

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 18-18(AM)**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NUMBER 18-04 TO ALLOW THE OVERALL HEIGHT OF A NEW CHURCH BUILDING TO BE 44 FEET 6 INCHES FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE AT THE FOUNDATION OF THE BUILDING, WHICH EXCEEDS THE MAXIMUM HEIGHT OF 35 FEET (WMC 16.24.030.A.6) ALLOWING THE HIGHEST POINT OF THE ROOF TO BE 44.5 FEET FROM THE FINISHED ELEVATION; AND DENYING THE PROPOSED CROSS STRUCTURE EXTENDING AN ADDITIONAL 17.42 FEET FROM THE HIGHEST POINT OF THE ROOF, LOCATED ON LOT D14, TOWNSHIP 17 NORTH, RANGE 1 WEST, SECTION 12, IN THE COMMERCIAL ZONING DISTRICT.

WHEREAS, Wallace Pehrson, agent for Kings Cathedral and Chapels, submitted Conditional Use Permit Number 18-04 on October 9, 2018 requesting approval to allow the overall height of a new church building to be 61 feet 11 inches from the average elevation of the finished grade at the foundation of the building, which exceeds the maximum height of 35 feet (WMC 16.24.030.A.6). The highest point of the roof will be 44.5 feet from the finished elevation with a cross structure extending an additional 17.42 feet from the highest point of the roof; 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 public hearing was published in the Frontiersman on October 21, 2018; and

WHEREAS, the Planning Commission held a public hearing on this request on October 30, 2018; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the applicants, evaluation and recommendations of staff contained in the staff report, public testimony - both written and verbal comments, the applicable provisions of the Wasilla Land Development 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 the request for the additional building height 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 site plan and elevation drawings/renderings attached to Resolution Serial No. 18-18 as Exhibit B. Any changes to these plans must be submitted to the City Planner for review and approval. Substantial modifications to the plans and drawings will require submittal of an amended use permit application, including application fee and Planning Commission review and approval.

EXHIBIT A
Wasilla Planning Commission Resolution 18-18
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 additional height for the 71.4-foot x 29.8-foot projection on the south side of the building facing the Parks Highway is somewhat 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.

However, the additional height request to allow a lit structural cross to be located an additional 17.42 feet from the highest point of the roof (44.5 feet) is not consistent with the Commercial future land use in Chapter 4 of the City's Comprehensive Plan. That chapter states that site design for buildings in the Commercial future land use designation should minimize impacts on adjoining residential uses in terms of scale, bulk, buffering, setbacks, and traffic volume.

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 109 notices to neighboring property owners within 1,200' and the 23 review agencies that are typically provided with the opportunity to comment. One comment was received in opposition to the proposed height due to the impact on the views from their residential property to the north. 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 has issued a framing approval that allows them to put up the steel and enclose the exterior walls. Prior to completion of the interior, they will finalize the review of the interior drawings for the proposed building 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: This criterion was reviewed as part of Use Permit #16-04 that approved the construction of the church building.

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

Finding: All of the dimensional standards, except the proposed additional height, were reviewed as part of Use Permit #16-04 that approved the construction of the church building. WMC 16.24.030(A)(6) allows the Planning Commission to approve a greater height limit as a conditional use under the general approval criteria in Section 16.16.050.

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: This criterion was reviewed as part of Use Permit #16-04 that approved the construction of the church building.

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: This criterion was reviewed as part of Use Permit #16-04 that approved the construction of the church building.

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: This criterion was reviewed as part of Use Permit #16-04 that approved the construction of the church building.

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: This criterion was reviewed as part of Use Permit #16-04 that approved the construction of the church building.

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: This criterion was reviewed as part of Use Permit #16-04 that approved the construction of the church building.

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 requested conditional use is to allow a 71.4-foot-wide by a 29.8-foot-deep projection on south side of the building facing the Parks Highway to be 44.5 feet instead of the maximum allowed height of 35 feet. The majority of the proposed church building will be 34.8 feet tall, which is consistent with the allowed height of 35 feet. Due to the distance between the proposed building and the residential homes to the north, the additional height of 44.5 feet should not negatively impact the residential homes to the north.

