

Non-Code Ordinance

By: Planning  
Introduced: August 13, 2012  
Public Hearing: August 27, 2012  
Public Hearing: September 10, 2012  
Amended: September 10, 2012  
Adopted: September 10, 2012

Vote: Harris, Katkus, Sullivan-Leonard, Wall, Woodruff in favor and Holler opposed.

**CITY OF WASILLA  
ORDINANCE SERIAL NO. 12-27(AM)**

**AN ORDINANCE OF THE WASILLA CITY COUNCIL AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF WASILLA, ALASKA TO CHANGE THE ZONING DISTRICT FROM RURAL RESIDENTIAL (RR) TO COMMERCIAL (C), FOR LOTS 1, 2, 3, 5, 6, PIONEER BLUFF SUBDIVISION, TOWNSHIP 17 NORTH, RANGE 1 WEST, SECTION 10, SEWARD MERIDIAN, ALASKA TOTALLING APPROXIMATELY 8.52 ACRES. GENERALLY LOCATED ON THE SOUTH SIDE OF THE PALMER-WASILLA HIGHWAY BETWEEN THE PARKS HIGHWAY AND KNIK-GOOSE BAY ROAD.**

---

WHEREAS, the Wasilla Planning Commission reviewed an application to amend the zoning map of the City of Wasilla to change the zoning district from Rural Residential (RR) to Commercial (C) for approximately 8.52 acres, consisting of 1, 2, 3, 5, 6, of the Pioneer Bluff Subdivision located within Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska; and

WHEREAS, the Wasilla Planning Commission made findings of fact concerning the zoning map amendment, and adopted Resolution Serial No. 12-13 recommending that the City Council approve the zoning map amendment; and

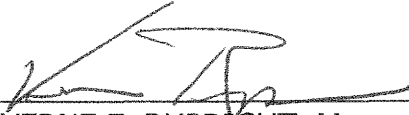
WHEREAS, the City Council has considered the application to amend the zoning map, and concurs with the Wasilla Planning Commission's recommendation and findings of fact, attached as Exhibit A.

Section 1. Classification. This is a non-code ordinance.

Section 2. Amendment of Zoning Map. The Zoning Map of the City of Wasilla, Alaska is hereby amended to change the zoning district from Rural Residential (RR) to Commercial (C) for approximately 8.52 acres, consisting of Lots 1, 2, 3, 5, 6, of the Pioneer Bluff Subdivision located within Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska, as shown on Exhibit B, which is incorporated herein by reference. The City Planner shall change the zoning map accordingly.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on September 10, 2012.

  
VERNE E. RUPRIGHT, Mayor

ATTEST:

  
KRISTIE SMITHERS, MMC, City Clerk

[SEAL]

**EXHIBIT A**

**A. Initiation.** *A rezoning may be initiated by the developer, the planner, any member of the commission, a city council member, the mayor, or by a petition bearing the signatures of the owners of at least fifty-one (51) percent of the owners of property within the area proposed to be rezoned.*

**FINDING:** This criterion is met since the subject rezoning was initiated by the owners of the properties.

**B. Restrictions.** *Rezoning of an area less than two acres shall not be considered unless the rezoning involves the contiguous expansion of an existing zone, or a planned unit development overlay district. Streets or other rights-of-way shall not be included in calculating the minimum area for a rezoning. The area to be rezoned shall be a logical, integrated area.*

**FINDING:** This criterion is met since the properties total approximately 8.52 acres.

**C. Procedure.** *The application, acceptance notice, review and decision procedures for a rezoning shall follow the procedures set forth for a conditional use in Section 16.16.040. If the commission fails to act within twenty (20) days of the close of the hearing the rezoning request shall be considered approved and shall be forwarded to the council.*

**FINDING:** This criterion is met since all applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

**D. Criteria.** *The commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:*

**1.** *Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;*

**FINDING:** This criterion is not applicable since there are not any approved neighborhood plans in the area. However, the proposed Commercial zoning is consistent with the existing development and zoning in the surrounding area.

**2.** *The proposed rezoning substantially complies with Section 16.16.050, and Section 16.20.030 in the case of the establishment or modification of a PUD overlay district;*

**FINDING:** This criterion is met since the rezoning substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria. Additionally, in-depth review for consistency with Title 16 will be done by planning staff upon receipt of permit application.

**3.** *The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;*

**FINDING:** The properties have appropriate access to the services referenced above or will provide them at time of development.

**4. *The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;***

**FINDING:** To date, no comments were received from the reviewing parties. Any review comments will be addressed at time of development.

**5. *There is a demonstrated need for additional land in the zoning district to accommodate uses allowed;***

**FINDING:** Although there is vacant commercially-zoned land in the immediate area, this is an area that is a logical expansion of the commercial node at the intersection of the Parks Highway and Palmer-Wasilla Highway.

**6. *The resulting district or expanded district will be a logical, integrated area;***

**FINDING:** This criterion is met. Rezoning these properties to Commercial will logically expand the existing commercial zoning on the north side of the road that extends west from the intersection of the Palmer-Wasilla Highway and the Parks Highway.

**7. *The rezoning is in conformance with the city comprehensive plan.***

**FINDING:** The proposed Commercial zoning is consistent with the Comprehensive Plan and is allowed in the Mixed Use/Transitional future land use map (FLUM) designation. The implementation policies of the Comprehensive Plan states that the appropriate zoning for a FLUM should be the most appropriate for the area and should take into consideration the purpose of the zoning district, the proposed rezoning site, and the zoning and/or development pattern of the surrounding area.

The rezoning is also consistent with goals, objectives, and actions in the Economic Vitality chapter of the City's Comprehensive Plan. Specifically, Action 1.2.4 states the following:

- i. Identify key commercial and industrial areas of the City for development; promote the advantages for businesses to build or expand in these locations such as availability of City services, access to utilities, and the value of being adjacent to other businesses.*

Additionally, the Land Use Chapter of the Comprehensive Plan indicates that the Mixed Use future land use designation allows a wide range of commercial uses in appropriate locations. All but one of these lots (Lot 4) has access directly to the Palmer-Wasilla Highway, which is designated as an "Arterial" roadway in the City's Official Streets and Highways Plan. They are approximately 0.7 miles of the intersection of the Parks Highway and the Palmer-Wasilla Highway, which is the major commercial node in the City. They are also just over 0.5 miles from the intersection of the Palmer-Wasilla Highway and Knik-Goose Bay Road, which is another area that is developing as a significant business/commercial node within the City.

**ZONE CHANGE R12-01**

To rezone six lots, consisting of approximately 8.52 acres, from RR-Rural Residential to C-Commercial. The subject properties are known as: Lots 1, 2, 3, 5 & 6, Pioneer Bluff Subdivision, all located within Section 10, Township 17 North, Range 01 West, Seward Meridian, AK, located on the south side of E. Palmer-Wasilla Highway between Knik-Goose Bay Road and Parks Highway.

APPLICANTS: Greg and Lenora Niesen

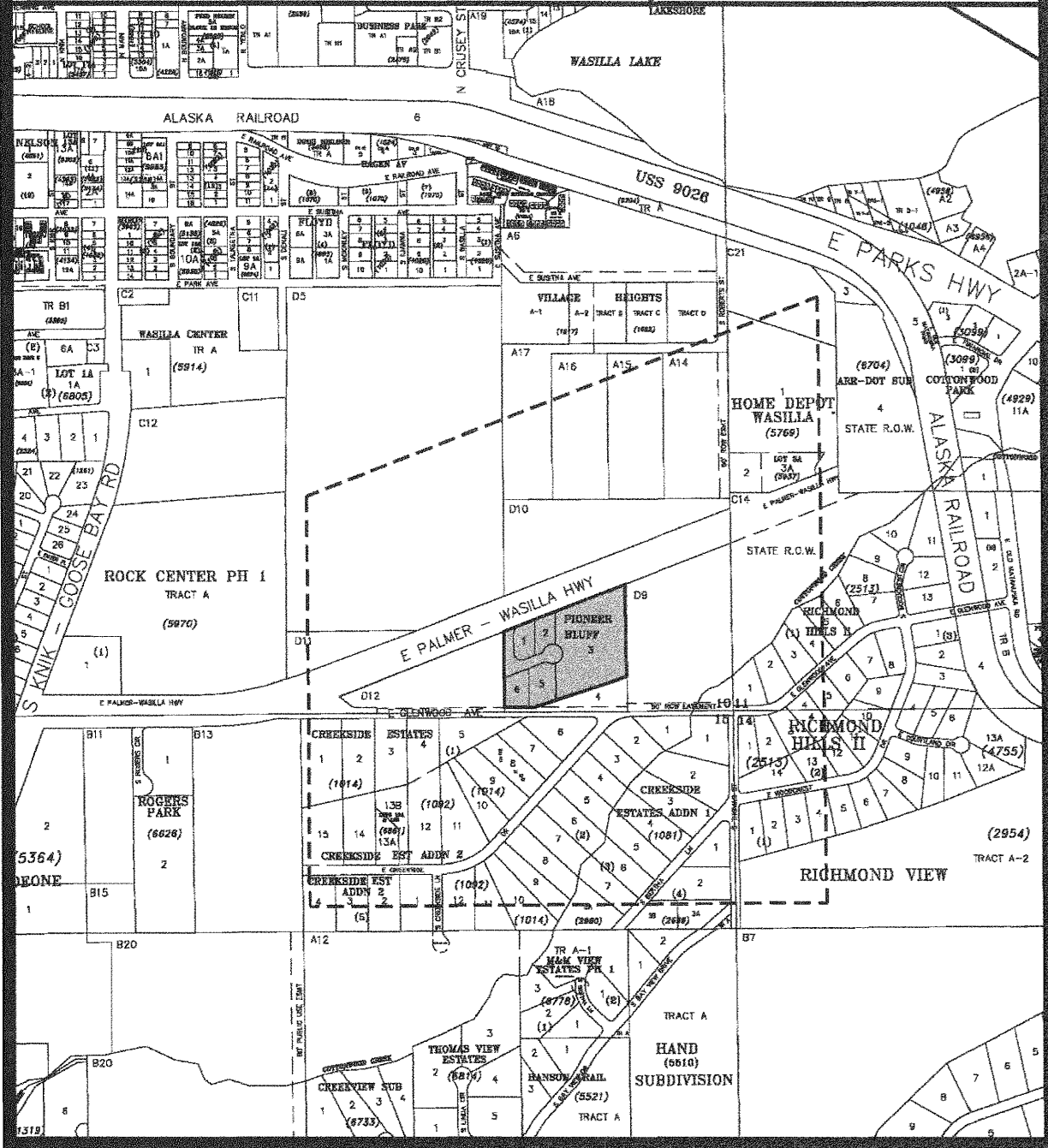
TAX MAP: WA11  
T17N, R01W, Sec. 10

 SUBJECT PARCELS

SCALE IN FEET



September 10, 2012





**Ordinance Serial No. 12-27: AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF WASILLA, ALASKA TO CHANGE THE ZONING DISTRICT FROM RURAL RESIDENTIAL (RR) TO COMMERCIAL (C), FOR LOTS 1-6, PIONEER BLUFF SUBDIVISION, TOWNSHIP 17 NORTH, RANGE 1 WEST, SECTION 10, SEWARD MERIDIAN, ALASKA TOTAL ING APPROXIMATELY 8.52 ACRES. GENERALLY LOCATED ON THE SOUTH SIDE OF THE PALMER-WASILLA HIGHWAY BETWEEN THE PARKS HIGHWAY AND KNIK-GOOSE BAY ROAD.**

**Agenda of:** August 13, 2012

**Date:** July 26, 2012

**Originator:** Tina Crawford, City Planner *TC*

Route to:	Department	Signature	Date
X	Public Works Director		8/1/12
X	Interim Deputy Administrator		8/2/12
X	City Clerk		8/6/12

**REVIEWED BY MAYOR VERNE E. RUPRIGHT:**

**FISCAL IMPACT:**  yes or  no      Funds Available  Yes or  No

**Attachments:**

- Ordinance Serial No. 12-27 (5 pages)
- Planning Commission Resolution Serial No. 12-13 (4 pages)
- Planning Commission Minutes (draft) – July 24, 2012 Meeting (4 pages)
- Planning Commission Public Record for Rezone 12-01 (25 pages)
- Email from Diana Straub, Letter from Diana Straub*

**SUMMARY STATEMENT:** Planning staff received a request from Greg and Lenora Niesen to rezone Lots 1-6 in the Pioneer Bluff Subdivision from Rural Residential to Commercial. As required by the Wasilla Municipal Code, the Planning Commission held a public hearing for Rezone No. R12-01 on July 24, 2012. After hearing staff’s report and recommendation of approval and a presentation from the owners (no public comment was provided), a motion was made to approve Resolution Serial No. 12-13 approving the rezone request. The motion was approved by a unanimous vote.

**STAFF RECOMMENDATION:** Introduce and set for public hearing Ordinance Serial No. 12-27.

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 12-13**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL APPROVE A REZONE FROM RURAL RESIDENTIAL TO COMMERCIAL FOR LOTS 1-6, PIONEER BLUFF SUBDIVISION, TOWNSHIP 17 NORTH, RANGE 1 WEST, SECTION 10, SEWARD MERIDIAN, ALASKA.**

---

WHEREAS, Greg and Lenora Niesen, hereinafter called "the applicants", submitted an application for a rezone, R12-01, 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 June 27, 2012, 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

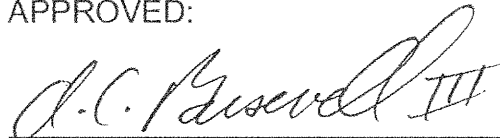
WHEREAS, the Wasilla Planning Commission adopted Findings of Fact, attached as Exhibit A, summarizing basic facts and reasoning of the Commission; and

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.

