



CITY OF WASILLA Requested By: Wasilla Planning
290 E. HERNING AVE. & Utilities Com.
WASILLA, ALASKA 99654-7091 Prepared By: Administration
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RESOLUTION NO. WR92-07

A RESOLUTION OF THE CITY COUNCIL OF WASILLA, ALASKA REQUESTING REVISION OF THE WASILLA DEVELOPMENT CODE, SALVAGE YARDS.

WHEREAS, on September 26, 1989 the Wasilla Planning & Utilities Commission held a public hearing on proposed changes to the Wasilla Development Code to better regulate junk yards; and

WHEREAS, on December 10, 1991 the Commission held a joint worksession with the City Council to resolve disagreements on the recommendations proposed in Wasilla Planning & Utilities Commission Resolution No. 91-05; and

WHEREAS, new language was drafted to reflect the consensus of the worksession and has been approved by the Wasilla Planning & Utilities Commission as Wasilla Planning & Utilities Commission Resolution No. 91-05 Amended;

NOW THEREFORE BE IT RESOLVED, by the Wasilla City Council that it hereby recommends to the Matanuska-Susitna Borough that Wasilla Development Code revisions be adopted as follows:

1. 17.43.307 (CE Creekside Estates), 17.43.313 (R-1 Single Family Residential District), 17.43.323 (R-2 Multifamily Residential District) and 17.43.33 (WC Waterfront Core District) are amended to read "Salvage Yards and all other uses and structures not specified as used-by-right or conditional uses are prohibited."

2. 17.43.343 (CA Core Area District) is amended to read: "Heavy industrial uses and salvage yards are prohibited in the CA District."

3. 17.43.353 (I Intermediate District) is amended to read: "Salvage yards and all other uses and structures not specified as uses-by-right or conditional uses are prohibited." (The following phrase "in the I District" is deleted.

4. 17.43.362 (IND Industrial District) is amended to read: "Subdivisions, salvage yards and all other uses and structures which are not uses-by-right or prohibited uses are conditional uses."

5. A new section "XXXV. Salvage Yards is added which reads:

A. A salvage yard established on a lot which was a lawful use prior to the effective date of the adoption of this section, but which would not be permitted under this chapter, may continue as a use-by-right on the lot upon which it is located and may be expanded in area subject to all requirements of a use-by-right for the lot on which it is located. Such a use may not be renewed if abandoned for more than one year.

B. No salvage yard or auto wrecking yard shall be established or operated unless it is completely obscured from view of any traveled or public right-of-way or adjacent properties with conflicting use (i.e. residential, commercial). The development permit shall require a continuous solid fence no less than eight feet in height. If such a requirement is necessary, it is to prevent the unsightly display of the yard, and may be a combination of the following:

1. Conventional solid wood or metal fencing;

2. Evergreen or other natural planting sufficient to provide year-round screening;

3. Earthen berm or topography.

C. In all cases, fencing provided shall be continuous and of sufficient density to provide visual screening required by this chapter on a year-round basis.

6. Succeeding sections of the Wasilla Development Code are renumbered as follows:

XXXVI Resource Extraction, XXXVII Relative Policies, XXVIII High Quality of Life.

XXXIX Business and Commerce, and XXXX Economy.


7. Salvage (Junk): Any worn out, wrecked, scrapped, partially or fully dismantled, discarded tangible material, combination of materials or items, including motor vehicles and machinery missing major component parts, metal, rags, rubber, paper, plastics, and building materials. The above listed materials are not intended to be exclusive; "salvage" may include any other materials which cannot without further alteration or reconditioning, but used for their original purpose.

8. Salvage Yard (Junk Yard): An outdoor location where salvage is gathered together for commercial processing, storage, handling or sale.

BE IT FURTHER RESOLVED, that the City Council of Wasilla recommends amending the Wasilla Development Code to regulate salvage yards within Wasilla's corporate limits.


I certify that a resolution in substantially the above form was passed by a majority of those voting at a duly called and conducted meeting of the governing body of the City of Wasilla this 9th day of March, 1992.

APPROVED:



JOHN C. STEIN, Mayor

ATTEST:



ERLING P. NELSON, CMC
City Clerk

(SEAL)