

**SUBJECT: Area Location for a Public Safety Building**

PREPARED BY: Tim Krug, City Planner

DATE: April 20, 1998

FOR AGENDA OF: April 27, 1998

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**SUMMARY:** Wasilla City Council (WCC) Memorandum No. 97-44, WCC Resolution No. WR97-38, and Wasilla Planning Commission (WPC) Resolution No. 97-25 recommendations required additional analysis be done prior to the dedication of any property for a Public Safety Building.

The WPC established a Public Safety Building Site Selection Advisory Committee (PSBSSAC) according to memorandum PCM No. 97-19. This committee selected four areas of Wasilla (as attached) to be considered. The committee recommended specific items to be rated along with a suggested score to the WPC.

The Planning Commissioners rated each of the four areas and then their scores where normalized and tallied to discover area 1 and area 4 tied. As a tiebreaker the normalization process was changed to add up the total points and not the normalized points and area 4 received slightly more points than area 1. The Wasilla Planning Commission then passed Resolution No. 97-41 (as attached) which recommends that area 4 – Church Road and Parks Highway is selected.

Once an area is selected by the Wasilla City Council, the Planning Commission will look forward to recommend to the City Council the specific recommended parcel in the approved area.

**PROBLEMS:**

1. Staff of the Matanuska-Susitna Borough Fire Department does not appear to be interested in locating to area-4.
2. The Matanuska-Susitna Borough has not yet agreed to a joint-use public safety facility.

**ADVANTAGES / DISADVANTAGES FOR EACH OPTION:**

Staff has prepared a list of pros and cons for each of the suggested motions. These pros and cons are not complete. Council members are welcomed to add input.

1. **Motion to amend the 1996 Wasilla Comprehensive Plan to endorse the Wasilla Planning Commission findings indicating Area 4 - Church Road and Parks Highway to be the best-suited area for a proposed Public Safety Building.**

**APPROVED** *and amended with caption No. 2*  
 DATE: 4/27/98  
 BY: K. Yarns

Pros:

- The Council would be consistent with the Planning Commission in their recommendation. The Commission spent extensive time in their evaluation of the area.
- Low land costs and abundant acreage available.
- Protection of airport property.
- Private development opportunities.
- Near Meadow Lakes area, which is the fastest growing area in the state.
- Low congestion.

Cons:

- Is on the outer limits in maintaining ISO ratings. (Main St. fire station was suggested to remain open as a satellite station, this would increase Mat-Su operation costs.)
- Does not yet have Wasilla-Lakes Fire Service Area's support.
- Not as close to the existing volunteers.
- Not as close to majority of existing properties that require fire protection.

**2. Motion to amend the 1996 Wasilla Comprehensive Plan to indicate that Area 1 – Lucille Road and Nelson Avenue to be best-suited area for a proposed Public Safety Building.**

Pros:

- Is centrally located to existing structures that require fire protection.
- Is close to volunteers.
- Has Wasilla-Lakes Fire Service Area's support.
- May have greater potential of getting voter support in a future bond sale.
- Medium-priced real estate.
- All utilities available.
- Maintains good ISO ratings.

Cons:

- Opposed by individuals involved with the Wonderland playground.
- Medium congestion.

**3. Motion to amend the 1996 Comprehensive Plan to indicate that between Area 1- Lucille Road/Nelson Avenue Area 4 -Church Road/Parks Highway (Lucas Road/Nelson Avenue Area) to be best suited area for the Public Safety Building.**

Pros/Cons: Combination of Pros/Cons from items 1 and 2 as stated above.

**FISCAL IMPACT:**  No  Yes, amount requested: \$      Fund:

**RECOMMENDED ACTION:**

Council to select an area to amend our comprehensive plan to allow a proposed Mat-Su/City of Wasilla joint-use Public Safety Building, and recommend that the Public Safety Building Site Selection Advisory Committee (PSBSSAC) proceed with identifying specific parcels within the area selected.



