

**City Of Wasilla  
Ordinance Serial No. 14-05**

**An ordinance of the Wasilla City Council approving the assignment of Commercial (C) zoning to Lots 3C and 3D of Olympic Subdivision – Plat No. 2006-86, Lots 3B-1 and 3B-2 of Olympic Subdivision – Plat No. 2007-82, and Lot A16 (Waiver Parcel No. 2) – Refile Waiver 94-5W, which were recently annexed into the City of Wasilla and amending WMC 1.16.010, City Limits, to update the city boundary to include these lots.**

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**Section 1. Classification.** Section 3 of this ordinance is of a general and permanent nature and shall become a part of the Wasilla Municipal Code. Sections 1, 2, and 4 of this ordinance are non-code.

**Section 2. Zoning.** The Official Zoning Map of Wasilla, adopted August 12, 1996 and most recently revised on September 10, 2012, is hereby amended to add the Commercial (C) zoning designation to Lots 3C and 3D of Olympic Subdivision – Plat No. 2006-86, Lots 3B-1 and 3B-2 of Olympic Subdivision – Plat No. 2007-82, and Lot A16 (Waiver Parcel No. 2) – Refile Waiver 94-5W, which were recently annexed into the City of Wasilla.

**Section 3. Amendment of section.** WMC 1.16.010 City Limits, is hereby amended to read as follows:

A. The boundaries of the city of Wasilla are described as follows:

Beginning at the southeast corner of Lot 16, Block 4, of Happy Mountain Estates Subdivision, Plat No. 77-107, Palmer Recording District, which is the true point of beginning of this description,

thence northerly to the southeast corner of Lot 6, Block 5, Goddard Subdivision, Plat No. 71-031, Palmer Recording District,

thence westerly along the north right-of-way line of S. Tamarak Drive to the southeast corner of Lot 4, Block 1, Happy Mountain Estates Subdivision, **Plat No. 77-107, Palmer Recording District,**

thence northerly along the west right-of-way line of S. Redwood Lane to the northeast corner of Lot 4, Block 1, Happy Mountain Estates Subdivision, **Plat No. 77-107, Palmer Recording District,**

thence westerly to the northwest corner of Lot 1, Block 1, Happy Mountain Estates Subdivision, **Plat No. 77-107, Palmer Recording District,**

thence northerly along the east boundary of the SE 1/4 NW 1/4 Section 12, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the center north 1/16 corner,  
thence westerly along the north boundary of the SE 1/4 NW 1/4 Section 12, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the northwest 1/16 corner,  
thence southerly along the west boundary of the SE 1/4 NW 1/4 Section 12, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the center west 1/16 corner,  
thence easterly along the south boundary of the SE 1/4 NW 1/4 Section 12, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the west boundary of Happy Mountain Estates Subdivision, **Plat No. 77-107, Palmer Recording District,**  
thence southerly to the southwest corner of Lot 1, Block 4, Happy Mountain Estates Subdivision, **Plat No. 77-107, Palmer Recording District,**  
thence westerly to the west right-of-way line of S. Hermon Road,  
thence northerly along the west right-of-way line of S. Hermon Road to the **northeast** corner of Lot 5, Block 3, Maney Acres No. 2, Plat No. 85-6, Palmer Recording District,  
thence westerly and southerly along the boundary of Lot 5, Block 3, Maney Acres No. 2, **Plat No. 85-6, Palmer Recording District,** to its southwest corner common with the north right-of-way line of S. Maney Drive,  
thence westerly and southwesterly along the north right-of-way line of S. Maney Drive to the southwest corner of Lot 1, Block 3, Maney Acres No. 2, Plat No. 85-6, Palmer Recording District,  
thence northerly along the east 1/16 line of Section 11, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the intersection of said line with the southerly right-of-way line of the E. Palmer-Wasilla Highway,  
thence westerly across the E. Palmer-Wasilla Highway to the southeast corner of **Tract 3A,** Lakebrook Subdivision, Plat No. 89-013, Palmer Recording District,  
thence northerly along the east boundary of **Tract 3A,** Lakebrook Subdivision to the ordinary high water line of Wasilla Lake,  
thence **southwesterly** along the meanders of the ordinary high water line of Wasilla Lake to the northwest corner of Tract 6-A, Lakebrook Subdivision, Plat No. 2005-191, Palmer Recording District,  
thence southerly along the west boundary of Tract 6-A, Lakebrook Subdivision, **Plat No. 2005-191, Palmer Recording District,** to the southwest corner of said tract,  
thence southeasterly across the E. Palmer-Wasilla Highway to northwest corner of **Tract 6-1,** Lakebrook Subdivision, **Plat No. 2005-191, Palmer Recording District,**  
thence southerly along the west boundary of **Tract 6-1,** Lakebrook Subdivision, **Plat No. 2005-191, Palmer Recording District,** to the northeast corner of Tract F, Cottonwood Creek Mall Subdivision, Plat No. 84-116, Palmer Recording District,  
thence westerly and northerly along the northeast boundary of Tract F, Cottonwood Creek Mall Subdivision, **Plat No. 84-116, Palmer Recording District,** to the northwest corner of **Tract 7-2,** Lakebrook Subdivision, **Plat No. 2005-191, Palmer Recording District,** which point is on the southerly right-of-way line of the E. Palmer-Wasilla Highway,  
thence northwesterly across the E. Palmer-Wasilla Highway to the southeast corner of Lot 10, Olson Subdivision Extension, Plat No. 62-9, Palmer Recording District,  
thence northerly to the northeast corner of Lot 10, Olson Subdivision Extension, **Plat No. 62-9, Palmer Recording District,**

