



## CITY OF WASILLA

290 E. HERNING AVE.  
WASILLA, ALASKA 99654-7091  
PHONE: (907) 373-9050  
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### COUNCIL MEMORANDUM NO. 96-16

From: Duane Dvorak, City Planner 

Date: February 21, 1996

Subject: Resolution 96-03, recommending a supplemental appropriation to complete Phase II of the Wasilla Development Code Re-write.

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As the Wasilla Development Code Re-write project nears completion, the Commission is evaluating the work that remains to be done before a new development code ordinance can reasonably be adopted. The development code re-write has gone well beyond a simple change in permit review processes. Substantial changes in design criteria and permitted uses are proposed for all development districts. Some new districts will replace the existing code structure and several existing districts are proposed to be consolidated into the new development districts.

The consultant recommends the re-adoption of the Official Wasilla Zoning Map due to the substantial nature of the changes proposed. This may allow for some additional implementation of the comprehensive plan, should the Council believe that it is timely and appropriate to do so. The Commission anticipates that the proposed code changes will spark a great deal of public debate and may require some additional work by the Planning Commission, staff and the consultant to address concerns that may be raised during this process. Making the public aware of the proposed changes and responding to public comments will be much easier if the consultant responsible for assisting the Planning Commission thus far, is retained for the expected duration of the project. An estimate of costs is attached for Council consideration.

Back in July of 1995, it was hoped that an expedited code revision process would allow a new code to be adopted before the 1996 construction season gets into full swing. This timeline is questionable given the substantial changes now being considered in the draft development code. Having the planning consultant available to assist in the final stages of public review will help to ensure that required changes can be done in the most expedient manner possible. Every effort will be made to keep the process on track for adoption sometime during the 1996 construction season.

The City Planner is available to answer questions about this request at 373-9094, should the Council need additional information prior to the next regular meeting.



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**WASILLA PLANNING COMMISSION  
RESOLUTION NO. 96-03**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION, OF THE CITY OF WASILLA, ALASKA, RECOMMENDING APPROVAL OF A SUPPLEMENTAL APPROPRIATION TO COMPLETE PHASE II OF THE WASILLA DEVELOPMENT CODE RE-WRITE.

WHEREAS, the Wasilla Planning Commission (WPC) has considered a revised scope and timeline for the code revision process that is already underway; and

WHEREAS, the WPC recognizes that substantial differences have developed between the existing land use regulations and the current draft code that is nearing completion; and,

WHEREAS, it may require considerable effort on the part of the staff, Commission and Council to educate the public to the provisions of the new development code and thereby build acceptance in the Wasilla community; and,

WHEREAS, it may require substantial modification to satisfy public concerns and issues raised during the review process before a code is crafted that can win widespread support in the community;

NOW, THEREFORE, BE IT RESOLVED, that the Wasilla Planning Commission of the City of Wasilla, hereby recommends that the Wasilla City Council approve Ordinance No. 96-08, to provide a supplemental appropriation to complete Phase II of the Wasilla Development Code Re-write, a public review and approval process, in accordance with the following cost estimates:

Task	Cost Estimate	Comments
Professional Time	\$6,300	90 hours @ \$70/hour
Travel, Communication, Office Expense	\$ 300	
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Total appropriation	\$6,600	

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 6<sup>th</sup> day of February, 1996.

RESPECTFULLY SUBMITTED:

APPROVED:

Marilyn L. Stewart  
Marilyn L. Stewart, Planning Clerk

John A. Cannon  
John A. Cannon, Chair

SCOPE of WORK

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Phase II

This is a follow up project for the drafting of a completely new zoning code for the city. To date the Planning commission has made significant progress in developing a new code with several approaches to land use regulation that are significantly different from the past code. The new code and map must be reviewed by the public and be modified to meet with the public's valid concerns. The City council will be adopting the code as an ordinance that will require further public hearings, input and possible modifications. The proposed project budget will provide funding for the consultant to continue to assist the city with revisions and public comments. A presentation of the draft code will be made at the final Planning Commission and public Workshop / Hearing. An overview of the code will be presented and the evolution of changes will be explained. The code will be indexed for public review and changes will be highlighted to provide a track record of changes made during the adoption process. The consultant will work with the City Council, Mayor and Planner through the adoption process and produce the final adopted version.

Budget

The Phase II project budget covers completion of a draft ordinance and formal review and adoption process.

Professional Time

Gordon Lewis 90 hours @ \$70 ..... \$6,300

Travel, Communication, Office Expense ..... \$300

Phase II Total ..... \$6,600