

By: Planning
Public Hearing: 10/10/17
Adopted: 10/10/17

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 17-23**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING A DESIGN EXCEPTION TO ALLOW THE INSTALLATION OF A NEW WALL SIGN ON THE MATANUSKA VALLEY FEDERAL CREDIT UNION BUILDING THAT IS INTERNALLY LIT AND HAS A MAXIMUM HEIGHT OF 36 FEET FOUR INCHES ON LOT 1-A, CARNEY-WILSON ESTATE RSB SUBDIVISION.

WHEREAS, Matanuska Valley Federal Credit Union submitted an application for a design exception to the wall sign standards in the Downtown Overlay District Design Standards (DE16-01) on September 22, 2017; and

WHEREAS, the application included the required sign drawings and narrative that addresses the design exception criteria in §16.20.040(L) of the Wasilla Municipal Code; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200 foot radius, the appropriate review agencies, the Wasilla Planning Commission, and the Wasilla City Council as required by §16.16.040(A)(2) of the Wasilla Municipal Code; and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on October 1, 2017; and

WHEREAS, the Planning Commission held a public hearing on this request on October 10, 2017; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the applicant, the evaluation and recommendation by staff contained in the staff report, public testimony – both written

and verbal, the applicable provisions of the Downtown Overlay District Design Standards, Wasilla Municipal Code, Comprehensive Plan, and other pertinent information brought before them; and

WHEREAS, the Wasilla Planning Commission adopted Findings of Fact, attached as Exhibit A, summarizing basic facts and reasoning of the Commission; and

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with the Findings of Fact, attached as Exhibit A and incorporated herein.

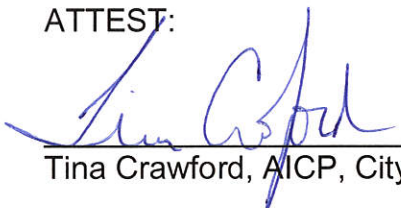
ADOPTED by the Wasilla Planning Commission on October 10, 2017.

APPROVED:

 10/16/17

Brian Mayer, Vice-Chair

ATTEST:



Tina Crawford, AICP, City Planner

EXHIBIT A
Wasilla Planning Commission Resolution 17-23
FINDINGS OF FACT
Section 16.20.040(L), Design Exceptions

16.24.040(L) – Design Exceptions

The planning commission may grant design exceptions if a proposed project is a unique and exceptional design concept that enhances the downtown overlay district, or if by reason of unusual circumstances, the strict application of any provision of this section would result in exceptional practical difficulty or undue hardship due to the circumstances unique to the particular property in question as provided in this subsection. The planning commission may impose additional conditions to ensure that the design is consistent with the purpose and intent of this section.

- (1) Application.** *After the pre-application conference, the applicant shall submit an application for the design exception to the city planner with the appropriate application fee. The site plan for the application shall depict all information relevant to the requested waiver or modification.*

Finding: The applicant submitted the required application and fee on September 22, 2017.

- (2) Public hearing.** *The planning commission shall hold a public hearing on the application. The notice, comment period, and hearing procedure shall be the same as provided in § 16.16.040 for a conditional use.*

Finding: All notification requirements above have been met.

- (3) Consideration.** *In evaluating an application, the planning commission may consider any of the following alternatives to offset a design deficiency, if they find that the proposed alternative will serve the purpose of this section:*
- (a)** *Fences and walls may be used in lieu of landscaping and may be allowed to screen parking when there is not enough room to provide an effective landscape screen.*
 - (b)** *Additional enhanced architectural details, consisting of period and style appropriate appointments and materials not typically used due to high cost.*
 - (c)** *More and higher quality architecturally appropriate windows.*
 - (d)** *Quality public seating meeting the standards in this section, such as benches in front of shops and businesses.*
 - (e)** *Installation of quality decorative pavement/paver designs, especially in areas highly visible to the public such as driveway aprons and building entrances along main streets.*

- (f) *Additional or alternative storm water design solutions such as bio swales, rain gardens and cisterns.*
- (g) *Use of a new, innovative or non-traditional energy efficient building technology, such as solar panels and insulated prefabricated wall panels.*

Finding: The above alternatives are not applicable to this request.

(4) Decision. The planning commission may approve an application only if they find that the application meets one or more of the following standards:

- (a) *The waiver or modification is consistent with the purpose of this section and will not materially adversely affect the surrounding area or the downtown overlay district as a whole;*

Finding: Both waivers are consistent with the purpose of the design exception section and the sign regulations of the Downtown Overlay District (copy of the sign regulations is attached to the staff report.)

