

By: Planning  
Public Hearing: 08/08/17  
Adopted: 08/08/17

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 17-20(AM)**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION AMENDING CONDITIONAL USE PERMIT #17-02 (RESOLUTION SERIAL NO. 17-13) THAT APPROVED A 12,287 SQUARE FEET BINGO FACILITY ON LOTS 2 AND 3, CARSON PLAZA SUBDIVISION TO APPROVE A REVISED LANDSCAPE PLAN AND A PHASED PARKING PLAN WITH A THREE-YEAR APPROVAL PERIOD THAT WILL PROVIDE AN ADDITIONAL 28 PARKING SPACES ON LOT 3.**

WHEREAS, Tamas Deak, KPB Architects, Agent for J2S2 Properties, Owner, submitted an application to amend the approval for Conditional Use Permit #17-02 that was approved on May 19, 2017 to allow a revised landscape plan and a phased parking plan with a five-year approval period that will provide an additional 28 parking spaces on Lot 3 (Note: Applicant amended request to three years at public hearing); and

WHEREAS, the application included the required site plan and narrative that addresses the general approval criteria in §16.16.050 of the Wasilla Municipal Code; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200 feet radius, the appropriate review agencies, the Wasilla Planning Commission, and the Wasilla City Council 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 August 2, 2017; and

WHEREAS, the Planning Commission held a public hearing on this request on August 8, 2017; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the applicant, the evaluation and recommendation by staff contained in the staff report, public testimony – both written and verbal, 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 basic facts and reasoning of the Commission; and

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

1. The Matanuska-Susitna Borough Fire Chief's office must review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
2. All development must be consistent with the updated site plan (Sheet L1.01) date stamped July 21, 2017 and attached to Resolution Serial No. 17-20 as Exhibit B.
3. Landscaping must be planted and maintained consistent with the landscape plan approved in Variance #17-02 - Reso. #17-19.
4. Maintain existing vegetation on Parks Highway right-of-way slope and plant and maintain grass along Old Matanuska Road right-of-way as indicated on Sheet L2.01.
5. Any changes to the site and/or landscape plans must be submitted to the City Planner for review and approval. Substantial modifications will require submittal

of an amended conditional use permit application, including application fee and Planning Commission review and approval.


6. The applicant must coordinate with the City Public Works Department to obtain any permit approvals needed for water and sewer connections.
7. A landscape bond or guaranty, consistent with the requirements in §16.44.040 of the Wasilla Municipal Code, must be submitted to the Planning Department prior to commencement of the use as a bingo facility.
8. Approve a three-year approval period to construct the expanded parking area on Lot 3 along with the associated landscaping.

ADOPTED by the Wasilla Planning Commission on August 8, 2017.

APPROVED:

  
\_\_\_\_\_  
Jessica Dean, Chair

ATTEST:

  
\_\_\_\_\_  
Tina Crawford, AICP, City Planner

VOTE:        Passed Unanimously

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 17-20**  
**FINDINGS OF FACT – Section 16.16.050, General Approval Criteria**

*An administrative approval, use permit, elevated administrative approval, elevated use permit or conditional use may be granted if the following general approval criteria and any applicable specific approval criteria of Section 16.16.060 are complied with. The burden of proof is on the applicant to show that the proposed use meets these criteria and applicable specific criteria for approval. An approval shall include a written finding that the proposed use can occur consistent with the comprehensive plan, harmoniously with other activities allowed in the district and will not disrupt the character of the neighborhood. Such findings and conditions of approval shall be in writing and become part of the record and the case file.*

**16.16.050(1)&(5) *Neighbors/Neighborhoods. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.***

Finding: This criterion is not applicable since this parcel is not part of an adopted neighborhood plan.

**16.16.050(2) *Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.***

Finding: The proposed bingo facility is consistent with the Comprehensive Plan's *Expected Future Land Use Map* designation, "Generally Commercial/Business", and the Commercial zoning that implements the adopted Comprehensive Plan.

**16.16.050(3) *Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.***

Finding: The specific approval criteria under 16.16.060 are not applicable.

**16.16.050(4) *Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.***

Finding: The City mailed 39 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Comments were received from one review agency that indicated that they had no comments/concerns. Any comments received after the compilation of the packet will be provided at the public hearing.

**16.16.050(6)**      ***Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.***

Finding:            The Borough Fire Chief's office will review the proposed office buildings for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.

**16.16.050(7)**      ***Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians...***

Finding:            The proposed bingo facility will have similar traffic patterns as the previous movie theater and should not significantly impact the street system.

**16.16.050(8)**      ***Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.***

Finding:            The attached site plan submitted by the applicant complies with the dimensional requirements in §16.24.010.

**16.24.050(9)**      ***Parking. The parking, loading areas, and snow storage sites for the proposed development shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.***

Finding:            The attached site plan indicates the provision of an additional 28 paved parking spaces (originally proposed 85 spaces), which exceeds the requirement for 82 parking spaces. It also shows adequate paved aisle widths, loading area, and snow storage.

**16.16.050(10)**     ***Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.***

Finding:            Adequate water, sewer, and other utilities are available in the area.

**16.16.050(11)**     ***Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers lakes and streams from pollution. Uses may be required to provide for the***

***conservation of natural features such as drainage basins and watersheds, and land stability.***

Finding: The proposed site plan shows the drainage directed to on-site retention/detention areas within the vegetation.

**16.16.050(12)** ***Large Developments. Residential development of more than four units or non-residential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following class of streets: interstate, minor arterial, major collector or commercial.***

Finding: The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping. Also, the site has access onto Old Matanuska Road, which is designated as a Major Collector roadway. Signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

**16.16.050(13)** ***Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.***

Finding: The proposed use will not result in significantly different peak use characteristics than the surrounding uses or area since the property is located in an area that is predominantly developed with office and commercial uses and is zoned Commercial.

**16.16.050(14)** ***Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the***

***buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.***

Finding: The proposed bingo facility will not have any negative impacts on the surrounding area and no additional buffering is required since the subject lots are surrounded by commercial uses and/or zoning.

**16.16.050(15)** ***Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following:***

- a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.***
- b. Adequately sized, located and screened trash receptacles and areas.***

Finding: With the approval of Variance #17-02, the proposed site/landscaping plan meets the intent of the landscaping requirements in Title 16.

**16.16.050(16)** ***Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.***

Finding: Currently there are no sidewalks Old Matanuska Road and due to the location of the lots, staff is not recommending that external sidewalks/pathways be required to be developed by the applicant.

**16.16.050(17)** ***Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met***

*by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.*



Finding: Water and sewer is available for the site and the applicant will coordinate with the Public Works department to obtain any necessary City permits. Additionally, the site plan shows drainage directed to vegetated areas on the site.

**16.16.050(18) *Historic Resources. The proposed use shall not adversely impact any historic resource prior to the assessment of that resource by the city.***

Finding: The Matanuska-Susitna Borough Cultural Resources Office was notified of this application and did not provide any comments or objections.

**16.16.050(19) *Appearance. The proposed use may be required to blend in with the general neighborhood appearance and architecture. Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light & air.***

Finding: The building for the bingo facility is an existing building and is reasonably consistent with other development in the area and provide adequate setbacks, building spacing, light, and air circulation.

**16.16.050(20) *Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication...***

Finding: No additional land is necessary for open space and facilities.

**16.16.050(21) *Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.***

Finding: There are no foreseeable problems anticipated from winter conditions.