thence westerly along the ordinary high water line of Wasilla Lake to the northwest corner of Lot 6A, Olson Subdivision Extension, Plat No. 60-023, Palmer Recording District,  
thence northwesterly across Wasilla Lake to the southwest corner of Lot 1, Block 5, Lakeshore Subdivision, Plat No. W-41, Palmer Recording District,  
thence northerly along the east right-of-way line of N. Peck Street, to a point where said right-of-way line intersects the easterly limit of that Permanent Public Use and Right-of-Way Easement as described in the City of Wasilla Peck Street Upgrade documents recorded in Book 784 at Pages 338 through 341, Palmer Recording District,  
thence northerly along the east boundary of said Permanent Public Use and Right-of-Way Easement to a point where said boundary intersects the section line common to Sections 2 and 3, Township 17 North, Range 1 West, Seward Meridian, Alaska,  
thence northerly along the section line common to Sections 2 and 3, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the section corner common to Sections 2 and 3, Township 17 North, Range 1 West and Sections 34 and 35, Township 18 North, Range 1 West, Seward Meridian, Alaska,  
thence westerly along the section line common to Section 3, Township 17 North, Range 1 West, and Section 34, Township 18 North, Range 1 West, Seward Meridian, Alaska to the westerly right-of-way line of N. Wasilla Fishhook Road,  
thence northeasterly across the westerly right-of-way line of N. Wasilla Fishhook Road to the south section line easement of Section 34, Township 18 North, Range 1 West, Seward Meridian, Alaska,  
thence westerly along said section line easement and continuing along the north right-of-way of W. Spruce Avenue to the north-south 1/4 line of Section 32, Township 18 North, Range 1 West, Seward Meridian, Alaska,  
thence northerly to the southeast corner of Tract B, Silverleaf Estates Subdivision, Phase 2, Plat No. 2000-136, Palmer Recording District,  
thence westerly to the southwest corner of Tract B, Silverleaf Estates Subdivision, Phase 2, **Plat No. 2000-136, Palmer Recording District,**  
thence northerly to the northwest corner of Tract B, Silverleaf Estates Subdivision, Phase 2, **Plat No. 2000-136, Palmer Recording District,**  
thence easterly to the northeast corner of Tract B, Silverleaf Estates Subdivision, Phase 2, **Plat No. 2000-136, Palmer Recording District,**  
thence northerly to the northeast corner of Lot 10, Block 3, Silverleaf Estates Subdivision, Phase 5, Plat No. 2006-60, Palmer Recording District,  
thence westerly to the northwest corner of Lot 1, Block 2, Silverleaf Estates Subdivision, Phase 3, Plat No. 2003-26, Palmer Recording District,  
thence southerly along the east right-of-way line of N. Church Road to the northwest corner of Lot 1, **Silver Hills View Subdivision Addition No. 1, Plat No. 2007-58, Palmer Recording District,**  
thence easterly to the **northwest** corner of Lot **8, Block 2,** Silverleaf Estates Subdivision, Phase **1, Plat No. 85-053, Palmer Recording District,**  
thence northeasterly to the northeast corner of Lot 9, Block 2, Silverleaf Estates Subdivision, Phase 1, Plat No. 85-053, Palmer Recording District,  
thence southeasterly to the southeast corner of Lot 9, Block 2, Silverleaf Estates Subdivision, Phase 1, **Plat No. 85-053, Palmer Recording District,**

thence easterly along the north right-of-way line of W. Ridgewood Drive to the **southeast corner of Lot 10A, Block 2, Silverleaf Estates Subdivision, Phase 5, Plat No. 2006-226, Palmer Recording District,**

thence southerly along the right-of-way line of W. Ridgewood Drive to the northeast corner of Lot 8, Block 1, Silverleaf Estates Subdivision, Phase 2, **Plat No. 2000-136, Palmer Recording District,**

thence westerly along the south right-of-way line of W. Ridgewood Drive to the northwest corner of Lot 8, Block 1, Silverleaf Estates Subdivision, Phase 2, **Plat No. 2000-136, Palmer Recording District,**

thence southeasterly to the southwest corner of Lot 8, Block 1, Silverleaf Estates Subdivision, Phase 2, **Plat No. 2000-136, Palmer Recording District,**

thence southwesterly to the northwest corner of **Lot 5, Silver Tree Subdivision, Addition No. 1, Plat No. 2009-37, Palmer Recording District,**thence southerly to the southwest corner of **Lot 1, Silver Tree Subdivision, Plat No. 2007-20, Palmer Recording District,**thence westerly along the north right-of-way line of W. Spruce Avenue to the **west side of the right-of-way line of N. Silver Pond Circle,**

thence westerly along the 33' section line easement on the south boundary of Section 32, Township 18 North, Range 1 West, Seward Meridian, Alaska to the section line common to Sections 31 and 32, Township 18 North, Range 1 West, Seward Meridian, Alaska,

thence southerly to the common section corner of Sections 31 and 32, Township 18 North, Range 1 West and Sections 5 and 6, Township 17 North, Range 1 West, Seward Meridian, Alaska,

thence southerly on the common section line of Sections 5 and 6, Township 17 North, Range 1 West, Seward Meridian, to the south 1/16 corner common to Sections 5 and 6,

thence westerly to the southeast corner of Mission Hills Subdivision, Phase 3, Plat No. 84-**192,** Palmer Recording District,

thence northerly to the northeast corner of Mission Hills Subdivision, Phase 3, **Plat No. 84-192, Palmer Recording District,**

thence westerly to the northwest corner of **Lot 7, Block 2, Mission Hills North Subdivision, Plat No. 2008-24,** Palmer Recording District,

thence southerly to the southwest corner of Mission Hills Subdivision, Phase 2, Plat No. 84-**124,** Palmer Recording District,

thence westerly to the southwest corner of Lot 8, Block 1, Wintergreen Acres Subdivision, Plat No. 79-**307,** Palmer Recording District,

thence southerly to the northwest 1/16 corner of Section 7, Township 17 North, Range 1 West, Seward Meridian, Alaska,

thence easterly to the center north 1/16 corner of Section 7, Township 17 North, Range 1 West, Seward Meridian, Alaska,

thence southerly to the center 1/4 corner of Section 7, Township 17 North, Range 1 West, Seward Meridian, Alaska,

thence westerly to the 1/4 corner common to Section 7, Township 17 North, Range 1 West and Section 12, Township 17 North, Range 2 West, Seward Meridian, Alaska,

thence northerly to the **southwest corner of Parcel 1, MSB Waiver No. 80-137W,** **Palmer Recording District,**

**thence westerly along the north meander line for Jacobson Lake to the southeast corner of Lot 2, MSB Waiver No. 94-5W refiled, Palmer Recording District,**

thence northerly to the northeast corner of Lot 2, MSB Waiver No. 94-5W refiled, Palmer Recording District,

thence westerly along the south right-of-way line of the W. Parks Highway northeast corner of Tract 2, Naomi Subdivision, Plat No. 73-86, Palmer Recording District,

thence southerly to the southeast corner of Tract 2, Naomi Subdivision, Plat No. 73-86, Palmer Recording District,

thence westerly to the northwest corner of Lot 3D, Olympic Subdivision, Plat No. 2006-86, Palmer Recording District,

thence southerly to the southwest corner of Lot 3C, Olympic Subdivision, Plat No. 2006-86, Palmer Recording District,

thence easterly along the north right-of-way line of the Alaska Railroad to the northwest corner of Lot 3, Matanuska-Susitna Borough Waiver No. 93-105W, located within the northeast quarter of Section 12, Township 17 North, Range 2 West, Seward Meridian, Alaska,

thence southerly to the southwest corner of said parcel,

thence easterly to the center east 1/16 corner of Section 12, Township 17 North, Range 2 West, Seward Meridian, Alaska,

thence southerly to Corner No. 408, New Wasilla Airport Add. 2, Plat No. 2006-124, Palmer Recording District,

thence following the perimeter of the New Wasilla Airport Add. 2 to the center 1/4, Section 13, Township 17 North, Range 2 West, Seward Meridian, Alaska,

thence easterly to the 1/4 corner common with Section 13, Township 17 North, Range 2 West, and Section 18, Township 17 North, Range 1 West, Seward Meridian, Alaska,