*Sarah Palin*

Reviewed by: SARAH PALIN, Mayor

**Attachments:**

- Wasilla Planning Commission Resolution No. 97-41
- Wasilla Planning Commission Memorandum 97-19
- Wasilla Planning Commission Resolution No. 97-25
- Wasilla City Council Resolution No. WR97-38
- Wasilla City Council Memorandum 97-44
- Area Map



# CITY OF WASILLA

290 E. HERNING AVE.  
WASILLA, ALASKA 99654-7091

## WASILLA PLANNING COMMISSION RESOLUTION 97-41

### A RESOLUTION OF THE WASILLA PLANNING COMMISSION (WPC), ALASKA RECOMMENDING AN AREA OF WASILLA TO LOCATE THE PUBLIC SAFETY BUILDING.

WHEREAS, WPC Resolution No. 97-25 recommended a location analysis be done prior to the dedication of property for a public safety building; and,

WHEREAS, Planning Commission Memorandum No. 97-19 established a Public Safety Building Site Selection Advisory Committee (PSBSSAC); and,

WHEREAS, the PSBSSAC has assembled advantages and disadvantages for the proposed areas; and,

WHEREAS, the WPC has held a Public Hearing on November 25, 1997 to hear the publics concerns and ideas; and,

WHEREAS, the WPC has rated the areas, normalized the scores and determined Area 4 - Church Road and Parks Highway is the best suited area for the public safety building; and,

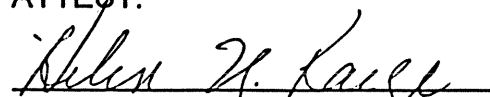
WHEREAS, the next step in this site selection approach is to determine the best suited site within the selected area.

NOW THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission recommends to Wasilla City Council that Area 4 - Church Road and Parks Highway be selected and ask for their concurrence that it is the best suited area for a public safety building; and,

BE IT FURTHER RESOLVED, that the Wasilla Planning Commission recommends to the Wasilla City Council an amendment to the 1996 Wasilla Comprehensive Plan describing Area 4 - Church Road and Parks Highway, as the area selected for the public safety facility.

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 governing body of the Wasilla Planning Commission this ninth (9<sup>th</sup>) day of December, 1997.

ATTEST:

  
Helen Y. Kaye, Planning Clerk


APPROVED:

  
John Cannon, Chair

- Area Code (907)
- Administration  
Ph: 373-9055  
Fc: 373-9092
- Clerks Office  
Ph: 373-9090  
Fc: 373-9092
- Finance  
Ph: 373-9070  
Fc: 373-9085
- Library  
Ph: 376-5913  
Fc: 376-2347
- Museum  
Ph: 373-9071  
Fc: 373-9072
- Parks & Recreation  
373-9053  
3-9072
- Planning  
Ph: 373-9094  
Fc: 373-9092
- Police  
Ph: 373-9077  
Fc: 373-9051
- Public Works  
Ph: 373-9095  
Fc: 373-9054
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Ph: \_\_\_\_\_  
Fc: \_\_\_\_\_



**PLANNING COMMISSION MEMORANDUM  
NO. 97-19**

**From:** Tim Krug, City Planner   
**To:** Wasilla Planning Commission  
**Date:** August 12, 1997  
**Subject:** Public Safety Building Site Selection Advisory Committee (PSBSSAC)

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**Background**

The Commission has considered whether it is possible to determine that the Old Airport site is the best location for a public safety facility. Council Memorandum No. 97-44 and WPC Resolution No. 97-25 recommended a locational analysis be done prior to the dedication of any City, state or federally owned property for a Public Safety facility. Such an analysis would be based on needs and environmental factors. Staff recommends establishing a PSBSSAC with the following goals and objectives and has also provided a recommended membership for the WPC to consider.

