

Non-Code Ordinance

By: Planning Department

Introduced: August 12, 2013

Public Hearing: August 26, 2013

Adopted: August 26, 2013

Vote: Harris, Sullivan-Leonard, Wall and Woodruff in favor
Buswell absent and Seat A Vacant

**City Of Wasilla
Ordinance Serial No. 13-20**

An ordinance of the Wasilla City Council adopting the City of Wasilla Downtown Area Plan and incorporating it by reference as part of the 2011 City of Wasilla Comprehensive Plan and requesting that the Matanuska-Susitna Borough Planning Commission and Assembly approve the Downtown Area Plan as part of the 2011 Comprehensive Plan as required by AS 29.40.010(b) and MSB 17.45.020.

Section 1. Classification. This is a non-code ordinance.

Section 2. Purpose. To adopt a plan to guide future development and redevelopment within the downtown area of the City.

Section 3. Adoption of 2013 Downtown Area Plan. The 2013 Downtown Area Plan, as contained in Exhibit A of this ordinance, is hereby adopted.

Section 4. Submission to Matanuska-Susitna Borough. The Mayor shall submit the 2013 Downtown Area Plan adopted as part of this ordinance to the Matanuska-Susitna Borough for approval by the Borough Planning Commission and Assembly as an amendment to the 2011 City of Wasilla Comprehensive Plan as required by AS 29.40.010(b) and MSB 17.45.020.

Section 5. Effective date. Sections 3 and 4 of this ordinance shall be effective upon the effective date of the Matanuska-Susitna Borough Assembly ordinance approving the Downtown Area Plan as an amendment to the 2011 City of Wasilla Comprehensive Plan. The remaining sections of this ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on August 26, 2013.



VERNE E. RUPRIGHT, Mayor

ATTEST:



KRISTIE SMITHERS, MMC, City Clerk


[SEAL]

WASILLA

• ALASKA •





CITY COUNCIL LEGISLATION STAFF REPORT

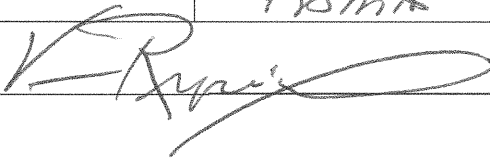
Ordinance Serial No. 13-20: Adopting the City of Wasilla Downtown Area Plan and incorporating it by reference as part of the 2011 City of Wasilla Comprehensive Plan and requesting that the Matanuska-Susitna Borough Planning Commission and Assembly approve the Downtown Area Plan as part of the 2011 Comprehensive Plan as required by AS 29.40.010(b) and MSB 17.45.020.

Originator: Tina Crawford, AICP 

Date: 7/26/2013

Agenda of: 8/12/2013

Route to:	Department Head	Signature	Date
X	Public Works Director		7/31/13
	Recreation & Cultural Services Director		
X	Finance Director		7-31-13
X	Deputy Administrator		7-31-13
X	City Clerk		7/31/13

Reviewed by Mayor Verne E. Rupright: 

Fiscal Impact: yes or no

- Attachments:** Ordinance Serial No. 13-20 (1 page)
 Exhibit A – Ordinance Serial No. 13-20 (284 pages)
 Planning Commission Resolution Serial No. 13-07 (2 pages)
 July 9, 2013 Planning Commission Minutes (6 pages)
 City Council Action Memorandum No. 06-16 (2 pages)

Summary Statement: In 2006, the City Council directed staff to develop area plans for the Downtown, South Wasilla Heights, and Airport/Transportation Museum planning areas and authorized the Mayor to enter into a contract with URS to develop these plans. Several committees were formed and numerous public workshops and meetings were held to get input in drafting the plans. In 2007, the draft plans were prepared by URS that incorporated the input from the committees and the public. However, the area plans were not finalized or brought forward for review by the Planning Commission and adoption by the City Council.

In 2012, City staff reviewed the draft area plans and found that all of the areas needed significant revisions except for the plan for the downtown area. Since the adoption of a downtown area plan is one of the objectives in the Comprehensive Plan, staff focused on updating that plan and then presented it to the Planning Commission and the public for review and input at five public meetings during 2012 and 2013. On July 9, 2013, the Planning Commission approved Resolution Serial No. 13-07, which recommends that the City Council adopt the Downtown Area Plan and incorporate it by reference as part of the 2011 City of Wasilla Comprehensive Plan.

