

By: Planning
Public Hearing: 03/10/20
Adopted: 03/10/20

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 20-13(AM)**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING
CONDITIONAL USE PERMIT NO. 20-03 TO CONSTRUCT A 11,849 SQUARE FEET
AUTOMOTIVE REPAIR FACILITY, LOCATED ON LOT D10, TOWNSHIP 17 NORTH,
RANGE 1 WEST, SECTION 10 (GENERALLY LOCATED AT THE NORTHWEST
CORNER OF E. ROBERTS ROAD AND THE PALMER-WASILLA HIGHWAY).**

WHEREAS, Pat Eder, agent for Steam LLC, submitted Conditional Use Permit #20-03 on February 7, 2020; 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 March 1, 2020; and

WHEREAS, the Planning Commission held a public hearing on this request on March 10, 2020; 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

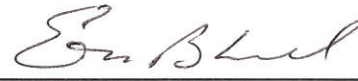
NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with the Findings of Fact, attached as Exhibit A and incorporated herein, with the following conditions:

1. The use of the site and the proposed additions must be consistent with the site plan and elevation drawings/renderings attached to this resolution 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 conditional use permit application, including applicable fees, for Planning Commission review and approval.
2. Provide an original, "wet ink" survey as required in WMC 16.08.015(C)(3).
3. 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.
4. The applicant must submit a revised site plan providing a sidewalk from the northwest corner of the intersection of Roberts Street and the Palmer-Wasilla Highway extending north along the west side of Roberts street to the northern property line of the subject parcel. A connection from the sidewalk along Roberts Street to the interior of the parcel must be constructed to allow pedestrian access to the site. As future development occurs, appropriate striped pedestrians/sidewalks must be provided on the parcel.
5. The applicant must submit a revised landscape plan that addresses the following:
 - (1) Revise landscape beds to indicate the use of vegetative mulch.
 - (2) Add required number of shrubs and flowers with appropriate spacing and add one additional decorative fence panel in the perimeter landscape bed along the Palmer-Wasilla Highway.
 - (3) Revise the dumpster design to include opaque gates.
 - (4) Provide elevations and/or landscape plan that meet the requirements in WMC 16.33.060(F) to "break up" blank façades.
6. Provide documentation that allows proposed landscaping to be planted within the non-exclusive road easement along the northern property line.

7. Provide required landscape guaranty no later than March 31, 2020 or beginning of clearing/construction, whichever is earlier.
8. All landscaping must be installed during the 2020 planting season unless occupancy of the building occurs outside the 2020 planting season.
9. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for any proposed water and/or sewer connections.
10. An as-built survey must be submitted to the Planning Department after completion of the building addition.

ADOPTED by the Wasilla Planning Commission on March 10, 2020.

APPROVED:

 3-16-20

Eric Bushnell, Chair

Date

ATTEST:



Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously

EXHIBIT A
Wasilla Planning Commission Resolution 20-13
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 the subject property 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 retail store 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 56 notices to neighboring property owners within 1200' and the 22 review agencies that are typically provided with the opportunity to comment. Two comments were received – one from a resident expressing concerns with traffic on Glenwood and one from the MSB Planning Director expressing concerns with impacts on the busy intersection. Copies of the comments received by staff are included in this packet. 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 retail store and additions 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 automotive repair facility will not significantly impact the street system or create a danger to pedestrians.

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.

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 is met. The proposed use is required to have 40 parking spaces and the site plan provides 43 spaces and the site has appropriate snow storage (1,075 SF).

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 site plan shows adequate on-site drainage and retention.

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 is located along the Palmer-Wasilla Highway, which is an arterial roadway. See Criterion #16 regarding sidewalks.

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 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 subject property is surrounded by commercially developed and/or vacant land so the proposed use should not significantly impact surrounding properties with excessive noise, fumes, light, etc.