thence northerly to the north 1/16 corner common to said Sections 13 and 18,

thence easterly along the south boundary of the N 1/2 NW 1/4 of Section 18, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the west right-of-way line of S. Mack **Drive**,

thence southerly along the west right-of-way line of S. Mack **Drive** to the point of intersection with the south right-of-way line of S. Knik-Goose Bay Road,

thence easterly along the south right-of-way line of S. Knik-Goose Bay Road to the northwest corner of Lot 2, **Fern Plaza** Subdivision, Plat No. **2009-71**, Palmer Recording District,

thence southeasterly to the southwest corner of **Lot 3, Fern Plaza Subdivision, Plat No. 2009-71, Palmer Recording District,**

thence easterly along the southerly property line of **Lot 3, Fern Plaza Subdivision, Plat No. 2009-71, Palmer Recording District,** to the west right-of-way line of S. Fern Street,

thence southerly along the west right-of-way line of S. Fern Street to a point along the center line of W. Mint Drive,

thence easterly along the southern boundaries of Independence Estates Subdivision, Plat No. 77-085, Palmer Recording District; Ravenswood Subdivision Division 3, Plat No. 83-086, Palmer Recording District; and Bay View Gardens Subdivision, Plat No. 77-010, Palmer Recording District, to the east right-of-way line of S. Togiak Avenue,

thence northerly along the east right-of-way line of S. Togiak Avenue and an extension of said right-of-way line, to the east-west 1/4 line of Section 14, Township 17 North, Range 1 West, Seward Meridian, Alaska,

thence easterly along the east-west 1/4 line of Sections 14 and 13, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the 1/4 corner common to Section 13, Township 17 North, Range 1 West, and Section 18, Township 17 North, Range 1 East, Seward Meridian, Alaska,

thence northerly along the Seward Meridian line to the north 1/16 corner common to Section 13, Township 17 North, Range 1 West, and Section 18, Township 17 North, Range 1 East, Seward Meridian, Alaska,

thence easterly to the southerly lot corner of **Seward Meridian Commercial Condos, Plat No. 2011-48**, Palmer Recording District,

thence northeasterly along the easterly boundary of **Seward Meridian Commercial Condos, Plat No. 2011-48**, Palmer Recording District, to the southerly right-of-way line of the E. George Parks Highway,

thence northerly across the E. George Parks Highway on a line perpendicular to the alignment, to the northerly right-of-way line of said highway,

thence westerly along the northerly right-of-way line of the E. George Parks Highway to the intersection with the Seward Meridian line,

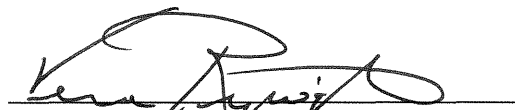
thence northerly along the Seward Meridian line to the south 1/16 corner common to Section 12, Township 17 North, Range 1 West and Section 7, Township 17 North, Range 1 East, Seward Meridian, Alaska,

thence westerly to the southeast corner of Lot 16, Block 4, Happy Mountain Estates Subdivision, which is the true point of beginning of this description. Containing **8,669.6** acres more or less.

B. The boundaries of the city as above described were the effective city limits as of **January 13, 2014**.

**Section 4. Effective date.** This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on January 13, 2014.

  
VERNE E. RUPRIGHT, Mayor

ATTEST:

  
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KRISTIE SMITHERS, MMC, City Clerk

[SEAL]

## CITY COUNCIL LEGISLATION STAFF REPORT

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**Ordinance Serial No. 14-05: Approving the assignment of Commercial (C) zoning to Lots 3C and 3D of Olympic Subdivision – Plat No. 2006-86, Lots 3B-1 and 3B-2 of Olympic Subdivision – Plat No. 2007-82, and Lot A16 (Waiver Parcel No. 2) – Refile Waiver 94-5W, which were recently annexed into the City of Wasilla and amending WMC 1.16.010, City Limits, to update the city boundary to include these lots.**

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

Date: 11/25/2013

Agenda of: 12/9/2013

Route to:	Department Head	Signature	Date
X	Public Works Director	<i>[Signature]</i>	12/2/13
X	Finance Director	<i>[Signature]</i>	11-27-13
X	Deputy Administrator	<i>[Signature]</i>	11-27-13
X	City Clerk	<i>[Signature]</i>	12/3/13

Reviewed by Mayor Verne E. Rupright: *[Signature]*

**Fiscal Impact:**  yes or  no

**Attachments:** Ordinance Serial No. 14-05 (1 page)  
 Planning Commission Resolution Serial No. 13-13 (4 pages)  
 Draft Planning Commission Minutes (3 pages)  
 Planning Commission Packet (20 pages)

**Summary Statement:** On October 9, 2013, the Local Boundary Commission approved the annexation of the subject lots into the City of Wasilla. As required by WMC 16.08.140, all territory annexed into the City must be placed in an appropriate zoning district and must have a recommendation from the Planning Commission based on existing and proposed land uses and the City's Comprehensive Plan. The Planning Commission conducted a hearing regarding to determine the appropriate zoning on November 12, 2013. After reviewing the record and considering staff's recommendation, they voted unanimously to recommend that the City Council assign a Commercial (C) zoning designation to these lots.

**Staff Recommendation:** Introduce and set for public hearing Ordinance Serial No. 14-05.

By: Planning  
Public Hearing: 11/12/13  
Adopted: 11/12/13

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

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL APPROVE THE ASSIGNMENT OF COMMERCIAL (C) ZONING TO LOTS 3C AND 3D OF OLYMPIC SUBDIVISION, PLAT NO. 2006-86, LOTS 3B-1 AND 3B-2 OF OLYMPIC SUBDIVISION, PLAT NO. 2007-82, AND LOT A16 (WAIVER PARCEL NO. 2) AS DESCRIBED IN REFILE WAIVER 94-5W, WHICH WERE RECENTLY ANNEXED INTO THE CITY OF WASILLA.**

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WHEREAS, Olympic Investments LLC, George and Debbi Karatzas, and Valley Real Estate LLC, property owners submitted a request to the City of Wasilla to have the subject parcels annexed into the City of Wasilla; and

WHEREAS, the Wasilla City Council authorized the submittal of the petition to annex the subject parcels into the City of Wasilla on April 22, 2013; and

WHEREAS, the Local Boundary Commission approved the annexation of the subject parcels on October 3, 2013; and

WHEREAS, WMC 16.08.140 requires that all land that is annexed into the City shall be placed in an appropriate zoning district by recommendation of the Planning Commission based upon existing and proposed land use and the City Comprehensive Plan; and

WHEREAS, the City Planner prepared a staff report requesting a recommendation of approval from the Wasilla Planning Commission to the Wasilla City Council to assign Commercial (C) zoning to the subject parcels; and

WHEREAS, this zoning assignment was reviewed under the same process as a rezoning by the Wasilla Planning Commission; 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 applicant, the 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

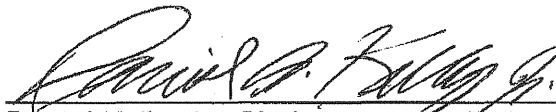
WHEREAS, the Wasilla Planning Commission adopted Findings of Fact, attached as Exhibit A, summarizing basic facts and reasoning of the Commission; and

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, approves this resolution that forwards a recommendation of approval to the Wasilla City Council.