Staff Recommendation: Introduce and set for public hearing Ordinance Serial No. 13-20.

By: Planning
Public Hearing: 07/09/13
Adopted: 07/09/13

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 13-07**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL ADOPT THE PROPOSED CITY OF WASILLA DOWNTOWN AREA PLAN AS AN AMENDMENT TO THE CITY OF WASILLA 2011 COMPREHENSIVE PLAN.

WHEREAS, the Wasilla City Council directed staff to develop an area plan for the Downtown area to guide decisions regarding growth and development in these areas and authorized the Mayor to enter into a contract with URS to develop the plan; and

WHEREAS, it was recognized that public input is an essential part of the needs and assessments, the Wasilla Planning Commission created a Visioning Committee and Focus Group to assist staff and URS in developing the area plan; and

WHEREAS, numerous public workshops and discussions were held with the Planning Commission since the beginning of the planning process, including a week-long charrette; and

WHEREAS, comments received through the public process have been incorporated into the plans, to the greatest extent possible so that it is representative of the needs, wishes, and desires of Wasilla residents; and

WHEREAS, the Wasilla Planning Commission believes that the final draft of the Downtown Area Plan is complete and ready for review and adoption by the Wasilla City Council.

NOW THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission, after due consideration of the proposed Downtown Area Plan, public testimony, and other pertinent information brought before them, hereby recommend that the Wasilla City Council adopt the proposed Downtown Area Plan, attached hereto as Exhibit A.

ADOPTED by the Wasilla Planning Commission on July 9, 2013.


Daniel Kelly, Jr., Chairman

ATTEST:



Tina Crawford, City Planner

VOTE: Passed Unanimously

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 7:00 PM, July 9, 2013, in Council Chambers of City Hall, Wasilla, Alaska by Daniel Kelly, Jr., Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

- Mr. Patrick Brown, Seat A (via telephone)
- Mr. Daniel Kelly, Jr., Seat B
- Ms. Jessica Dean, Seat C
- Vacant, Seat D
- Ms. Glenda Ledford, Seat E
- Mr. William Green, Seat F
- Mr. Jesse Sumner, Seat G

Staff in attendance were:

- Mr. Archie Giddings, Public Works Director
- Ms. Tina Crawford, City Planner
- Mr. Richard Payne, City Attorney
- Ms. Tahirih Revet, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Sumner led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as amended to postpone the hearing on the Meta Rose Square sale to the August 13, 2013 meeting and move the unfinished business item after Consent Agenda.

VI. REPORTS

- A. City Deputy Administrator
No Report Given
- B. City Public Works Director
No Report Given.
- C. City Attorney
No Report Given.

E. City Planner
No Report Given.

VII. PUBLIC PARTICIPATION *(three minutes per person, for items not scheduled for public hearing)*

Ms. Anne Kilkenny stated she is not in favor of the Meta Rose Square sale.

VIII. CONSENT AGENDA

A. Minutes of June 11, 2013, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

XI. UNFINISHED BUSINESS

A. PUBLIC HEARINGS

(Continued from May 21, 2013 special meeting and May 14, 2013 regular meeting)

1. Item: AA 13-27 and UP 13-02 (Reso. #13-06)
Petitioner: Matanuska Electric Association (MEA)
Request: Permit to construct new 80-100 feet tall 115 kV double circuit transmission lines, including 100 feet wide right-of-way easement, extending from the new Eklutna generation station to the Herning substation at S. Denali Street, within the Wasilla city limits.

Total Area: Approximately three miles
Location: A corridor extending west from Seward-Meridian Highway on the north side of the Parks Highway and then crossing to the south side of the Parks Highway behind Creekside Plaza shopping center and then across to the north side of the Palmer-Wasilla Highway Extension and then west along the Palmer-Wasilla Highway Extension to just east of Glenwood Avenue and then north to the existing Herning substation (see transmission line corridor on attached drawings dated December 7, 2012.)

Zoning: Commercial and Residential (R-2)
Future Land Use: Generally Commercial/Business and Mixed Use

Ms. Crawford stated at the May 21, 2013 meeting held by the Commission the public hearing was reopened to allow new testimony and she indicated that the Commission may want to consider that option again.

Chair Kelly re-opened the public hearing.

