

By: Planning
Public Hearing: 03/08/16
Adopted: 03/08/16

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 16-04**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL AMEND TITLE 16 OF THE WASILLA MUNICIPAL CODE TO ADD SECTION 16.20.040, DOWNTOWN OVERLAY DISTRICT, THAT ESTABLISHES A DOWNTOWN OVERLAY DISTRICT AND ADOPTS DESIGN STANDARDS FOR DEVELOPMENT AND REDEVELOPMENT ON PROPERTIES WITHIN THE DOWNTOWN OVERLAY DISTRICT.

WHEREAS, the Wasilla City Council adopted the Wasilla Comprehensive Plan in 2011 that contains goals, objectives, and actions to promote and encourage development and redevelopment within the downtown area, which included the need to adopt a downtown area plan and downtown overlay district and design standards; and

WHEREAS, the Wasilla City Council adopted the Wasilla Downtown Area Plan in 2013 that contains goals, objectives, and policies to create an attractive, walkable, and vibrant downtown, including the need to create a downtown overlay district and design standards; and

WHEREAS, the Planning Commission is required to make a recommendation to the Wasilla City Council for all amendments to the Wasilla Land Development Code (Title 16 of the Wasilla Municipal Code); and

WHEREAS, the Planning Commission approved Resolution Serial No. 15-03(AM) on February 10, 2015 recommending that the City Council adopt a downtown overlay district and design standards to guide development and redevelopment within the downtown; and

WHEREAS, the City Council held public meetings regarding adoption of the downtown overlay district and design standards on April 27, 2015, May 11, 2015, May 26, 2015, and June 8, 2015 (Resolution Serial No. 15-06); and

WHEREAS, after extensive testimony by the business/property owners, the Planning Commission, and staff at the three meetings, the City Council voted unanimously on June 8, 2015 to send the downtown overlay district and design standards back to the Planning Commission for further review and consideration; and

WHEREAS, on July 27, 2015, the City Council determined that a temporary committee was needed to meet with the Planning Commission and make recommendations regarding amendments to the downtown overlay district and design standards that address business and property owners concerns [Res. Serial No. 15-23(AM)]; and

WHEREAS, three business owners and two residents were appointed to the Downtown Overlay District Committee by the Mayor and confirmed by the City Council on September 28, 2015 (AM 15-36); and

WHEREAS, the Planning Commission and the Downtown Overlay District Committee held public meetings on November 5, 2015, November 12, 2015, and November 19, 2015 to discuss amendments to the downtown overlay district and design standards; and

WHEREAS, the Planning Commission and the Downtown Overlay District Committee identified and recommended the amendments shown in Exhibit A at the November 12, 2015 public meeting; and

WHEREAS, the Wasilla Planning Office mailed notices of the amended downtown overlay zoning district and design standards to all property owners and licensed businesses within the proposed downtown overlay district boundary; and

WHEREAS, the public hearing date and time was publicly advertised in the Frontiersman and information posted on the City website; and

WHEREAS, the Planning Commission conducted a public hearing on March 8, 2016 to consider the Downtown Overlay District Committee recommendations and to provide an opportunity for additional public input; and

WHEREAS, the Planning Commission deliberated on this request taking into account the recommendations by the Downtown Overlay District Committee, information provided by City staff, public testimony - both written and verbal comments, the applicable provisions of the Wasilla Comprehensive Plan and the Downtown Area Plan, and other pertinent information brought before them; and

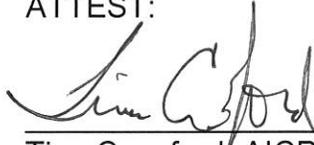
WHEREAS, after due consideration, the Planning Commission hereby determines that the amended downtown overlay district and design standards are consistent with the goals, objectives, actions, and policies of the Wasilla Comprehensive Plan and Downtown Area Plan.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council amend Title 16 of the Wasilla Municipal Code to adopt Section 16.20.040, Downtown Overlay District, the downtown overlay boundary map, and the Downtown Overlay District Design Standards contained in Exhibit A (City Council Ordinance Serial No. 16-10).

ADOPTED by the Wasilla Planning Commission on March 8, 2016.

APPROVED:

ATTEST:



Tina Crawford, AICP, City Planner



Jessica Dean, Chairman

3/24/16

Date