



CITY OF WASILLA


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INFORMATION MEMORANDUM NO. 92-01

TO: Council
FROM: Mayor Stein
DATE: January 6, 1992
RE: Junkyard/Salvage Yard

Borough staff has proposed the attached resolution for the Planning and Utilities Commission as a result of the December 10 worksession on "Junkyards".

The Commission will consider the resolution at its January 14 meeting and, if acted on, will be brought to Council on January 27.



John C. Stein, Mayor



Matanuska-Susitna Borough

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PLANNING DEPARTMENT

MEMORANDUM

DATE: December 20, 1991

TO: Wasilla City Council and the
Wasilla Planning & Utilities Commission

FROM: Dawn U. Webster, Code Compliance Officer *(Dawn)*

SUBJECT: SUGGESTED WORDING FOR JUNK/JUNKYARD ORDINANCE
(SALVAGE/SALVAGE YARD)

FILE: 17.43. Proposed Ordinance Changes

A workshop was held at the December 10, 1991 joint meeting of the Wasilla Planning and Utilities Commission and the Wasilla City Council for the purpose of discussing Wasilla Planning and Utilities Commission Resolution 91-05 which proposed a "junkyard" ordinance for the city of Wasilla. Staff was requested to prepare some revisions to the referenced Resolution.

1. The first revision was to delete references to "junk" and "junkyard" and substitute the words "salvage" and "salvage yard".
2. The second revision was to expand upon the definition of junkyard revising it to read as follows:

Junkyard: An outdoor location where junk is gathered together for commercial processing, storage, handling or sale.

3. Councilman Ray McCarthy expressed concern regarding "grandfathering" existing junkyard situation. Staff wishes to advise the Council that pre-existing uses would be grandfathered uses. When the ordinance is passed by the Assembly it states "Ordinance Serial No. ----- shall take effect upon approval by the borough assembly."

Staff would like to take this opportunity to thank everyone involved in the workshop meeting. Your comments were very valuable and we appreciate your concerns. If the above referenced changes are acceptable, we believe the attached revisions will address your needs.

cc/duw/wp51\wasilla\junka.wp

WASILLA PLANNING AND UTILITIES COMMISSION
RESOLUTION NO. 91-05A (Amended)

A RESOLUTION OF THE PLANNING AND UTILITIES COMMISSION OF THE CITY OF WASILLA, ALASKA IN SUPPORT OF AMENDING THE WASILLA DEVELOPMENT CODE TO REGULATE SALVAGE YARDS WITHIN WASILLA'S CORPORATE LIMITS.

WHEREAS, the Wasilla Planning and Utilities Commission has determined that regulation of salvage yards within the City of Wasilla is necessary and desirable; and

WHEREAS, the Wasilla Planning and Utilities Commission has reviewed the Wasilla Development Code to ascertain how the regulation of salvage yards could best be accomplished; and

WHEREAS, the Wasilla Planning and Utilities Commission has concluded that future salvage yards within the City of Wasilla should be restricted to the IND Industrial District; and

WHEREAS, the Wasilla Planning and Utilities Commission recommends that the following recommended changes be incorporated into the Wasilla Development Code:

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 uses-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. 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.

B. 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.

NOW THEREFORE BE IT RESOLVED, that the Wasilla Planning and Utilities Commission of the City of Wasilla voted to amend the Wasilla development Code to regulate salvage yards within Wasilla's corporate limits.

PASSED AND APPROVED THIS _____ DAY OF _____ 1992.

cc/duw/Wasilla\Salv\wp