

By: Planning
Public Hearing: 03/12/19
Adopted: 03/12/19

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 19-01(AM)**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE AMENDMENT OF CONDITIONAL USE PERMIT NO. 18-01 TO REDUCE THE TOTAL SQUARE FOOTAGE FOR COMMERCIAL, RETAIL, AND RESTAURANT BY 8,295 SQUARE FEET IN ORDER TO CONSTRUCT AN EIGHT-PUMP GAS STATION (PREVIOUSLY APPROVED FOR 185,623 SQUARE FEET OF COMMERCIAL RETAIL SPACE WITH A PHASED DEVELOPMENT PLAN OVER A FIVE-YEAR PERIOD) ON LOTS 1-6, SUN MOUNTAIN SUBDIVISION.

WHEREAS, Cameron Johnson, AMG & Associates, submitted an application for a conditional use permit (CU #19-01) on February 15, 2019; 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 foot 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 March 3, 2019; and

WHEREAS, the Planning Commission held a public hearing on this request on March 12, 2019; 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. The proposed gas station must be consistent with the site plan and elevation drawings/renderings attached to Resolution Serial No. 19-01 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.
3. All other future development must be consistent with the site plan and elevation drawings/renderings attached to Resolution Serial No. 18-03 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.
4. Elevation drawings/renderings depicting the proposed gas station building and canopy design must be submitted to the City Planner for review and approval prior to construction. The revised design must incorporate a significant use of similar design components, building colors, and building materials that will ensure a cohesive appearance with the other building styles approved for the development in Resolution Serial #18-03 (CUP#18-01).

5. A separate land use permit must be submitted for each additional building prior to construction that provides a site plan, landscaping plan, and elevation drawings that are consistent with the approved plans in Resolution Serial No. 18-03 and that meets the site requirements in Title 16 at the time of permit application
6. Revised elevation drawings incorporating the design components, building colors, and building materials approved for the Shoppes of Sun Mountain in Conditional Use Permit #18-01 (Reso. #18-03) must be submitted to the city planner for review and approval prior to construction.
7. An updated landscape plan reflecting the proposed gas station must be submitted and approved by the City Planner prior to construction.
8. Perimeter landscaping and landscaping for the fitness building area must be installed during 2019 (shown in green on Sheet 4 of 9 of the submitted plans – Exhibit B in Resolution No. 18-03).
9. 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 for each future phase of development for the landscaping required for that area.
10. Appropriate dust control measures must be applied to and maintained on the undeveloped portion of the site until development occurs on that area.
11. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for water and sewer connections, as needed.
12. A Traffic Impact Analysis must be submitted to the City for review and approval prior to any additional construction on the site once the cumulative number of trips for the existing uses and the next proposed use exceeds 100 vehicles during peak hours as required in WMC 16.16.050.A.7.
13. Sidewalks along S. Maney Drive and S. Hermon Road must be installed at the time of development of the land abutting that roadway. Future development must install appropriate connections to the existing pathway along E. Sun Mountain Avenue and must provide adequate internal pedestrian sidewalks/access substantially consistent with Sheet 2 of 9 of the submitted plans attached to Resolution Serial No. 18-03.

14. Permit approval for entire development is valid for 60 months after the date of adoption of Resolution Serial No. 18-03 as allowed in WMC 16.08.010.
15. Signage is not approved as part of the approval. All signage must be reviewed and approved by the Planning Department via the sign permit process.
16. An as-built survey must be submitted to the Planning Department after completion of each building.

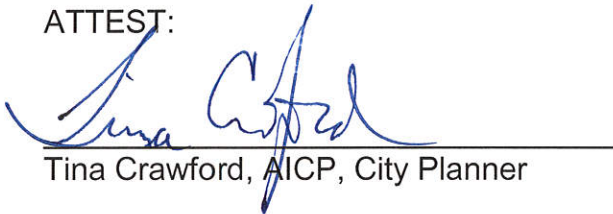
ADOPTED by the Wasilla Planning Commission on March 12, 2019.

APPROVED:

 3-14-2019

Eric Bushnell, Chair

ATTEST:


Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously

EXHIBIT A
Wasilla Planning Commission Resolution 19-01(AM)
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 these lots are 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 use as a gas station 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.

