

By: Planning
Public Hearing: 04/27/21
Adopted: 04/27/21

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 21-03(AM)**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING
CONDITIONAL USE PERMIT NO. 21-02 TO CONSTRUCT AN 18,189 SQUARE FEET
AUTO REPAIR FACILITY, LOCATED ON LOTS 5A AND 10A, BLOCK 2, MOUNTAIN
VILLAGE PLAZA RSB.**

WHEREAS, Vincent English, Coho Contractors LLC, agent for Stanley & Sons LLC, submitted a conditional use permit application (CU #21-02) on March 30, 2021; 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 April 21, 2021; and

WHEREAS, the Planning Commission held a public hearing on this request on April 27, 2021; 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. Development 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 require submittal of an amended conditional use permit application for Planning Commission review and approval, including applicable fees. Substantial improvements may trigger additional improvements to address traffic impacts from such uses.
2. Submit updated site plan that provides stormwater retention/detention and drainage information and provides curbs, wheel stops, bollards, or some other structure to prevent damage to vegetative hedge along perimeter of parking spaces (south and east).
3. Submit updated landscape plans that provides required landscaping along blank façade of building facing Mountain Village consistent with WMC 16.33.060(F).
4. Submit updated elevation drawings to the Planning Department prior to construction that propose garage doors that contain more glass and/or are more

commercial than industrial in design. Garage door design must be similar to the service bay doors for the two adjoining automobile dealerships.

5. 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.
6. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for any proposed water and/or sewer connections.
7. Landscaping and landscaping structural requirements must be installed consistent with the requirements in Wasilla Municipal Code 16.33.050(F).
8. All signage must be reviewed and approved by the Planning Department via the appropriate sign permit process prior to installation.
9. An as-built survey must be submitted to the Planning Department after completion of each building.
10. The owner must combine two lots into one lot prior to commencement of use.
11. Require fencing as presented in the site plan to a maximum of eight feet and a minimum of six feet with privacy screening.

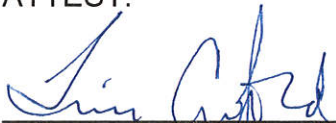
ADOPTED by the Wasilla Planning Commission on April 27, 2021.

APPROVED:



Eric Bushnell, Chair

ATTEST:



Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously

EXHIBIT A
Wasilla Planning Commission Resolution 21-03(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 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: This criterion is met since the proposed amendment is substantially consistent with the 2011 City of Wasilla Comprehensive Plan. The property is zoned Commercial and has a Generally Business and Commercial future land use.

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: This criterion is met. The City mailed 66 notices to neighboring property owners within 1200' and the 21 review agencies that are typically provided with the opportunity to comment. Only one comment was received at the time of preparation of this staff report. The comment was from the Matanuska-Susitna Borough Planning Department requesting that driveway access be limited to Mountain Village Drive. 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: This criterion is met. The Borough Fire Marshal's office will review the proposed building for compliance with all applicable fire codes, building codes and emergency access relating to 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 is met. The proposed use will not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.

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

Finding: This criterion is met since the site plan and elevations submitted with the conditional use permit application meet the dimensional standards.

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 site plan provides the required 23 parking spaces.

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 is met since 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: This criterion is met. The plans submitted with the conditional use permit application provide adequate drainage on-site.

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 is met. The plans submitted with the conditional use permit application provide 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 separately for consistency with Title 16 and 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: This criterion is met since the proposed use is in an area predominately developed with similar commercial uses.

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: This criterion is met since the proposed auto repair facility will not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration dust, litter or interfere with electronic equipment. No buffering is required since there are no adjoining residential uses. The site is surrounded by commercially zoned property to the east, west, and south and an undeveloped commercially zoned property to the north.

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 is met. The landscape plans submitted with the conditional use permit application are consistent with the landscaping requirements in WMC 16.33.

