

By: Planning
Public Hearing: 03/09/21
Adopted: 03/09/21

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 21-02**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THREE VARIANCES (VARIANCE NO. V21-01) TO THE MAXIMUM HEIGHT OF 30 FEET FOR A WALL SIGN TO ALLOW A 51.5' HEIGHT FOR WALL SIGN ON THE WEST FACING WALL, A 48' HEIGHT FOR WALL SIGN ON THE SOUTH FACING WALL (FRONT), AND A 48' HEIGHT FOR WALL SIGN ON THE EAST FACING WALL ON A HOTEL LOCATED AT THE SHOPPES AT SUN MOUNTAIN PHASE 1 CONDO PLAT (PREVIOUSLY LOTS 1-6 SUN MOUNTAIN SUBDIVISION).

WHEREAS, Tim Alley, The Boutet Company, agent for Sun Mountain Development Group LLC, submitted an application for a variance on February 12, 2021, along with supporting documentation and application fee; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200' radius and review agencies and the Planning Commission 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 February 28, 2021; and

WHEREAS, the Wasilla Planning Commission conducted a public hearing on the requested variance taking into account the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them; and

WHEREAS, that the Wasilla City Planning Commission, after due consideration of the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them; and

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

NOW THEREFORE BE IT RESOLVED that the Wasilla Planning Commission hereby approves the requested landscaping variance with the Findings of Fact, attached as Exhibit A and incorporated herein, with the following conditions:

1. Signage must be substantially consistent with the drawings attached to this resolution as Exhibit B.

ADOPTED by the Wasilla Planning Commission on March 9, 2021.

APPROVED:


Eric Bushnell, Chair 3-15-2021
Date

ATTEST:


Tina Crawford, City Planner

VOTE: Passed Unanimously

EXHIBIT A
Wasilla Planning Commission Resolution 21-02
FINDINGS OF FACT –Variance Approval Criteria

16.28.110(A) ***Application.***
An application for a variance must be submitted to the planner. The application must be accompanied by a site plan of the relevant part of the parcel or lot. The planner may require that the site plan be produced by a registered professional engineer or land surveyor. The site plan shall depict all information relevant to the variance request.

Staff Finding: This criterion is met since an application was submitted to the Planning Department on February 12, 2021.

16.28.110(B) ***Variance requests must be heard by the commission. Notice, comment period and hearing procedures follow the format outlined in WMC16.16.040.***

Staff Finding: This criterion is met. The public hearing was scheduled in a timely manner for the next available Planning Commission meeting and the hearing format is consistent with the requirements in WMC 16.16.040(E). Public notices were mailed on February 24, 2021 to all properties within a 1,200' radius, allowing for the proper number of days in which to comment in accordance with 16.16.040.

16.28.110(C) ***Variance Standards.***

A variance may be granted only if:

1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought;

Staff Finding: This criterion is met. There are three significant conditions that apply to the subject property that do not generally apply to other commercial lots in the area. The first is the significant setback from the Parks Highway due to the frontage road (north side of Parks Hwy.) and the significantly higher elevation of the lot. The subject property is a large parcel that is setback from the Parks Highway pavement by approximately 155-262 feet due to the frontage road. Other commercial properties along the Parks are setback approximately 59-76 feet from the pavement. The second is that the parcel is at a significantly higher elevation than the Parks Highway and other commercially zoned lots in the area

(approximately 10 feet higher). The difference in elevation coupled with the significant setback from the Parks Highway affects the visibility of the hotel signage for this development if constructed consistent with the maximum 30' high wall sign regulations in Title 16. The third is the proposal to have a 54-foot high, four-story hotel. Wall signage for a hotel is typically located along the upper floor. Note: This will be one of the tallest buildings in the city and requires approval to exceed the 35-foot maximum height (see CU #21-01 in packet.)

2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings or such conditions arise out of surrounding development or conditions;

Staff Finding: This criterion is met since many of the conditions applicable to this property are caused by the setback from the Parks Highway, the location of the frontage road, and the significantly higher elevation.

3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made;

Staff Finding: This criterion is met. Without the variance, the applicant would be limited to 30-foot-high wall signs that would not provide the visibility and readability of the hotel signage.