ADOPTED by the Wasilla Planning Commission on November 12, 2013.

APPROVED:

  
Daniel Kelly, Jr., Chairman      Date  
11/13/13

ATTEST:

  
Tina Crawford, City Planner

VOTE:      Passed Unanimously

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 13-13**  
**FINDINGS OF FACT – Section 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 City of Wasilla to comply with the annexation requirements in WMC 16.08.140. This section requires that all annexed properties be placed in an "appropriate zoning district(s) by recommendation of the commission based upon existing and proposed land use and the comprehensive plan." The proposed Commercial zoning district is consistent with the existing commercial uses on the subject parcels and other parcels in the immediate area.

**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 parcels total approximately 76.6 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, notices were mailed to all property owners within 1200' as required.

**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 existing uses substantially comply with the applicable provisions of Section 16.16.050 General Approval Criteria. Additional in-depth review for consistency with Title 16 will be done by planning staff upon receipt of permit applications for any future development on these parcels.

**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:** This criterion is met since these parcels 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:** Four comments were received by review agencies and one by a neighboring property owner. The neighbor was in support of the zoning. Only two of the review agencies had comments/concerns, which were advisory in nature. Copies of the comments are included in the packet. Any additional comments by review agencies will be addressed at time of any future development.

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

**FINDING:** This criterion is met since this area is currently developed commercially and the existing development of the parcels is commercial. Also, it is a logical extension of the commercial zoning currently existing on properties located in close proximity to the Parks Highway and will provide additional commercially zoned property to provide commercial services to the City residents and Borough residents in the surrounding areas.

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

**FINDING:** This criterion is met since this area is currently developed commercially and the existing development of the parcels is commercial. Also, it is a logical extension of the commercial zoning currently existing on properties located in close proximity to the Parks Highway and will provide additional commercially zoned property to provide commercial services to the City residents and Borough residents in the surrounding areas.

**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. This 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. 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, which is proposed for these parcels, allows a wide range of commercial uses in appropriate locations.

**REGULAR MEETING**

**I. CALL TO ORDER**

The regular meeting of the Wasilla Planning Commission was called to order at 7:00 PM, November 12, 2013, in Council Chambers of City Hall, Wasilla, Alaska by Daniel Kelly, Jr., Chairman.

**II. ROLL CALL**

Commissioners present and establishing a quorum were:

- Vacant, Seat A
- Mr. Daniel Kelly, Jr., Seat B
- Ms. Jessica Dean, Seat C
- Vacant, Seat D
- Ms. Glenda Ledford, Seat E
- Mr. William Green, Seat F

Commissioner absent and not excused was:

- Mr. Jesse Sumner, Seat G

Staff in attendance were:

- Mr. Bert Cottle, Deputy Administrator
- Mr. Archie Giddings, Public Work Director
- Ms. Tina Crawford, City Planner
- Ms. Tahirih Revet, Planning Clerk

**III. PLEDGE OF ALLEGIANCE**

- A. Chair Kelly led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**V. REPORTS**

- A. City Deputy Administrator

Mr. Cottle provided a brief report on the upcoming legislative session and City priorities.

- B. City Public Works Director

Mr. Giddings stated that the budget goals and initiatives will be discussed with the City Council on November 13, 2013.

- C. City Attorney

No Report Given

E. City Planner

Ms. Crawford provided an overview of the agenda items for the upcoming December 10, 2013 Planning Commission meeting and gave an update on the status of the MEA appeal.

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

No one spoke.

**VII. CONSENT AGENDA**

A. Minutes of October 8, 2013, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. PUBLIC HEARING

1. Item: Rezone #13-01 (Reso. No. 13-13)  
Petitioner: City of Wasilla  
Property Owners: Olympic Investments LLC  
George and Debbi Karatzas  
Valley Real Estate LLC  
  
Request: Assign Commercial (C) zoning designation to five parcels recently annexed into the City limits.  
  
Total Area: 76.6 acres  $\pm$   
Parcels: Lots 3C and 3D of Olympic Subdivision, Plat No. 2006-86, Lots 3B-1 and 3B-2 of Olympic Subdivision, Plat No. 2007-82, and Lot A16, Waiver Parcel No. 2, as described in the Refile Waiver 94-5W.  
  
Location: Generally located at the southwest and southeast corners at the intersection of the Parks Highway and Lamont Circle and extending south around the western end of Jacobsen Lake.

a. City Staff

Ms. Crawford provided a report regarding the request to assign a Commercial zoning designation to five parcels that were recently annexed into the City limits.

b. Applicant

The City of Wasilla is the applicant.

c. Private person supporting or opposing the proposal

Chair Kelly opened the public hearing.

With no one seeking to provide comments, Chair Kelly closed the public hearing.

d. Applicant

No additional comments were provided.

MOTION: Commissioner Green moved to approve Resolution Serial No. 13-13, as presented.

VOTE: The motion to approved Resolution Serial No. 13-13, passed unanimously.

**IX. UNFINISHED BUSINESS** *(five minutes per person)*  
No unfinished business.

**X. COMMUNICATIONS**  
No statements made regarding the following items.  
A. Permit Information  
B. Enforcement Log

**XI. AUDIENCE COMMENTS**  
No comments.

**XII. STAFF COMMENTS**  
No comments.

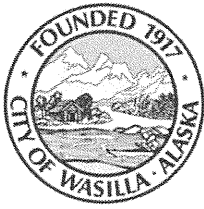
**XIII. COMMISSION COMMENTS**  
Commissioner Dean and Chair Kelly both wished everyone a Happy Thanksgiving.

**IVX. ADJOURNMENT**  
The regular meeting adjourned at 7:27 PM.

ATTEST: \_\_\_\_\_ DANIEL KELLY, JR., Chairman Date

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

Adopted by the Wasilla Planning Commission -, 2013.



**Staff Report:** Case # R13-01  
**Prepared by:** Planning Staff  
**Meeting date:** November 12, 2013

## I. SUMMARY FACTS:

**Applicant:** City of Wasilla

**Property Owners:** Olympic Investments LLC  
George and Debbi Karatzas  
Valley Real Estate LLC

**Proposal:** Assign Commercial (C) zoning designation to five parcels recently annexed into the City limits. Note: As part of the next amendment to the City Comprehensive Plan, a Mixed Use (MU) future land use designation will be assigned to these parcels.

**Parcels:** Lots 3C and 3D of Olympic Subdivision, Plat No. 2006-86, Lots 3B-1 and 3B-2 of Olympic Subdivision, Plat No. 2007-82, and Lot A16, Waiver Parcel No. 2, as described in the Refile Waiver 94-5W.

