



MAYOR

Verne E. Rupright

COUNCIL

Ron Cox, Seat A

Douglas W. Holler, Deputy Mayor, Seat B

Leone Harris, Seat C

Nancy R. Hall, Seat D

Dianne Woodruff, Seat E

Kristofer Larson, Seat F

WASILLA CITY COUNCIL

MEETING AGENDA

WASILLA CITY COUNCIL CHAMBERS

Wasilla City Hall, 290 E. Herning Avenue, Wasilla, AK 99654 (907) 373-9090

SPECIAL MEETING

5:30 P.M.

MARCH 9, 2009

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. PLEDGE OF ALLEGIANCE

IV. NEW BUSINESS

A. Presentation on Green Infrastructure – Friends of Mat-Su

B. Review of draft ordinances regarding WMC Title 16 – Land Use

1. Committee of the Whole

- a. **Ordinance Serial No. 09-12**: Amending WMC 16.24.010, regarding density and dimensional requirements; amending WMC 16.24.020, regarding maximum residential density and minimum lot area; and enacting WMC 16.24.025, to permit deviations from the residential density and dimensional requirements where additional open space is created under an approved conservation subdivision design, and establishing the procedure for approval of a conservation subdivision.

- b. **Ordinance Serial No. 09-13**: Adopting WMC 16.20.030, Planned Unit Development Overlay District; repealing WMC 16.16.060.K, Specific Approval Criteria-Planned Unit Development; and amending WMC 16.04.070, Definitions; WMC 16.12.010, Approval by Planner; WMC 16.16.070, Rezoning; and WMC 16.20.020, District Use Chart; to provide for a planned unit development to be approved as an overlay zone instead of as a conditional use, and providing for related matters.
- c. **Ordinance Serial No. 09-14**: Amending WMC 16.04.070, Definitions; amending WMC 16.08.060, Application Fees; Amending WMC 16.12.010, Approvals by Planner; amending WMC 16.20.020; repealing WMC 16.28.030 through WMC 16.28.100; and adopting WMC 16.30, Subdivisions; to establish design and construction standards for subdivisions in the City.
- d. **Ordinance Serial No. 09-24**: Adopting the Wasilla Municipal Boundary as the Wasilla Planning District.
- e. **Ordinance Serial No. 09-25**: Amending WMC 16.24.030, Setbacks And Height; Section A(6) Regarding Building Height In The (C) Commercial And (I) Industrial Zoning Districts.
- f. **Ordinance Serial No. 09-26**: Amending WMC 9.12.010 Discharge Of Firearms Prohibited; WMC 9.12.020 Discharge Of Firearms Permitted; WMC 16.04.070, Definitions; WMC 16.020.020, District Use Chart; And WMC 16.16.060 To Add K, 1, 2, 3, 4, 5, To Code Provisions For Outdoor Shooting Ranges In The City Of Wasilla.

V. AUDIENCE COMMENTS

VI. MAYOR, CLERK, AND COUNCIL COMMENTS

VII. ADJOURNMENT

I. CALL TO ORDER

The Special Meeting of the Wasilla City Council was held on Monday, March 9, 2009, at the Wasilla City Council Chambers, Wasilla, Alaska. Mayor Verne E. Rupright called the meeting to order at 5:40 p.m. for the purpose of discussing the creation of an ethics code.

II. ROLL CALL/APPROVAL OF AGENDA

Council Members present and establishing a quorum were:

- Mr. Ron Cox, Seat A
- Deputy Mayor Doug Holler, Seat B
- Ms. Leone Harris, Seat C
- Ms. Nancy R. Hall, Seat D
- Ms. Dianne Woodruff, Seat E
- Mr. Kristofer Larson, Seat F

Staff in attendance were:

- Ms. Amanda E. Charles, Deputy Clerk.
- Ms. Tom Klinkner, City Attorney
- Mr. Marvin Yoder, Deputy Administrator
- Mr. Archie Giddings, Director of Public Works
- Mr. Jim Holycross, Planning Officer

III. PLEDGE OF ALLEGIANCE

Mayor Rupright led the Pledge of Allegiance.

IV. BENEDICTION

- A. In Honor of Mayor Curtis D. Menard

Mayor Rupright requested a moment of silence in recognition of the late Mayor Curtis D. Menard.

V. NEW BUSINESS

- A. Presentation on Green Infrastructure – Friends of Mat-Su

Ms. Kathy Wells, President:

- stated that she will come back in April with a PowerPoint presentation; and
- distributed a handout on Linking Landscapes and Communities.

