

By: Planning
Public Hearing: 06/28/11
Adopted: 06/28/11

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 11-11**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL AMEND WMC 16.28.110, VARIANCE, TO INCLUDE SIGN VARIANCES; AND ADD WMC 16.32.260, VARIANCE PROVISIONS, TO ALLOW VARIANCES TO THE SIGN CODE AND CREATE SIGN VARIANCE CRITERIA AND PROCESS REQUIREMENTS.

WHEREAS, the Planning Staff requested to amend WMC 16.28.110, Variance, and add WMC 16.32.260, Variance Provisions; and

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

WHEREAS, on June 28, 2011, the Wasilla Planning Commission held a public hearing on this request; and

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

WHEREAS, after due consideration, the Wasilla Planning Commission determines that the proposed amendment is appropriate.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this resolution recommending that the City Council adopt the following revisions:

Amendment of section. WMC 16.28.110, Variance, is hereby amended as follows:

16.28.110 Variance.

A variance is the relaxation of the density, setback, [OR] height, or sign standards of this [CHAPTER] title beyond those provided for by this chapter. Prior to

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submission of a variance application, the developer is encouraged to attend a pre-application conference with the planner. The purpose of the pre-application conference is to permit the applicant to explain the situation that gives rise to the need for a variance and for city staff to explain the standards that must be met before a variance may be granted and to indicate the types of information that will be necessary to justify the variance. The variance pre-application conference may be combined with any permit pre-application conference.

Addition of section. WMC 16.32.260, Variance Provisions, is hereby added as follows:

16.32.260 Variance Provisions.

Variances to the setbacks, sign area, number of signs per parcel, and height of signs may be requested by a property owner, or authorized agent. The application process, notice requirements, and variance standards shall be the same as those for variances in Section 16.28.110. In granting a sign variance, the planning commission may prescribe conditions and safeguards to assure conformity with the purpose and intent of this chapter and is consistent with the city comprehensive plan and any other applicable adopted city plans.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission approves of these code amendments and enactment of the proposed new code and hereby forwards their support for adoption to the Wasilla City Council and to take effect upon adoption by the Wasilla City Council.

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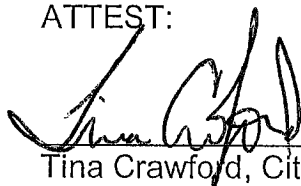
APPROVED by the Wasilla Planning Commission on June 28, 2011.

APPROVED:



A.C. Buswell, III, Chairman

ATTEST:



Tina Crawford, City Planner

VOTE: Passed Unanimously

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