

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 18-17**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL APPROVE A REZONE FROM RURAL RESIDENTIAL TO INDUSTRIAL FOR LOTS 2, 3, 4, 5, AND 6, BLUE GLACIER SUBDIVISION NO. 2.**

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WHEREAS, Jesse Olson, Blue Glacier LLC, initiated the request to rezone Lots 2, 3, 4, 5, and 6 in Blue Glacier Subdivision No. 2 from Rural Residential 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.

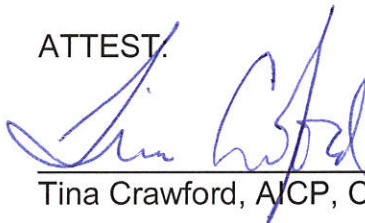
NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission after due consideration of the application, testimony by the applicant, staff, and public, and the Findings of Fact attached as Exhibit A and incorporated herein, recommends that the Wasilla City Council approve the requested rezone.

ADOPTED by the Wasilla Planning Commission on October 30, 2018.

APPROVED:

 11-5-18  
Brian Mayer, Vice-Chair                      Date

ATTEST.

  
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Tina Crawford, AICP, City Planner

VOTE:            Unanimous

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 18-17**  
**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 owners.

**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 lots total 10.17± acres and the rezone will be a logical, integrated expansion of the Industrial zoning abutting the lots to the south.

**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 to the north and the south. Any future development will be required to provide the appropriate buffers and setbacks from the residential lot to the west.

**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 the development standards in Wasilla Municipal Code Title 16 will be done by planning staff during the permitting process when any new development is proposed on the lots.

**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 lots have 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 prior to preparation of the meeting packet. Any review comments received after that time will be addressed at the time of development during the permitting process.

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

FINDING: With the exception of the lots to the south that are zoned Industrial (approximately 33.4 acres), all other Industrial zoned property is owned by the City and is either part of the Wasilla Airport or the City water treatment facility. Based on the limited number of privately owned industrially zoned lots within the City and the increased demand for uses that are only allowed in the Industrial zoning district, there is a demonstrated need for additional land.

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

FINDING: Based on the Industrial zoning to the south and the industrial-type uses to the north, rezoning the 10.17± 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 Mixed-Use/Transitional Future Land Use designation in the City's Comprehensive Plan. The implementation policies of the Comprehensive Plan states that the appropriate zoning for a FLUM should be the most appropriate for the area and should take into consideration the purpose of the zoning district, the proposed rezoning site, and the zoning and/or development pattern of the surrounding area.

The rezoning is also consistent with goals, objectives, and actions in the Economic Vitality chapter of the City's Comprehensive Plan. Specifically, Action 1.2.4 states the following:

**1.2.4.** *Identify key commercial and industrial areas of the City for development; promote the advantages for businesses to build or expand in these locations such as availability of City services, access to utilities, and the value of being adjacent to other businesses.*

It is also consistent with the intent of the Mixed-Use future land use designation, which is to allow a mix of uses, including light industrial uses (Chapter 4.3, Future Land Use) and the Industrial zoning district is identified as an implementing zoning district for the Mixed-Use future land use designation.