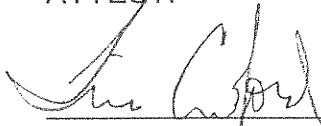
ADOPTED by the Wasilla Planning Commission on July 24, 2012.

APPROVED:



A.C. Buswell, III, Chairman

ATTEST:



Tina Crawford, City Planner

VOTE: Passed Unanimously



## EXHIBIT A

### Wasilla Planning Commission Resolution 12-13

#### FINDINGS OF FACT – Section 16.16.070, Rezoning

##### 16.16.070 Rezoning

A. *Initiation. A rezoning may be initiated by the developer, the planner, any member of the commission, a city council member, the mayor, or by a petition bearing the signatures of the owners of at least fifty-one (51) percent of the owners of property within the area proposed to be rezoned.*

**FINDING:** This criterion is met since the subject rezoning was initiated by the owners of the properties.

B. *Restrictions. Rezoning of an area less than two acres shall not be considered unless the rezoning involves the contiguous expansion of an existing zone, or a planned unit development overlay district. Streets or other rights-of-way shall not be included in calculating the minimum area for a rezoning. The area to be rezoned shall be a logical, integrated area.*

**FINDING:** This criterion is met since the properties total approximately 8.52 acres.

C. *Procedure. The application, acceptance notice, review and decision procedures for a rezoning shall follow the procedures set forth for a conditional use in Section 16.16.040. If the commission fails to act within twenty (20) days of the close of the hearing the rezoning request shall be considered approved and shall be forwarded to the council.*

**FINDING:** This criterion is met since all applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

D. *Criteria. The commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:*

1. *Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;*

**FINDING:** This criterion is not applicable since there are not any approved neighborhood plans in the area. However, the proposed Commercial zoning is consistent with the existing development and zoning in the surrounding area.

2. *The proposed rezoning substantially complies with Section 16.16.050, and Section 16.20.030 in the case of the establishment or modification of a PUD overlay district;*

**FINDING:** This criterion is met since the rezoning substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria. Additionally, in-depth review for consistency with Title 16 will be done by planning staff upon receipt of permit application.

3. *The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;*

**FINDING:** The properties have appropriate access to the services referenced above or will provide them at time of development.

4. *The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;*

**FINDING:** To date, no comments were received from the reviewing parties. Any review comments will be addressed at time of development.

5. *There is a demonstrated need for additional land in the zoning district to accommodate uses allowed;*

**FINDING:** Although there is vacant commercially-zoned land in the immediate area, this is an area that is a logical expansion of the commercial node at the intersection of the Parks Highway and Palmer-Wasilla Highway.

6. *The resulting district or expanded district will be a logical, integrated area; and*

**FINDING:** This criterion is met. Rezoning these properties to Commercial will logically expand the existing commercial zoning on the north side of the road that extends west from the intersection of the Palmer-Wasilla Highway and the Parks Highway.

7. *The rezoning is in conformance with the city comprehensive plan.*

**FINDING:** The proposed Commercial zoning is consistent with the Comprehensive Plan and is allowed in the Mixed Use/Transitional future land use map (FLUM) designation. The implementation policies of the Comprehensive Plan states that the appropriate zoning for a FLUM should be the most appropriate for the area and should take into consideration the purpose of the zoning district, the proposed rezoning site, and the zoning and/or development pattern of the surrounding area.

The rezoning is also consistent with goals, objectives, and actions in the Economic Vitality chapter of the City's Comprehensive Plan. Specifically, Action 1.2.4 states the following:

- i. *Identify key commercial and industrial areas of the City for development; promote the advantages for businesses to build or expand in these locations such as availability of City services, access to utilities, and the value of being adjacent to other businesses.*

Additionally, the Land Use Chapter of the Comprehensive Plan indicates that the Mixed Use future land use designation allows a wide range of commercial uses in appropriate locations. All but one of these lots (Lot 4) has access directly to the Palmer-Wasilla Highway, which is designated as an "Arterial" roadway in the City's Official Streets and Highways Plan. They are approximately 0.7 miles of the intersection of the Parks Highway and the Palmer-Wasilla Highway, which is the major commercial node in the City. They are also just over 0.5 miles from the intersection of the Palmer-Wasilla Highway and Knik-Goose Bay Road, which is another area that is developing as a significant business/commercial node within the City.

**REGULAR MEETING**

**I. CALL TO ORDER**

The regular meeting of the Wasilla Planning Commission was called to order at 7:00 PM on Tuesday, July 24, 2012, in Council Chambers of City Hall, Wasilla, Alaska by A.C. Buswell, III, Chairman.

**II. ROLL CALL**

Commissioners present and establishing a quorum were:

- Mr. Daniel Kelly, Jr., Seat B
- Mr. Steven DeHart, Seat C
- Mr. Doug Miller, Seat D
- Ms. Glenda Ledford, Seat E
- Mr. Clark Buswell, Seat F
- Mr. Robert Webb, Seat G

Commissioners excused and absent were:

- Mr. Patrick Brown, Seat A

Staff in attendance were:

- Mr. Richard Payne, City Attorney
- Ms. Tina Crawford, City Planner
- Ms. Sandi Connolly, Public Works Clerk

**III. PLEDGE OF ALLEGIANCE**

- A. Mr. Payne led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**V. REPORTS**

- A. City Deputy Administrator  
No report given.
- B. City Public Works Director  
No report given.

C. City Attorney

Mr. Payne stated that the City is waiting on a decision in the lawsuit of Laybourn vs. the City regarding the promised road that was not developed near the Menard Sports Center. Also, he stated that the file is a public record and he can email it to any of the Commissioners if they are interested in viewing it.

D. City Planner

Ms. Crawford stated that parliamentary procedure training was scheduled for 6 PM at the next Planning Commission meeting and there will also be a resolution regarding annexation of properties around Jacobsen Lake.

**VI. PUBLIC PARTICIPATION** (*five minutes per person, for items not scheduled for public hearing*)

No one present.

**VII. CONSENT AGENDA**

A. Minutes of July 10, 2012, meeting.

GENERAL CONSENT: Minutes were approved as presented.

**VIII. NEW BUSINESS** (*five minutes per person*)

A. Public Hearing

1. **Resolution Serial No. 12-13:** Recommending that the Wasilla City Council approve a rezone from Rural Residential to Commercial for Lots 1-6, Pioneer Bluff Subdivision, Township 17 North, Range 1 West, Section 10, Seward Meridian, Alaska; generally located on the south side of E. Palmer-Wasilla Highway between Knik-Goose Bay Road and Parks Highway.

a. City Staff

Ms. Crawford:

- introduced Resolution Serial No. 12-13 and stated there were a couple handouts. One was a map that showed the subdivision lot configuration and the other was a copy of comments submitted by Dianne Keller after the packet was created; and
- stated that she recommended approval of the rezoning since it was consistent with the rezoning criteria, which is addressed in the staff report in their packet and is part of the official record.

Commissioner Kelly asked Ms. Crawford to verify that the resolution presented tonight is only regarding the rezone request and not how the property is being developed.

Ms. Crawford stated that he was correct.

b. Applicant:

Ms. Lenora Niesen explained how they developed the subdivision and left most of the vegetation.

Commissioner Kelly asked which lot is access by Glenwood Avenue.

Ms. Niesen stated that Lot 4 would be accessed by Glenwood Avenue.

Commissioner DeHart inquired about buffering between the proposed subdivision and the existing development.

Ms. Niesen stated there is a natural bluff so it cannot be cleared easily.

Commissioner Miller asked if they were going to sell the lots or develop the lots themselves.

Ms. Niesen stated they plan to sell the lots in the future and were not sure how they will be developed. However, they may retain Lot 4 and develop it themselves.

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing on Resolution Serial No. 12-13.

With no one present to speak, Chair Buswell closed the public hearing for Resolution Serial No. 12-13.

d. Applicant

No additional comments were provided by the applicant.

MOTION: Commissioner Kelly moved to approved Resolution Serial No. 12-13, as presented.

Discussion moved to the Commission.

VOTE: The motion to adopt Resolution Serial No. 12-13, as presented, passed unanimously.

## **IX. UNFINISHED BUSINESS**

None.

## **XI. COMMUNICATIONS**

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

**XII. AUDIENCE COMMENTS**

No audience comments.

**XIII. STAFF COMMENTS**

Ms. Crawford stated she forgot to mention during her staff report that a Parks & Recreation Commissioner provided a flyer from the Matsu Trails & Parks Foundation to be shared with the Planning Commission.

**XIV. COMMISSION COMMENTS:**

Commissioner Kelly expressed concerns about a church being built on commercially-zoned property since it does not generate sales tax revenue for the City.

Ms. Crawford clarified that the church did not need a rezone in order to develop since the existing Rural Residential zoning allows churches. The main benefit to the church would be the additional signage allowed in the Commercial zoning.

Chair Buswell thanked everyone for coming.

**XV. ADJOURNMENT**

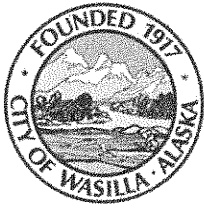
The regular meeting adjourned at 7:17 PM.

ATTEST:

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

\_\_\_\_\_  
TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2012.



**Staff Report:** Case # R12-01  
**Prepared by:** Planning Staff  
**Meeting date:** July 24, 2012

## I. SUMMARY FACTS:

Applicant/Owner: Greg & Lenora Niesen

Proposal: Rezone from Rural Residential (RR) to Commercial (C) District.

Location: Lots 1-6, Pioneer Bluff Subdivision  
Section 10, Township 17 North, Range 01 West, Seward Meridian, AK  
(Generally located on the south side of E. Palmer-Wasilla Highway between Knik-Goose Bay Road and Parks Highway.)

Parcel size: Total acreage – 8.52± acres

Existing Zoning: Rural Residential (RR)

Future Land Use: Mixed Use/Transitional

Surrounding Zoning: North: Commercial  
South: Rural Residential  
East: Rural Residential  
West: Rural Residential

## II. STAFF RECOMMENDATION:

Based on findings of compliance with applicable criteria established in Section 16.16.070 and 16.16.050 of the Wasilla Municipal Code, staff recommends approval of the rezone request.

## III. SUMMARY OF REQUEST

The purpose of this request is to rezone the six lots from Rural Residential (RR) to Commercial (C).

Public hearing notices were mailed to 70 property owners within a 1,200 foot radius and 25 review agencies on July 2, 2012, allowing an appropriate number of days to respond prior to the public hearing notice and request for comments in accordance with 16.16.040(A)(2).

This staff report includes staff findings and recommendations based on the applicable requirements of City code.

## IV. APPLICABLE PROVISIONS

The following WMC Section 16.16.070, Rezoning, is applicable to this request for rezoning property within the City of Wasilla.

V. FINDINGS

16.16.070 Rezoning

*A. Initiation. A rezoning may be initiated by the developer, the planner, any member of the commission, a city council member, the mayor, or by a petition bearing the signatures of the owners of at least fifty-one (51) percent of the owners of property within the area proposed to be rezoned.*

STAFF FINDING: This criterion is met since the subject rezoning was initiated by the owners of the properties.

*B. Restrictions. Rezoning of an area less than two acres shall not be considered unless the rezoning involves the contiguous expansion of an existing zone, or a planned unit development overlay district. Streets or other rights-of-way shall not be included in calculating the minimum area for a rezoning. The area to be rezoned shall be a logical, integrated area.*

STAFF FINDING: This criterion is met since the properties total approximately 8.52 acres.

*C. Procedure. The application, acceptance notice, review and decision procedures for a rezoning shall follow the procedures set forth for a conditional use in Section 16.16.040. If the commission fails to act within twenty (20) days of the close of the hearing the rezoning request shall be considered approved and shall be forwarded to the council.*

STAFF FINDING: This criterion is met since all applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

*D. Criteria. The commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:*

*1. Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;*

STAFF FINDING: This criterion is not applicable since there are not any approved neighborhood plans in the area. However, the proposed Commercial zoning is consistent with the existing development and zoning in the surrounding area.

*2. The proposed rezoning substantially complies with Section 16.16.050, and Section 16.20.030 in the case of the establishment or modification of a PUD overlay district;*

STAFF FINDING: This criterion is met since the rezoning substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria. Additionally, in-depth review for consistency with Title 16 will be done by planning staff upon receipt of permit application.

*3. The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;*



**STAFF FINDING:** The properties have appropriate access to the services referenced above or will provide them at time of development.

*4. The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;*

**STAFF FINDING:** To date, no comments were received from the reviewing parties. Any review comments will be addressed at time of development.

*5. There is a demonstrated need for additional land in the zoning district to accommodate uses allowed;*

**STAFF FINDING:** Although there is vacant commercially-zoned land in the immediate area, this is an area that is a logical expansion of the commercial node at the intersection of the Parks Highway and Palmer-Wasilla Highway.

*6. The resulting district or expanded district will be a logical, integrated area; and*

**STAFF FINDING:** This criterion is met. Rezoning these properties to Commercial will logically expand the existing commercial zoning on the north side of the road that extends west from the intersection of the Palmer-Wasilla Highway and the Parks Highway.