However, the proposed lit cross structure will be located on the top of the building that is proposed to be 44.5 feet and will project an additional 17.4 in height and have a width of 18.25 feet. Due to the size of the structure and the overall height of 61.9 feet, it will have an impact on the residential homes to the north. Since there is adequate room on the site and on the walls of the building, staff is recommending against the request for additional height for the cross in order to minimize the visual scale and bulk on the residential homes to the north, which is required in the City Comprehensive Plan.

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:

This criterion was reviewed as part of Use Permit #16-04 that approved the construction of the church building. However, due to design and site challenges, the landscape plan needs to be updated. The applicant is working with staff to design a new landscape plan that will meet the requirements of the recently updated landscape regulations in Title 16. This includes the requirement to provide additional landscaping to break up blank

facades on buildings wider than 35 feet. A minimum of 50 percent of the blank façade must be “broken up” with trees, shrubs, perennial flowers, and boulders (WMC 16.33.060.F)

Additionally, the regulations state that the purpose of the landscaping is to visually enhance the community image. Since the proposed building is very large (both height and width) and is located on a prominent lot at the eastern entrance to the City via the Parks Highway, the Planning Commission may require additional landscaping to enhance the visual attractiveness of the development.

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: This criterion was reviewed as part of Use Permit #16-04 that approved the construction of the church building.

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: This criterion was reviewed as part of Use Permit #16-04 that approved the construction of the church building.

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 Mat-Su Borough Cultural Resources Office was notified of this application and provided the opportunity to comment but did not provide any 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 proposed building design shown in the elevation drawings attached to Resolution Serial No. 18-18 is not consistent with the

appearance and architecture of the commercial buildings in the surrounding area and will enhance the visual aesthetics of the area. The majority of the buildings along Sun Mountain Avenue have significant windows facing south toward the Parks Highway and have architectural detail on the buildings (e.g. variations in building color, materials, window openings). The 340 feet length of the proposed building facing south is predominately a solid surface with the exception of the glassed area in the center of the building. However, will additional appropriate landscaping, the façade of the building will be “broken up” and have less appearance of a large warehouse.

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:

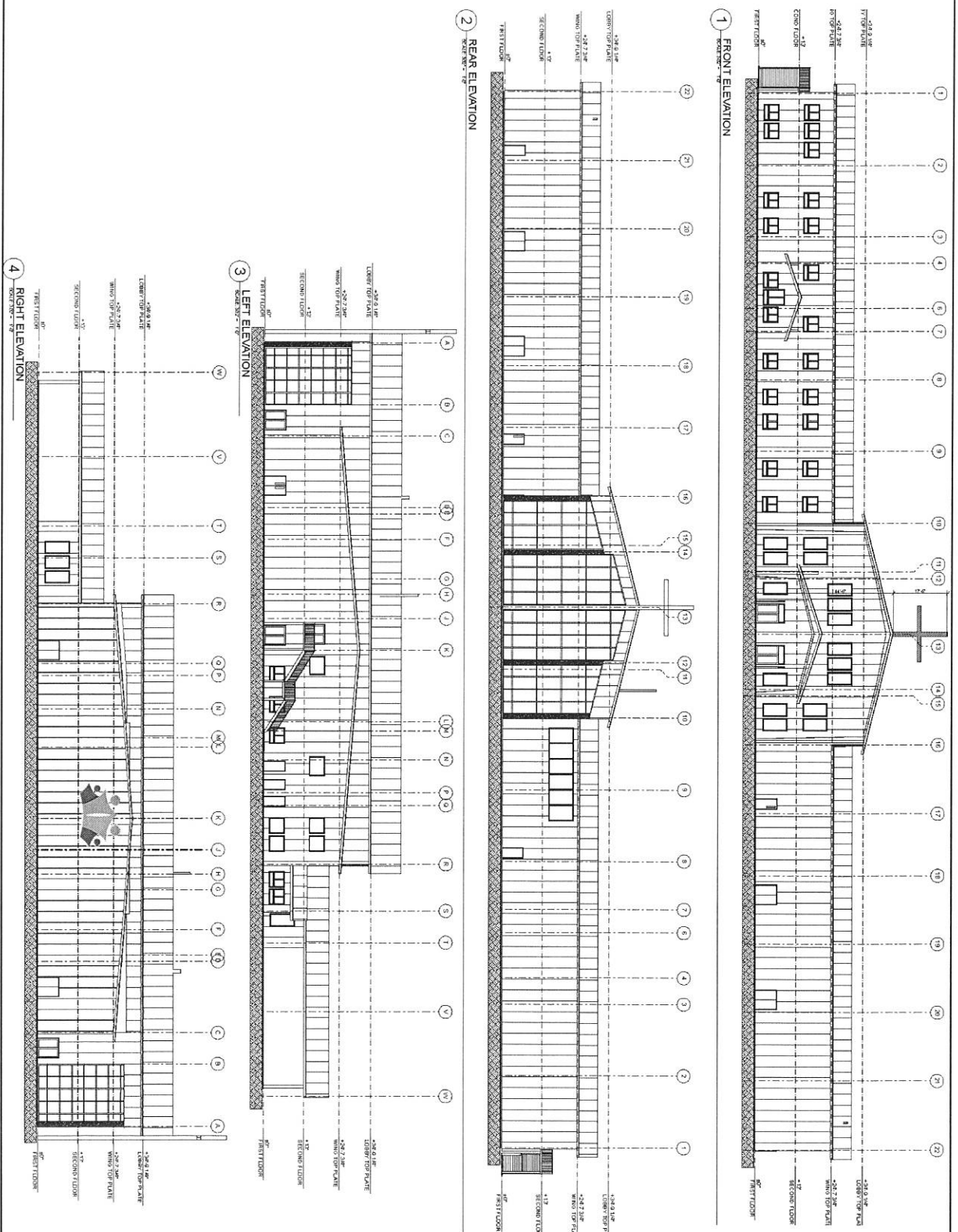
This criterion was reviewed as part of Use Permit #16-04 that approved the construction of the church building.