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 is met since a multipurpose pathway is located 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...*

Finding: This criterion is met. Water and sewer are available for the site and the applicant will coordinate with the Public Works department to obtain 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.*

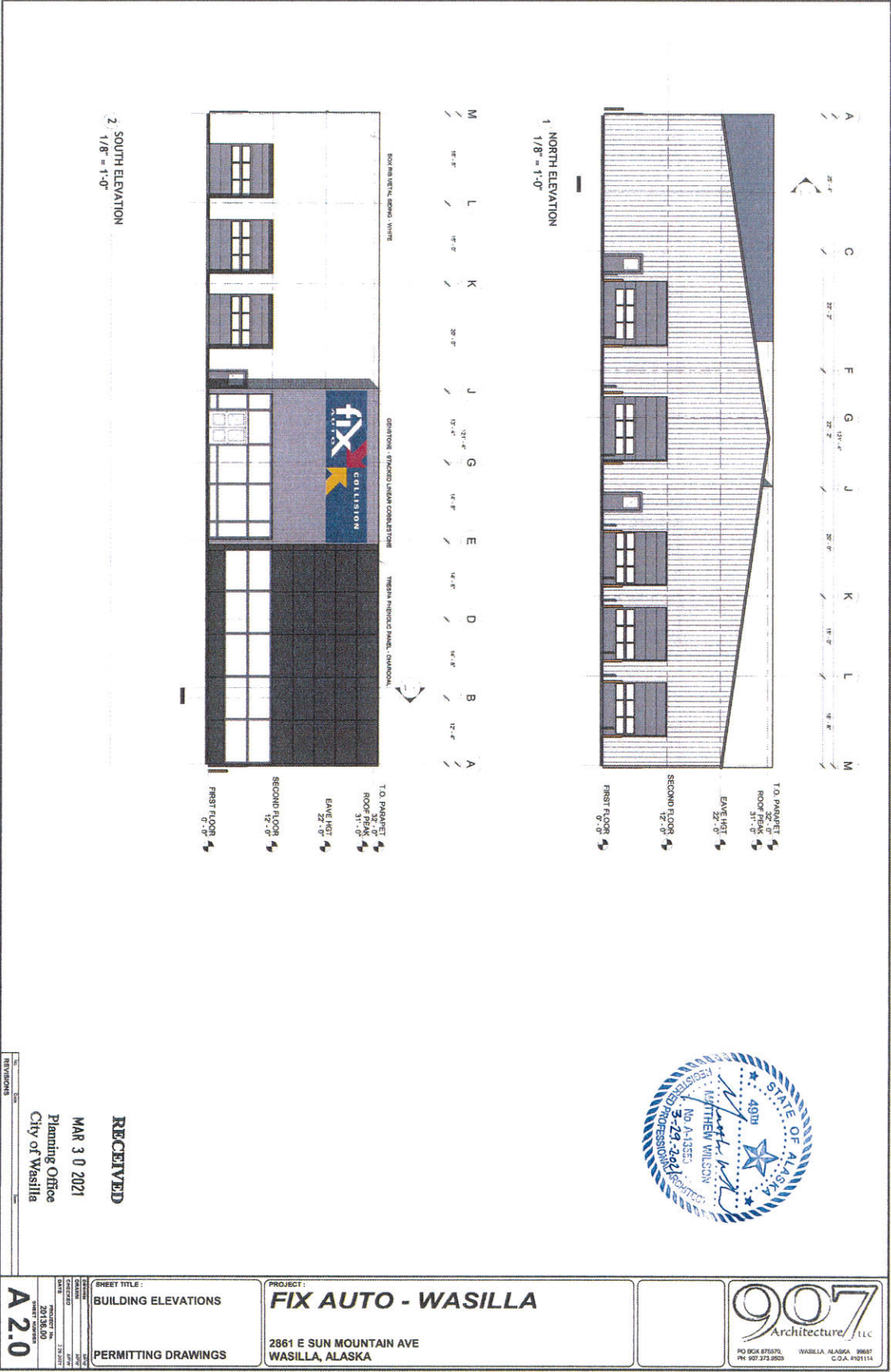
Finding: This criterion is partially met. The proposed architectural design and materials for the façade facing Sun Mountain Avenue are similar to other nearby commercial uses. However, the proposed garage doors are more industrial in nature and should be more commercial in design (see photos of Kendall Ford and Lithia service bay doors in packet). However, with the condition of approval recommended by staff to submit updated elevation drawings that incorporate garage doors with more glass and/or commercial design, this criterion will be met.