**Goals and Objective**

The PSBSSAC will establish a list for the WPC illustrating the advantages and disadvantages for each site or area selected. The Committee will establish a list of items to be scored along with the recommended maximum allowable points. The sum of all the items will have a maximum of 100 points. An example of this is illustrated below:

Site Cost/Value	15
Water and Sewer Utilities	20
Noise Control	05
ISO Ratings	15
Relationship to Volunteers	10
Acreage available	05
Landmark opportunities	05
Helipad/port	05
Future Business opportunities	15
Saving Space for Park Land	05
Maximum Points	100

Data will be assembled for each category and provided to the WPC, along with any pertinent documents, to evaluate each site or area using the maximum allowable points. The WPC determinations will be used to rank the proposed possible locations.

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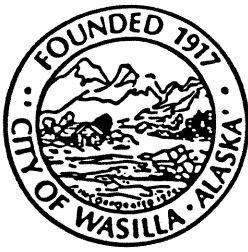
**Recommended Advisory Committee Members**

Jack Krill, Chief	Central Mat-Su Fire Department
Charlie Fannon, Chief	City of Wasilla, Police Department
Harold Newcomb, Commissioner	Wasilla Planning Commission
Tim Krug, City Planner (chair)	City of Wasilla, Planning Department

**Recommended Motion**

Should the Commission agree with the recommendation of Staff, the following motion is appropriate:

Move to establish a Public Safety Building Site Selection Advisory Committee (PSBSSAC) to provide data and information to the WPC to be used in recommending a site for the proposed Public Safety Facility. The Advisory committee will also recommend the procedures for evaluating the proposed sites. The members shall be Jack Krill, Charlie Fannon, Harold Newcomb, and Tim Krug (chair).



## CITY OF WASILLA

290 E. HERNING AVE.

WASILLA, ALASKA 99654-7091

PHONE: (907) 373-9050

FAX: (907) 373-9085

### WASILLA PLANNING COMMISSION RESOLUTION NO. 97-25

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF WASILLA, ALASKA, IN SUPPORT OF THE WASILLA PARKS AND RECREATION COMMISSIONS RECOMMENDATION NOT TO ALLOCATE FIVE (5) ACRES OF THE OLD WASILLA AIRPORT SITE, OR ANY OTHER FEDERAL, STATE OR MUNICIPALLY OWNED PROPERTY, PRIOR TO THE COMPLETION OF A LOCATIONAL SITE ANALYSIS FOR A NEW PUBLIC SAFETY BUILDING.

WHEREAS, the Wasilla Parks and Recreation Commission WPRC has reviewed development options for the Old Wasilla Airport site; and,

WHEREAS, the WPRC has worked with community members and other support staff to develop a plan for the Old Wasilla Airport site that meets the perceived needs of the community; and,

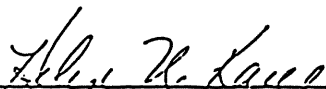
WHEREAS, the WPRC now wishes to forward a recommendation to the Planning Commission and the City Council on this issue;

NOW, THEREFORE, BE IT RESOLVED, that the Wasilla Planning Commission hereby supports the recommendation of the Wasilla Parks and Recreation Commission (WPRC) to the City Council, recommending that the City not allocate five (5) acres of land from the Old Wasilla Airport, or from any federal, state or municipal property, prior to the completion of a locational site analysis for the purpose of constructing a new Public Safety Building.

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 3rd day of June 1997.

ATTEST:

APPROVED:

  
\_\_\_\_\_  
Helen Y. Kaye, Planning Clerk

  
\_\_\_\_\_  
John Cannon, Chair

(SEAL)



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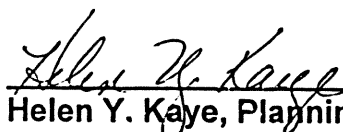
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I certify that a resolution in substantially the above form was passed by a majority of those voting at a duly called and conducted meeting of the Wasilla Planning Commission this 3rd day of June 1997.

