

By: Planning  
Public Hearing: 05/24/11  
Adopted: 05/24/11

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 11-09**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL APPROVE A REQUEST TO REZONE PROPERTY FROM RURAL RESIDENTIAL TO COMMERCIAL FOR LOT A9, SECTION 19; LOT B4, SECTION 20, AND LOT 2, ROGER'S ROOSTE SUBDIVISION; TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA.**

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WHEREAS, Olympic Investments, LLC and Jeffrey W. and Allison Holler, hereinafter called "the applicants", submitted an application for a rezone, R11-03, requesting a recommendation of approval from the Wasilla Planning Commission to the Wasilla City Council to change the zoning from Rural Residential (RR) to Commercial (C); 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 application was submitted on April 29, 2011, and included the narrative and maps that address criteria listed in WMC 16.16.040, 16.16.050 and 16.16.070; 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 applicants, 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.

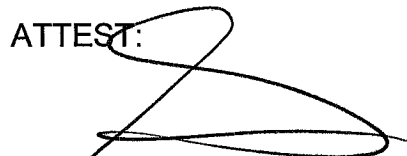
ADOPTED by the Wasilla Planning Commission on May 24, 2011.

APPROVED:



\_\_\_\_\_  
A.C. Buswell, III, Chairman

ATTEST:

  
for \_\_\_\_\_  
Tina Crawford, City Planner

VOTE: YES: King, Ledford, Miller, Webb  
NO: Kelly

## EXHIBIT A

Wasilla Planning Commission Resolution 11-09

### FINDINGS OF FACT - Section 16.16.070(D)

**1. Finding:** There are not any approved neighborhood plans in the area. However, the proposed Commercial zoning will allow uses that may negatively impact the surrounding neighborhoods and properties zoned Rural Residential since the Commercial zoning district allows commercial development greater than 10,000 square feet with approval of a conditional use, which is not currently allowed in Rural Residential zoning.

**2. Finding:** This criterion is met since the rezoning substantially complies with most of the applicable provisions of Section 16.16.050 General Approval Criteria and an in-depth review for consistency with Title 16 will be done by planning staff upon receipt of permit application. However, General Approval Criteria #13, Peak Use, states that "The proposed use shall not significantly different peak use characteristics than surrounding uses or other uses allowed in the district." Since the Commercial zoning allows more intense commercial and light industrial uses than the Rural Residential zoning district, trip generation could be higher than the surrounding uses. This won't be known until a land use permit is submitted for development of the property.

**3. Finding:** This criterion is met since the properties have appropriate access to the services referenced above or will provide them at time of development.

**4. Finding:** Notices were mailed to 25 reviewing agencies with no objections received as of the preparation of the staff report. Two comments were received from members of the public in opposition to the rezoning (copies are included in this packet).

**5. Finding:** This criterion is met. Although there are no properties in the immediate area of the subject properties zoned Commercial, there is a significant amount of undeveloped commercially zoned property along Knik-Goose Bay Road, south of the Parks Highway. A review of the land area and zoning designations within the City limits indicates that approximately 17.8% (1,383± acres) of the total land area within the City limits (7,778± acres) is currently zoned Commercial. In the area along Knik-Goose Bay Road, south of the Parks Highway and east to Home Depot, approximately 326.5± acres are zoned Commercial with 192.6± (59%) acres undeveloped. Based on this information, it appears that there is sufficient commercially-zoned land in the area.

**6. Finding:** This criterion is met. Rezoning these properties to Commercial will result in a "spot-zoning" since all of the properties in the area are currently zoned Rural Residential. Although there are a few commercial uses in the area, they are either permitted uses in the Rural Residential zoning or lawful nonconforming uses.

**7. Finding:** This criterion is met since the subject properties currently have Mixed Use and Generally Residential future land use designations. Although approving

Commercial zoning in the Generally Residential future land use is not the principal intent, the proposed revision to the 1996 Comprehensive Plan proposes to change the future land use to Mixed Use for all of the subject properties. That revision is scheduled to be adopted by the City Council in June and will then be forwarded to the Borough Planning Commission and Assembly for approval prior to implementation.

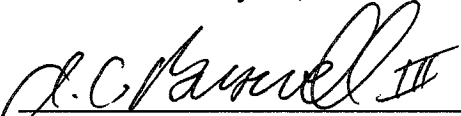
ADOPTED: May 24, 2011

ATTEST:



for

\_\_\_\_\_  
Tina Crawford, City Planner

  
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A. C. Buswell, III, Chairman