Ms. Bernadette Rupright provided information on the June 27, 2013 workshop and stated she doesn't believe there is enough information to make a decision on the transmission line routes suggested by MEA.

Mr. Berkley Tilton, chairman of the Knik Fairview Community Council, stated he was in support of the underground transmission lines but felt the construction cost be shared by all rate payers not just Wasilla.

Mr. Sam Keller, Alaska Club Operations Manager, stated that he is in opposition of the current route suggested by MEA since it will prohibit future expansion of the Club at the back portion of the property.

Ms. Crawford stated that tonight's packet contained several resolution options for the Commission to consider for adoption.

MOTION: Commissioner Brown moved to approve the requested transmission lines provided that they were constructed underground within an utilidor – Resolution 13-06, Version #2.

(The regular meeting recessed at 7:53 PM and reconvened at 7:57 PM)

MOTION: Commissioner Ledford moved to amend the resolution as follows (change shown in bold underline):

NOW, THEREFORE BE IT RESOLVED, the Wasilla Planning Commission has determined that the construction of 80 feet tall 115kV double circuit overhead transmission lines along the proposed route through the City is **not** consistent with the vision for the City as outlined in the City of Wasilla Comprehensive Plan, Land Development Code (Title 16), Mission Statement, and the City Council's goals and initiatives for fiscal year 2013-2014 and will not significantly affect the visual appearance and scenic resources along the proposed route or negatively impact existing and potential commercial development on commercially-zoned properties; and

VOTE: Motion to amend the resolution as presented, passed unanimously.

Discussion ensued.

MOTION: Commissioner Dean moved to amend the motion to include the original railroad route that was shown by MEA as an additional approved route.

Discussion ensued.

Commissioner Dean withdrew her motion.

(The regular meeting recessed at 8:29 PM and reconvened at 8:38 PM)

Mr. Payne stated on the record that during the recess that he had a discussion with the Commissioners regarding potential conflicts of interest and potential findings and that he did not provide any direction on routes for the transmission lines.

Commissioner Dean stated she would like to add to the findings, that based on her observations of other areas, the large transmission lines were only located in industrial or areas with no development.

Commissioner Ledford stated that the Parks Highway is one of the most heavily traveled traffic areas and hitting one of the proposed poles would cause more damage than going into a ditch.

Discussion ensued.

MOTION: Commissioner Dean moved to amend the main motion to remove the requirement for the underground utilities be in a utilidor, in order to give the option to choose a design that works best for MEA.

Discussion moved to the Commission.

VOTE: The motion to amend the main motion to remove the requirement to locate the utilities within an utilidor failed with Commissioners Dean, Ledford and Sumner in favor, and Commissioners Green and Brown, and Chair Kelly in opposition.

MOTION: Chair Kelly moved to direct the City Planner to produce a revised Resolution and bring back to the Commission at the next meeting August 13, 2013.

VOTE: The motion to direct the City Planner to bring back a revised resolution with findings of fact to the Commission, passed with Commissioners Brown, Dean, Green, Ledford and Chair Kelly in favor and Commissioner Sumner in opposition.

IX. NEW BUSINESS
A. PUBLIC HEARINGS

1. Item: Proposed Downtown Area Plan (Reso. #13-07)
Petitioner: City of Wasilla
Request: Recommendation that the Wasilla City Council adopt the proposed Wasilla Downtown Area Plan as an amendment to the 2011 Comprehensive Plan so that it can serve as a document that the Wasilla Planning Commission, City Council, and City staff can use and cite as a basis for making decisions, such as identifying capital project

priorities, land use permits, and considering applications for rezoning.

a. Staff Report

Ms. Crawford stated that the changes proposed at the June 11, 2013 Planning Commission meeting were incorporated into the document.

b. Private person supporting or opposing the proposal
Chair Kelly opened the public hearing.

With no comments, Chair Kelly closed the public hearing.

MOTION: Commissioner Ledford moved to approve Resolution 13-07, as presented.

VOTE: The motion to approve Resolution Serial No. 13-07, as presented, passed unanimously.