**Location:** Generally located at the southwest and southeast corners at the intersection of the Parks Highway and Lamont Circle and extending south around the western end of Jacobsen Lake.

**Parcel size:** Total acreage – 76.6± acres

**Existing Zoning:** None

**Future Land Use:** None

## II. STAFF RECOMMENDATION:

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

## III. SUMMARY OF REQUEST

The purpose of this request is to assign a zoning and future land use designation to five parcels totaling 76.6± acres that were recently annexed into the city limits.

Public hearing notices were mailed to 80 property owners within a 1,200 foot radius and 25 review agencies on October 8, 2013 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).

#### IV. APPLICABLE PROVISIONS

The following requirements from WMC 16.16.070 are applicable to this request for rezoning property within the City of Wasilla:

#### V. FINDINGS

**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 City of Wasilla to comply with the annexation requirements in WMC 16.08.140. This section requires that all annexed properties be placed in an “appropriate zoning district(s) by recommendation of the commission based upon existing and proposed land use and the comprehensive plan.” The proposed Commercial zoning district is consistent with the existing commercial uses on the subject parcels and other parcels in the immediate area.

**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 parcels total approximately 76.6 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, notices were mailed to all property owners within 1200' as required.



**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 existing uses substantially comply with the applicable provisions of Section 16.16.050 General Approval Criteria. Additional in-depth review for consistency with Title 16 will be done by planning staff upon receipt of permit applications for any future development on these parcels.

**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:** This criterion is met since these parcels 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:** Four comments were received by review agencies and one by a neighboring property owner. The neighbor was in support of the zoning. Only two of the review agencies had comments/concerns, which were advisory in nature. Copies of the comments are included in the packet. Any additional comments by review agencies will be addressed at time of any future development.

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

**STAFF FINDING:** This criterion is met since this area is currently developed commercially and the existing development of the parcels is commercial. Also, it is a logical extension of the commercial zoning currently existing on properties located in close proximity to the Parks Highway and will provide additional commercially zoned property to provide commercial services to the City residents and Borough residents in the surrounding areas.

**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 along the Parks Highway to the east. It is also consistent with the existing and proposed use of the property.

**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.

This 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:

- 1.2.4.1. *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, which is proposed for these parcels, allows a wide range of commercial uses in appropriate locations.

**VIII. RECOMMENDATION**

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



# MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

## Real Property Detail for Account: 5888000L003C

Site Information  
 Account Number 5888000L003C Subdivision OLYMPIC  
 Parcel ID 31086 City None  
 TRS S17N02W12 Map  
 Abbreviated Description (Not for Conveyance) OLYMPIC LOT 3C Tax Map HO09 Interactive WebMap

Site Address 270 S LAMONT CIR  
 Ownership  
 Owners OLYMPIC INVESTMENTS LLC Buyers  
 Primary Owner's Address PO BOX 873088 WASILLA AK 99687-3088 Primary Buyer's Address

Appraisal Information (Show Building Information)				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2013	\$110,300.00	\$0.00	\$110,300.00	2013	\$110,300.00	\$0.00	\$110,300.00
2012	\$110,300.00	\$0.00	\$110,300.00	2012	\$110,300.00	\$0.00	\$110,300.00
2011	\$110,300.00	\$0.00	\$110,300.00	2011	\$110,300.00	\$0.00	\$110,300.00

Tax/Billing Information				Recorded Documents		Recording Info (offsite link to DNR)
Year	Certified	Zone Mill	Tax Billed	Date	Type	
2013	Yes	0037 15.842	\$1747.38			
2012	Yes	0037 15.63	\$1723.99			
2011	Yes	0037 15.638	\$1724.66			

Tax Account Status †							
Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total	
Current	\$873.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

Land and Miscellaneous			
Gross Acreage	Taxable Acreage	Fire Service Area	Road Service Area
12.25	12.25	130 Wasilla Lakes FSA	027 Meadow Lakes RSA

\* Total Assessed is net of exemptions and deferments. Last Updated: 10/4/2013 4:01:32 AM  
 \*\*Payments, interest, penalties, and other charges posted after Last Update Date are not reflected in balances.  
 † If account is in foreclosure, payment must be in certified funds.



# MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

## Real Property Detail for Account: 5888000L003D

**Site Information**

Account Number	5888000L003D	Subdivision	OLYMPIC		
Parcel ID	88130	City	None		
TRS	S17N02W12	Map		Tax Map	Interactive
Abbreviated Description (Not for Conveyance)	OLYMPIC LOT 3D			HO09	WebMap

Site Address 172 S LAMONT CIR  
 Site Address 208 S LAMONT CIR

**Ownership**

Owners	OLYMPIC INVESTMENTS LLC	Buyers	
Primary Owner's Address	PO BOX 873088 WASILLA AK 99687-3088	Primary Buyer's Address	

**Appraisal Information (Show Building Information)**

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2013	\$184,600.00	\$389,400.00	\$574,000.00	2013	\$184,600.00	\$389,400.00	\$574,000.00
2012	\$184,600.00	\$402,500.00	\$587,100.00	2012	\$184,600.00	\$402,500.00	\$587,100.00
2011	\$184,600.00	\$400,100.00	\$584,700.00	2011	\$184,600.00	\$400,100.00	\$584,700.00

**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Recording Info (offsite link to DNR)
					Date	Type
2013	Yes	0037	15.842	\$9093.31		
2012	Yes	0037	15.63	\$9176.38		
2011	Yes	0037	15.636	\$9142.37		

**Tax Account Status †**

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total
Current	\$4,546.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Land and Miscellaneous**

Gross Acreage	Taxable Acreage	Fire Service Area	Road Service Area
5.10	5.10	130 Wasilla Lakes FSA	027 Meadow Lakes RSA

\* Total Assessed is net of exemptions and deferrals.

Last Updated: 10/4/2013 4:01:32 AM

\*\*Payments, interest, penalties, and other charges posted after Last Update Date are not reflected in balances.

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# MATANUSKA-SUSITNA BOROUGH

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Owner Search

## Real Property Detail for Account: 6702000L003B-1

**Site Information**

Account Number	6702000L003B-1	Subdivision	OLYMPIC RSB L/3B		
Parcel ID	505772	City	None		
TRS	S17N02W12	Map		Tax Map	Interactive
Abbreviated Description (Not for Conveyance)	OLYMPIC RSB L/3B LOT 3B-1			HO09	WebMap

**Site Address**

Ownership		Buyers	
Owners	OLYMPIC INVESTMENTS LLC	Primary Buyer's Address	
Primary Owner's Address	PO BOX 873088 WASILLA AK 99687-3088		

**Appraisal Information (Show Building Information)**

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2013	\$170,200.00	\$0.00	\$170,200.00	2013	\$170,200.00	\$0.00	\$170,200.00
2012	\$170,200.00	\$0.00	\$170,200.00	2012	\$170,200.00	\$0.00	\$170,200.00
2011	\$170,200.00	\$0.00	\$170,200.00	2011	\$170,200.00	\$0.00	\$170,200.00

**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Recording Info (offsite link to DNR)
					Date	Type
2013	Yes	0037	15.842	\$2686.31		
2012	Yes	0037	15.83	\$2660.23		
2011	Yes	0037	15.836	\$2661.25		

**Tax Account Status †**

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total
Current	\$1,348.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land and Miscellaneous	Taxable Acreage	Fire Service Area	Road Service Area
Gross Acreage	46.82	130 Wasilla Lakes FSA	027 Meadow Lakes RSA
46.82	46.82		

\* Total Assessed is net of exemptions and deferrals.

