

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.**

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:

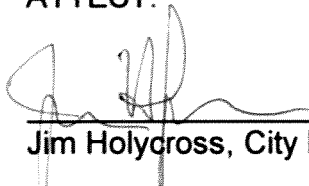
6. Building height is limited to thirty-five (35) feet above the average finished grade of the lot in the RR, R1, R2, RM and P zoning districts. Building height in the C [COMMERCIAL] and I [INDUSTRIAL] zoning districts is limited to [MAY EXCEED] thirty-five (35) feet above the average finished grade 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:

ATTEST:



Jim Holycross, City Planner



Stan Tucker, Chairman

VOTE: Passed Unanimously