

	Presented
Date Action Taken: <i>N/A</i>	<i>1/9/17</i>
Other:	
Verified By: <i>[Signature]</i>	

CITY COUNCIL INFORMATIONAL MEMORANDUM

IM No. 17-01: A recommendation from the Planning Commission that the City Council take no action to adopt minimum size standards for single-family homes within city limits.

Originator: Tina Crawford, City Planner *TC*
 Date: 12/14/2016

Agenda of: 1/9/2017

Route to:	Department Head	Signature	Date
X	Public Works Director	<i>[Signature]</i>	<i>12/14/16</i>
X	Deputy Administrator	<i>[Signature]</i>	<i>12/14/16</i>
X	City Clerk	<i>[Signature]</i>	<i>12/28/16</i>

Reviewed by Mayor Bert L. Cottle: *[Signature]* *12/15/2016*

Attachments: Planning Commission Resolution Serial No. 16-16 (2 pages)
 Staff Reports, supplemental information, & comments (13 pages)

Summary Statement: On August 22, 2016, the City Council adopted Ordinance Serial No. 16-21(AM) that established a moratorium on the construction of any single-family home less than 700 square feet of living area until February 28, 2017. In addition to the moratorium, the ordinance referred the issue to the Planning Commission for consideration with a recommendation to the City Council regarding possible revisions to the regulations for the development of single-family homes.

The Planning Commission discussed this issue at the September 27, October 11, and November 15, 2016 meetings as a Committee of the Whole agenda item. At the conclusion of the November 15, 2016 discussion, the Commission directed staff to draft a resolution for adoption at the December 13, 2016 meeting with a recommendation that the current regulations are appropriate for the development of a single-family home.

At the December 13, 2016 regular meeting, the Planning Commission voted 3-0 to approve Resolution Serial No. 16-16, which recommends that the City Council take no action to adopt minimum size standards for single-family homes within city limits. This recommendation is consistent with the goals and objectives in Chapter 4, Land Use, of the 2011 Comprehensive Plan to allow balanced land use patterns that support future growth, encourage a variety of residential housing opportunities, and reflect demographic and market trends. Additionally, even without a code revision that affects all properties within the city limits, residents within neighborhoods desiring additional development restrictions may request adoption of a neighborhood plan that will be used to guide land use and improvements and within the designated neighborhood (WMC Section 16.08.050.)

By: Planning
Public Hearing: 12/13/16
Adopted: 12/13/16

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

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING
THAT THE WASILLA CITY COUNCIL TAKE NO ACTION TO ADOPT MINIMUM SIZE
STANDARDS FOR SINGLE-FAMILY HOMES WITHIN CITY LIMITS.**

WHEREAS, the Wasilla City Council adopted Ordinance 16-21(AM) that established a temporary moratorium on the construction of single-family homes less than 700 square feet; and

WHEREAS, the Wasilla City Council referred the matter to the Planning Commission for review and recommendation regarding any proposed amendments to Wasilla Municipal Code (WMC) Sections 16.24 and 16.04.070 to establish a minimum size for a single-family home; and

WHEREAS, the Planning Commission discussed the matter as a Committee of the Whole during its September 27, October 11, and November 15, 2016 meetings; and

WHEREAS, as a result of these deliberations, the Planning Commission reached a preliminary consensus that the City should take no action to adopt minimum size standards for single-family homes; and

WHEREAS, the Planning Commission directed staff to draft a resolution regarding this matter for public hearing at its December 13, 2016 regular meeting; and

WHEREAS, the public hearing date and time was publicly advertised on December 4, 2016 in compliance with WMC notice requirements; and

WHEREAS, on December 13, 2016, the Wasilla Planning Commission held a public hearing to consider adoption of minimum size standards for single-family homes; and

WHEREAS, the Wasilla Planning Commission deliberated on this item taking into account the current provisions of the WMC and the Comprehensive Plan; and

WHEREAS, Chapter 4, Land Use, of the 2011 City of Wasilla Comprehensive Plan contains goals and objectives to allow for a variety of housing types and densities to meet the demands of current and future residents, and that reflect demographic and market trends; and

WHEREAS, after due consideration, the Wasilla Planning Commission determines that the City's existing regulations regarding the development of single-family homes within the city are appropriate and are consistent with the goals and objectives of the Comprehensive Plan;

NOW, THEREFORE BE IT RESOLVED that the Wasilla Planning Commission hereby approves this resolution and recommends that the City Council take no action to adopt minimum size standards for single-family homes within City limits.