~~2. Item: Proposed Sale of Meta Rose Square (Reso. #13-04)
Petitioner: City of Wasilla
Request: Make recommendation to Wasilla City Council regarding proposal to sell the Meta Rose building.
Total Area: 1.04 acres ±
Location: Lot 5A, Block 1, Fred Nelson Subdivision and Block 1E, Wasilla Townsite Resubdivision (Located at the southwest corner of Herning Ave. and N. Yenlo St.)
Zoning: Commercial
Future Land Use: Generally Commercial/Business~~

XII. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

XIII. AUDIENCE COMMENTS

No comments

XIV. STAFF COMMENTS

No comments

XV. COMMISSION COMMENTS

Commissioner Brown thanked the Planning Commission for their efforts.

X. ADJOURNMENT

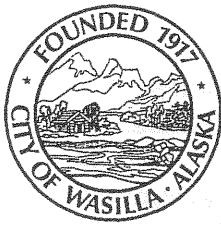
The regular meeting adjourned at 9:03 PM.

DANIEL KELLY, JR., Chairman

ATTEST:

TAHIRIH REVET, Planning Clerk
Adopted by the Wasilla Planning Commission -, 2013.

DRAFT



	Approved	Denied
Action taken	3/20/06	
Other:		
Verified by:	<i>JSmitis</i>	

WASILLA CITY COUNCIL ACTION MEMORANDUM

AM No. 06-16

TITLE: CONTRACT AWARD TO URS CORPORATION IN AN AMOUNT NOT TO EXCEED \$130,000 FOR THE DEVELOPMENT OF AREA PLANS FOR THREE SPECIFIC AREAS WITHIN THE CITY OF WASILLA.

Agenda of: March 20, 2006
 Originator: Sandra Garley, City Planner

Date: March 7, 2006

Route to:	Department	Signature/Date
	Police	
	Recreational and Cultural Services Library, Museum	
X	Public Works Planning	<i>S. Garley</i> 3/8/06 3-7-06
X	Finance *signature required	<i>Dianne M. Keller</i>
X	Clerk	<i>JSmitis</i>

REVIEWED BY MAYOR DIANNE M. KELLER: *Dianne M. Keller*

FISCAL IMPACT: yes \$130,000 Funds Available yes
 Account name/number: Area Master Plans/110-4340-434.45-03 \$100,000
 Downtown Study/110-4340-434.45-04 \$30,000

Attachments:

SUMMARY STATEMENT:

In adopting the FY 06 Budget Goals and Initiatives, the City Council identified three areas for which it wished to develop area plans that would help guide decisions about growth and development. The three areas identified for area plans were the Downtown area, the South Wasilla Heights Area, and the Airport and Transportation Museum Area.

The City issued a request For Proposals (RFP) for consultant services to prepare these area plans late in 2005. The RFP required consultants to utilize a methodology that would involve the community in creating these area plans. Each area presents different challenges and opportunities for development, and the successful consultant would be required to seek input from property owners, businesses and residents of the community to develop of a vision and action plan for each of the three areas.

Each area plan will address projected growth, transportation, infrastructure, the neighborhood vision for each area, and economic development opportunities. In addition to analyzing current conditions in the study areas, the consultant will be required to prepare action plans to organize recommendations into logical categories, with a level of detail varying according to the type of project or recommendation and an estimate of the cost to undertake any capital project needed to implement the project or recommendation. The Consultant will prepare reports and presentations for at least two meetings of the Wasilla Planning Commission and one joint meeting of the City Council and Planning Commission.

In reply to the RFP, seven proposals were received by the January 10, 2006 deadline. Three evaluators reviewed and rated the proposals based on the experience and qualification of the firm, the qualifications and experience of the proposed project managers and key project staff, the proposed methodology and approach, the resources available to the consultant to complete the tasks, and the consultant's office location(s). The top rated firm was invited to meet with the City staff to ensure that the firm was prepared to enter into a contract to complete the work described in their proposal within the funds budgeted for the project.

The seven consulting firms that submitted proposals and the evaluators' ranking of the Area Plan proposals were : URS Corporation ranked #1, Dowl Engineers ranked #2, ASCG Incorporated ranked #3, Cogan Owens Cogan ranked #4, Group Three Designs ranked #5, Agnew-Beck ranked #6 and Information Insights Incorporated ranked #7.

STAFF RECOMMENDED ACTION:

The staff respectfully recommends that the bid be awarded to the top rated firm, URS Corporation, and that the Mayor be authorized to enter into contract for these services for an amount not to exceed \$130,000.