Last Updated: 10/4/2013 4:01:32 AM

\*\*Payments, interest, penalties, and other charges posted after Last Update Date are not reflected in balances.

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# MATANUSKA-SUSITNA BOROUGH

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Owner Search

## Real Property Detail for Account: 6702000L003B-2

**Site Information**

Account Number	6702000L003B-2	Subdivision	OLYMPIC RSB L/3B		
Parcel ID	505773	City	None		
TRS	S17N02W12	Map			
Abbreviated Description (Not for Conveyance)	OLYMPIC RSB L/3B LOT 3B-2		Tax Map HO09		Interactive WebMap

Site Address	121 S LAMONT CIR				
Ownership					
Owners	KARATZAS GEORGE M & DEBBI	Buyers			
Primary Owner's Address	PO BOX 872584 WASILLA AK 99687-2584	Primary Buyer's Address			

Appraisal Information (Show Building Information)

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2013	\$120,600.00	\$738,200.00	\$858,800.00	2013	\$120,600.00	\$738,200.00	\$858,800.00
2012	\$120,600.00	\$772,000.00	\$892,600.00	2012	\$120,600.00	\$772,000.00	\$892,600.00
2011	\$120,600.00	\$617,600.00	\$738,200.00	2011	\$120,600.00	\$617,600.00	\$738,200.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2013	Yes	0037	15.842	\$13605.11	1/25/2011	<u>WARRANTY DEED (ALL TYPES)</u>	<u>Palmer 2011-001697-0</u>
2012	Yes	0037	15.63	\$13951.34			
2011	Yes	0037	15.636	\$11542.50			

Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total
Current	\$8,802.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Fire Service Area	Road Service Area
1.91	1.91	130 Wasilla Lakes FSA	027 Meadow Lakes RSA

\* Total Assessed is net of exemptions and deferments.

Last Updated: 10/4/2013 4:01:32 AM

\*\*Payments, interest, penalties, and other charges posted after Last Update Date are not reflected in balances.

† If account is in foreclosure, payment must be in certified funds.



# MATANUSKA-SUSITNA BOROUGH

[Search Again](#)

Owner Search

## Real Property Detail for Account: 17N02W12A016

**Site Information**

Account Number	17N02W12A016	Subdivision		Tax Map	HO09	Interactive WebMap
Parcel ID	87883	City	None			
TRS	S17N02W12	Map				
Abbreviated Description (Not for Conveyance)	TOWNSHIP 17N RANGE 2W SECTION 12 LOT A16					

Site Address	3912 W PARKS HWY		
Ownership	VALLEY REAL ESTATE LLC		
Owners	VALLEY REAL ESTATE LLC	Buyers	
Primary Owner's Address	PO BOX 873088 WASILLA AK 99687-3088	Primary Buyer's Address	

**Appraisal Information (Show Building Information)**

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2013	\$609,800.00	\$0.00	\$609,800.00	2013	\$609,800.00	\$0.00	\$609,800.00
2012	\$609,800.00	\$0.00	\$609,800.00	2012	\$609,800.00	\$0.00	\$609,800.00
2011	\$609,800.00	\$0.00	\$609,800.00	2011	\$609,800.00	\$0.00	\$609,800.00

**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed
2013	Yes	0037	15.842	\$9680.45
2012	Yes	0037	15.63	\$9531.17
2011	Yes	0037	15.636	\$9534.84

**Recorded Documents**

Date	Type
7/24/2008	QUITCLAIM DEED (ALL TYPE)
8/17/2006	QUITCLAIM DEED (ALL TYPE)
1/9/2004	QUITCLAIM DEED (ALL TYPE)

**Recording Info (offsite link to DNR)**

<a href="#">Palmer 2008-016858-0</a>
<a href="#">Palmer 2005-022168-0</a>
<a href="#">Palmer 2004-000625-0</a>

**Tax Account Status †**

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total
Current	\$4,830.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Land and Miscellaneous**

Gross Acreage	Taxable Acreage	Fire Service Area	Road Service Area
9.18	9.18	130 Wasilla Lakes FSA	027 Meadow Lakes RSA

\* Total Assessed is net of exemptions and deferrals.

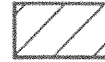
\*\*Payments, interest, penalties, and other charges posted after Last Update Date are not reflected in balances.

† If account is in foreclosure, payment must be in certified funds.

Last Updated: 10/4/2013 4:01:32 AM

# MSB Map HO 09

T17N, R02W, Sec. 12: Lots 3B-1, 3B-2, 3C, 3D of Olympic Sub. & MSB Waiver No. 94-5W (Refiled) Lot 2; T17N, R02W, Sec. 12, A016, all approximately 76 acres.