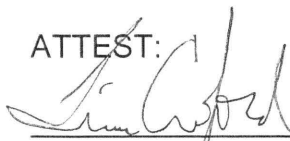
APPROVED by the Wasilla Planning Commission on December 13, 2016.

APPROVED:

 12/13/16

Jessica Dean, Chairman

ATTEST:



Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously



**CITY OF WASILLA PLANNING COMMISSION
LEGISLATION STAFF REPORT**

Agenda of: December 13, 2016
Originator: Tina Crawford, AICP, City Planner

Date: November 23, 2016

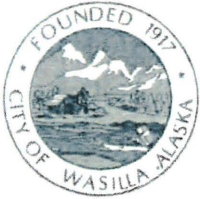
Attachments: Planning Commission Draft Resolution Serial No. 16-16

SUMMARY STATEMENT:

On August 22, 2016, the City Council adopted Ordinance Serial No. 16-21(AM) that established a moratorium on the construction of any single-family home less than 700 square feet of living area until February 28, 2017. In addition to the moratorium, the ordinance referred the issue to the Planning Commission for consideration with a recommendation to the City Council regarding possible revisions to the regulations for the development of single-family homes. The deadline for the Planning Commission to complete all discussion, public hearings, and adopt a resolution recommending code revisions, if any, is December 13, 2016.

The Planning Commission discussed this issue at the September 27, October 11, and November 15, 2016 meetings as a Committee of the Whole agenda item. At the conclusion of the November 15, 2016 discussion, the Commission directed staff to draft a resolution for adoption at the December 13, 2016 meeting with a recommendation that the current regulations are appropriate for the development of a single-family home.

This recommendation is consistent with the goals and objectives in Chapter 4, Land Use, of the 2011 City of Wasilla Comprehensive Plan that state that there should be balanced land use patterns that support future growth, encouragement of a variety of residential housing opportunities, and land use designations and regulations should reflect demographic and market trends. Additionally, for any neighborhoods desiring additional protection, WMC Section 16.08.050 encourages the adoption of neighborhood plans that guide land use and improvements and will be used for future development approvals within the designated neighborhood.



**CITY OF WASILLA PLANNING COMMISSION
STAFF REPORT**

Agenda of: November 15, 2016
Originator: Tina Crawford, AICP, City Planner *T*
Date: November 2, 2016

Topic: Discussion regarding possible code revision to establish a minimum square footage for single-family dwellings

OVERVIEW: A Committee of the Whole item was included on the October 11, 2016 Planning Commission ("Commission") agenda to discuss direction from the City Council regarding an amendment to Title 16 of the Wasilla Municipal Code that would require a minimum square footage for single-family homes on lots within the city limits. At the conclusion of the discussion, the Commission requested that staff draft language for review and discussion at the November 15, 2016 meeting.

Listed below is draft language for consideration by the Commission:

Add new section to Chapter 16.24 Density and Dimensional Requirements:

16.24.025 Single-Family Residential Dwelling Unit Requirements

All new single-family residential dwelling units must comply with the following size requirements:

- A. All single family dwelling units must be a minimum of 700 square feet.**
- B. Garages, attached storage facilities, and other areas not intended as living area may not be counted toward the minimum size.**

Add new definition to Section 16.04.070 Definitions:

"Living area" means the commonly heated and/or air-conditioned area of a dwelling unit used for daily living quarters.

Alternatively, the Planning Commission could forward a recommendation to the City Council that changes should not be made to the City's code and that home size should be decided by market conditions, private subdivision covenants and restricts, and an individual's financial means.

Tahirih DesJardin

From: Tina Crawford
Sent: Tuesday, November 08, 2016 9:14 AM
To: Tahirih DesJardin
Subject: FW: Re tiny home ban

Please include in the PC packet.

