



## CITY OF WASILLA

290 E. HERNING AVE.  
WASILLA, ALASKA 99654-7091  
PHONE: (907) 373-9050  
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### COUNCIL MEMORANDUM NO. 93-21

FROM: Mayor Stein  
DATE: March 22, 1993  
SUBJECT: Wasilla Development Code 17.43.202, Structures

On January 11, 1993 the Council passed Resolution No. WR93-01 recommending changes to MSB 17.43.202 as follows:

""Structure" means anything which is constructed or erected and located on or under the ground, or attached to something fixed to the ground, except a water well; a sign; a fence; a retaining wall; a septic system; a parking area; a road, driveway or walkway; window awnings; a tent when used for thirty (30) days or less; utility poles; flagpoles; or buried fuel tanks."

On February 9, 1993 the Wasilla Planning & Utilities Commission passed Resolution No. 93-03 requesting that the Wasilla City Council recommend the following changes to MSB 17.43.202:

""Structure" means anything that is constructed or erected on or under the ground. For purposes of minimum setbacks and building separation requirements the following are not considered structures unless specifically addressed by code: fences, retaining walls; parking areas, roads, driveways, or walkways; window awnings; a temporary building when used for thirty days or less; utility poles and lines; wires; clotheslines; flagpoles; planters; incidental yard furnishings; water wells; monitoring wells; and/or tubes; patios, decks or steps less than eighteen inches above average grade."

The Wasilla Planning & Utilities Commission felt that the recommendation in their Resolution No. 93-03 would be less confusing for developers because it would read the same as MSB 17.55. The structures definition proposed by the Wasilla Planning & Utilities Commission does not speak to septic systems or buried fuel tanks but does give more detail on planters, incidental yard furnishings, patios, decks and steps less than eighteen inches above average grade.

Recommend Council concurrence with Wasilla Planning & Utilities Commission Resolution No. 93-03.

  
John C. Stein, Mayor

JCS/mdh

**APPROVED**  
DATE: 3/22/93  
BY: [Signature]



## CITY OF WASILLA

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### RESOLUTION NO. 93-03

A RESOLUTION OF THE WASILLA PLANNING AND UTILITIES COMMISSION OF THE CITY OF WASILLA, ALASKA, RECOMMENDING REVISION OF THE DEFINITION OF STRUCTURE IN WASILLA DEVELOPMENT CODE 17.43.202.

WHEREAS, temporary buildings; utility lines; guy wires; clotheslines; planters; incidental yard furnishings; water wells; monitoring wells; and/or tubes; patios, decks or steps less than eighteen inches above average grade are allowed within setback areas by the Matanuska-Susitna Borough Zoning ordinance; and

WHEREAS, temporary buildings; utility lines; guy wires; clotheslines; planters; incidental yard furnishing; water wells; monitoring wells; and/or tubes; patios, decks or steps less than eighteen inches above average grade are defined as structures and not allowed under 17.43, Wasilla Development Code regulations within the setback areas; and

WHEREAS, changing the Wasilla Development Code to read the same way the Matanuska-Susitna Borough Code, MSB 17.55, reads will eliminate confusion among developers.

NOW THEREFORE BE IT RESOLVED, by the Wasilla Planning and Utilities Commission that it hereby recommends to the Wasilla City Council that the Wasilla Development Code be revised as follows:

17.43.202 "Structure" means anything that is constructed or erected on or under the ground. For purposes of minimum setbacks and building separation requirements the following are not considered structures unless specifically addressed by code: fences, retaining walls; parking areas, roads, driveways, or walkways; window awnings; a temporary building when used for thirty days or less; utility poles and lines; wires; clotheslines; flagpoles; planters; incidental yard furnishings; water wells; monitoring wells; and/or tubes; patios, decks or steps less than eighteen inches above average grade."

I certify that a resolution in substantially the above form was passed by a majority of those voting at a duly called and conducted public hearing of the Wasilla Planning and Utilities Commission on this ninth day of February 1993.

RESPECTFULLY SUBMITTED:

Marilyn K. Stewart  
Marilyn Stewart  
Planning Clerk

APPROVED:

Victor Kohring  
Victor Kohring, Chairman



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REQUESTED BY: COUNCILMAN  
CARSON  
PREPARED BY: MUNICIPAL  
SERVICES

RESOLUTION NO. WR93-01

A RESOLUTION OF THE CITY COUNCIL OF WASILLA, ALASKA REQUESTING REVISION OF THE WASILLA DEVELOPMENT CODE, REVISION OF EXCEPTIONS TO THINGS DEFINED AS STRUCTURES.

WHEREAS, Water wells are allowed within setback areas by the Matanuska-Susitna Borough Subdivision Code; and

WHEREAS, Water Wells are defined as a structure and not allowed under 17.43, City of Wasilla Land Use Regulations within the setback areas; and

WHEREAS, Changing the Wasilla Land Use Code into uniformity with the Matanuska-Susitna Borough Subdivision Code will eliminate confusion among well drillers and allow water well drilling within setback areas;

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


17.43.202 (Page 357 of MSB Code) be amended to read; "Structure" means anything which is constructed or erected and located on or under the ground, or attached to something fixed to the ground, except a water well; a sign; a fence; a retaining wall; a septic system; a parking area; a road, driveway or walkway; window awnings; a tent when used for thirty (30) days or less; utility poles; flagpoles; or buried fuel tanks.

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 11th day of January, 1993.

APPROVED:

  
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JOHN C. STEIN, Mayor

ATTEST:

  
\_\_\_\_\_  
ERLING P. NELSON, CMC  
City Clerk

(SEAL)