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 landscape plan submitted with the application does not meet the landscaping requirements in Title 16. There are four issues that need to be addressed to be consistent with the landscaping regulations: (1) the applicant is proposing the use of rock mulch versus vegetative mulch; (2) the perimeter landscape bed along the Palmer-Wasilla Highway does not contain the required number or appropriate spacing of shrubs and flowers and needs at least one additional fencing panel; (3) the gates on the dumpster enclosure must be opaque; and (4) the proposed site plan and elevations do not adequately address the requirement to “break up” blank façades.

Staff had included conditions of approval in the resolution requiring the submittal of a revised landscape plan that addresses these requirements.

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: A pedestrian pathway exists along the south side of the Palmer-Wasilla Highway but there is no pedestrian sidewalk or pathway along the north side or along E. Roberts Street. Staff is proposing a condition of approval to meet this criterion by requiring the applicant to submit a revised site plan providing a sidewalk from the

northwest corner of the intersection of Roberts Street and the Palmer-Wasilla Highway extending north along the west side of Roberts street to the northern property line of the subject parcel. A connection from the sidewalk along Roberts Street to the interior of the parcel must be constructed to allow pedestrian access to the site. As future development occurs, appropriate striped pedestrians/sidewalks must be provided on the parcel.

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.

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 but did not provide any comments.

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 appearance is more industrial in appearance than the nearby commercial uses. Staff is proposing a condition of approval to require the applicant to submit revised elevations that incorporate more of the architectural and features proposed for the north side of the building (awning, paint, façade projections, etc.) on the south side of the building (facing Palmer-Wasilla Highway).

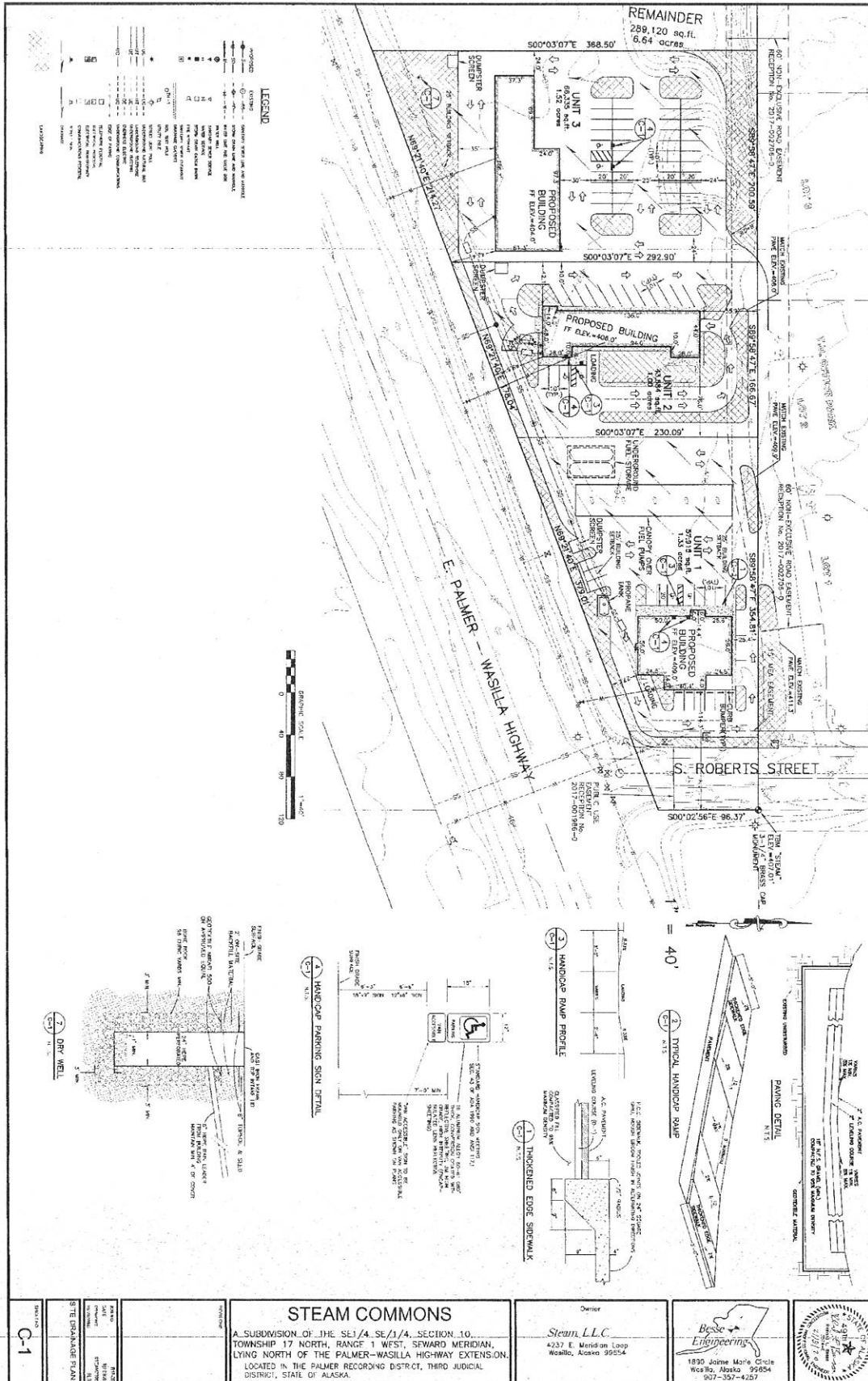
16.16.050(20) *Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted*

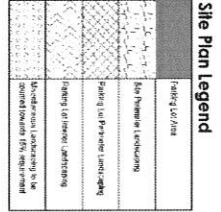
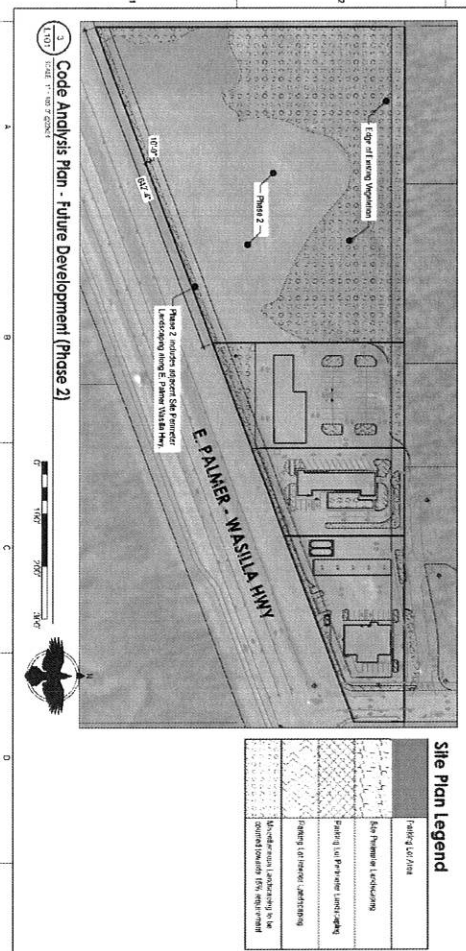
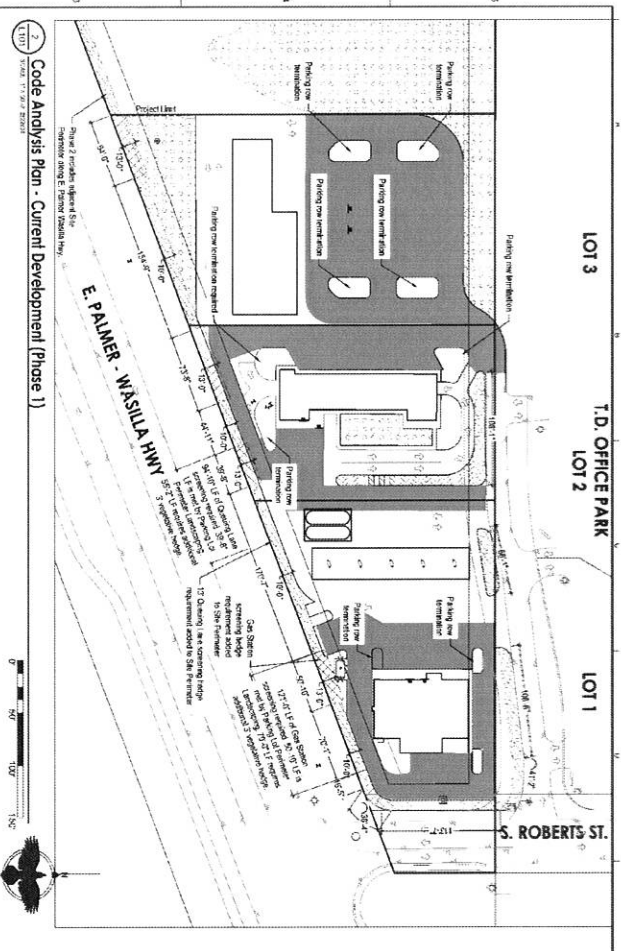
municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication...

Finding: This criterion is not applicable.

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.





Master Code Summary

Code Section	Parameters	Notes	Quantity Required	Quantity Provided
A (Interior Landscaping)	18 in. 15% to 100% of Area	Interior Landscaping	28,114 SF	46,201 SF
C.1 (Interior Landscaping)	18 in. 15% to 100% of Area	Interior Landscaping	41,601 SF	14,329 SF
C.2 (Interior Landscaping)	36 in. 15% to 100% of Area	Interior Landscaping	41,601 SF	14,329 SF
C.3 (Interior Landscaping)	48 in. 15% to 100% of Area	Interior Landscaping	41,601 SF	14,329 SF
D (Landscaping)	36 in. 15% to 100% of Area	Interior Landscaping	41,601 SF	14,329 SF
F (Parking)	3.0 Spots per 100 SF	Parking 100 SF	120	120
G (Stormwater)	1.0 in. per 100 SF	Stormwater Management	120	120

Master Code Summary

HOWDIE INC.
MIDAS WASILLA
DRAFT PERMIT SET
WASILLA, AK

Corvus Design
Landscape Architecture
www.corvus-design.com
507-593-2215
507-593-8003
507-593-8022

NOT FOR CONSTRUCTION

CODE ANALYSIS SHEET # L101

Planting Schedule

Deciduous Trees- See Detail: Deciduous Tree/Thru, Street Street/Thru/Decid.

SY#	SYMBOL	LABOR	RECOMMENDATION	COMMON NAME	SIZE	PLANTING	PLANTING	PLANTING
14		BP	Beta vulgaris	Paper Birch	12" DBH @ 2' CA	DBS	DBS	Single stem
15		PM	Prunella americana	Amur doberge cherry	12" DBH @ 2' CA	DBS	DBS	Single stem
16		PT	Prunella americana	Amur doberge cherry	12" DBH @ 2' CA	DBS	DBS	Single stem

Evergreen Trees- See Detail: Evergreen Tree/Thru, Street

SY#	SYMBOL	LABOR	RECOMMENDATION	COMMON NAME	SIZE	PLANTING	PLANTING	PLANTING
7		PP	Picea canadensis	Colorado Spruce	12" DBH @ 2' CA	DBS	DBS	5.3 Ratio
8		PC	Pinus strobus	White Pine	12" DBH @ 2' CA	DBS	DBS	5.3 Ratio

Shrubs - See Detail: Shrub/Thru

SY#	SYMBOL	LABOR	RECOMMENDATION	COMMON NAME	SIZE	PLANTING	PLANTING	PLANTING
14		CL	Coreopsis lanceolata	Major Coreopsis	3" x 2" x 1"	DBS	DBS	DBS
15		FO	Forsythia ovata	Early Forsythia	6" x 4" x 1"	DBS	DBS	DBS
16		RI	Ribes	Wax Currant	6" x 4" x 1"	DBS	DBS	DBS
17		FFA	Forsythia ovata	Abundant Forsythia	6" x 4" x 1"	DBS	DBS	DBS
18		SVA	Syringa x alba	Van Dyke Syringa	6" x 4" x 1"	DBS	DBS	DBS

Perennials- See Detail: Perennial/Thru

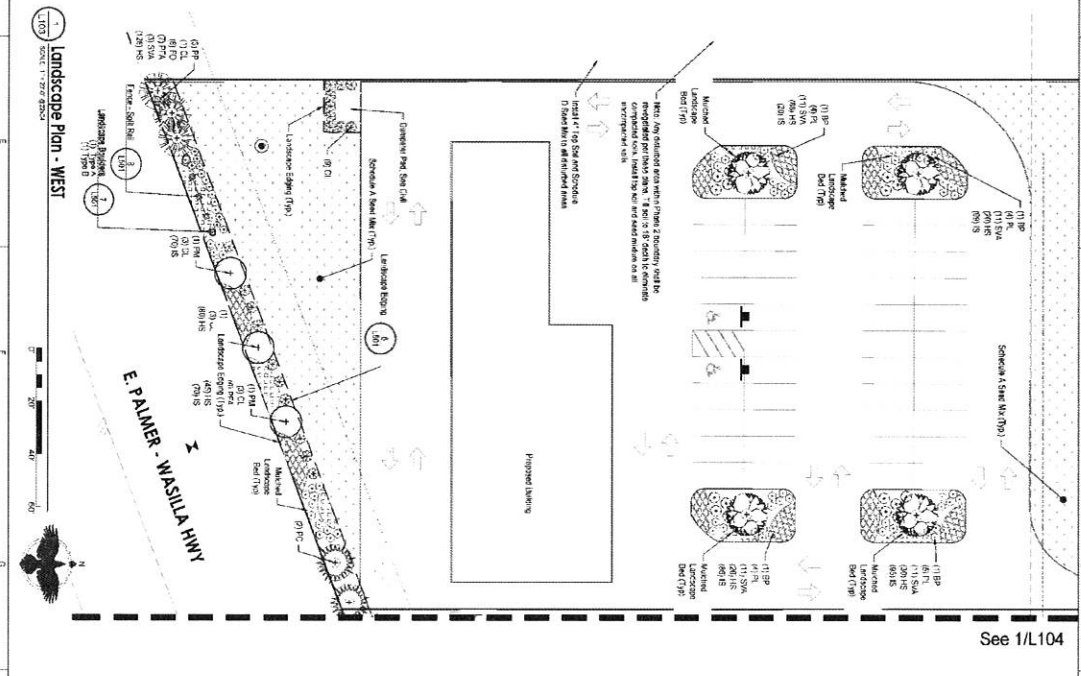
SY#	SYMBOL	LABOR	RECOMMENDATION	COMMON NAME	SIZE	PLANTING	PLANTING	PLANTING
1		HS	Hemerocallis	Happy Face Day Lily	4"	DBS	DBS	DBS
2		HS	Hemerocallis	Happy Face Day Lily	4"	DBS	DBS	DBS
3		WS	Waldsteinia	Wild Iris	4"	DBS	DBS	DBS

Miscellaneous

SY#	SYMBOL	LABOR	RECOMMENDATION	COMMON NAME	SIZE	PLANTING	PLANTING	PLANTING
1		SP	Sparganium	Sparganium	12" x 12" x 12"	DBS	DBS	DBS
2		SP	Sparganium	Sparganium	12" x 12" x 12"	DBS	DBS	DBS

General Notes:

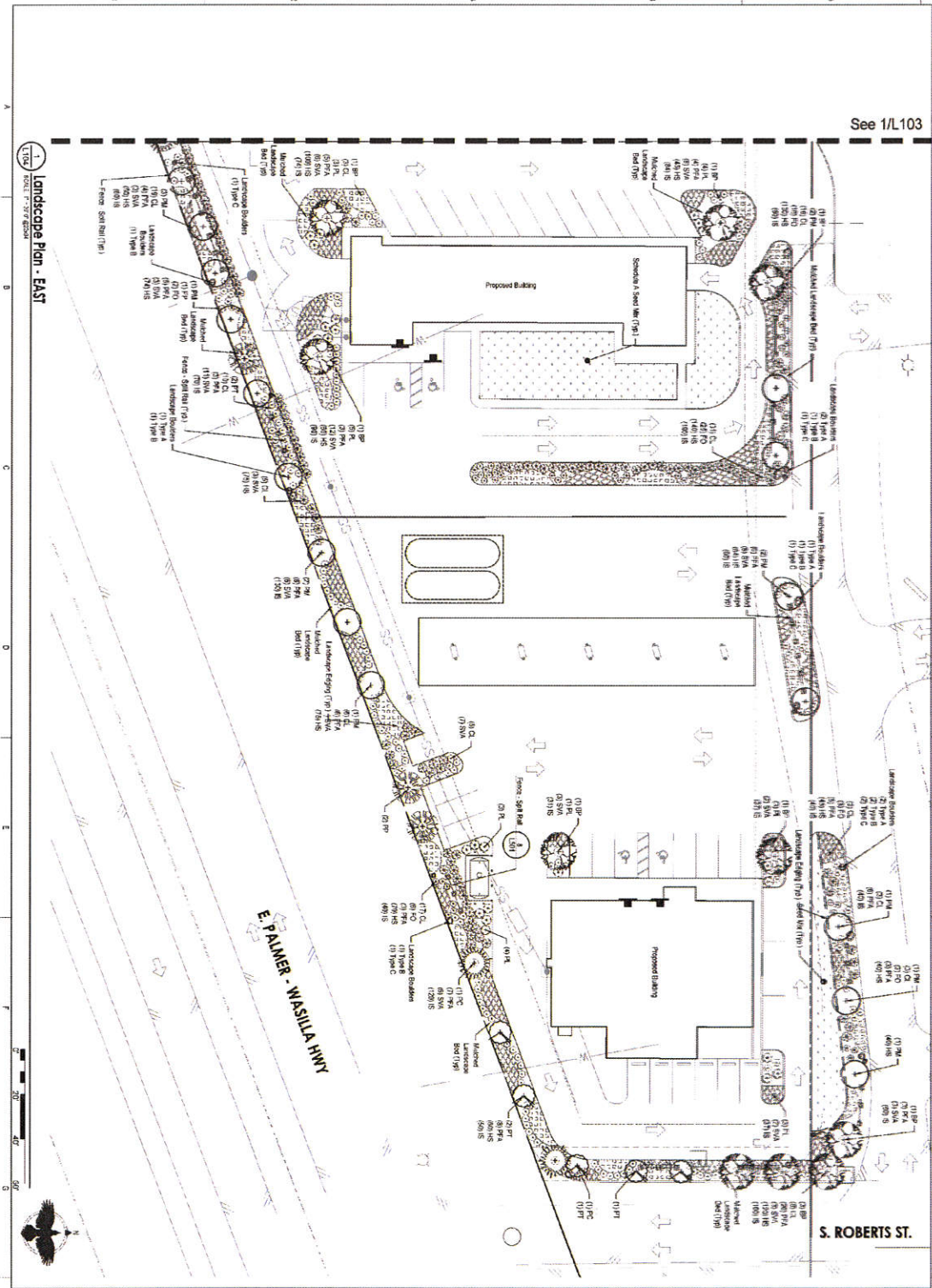
1. Coordinate plants to meet the requirements of the project. See Schedule for notes.
2. All plants shown are to be installed in the area shown. See Schedule for notes.
3. Where planting is indicated with a size, the size is given in inches. See Schedule for notes.
4. All plants shown are to be installed in the area shown. See Schedule for notes.
5. All plants shown are to be installed in the area shown. See Schedule for notes.
6. All plants shown are to be installed in the area shown. See Schedule for notes.
7. All plants shown are to be installed in the area shown. See Schedule for notes.