-----Original Message-----

From: Jamie Newman
Sent: Tuesday, November 08, 2016 8:45 AM
To: Tina Crawford
Subject: FW: Re tiny home ban

Jamie Newman, MMC
Wasilla City Clerk
907-373-9090 office

City of Wasilla
Office of the City Clerk
290 E Herning Ave Wasilla, AK 99654
www.cityofwasilla.com
Wasilla, The heartbeat of the Mat-Su Valley!

Messages to and from this email address may be subject to public disclosure laws.

-----Original Message-----

From: clerk
Sent: Tuesday, November 08, 2016 8:37 AM
To: Jamie Newman
Subject: FW: Re tiny home ban

-----Original Message-----

From: David Ehlers [<mailto:david.alejandro@me.com>]
Sent: Tuesday, November 08, 2016 5:41 AM
To: clerk
Subject: Re tiny home ban

Re: Tiny House ban - another chink taken out of the armor of freedom. Congratulations to your town on becoming part of the problem, instead of part of the solution. There are other ways in which housing values can be preserved, and most tiny homeowners have no interest in being next to a McMansion. Just another reason to avoid doing business in an oppressive community, from my point of view



**CITY OF WASILLA PLANNING COMMISSION
LEGISLATION STAFF REPORT**

Agenda of: October 11, 2016 **Date:** October 6, 2016
Originator: Tina Crawford, AICP, City Planner

Topic: Discussion regarding possible code revision to establish a minimum square footage for single-family dwellings

Attachments: City of Wasilla Map – RR, R1, R2, RM, and C zoned vacant lots
City of Wasilla Map – R2, RM, and C zoned vacant lots
Zoning District Residential Type and Density Table






OVERVIEW: As indicated in the September 27, 2016 Planning Commission (“Commission”) packet, the City Council referred the discussion to the Commission regarding whether the code should be amended to establish a minimum square footage for a single-family home. During the Committee of the Whole discussion for this topic on September 27, I provided an overview of the issue and stated that this item would be included on the next few months’ agendas with a public hearing scheduled for the December 13, 2016 meeting to adopt a resolution with recommendations to the City Council.