16.16.050(21)

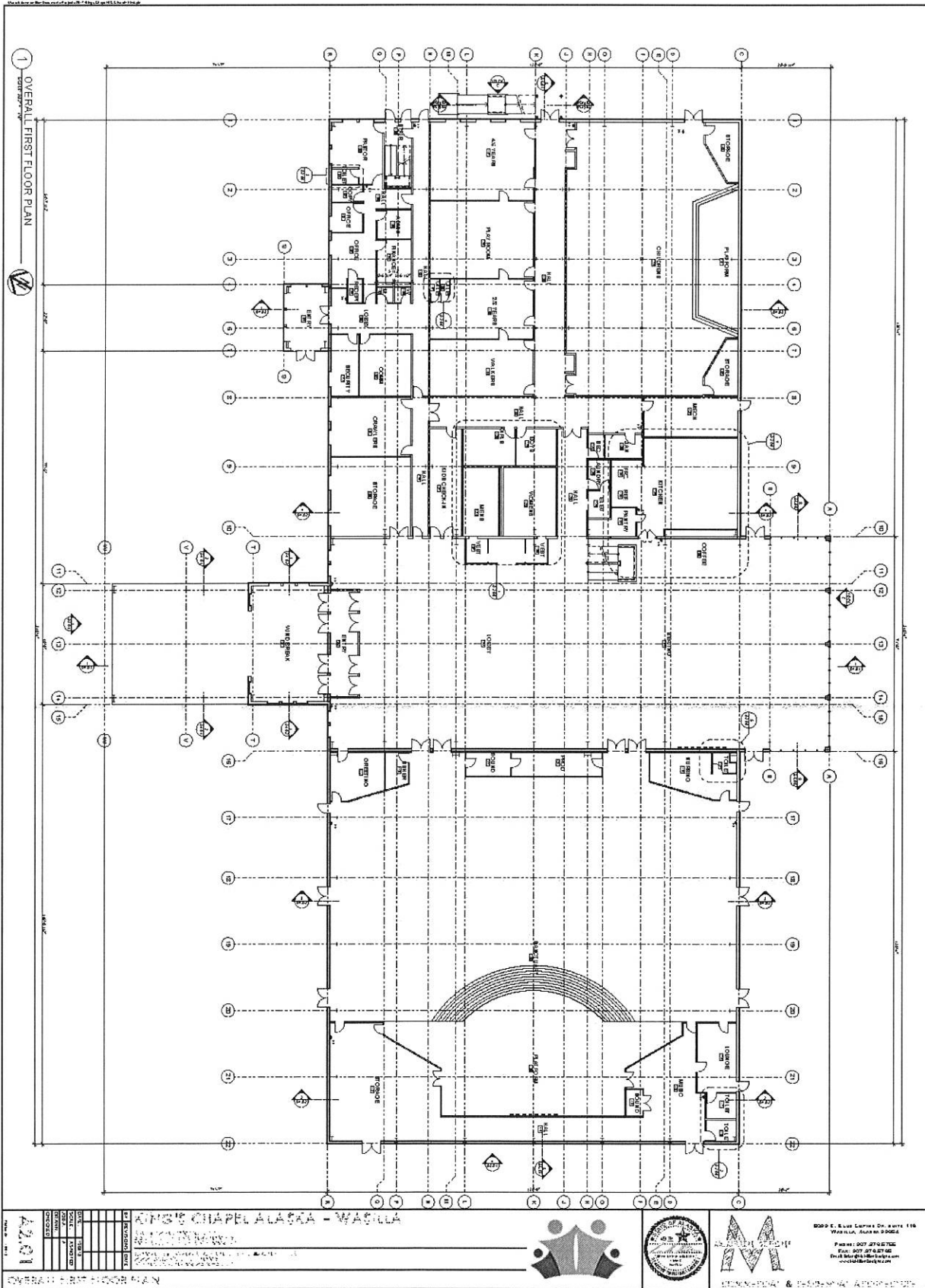
Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.

