

**CITY OF WASILLA  
ORDINANCE SERIAL NO. 09-25**

**AN ORDINANCE OF THE WASILLA CITY COUNCIL AMENDING WMC 16.24.030, SETBACKS AND HEIGHT; SECTION A(6) REGARDING BUILDING HEIGHT IN THE (C) COMMERCIAL AND (I) INDUSTRIAL ZONING 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 paragraph.** WMC 16.24.030.A.6 is hereby amended to read as follows:

6. Building height is limited to thirty-five (35) feet above the average finished grade of the lot in the RR, R1, R2, RM and P zoning districts. Building height in the C [COMMERCIAL] and I [INDUSTRIAL] zoning districts is limited to [MAY EXCEED] thirty-five (35) feet above the average finished grade of the lot, except where the commission approves a greater height limit as a conditional use under the general approval criteria in Section 16.16.050, and the borough fire code official finds that the building conforms to the requirements of the Uniform Building Code and Uniform Fire Code adopted by the borough [UNDER THE PROVISIONS OF A USE PERMIT APPROVED BY THE CITY PLANNER].

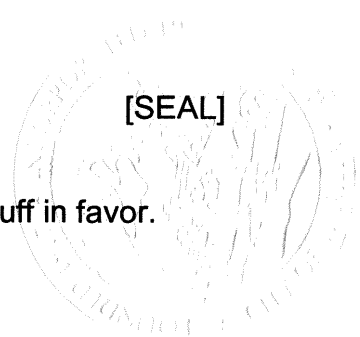
**Section 3. Effective date.** This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on April 13, 2009.

  
VERNE E. RUPRIGHT, Mayor

ATTEST:

  
KRISTIE SMITHERS, MMC, City Clerk



VOTE: Cox, Hall, Harris, Holler, Larson, and Woodruff in favor.



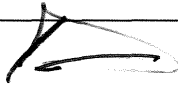
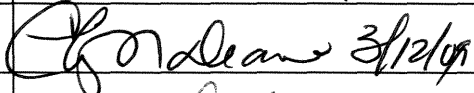


**CITY OF WASILLA  
LEGISLATION STAFF REPORT**

**RE: ORDINANCE 09-25 – AN ORDINANCE OF THE WASILLA CITY COUNCIL  
AMENDING WMC 16.24.030, SETBACKS AND HEIGHT; SECTION A(6)  
REGARDING BUILDING HEIGHT IN THE (C) COMMERCIAL AND (I) INDUSTRIAL  
ZONING DISTRICTS.**


**Agenda of:** March 23, 2009

**Date:** March 12, 2009

**Originator:** Office of Community & Economic Development - Planning

Route to:	Department	Signature/Date
	Police Chief Youth Court, Dispatch, Code Compliance	
	Culture and Recreation Services Director Library, Museum, Sports Complex	
X	Public Works & Recreation Facility Maintenance Director	 3/12/09
X	Finance, Risk Management & MIS Director Purchasing	 3/12/09
X	Deputy Administrator Planning, Economic Development, Human Resources	
X	City Clerk	

**REVIEWED BY MAYOR VERNE E. RUPRIGHT:**



**FISCAL IMPACT:**  yes or  no

Funds Available  yes  no

Account name/number:

Attachments: Proposed Ordinance No. 09-25 (2 pp)  
WPC Resolution No. 09-04 (2 pp)

**SUMMARY STATEMENT:**

The City Planning Commission, at their meeting of February 10, 2009, adopted Resolution Serial No. 09-04 which recommends City Council adopt amendments to building height standards in Wasilla.

**STAFF RECOMMENDATION:**

The Wasilla Planning Commission has recommended in Resolution Serial No. 09-04 that the City Council adopt amendments as stated in Ordinance Serial No. 09-25.

By: Planning  
Introduced: 01/27/09  
Public Hearing: 02/10/09  
Adopted: 02/10/09

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 09-04**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING  
THE CITY COUNCIL ADOPT AMENDMENTS TO WMC 16.24.030, SETBACKS AND  
HEIGHT; SECTION A(6) REGARDING BUILDING HEIGHT IN THE (C) COMMERCIAL  
AND (I) INDUSTRIAL ZONING DISTRICTS.**

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WHEREAS, the City of Wasilla ("City") strongly supports a higher intensity of commercial development in the commercial and industrial zoning districts; and

WHEREAS, the amendment to Title 16 improves upon prior language regarding building height; and

WHEREAS, the Wasilla Planning Office published notice in a local newspaper of general circulation; and

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

WHEREAS, on January 27, 2009, the proposed code amendments were introduced to the Planning Commission; and

WHEREAS, on February 10, 2009, the Planning Commission held a public hearing on this request; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information and recommendations of the staff, public testimony, the applicable provisions of the Wasilla Comprehensive Plan, and other pertinent information brought before them; and

WHEREAS, on February 10, 2009, after due consideration, the Wasilla Planning Commission determined that the proposed code amendments and enactment of new code is consistent with the goals and policies of the City Comprehensive Plan; and

WHEREAS, WMC 16.24.030.A, Setbacks and height, is hereby amended as follows:

6. Building height is limited to thirty-five (35) feet above the average finished grade of the lot in the RR, R1, R2, RM and P zoning districts. Building height in the C [COMMERCIAL] and I [INDUSTRIAL] zoning districts is limited to [MAY EXCEED] thirty-five (35) feet above the average finished grade of the lot, except where the commission approves a greater height limit as a conditional use under the general approval criteria in Section 16.16.050, and the borough fire code official finds that the building conforms to the requirements of the Uniform Building Code and Uniform Fire Code adopted by the borough [UNDER THE PROVISIONS OF A USE PERMIT APPROVED BY THE CITY PLANNER].

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission approves of these code amendments and enactment of the proposed new code and hereby forwards their support for adoption of this code to the Wasilla City Council.

ADOPTED by the Wasilla Planning Commission on February 10, 2009.

APPROVED:

  
Stan Tucker, Chairman

ATTEST:

  
Jim Holycross, City Planner

VOTE: Passed Unanimously