahlia Ave  
Palmer, AK 99645

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APR 27 2017

Planning Office  
City of Wasilla

**PUBLIC NOTICE**

99645#6488 0001

Matanuska-Susitna Borough  
APR 20 2017  
RECEIVED  


NOTIFICATION OF PUBLIC HEARING

DATE: April 18, 2017

CASE: R 17-01

APPLICANT (S): City of Wasilla  
OWNER (S):  
REQUEST:

Matanuska - Susitna Borough  
Development Services

APR 21 2017

City of Wasilla is proposing a rezone of Lots 1-9, New Wasilla Airport Lease Lots 1-9 Subdivision, consisting of approximately 9.82 +/- acres, from ~~C-Commercial~~ to I-Industrial.

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Name \_\_\_\_\_

Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments: FIRM 8060, x zone  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



CITY OF WASILLA  
PLANNING OFFICE  
290 E HERNING AVE  
WASILLA, AK 99654  
PHONE 373-9020 FAX 373-9021

MSB Chief of Code Compliance  
350 E. Dahlia Ave  
Palmer, AK 99645

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04/19/2017

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ZIP 99654  
041L11222587

FIRST CLASS

PUBLIC NOTICE

Matanuska-Susitna Borough

APR 20 2017

RECEIVED

**Tahirih DesJardin**

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**From:** Theresa Taranto <Theresa.Taranto@matsugov.us>  
**Sent:** Wednesday, April 26, 2017 2:42 PM  
**To:** Planning  
**Subject:** Public Notice comments  
**Attachments:** Smith Hagen.pdf; City of Wasilla airport.pdf

Theresa Taranto  
Development Services  
Administrative Specialist

Mat-Su Borough  
350 E Dahlia Ave.  
Palmer, Alaska 99645  
907-861-8574

**CERTIFICATE OF SERVICE**

1. I am the Planning Clerk for the City of Wasilla.
2. I certify on this 19 day of April, 2017, I mailed 33 notices of: \_\_\_\_\_ via first class U.S. Mail and by hand delivery regarding the following:

Land Use Permit # R17-01.

Residents within 1,200'

4

Review Agencies

24

Planning Commissioners  
& City Council Members

10

Total

38

DATED at Wasilla, Alaska, April 19, 2017.

CITY OF WASILLA

Tahiri Desjardin

TAHIRIH DESJARDIN  
Planning Clerk

Attest:

\_\_\_\_\_  
TINA CRAWFORD  
City Planner



## CITY OF WASILLA

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290 E HERNING AVENUE  
WASILLA AK 99654-9050  
PHONE: (907) 373-9050  
FAX: (907) 373-9092

# NOTICE

## OF APPLICATION FOR REZONE

**APPLICANT/OWNER:** City of Wasilla

**LOCATION:** Lot 1-9, New Wasilla Airport Lease Lots  
1-9 Subdivision

**FILE NO:** R 17-01

**PROJECT:** City of Wasilla is proposing *a rezone* of  
Lots 1-9, New Wasilla Airport Lease Lots  
1-9 Subdivision, consisting of  
approximately 9.82 +/- acres, from *C-*  
*Commercial to I-Industrial.*

A public hearing will be held on **May 16, 2017** at 6:00 PM in the City  
of Wasilla, Council Chambers.

**Comments** may be submitted in writing on or before May 5, 2017.  
Please, submit comments or requests for more information to:

CITY OF WASILLA  
PLANNING OFFICE  
290 EAST HERNING AVE  
WASILLA, AK 99654

TELEPHONE: 373-9020  
FAX: 373-9021  
EMAIL: [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us)

NOTIFICATION OF PUBLIC HEARING

DATE: April 18, 2017

CASE: R 17-01

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OWNER (S):  
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Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name \_\_\_\_\_

Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments:  
\_\_\_\_\_  
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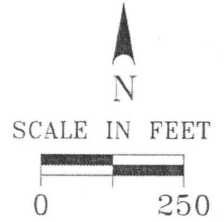
CITY OF WASILLA  
PLANNING OFFICE  
290 E HERNING AVE  
WASILLA, AK 99654  
PHONE 373-9020 FAX 373-9021

FIRST CLASS

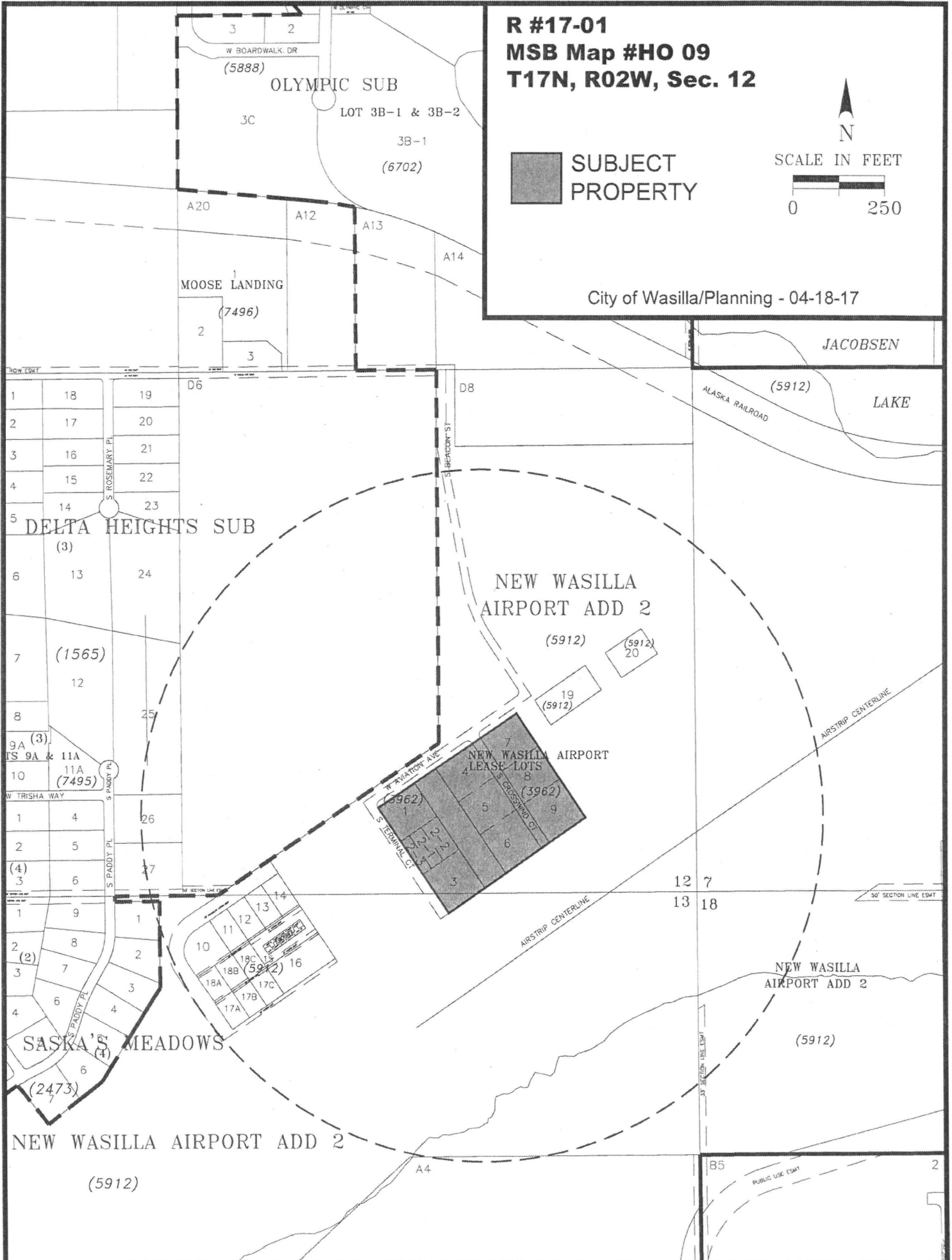
PUBLIC NOTICE

**R #17-01**  
**MSB Map #HO 09**  
**T17N, R02W, Sec. 12**

**SUBJECT  
 PROPERTY**



City of Wasilla/Planning - 04-18-17



1565B03L027  
DUNCAN RANDY C  
DUNCAN MARILYN G L  
PO BOX 872056  
WASILLA, AK 99687-2056

17N02W12D006  
LOY JEANELLE E  
RJ&L'S PRTNRSHIP & ETAL  
1415 SPAR AVE  
ANCHORAGE, AK 99501

Tom Brooks  
Alaska Railroad Corp  
PO Box 107500  
Anchorage, AK 99501

ENSTAR  
PO Box 190288  
Anchorage, AK 99519-0288

MEA  
PO Box 2929  
Palmer, AK 99645

MSB Fire Chief  
101 S. Swanson Ave  
Wasilla, AK 99654

MSB Public Works Director  
350 E. Dahlia Ave  
Palmer, AK 99645

Oran Wooley  
SOA/DEC  
Waste Water RVW  
1700 E. Bogard Rd  
Bldg B, #103  
Wasilla, AK 99654  
SOA/DNR  
WATER Resources  
550 W. 7th Ave  
Suite 1020  
Anchorage, AK 99501

Jessica Dean  
209 S. Vix Way  
Wasilla, AK 99654

1565B03L026  
DEMIENTIEFF CORRIENE  
PO BOX 873235  
WASILLA, AK 99687-3235

SOA/DOTPF  
Mat-Su Area Planner  
PO Box 196900  
Anchorage, AK 99519-6900

Corps of Engineers  
Regulatory Branch  
PO Box 6898  
Elmendorf AFB, AK 99506-0898

FAA  
Airport Division  
222 W. 7th Ave  
#14  
Anchorage, AK 99513

MSB Chief of Code Compliance  
350 E. Dahlia Ave  