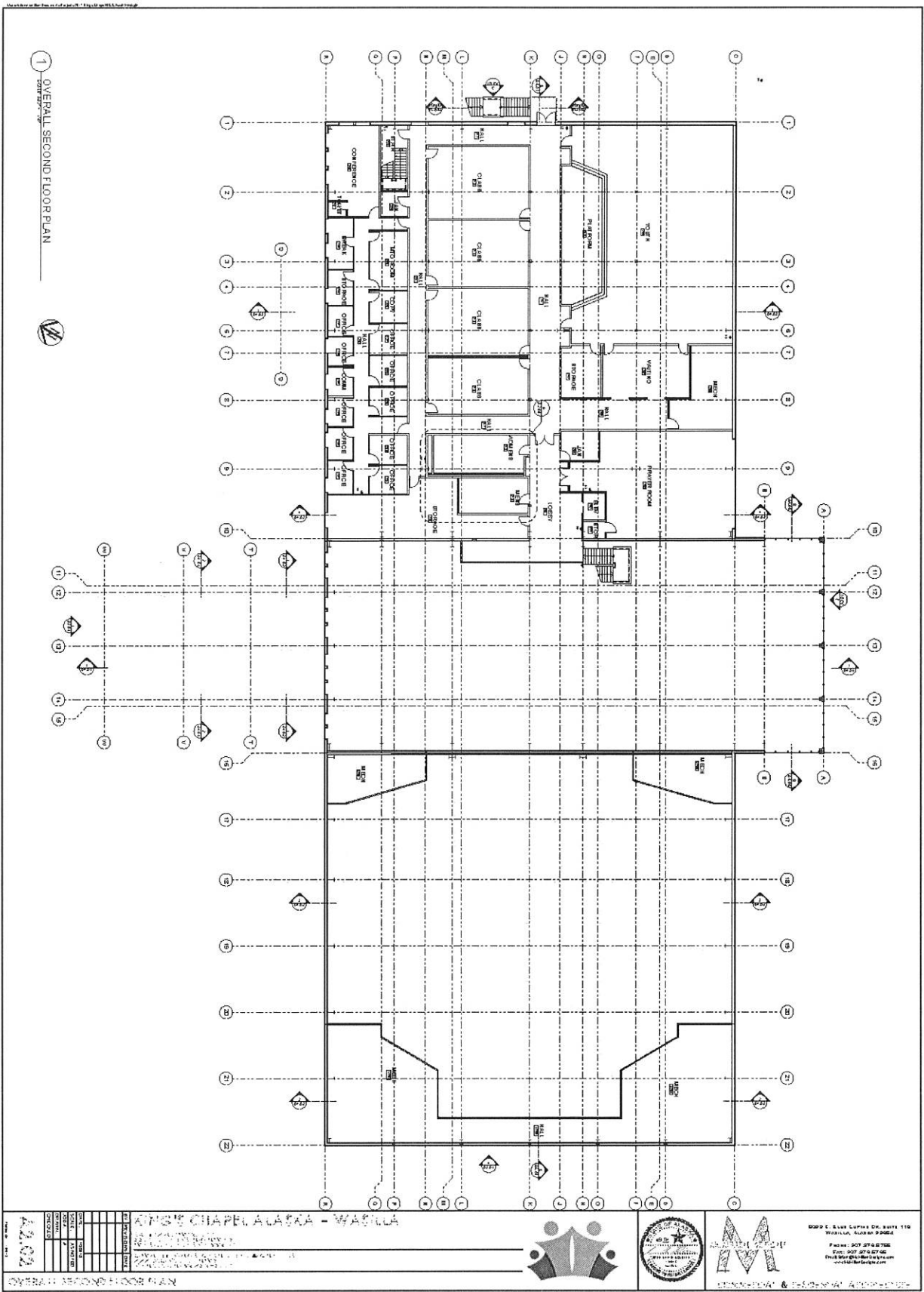
Finding:

This criterion was reviewed as part of Use Permit #16-04 that approved the construction of the church building.



	KING'S CHAPEL ALASKA - WASILLA ARCHITECTS 1000 E. BLUE LUMBER DR. SUITE 110 WASILLA, ALASKA 99654 PHONE: 407.376.8755 FAX: 407.298.8755 WWW.A307ARCHITECTS.COM WWW.WASILLAALASKA.COM			
	PROJECT NO. 18-18(AM) SHEET NO. 18-18(AM)-01			
	DATE: 10/18/2018			
	SCALE: AS SHOWN			





1 OVERALL SECOND FLOOR PLAN



<p>4.202</p> <p>DATE: 11/15/18</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>SCALE: AS SHOWN</p>	<p>KING'S CHAPEL ALASKA - WASILLA</p> <p>11000 W. WASHINGTON</p> <p>WASILLA, ALASKA 99687</p> <p>TEL: 907.571.6700</p> <p>FAX: 907.571.6700</p> <p>WWW.KINGSCAPELAKA.COM</p>				<p>8000 E. BLUE COPPER DR. SUITE 110 WASILLA, ALASKA 99686</p> <p>PHONE: 907.571.6700 FAX: 907.571.6700 WWW.KINGSCAPELAKA.COM</p>
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OVERALL SECOND FLOOR PLAN

1 RENDER ELEVATION
 BUILDING E
 BUILDING B
 BUILDING C, S, & D
 BUILDING A

2 RENDER ELEVATION
 BUILDING A
 BUILDING C
 BUILDING B
 BUILDING A

3 RENDER ELEVATION
 BUILDING D
 BUILDING A
 BUILDING E

4 RENDER ELEVATION
 BUILDING E
 BUILDING B
 BUILDING D

BUILDING A: KEPT FIELD CONCRETE IMPERFORATE FIN ACCEENTS: COTTONS AND TERN BRONS SERRIANT BRONZE
 BUILDING B: ISAL MARSTONE
 BUILDING C: ISAL MARSTONE
 BUILDING D: ISAL MARSTONE
 BUILDING E: ISAL MARSTONE
 ALL PORT FINISHES: SCOTT FRACTION: 40% SERRIANT BRONZE
 ALL PORT FINISHES: SCOTT FRACTION: 40% SERRIANT BRONZE
 LOCATIONS WHEN POSSIBLE

A3.02

KING'S CHAPEL ALASKA - WASILLA
 SITE: 17401W120014
 3301 E. PARKS BOULEVARD
 WASILLA, ALASKA 99664
 OWNER: KING'S CATHEDRAL & CHAPELS
 727 N. KULECE RD
 KANULUC, HI 96732-3001

MCMILLEN DESIGNS
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