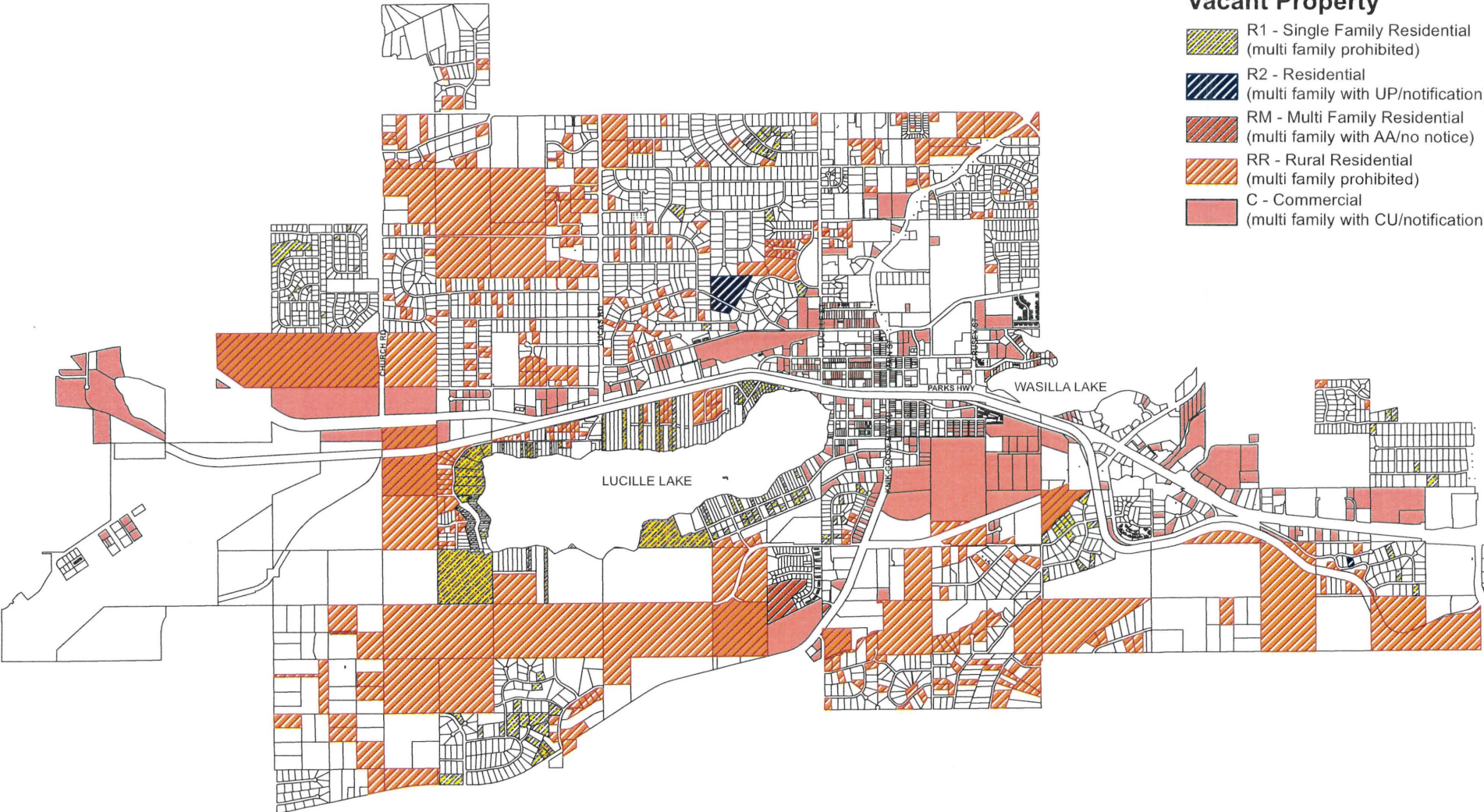
As indicated at the previous meeting, there are two types of residential structures that fall into the “tiny home” classification. The first is a “stick built” residential building that is on an engineered foundation. This includes factory-built, prefabricated, and modular homes but not mobile homes. The other type is a small residential structure that is constructed on a chassis and wheels and moveable (typically 150 – 500 SF.) Title 16 classifies these as “mobile homes” regardless of the size.

At a minimum, the Commission needs to consider whether a minimum square footage for single-family buildings should be adopted and if the current regulations in Title 16 are appropriate for the minimum/maximum residential densities and the type of residential housing types allowed in each zoning district. Note: Title 16 currently does not have a minimum size requirement for any type of residential building and minimal language regarding density and number of residential buildings allowed on each lot.

To assist the Commission with their discussion, two maps are provided in this packet that identify the vacant lots within the city limits. Also provided is a table that identifies the current regulations for permitted housing types and density for each zoning district.