However, the proposed design for the gas station canopy and building is not consistent with Goal 4, Objective 4.2 in Chapter 4, Community Assets, of the 2011 City of Wasilla Comprehensive Plan. That objective states that development should enhance the City's visual appearance, especially for property along the Parks Highway.

As indicated in the finding for Criterion 19 below, the proposed gas station canopy and building design shown in the elevation drawing is not consistent with the quality of design for the proposed development and are marginally consistent with the building materials and colors that were approved for the Shoppes at Sun Mountain (Reso. #18-03). Also, the design is not consistent with the appearance and architecture of the commercial buildings in the surrounding area and will not enhance the visual aesthetics of the area.

To ensure consistency with the Comprehensive Plan, Condition #4 is approved requiring that the proposed gas station design incorporate similar design components, building colors, and building materials approved for the Shoppes of Sun Mountain in Conditional Use Permit #18-01 (Reso. #18-03) and be submitted to the city planner for review and approval prior to construction.

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 95 notices to neighboring property owners within 1200' and the 22 review agencies that are typically provided with the opportunity to comment. Four comments were received regarding this application. Two were from nearby property owners expressing the need for a traffic light due to the new development and two were from the Borough (one had no comments and one had questions regarding the proposed changes). 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 buildings and gas station 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 development will have access points from S. Maney Drive, E. Sun Mountain Avenue, and S. Hermon Road. Although the entire development generates the need for a Traffic Impact Analysis (TIA), the first phase of the development (fitness building)

does not trigger the requirement. To ensure compliance with the criteria, a TIA must be provided to, and approved by, the City prior to any additional construction on the site once the cumulative number of trips for the existing uses and the next proposed use exceeds 100 vehicles during peak hours. Any necessary improvements to intersections, driveway, access roads, etc. that are identified in the TIA must be completed before any additional development occurs on the site.

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 minimum setbacks and maximum height requirements of §16.24.010. Each additional building will be reviewed for consistency with the proposed plans and all applicable code requirements.

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 required 667 paved parking spaces for the entire development with adequate paved aisle widths, and snow storage onsite. Any additional parking requirements will be addressed during permit review for subsequent development phases.

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: 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 an on-site retention area to the north of proposed Building A.

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 plans submitted with the application indicate adequate open space, vehicle circulation, and landscaping and the site fronts on E. Sun Mountain Avenue, which is designated as a Major Collector roadway. Signage will be reviewed for consistency with Title 16 at time of submittal of sign permit. Note: Pedestrian circulation is addressed in Criterion 16.

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 gas station will not result in significantly different peak use characteristics than the surrounding uses or area since the property is in an area that is predominantly developed and 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 gas station 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: The landscaping for the perimeter of the development is consistent with the minimum landscape requirements in Title 16. Any additional interior landscaping required for the gas station will be addressed when a permit is submitted to construct the gas station.

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: Appropriate internal pedestrian access points and sidewalks will be required as part of each additional permit review. Sidewalks along the perimeter of the site along S. Maney Drive and S. Hermon Road will be installed and will have appropriate connections to internal pedestrian access features and the existing pathway along E. Sun Mountain Avenue.

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 on site retention areas.

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 but 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 proposed gas station canopy and building design shown in the elevation drawing is not consistent with the quality of design for the proposed development and are marginally consistent with the building materials and colors that were approved for the Shoppes at Sun Mountain (Reso. #18-03). Also, the design is not consistent with the appearance and architecture of the commercial buildings in the surrounding area and will not enhance the visual aesthetics of the area.