*7. The rezoning is in conformance with the city comprehensive plan.*

**STAFF FINDING:** The proposed Commercial zoning is consistent with the Comprehensive Plan and is allowed in the Mixed Use/Transitional future land use map (FLUM) designation. The implementation policies of the Comprehensive Plan states that the appropriate zoning for a FLUM should be the most appropriate for the area and should take into consideration the purpose of the zoning district, the proposed rezoning site, and the zoning and/or development pattern of the surrounding area.

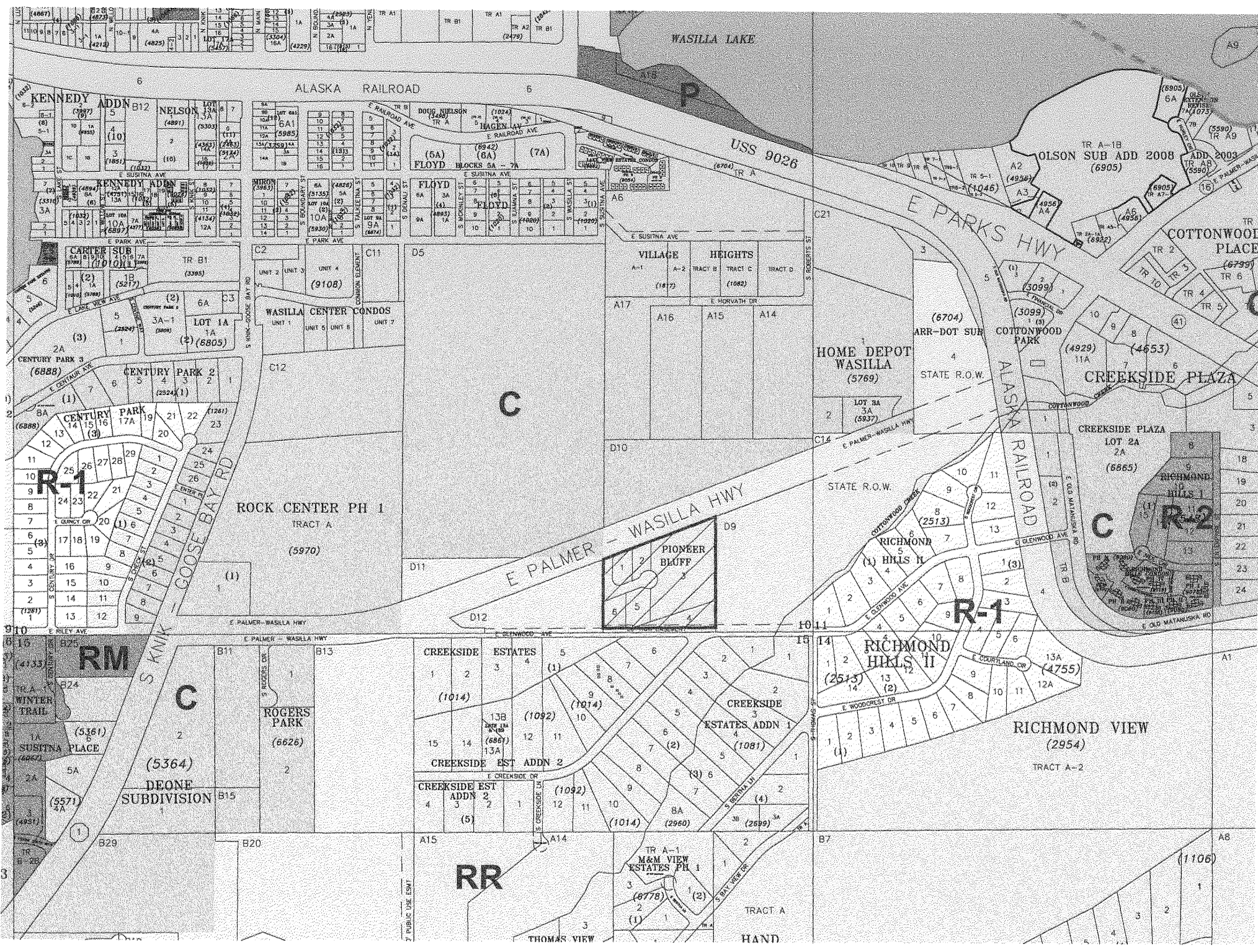
The rezoning is also consistent with goals, objectives, and actions in the Economic Vitality chapter of the City's Comprehensive Plan. Specifically, Action 1.2.4 states the following:

*1.2.4. Identify key commercial and industrial areas of the City for development; promote the advantages for businesses to build or expand in these locations such as availability of City services, access to utilities, and the value of being adjacent to other businesses.*

Additionally, the Land Use Chapter of the Comprehensive Plan indicates that the Mixed Use future land use designation allows a wide range of commercial uses in appropriate locations. All but one of these lots (Lot 4) has access directly to the Palmer-Wasilla Highway, which is designated as an "Arterial" roadway in the City's Official Streets and Highways Plan. They are approximately 0.7 miles of the intersection of the Parks Highway and the Palmer-Wasilla Highway, which is the major commercial node in the City. They are also just over 0.5 miles from the intersection of the Palmer-Wasilla Highway and Knik-Goose Bay Road, which is another area that is developing as a significant business/commercial node within the City.

## **VIII. RECOMMENDATION**

Based on the findings above, staff recommends that the Planning Commission forward a recommendation of approval to the Wasilla City Council for this rezone request.



WASILLA LAKE

ALASKA RAILROAD

USS 9026

KENNEDY ADDN

NELSON

FLOYD

FLOYD

OLSON SUB ADD 2008

COTTONWOOD PLACE

E PARKS HWY

KENNEDY ADDN

WASILLA CENTER CONDOS

VILLAGE HEIGHTS

HOME DEPOT WASILLA

CREEKSIDE PLAZA

CREEKSIDE PLAZA

ROCK CENTER PH 1 TRACT A

E PALMER - WASILLA HWY

PIONEER BLUFF

RICHMOND HILLS I

RICHMOND HILLS I

RM

CREEKSIDE ESTATES

RICHMOND HILLS II

RICHMOND VIEW TRACT A-2

ROGERS PARK

CREEKSIDE EST ADDN 2

CREEKSIDE ESTATES ADDN 1

DEONE SUBDIVISION

CREEKSIDE EST ADDN 2

M&M VIEW ESTATES PH 1

RR

M&M VIEW ESTATES PH 1

PUBLIC USE UNIT

THOMAS VIEW

HAND

NOTICE OF PUBLIC HEARING - REZONE

DATE: 07-02-12

CASE: R12-01

APPLICANT (S): Greg & Lenora Niesen

REQUEST: To rezone six lots, consisting of approximately 10.0 acres, from RR-Rural Residential to C-Commercial. The subject properties are known as: Lots 1 - 6, Pioneer Bluff Subdivision, all located within Section 10, Township 17 North, Range 01 West, Seward Meridian, AK, located on the south side of E. Palmer-Wasilla Highway between Knik-Goose Bay Road and Parks Highway.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040).

A public hearing on this request is scheduled for July 24, 2012 at 7:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. You may also fax (907) 373-9021 or email your comments to: planning@ci.wasilla.ak.us. Your written comments on this rezone request must reach the Planning Office on or before July 16 2012 in order to be included in the packet. Comments received after that date will be available at the public hearing.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name Dianne M. Keller
Address Box 872611 Wasilla, Ak 99687
Lot 3 Block 5 Subdivision Creekside Est.

Comments: The Creekside Estates & Richmond Hills neighborhoods are old and well established w/ residential development. All properties wishing to rezone to "C" should be required to leave a "RR" buffer zone along adjoining properties. I am not opposed to rezoning Lots 1, 2 & 3 to "C". Lots 4, 5, & 6 should remain Zone "RR". RR will still allow commercial type of development - just not on the same scale as "C".



CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

neopost
07/02/2012
\$00.45
ZIP 99654
041L11222587

1092B05L003
KELLER DIANNE MICHELE
PO BOX 872611
WASILLA, AK 99687-2611

FIRST CLASS

NOTICE OF PUBLIC HEARING

**NOTICE OF PUBLIC HEARING - REZONE**

**DATE:** 07-02-12

**CASE:** R12-01

**APPLICANT (S):** Greg & Lenora Niesen

**REQUEST:** To rezone six lots, consisting of approximately 10.0 acres, from RR-Rural Residential to C-Commercial. The subject properties are known as: Lots 1 - 6, Pioneer Bluff Subdivision, all located within Section 10, Township 17 North, Range 01 West, Seward Meridian, AK, located on the south side of E. Palmer-Wasilla Highway between Knik-Goose Bay Road and Parks Highway.

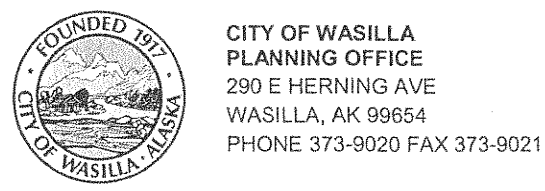
You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040).

A public hearing on this request is scheduled for **July 24, 2012 at 7:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Hering Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. You may also fax (907) 373-9021 or email your comments to: planning@ci.wasilla.ak.us. Your written comments on this rezone request must reach the Planning Office on or before July 16 2012 in order to be included in the packet. Comments received after that date will be available at the public hearing.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name Dianne M. Daniels  
Address PO Box 872611 Wasilla, AK 99687  
Lot 5 Block 2 Subdivision Creekside Estates

Comments:  
The Creekside estates & Richmond Hills neighborhoods are old & well established w/ residential development. All properties wishing to rezone to "C" should be required to leave a "RR" butter zone along adjoining properties. I am not opposed to rezoning Lots 1, 2, & 3 to "C". Lots 4, 5, & 6 should remain "RR" zone. "RR" zone allows for commercial type of development - just not on the same scale as "C".



CITY OF WASILLA  
PLANNING OFFICE  
290 E HERNING AVE  
WASILLA, AK 99654  
PHONE 373-9020 FAX 373-9021

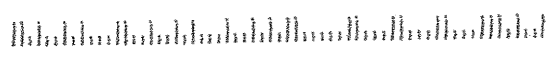
1014B02L005  
DANIELS DIANNE M  
PO BOX 872611  
WASILLA, AK 99687-2611



**FIRST CLASS**

**NOTICE OF PUBLIC HEARING**

8888888888 8033



**NOTICE OF PUBLIC HEARING - REZONE**  
Matanuska - Susitna Borough  
Code Compliance

DATE: 07-02-12

CASE: R12-01

APPLICANT (S): Greg & Lenora Niesen

JUL 05 2012

REQUEST: To rezone six lots, consisting of approximately <sup>Received</sup> 10.0 acres, from RR-Rural Residential to C-Commercial. The subject properties are known as: Lots 1 - 6, Pioneer Bluff Subdivision, all located within Section 10, Township 17 North, Range 01 West, Seward Meridian, AK, located on the south side of E. Palmer-Wasilla Highway between Knik-Goose Bay Road and Parks Highway.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040).

A public hearing on this request is scheduled for July 24, 2012 at 7:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Hering Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. You may also fax (907) 373-9021 or email your comments to: [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Your written comments on this rezone request must reach the Planning Office on or before July 16 2012 in order to be included in the packet. Comments received after that date will be available at the public hearing.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name \_\_\_\_\_

Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments: none Sharon [Signature] 17N01W10D008 0007 7/5/12



CITY OF WASILLA  
PLANNING OFFICE  
290 E HERNING AVE  
WASILLA, AK 99654  
PHONE 373-9020 FAX 373-9021

Postage  
07/02/2012  
FIRST CLASS \$00.45  
ZIP 99654  
04151212

MSB Chief of Code Compliance  
350 E. Dahlia Ave  
Palmer, AK 99645

**FIRST CLASS**  
Matanuska-Susitna Borough  
JUL 05 2012  
RECEIVED

**NOTICE OF PUBLIC HEARING**

|||||.....



NOTICE OF PUBLIC HEARING - REZONE

DATE: 07-02-12

CASE: R12-01

APPLICANT (S): Greg & Lenora Niesen

REQUEST: To rezone six lots, consisting of approximately 10.0 acres, from RR-Rural Residential to C-Commercial. The subject properties are known as: Lots 1 - 6, Pioneer Bluff Subdivision, all located within Section 10, Township 17 North, Range 01 West, Seward Meridian, AK, located on the south side of E. Palmer-Wasilla Highway between Knik-Goose Bay Road and Parks Highway.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040).

