

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 17-15**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL AMEND WASILLA MUNICIPAL CODE SECTION 16.08.015, SITE PLAN – AS-BUILT SURVEY, TO PROVIDE AN EXEMPTION FOR RESIDENTIAL ACCESSORY STRUCTURES WITH A GROSS FLOOR AREA OF 500 SQUARE FEET OR LESS FROM THE SITE PLAN REQUIREMENTS WHEN CERTAIN CONDITIONS ARE MET; AND OTHER MINOR REVISIONS.

WHEREAS, the City Council adopted AM 17-17 at their April 10, 2017 meeting that directed the Planning Commission to review WMC 16.08.015, Site Plan – As-built Survey, to consider whether residential accessory structures should be exempt from the site plan requirements in that section and provide recommended revisions to the City Council for consideration; and

WHEREAS, the Planning Commission discussed proposed revisions to the City sign regulations during the Committee of the Whole at the May 16, 2017 regularly scheduled meeting; and

WHEREAS, the Planning Commission is required to make a recommendation to the Wasilla City Council for all amendments to the Wasilla Land Development Code (Title 16 of the Wasilla Municipal Code); and

WHEREAS, the public hearing date and time was publicly advertised; and

WHEREAS, on June 13, 2017, the Wasilla Planning Commission held a public hearing on the proposed amendments; and

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

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32 WHEREAS, after due consideration, the Wasilla Planning Commission
33 determines that the proposed amendment is appropriate and is consistent with the
34 goals and objectives of the WMC and the Comprehensive Plan;

35 NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission
36 hereby approves this resolution recommending that the City Council adopt the revisions
37 to WMC 16.08.015, Site Plan – As-built Survey, as outlined below:

38 **Amendment of section.** WMC 16.08.015, Site Plan – As-built Survey, is hereby
39 amended as follows:

40 16.08.015 Site plan – As-built survey.

41 D. No site plan is required with an application where:

42 1. The application provides only for the construction of an addition to an
43 existing residential structure, the city planner determines that a site
44 plan is not necessary for the review of the application, a previous
45 unaltered as-built survey of the site prepared by a registered land
46 surveyor demonstrating that the addition will meet all setback
47 requirements that apply to the site in Section 16.24.030 and will not
48 encroach into any easements of record, and the applicant provides, ~~in~~
49 ~~lieu of a site plan,~~ an affidavit signed by the applicant stating that:

50 a. All property corners have been located;

51 ~~b. A registered land surveyor has located on the site all easements of~~
52 ~~record, and all easements of which there is visible evidence in the~~
53 ~~form of features such as power lines or trails; and~~

54 ~~c.~~b. The applicant is aware of all setback requirements that apply to the
55 site under Section 16.24.030, and the applicant agrees to bear the

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56 cost of removing any improvements that encroach within a required
57 setback area.

58 ~~2. The commission waives the site plan requirement for the application~~
59 ~~after considering the recommendations of the public works director and~~
60 ~~city planner.~~

61 2. The application provides only for the construction of a new detached
62 residential accessory structure that is not larger than 500 square feet
63 gross floor area, the city planner determines that a site plan is not
64 necessary for the review of the application, a previous unaltered as-
65 built survey of the site prepared by a registered land surveyor
66 demonstrating that the addition will meet all setback requirements that
67 apply to the site in Section 16.24.030 and subsection d below and will
68 not encroach into any easements of record, and the applicant provides
69 an affidavit signed by the applicant stating that:

- 70 a. All property corners have been located;
- 71 b. The applicant is aware of all setback requirements that apply to the
72 site under Section 16.24.030 and subsection c below, and the
73 applicant agrees to bear the cost of removing any structures that
74 encroach within a required setback area; and
- 75 c. The proposed residential accessory structure must be a minimum
76 of 15 feet from the side lot lines.

77 3. The commission waives the site plan requirement for the application
78 after considering the recommendations of the public works director and
79 city planner.

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