Vacant Property

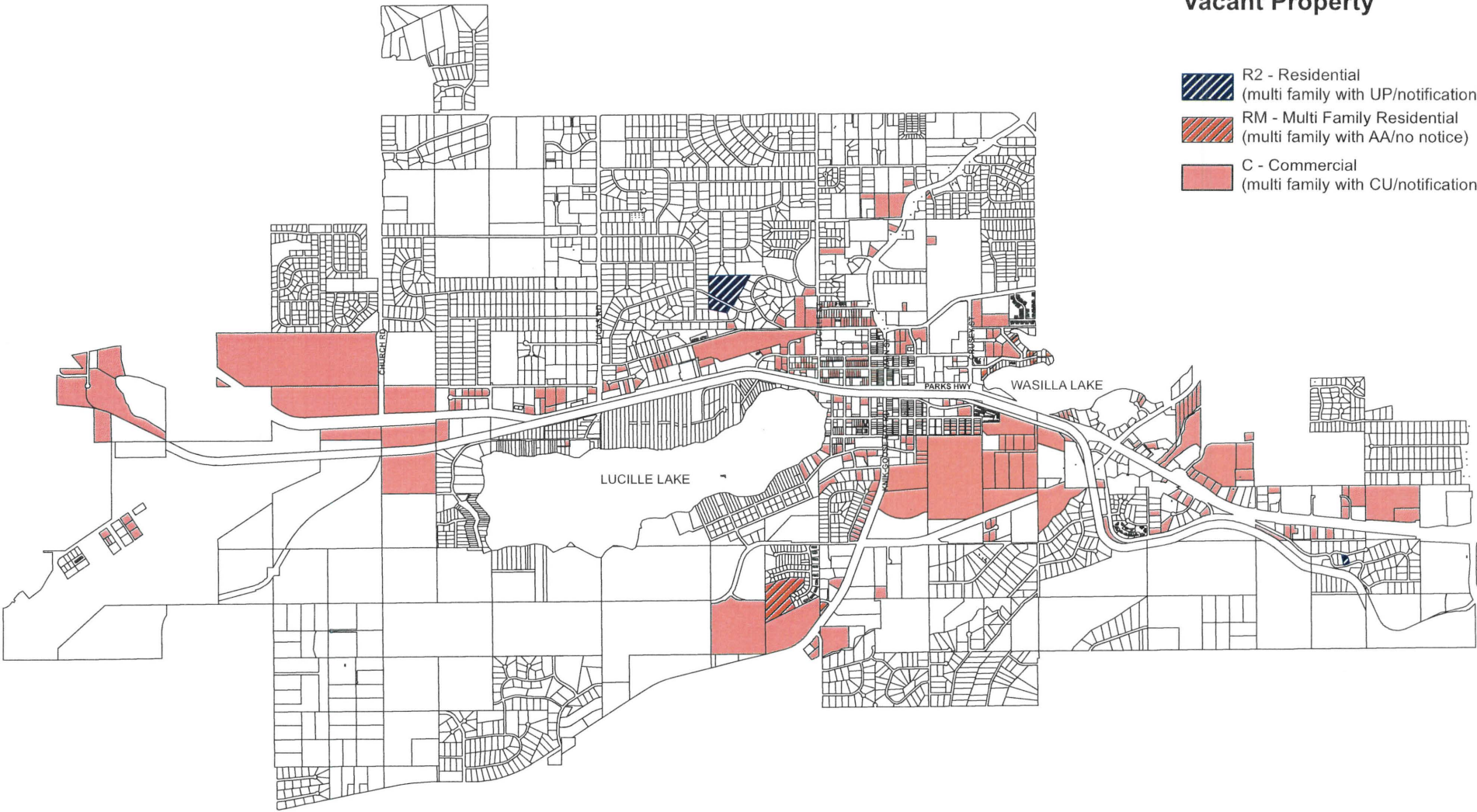
-  R1 - Single Family Residential
(multi family prohibited)
-  R2 - Residential
(multi family with UP/notification)
-  RM - Multi Family Residential
(multi family with AA/no notice)
-  RR - Rural Residential
(multi family prohibited)
-  C - Commercial
(multi family with CU/notification)



*Vacant status determined using Tax Assessor data on MSB website on 10/5/16 - Includes improvements <= \$8K

Vacant Property

-  R2 - Residential
(multi family with UP/notification)
-  RM - Multi Family Residential
(multi family with AA/no notice)
-  C - Commercial
(multi family with CU/notification)



*Vacant status determined using Tax Assessor data on MSB website on 10/5/16 - Includes improvements <= \$8K