4. The special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either; and

Staff Finding: This criterion is met. The special conditions were not created by the person seeking the variance or a predecessor in interest. The frontage road was created by AKDOT to alleviate traffic on the Parks Highway and the higher elevation is a natural feature of the lot.

5. The variance is not sought solely to relieve pecuniary hardship or inconvenience.

Staff Finding: This criterion is met. The variance is not sought solely to relieve financial hardship or inconvenience. The variance is requested to provide signage that will be visible to drivers and allow sufficient time to read and identify entrances to the lot.

16.28.110(D) ***If a property qualified for a variance under this section, the variance granted must meet the following conditions:***

1. The deviation from the requirement of this title that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;

Staff Finding: The deviation is necessary to allow a hotel in the proposed location.

2. The variance will not permit a land use that is prohibited by this title;

Staff Finding: The proposed hotel is permitted in the Commercial zoning district.

3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;

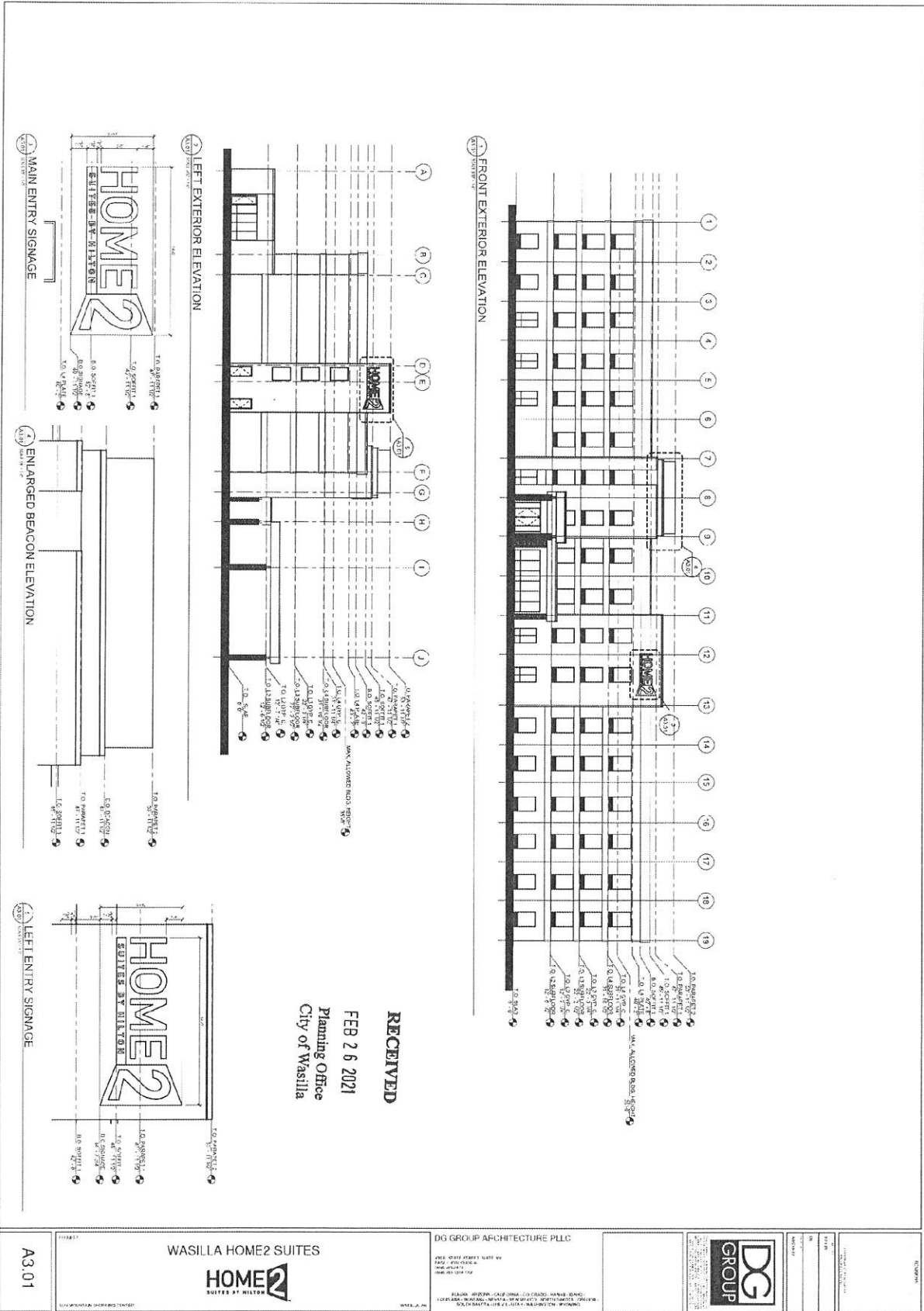
Staff Finding: The variance is in keeping with the spirit and intent of the chapter since the purpose statement for the sign code states that the code is intended to “recognize the commercial communication requirements of all sectors of the community” and “to allow for special circumstances.”