B. Review of draft ordinances regarding WMC Title 16 – Land Use

1. Committee of the Whole

- a. **Ordinance Serial No. 09-12:** Amending WMC 16.24.010, regarding density and dimensional requirements; amending WMC 16.24.020, regarding maximum residential density and minimum lot area; and enacting WMC 16.24.025, to permit deviations from the residential density and dimensional requirements where additional open space is created under an approved conservation subdivision design, and establishing the procedure for approval of a conservation subdivision.
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- c. **Ordinance Serial No. 09-14:** Amending WMC 16.04.070, Definitions; amending WMC 16.08.060, Application Fees; Amending WMC 16.12.010, Approvals by Planner; amending WMC 16.20.020; repealing WMC 16.28.030 through WMC 16.28.100; and adopting WMC 16.30, Subdivisions; to establish design and construction standards for subdivisions in the City.
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- f. **Ordinance Serial No. 09-26:** Amending WMC 9.12.010 Discharge Of Firearms Prohibited; WMC 9.12.020 Discharge Of Firearms Permitted; WMC 16.04.070, Definitions; WMC 16.020.020, District Use Chart; And WMC 16.16.060 To Add K, 1, 2, 3, 4, 5, To Code Provisions For Outdoor Shooting Ranges In The City Of Wasilla.

MOTION: Council Member Woodruff moved to enter into a Committee of the Whole at 5:36 p.m. for the purpose of discussing draft ordinances regarding WMC Title 16 – Land Use.

VOTE: The motion passed without objection.

The Clerk read the ordinances into the record.

Mr. Yoder provided a staff report on Ordinance Serial Nos. 09-12, 09-13, and 09-14.

Mayor Rupright asked for experts in the audience to participate in discussions regarding Ordinance Serial Nos. 09-12, 09-13, and 09-14. There was no objection noted.

The following person spoke regarding needed standards for buffering and traffic impact analysis: Mr. Steve Stoll, surveyor.

The following person spoke regarding the inability to develop high density developments along a creek: Mr. John Luburger, resident.

The following person spoke regarding land development in urban areas and offered his support for conservation subdivisions when developed properly: Mr. Rob Gambell, land developer.

The following person spoke regarding conservation subdivisions and land use and how they can benefit the community: Mr. Murph O'Brian, former Matanuska-Susitna Borough Planning Director.

The following person spoke regarding the reasons the Federal Environmental Protection Agency strongly supports conservation subdivisions: Mr. Matt LaCroix, Environmental Protection Agency representative.

The following person offered his support for the benefits to developers and City staff when utilizing conservation subdivisions: Mr. Mike Ergman, Civil Engineer.

The following person spoke regarding concerns with conservation subdivisions: Mr. Brian Bradford.

The following person spoke regarding the benefits and concepts behind conservation subdivisions: Mr. Paul Hulbert, Matanuska-Susitna Borough Platting Officer.

The following person spoke regarding his experience on the subdivision development committee and concerns he has with conservation subdivisions: Mr. Carl Lund.

(The special meeting recessed at 6:36 p.m. and reconvened at 6:54 p.m.)

Council Member Hall spoke to her experience with conservation subdivisions.

Mr. Yoder provided a staff report on Ordinance Serial Nos. 09-24, 09-25, and 09-26.

The following person spoke regarding the differences between the platting and planning levels as it pertains to development: Mr. Gary LoRusso.

The following person spoke regarding his support for conservation subdivisions and issues with addressing buffers: Mr. Bill Kramer, developer.

The following person spoke regarding how conservation subdivisions are becoming a requirement in parts of the United States: Ms. Kathy Wells, President of Friends of Mat-Su.

MOTION: Council Member Larson moved to exit Committee of the Whole at 7:24 p.m.

VOTE: The motion passed without objection.

VI. AUDIENCE COMMENTS

There was no one present who wished to speak.

VII. MAYOR, CLERK, AND COUNCILI COMMENTS

Mayor Rupright:

- spoke regarding how the City of Wasilla is a growing community; and
- noted that he was going to request that the Wasilla Multi-Use Sports Complex be renamed on behalf of Mr. Curtis D. Menard.

Council Member Hall:

- thanked Mr. Holycross for his help with clarifying the details of ordinances with her; and
- noted her support for furthering the planning code.

Council Member Cox noted that the meeting was very informative.

Council Member Harris spoke regarding her support for conservation subdivisions as long as they are an option but not a requirement.

Council Member Larson:

- thanked the administration for their work on the ordinances; and
- noted his pleasure at how the code is progressing.

Deputy Mayor Holler:


- thanked the public for their involvement;
- noted his pleasure at moving forward with the planning code; and
- spoke to concerns with issues pertaining to fire ranges.

Council Member Woodruff:

- thanked the public for their involvement; and
- thanked the staff and the committee for their work on the ordinances.

VIII. ADJOURNMENT

With no further business at hand, Mayor Rupright, adjourned the meeting at 7:31 p.m.



VERNE E. RUPRIGHT, Mayor

ATTEST:



KRISTIE SMITHERS, MMC, City Clerk

Minutes approved: March 23, 2009