

By: Planning
Public Hearing: 03/24/09
Adopted: 03/24/09

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

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING A REQUEST FROM NICK FONOV REPRESENTING FONOV INVESTMENTS, LLC; K & K ENTERPRISES; AND THE 42143 TRUST TO REZONE 10.7 ACRES FROM (RR) - RURAL RESIDENTIAL TO (C) - COMMERCIAL AND INCLUDING LOT 8D, BLOCK 1, WASILLA WOODS RSB; AND LOTS 9 AND 10, BLOCK 1, WASILLA WOODS SUBDIVISION WITHIN SECTION 3, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA.

WHEREAS, Nick Fonov submitted an application for a zone change for Planning Commission Approval and recommendation to City Council to change the zoning from (RR) - Rural Residential to (C) - Commercial for Lot 8D, Block 1, Wasilla Woods RSB; and Lots 9 and 10, Block 1, Wasilla Woods Subdivision within Section 3, Township 17 North, Range 1 West, Seward Meridian, Alaska; together totaling 10.7 acres; and

WHEREAS, a zone change is reviewed and approved under the same process as conditional use permits by the Planning Commission and City Council; and

WHEREAS, Mr. Fonov submitted a letter requesting that the Planning Commission process his application that was filed on January 22, 2009, which included the application, narrative, and maps which address criteria listed in WMC 16.16.040; 16.16.050; and 16.16.070; and

WHEREAS, the Wasilla Planning Office 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 applicant, 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 has developed Findings of Fact, attached as Exhibit A, to summarize the basic facts and reasoning of the commission; and

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

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission approves this request, Case No. R09-01 for Fonov Investments to rezone approximately 10.7 acres on property described as Lot 8D, Block 1, Wasilla Woods RSB; and Lots 9 and 10, Block 1, Wasilla Woods Subdivision within Section 3, Township 17 North, Range 1 West, Seward Meridian, Alaska, with no conditions.

BE IT FURTHER RESOLVED that the Wasilla City Planning Commission approves Resolution Serial No. 09-09 after due consideration and with the Findings of Fact incorporated herein as Exhibit A; and forwards this recommendation of approval to the Wasilla City Council.

ADOPTED by the Wasilla Planning Commission on March 24, 2009.

APPROVED:



Stan Tucker, Chairman

ATTEST:



Jim Holycross, City Planner

VOTE: YES: Buswell, Kelly, Tucker, Webb
NO: Hall, Laub-Elkins