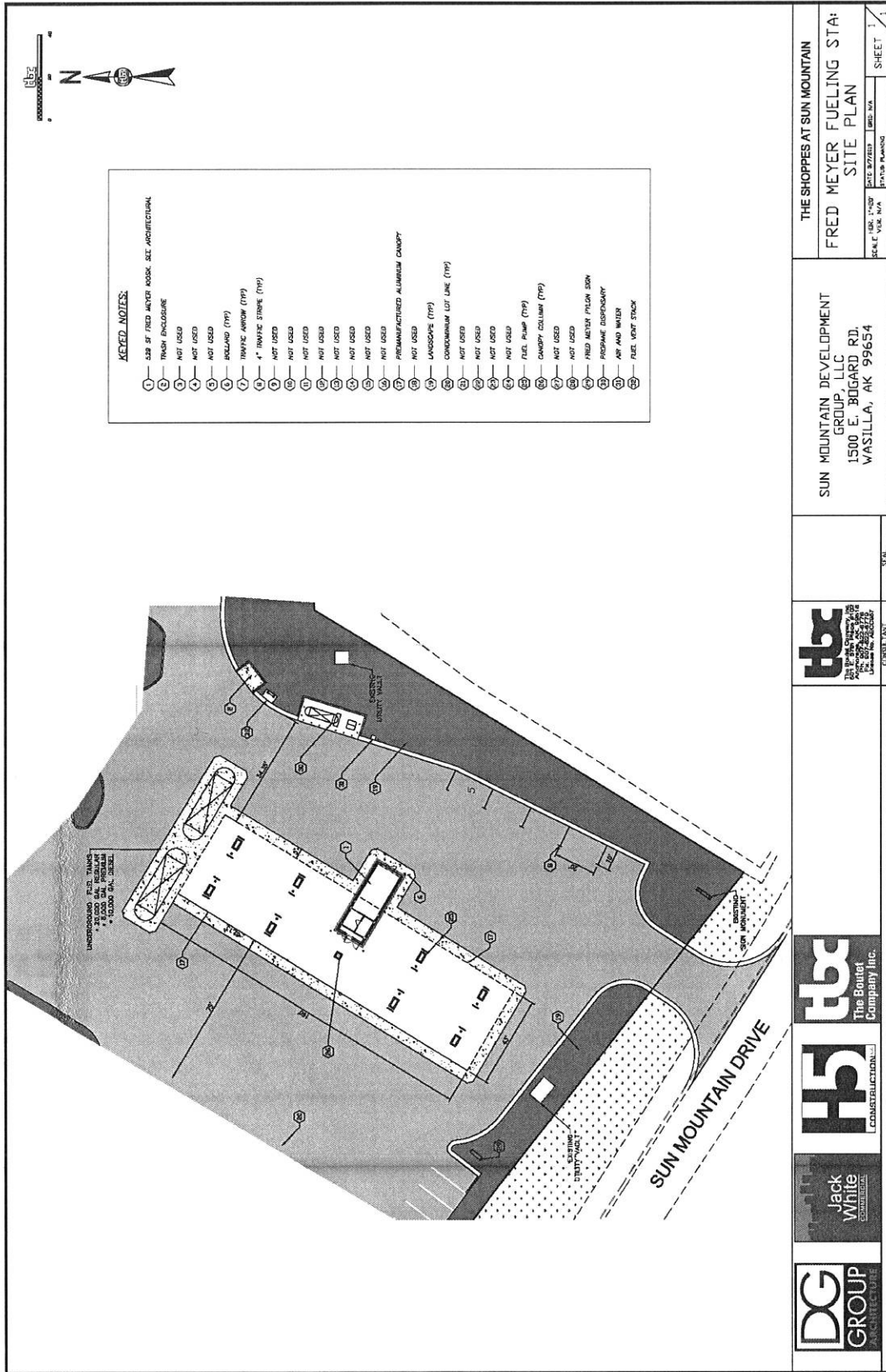
To ensure consistency with the Comprehensive Plan, staff is recommending the approval of Condition #4 requiring that the proposed gas station design incorporate similar design components, building colors, and building materials approved for the Shoppes of Sun Mountain in Conditional Use Permit #18-01 (Reso. #18-03) and be submitted to the city planner for review and approval prior to construction.

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.

