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5 **WASILLA PLANNING COMMISSION**  
6 **RESOLUTION SERIAL NO. 19-22**  
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8 **A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING**  
9 **THAT THE CITY COUNCIL AMEND WASILLA MUNICIPAL CODE SECTION**  
10 **16.24.020, DENSITY, TO CLARIFY THE MAXIMUM DENSITY PERMITTED FOR LOTS**  
11 **ZONED RURAL RESIDENTIAL.**  
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13 WHEREAS, the Wasilla City Council adopted the Wasilla Comprehensive Plan in  
14 2011 that contains goals, objectives, and actions to promote and encourage development  
15 while preserving the character of residential neighborhoods; and

16 WHEREAS, the Comprehensive Plan assigned a Generally Residential future land  
17 use designation to the majority of the lots zoned Rural Residential, which is typically large-  
18 lot, semi-rural neighborhoods with single-family and duplex residences; and

19 WHEREAS, the Generally Residential future land use designation indicates that  
20 the allowed residential densities allowed on each lot will be identified in Title 16 of the  
21 Wasilla Municipal Code; and

22 WHEREAS, Title 16 states that the intent of the Rural Residential Zoning District  
23 is to provide areas for very low-density rural residential uses; and

24 WHEREAS, the majority of the lots zoned Rural Residential have been developed  
25 with either one single-family home or one attached duplex (two dwelling units in one  
26 building) on 40,000 square feet lots; and

27 WHEREAS, the adoption of Title 16 in 1996 and subsequent code amendments to  
28 the density allowed in Rural Residential zoning have resulted in inconsistencies with the  
29 intent of the zoning district to be very low-density; and

30 WHEREAS, the Comprehensive Plan contains goals, objectives, and actions to  
31 promote the awareness and involvement of the residents in the planning processes for  
32 the city.

33 WHEREAS, the unintended consequences of the revisions will allow two times the  
34 density that was originally approved when the city adopted zoning; and

35 WHEREAS, the Planning Commission is required to make recommendations to  
36 the Wasilla City Council for amendments to Title 16 of the Wasilla Municipal Code; and

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

38 WHEREAS, on December 10, 2019, the Wasilla Planning Commission held a  
39 public hearing on the proposed amendments; and

40 WHEREAS, the Wasilla Planning Commission discussed the proposed  
41 amendment to the density limitations for Rural Residential zoning during the Committee  
42 of the Whole at three meetings in 2019 (September-November); and

43 WHEREAS, the Wasilla Planning Commission deliberated on this amendment  
44 taking into account the information provided by City staff, public testimony – both written  
45 and verbal comments, the applicable provisions of the 2011 City of Wasilla  
46 Comprehensive Plan and Wasilla Municipal Code, and other pertinent information  
47 brought before them; and

48 WHEREAS, after due consideration, the Wasilla Planning Commission determines  
49 that the proposed amendment to the density for lots zoned Rural Residential is consistent  
50 with the goals and objectives of the Wasilla Municipal Code and the 2011 City of Wasilla  
51 Comprehensive Plan;

52 NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission  
 53 hereby approves this resolution recommending that the City Council adopt the following  
 54 amendments:

55 **Amendment of section.** WMC 16.24.020, Density, is hereby amended as follows:

56 **16.24.020 Density.**

57 Maximum residential density and dwelling units per square feet (SF) of lot area.

<b>DISTRICTS</b>			
<b>RR</b>	<b>R1</b>	<b>R2</b>	<b>RM, C</b>
<del>Lots platted prior to May 22, 2017: 1/20,000 or duplex/20,000 with city water</del>	1/lot	1/10,000	No limit
<del>Lots platted after May 22, 2017: 1/20,000 or duplex/20,000 with city water, city sewer, or community water system*</del>	1/lot	1/10,000	No limit

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

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

	<u>ZONING DISTRICTS</u>			
<u>STANDARDS</u>	<u>RR</u>	<u>R1</u>	<u>R2</u>	<u>RM, C</u>
<u>Minimum Lot Area (SF)</u>	<u>40,000</u>	<u>None</u>	<u>10,000</u>	<u>None</u>
<u>Maximum Gross Density</u>	<u>One single-family dwelling unit per lot.</u>  <u>OR</u>  <u>One duplex (two dwelling units in one building) per lot.</u>	<u>One per lot</u>	<u>1/10,000</u>	<u>None</u>

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NOW, THEREFORE BE IT RESOLVED that the Wasilla Planning Commission approves of these code amendments and hereby forwards their support for adoption to the Wasilla City Council and to take effect upon adoption by the Wasilla City Council.

APPROVED by the Wasilla Planning Commission on December 10, 2019.

APPROVED:

Eric Bushnell 12/10/2019  
Eric Bushnell, Chair Date

ATTEST:

Tina Crawford  
Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously