

By: Planning
Public Hearing: 03/14/23
Public Hearing: 04/11/23
Adopted: 04/11/23

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6 **WASILLA PLANNING COMMISSION**
7 **RESOLUTION SERIAL NO. 23-04**
8

9 **A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING**
10 **THAT THE WASILLA CITY COUNCIL AMEND WASILLA MUNICIPAL CODE**
11 **SECTION 16.04.070, DEFINITIONS, TO CHANGE THE TITLE FOR THE DEFINITION**
12 **OF “DAY” TO “DAY, BUSINESS”; AMEND CHAPTER 16.12, PERMIT APPROVALS**
13 **BY CITY PLANNER, TO REVISE THE PERMIT REVIEW TIMES; AMEND CHAPTER**
14 **16.16, PLANNING COMMISSION APPROVALS, TO UPDATE THE PROCEDURES**
15 **FOR SUBMITTALS REQUIRING PLANNING COMMISSION APPROVAL; AND**
16 **OTHER MINOR REVISIONS/CLARIFICATIONS NECESSARY FOR CONSISTENCY**
17 **BETWEEN THE TWO CHAPTERS.**

18
19 WHEREAS, the Wasilla Planning Commission (“Commission”) is required to make
20 recommendations to the Wasilla City Council for amendments to Title 16 of the Wasilla
21 Municipal Code; and

22 WHEREAS, the permit review times need to be updated to allow sufficient time for
23 staff to review the application materials for consistency with WMC Title 16, Land
24 Development Code, the 2011 City of Wasilla Comprehensive Plan, and any other
25 applicable regulations and/or plans (last update was in 1996); and

26 WHEREAS, a notice of the Commission public hearing was published in the
27 Frontiersman on March 5, 2023; and

28 WHEREAS, on March 14, 2023, the Commission held a public hearing on the
29 proposed amendments; and

30 ~~WHEREAS, the Commission continued the item to the April 11, 2023 regular~~
31 meeting; and

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32 WHEREAS, a notice of the continuation of the Commission public hearing for this
33 resolution was published in the Frontiersman on April 2, 2023; and

34 WHEREAS, on April 11, 2023, the Commission held a public hearing on the
35 proposed amendments; and

36 WHEREAS, the Commission deliberated on this request taking into account the
37 current provisions of the Wasilla Municipal Code; and

38 WHEREAS, after due consideration, the Commission determines that the
39 proposed amendments are appropriate and are consistent with the goals and objectives
40 of the Wasilla Municipal Code and the 2011 City of Wasilla Comprehensive Plan.

41 NOW, THEREFORE BE IT RESOLVED, that the Commission hereby approves
42 this resolution recommending that the City Council adopt the following amendments:

43 **Amendment of section.** WMC 16.04.070, Definitions, is hereby amended to add
44 the following definitions:

45 **16.04.070 Definitions.**

46 When used in this title, the following words and phrases shall have the meanings
47 set forth in this section:

48 “Day, business” means any calendar day, Monday through Friday, exclusive of city
49 holidays. A day commences at the time of receipt of an application or notice and ends
50 after 24 hours in a day.

51 **Amendment of section.** WMC 16.12.010, Approvals by planner, is hereby amended
52 as follows:

53 **16.12.010 Approvals by planner.**

54 A. WMC 16.20.020 includes a district use chart describing the type of permit needed
55 before initiating a use of land. There are three types of permits: (1) administrative
56 approval ("AA"); (2) use permit ("UP"); and (3) conditional use ("CU"). This chapter
57 describes the procedures that apply to administrative approvals and use permits; ~~WMC~~
58 ~~16.16.010 through 16.16.040 describe the procedures that apply to the elevation of~~
59 ~~administrative approvals and use permit decisions to the commission, pursuant to WMC~~
60 ~~16.12.040, and to conditional uses. Applications are also required for rezonings (WMC~~
61 ~~16.16.070), for subdivisions (WMC 16.28.030), for signs (WMC 16.32.060) and for~~
62 ~~variances (WMC 16.28.110). Other applications are required as identified elsewhere in~~
63 this title (e.g., signs, variance, rezoning, subdivision, amnesty, landscape waiver, etc.).

64 B. The planner may approve uses that are listed as ~~administratively approved~~
65 administrative approval ("AA") or as a use permit ("UP") in the district use chart of ~~in~~
66 WMC 16.20.020. ~~Approvals by the planner are intended to provide assistance to~~
67 ~~developers in locating and designing uses to be in conformance with the neighborhood~~
68 ~~character and city adopted policies and standards. The application and approval~~
69 ~~process is also intended to ensure that uses comply with other laws that may apply~~
70 ~~such as state fire codes and Matanuska-Susitna Borough programs including: coastal~~
71 ~~management, shoreline protection program and flood damage prevention.~~

72 **Amendment of section.** WMC 16.12.020, Administrative approval and use
73 permits, is hereby amended as follows:

74 **16.12.020 Administrative approval and use permits approvals.**

75 A. ~~An administrative approval (“AA”) or a use permit (“UP”), as defined in WMC~~
76 ~~16.04.070 or listed on the district use chart in WMC 16.20.020, is within the authority of~~
77 ~~the planner to approve. Developers must file an application with the planner and receive~~
78 ~~a permit or approval prior to commencement of the use. Approval of an administrative~~
79 ~~or use permit is required prior to commencement of a use or any site work except~~
80 ~~surveying on the lot. For purposes of this chapter, site work includes, but is not limited~~
81 ~~to, clearing, grading, excavation, or fill activities on the lot. In all applications for an~~
82 ~~approval, the burden of proof shall be on the developer to prove, by a preponderance of~~
83 ~~the evidence, that the proposed use is consistent with the general approval criteria in~~
84 ~~WMC 16.33.050 and applicable requirements in WMC Title 16 and the 2011 City of~~
85 ~~Wasilla Comprehensive Plan (as amended).~~

86 ~~1. *Application.* A completed application on a form supplied by the city and~~
87 ~~appropriate fee shall be submitted to the planner. If a site plan is required under~~
88 ~~WMC 16.08.015, a site plan conforming to the requirements of that section shall be~~
89 ~~submitted as part of the application. Within one day of receipt of the application, the~~
90 ~~planner shall determine if the application, including any required site plan, is~~
91 ~~complete and the submission requirements are met. If the requirements are not met,~~
92 ~~the planner shall return the application to the applicant for modification or correction.~~
93 ~~If the planner fails to act on the application within one day, the application shall be~~
94 ~~considered complete and accepted for review.~~

95 ~~2. *Administrative Approval (AA).* If the accepted application is for an~~
96 ~~administratively approved use (see WMC 16.20.020), the planner may issue an~~

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97 approval. ~~The planner may place reasonable conditions on the permit to ensure that~~
98 ~~the use will comply with the general approval criteria in WMC 16.16.050. The~~
99 ~~planner will act on an application for an administratively approved use within two~~
100 ~~days after acceptance. Prior to the expiration of the two-day review, the planner~~
101 ~~may elevate (see WMC 16.12.040) the review upon written notice to the developer~~
102 ~~or the developer may request an extension of the administrative review in writing.~~
103 ~~The elevation shall be in compliance with WMC 16.20.020. For good cause, the~~
104 ~~planner may extend the time for issuance of the decision on the permit, not to~~
105 ~~exceed an additional five days.~~

106 **B. Procedure for City Planner Approvals.**

107 1. Administrative Approval (AA). The following application procedures apply:

108 a. Application. A completed application and appropriate fee shall be
109 submitted to the planner. If a site plan and/or landscape plan is required
110 under WMC 16.08.015 or WMC 16.33, a site plan and/or landscape plan
111 conforming to those requirements shall be submitted as part of the
112 application. Within three business days of receipt of the application, the
113 planner shall determine if the application, including any required site plan
114 and/or landscape plan, is complete and the submission requirements are met.
115 If the submission requirements are not met, the planner shall notify the
116 applicant of the deficiencies and the need for modification or correction. If the
117 planner fails to act on the application within three business days of application
118 submittal, the application shall be considered complete and accepted for
119 review.

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120 b. Initial Review. Initial comments from the planner and other applicable city
121 reviewers shall be provided to the applicant no later than 10 business days
122 after acceptance for review.

123 c. Subsequent Reviews. Comments from the planner and other applicable
124 city reviewers addressing subsequent submittal of revised plans by the
125 applicant shall be provided within five business days after resubmittal.

126 d. Decision. The planner shall make a decision within five business days
127 after receipt of the developer's final revised plans. The planner may approve,
128 approve with modifications and/or conditions of approval, or deny the
129 application. The planner's decision shall be based upon compliance with the
130 general approval criteria in WMC 16.16.050 and other applicable
131 requirements in WMC Title 16 and the 2011 City of Wasilla Comprehensive
132 Plan (as amended). For good cause, the planner may extend the time for
133 issuance of the decision on the permit, not to exceed an additional five
134 business days.

135 e. Conditions of Approval. The planner may place reasonable conditions on
136 the permit to ensure that the use will comply with all applicable requirements
137 in WMC Title 16 and the 2011 City of Wasilla Comprehensive Plan (as
138 amended).

139 f. Notification of decision. Written notice of the planner's decision shall be
140 provided to the applicant via mail or electronic communication within one
141 business day of the decision. The notification shall advise the applicant of the
142 right to appeal the planner's decision pursuant to WMC 16.34.

143 32. Use Permit (UP). The following application procedures apply: If the accepted
144 application is for a use permit, the planner shall, within three days of acceptance of
145 the application, issue a public notice for review and comment based upon the
146 general approval criteria in WMC 16.16.050.

147 a. Application. A completed application and appropriate fee shall be
148 submitted to the planner. If a site plan and/or landscape plan is required under
149 WMC 16.08.015 or WMC 16.33, a site plan and/or landscape plan conforming
150 to those requirements shall be submitted as part of the application. Within three
151 business days of receipt of the application, the planner shall determine if the
152 application, including any required site plan and/or landscape plan, is complete
153 and the submission requirements are met. If the requirements are not met, the
154 planner shall notify the applicant of the deficiencies and the need for
155 modification or correction. If the planner fails to act on the application within
156 three business days of application submittal, the application shall be considered
157 complete and accepted for review.

158 ~~a. Public Notice. The planner shall mail or electronically transmit the draft use~~
159 ~~permit to the applicant, reviewing parties, commission members, and to the~~
160 ~~owners of property, as listed on the Matanuska-Susitna Borough property tax~~
161 ~~rolls, located within a minimum of 1,200 feet of the lot lines of the development.~~
162 ~~The public notice shall be posted in city hall and on the site. Staff will allow a~~
163 ~~minimum of 10 days (14 calendar days) from the date of public notice mailing~~
164 ~~before making a decision to issue a use permit.~~

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165 b. Initial Review. Initial comments from the planner and other applicable city
166 reviewers shall be provided to the applicant no later than 10 business days after
167 acceptance for review.

168 c. Subsequent Reviews. Comments from the planner and other applicable city
169 reviewers addressing subsequent submittal of revised plans by the applicant
170 shall be provided within five business days after resubmittal.

171 d. Public Notice. Within three business days after a use permit has been
172 accepted for review, the planner shall:

173 i. Mail or electronically transmit a public hearing notice that includes the
174 name of the applicant, the address or general location of the subject
175 property, and the subject or nature of the requested action to the
176 applicant, commission members, the neighborhood association (if the
177 neighborhood has an approved neighborhood plan), appropriate reviewing
178 parties, and to the property owners located within a minimum of 1,200 feet
179 of the lot lines of the development, as listed on the Matanuska-Susitna
180 Borough property tax rolls.

181 ii. Post the public notice in city hall.

182 iii. Provide the applicant with a public notice to be posted on site. The
183 applicant is responsible for posting and maintaining the notice until a
184 decision is made by the planner. The notice shall be posted so that it may
185 be easily seen from the public right-of-way. The planner will allow a
186 minimum of 10 business days from the date of public notice mailing before
187 making a decision.

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188 ~~be.~~ *Comment Period.* Comments on the draft-use permit application must be
189 received within ~~five~~10 business days following the date of public notice.

190 ~~c.~~ *Decision.* The planner's decision to approve the draft use permit, approve a
191 revision of the draft use permit, deny approval or elevate the decision shall be
192 issued within one day of the close of the comment period. The decision shall be
193 sent to all who submitted comments, the planning commission, and the
194 applicant. For good cause, the planner may extend the time for issuance of the
195 decision, not to exceed an additional five business days. The planner's decision
196 shall be based upon compliance with the general approval criteria in WMC
197 ~~16.16.050~~ and comments received from the public notice.

198 f. *Decision.* The planner shall make a decision within five business days after
199 the close of the comment period or receipt of the developer's final revised plans,
200 whichever occurs later. The planner may approve, approve with modifications
201 and/or conditions of approval, or deny the permit application. The planner may
202 also elevate the decision to the commission pursuant to WMC 16.12.040 and
203 WMC 16.16.020. The planner's decision shall be based upon compliance with
204 the general approval criteria in WMC 16.16.050 and other applicable
205 requirements in WMC Title 16 and the 2011 City of Wasilla Comprehensive Plan
206 (as amended). For good cause, the planner may extend the time for issuance
207 of the decision on the permit, not to exceed an additional five business days.

208 g. *Conditions of Approval.* The planner may place reasonable conditions on
209 the permit to ensure that the use will comply with all applicable requirements in
210 WMC Title 16 and the 2011 City of Wasilla Comprehensive Plan (as amended).

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211 h. Notification of decision. Written notice of the planner's decision shall be
212 provided via mail or electronic communication to all who submitted written
213 comments, the commission, and the applicant within one business day of the
214 date of the decision. The notification shall advise interested parties, as defined
215 in WMC 16.34.005, of the right to appeal the planner's decision pursuant to
216 WMC 16.34.

217 43. ~~Appeal. A~~Any decision of the planner may be appealed pursuant to WMC
218 Chapter 16.34., ~~and the decision shall notify interested persons, as defined in WMC~~
219 ~~16.34.005, of the right to appeal.~~

220 **Amendment of section.** WMC 16.12.040, Elevation, is hereby amended as
221 follows:

222 **16.12.040 Elevation.**

223 ~~The planner may elevate any use permit decision to the planning commission at any~~
224 ~~time between the acceptance of the application and the close of the decision period.~~
225 ~~The elevation must be based on a written finding that the permit decision satisfies one~~
226 ~~or more of the following criteria:~~

227 The planner may elevate any administrative approval or use permit decision to the
228 commission, within three business days of the close of the comment period. The
229 planner shall provide written notice to the developer advising them of the elevated
230 review via mail or electronic communication within three business days of the decision.

231 The elevation shall follow the procedures in WMC 16.20.020 and must be based on a
232 written finding that one or more of the following criteria are met:

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- 233 A. The proposed use could have significant negative effects on or conflict with existing
234 land uses adjoining the site in a manner or to a degree that warrants consideration by
235 the commission;
- 236 B. The proposed use could have significant negative impacts on the utility system,
237 traffic flow or city-provided services;
- 238 C. The proposed use could conflict with adopted city policies or raises a particular
239 issue or set of issues in a manner or to a degree that warrants consideration by the
240 commission;
- 241 D. A written request for elevation has been received from an official reviewing party.
242 To be valid an objection from a reviewing party must cite conflict(s) with city policy or
243 unusual negative impacts from the proposed use;
- 244 E. A request to elevate has been received from two or more members of the
245 commission. The planner must determine that the request from the commission member
246 satisfies one or more of the criteria above.

247 **Amendment of section.** WMC 16.16.020, Procedure for elevations, is hereby
248 amended as follows:

249 **16.16.020 Procedure for elevations.**

250 ~~Once a permit approval has been elevated for review (see WMC 16.12.040), the~~
251 ~~following procedures apply: Once a permit approval has been elevated by the planner~~
252 ~~for review by the commission pursuant to WMC 16.12.040, the public notice, comment~~
253 ~~period, public hearing, decision, and notification shall follow the procedures set forth for~~
254 ~~a conditional use in WMC 16.16.040.~~

255 ~~A. *Public Notice.* If the planner's approval is elevated the planner shall:~~

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256 ~~1. Place the application on the agenda of the next available meeting of the~~
257 ~~commission;~~

258 ~~2. Publish the agenda item in a newspaper of general circulation or place a public~~
259 ~~service announcement on radio or television. The published notice must set out the~~
260 ~~time, date and place of the hearing, the name of the applicant, the address or~~
261 ~~general location of the property and subject or nature of the action;~~

262 ~~3. Within five days of elevation issue a public hearing notice;~~

263 ~~4. Mail or electronically transfer a copy of the public hearing notice to the~~
264 ~~applicant, the commission members, the neighborhood association if the~~
265 ~~neighborhood has an approved neighborhood plan and to appropriate reviewing~~
266 ~~parties;~~

267 ~~5. The public hearing notice shall be sent to the owners of property, as listed on the~~
268 ~~Matanuska-Susitna Borough property tax rolls, located within a minimum of 1,200~~
269 ~~feet of the lot lines of the development. The public notice shall be posted in city hall~~
270 ~~and on the site. Staff will allow a minimum of 10 days (14 calendar days) from the~~
271 ~~date of public notice mailing before scheduling a public hearing on the request~~
272 ~~before the planning commission.~~

273 ~~B. *Decision.* The commission shall review the planner's draft recommendation, and~~
274 ~~may hear comment(s) from reviewing parties, the applicant and the public. The~~
275 ~~commission shall decide either to deny, approve or approve with conditions, or the~~
276 ~~commission may with concurrence of the applicant return the approval to the planner for~~
277 ~~further review as a new use permit application.~~

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278 **Amendment of section.** WMC 16.16.030, Approval required, is hereby amended
279 as follows:

280 **16.16.030 Approval required.**

281 All conditional uses and elevated administrative and use permit approvals must receive
282 approval by the commission prior to commencement of a use or any site work, except
283 surveying on the lot. For purposes of this section, site work includes, but is not limited
284 to, clearing, grading, excavation, or fill activities on the lot. In all applications for an
285 approval, the burden of proof shall be on the developer to prove, by a preponderance of
286 the evidence, ~~that the criteria set forth in this title are met~~ that the proposed use is
287 consistent with the general approval criteria in WMC 16.33.050 and applicable
288 requirements in WMC Title 16 and the 2011 City of Wasilla Comprehensive Plan (as
289 amended). The uses eligible for approval by the commission as a conditional use are
290 listed in the district use chart in WMC 16.20.020. Hearings held by the commission use
291 ~~the following procedures outlined in this chapter.~~

292 **Amendment of section.** WMC 16.16.040, Procedure for commission approvals,
293 is hereby amended as follows:

294 **16.16.040 Procedure for commission approvals.**

295 A. The following procedures apply to approvals by the commission ~~including~~
296 ~~conditional uses, rezonings and variances:~~

- 297 1. *Application.* A completed application ~~on a form supplied by the city and~~
298 ~~appropriate fee shall be submitted to the planner. If a site plan and/or landscape~~
299 plan is required under WMC 16.08.015 or WMC 16.33.020, a site plan and/or
300 landscape plan conforming to the requirements of ~~that section~~ those sections shall

301 be submitted as part of the application. Within ~~two days~~ three business days of
302 receipt of the application, the planner shall determine if the application, including
303 any required site plan and/or landscape plan, is complete and the submission
304 requirements are met. If the requirements are not met, the planner shall ~~return the~~
305 ~~application to~~ notify the applicant of the deficiencies and the need for modification or
306 correction. If the planner fails to act on the application within ~~two~~ three business
307 days, the application shall be considered complete and accepted for review.

308 2. Initial Review. Initial comments from the planner and other applicable city
309 reviewers shall be provided to the applicant no later than 10 business days after
310 acceptance for review.

311 3. Subsequent Reviews. Comments from the planner and other applicable city
312 reviewers addressing subsequent submittal of revised plans by the applicant shall be
313 provided within five business days after resubmittal.

314 24. Public Notice. If the application is accepted, the planner shall: Within three
315 business days after the application review process is complete, unless otherwise
316 noted below, the planner shall:

317 a. Place the application on the agenda of the next available meeting of the
318 commission that provides sufficient time to meet the minimum public notice and
319 review requirements in this chapter;

320 b. Publish the agenda item in a newspaper of general circulation or place a
321 public service announcement on radio or television a minimum of three calendar
322 days prior to the public hearing. The published notice must set out the time,

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323 date and place of the hearing, the name of the applicant, the address or general
324 location of the property, and subject or nature of the action;

325 ~~e. Within five days of acceptance, issue a public hearing notice;~~

326 dc. Mail or electronically transfer-transmit a copy of a public hearing notice
327 that includes the name of the applicant, the address or general location of the
328 subject property, and the subject or nature of the requested action the public
329 hearing notice to the applicant, the commission members, the neighborhood
330 association (if the neighborhood has an approved neighborhood plan), and to
331 appropriate reviewing parties; and property owners located within a minimum of
332 1,200 feet of the lot lines of the development, as listed on the Matanuska-
333 Susitna Borough property tax rolls.

334 ~~e. The public hearing notice shall be sent to the owners of property, as listed~~
335 ~~on the Matanuska-Susitna Borough property tax rolls, located within a minimum~~
336 ~~of 1,200 feet of the lot lines of the development. The public notice shall be~~
337 ~~posted in City Hall and on the site. Staff will allow a minimum of 10 days (14~~
338 ~~calendar days) from the date of public notice mailing before scheduling a public~~
339 ~~hearing on the request before the planning commission;~~

340 d. Post the public notice in city hall.

341 ~~f. The applicant will post the notice on the site at least 10 days prior to the~~
342 ~~hearing. The notice shall be posted so that it may be easily seen from the public~~
343 ~~right-of-way. The applicant is responsible for maintaining the notice.~~

344 e. Provide the applicant with a public notice to be posted on site. The
345 applicant is responsible for posting and maintaining the notice until a decision is

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346 made by the commission. The notice shall be posted so that it may be easily
347 seen from the public right-of-way.

348 35. *Comment Period.* Written comments on the proposal and public hearing notice
349 must be received prior to the start of the public hearing. The commission may
350 extend the written comment period to another date and time after completion of
351 public testimony.

352 46. *Public Hearing.* The public hearing shall be held no later than two regular
353 meetings of the commission after the ~~acceptance of the application by the planner~~
354 review process is complete. The hearing date may be postponed to a later date only
355 with agreement by the applicant.

356 57. *Hearing Format.* At the hearing before the commission, any interested ~~person~~
357 party may present oral argument. Failure to observe the procedures in a hearing
358 shall not affect the validity of the decision so long as ~~the appellant has~~ all interested
359 parties have had a reasonable opportunity to be heard. Oral argument shall be
360 subject to the following order and time limitations, unless the commission, for good
361 cause shown, permits a change in the order or an ~~enlargement of~~ increase in time:

- 362 a. City staff, ~~five-10~~ 10 minutes each to present the city position and to set forth
363 the evidence and reasons relied upon for the ~~decision~~ recommendation;
- 364 b. Applicant or representative, ~~five-10~~ 10 minutes;
- 365 c. Private person supporting or opposing the proposal, five minutes each;
- 366 d. City staff, for closing comments, 10 minutes; and
- 367 e. Applicant, for rebuttal, ~~five-10~~ 10 minutes.

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368 68. Decision. The commission shall review the planner's recommendation and
369 hear comments from reviewing parties, the applicant, and the public. The
370 commission shall decide to deny, approve, or approve with modifications and/or
371 conditions, the proposal or appeal. ~~The burden of proof shall be on the applicant.~~
372 The commission shall set forth the facts it finds relevant to its decision and the
373 reasons for its decision. The decision shall be based upon compliance with the
374 general approval criteria in WMC 16.16.050 and other applicable requirements in
375 WMC Title 16 and the 2011 City of Wasilla Comprehensive Plan (as amended).
376 The commission's decision may be made immediately following the public hearing
377 portion of the commission meeting. ~~The decision of the commission shall set forth~~
378 ~~the facts it finds relevant to its decision and the reasons for its decision, and notify~~
379 ~~interested persons, as defined in WMC 16.36.010, of the right to appeal under WMC~~
380 ~~16.36.060. The effective date of the decision is the date the findings and the~~
381 ~~reasons are set out in writing and signed by the commission chairperson or the~~
382 ~~chairperson's designee.~~
383 9. Effective date of decision. The effective date of the commission's decision shall
384 be the date the findings and the reasons are set out in writing and signed by the
385 commission chair or the chair's designee.
386 10. Notification of decision. Written notice of the commission's decision shall be
387 provided via mail or electronic communication to all who submitted written
388 comments, the commission, and the applicant within one business day of the
389 effective date of the decision. The notification shall advise interested parties, as

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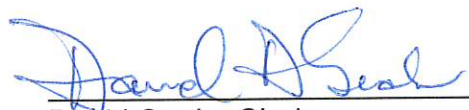
390 defined in WMC 16.36.010, of the right to appeal the commission's decision
391 pursuant to WMC 16.36.
392 711. *Super Majority.* If written objections are ~~timely~~-received from more than 50
393 percent of the property owners of record notified in subsection ~~(A)(2)(e)~~ (A)(4)(c) of
394 this section or are presented in writing by the same by the close of the written
395 ~~testimony~~ comment period, the commission may only act if four members of the
396 commission vote in agreement.

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

401 APPROVED by the Wasilla Planning Commission on April 11, 2023.

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APPROVED:

 4 ~~11~~ ¹⁹ 2023
David Seals, Chair Date

ATTEST:



Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously

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