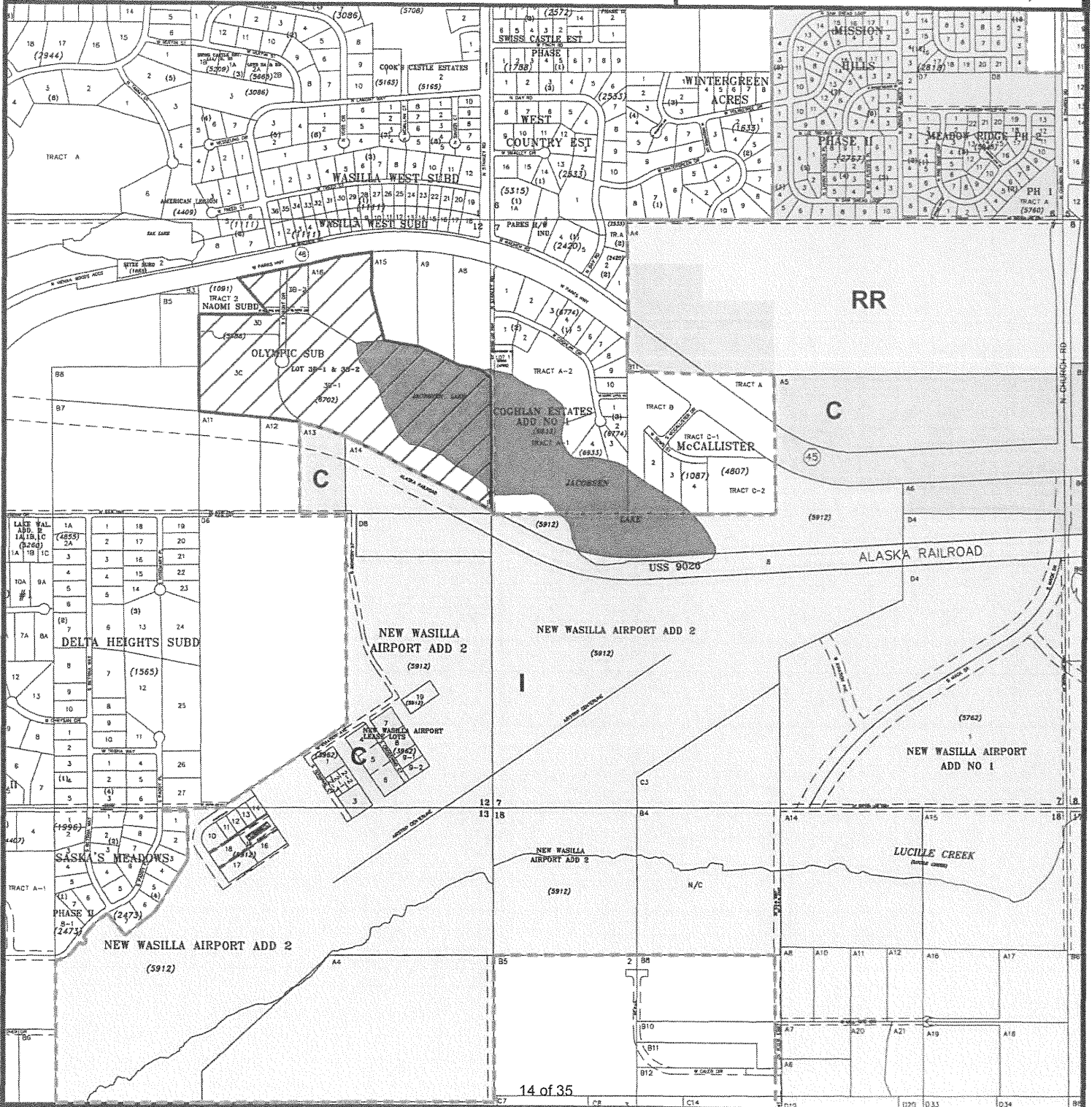


SUBJECT PROPERTIES



CITY OF WASILLA  
BOUNDARY

SCALE IN FEET





NOTICE OF PUBLIC HEARING - REZONE

DATE: 10-08-13

CASE: R13-01

APPLICANT: City of Wasilla

OWNERS: Olympic Investments LLC, George and Debbi Karatzas, and Valley Real Estate LLC

REQUEST: To zone previously unzoned properties included in recent annexation by the City of Wasilla to **C-Commercial**. Subject parcels total 76.6 +/- acres and includes Lots 3C and 3D of Olympic Subdivision, Plat No. 2006-86, Lots 3B-1, 3B-2 of Olympic Subdivision, Plat No. 2007-82, Lot A16, Waiver Parcel No. 2, as described in the Refile Waiver 94-5W.

You are being notified of this proposed action in accordance with Chapter 16.12 of the Wasilla Municipal Code, as you own property within 1,200 feet of the subject parcel.

A public hearing on this request is scheduled for **November 12, 2013 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. Herring Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this rezone request must reach the Planning Office on or before **November 1, 2013** 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 Robert Friesen

Address 2929 Church Rd Wasilla

Lot 3, 3+36 Block 1 Subdivision Wasilla West

Comments: It would only make sence to zone this commercial as Wasilla has very little land zoned that way, and all surrounding land is used as commercial right now.

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

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

1111B01L002  
FRIESEN ROBERT G & GLORIA R  
2929 N CHURCH RD  
WASILLA, AK 99654

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US POSTAGE \$00.46<sup>0</sup>

ZIP 99654  
041L11222587

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NOV 01 2013

Planning Office  
City of Wasilla

NOTICE OF PUBLIC HEARING

## Tahirih Revet

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**From:** Robertson, Roy A (DEC) <roy.robertson@alaska.gov>  
**Sent:** Thursday, October 10, 2013 8:21 AM  
**To:** Planning  
**Subject:** Case R13-01

In order to alter, renovate, or improve a public water system or any part of one the owner must have prior written approval of engineering plans from the State of Alaska Department of Environmental Conservation. [18 AAC 80.200] Depending on the use of the property the water systems serving the development may be public water systems regulated by the State of Alaska Department of Environmental Conservation.

**Roy Robertson, P.E.**

**Engineer I**

Drinking Water Program

Alaska Department of Environmental Conservation

1700 E. Bogard Rd., Bldg B, Suite 103

Wasilla AK. 99654

Tel: (907) 376-1862

Fax: (907) 376-2382



## MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9859 • Fax (907) 745-9876

### MEMORANDUM

**DATE:** 18 October 2013  
**TO:** City of Wasilla, Planning Office  
**FROM:** Heather Ralston, Archaeological Site Supervisor  
**SUBJECT:** Rezone  
**TITLE:** Olympic Subdivision Rezone to Commercial  
**LEGAL:** Sec 12, T17N, R02W  
**CASE:** R13-01

### **SPECIAL NOTE: CULTURAL RESOURCES SURVEY ADVISED**

MSB Cultural Resources Division staff has reviewed the above application and finds that there are no *recorded* sites on said property, but there are seven known recorded sites within the same section as the said property. This conclusion was derived through research of documented sites on file in the Matanuska-Susitna Borough Cultural Resources Division office, and Alaska Office of History and Archaeology office.

While we have no objection to the proposed use rezone, we advise a cultural resources survey for this parcel because its location and topography, especially the vicinity of the property to Jacobsen Lake, indicate that traces of prehistoric and/or historic activities may be present. The survey will not affect ownership of sites or artifacts located within the property (they belong to the property owner) nor will it obstruct or delay the application process. The survey will be conducted by our office at no cost to the property owner.

The purpose of the survey is to locate, document and photograph cultural resources for a confidential inventory of reported historic and prehistoric sites within the Borough. This helps archaeologists understand and interpret settlement patterns and lifeways of our area for current and future generations. In addition, we will provide a survey report to the property owner if cultural resources are found on their parcel.

Please ask the property owner to contact our office at (907)746-2862 to arrange for us to conduct the survey. We appreciate your assistance in helping us document our borough's past.

Sincerely,

Heather Ralston

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NOTE §A.S.11.46.482 (a) of the Alaska Statutes states that

- (a) A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable ground to believe the person has such a right ...  
(3) If a person knowingly  
(A) defaces, damages or desecrates a cemetery or the contents of a cemetery or a tomb, grave, or memorial regardless of whether the tomb, grave, or memorial is in a cemetery or whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost, or neglected; (B) removes human remains or associated burial artifacts from a cemetery, tomb, grave, or memorial regardless of whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost or neglected.