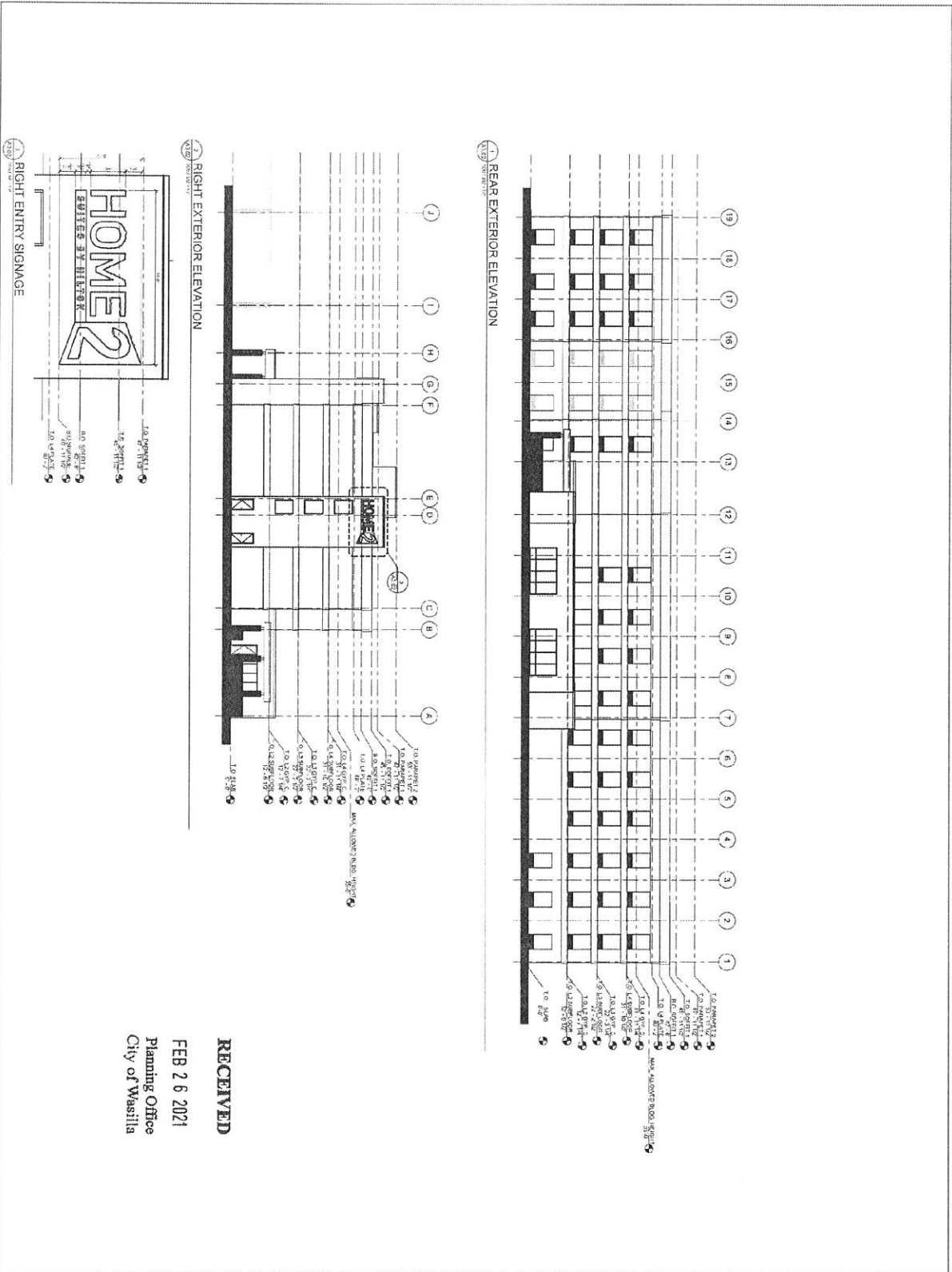
4. The variance will not be detrimental to the public health, safety or welfare; and

Staff Finding: The variance will not be detrimental to public health or welfare.



