



CITY OF WASILLA

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COUNCIL MEMORANDUM NO. 95-41

From: City Planner

Date: May 17, 1995

Subject: Wasilla Development Code Re-write.

BACKGROUND

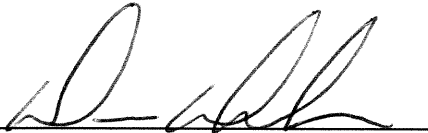
Attached is Planning Commission Resolution 95-10 (Amended), which affirms Commission support for a re-write of the Wasilla Development Code. The resolution was reworded to make it generic so that the administration could consider engaging a qualified planning consultant, as an option, in addition to the City Attorney as originally proposed by staff. After the Commission adopted the original resolution, there was some discussion about the relative cost of attorney time (\$120/hour). A planning consultant at the meeting spoke under audience comments and offered to obtain a proposal from a qualified planning consultant for Commission review. The Commission expressed interest in this proposal.

Staff included a copy of proposals from Planning Consultant Gordon Lewis and the City Attorney Dick Dueser, when this issue was sent back to the Planning Commission. The estimated cost for services (in the short time remaining in FY95) are \$6,140 for the consultant and \$5,500 from the City Attorney. These proposals, which were obtained in late April, are based on substantially different approaches to the task and they are further removed from direct comparison by the difference in hourly rates quoted for the service. The City Attorney normally bills out at \$120/hour while the planning consultant costs ranged from \$65-70 dollars an hour.

With so little time remaining in the fiscal year, staff recommends that a limited contract be negotiated with a qualified consultant to get the development code re-write back on track.

The wording qualified consultant, as suggested in the revised resolutions, is intended to mean either the City Attorney or a qualified planning consultant. After considering the two options mentioned above, staff leans towards having a planning consultant assist in the drafting of a new code. The City Attorney will still be in a position to review the results prior to the adoption of any new regulations that may be recommended by the Commission. The code development process will require quite a bit of time working with the Planning Commission and the public. It is probably more appropriate to have planning consultants handle this task and maintain the City Attorney in a review and advisory capacity during the course of this project. The initial phase of this project would establish a plan for the next fiscal year that could be brought back for discussion with the Planning Commission and City Council prior to initiating a second phase of consulting services on this project. Any subsequent phase work needed in FY96 is subject to the outcome of the Council's budgeting process which is still pending at this time.

Staff has reviewed the latest, unpublished figures for the FY95 Planning Office budget which show that there is about \$5,700 remaining in the Legal line item, and \$3,973 in the line item for Contractual services. Either way there appears to be adequate funds to get some work done this year, otherwise the money will lapse back into the general fund balance at the end of the fiscal year.



Duane Dvorak, City Planner



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WASILLA PLANNING COMMISSION RESOLUTION NO. 95-10 (Amended)

A RESOLUTION OF THE WASILLA PLANNING COMMISSION OF THE CITY OF WASILLA, ALASKA, AFFIRMING A CONCEPT AND DIRECTION FOR RE-WRITING THE WASILLA DEVELOPMENT CODE AND AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT TO BE NEGOTIATED WITH A QUALIFIED CONSULTANT TO ASSIST THE DRAFTING OF NEW DEVELOPMENT CODE PROVISIONS.

WHEREAS, the City Planner and the Wasilla Planning Commission have initiated a re-write of the Wasilla Development Code; and,

WHEREAS, the Commission and planning staff are currently engaged in the update to the Wasilla Comprehensive Plan and other routine administrative planning duties; and,

WHEREAS, funds appropriated for legal and contractual services are available in the FY95 Planning Office Budget that are unlikely to be exhausted by the end of the fiscal year; and,

WHEREAS, qualified consultants are available to supplement the efforts of the Wasilla Planning Commission and the City Planner on this project;

NOW, THEREFORE, BE IT RESOLVED BY THE WASILLA PLANNING COMMISSION,

That the alternative concepts and direction of re-writing the Wasilla Development Code, as outlined in the proposals presented at the May 9, 1995 regular meeting, are affirmed by the Commission as required by the City Council motion following the adoption of Wasilla City Council Resolution No. WR95-16, that was adopted at its April 10, 1995 regular meeting.

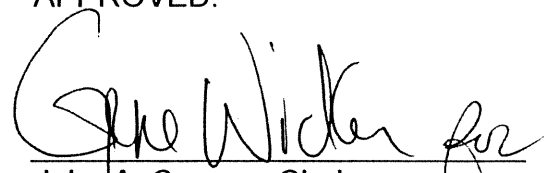
That the mayor is authorized to negotiate a professional services agreement with a qualified consultant to initiate the project.

I certify that a resolution in substantially the above form was passed by a majority of those voting at a duly called and conducted meeting of the Wasilla Planning Commission this 9th day of May, 1995.

RESPECTFULLY SUBMITTED:


Marilyn L. Stewart, Planning Clerk

APPROVED:


John A. Cannon, Chair

(SEAL)