## Tahirih Revet

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**From:** Heather Ralston <Heather.Ralston@matsugov.us>  
**Sent:** Friday, October 18, 2013 9:35 AM  
**To:** Planning  
**Subject:** Case R13-01  
**Attachments:** Survey Advised - Olymic Investmens & City of Wasilla.doc

To Whom it May Concern,

Attached are the MSB Cultural Resources Department's comments in regards to Case # R13-01.

Thank you,

### *Heather Ralston*

Archaeological Site Supervisor  
Matanuska-Susitna Borough  
[heather.ralston@matsugov.us](mailto:heather.ralston@matsugov.us)  
907-232-4112 (cell)  
907-745-9655 (Office)

NOTICE OF PUBLIC HEARING - REZONE

DATE: 10-08-13

RECEIVED

CASE: R13-01

APPLICANT: City of Wasilla

OCT 09 2013

OWNERS: Olympic Investments LLC, George and Debbi Kaptzas and Miley Real Estate LLC

PLATTING

REQUEST: To zone previously unzoned properties included in recent annexation by the City of Wasilla to **C-Commercial**. Subject parcels total 76.6 +/- acres and includes Lots 3C and 3D of Olympic Subdivision, Plat No. 2006-86, Lots 3B-1, 3B-2 of Olympic Subdivision, Plat No. 2007-82, Lot A16, Waiver Parcel No. 2, as described in the Refile Waiver 94-5W.

You are being notified of this proposed action in accordance with Chapter 16.12 of the Wasilla Municipal Code, as you own property within 1,200 feet of the subject parcel.

A public hearing on this request is scheduled for **November 12, 2013 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. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this rezone request must reach the Planning Office on or before November 1, 2013 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: *No apparent platting action required. Platting was no comment*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ *Paul*  
\_\_\_\_\_



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<sup>SM</sup>  
10/08/2013  
US POSTAGE \$00.46<sup>00</sup>



ZIP 99654  
041L11222587

RECEIVED

OCT 15 2013

Planning Office  
City of Wasilla

FIRST CLASS

Matanuska-Susitna Borough

OCT 09 2013

RECEIVED

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING, REZONE  
Matanuska-Susitna Borough  
Development Services

DATE: 10-08-13

OCT 09 2013

CASE: R13-01

APPLICANT: City of Wasilla

RECEIVED

OWNERS: Olympic Investments LLC, George and Debbi Karatzas, and Valley Real Estate LLC

REQUEST: To zone previously unzoned properties included in recent annexation by the City of Wasilla to C-Commercial. Subject parcels total 76.6 +/- acres and includes Lots 3C and 3D of Olympic Subdivision, Plat No. 2006-86, Lots 3B-1, 3B-2 of Olympic Subdivision, Plat No. 2007-82, Lot A16, Waiver Parcel No. 2, as described in the Refile Waiver 94-5W.

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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: \_\_\_\_\_

Open Cases Y or N N SpUD Y or N N

6702000L003B-2

FIRM # 8060 Zone X

B-1

Comments: \_\_\_\_\_

58880002003C

3D

Date: 10/11/13 By: [Signature]

1091000T002



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

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

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10/08/2013  
USPS POSTAGE \$00.46<sup>0</sup>

ZIP 99654  
041L1122587

FIRST CLASS  
Matanuska-Susitna Borough

OCT 09 2013

RECEIVED

NOTICE OF PUBLIC HEARING

By: Planning  
Public Hearing: 11/12/13  
Adopted:

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

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL APPROVE THE ASSIGNMENT OF COMMERCIAL (C) ZONING TO LOTS 3C AND 3D OF OLYMPIC SUBDIVISION, PLAT NO. 2006-86, LOTS 3B-1 AND 3B-2 OF OLYMPIC SUBDIVISION, PLAT NO. 2007-82, AND LOT A16 (WAIVER PARCEL NO. 2) AS DESCRIBED IN REFILE WAIVER 94-5W, WHICH WERE RECENTLY ANNEXED INTO THE CITY OF WASILLA.**

---

WHEREAS, Olympic Investments LLC, George and Debbi Karatzas, and Valley Real Estate LLC, property owners submitted a request to the City of Wasilla to have the subject parcels annexed into the City of Wasilla; and

WHEREAS, the Wasilla City Council authorized the submittal of the petition to annex the subject parcels into the City of Wasilla on April 22, 2013; and

WHEREAS, the Local Boundary Commission approved the annexation of the subject parcels on October 3, 2013; and

WHEREAS, WMC 16.08.140 requires that all land that is annexed into the City shall be placed in an appropriate zoning district by recommendation of the Planning Commission based upon existing and proposed land use and the City Comprehensive Plan; and

WHEREAS, the City Planner prepared a staff report requesting a recommendation of approval from the Wasilla Planning Commission to the Wasilla City Council to assign Commercial (C) zoning to the subject parcels; and

WHEREAS, this zoning assignment was reviewed under the same process as a rezoning by the Wasilla Planning Commission; 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 applicant, the 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, approves this resolution that forwards a recommendation of approval to the Wasilla City Council.

ADOPTED by the Wasilla Planning Commission on --, 2013.

APPROVED:

ATTEST:

\_\_\_\_\_  
Daniel Kelly, Jr., Chairman                      Date

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



**EXHIBIT A**  
**Wasilla Planning Commission Resolution 13-13**  
**FINDINGS OF FACT – Section 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 City of Wasilla to comply with the annexation requirements in WMC 16.08.140. This section requires that all annexed properties be placed in an “appropriate zoning district(s) by recommendation of the commission based upon existing and proposed land use and the comprehensive plan.” The proposed Commercial zoning district is consistent with the existing commercial uses on the subject parcels and other parcels in the immediate area.

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 parcels total approximately 76.6 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, notices were mailed to all property owners within 1200’ as required.

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 existing uses substantially comply with the applicable provisions of Section 16.16.050 General Approval Criteria. Additional in-depth review for consistency with Title 16 will be done by planning staff upon receipt of permit applications for any future development on these parcels.

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: This criterion is met since these parcels 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: Four comments were received by review agencies and one by a neighboring property owner. The neighbor was in support of the zoning. Only two of the review agencies had comments/concerns, which were advisory in nature. Copies of the comments are included in the packet. Any additional comments by review agencies will be addressed at time of any future development.

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

FINDING: This criterion is met since this area is currently developed commercially and the existing development of the parcels is commercial. Also, it is a logical extension of the commercial zoning currently existing on properties located in close proximity to the Parks Highway and will provide additional commercially zoned property to provide commercial services to the City residents and Borough residents in the surrounding areas.

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

FINDING: This criterion is met since this area is currently developed commercially and the existing development of the parcels is commercial. Also, it is a logical extension of the commercial zoning currently existing on properties located in close proximity to the Parks Highway and will provide additional commercially zoned property to provide commercial services to the City residents and Borough residents in the surrounding areas.

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. This 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. 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, which is proposed for these parcels, allows a wide range of commercial uses in appropriate locations.