ZONING DISTRICT	PERMITTED HOUSING TYPES	APPROVAL PROCESS
RR – Rural Residential	Single-family One per lot Minimum lot size: 20,000 SF	AA – No public notice Administrative approval
	Duplex (two units in one bldg.) One per lot Minimum lot size: 40,000 SF or 20,000 SF if City Water available	AA – No public notice Administrative approval
	Multifamily (3 or more units)	Prohibited
R1 – Single Family	Single-family One per lot Minimum lot size: 10,000 SF	AA – No public notice Administrative approval
	Duplex	Prohibited
	Multifamily	Prohibited
R2 – Residential	Single-family Multiple buildings allowed per lot One dwelling unit per 10,000 SF	AA – No public notice Administrative approval
	Duplex Multiple buildings allowed per lot One dwelling unit per 10,000 SF	AA – No public notice Administrative approval
	Multifamily Multiple buildings allowed per lot One dwelling unit per 10,000 SF	UP – Public notification Administrative approval
RM – Multifamily	Single-family Multiple buildings allowed per lot No minimum lot size No maximum density	AA – No public notice Administrative approval
	Duplex Multiple buildings allowed per lot No minimum lot size No maximum density	AA – No public notice Administrative approval
	Multifamily Multiple buildings allowed per lot No minimum lot size No maximum density	AA – No public notice Administrative approval
C – Commercial	Single-family Multiple buildings allowed per lot No minimum lot size No maximum density	UP – Public notification Administrative approval
	Duplex Multiple buildings allowed per lot No minimum lot size No maximum density	UP – Public notification Administrative approval
	Multifamily Multiple buildings allowed per lot No minimum lot size No maximum density	UP – Public notification Administrative approval



**CITY OF WASILLA PLANNING COMMISSION
LEGISLATION STAFF REPORT**

Agenda of: September 27, 2016
Originator: Tina Crawford, AICP, City Planner

Date: September 21, 2016

Attachments: Ordinance Serial No. 16-21(AM) (3 pp)
City Council Legislation Staff Report (1 pp)

SUMMARY STATEMENT:

Included in this packet is a copy of the Ordinance Serial No. 16-21(AM) that was adopted by the City Council at their August 22, 2016 regular meeting along with the staff report/recommendation. It authorizes a moratorium on the construction of any single-family home less than 700 square feet of living area until February 28, 2017.

In addition to the moratorium, the ordinance refers the issue to the Planning Commission for action and to provide a recommendation to the City Council regarding possible revisions to Title 16. The deadline is December 13, 2016 for the Planning Commission to complete all discussion and public hearings and adopt a resolution recommending code revisions, if any.

In order to allow sufficient time for review by the Planning Commission and public input, this item will also be included on the October and November agendas for discussion and on the December agenda for a public hearing to consider adopt a resolution recommending code revisions to the City Council.

Non-Code Ordinance

By: Council Member Graham
Introduced: July 25, 2016
Public Hearing: August 22, 2016
Amended: August 22, 2016
Adopted: August 22, 2016

Vote: Burney, Graham, Harvey, O'Barr, Wilson in favor
Sullivan-Leonard absent

**City of Wasilla
Ordinance Serial No. 16-21(AM)**

An Ordinance Of The Wasilla City Council Establishing A Temporary Moratorium On The Construction Of Single Family Dwelling Units Under 700 (Seven Hundred) Square Feet To Expire Not Later Than February 28, 2017, And Referring The Matter To The Planning Commission Seeking A Recommendation Back To The City Council.

WHEREAS, WMC 16.04.010(F) provides that the purpose of Title 16, the Land Development Code, is “[t]o ensure that future growth is of the proper type, design and location, and is served by a proper range of public services and facilities”; and

WHEREAS, WMC 2.60.010(B)(1) provides that the Planning Commission shall “[p]eriodically review the land development code and make recommendations to the council for amendments”; and

WHEREAS, AS 29.40.020 provides that the Planning Commission shall make recommendations concerning zoning regulations restricting the use of land and improvements; and

WHEREAS, the City Council wishes to consider amending WMC 16.24 and 16.04.070 to include the single family dwelling unit requirements outlined in Section 1 of this Ordinance; and

WHEREAS, the amendments address health and safety concerns as well as conformity with the land development code; and

WHEREAS, the City Council wishes to enact a moratorium on the construction of single family dwelling units that do not meet the square footage requirements of 16.24.025, as proposed

in Section 1 below, until the Planning Commission has an opportunity to consider changes to the code.

NOW THEREFORE BE IT RESOLVED, that the City Council refers Section 1 of this Ordinance to the Planning Commission seeking a recommendation back to the City Council and that the Planning Commission take action no later than December 13, 2016.