5. The variance will not significantly adversely affect other property.

Staff Finding: The requested variance will not significantly adversely affect other properties in the area.

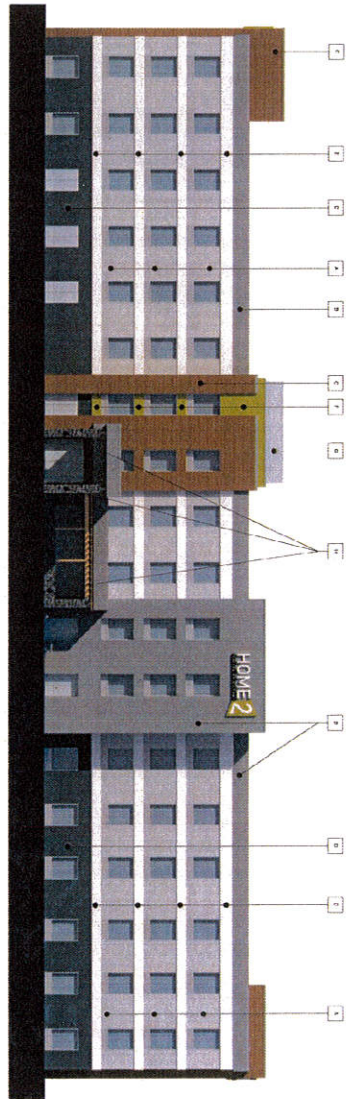




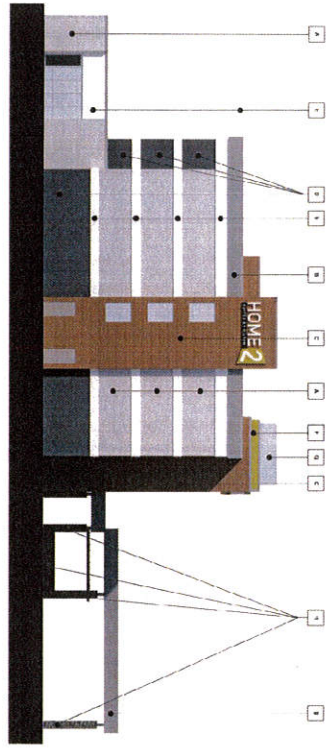
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 FEB 26 2021
 Planning Office
 City of Wasilla

PROJECT A3.02	PROJECT WASILLA HOME2 SUITES  HILTON WASHINGTON, DC	ARCHITECT DG GROUP ARCHITECTURE PLLC ONE STATE STREET, SUITE 300 SEASIDE, CALIFORNIA 94061 TEL: 415.493.1100 WWW.DGGROUP.COM	SCALE DATE DRAWN BY CHECKED BY		SHEET NO. TOTAL SHEETS
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SCHEMATIC SET / NOT FOR CONSTRUCTION



ARCHITECTURAL ELEVATION



ARCHITECTURAL ELEVATION

- A) EIFS
- B) EIFS & ACCENT BAND
- C) PEBBLED RESIN PANEL
- D) EIFS
- E) EIFS & ACCENT BANDS
- F) EIFS
- G) GLASS CURTAIN WALL
- H) DECORATIVE STONE

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	<p>COMMITTEE & BOARD 2021 FEB 26 2021 10:00 AM 1000 S 10TH ST ANCHORAGE, AK 99501</p>	<p>DG GROUP ARCHITECTURE PLLC 100 S. STATE STREET, SUITE 100 EAGLE, IDAHO 83616 (208) 845-2000 FAX (208) 841-3247</p>	<p>REVISIONS</p>
<p>AX-1</p>	<p>HOME2 SUITES</p>	<p>WASILLA, AK</p>	

SCHEMATIC SET / NOT FOR CONSTRUCTION