The first waiver is a request to allow an internally lit wall sign above the main entrance to the bank. The bank is on a corner lot located at the southeast corner of the signalized intersection for Bogard Road and Main Street. Due to the 45 MPH speed limit on Bogard and the orientation of the building toward the intersection, an internally lit sign provides better legibility for drivers.

The second waiver requests approval for the wall sign to be located at 36'4" instead of the requirement for a maximum height of 24'. Due to the existing building design and the location at the intersection of Bogard Road and Main Street, the requested additional height is proportionate to the building and allows legibility from both roadways.

- (b) *The proposed project is a unique and exceptional design concept that enhances the downtown overlay district; and*

Finding: The proposed project conditions are unique and the proposed wall sign enhances the Downtown Overlay District.

- (c) *Strict application would result in exceptional practical difficulty or undue hardship due to the circumstances unique to the particular property in question. A hardship shall not qualify as an undue hardship if it is of a person's own making.***

Finding: The strict application of the sign regulations would result in exceptional practical difficulty or undue hardship due to the location, building design and orientation, and speed limit on Bogard Road that is unique to this property versus other properties within the Downtown Overlay.

DG SIGNS

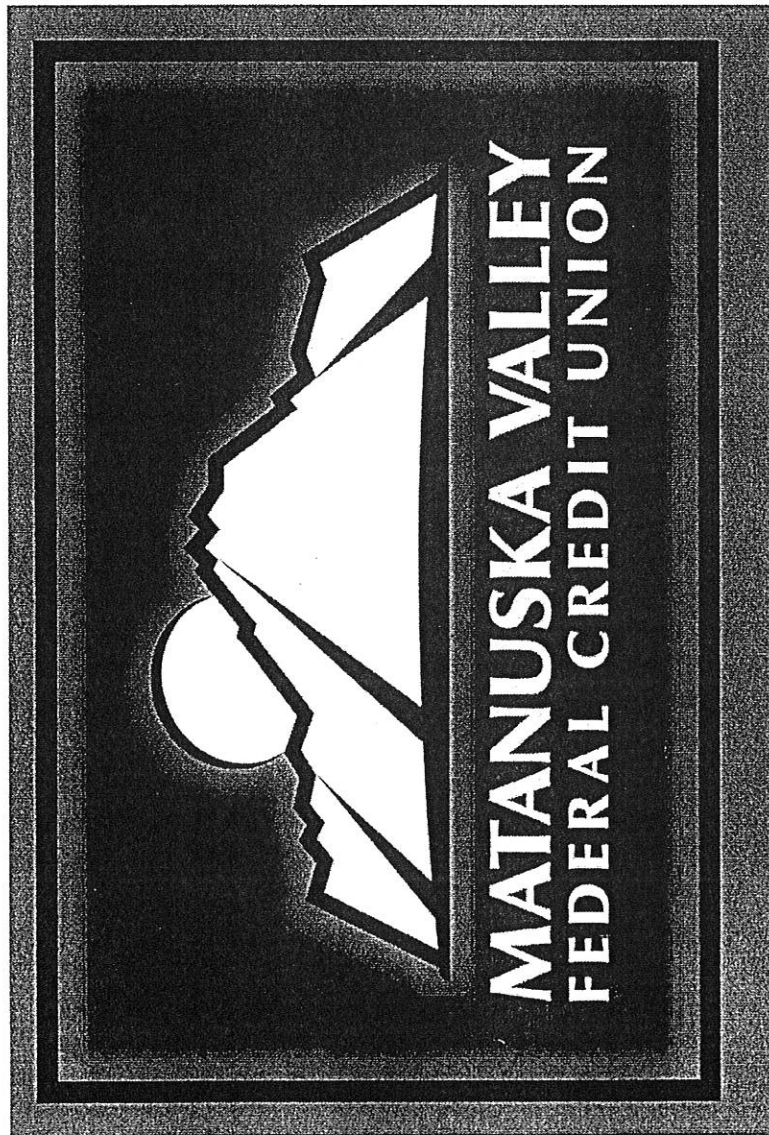
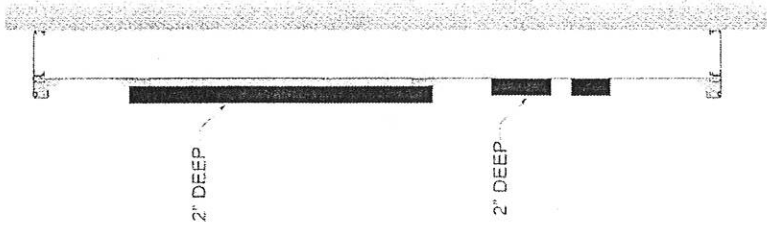
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EXHIBIT 1



APPROVAL REQUIRED	
APPROVED AS-IS <input type="checkbox"/>	CHANGES REQUIRED
SIGNATURE	DATE

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