ATTEST:

APPROVED:

  
Helen Y. Kaye, Planning Clerk

  
John Cannon, Chair

(SEAL)



**COUNCIL MEMORANDUM**  
**NO. 97-44**

**From:** Karol Kolehmainen, <sup>KK</sup> Assistant City Planner  
**To:** Wasilla City Council  
**Date:** June 4, 1997  
**Subject:** Wasilla Planning Commission recommendation to complete a locational site analysis prior to siting a Public Safety Building.

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A special work session with the Parks and Recreation Commission (WPRC) and the Wasilla Planning Commission (WPC) was held April 15, 1997 to discuss WPRC concerns over the possible use of five acres of the Old Wasilla Airport site for a Public Safety Building. An April 29, 1997 letter from Ron Rucker, former Chairman of the Wasilla Parks and Recreation Commission (WPRC), requested the Wasilla Planning Commission not recommend allocation of five acres at the Old Wasilla Airport site for a Public Safety Building. The WPC has considered this request in light of the following factors.

The surrounding land is a mixture of commercial and residential activities. The 1992 Wasilla Comprehensive Plan recommended that the area be dedicated for public purposes, emphasizing recreational and civic needs over commercial development. The site was described as a "very special opportunity" and the plan identified that it was an important theme of all the public meetings and planning workshops that the entire parcel should "remain in public ownership". The 1996 Comprehensive Plan discusses both the fact that the eastern edge of the site had been identified for placement of a Public Safety Building, and, in the same paragraph, a "recent trend" away from developing structures at the site. The current zoning of the parcel as P-Public and the recent replatting of the site into one lot supports the concept of recreational development; however, the current zoning would also allow the location of a Public Safety Building at the site.

The Commission has considered whether it is possible to determine that the Old Airport site is the best location for such a public facility. The fact that the parcel is available and adequately zoned present compelling reasons to consider the site for such a facility, but these factors may not represent the only criteria to consider. Deciding that an absolute determination is not possible, the Commission has recommended a locational analysis be done prior to the dedication of any City, state or federally owned property for a Public Safety facility. Such an analysis would be based on needs and environmental factors and could serve as a basis for any future municipal bonds required for development.

**RECOMMENDATION**

The Wasilla Planning Commission requests that the City Council concur with their recommendation to perform a locational analysis prior to the siting of any Public Safety facility.

RESOLUTION NO. WR97-38

A RESOLUTION OF THE CITY OF WASILLA, ALASKA DIRECTING ADMINISTRATION TO PURSUE THE PURCHASE OF PROPERTY FOR PUBLIC BUILDINGS.

WHEREAS, it is in the best interest of the City of Wasilla to pursue a possible location of a new library building; and

WHEREAS, it is in the best interest of the City of Wasilla to pursue a possible location of a new public safety building; and

WHEREAS, a centrally located site for both a new library building and a public safety building is in the best interest of the public; and

WHEREAS, reports from the Matanuska-Susitna Borough Addressing System indicate that Lucus Road and the Parks Highway is the primary center of population in the Valley; and

WHEREAS, Lots 2 through 6, Block 2, Wasilla Airpark Industry Subdivision is located near Lucus Road and the Parks Highway between Lucille Street and Swanson Avenue;

NOW THEREFORE BE IT RESOLVED, that the Wasilla City Council directs Administration to pursue negotiations for the purchase of Lots 2 through 6, Block 2, Wasilla Airpark Industrial Subdivision as the best location for both the new library building and a public safety building.

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 governing body of the City of Wasilla this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

ATTEST:

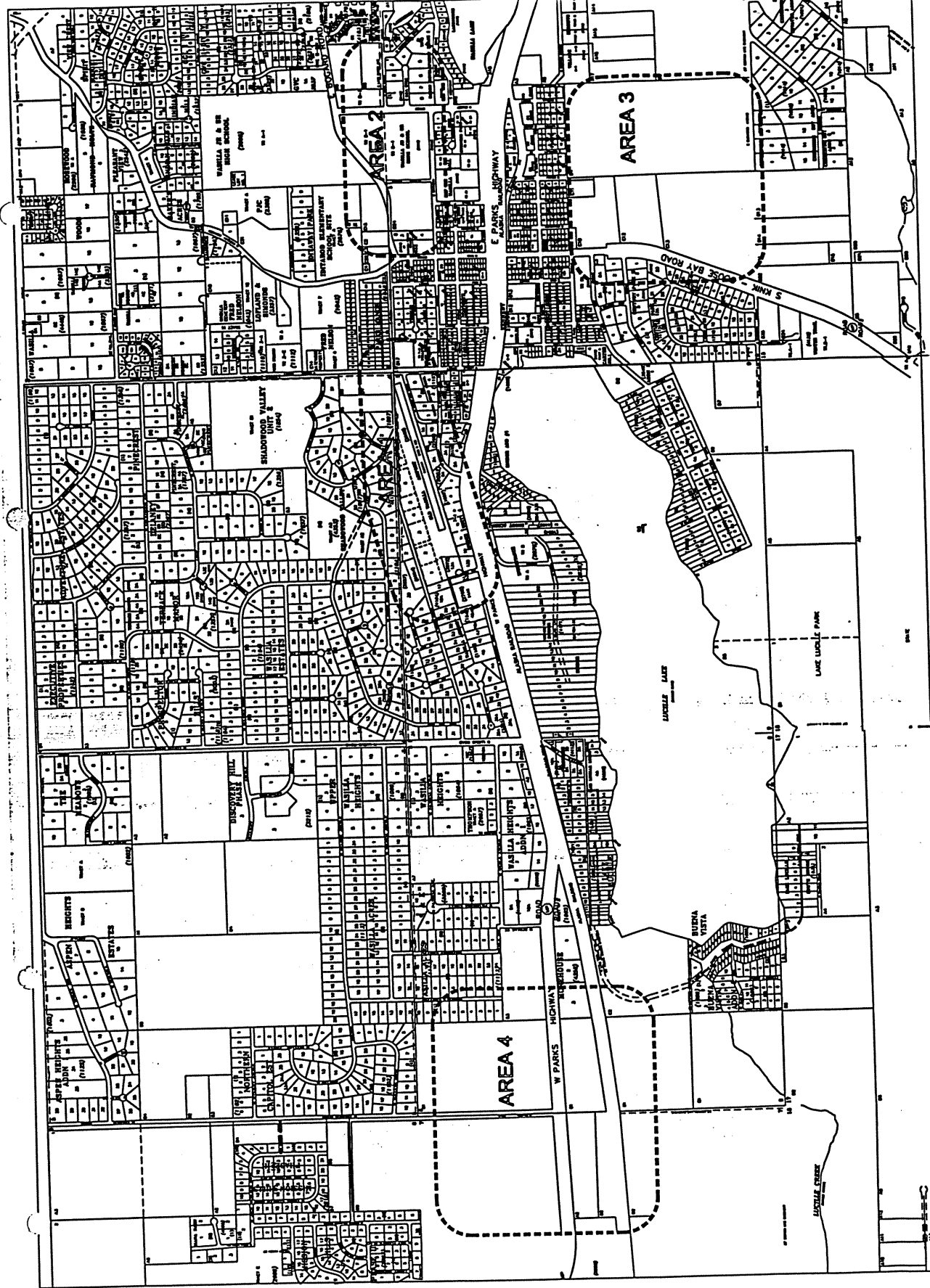
APPROVED:

\_\_\_\_\_  
MARJORIE D. HARRIS, CMC  
City Clerk

\_\_\_\_\_  
SARAH H. PALIN, Mayor

(SEAL)

3611 St. ...



AREA 1

AREA 2

AREA 3

AREA 4

E. PARKS HIGHWAY

W. PARKS HIGHWAY

SHADOWN VALLEY

LUCILLE LAKE

LAKE LUCILLE PARK

ASPEN HEIGHTS

SECURITYS

ALPINE VISTA

LUCILLE PARK