A public hearing on this request is scheduled for July 24, 2012 at 7:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. You may also fax (907) 373-9021 or email your comments to: planning@ci.wasilla.ak.us. Your written comments on this rezone request must reach the Planning Office on or before July 16 2012 in order to be included in the packet. Comments received after that date will be available at the public hearing.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name \_\_\_\_\_

Address \_\_\_\_\_

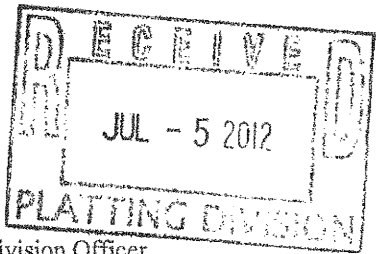
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments: None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Paul H. ...*



CITY OF WASILLA  
PLANNING OFFICE  
290 E HERNING AVE  
WASILLA, AK 99654  
PHONE 373-9020 FAX 373-9021

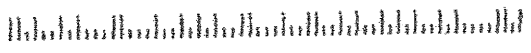


MSB Platting Division Officer  
350 E. Dahlia Ave  
Palmer, AK 99645

neopost  
07/02/2012  
US POSTAGE \$00.45<sup>0</sup>  
ZIP 99654  
041L11222587

FIRST CLASS  
Matanuska-Susitna Borough  
JUL 05 2012  
RECEIVED

NOTICE OF PUBLIC HEARING





MATANUSKA-SUSITNA BOROUGH  
Department of Emergency Services, District 1  
**Central Mat-Su Fire Department**  
101 West Swanson Avenue • Wasilla, Alaska 99654  
Phone (907) 373-8830 • Fax 376-9252 • www.cmsfd.com



**Date: July 16, 2012**

**To: Wasilla Planning Department**

**From: Richard Boothby Fire Code Official**

**Subject: Rezone R12-01**

Dear Ms. Crawford,

The Fire Code Office has a request for plan review on this property that was submitted on July 13, 2012. The intended use for the building is an A-3, (place of worship, church). I have only been in contact with the builder and designer so far. They have provided us with Architectural and structural plans and we are waiting for site plan, electrical, and mechanical plans. The building will be approximately 26,000 square feet and will be constructed of type V-B, (wood frame). No permits have been issued at this time. The builder and designer have requested a design meeting and we are scheduling it at this time.

The Fire Code Office has no issues with the rezoning of this property. The building will be fully sprinkled and have a fire alarm system. The City of Wasilla has their water system to the property with fire hydrants for the protection of the building and occupants. The builder is meeting with us about adding hydrants to the property. The access for this property is off of the E. Palmer-Wasilla Highway and most all of the property in that area is commercial and this would blend in well with this use.

If you have any further questions please give me a call at the above number.

Thank you,

Richard Boothby, FCO

cc: James Steele  
Michael Keenan

**ZONE CHANGE R12-01**

To rezone six lots, consisting of approximately 10.0 acres, from RR-Rural Residential to C-Commercial. The subject properties are known as: Lots 1 - 6, Pioneer Bluff Subdivision, all located within Section 10, Township 17 North, Range 01 West, Seward Meridian, AK, located on the south side of E. Palmer-Wasilla Highway between Knik-Goose Bay Road and Parks Highway.

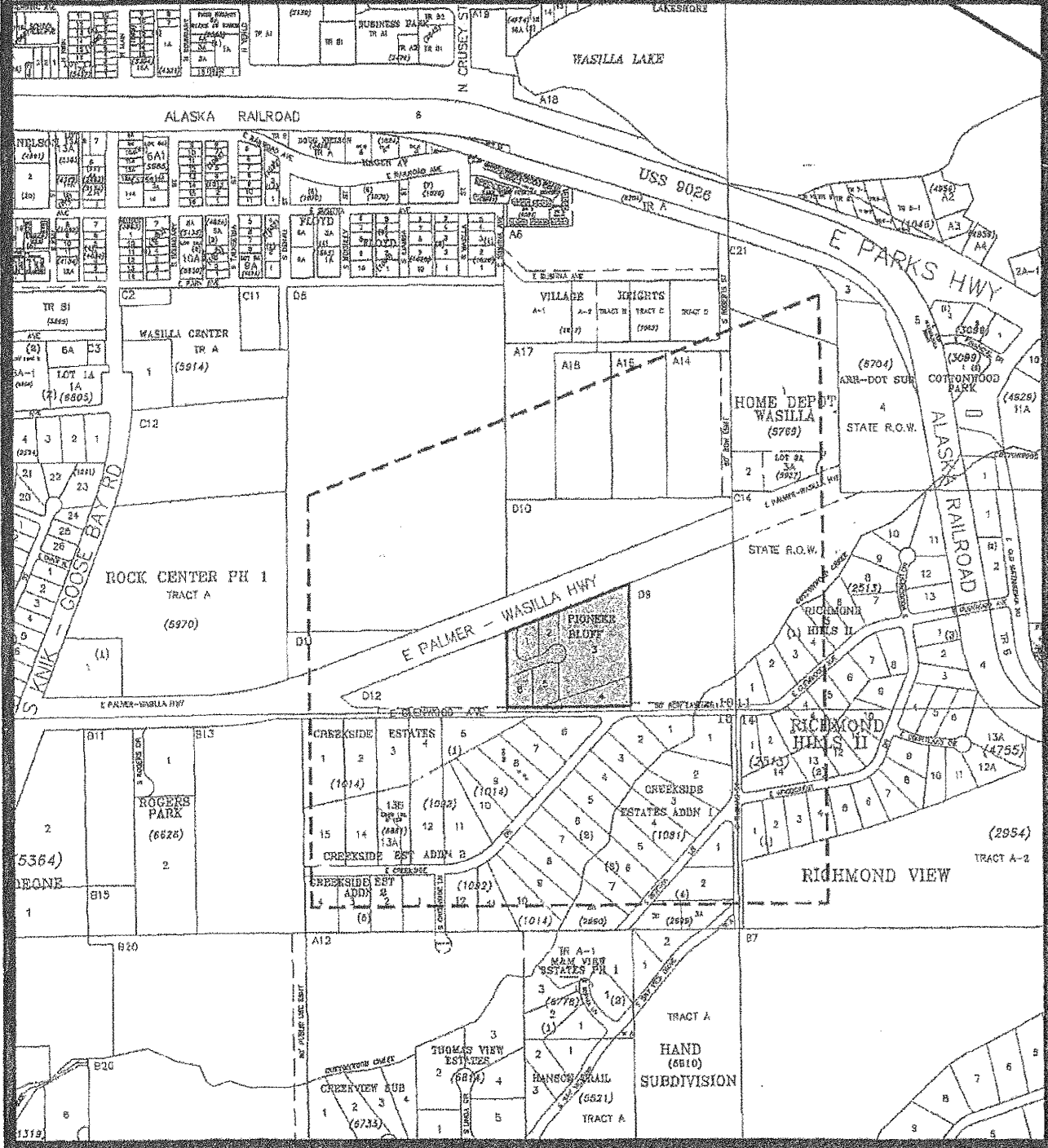
**APPLICANTS:** Greg and Lenora Niesen

TAX MAP: WA11  
T17N, R01W, Sec. 10

 SUBJECT PARCELS

SCALE IN FEET

June 27, 2012





Greg & Lenora Niesen  
PO Box 670842  
Chugiak, AK 99567

**RECEIVED**

JUN 07 2012

Planning Office  
City of Wasilla

June 1, 2012

Tina Crawford, City Planner  
290 E. Herning Avenue  
Wasilla, AK 99654

Re: Rezoning Request, Pioneer Bluff Subdivision

Ms. Crawford:

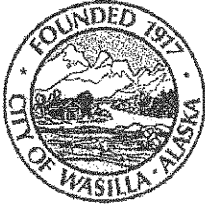
We spoke on the phone a few weeks ago regarding the rezoning of Pioneer Bluff Subdivision. Attached is our application for rezoning. We would like to meet with you to discuss the application before we submit it. Please call us at 907-688-0220 or 907-242-0078 and let us know what time might be convenient for you.

Thank you for your assistance and consideration.

Sincerely,



Greg & Lenora Niesen



**CITY OF WASILLA**  
 • Planning Office •  
 290 East Herring Avenue • Wasilla • Alaska • 99654-7091  
 • Telephone 907-373-9020 •

**APPLICATION FOR ZONE CHANGE**

#R 12-01

PROPERTY OWNER*		OWNER'S REPRESENTATIVE (If Any)	
Name:	<u>GREG &amp; LENORA NIESEN</u>	Name:	<u>N/A</u>
Mailing Address:	<u>PO BOX 670842</u>	Mailing Address:	
	<u>CHUGIAK, AK 99567</u>		
Contact Phone: Day	<u>907-242-0098</u>	Contact Phone: Day	
Night	<u>907-688-0220</u>	Night	
FAX:	<u>907-688-0230</u>	FAX:	
E-mail:	<u>gniesen@gmail.com</u>	E-mail:	

\*Attach list of additional owners if any.

PROPERTY INFORMATION	
Size of property (A minimum of two acres is necessary before application may be accepted):	<u>10 ACRES</u>
Property tax #	<u>217NØ1W1ØDØØ7, DØØ8</u>
Street Address:	<u>SEE ATTACHED</u>
Legal Description: Lot(s) <u>1-6</u> Block _____ Subdivision <u>PIONEER BLUFF SUBDIVISION</u>	
OR	
Parcel/Tract _____ Section _____ Township _____ Range _____	
[Attach additional page if necessary.]	
Current Zoning:	
RR-Rural Residential <input checked="" type="checkbox"/> R1-Single-family Residential <input type="checkbox"/> R2-Residential <input type="checkbox"/>	
RM-Multi-family <input type="checkbox"/> C-Commercial <input type="checkbox"/> I-Industrial <input type="checkbox"/> P-Public <input type="checkbox"/>	
Requested Zoning:	
RR-Rural Residential <input type="checkbox"/> R1-Single-family Residential <input type="checkbox"/> R2-Residential <input type="checkbox"/>	
RM-Multi-family <input type="checkbox"/> C-Commercial <input checked="" type="checkbox"/> I-Industrial <input type="checkbox"/> P-Public <input type="checkbox"/>	

I hereby certify that (I am) (I am authorized to act for) the owner of the property and that I petition to rezone it in conformance with Title 16 of the Wasilla Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the rezoning.

DATE: 6-1-2012

SIGNATURE: Lenora & Greg Niesen

Accepted by: <u>Johanna Brevet</u>	Representative Affidavit: N/A <input type="checkbox"/> Attached <input type="checkbox"/>	Fee: <u>\$500.00</u> <u>6/27/12</u>	WPC: <u>7/24/12</u>
---------------------------------------	---	---	------------------------

D:\E:\m\leopms\_apps\zone APPLICATION.doc

Receipt # 30779  
6/27/12

**RECEIVED**

JUN 07 2012

Planning Office  
City of Wasilla

Comprehensive Plan Information			
Expected Future Land Use Map shows property as :			
Generally Residential	<input type="checkbox"/>	Parks	<input type="checkbox"/>
		Mixed Use Area	<input type="checkbox"/>
Generally Commercial/Business	<input checked="" type="checkbox"/>	Generally Industrial	<input type="checkbox"/>
		Public/Institutional	<input type="checkbox"/>

Land Use	
Describe current use of property covered by this application: VACANT LOTS WITH CITY UTILITIES	
Surrounding property: (Describe how land adjacent to the property is currently being used.)	
North:	COMMERCIAL (INCL. HOME DEPOT)
South:	GENERALLY RESIDENTIAL
East:	VACANT
West:	BED & BREAKFAST FACILITY

Attach a written narrative addressing the following Criteria --	
16.16.070	
The Planning Commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:	
1.	Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;
2.	Show that the proposed rezoning substantially complies with Section 16.16.050;
3.	Document that the proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;
4.	The comments from reviewing parties ( Section 16.08.040) on the proposed rezoning have been adequately addressed;
5.	Document that there is a demonstrated need for additional land in the zoning district to accommodate uses allowed;
6.	Show how the resulting district or expanded district will be a logical, integrated area basically contiguous with the existing area; and
7.	Show that the rezone is in conformance with the city comprehensive plan.

Application Check list:

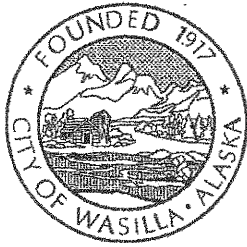
- Applications may only be accepted if area to be rezoned is two acres or larger.
- The petitioning property owner(s) must have ownership in at least 51% of property to be rezoned.
- Applicant has owner's authorization to submit application.
- Narrative addressing seven criteria is attached.
- Application fee. \$500.00
- Legal description.

**Notice of Right to Appeal:** All decisions of the City Planner are appealable per WMC Title 16.

**RECEIVED**

JUN 07 2012

2



# CITY OF WASILLA

• Public Works Department •  
290 East Herning Avenue • Wasilla • Alaska • 99654 • 7091  
• Telephone 907-373-9010 • Fax 907-373-9011 •

April 12, 2012

---

## ADDRESS NOTIFICATION

Greg J. and Lenora H. Niesen  
P. O. Box 670842  
Chugiak, Alaska 99567-0842

This is to notify you that the following:

**STREET ADDRESSES ARE ASSIGNED TO: Pioneer Bluff Subdivision,**

Lot 1	1075 East Majestic View Circle
Lot 2	1105 East Majestic View Circle
Lot 3	1125 East Majestic View Circle
Lot 4	1125 East Glenwood Avenue
Lot 5	1110 East Majestic View Circle
Lot 6	1100 East Majestic View Circle

Chapter 12. of the Wasilla Municipal Code requires property owners to affix assigned building numbers on all residential and business buildings clearly visible from the street fronting the building. The figures should contrast with their background and shall not be less than four inches in height. We ask your cooperation in posting the assigned numbers on your building as soon as possible. Local area emergency service organizations will be provided copies of the address notification.

Sincerely,

  
Sandra D. Connolly  
Public Works Clerk

**RECEIVED**

JUN 07 2012

Planning Office  
City of Wasilla

**Lots 1-6, Pioneer Bluff Subdivision, Plat 2012-2  
Narrative**

The area surrounding Home Depot, along the Palmer-Wasilla Highway between Parks Highway and Knik-Goose Bay, has seen rapid development over the past several years, which is in keeping with the goal of supporting the City of Wasilla's role as a regional commercial center (as defined in the Comprehensive Plan, Land Use goal #2). The 2011 Comprehensive Plan's zoning map identifies all properties along the north side of this part of the Palmer-Wasilla Highway as "generally commercial". Properties lying to the south of this stretch of highway are considered transitional. A challenge in this locale is to blend the borders of the commercial area into already-existing residential areas.

Pioneer Bluff Subdivision seeks to provide a smooth transition between these commercial and residential properties. As its name indicates, Pioneer Bluff sits along the bluff between the Palmer-Wasilla Highway and East Glenwood Avenue. The upper part of the subdivision is on a level plane with Home Depot and the surrounding commercial properties. The lower part of Pioneer Bluff sits below the bluff, on a level plane with the residential properties of Creekside Subdivision.

The multi-level character of Pioneer Bluff's topography lends itself very well to create a divide between commercial and residential properties. An unbuildable bluff separates Pioneer Bluff's Lots 1, 2, 3, 5 and 6 from the lower terrain of Lot #4. This steep slope between the north lots and the single south lot of Pioneer bluff creates a natural and visually attractive divider between the commercial and residential properties. The north lots (1, 2, 3, 5 & 6) are all on a topographical level with the north side of the Palmer-Wasilla Highway and are accessed (via Majestic View Circle) from the Palmer-Wasilla Highway. Lot 4 is accessed from East Glenwood Avenue and is on a topographical level with the residential properties on the opposite (south) side of East Glenwood.

We anticipate that the north lots (1, 2, 3, 5 & 6), which we are requesting be changed to commercial zoning, may be utilized by stand-alone professional offices or businesses, such as dentists, clinics, engineers, surveyors, attorneys, art galleries, framing shops, book stores, or a variety of other service-oriented businesses. The size of the smaller lots renders them suitable for use by support services for both residential and commercial districts. The larger lot is suitable for either retail, restaurant, or a community gathering center or similar use that may require more space and parking. Any of these businesses will need signage larger than the minimal signage permitted by rural residential zoning.

The lots that face the Palmer-Wasilla Highway are not suitable for residential dwellings due to highway noise, traffic speed, and the already-approved commercial activity directly across the highway.

During development of the subdivision, the following items were considered and accommodated for intended use requested herein: density and dimensional requirements, bike paths, water and sewer, gas, electricity, phone, drainage as it applies to the subdivision as a whole, and appearance. Other requirements of WMC 16.16.50 shall be accommodated by the eventual lot owners. The lots have not been clear cut, except that the level portion of the large lot has been cleared; the subdivision developers required in that situation that a 25-foot setback from boundaries be honored.

**RECEIVED**

JUN 07 2012

Planning Office  
City of Wasilla

It is not anticipated that the usage as rezoned herein will result in a volume of traffic that exceeds 100 vehicles during the peak hour based on the average trip generation factors in WMC 16.16.50 and the anticipated usage of the lots.

Utility access in this area is adequate for the usage. Lots 1, 2, 3, 5 & 6 have been upgraded with paved street access, city sewer and water extensions, and utilities (gas, electric and phone) at each lot. Lot 4, on E. Glenwood Avenue, can utilize city water and sewer, MEA electric, Enstar Gas, and MTA telephone utilities from its border on Glenwood.

It is acknowledged that there are many commercial properties on the north side of the Palmer-Wasilla Highway. These are primarily designed and sized for large businesses. Pioneer Bluff is designed to accommodate stand-alone small businesses or branch offices of companies from other cities. There are few locations than serve this particular purpose in the area. In addition, Pioneer Bluff can address, in a concrete way, the delineation between commercial properties to the north and residential properties along Glenwood Avenue to the south. By fulfilling this need and by addressing a goal of the Comprehensive Plan, this rezoning can serve the needs of the City of Wasilla.

We believe the rezoning of Pioneer Bluff Subdivision, as requested, is a logical and desirable solution to the challenge of providing adequate and permanent transition between the commercial and residential areas surrounding the subdivision and therefore is highly compatible with the 2011 Comprehensive Plan.

As stated in the 2011 Comprehensive Plan, "Multi-family uses are typically located closer to existing community services, public infrastructure, and the commercial areas within the city." The rezoning of Pioneer Bluff Lot 4 from Rural Residential fits this description exactly. This lot is too near the commercial area to be highly desirable for a single family dwelling, but for use as a multi-family dwelling it is ideal as a divider between the commercial area above and behind it and the residential area across Glenwood to the south.

The Comprehensive Plan further states, "Commercial uses will have frontage on arterial or collector-type roadways or a locally important street corner and that are usually within walking distance of, or that can provide conveniences to, the adjacent residential uses, which will reduce vehicle trips or driving distances." This is an apt description for Pioneer Bluff's Lots 1, 2, 3, 5 & 6.

The requested zoning changes for Pioneer Bluff Subdivision support the following goals from the Comprehensive Plan:

**- Land Use Goal #2: Encourage development opportunities that support the City's role as a regional commercial center.**

Goal 2 of the Comprehensive Plan is to diversify the economic base and attract new employment generators. According to the Comprehensive Plan document, 47% of those surveyed felt that "more employment opportunities" was one of the most important interests for the City to address. Under this goal, objective 2.2 is to encourage employment opportunities within the city to reduce commuting to Anchorage for jobs. The action that is suggested to attain this goal is to reach out to businesses headquartered in Anchorage and Palmer to promote the establishment of branch offices

**RECEIVED**

JUN 07 2012

Planning Office  
City of Wasilla

in Wasilla, which would provide better services directly to residents and allow now-commuting employees the opportunity to work in their own community.

Pioneer Bluff contains four small lots that are ideal for companies wishing to establish visible, stand-alone offices in this area. Because Pioneer Bluff is located between the business and residential districts, it will attract businesses that serve either population. In terms of establishing company identity, Pioneer Bluff's individual lots are advantageous for branch offices. The lots not only provide for visibility and quick access from the Palmer-Wasilla Highway side, but many of them also offer a view of the mountains to enjoy and share with clientele. These factors are likely to attract business from surrounding cities that would like to expand to the City of Wasilla.

**- Land Use Goal #3: Encourage a variety of residential housing opportunities.**

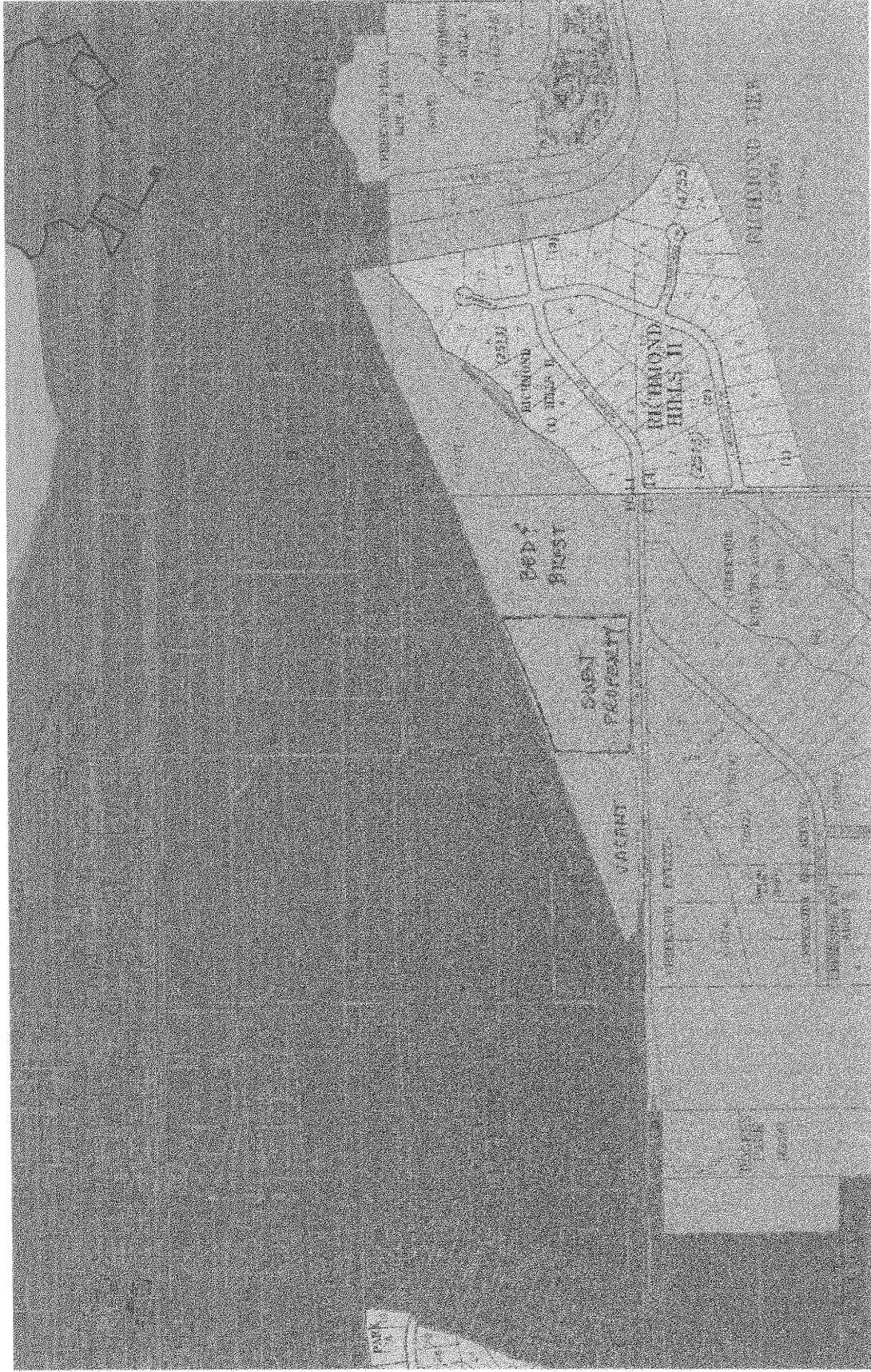
The requested rezoning of Lot 4 is in alignment with this goal, and specifically with Objective 3.2, which allows for increased residential densities in appropriate areas necessary to accommodate future growth. The lot does not impinge upon natural land features but allows for the possibility of higher density housing at the border between commercial and residential districts.

**RECEIVED**

JUN 07 2012

Planning Office  
City of Wasilla





RED: Generally Commercial/Business  
Source: 2011 Comprehensive Plan

ORANGE: Mixed Use/Transitional

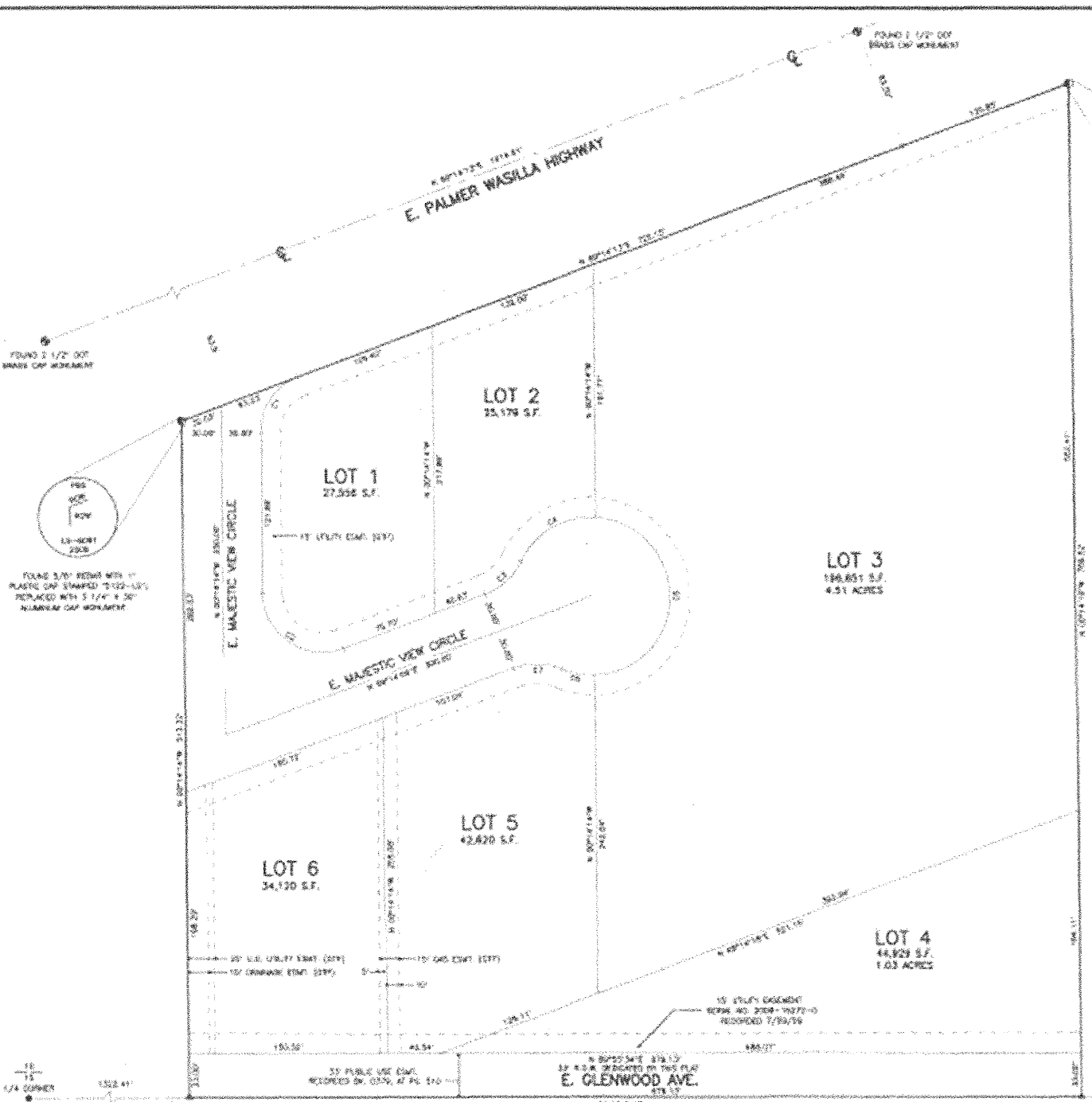
YELLOW: Generally Residential

**RECEIVED**

JUN 07 2012

Planning Office  
City of Wasilla





11 29° 12' 34" E 384.41' 11  
 11 10° 14' 10" E 379.12' 11  
 11 89° 52' 34" E 384.41' 11  
 11 89° 52' 34" E 379.12' 11  
**E. GLENWOOD AVE.**  
 379.12'  
 11 89° 52' 34" E 384.41' 11  
**LOT DETAIL**  
 SCALE: 1"=50'