HOWDIE INC.
MIDAS WASILLA
DRAFT PERMIT SET
WASILLA, AK

Corvus Design
Landscape Architecture
www.corvus-design.com
Anchorage, AK 99503
Tel: 907.222.2868
Fax: 907.222.2869
JLH/SL/10/15/20

DATE: 10/20/2020
DRAWN BY: RL
CHECKED BY: RL
LANDSCAPE PLAN - WEST
SHEET 1
L103

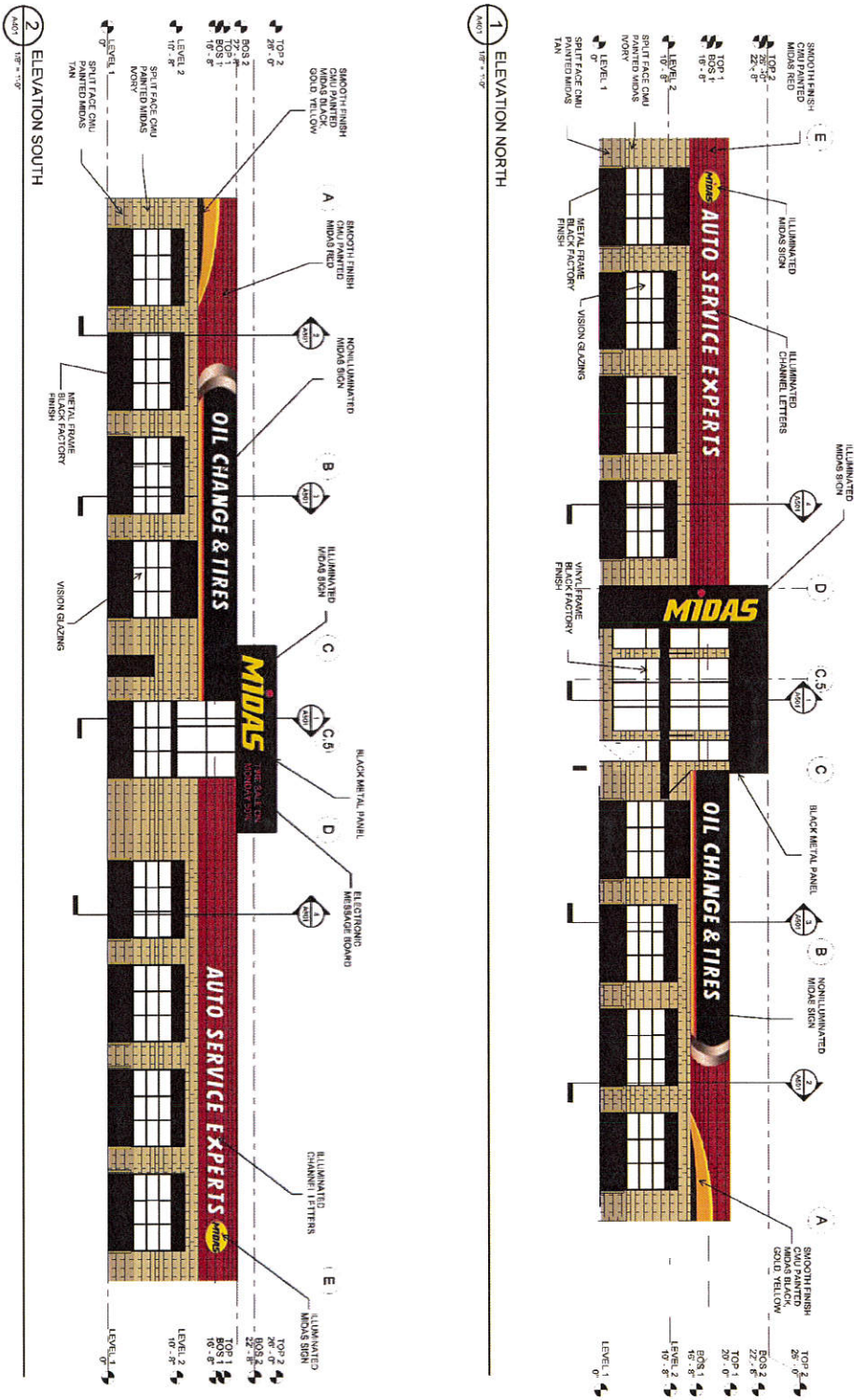


DATE: 02/21/2020
DRAWN BY: JLS
CHECKED BY: RBS

LANDSCAPE PLAN - EAST
L104

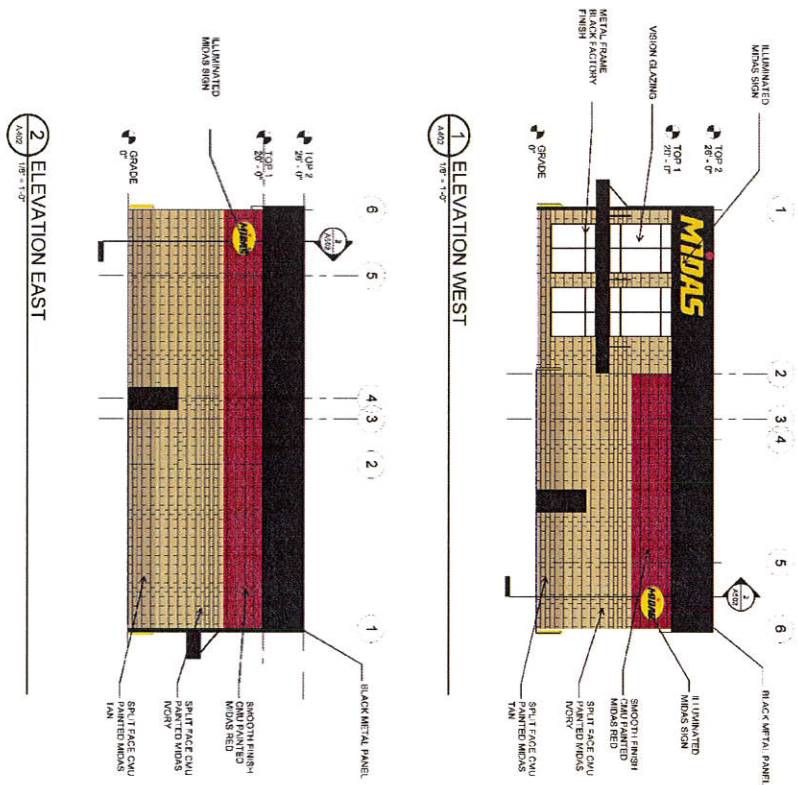
HOWDIE INC.
MIDAS WASILLA
DRAFT PERMIT SET
WASILLA, AK

Corvus Design
Landscape Architecture
www.corvus-design.com
Asheville - 828.232.2559
Denver - 303.752.9000
1.800.331.5266



CONSTRUCTION DOCUMENTS

<p>SHEET NO.</p> <h1 style="margin: 0;">A401</h1>	<p>MIDAS ALASKA - NEW WASILLA SHOP</p> <p>WASILLA, ALASKA MIDAS ALASKA</p> <p>EXTERIOR ELEVATIONS 2</p>			<p>FOR NO. B2099801</p> <p>PROJ. MGR Designer</p> <p>DESIGNED BY: AJL/BJR</p> <p>DATE: 10.01.2019</p> <p>REVISIONS</p>	<p>REVISED BY:</p> <p>James A. Teranishi</p>
---	---	--	--	--	--



PERMIT SET

SHEET NO. A402	MIDAS ALASKA - NEW WASILLA SHOP WASILLA, ALASKA MIDAS ALASKA EXTERIOR ELEVATIONS			JOB NO. 82019601 PROJ. MGR/Designer DRAWN BY: Author DATE: 02.14.2019 REVISIONS:	REVIEWED BY: Jason K. Sanchez
				(Empty space for additional notes or signatures)	