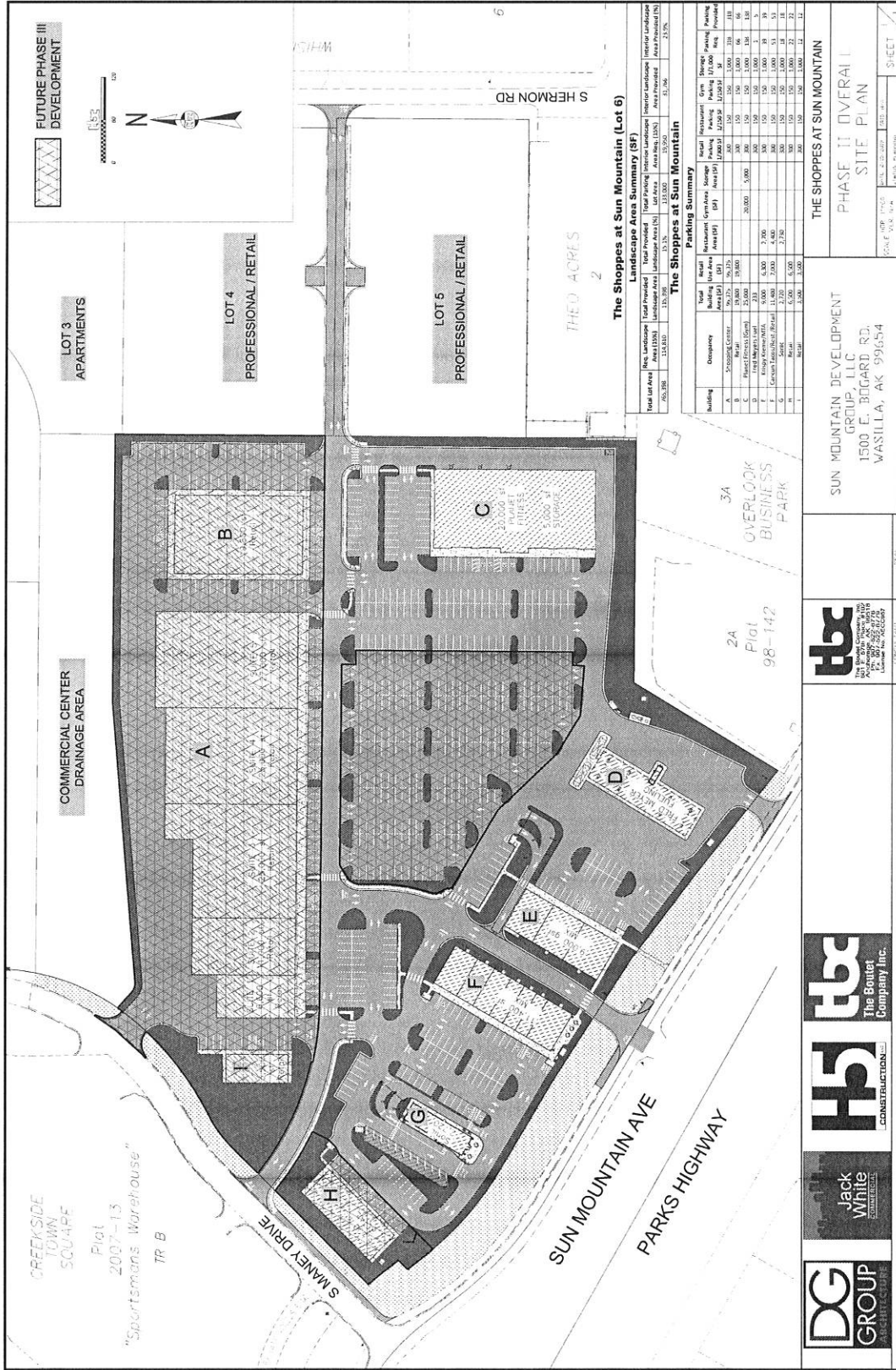
16.16.050(21) ***Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.***

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



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THE SHOPPES AT SUN MOUNTAIN FRED MEYER FUELING STA: SITE PLAN		DATE: 03/07/19 DESIGNED BY: [Redacted] CHECKED BY: [Redacted]	SHEET: 1 TOTAL SHEETS: 1
SUN MOUNTAIN DEVELOPMENT GROUP, LLC 1500 E. BIGARD RD. WASILLA, AK 99654		SCALE: 1"=40' DATE: 03/07/19 DESIGNED BY: [Redacted] CHECKED BY: [Redacted]	



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