Palmer, AK 99645

MSB Planning Director  
350 E. Dahlia Ave  
Palmer, AK 99645

MTA  
Real Estate Department  
PO Box 3550  
Palmer, AK 99645

Roy Robertson  
SOA/DEC  
Waste Water RVW  
1700 E. Bogard Rd  
Bldg B, #103  
Wasilla, AK 99654  
SOA/DFG/Habitat  
1800 Glenn Hwy  
Suite 6  
Palmer, AK 99645

Eric Bushnell  
580 W. Selina Lane  
Wasilla, AK 99654

1565B03L025  
MEAD ALFRED  
1600 N LITTLE SUSITNA DR  
WASILLA, AK 99654

Superintendent  
SOA/DOTPF  
289 Inner Springer Loop  
Palmer, AK 99645

Richard Boothby  
EMS/Central Mat-Su Fire Dept  
Fire Code Official Captain  
101 W. Swanson Ave  
Wasilla, AK 99654

GCI  
1879 E Parks Hwy  
Wasilla, AK 99654

MSB Cultural Resources Specialist  
350 E. Dahlia Ave  
Palmer, AK 99645

MSB Platting Division Officer  
350 E. Dahlia Ave  
Palmer, AK 99645

NRCS  
Soil & Water Conservation  
1508 E. Bogard Rd  
A  
Wasilla, AK 99654-7880

SOA/DNR  
Commissioner's Office  
550 W. 7th Ave  
Suite 1400  
Anchorage, AK 99501

SOA/DNR  
Technical Services  
550 W. 7th Ave  
Suite 650  
Anchorage, AK 99510-3577

Brian Mayer  
250 S Vix Way  
Wasilla, AK 99654



Simon Brown  
960 Craig Stadler Loop  
Wasilla, AK 99654

COW Public Works Director  
Archie Giddings

City Council

City Council

City Council

City Council

City Council

City Council

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 17-09**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL APPROVE A REZONE FROM COMMERCIAL TO INDUSTRIAL FOR LEASE LOTS 1-9, NEW WASILLA AIRPORT LEASE LOTS 1-9 SUBDIVISION.**

