1 2 3 4	By: Planning Public Hearing: 06/13/17 Adopted: 06/13/17		
5 6	WASILLA PLANNING COMMISSION RESOLUTION SERIAL NO. 17-15		
7 8 9 10 11 12 13	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.		
15 16	WHEREAS, the City Council adopted AM 17-17 at their April 10, 2017 meeting		
17	that directed the Planning Commission to review WMC 16.08.015, Site Plan - As-built		
18	Survey, to consider whether residential accessory structures should be exempt from the		
19	site plan requirements in that section and provide recommended revisions to the City		
20	Council for consideration; and		
21	WHEREAS, the Planning Commission discussed proposed revisions to the City		
22	sign regulations during the Committee of the Whole at the May 16, 2017 regularly		
23	scheduled meeting; and		
24	WHEREAS, the Planning Commission is required to make a recommendation to		
25	the Wasilla City Council for all amendments to the Wasilla Land Development Code		
26	(Title 16 of the Wasilla Municipal Code); and		
27	WHEREAS, the public hearing date and time was publicly advertised; and		
28	WHEREAS, on June 13, 2017, the Wasilla Planning Commission held a public		
29	hearing on the proposed amendments; and		
30	WHEREAS, the Wasilla Planning Commission deliberated on this request taking		
31	into account the current provisions of the WMC and the Comprehensive Plan; and		

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	e.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					

Strikethrough indicates deleted language and **Underline** indicates new language

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-
35	built survey of the site prepared by a registered land surveyor
36	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
86	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 minimium
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.

80	<u> </u>	After the completion of	a <u>non-residential</u> structure <u>or non-residential</u>			
81		addition with more than ea	ne hundred twenty (120)120 square feet of gross			
82		floor area, the property of	wner shall submit to the city planner an as-built			
83		survey of the site of the st	tructure, prepared by a registered land surveyor.			
84		A new as-built survey w	vill not be required for construction consisting			
85		entirely of an addition to a	an existing residential structure, an addition to a			
86		detached residential acce	essory structure, or a new detached residential			
87		accessory structure no gr	eater than 500 square feet of gross floor area.			
88		where the property owner	submits to the city planner a previous unaltered			
89		as-built survey of the site	e prepared by a registered land surveyor, from			
90	which the property owner can demonstrate that the addition will continue					
91	to meet all setback requirements that apply to the site under Section					
92		16.24.030, and the fire marshal has issued all required approvals for the				
93		structures on the site.				
94	APPROVED by the Wasilla Planning Commission on June 13, 2017.					
95 96			APPROVED:			
96 97 98 99 100 101 102 103 104 105 106 107 108	ATTEST: Mu (Tina Crawfo	ord, A/CP, City Planner	Jessica Dean, Chairman Date			

Passed Unanimously

VOTE:

109 110