**NOTES**

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS REGARDING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL, FARMER, OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PROPOSED IMPROVEMENTS.
2. NO SEWERAGE WATER SUPPLY SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS, ORDINANCES AND REGULATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THESE SYSTEMS.
3. ALL LOTS WILL BE SERVED BY CITY SEWER. ALL LOTS WILL BE SERVED BY CITY WATER EXCEPT LOT 4, WHICH WILL REQUIRE A WELL.
4. THERE IS LESS THAN ONE PERCENT CHANCE THAT ANY PART OF THE PLATTED AREA WILL BE FLOODING BY THE BARE FLOOD EVENT IN ANY GIVEN YEAR.
5. BASIS OF BEARING FOR ORIGINAL PLAT PREPARED BY JOHN SWANBERG S.E. (1132) FOR BOARD RESOLUTION SERIAL NO. 2000-029 FINAL, RECORDED ON 10/14/2003 AS SERIAL NO. 2000-029-002-0-0, PAGE 9 OF 9.
6. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO THE PALMER-WASILLA HIGHWAY FROM ANY LOT WITHIN THIS SUBDIVISION.
7. ~~FEASIBILITY STUDY WAS COMPLETED BY AN ENGINEER HAS REVISIONS RECORDED ON 12/28/2004. THIS STUDY WAS CONDUCTED BY JOHN SWANBERG S.E. (1132) FOR BOARD RESOLUTION SERIAL NO. 2000-029 FINAL, RECORDED ON 10/14/2003 AS SERIAL NO. 2000-029-002-0-0, PAGE 9 OF 9.~~

**SURVEYOR'S CERTIFICATE**

I, STEPHEN A. GIBSON, LICENSED SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE DIMENSIONS SHOWN ON THE PLAT ACCURATELY REFLECT AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



**NOTICE OF PUBLIC HEARING - REZONE**

**DATE:** 07-02-12

**CASE:** R12-01

**APPLICANT (S):** Greg & Lenora Niesen

**REQUEST:** To rezone six lots, consisting of approximately 10.0 acres, from RR-Rural Residential to C-Commercial. The subject properties are known as: Lots 1 – 6, Pioneer Bluff Subdivision, all located within Section 10, Township 17 North, Range 01 West, Seward Meridian, AK, located on the south side of E. Palmer-Wasilla Highway between Knik-Goose Bay Road and Parks Highway.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040).

A public hearing on this request is scheduled for July 24, 2012 at 7:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. You may also fax (907) 373-9021 or email your comments to: [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Your written comments on this rezone request must reach the Planning Office on or before July 16 2012 in order to be included in the packet. Comments received after that date will be available at the public hearing.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name \_\_\_\_\_

Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



CITY OF WASILLA  
PLANNING OFFICE  
290 E HERNING AVE  
WASILLA, AK 99654  
PHONE 373-9020 FAX 373-9021

**FIRST CLASS**

**NOTICE OF PUBLIC HEARING**

**ZONE CHANGE R12-01**

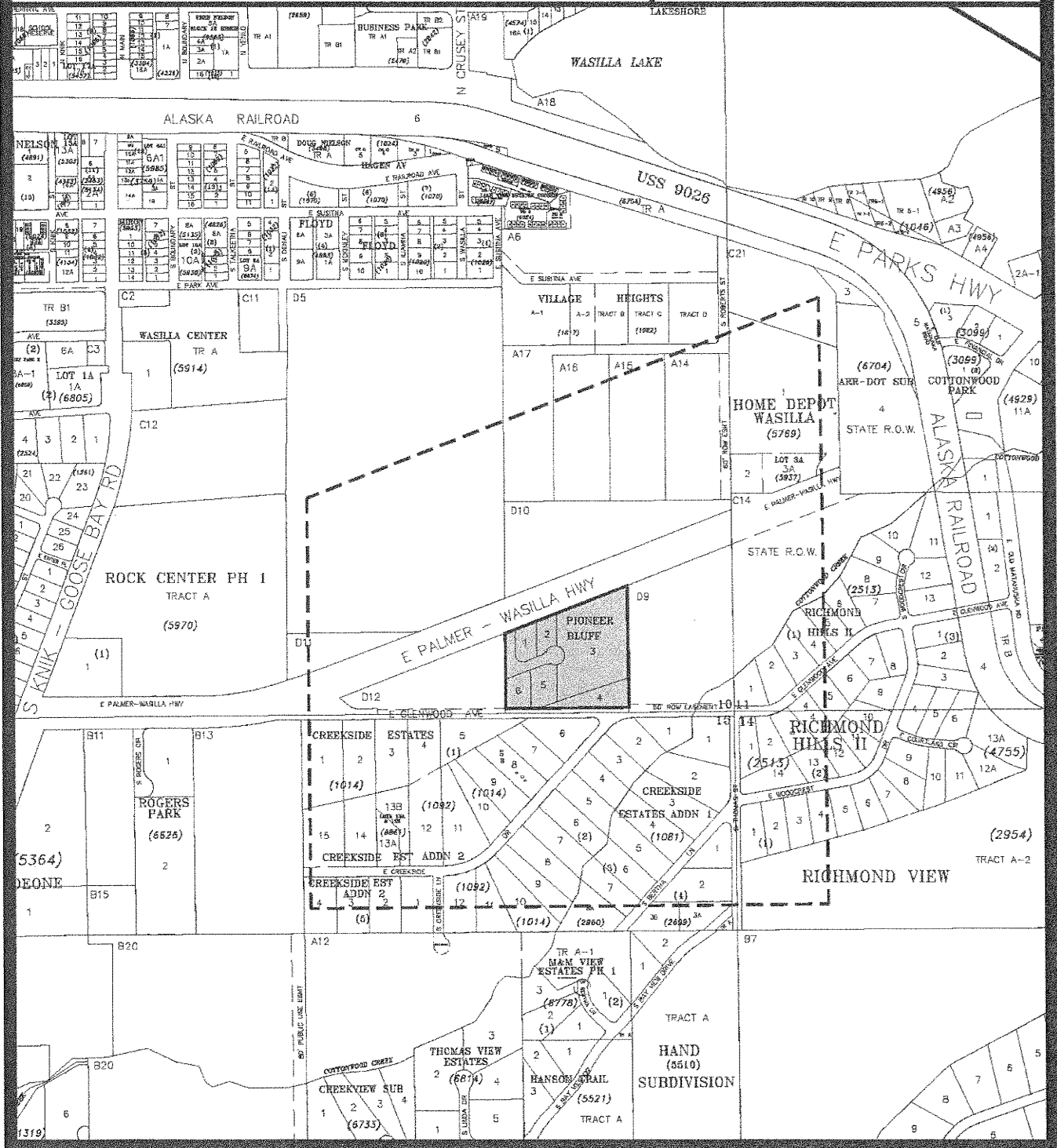
To rezone six lots, consisting of approximately 10.0 acres, from RR-Rural Residential to C-Commercial. The subject properties are known as: Lots 1 - 6, Pioneer Bluff Subdivision, all located within Section 10, Township 17 North, Range 01 West, Seward Meridian, AK, located on the south side of E. Palmer-Wasilla Highway between Knik-Goose Bay Road and Parks Highway.  
**APPLICANTS:** Greg and Lenora Nlesen