BE IT FURTHER RESOLVED, that a moratorium on the construction of single family dwelling units that do not meet the square footage requirements of 16.24.025 as proposed in Section 1 below is in effect until action by the City Council or February 28, 2017, whichever is earlier.

Section 1. Referral. The following is referred to the Planning Commission for action by December 13, 2016:

WMC 16.04.070, Definitions, is hereby amended to read as follows:

“Living area” means the commonly heated and/or air-conditioned area of a dwelling unit used for daily living quarters.

WMC 16.24.025, Single Family Dwelling Unit Requirements, is hereby enacted to read as follows:

16.24.025, Single Family Dwelling Unit Requirements

(A) All new single family dwelling units must have a minimum of 700 square feet of living area.

(B) Garages, attached storage facilities, and other areas not intended as living areas shall not be counted toward the minimum size.

Section 2. Effective date. This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on August 22, 2016.



BERT L. COTTLE, Mayor

ATTEST:



JAMIE NEWMAN, MMC, City Clerk

[SEAL]



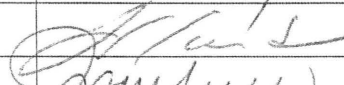
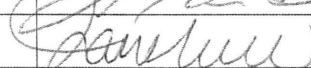
CITY OF
WASILLA
 • ALASKA •

CITY COUNCIL LEGISLATION STAFF REPORT

Ordinance Serial No. 16-21: An Ordinance Of The Wasilla City Council Establishing A Temporary Moratorium On The Construction Of Single Family Dwelling Units Under 1,000 (One-Thousand) Square Feet To Expire Not Later Than February 28, 2017, And Referring The Matter To The Planning Commission For Recommendation To The City Council By December 13, 2016

Originator: City Clerk for Council Member Stu Graham
 Date: 7/14/16 Agenda of: 7/25/2016



Route to:	Department Head	Signature	Date
	Chief of Police		
X	Public Works Director		7/14/16
	Recreation & Cultural Services Director		
X	Finance Director		7/14/16
X	Deputy Administrator		7/13/16
X	City Clerk		7/14/16

Reviewed by Mayor Bert L. Cottle:  7/14/2016

Fiscal Impact: yes or no

Attachments: Ordinance Serial No. 16-21 (3 pages)

Summary Statement:

This ordinance is sponsored by Council Member Graham. The purpose of the ordinance is to establish a temporary moratorium on the construction of single family dwelling units under 1,000 square feet and to refer the matter to the Planning Commission. The moratorium will lapse on February 28, 2017. The intent is to have the Planning Commission take action on the issue by December 13, with their recommendation presented to the Council at its first meeting in January 2017.

Staff Recommendation: Introduce and set the ordinance for public hearing.

Jamie Newman

From: clerk
Sent: Thursday, September 22, 2016 8:15 AM
To: Jamie Newman
Subject: FW: Tiny House Ban

From: C Smith [<mailto:csmith279@hotmail.com>]
Sent: Wednesday, September 21, 2016 9:06 PM
To: clerk
Subject: Tiny House Ban

Dear Council Members

As the Regional Director for a large company here in Alaska and a Board of Director for the Alaska Hospitality Retailers and as a landowner in Wasilla, I have an opportunity to talk to many people. Tiny Homes provide an affordable option for many people who may not otherwise have an opportunity for home ownership. While I agree, we do not want to see another Felony flats there are ways to accomplish that while still allowing well-built tiny homes for people that would like to downsize and or enter in to an affordable lifestyle that minimizes its impact on the environment.

I think requiring a certain amount of property per unit, not allowing more than so many tiny homes to occupy a single parcel are the answer, not a total ban. Require inspections to make sure the tiny home meets safety and build code standards. I drive around Wasilla as I head to my cabin each weekend and see many homes that should be torn down, property used as junk yards and who knows what else. That is where you should focus your efforts, not on taking opportunity away from those people that are looking for other options.

I would sincerely hope that you reconsider your actions and work toward a viable solution that benefits people rather than placing additional restrictions on us. I am a strong believer in the tiny house movement and the potential benefits it offers people. Yes, I understand there are also limitations but those can certainly be limited through prudent oversight.

Sincerely,

Carl Smith