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WHEREAS, the City of Wasilla initiated the request to rezone Lease Lots 1-9 at the Wasilla Airport from Commercial to Industrial zoning; and

WHEREAS, a rezone is reviewed and approved under the same process as a conditional use permit by the Wasilla Planning Commission; and

WHEREAS, the Wasilla Planning staff mailed notices for this request to property owners within 1,200 radial feet of the proposed development; and

WHEREAS, the public hearing date and time was publicly advertised; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the City, evaluation and recommendations of staff contained in the staff report, public testimony - both written and verbal comments, the applicable provisions of the Wasilla Comprehensive Plan, and other pertinent information brought before them; and

WHEREAS, the Wasilla Planning Commission adopted Findings of Fact, attached as Exhibit A, summarizing basic facts and reasoning of the Commission; and

WHEREAS, after due consideration, the Wasilla Planning Commission hereby determines that the application meets the approval criteria for a rezone.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission after due consideration of the application, testimony by the applicant, staff, and public, and the Findings of Fact attached as Exhibit A and incorporated herein, recommends that the Wasilla City Council approve the requested rezone.

ADOPTED by the Wasilla Planning Commission on --, 2017.

APPROVED:

ATTEST:

\_\_\_\_\_  
Jessica Dean, Chairman                      Date

\_\_\_\_\_  
Tina Crawford, AICP, City Planner

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 17-09**  
**FINDINGS OF FACT – Section 16.16.070, Rezoning**

**16.16.070 Rezoning**

**A. Initiation.** *A rezoning may be initiated by the developer, the planner, any member of the commission, a city council member, the mayor, or by a petition bearing the signatures of the owners of at least fifty-one (51) percent of the owners of property within the area proposed to be rezoned.*

FINDING: The subject rezoning was initiated by the property owner.

**B. Restrictions.** *Rezoning of an area less than two acres shall not be considered unless the rezoning involves the contiguous expansion of an existing zone, or a planned unit development overlay district. Streets or other rights-of-way shall not be included in calculating the minimum area for a rezoning. The area to be rezoned shall be a logical, integrated area.*

FINDING: The lease lots total 9.82± acres and the rezone will be an expansion of the Industrial zoning surrounding the lots.

**C. Procedure.** *The application, acceptance notice, review and decision procedures for a rezoning shall follow the procedures set forth for a conditional use in Section 16.16.040. If the commission fails to act within twenty (20) days of the close of the hearing the rezoning request shall be considered approved and shall be forwarded to the council.*

FINDING: All applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

**D. Criteria.** *The commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:*

**1. Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;**

FINDING: Although no approved neighborhood plans are in this area the proposed rezone to Industrial is consistent with existing development and zoning in the area

**2. The proposed rezoning substantially complies with Section 16.16.050, and Section 16.20.030 in the case of the establishment or modification of a PUD overlay district;**

FINDING: The rezoning substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria and Section 16.20.030 is not applicable. An in-depth review for consistency with Title 16 will be done by planning staff when any new development is proposed on the lot.

**3. The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;**

FINDING: The lot has appropriate access to the services referenced above.

**4. The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;**

FINDING: No responses were received from reviewing parties or residents. Any review comments will be addressed at time of any new development.

**5. There is a demonstrated need for additional land in the zoning district to accommodate uses allowed;**

FINDING: These lots are within the City airport and Industrial zoning is consistent with airport uses.

**6. The resulting district or expanded district will be a logical, integrated area; and**

FINDING: Rezoning the 9.82± acres to Industrial will create a logical, integrated area.

**7. The rezoning is in conformance with the city comprehensive plan.**

FINDING: The proposed Industrial zoning is consistent with the Generally Commercial/Business Future Land Use designation in the City's Comprehensive Plan.