TAX MAP: WA11  
 T17N, R01W, Sec. 10

 SUBJECT PARCELS

June 27, 2012

SCALE IN FEET



17N01W11C014  
ALASKA STATE OF  
DEPT OF TRANS & PUB FAC  
PO BOX 196900  
ANCHORAGE, AK 99519-6900

17N01W10A016  
BAKER ESTHER N  
BAKER LARNCE C EST  
2900 N NANCY WAY  
WASILLA, AK 99654

2954B01L002  
BENNETT JERALD L & ANGELA  
PO BOX 2633  
WOODINVILLE, WA 98072-2633

2513B01L004  
BEST HELEN M  
PO BOX 671282  
CHUGIAK, AK 99567-1282

1014B02L003  
BOITZ CATHY S  
PO BOX 872002  
WASILLA, AK 99687-2002

1014B01L006  
BRUMMER JEFFREY L & S M  
1031 E CREEKSIDE DR  
WASILLA, AK 99654

1014B01L007  
BUSWELL ALVAH C III & S A  
951 E CREEKSIDE DR  
#9  
WASILLA, AK 99654

9998003U0007  
BUSWELL CLIFFORD & JENNIFER  
21817 E MIDNIGHT ST  
PALMER, AK 99645

9998003U0008A  
CHANEY MARGARET  
951 E CREEKSIDE DR  
# 8  
WASILLA, AK 99654

1081B03L004  
CLARE CLAUDIA A  
310 HESTER AVE  
TRLR 23  
DONNA, TX 78537-2505

1014B02L004  
DALE VERNON R & KITTY C  
PO BOX 870701  
WASILLA, AK 99687-0701

1014B02L005  
DANIELS DIANNE M  
PO BOX 872611  
WASILLA, AK 99687-2611

1014B02L008  
DAVIS BRUCE A & LESLIE C  
900 CREEKSIDE DR  
WASILLA, AK 99654

5769000L002  
DEMERS LEO J TESTIMARY TR  
MCCOLL GLORIA D TRE  
6775 N BANK RD  
ROSEBURG, OR 97470

2513B02L003  
DEYOUNG DENNIS L & MARILYN  
1250 E GLENWOOD AVE  
WASILLA, AK 99654

6861B01L013A  
DONALDSON KENNETH D & T  
PO BOX 870967  
WASILLA, AK 99687-0967

1014B01L003  
DONER ALFRED N & CAROL J  
700 E GLENWOOD AVE  
WASILLA, AK 99654

1081B03L006  
DRORBAUGH JEREMY & LISA  
1400 S BERTHA LN  
WASILLA, AK 99654

1081B03L005  
DRORBAUGH TIMOTHY L & J M  
1360 BERTHA LN  
WASILLA, AK 99654

1081B04L001  
ELSBERRY CHAS C & DOROTHY L  
1380 THOMAS ST  
WASILLA, AK 99654-8220

2513B02L013  
ELTON CLIFF E & AMBER L  
1231 E WOODCREST DR  
WASILLA, AK 99654

17N01W10D011  
GLOBAL FINANCE & INV CO  
119 CEDAR ST  
SEATTLE, WA 98121-1231

1014B02L007  
GOULD GLENN O III  
PO BOX 83956  
FAIRBANKS, AK 99708-3956

2513B02L012  
GRAEBER JULIA L  
1261 E WOODCREST DR  
WASILLA, AK 99654

17N01W10D010  
GRAU LEONARD J JR  
1231 E GLENWOOD AVE  
WASILLA, AK 99654-8207

2513B02L014  
GUECO DANILO P & CHERI R  
1201 WOODCREST DR  
WASILLA, AK 99654

2699B04L003B  
HALE RONALD E  
1481 S BERTHA LN  
WASILLA, AK 99654

2513B01L006  
HANCOCK HOWARD W III & DAWN R  
PO BOX 242143  
ANCHORAGE, AK 99524-2143

1014B01L005  
HAND WALTER & VICKI  
PO BOX 871601  
WASILLA, AK 99687-1601

1014B01L010  
HANDLEY MARGIE LEE TR TRE  
235 HAEHL CREEK CT  
WILLITS, CA 95490-5757

5769000L001  
HD DEV OF MARYLAND INC  
PO BOX 105842  
% PROPERTY TAX DEPT # 1304  
ATLANTA, GA 30348-5842

2513B02L005  
HERMON JESSE R  
1300 E GLENWOOD AVE  
WASILLA, AK 99654

1092B01L014  
HOOD ALAN B  
PO BOX 879450  
WASILLA, AK 99687-9450

1092B01L011  
HOTCHKISS ADRIAN C & A F  
801 CREEKSIDE DR  
WASILLA, AK 99654-8267

1081B04L002  
HUNTLEY RYAN  
1401 S BERTHA LN  
WASILLA, AK 99654

1081B03L007  
JACKSON FRANK W  
1426 BERTHA LN  
WASILLA, AK 99654-8227

2699B04L003A  
JAYNES JACK W & MARY T  
1480 THOMAS ST  
WASILLA, AK 99654

9998003U0002A  
JEFFUS DAVID & MICHELLE  
951 E CREEKSIDE DR  
SPACE # 2  
WASILLA, AK 99654-8281

2513B02L001  
JOHNSTON WILBERT JR & P A  
1100 N SHENANDOAH DR  
PALMER, AK 99645

1092B05L003  
KELLER DIANNE MICHELE  
PO BOX 872611  
WASILLA, AK 99687-2611

1092B02L011  
KENNISON MARY ANN  
1080 ALPINE FOREST DR  
BAYFIELD, CO 81122-7703

1092B02L012  
KILE LYNN F & LANNETTE C  
12243 W SKYLINE DR  
EAGLE RIVER, AK 99577-7945

1081B03L002  
KLOSSNER ROGER G  
PO BOX 125  
NEW ULM, MN 56073-0125

1092B01L015  
KRSNAK JANET M  
601 E CREEKSIDE DR  
WASILLA, AK 99654

9998003U0001C  
LA BOUCANE SHANE  
951 E CREEKSIDE DR  
#1  
WASILLA, AK 99654

1092B01L012  
LABOUCANE HENRY E & BETTY E  
751 E CREEKSIDE DR  
WASILLA, AK 99654-8266

2513B02L004  
LINGENFELTER ROBERT L & DEANE  
1254 E GLENWOOD AVE  
WASILLA, AK 99654

2513B01L005  
MARCINIAK GARY S & EVELYN E  
PO BOX 111261  
ANCHORAGE, AK 99511-1261

2954B01L003  
MARSHALL CHRISTOPHER R & K  
1220 E WOODCREST DR  
WASILLA, AK 99654

2513B02L002  
MCKAY DONALD A & MIRIAM  
39283 COULTER AVE  
SOLDOTNA, AK 99669

1014B02L006  
MCKEEVER MIKE  
16644 MARCUS ST  
EAGLE RIVER, AK 99577

1014B02L009  
MCKEEVER RON & COLLEEN  
PO BOX 671741  
CHUGIAK, AK 99567-1741

1092B05L004  
MORRISON MATTHEW J  
600 E CREEKSIDE DR  
WASILLA, AK 99654-8259

1081B03L003  
MURPHY MICHAEL P & YOUNGJU  
1300 S BERTHA LN  
WASILLA, AK 99654

17N01W10D008  
NIESEN GREG J & LENORA H  
PO BOX 670842  
CHUGIAK, AK 99567-0842

1014B02L001  
PARISEAU WILLIAM G JR  
JACOBS XYLA  
1150 E GLENWOOD AVE  
WASILLA, AK 99654-8154

1014B01L001  
PATRICK DAVID A & JUDY P  
PO BOX 870588  
WASILLA, AK 99687-0588

9998003U0004B  
PELTIER MIKE  
951 E CREEKSIDE DR  
% MICHAEL G PELTIER # 4  
WASILLA, AK 99654-8281

1092B05L002  
RAUSA JORDAN M & AMBER R  
PO BOX 870691  
WASILLA, AK 99687-0691

2954B01L005  
RICHTER BERND C & SUSAN E  
1260 E WOODCREST DR  
WASILLA, AK 99654

6861B01L013B  
ROGERS PHYLLIS M  
PO BOX 870967  
WASILLA, AK 99687-0967

1014B01L002  
SEIMS DONNA JEAN PARKER  
PO BOX 870601  
WASILLA, AK 99687-0601

2960B03L008A  
STRAUB TIMOTHY J& DIANA L  
1452 S BERTHA LN  
WASILLA, AK 99654

2954000T00A-2  
SUMNER RICHARD C&C YVONNE  
PO BOX 872992  
WASILLA, AK 99687-2992

1092B05L001  
SUNDE NIKKI  
750 E CREEKSIDE DR  
WASILLA, AK 99654

2954B01L004  
SWANSON JERRY R  
1230 E WOODCREST DR  
WASILLA, AK 99654

9998003U0003B  
TIRAPELLI DEANNA  
951 E CREEKSIDE DR  
#3  
WASILLA, AK 99654

5937000L003A  
WASILLA PLACE LLC  
11833 268TH DR SE  
DUVALL, WA 98019

1014B02L010  
WILSON PATTI-ANN T  
PO BOX 873616  
WASILLA, AK 99687-3616

1081B03L001  
WOLFE MICHAEL D & CYNTHIA L  
1200 S THOMAS ST  
WASILLA, AK 99654

Tom Brooks  
Alaska Railroad Corp  
PO Box 107500  
Anchorage, AK 99501

Corps of Engineers  
Regulatory Branch  
PO Box 6898  
Elmendorf AFB, AK 99506-0898

Richard Boothby  
EMS/Central Mat-Su Fire Dept  
Fire Code Official Captain  
101 W. Swanson Ave  
Wasilla, AK 99654

ENSTAR  
PO Box 190288  
Anchorage, AK 99519-0288

John Lovett  
FAA  
Airport Division  
222 W. 7th Ave  
#14  
Anchorage, AK 99513

Kathy Wells  
Friends of Mat-Su  
PO Box 116  
Palmer, AK 99645

Troy Scheuner  
GCI  
501 N. Main St  
Suite 130  
Wasilla, AK 99654

MEA  
PO Box 2929  
Palmer, AK 99645

MSB Chief of Code Compliance  
350 E. Dahlia Ave  
Palmer, AK 99645

MSB Cultural Resources Specialist  
350 E. Dahlia Ave  
Palmer, AK 99645

MSB Fire Chief  
101 S. Swanson Ave  
Wasilla, AK 99654

MSB Planning Director  
350 E. Dahlia Ave  
Palmer, AK 99645

MSB Platting Division Officer  
350 E. Dahlia Ave  
Palmer, AK 99645

MSB Public Works Director  
350 E. Dahlia Ave  
Palmer, AK 99645

MTA  
Real Estate Department  
PO Box 3550  
Palmer, AK 99645

NRCS  
Soil & Water Conservation  
1700 E. Bogard Rd  
#203  
Wasilla, AK 99654

Oran Wooley  
SOA/DEC  
Waste Water RVW  
1700 E. Bogard Rd  
Bldg B, #103  
Wasilla, AK 99654

Roy Robertson  
SOA/DEC  
Waste Water RVW  
1700 E. Bogard Rd  
Bldg B, #103  
Wasilla, AK 99654

SOA/DNR  
Commissioner's Office  
550 W. 7th Ave  
Suite 1400  
Anchorage, AK 99501

SOA/DNR  
WATER Resources  
550 W. 7th Ave  
Suite 1020  
Anchorage, AK 99501

SOA/DFG/Habitat  
1800 Glenn Hwy  
Suite 12  
Palmer, AK 99645

SOA/DNR  
Technical Services  
550 W. 7th Ave  
Suite 650  
Anchorage, AK 99510-3577

SOA/DOTPF  
Mat-Su Area Planner  
PO Box 196900  
Anchorage, AK 99519-6900

Superintendent  
SOA/DOTPF  
289 Inner Springer Loop  
Palmer, AK 99645

Patrick Brown  
693 W. Nelson Ave  
Wasilla, AK 99654

Daniel Kelly, Jr  
581 Briar Dr  
Wasilla, AK 99654

Doug Miller  
665 W. Holiday Drive  
Wasilla, AK 99654

Glenda Ledford  
960 S. Century Drive  
Wasilla, AK 99654

Clark Buswell  
951 E Creekside Dr #9  
Wasilla, AK 99654

Robert Webb  
221 E Hygrade Ln  
Wasilla, AK 99654

Steve DeHart  
3200 E Naomi Ave  
Wasilla, AK 99654

COW Public Works Director  
Archie Giddings

City Council  
Douglas Holler

City Council  
Leone Harris

City Council  
Dianne Woodruff

City Council  
Collen Sullivan-Leonard

City Council  
Taffina Katkus

City Council  
Brandon Wall

Kristie Smithers

RECEIVED

**From:** Sarah Whiteley on behalf of clerk  
**Sent:** Monday, August 13, 2012 10:52 AM  
**To:** Amanda Charles; Kristie Smithers  
**Subject:** FW: Ord 12-27 2nd submission of comments

AUG 13 2012

Office of the City Clerk  
City of Wasilla

**From:** Diana L Straub [mailto:dianalstraub@gmail.com]

**Sent:** Friday, August 10, 2012 9:29 PM

**To:** clerk; Verne E. Rupright; Brandon Wall; Colleen Sullivan-Leonard; Leone Harris; Doug Holler; Taffina Katkus; Tina Crawford; Archie Giddings

**Subject:** Ord 12-27 2nd submission of comments

Council, Mayor and Staff:

I'd like to ask you to describe how you will drive to KGB road when departing Pioneer Bluff (regardless of the assigned zone) and how you will get to Pioneer Bluff from westbound Palmer Wasilla Hwy, however I will only have three minutes to present my comments. My intent is to make sure you have a clear understanding of the traffic issues created by this property with even the minimal use of the current RR zone. I encourage you to take some time this weekend and consider how you will drive these routes. After careful consideration, I hope you are as perplexed as I am as to how this was approved by the Planning Commission. I'm not being negative to the commission, perhaps more criteria, guidelines or training is required. Council would have to make that direction and fund the prescribed changes. Thank you in advance for your time, these long comments full of details and humor to keep you interested in the reading.

Drive to KGB departing from Pioneer Bluff

Option 1

The way I imagine it they will have to make a **right turn only** departing Pioneer Bluff. At that point drivers can choose to make a left turn in to the Home Depot parking lot (In my opinion, we do not have the right to drive traffic on to private property for the purpose for correcting ill planned traffic patterns.) then make a right hand turn at the signal light back on to the Palmer Wasilla Highway heading to KGB. ☹ Fail

Option 2

Make a **right turn only** departing Pioneer Bluff. Drive to the Parks Hwy turn Right and continue to KGB (or the new couplet) turn left on to KGB and continue. Oh! Wait a minute; weren't we trying to minimize the traffic on KGB between the Parks and the Palmer Wasilla Extension? ☹ Fail

Option 3

Make a **right turn only** departing Pioneer Bluff. Drive to the Parks Hwy continue on the Palmer Wasilla Hwy through the signal light. Turn (right or left) in to the private property retail area to turn around. (In my opinion, we do not have the right to drive traffic on to private property for the purpose for correcting ill planned traffic patterns.) ☹ Fail



#### Option 4

Make a **right turn only** departing Pioneer Bluff. Drive to the Parks Hwy continue on the Palmer Wasilla Hwy through the signal light; continue on the Palmer Wasilla Highway to Seward Meridian (the first *legal* place to make a right or left turn or possibly a U-Turn with the newly designed intersection) hmmm.... Where was I going? KGB? ☹ Fail

#### Option 5

Make a **right turn only** departing Pioneer Bluff. Drive to the Parks Hwy turn right. Drive on the Parks Hwy southbound to Old Matanuska Road and turn right. Driving back on Old Matanuska to Glenwood, through the high density housing/RR and maybe even commercial/industrial area into our subdivision and on to Glenwood. (diminishing our rural residential atmosphere more that it has been diminished by the rerouting of traffic during the actual construction of the PW extension and jeopardizing the safety of our neighborhood children who play in the Cottonwood Creek and surrounding areas. You have also increased traffic and diminished the tranquil atmosphere of our neighborhood pedestrian path which had been a *concession gift* to our neighborhood for the increased traffic and rerouting of our original neighborhood traffic pattern. I'm sure that *concession gift* was a part of the required funding bond, but presentation is everything.) Glenwood already suffers from a traffic speed problem I consider to be a public safety issue. (WPD will need more officers to write speeding tickets.) Driving up the hill on Glenwood, approaching the Palmer Wasilla Hwy again, now you must make a left hand turn to get to KGB, the destination. I believe the State of Alaska DOT master plan include a signal light at this intersection at some point, but I imagine that could congest traffic even more, especially when you consider school bus routs and traffic burden. (Oh, wait! We didn't ask the school district or their transportation contract holder for input regarding this traffic issue.) ☹ Fail

Are you ready for another drive? Now let's drive from Target to Pioneer Bluff.

#### Option 1

Depart the Target retail area via left hand turn on to the Palmer Wasilla Hwy. Crossing the Parks Hwy and traveling up the hill nearing the Home Depot signal light (yes, Home Depot purchased the signal lights for the intersection to keep their customers safe.) you pass through the signal light, and you might be looking for the proper place to make a left turn in to Pioneer Bluff. (There is no access to Pioneer Bluff via left turn) You may continue on the Palmer Wasilla Hwy to Glenwood turn left in to the subdivision (no U-Turns at Glenwood) down the hill, and make an illegal U-Turn at Creekside. (MSBSD bus stop) This increased traffic will be particularly dangerous for neighborhood children waiting for or departing a school bus. The first legal place to get turned around and driving in the direction to the Palmer Wasilla Hwy is to route yourself through the subdivision (right on Bertha; left on Woodcrest; left on Glenwood, back up the hill, left turn on to the Palmer Wasilla Hwy and a right turn in to Pioneer Bluff.) Again, this will trade our quality of life and increase traffic issues, public safety issues just to increased profits to the owners of Pioneer bluff. ☹ Double Fail!

#### Option 2

Depart the Target retail area via left hand turn on to the Palmer Wasilla Hwy. Crossing the Parks Hwy and traveling up the hill nearing the Home Depot signal light you pass through the signal light, and you might be looking for the proper place to make a left turn in to Pioneer Bluff. (There is no access to Pioneer Bluff via left turn) You may continue on the Palmer Wasilla Hwy to KGB where you may choose to turn right, continue forward in to a residential area or turn left. Let's look at these options.

- ❖ Left turn on to KGB takes you where to make a legal U-Turn? You can not make a legal U-Turn on KGB. You can't make a legal left turn in to an area legally providing you to U-Turn, 3 point turn or otherwise without accessing private property.
- ❖ Drive through the KGB intersection on to Riley, (many people will make an illegal U-Turn here and jeopardize the safety of elderly drivers.) turn right on Check Street, loop through the subdivision getting back to Riley and headed in the popper direction to cross KGB, and enter Pioneer Bluff from the Palmer Wasilla Hwy.
- ❖ Right turn option 1 will require you to make a left hand turn (backing up traffic on KGB) crossing KGB driving in to the previously mentioned residential subdivision, reaching Riley and driving to Pioneer Bluff.
- ❖ Right turn option 2 will take you to the Parks highway where you may choose to turn left, go forward through the intersection or turn right on to the Parks Hwy. (this option does not consider the new couplet)
- ❖ Right turn option 3 takes you in to the subdivision and produces safety and traffic issues too numerous to list.

Now, I ask you this perplexing question:

If a fire engine from station 61 must respond to Pioneer Bluff and a train is loading passengers at KGB/Main Street, who will the engine access Pioneer Bluff from the Parks/Palmer Wasilla Hwy area? The left turn capabilities may not provide for an engine to make a U-Turn. I do not know the answer to this question. Perhaps a council member will consider EMS services important enough to ask this question prior to an affirmative vote. I'm no traffic engineer, but I'm going to be bold and suggest we need to think beyond the profit margin and consider safety for the entire community. Perhaps this is why this land was to have remained a greenbelt in the original presentation of the Palmer Wasilla Hwy extension design. I'm not sure what or how changes were made along the way, but someone had it right at one point.

*Diana L. Straub*, BOS, ACG, ALS  
*Straub Strategies*

Grant Research & Management  
 Special Event/Meeting Planning  
 Directors/Staff Enrichment  
 Speakers • Coaches • Trainers.

Call or Text (907) 841-7245  
[www.straubstrategies.com](http://www.straubstrategies.com)

Comments from Diana L. Straub regarding ordinance 12-27 a request for rezone

Re: Ordinance 12-27 Request to rezone Rural Residential to Commercial

Wasilla City Council Members,

At the next meeting of the council you are asked to vote affirmatively to rezone property from RR to Commercial. I ask you to read this section of your packet carefully and send the request back to the planning commission for additional research or simply vote no. I read through the online version of your council packet for ordinance 12-27 and recognized a few conflicts and lack of agency comments. I would like to see the council have these items addressed prior to voting affirmatively on ordinance 21-27.

I do not support the rezone of this property from RR to Commercial; however, if you feel you must authorize such a change of zoning:

1. Require information be presented to council and the public regarding the traffic master plan and traffic counts for this area.
2. Require a frontage road safely direct traffic ingress and egress from the nearby signal light.
3. Do not allow this property to be zoned for commercial use which by nature promises the generation of tax revenue only to have property tax exempt commercial building(s) constructed and a non sales tax generating business operated as indicated in the agency comments.

Consider these supporting facts.

**Exhibit A Section D Number 1**

References Neighborhood Plans; can you show me where the information or instructions are for establishing a neighborhood plan in the City of Wasilla? I don't believe that process has been established for the City of Wasilla; however I could be mistaken, but I can not find the information on the city website. I understand *due deference* was given to the two written comments provided by former mayor and council member Dianne M. Keller aka Dianne M Daniels. Mrs. Keller was the only resident who provided written comments prior to the meeting of the Planning Commission. I was not able to complete

RECEIVED  
AUG 13 2012  
Office of the City Clerk  
City of Wasilla

Comments form Diana L. Straub regarding ordinance 12-27 a request for rezone

and submit my comments on time for to be included in the meeting of the Planning Commission.

I'm not sure I agree *due deference* was given to all of the comments provided. If I understand the packet properly, there is a clear difference between the intended use sited in Exhibit A, the staff findings and the remarks of Richard Boothby, FCO of Central Mat-Su Fire Department. Mr. Boothby recognizes the intended use to be an A-3 (place of worship, church) in the size of 26,000 square feet and constructed of *type V-B*, (wood frame). Exhibit A Section D Number 1 references the "the proposed Commercial zoning is consistent with the existing development and zoning in the surrounding area." While members of a church pray for people experiencing health related issues, a church is not compatible with the newly constructed hospital. When I'm in Home Depot, I often pray for more money, time, energy and skill to complete my home improvement list. Again, this commercial building is not compatible with a church. Johnson's Tires, Auto Zone, Arby's and the Wasilla Police Department are no more compatible with a church in this residential area. I was not available to attend the meeting of the Planning Commission and am not aware this discrepancy was addressed.

#### **Exhibit A Section D Number 4**

References there were no comments from the reviewing parties. I believe accepting an official request for comment from another government agency such as Mat-Su Borough Chief Code Compliance Officer or the Mat-Su Borough Platting Division Officer requires comments which address the request. In my opinion, it is not an acceptable practice for an official government agency to return a comment form including only the word "none" and a signature. I would not find it acceptable for the City of Wasilla's planning or public works departments to provide comments in this manner either.

When official comments are being requested they should be provided in a manner which indicates the agency has indeed given the matter consideration. I would expect a comment to indicate support or not by commenting with clear remarks such as; *The Mat-Su Code Compliance department has reviewed your request for agency comments and supports this request to rezone RR to Commercial base on the facts of finding included.*

Perhaps the comments would indicate a lack of support or even opposition. As my council member, I request you require proper comments from other government agencies and implement a policy (if it is not already in place) requiring City of Wasilla departments to provide thorough comments when comments have been requested of the City of Wasilla.

**Information not included in the packet:**

It is concerning to me not to see a traffic count of the current traffic load on the Palmer Wasilla Highway for this request to rezone. I oppose the rezone to commercial for a few reasons:

1. **History** of the Palmer Wasilla Highway extension plan from the memory of a resident. When the Palmer Wasilla Highway extension was being planned, the nearby residential area was told D9 and D10 area would remain greenbelt to buffer the noise of traffic and the commercial lights from the commercial zone Home Depot side of the highway. I'm not sure what changed along the way; at the time had not become involved with the political process; therefore not following up to make sure government officials had indeed completed the process which had been presented to the residents nor did I check to see if the process had been altered to meet a particular need.
2. Because this area was to remain a greenbelt area **the pedestrian path was strategically placed on the greenbelt/residential side of the road ensuring public safety for pedestrians.** I opposed the request for ingress and egress to this property from the Palmer Wasilla Highway for this very reason. No consideration was given to public safety.
3. I see **no traffic study** or other information regarding projected increased traffic by a commercial zone, be it a church or additional offices for businesses currently located in *nearby cities*. **The lack of a traffic study is reason enough to not support this rezone request.** A traffic study will indicate the Palmer Wasilla Highway is already near or at capacity and additional planned traffic burden is a safety issue.

4. I see no information regarding **water shed plan or study**. Where will this water shed go? While water on the road will drain to the city sewer, what about the water shed from the commercial lots above Cottonwood Creek? Will the run off go in to **the already contaminated Cottonwood Creek**? As recently presented to the membership of the Greater Wasilla Chamber of Commerce, the Mat-Su Borough has more than 20 years of documentation regarding the contaminated waters of Cottonwood Creek. Perhaps some day MSB will take some corrective actions.
5. I don't see comments from the State of Alaska Department of Transportation. How will this rezone **affect the traffic master plan for this area**? What are the future plans for this area? Is there a plan to widen the Palmer Wasilla Highway at any time in the future? Remember, this is a single traffic lane on the RR side of the highway and that also was a strategic planned. Six residential lots are easier and less costly to acquire than six commercial lots. Will you consider the future? Will you consider the need for comment from DOT or at the very least, the current **traffic count** for this one lane artery?
6. I see no comments regarding **public safety** from the Wasilla Police Department or the Alaska State Troopers. Picture yourself as a driver, departing this commercial zone; you are entering the dimly lit, icy, Palmer Wasilla Highway with traffic traveling at a speed of 45 mph or more. This is an area which WPD could write speeding tickets all day, every day. **How many potential collisions will this increased traffic create? Not to mention, the diminished safety for those pedestrians using the pedestrian path.** Please take an hour to drive over to this area; experience ingress and egress for yourself before you cast a vote, affirmative or otherwise. Remember, now that this property has been granted ingress and egress by the Mat-Su Borough, you will have school busses stopping on the Palmer Wasilla Highway to pick up the children from these five lots. Public safety not traffic was considered in that decision process.
7. I don't see information regarding when the petitioners purchased the land. I'm sure they were aware the **land was zoned RR at the time of purchase**. If my memory serves me correctly, that land was zoned RR in 1989 when I purchased my nearby home. While I understand the petitioners stand to profit considerably

from selling six Commercially zoned lots and not six RR zoned lots, I remind you, your oath of office does not include the responsibility of increasing profit margins for developers. You are charged with providing for public safety by the language in the oath each councilmember took prior to being seated at the council table. Your oath states you will *support and defend the City of Wasilla municipal code*. That duty to public safety goes beyond the establishment and continued funding of a police department.

8. While Exhibit A Section D Number 1 indicates the property “*is consistent with the existing development and zoning in the surrounding areas*”, I disagree. If the traffic and public safety issues alone are not enough to support a no vote, then please, include the **requirement of a frontage road** leading to and aligning traffic with the signal light purchased by Home Depot (nearly \$700,000.00). We have traffic congestion and safety issues through our city, will you rezone this property and create one more? In my mind, a yes vote will create a traffic safety issue mirroring that of the Parks Highway between Cruzy and Main streets. Please request the number of collisions WPD and Troopers respond to in that area annually.
9. I don't see any comments from Bill Popp of the Anchorage Economic Development Corporation, the Anchorage Chamber of Commerce, the State of Alaska, Conocophillips, British Petroleum, native corporations or other similar agencies indicating Anchorage based businesses are looking for Mat-Su lots to establish “*branch offices*”. If this rezone truly supported a comprehensive plan initiative; would you have expected some confirmation as to the businesses considering this property thus supporting the need for the rezone to commercial?
10. I don't see how the City of Wasilla could fund more economic development activity for the purpose of attracting such “*branch offices*”. Please share your thoughts for funding additional economic development activities to support the goals of the **underfunded Comprehensive Plan**.

**What I want to hear from you during your deliberations:**

While you consider the request to rezone RR to Commercial, I ask you to comment during your deliberation of ordinance 12-27:

1. What is the purpose of zoning
2. Acknowledge the hundreds of hours volunteers gave to the community while creating the planning zones of Wasilla.
3. Why you believe the zone should be changed; and why the property was not properly zoned in the last revision of the zoning code.
4. Share your thoughts regarding traffic and public safety as it relates to this request for rezone.
5. On the record, please tell the residents of Wasilla why you support disrupting the *strategically placed pedestrian pathway* with residential and/or commercial traffic.
6. **Acknowledge the clear discrepancy of intended use** between the plans presented to Mr. Boothby for a 26,000 square foot church and the petitioners citing of paragraph four "*We anticipate that the north lots (1,2,3,5 &6), which we are requesting be changed to commercial zoning, may be utilized by stand-alone professional offices or businesses such as dentists, clinics, engineers, surveyors, attorneys, art galleries, framing shops, book stores or a variety of other service oriented businesses.*" Paragraph four goes on to describe other commercial uses for the larger lot such as "*retail, restaurants, or a community gathering center*". I suppose a *community gathering center* would be a church which. Keep in mind, a church will not generate any sales tax or property tax. Once rezoned, a church can be build and churches do not pay property tax and they do not generate sales tax revenue.
7. Please, tell us why you support rezoning these lots from RR to Commercial with an intended use that **will not produce revenue for the city's general fund** while it **will increase traffic collisions** requiring WPD to have an increase in work load.
8. How will you support any request from WPD for will additional officer or assets to be funded? One small unfunded burden layered upon another will put any city department in distress.
9. Tell us why you would support this *prime commercial property* to have a **church built which will never produce sales tax or property revenue.**



10. Tell us about the jobs this church will create which meet the objective 2.2 of the Comprehensive Plan *to encourage employment opportunities within the city to reduce commuting to Anchorage for jobs.*
11. Please share with us any information you may have regarding the number of greater Wasilla area residents commuting to Anchorage for employment opportunities offered by Anchorage churches.

I encourage you to invest your weekend walking the affected neighborhood (even if you are not a candidate for election) asking the residents for their thoughts about the rezone.

1. Ask residents why they did not comment on the comment form.
2. Ask people if they understand what the form is, and if they understand its impact.
3. Ask the residents how they feel about Pioneer Bluff lot 4 being rezoned to have an intended used of “multi family housing”.

In closing, I want to remind you the members of the council are charged with the duties of supporting the city charter which include public safety. You are not charged with the duty of increasing resale value of property for developers, prospectors or individuals. You will be asked to vote yes and rezone this property which will increase the value of this property by nearly five times its current value. Please uphold the duties for which you asked to be charged; “support and defend” the City of Wasilla municipal code. Require a traffic study, comments from public safety agencies regarding impact of a change to commercial zone. If you must rezone this property, at least be fully educated to the ramifications of your decision.

Thank you for your time,

Diana L. Straub

841-7245

Wasilla resident