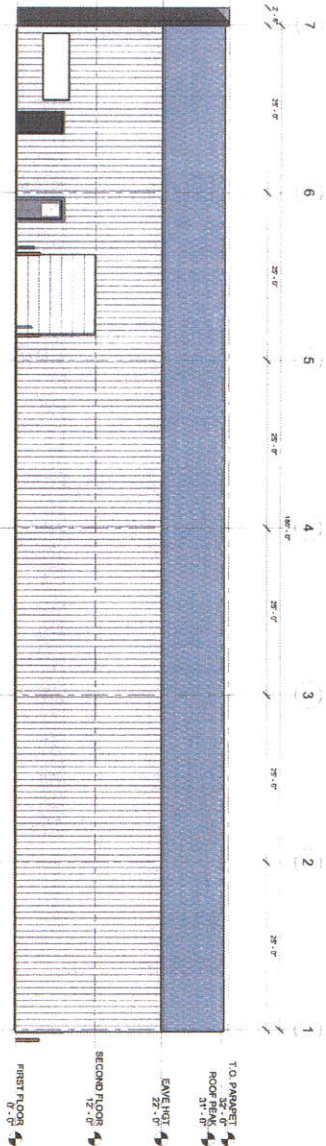
16.16.050(20) *Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in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

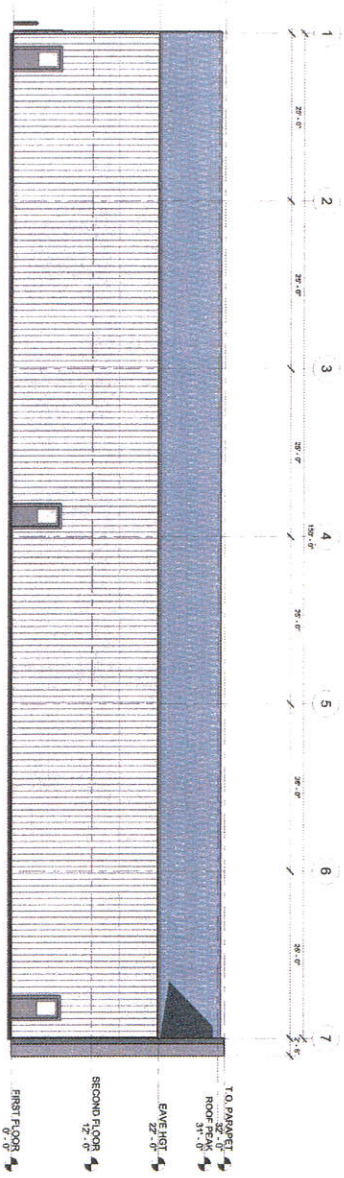
Finding: This criterion is met since there are no foreseeable problems anticipated from winter conditions.





1 EAST ELEVATION
1/8" = 1'-0"

- EXTERIOR ELEVATION NOTES:**
1. CONTRACTOR RESPONSIBLE FOR VERIFYING RECORD DRAWINGS AND FIELD CONDITIONS.
 2. THE CONTRACTOR SHALL MAINTAIN ALL DIMENSIONS PER THE DRAWINGS.
 3. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION WITHIN THE BOUNDARIES OF THE LOT.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WASILLA PLANNING DEPARTMENT'S STANDARDS AND SPECIFICATIONS FOR EXTERIOR FINISHES AND MATERIALS.
 5. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION WITHIN THE BOUNDARIES OF THE LOT.
 6. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION WITHIN THE BOUNDARIES OF THE LOT.
 7. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION WITHIN THE BOUNDARIES OF THE LOT.

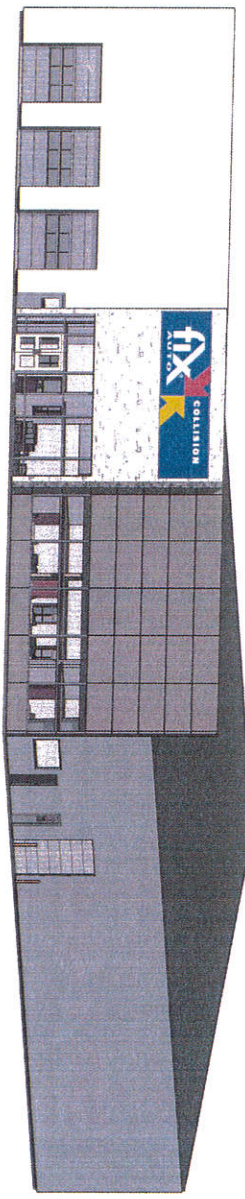


2 WEST ELEVATION
1/8" = 1'-0"

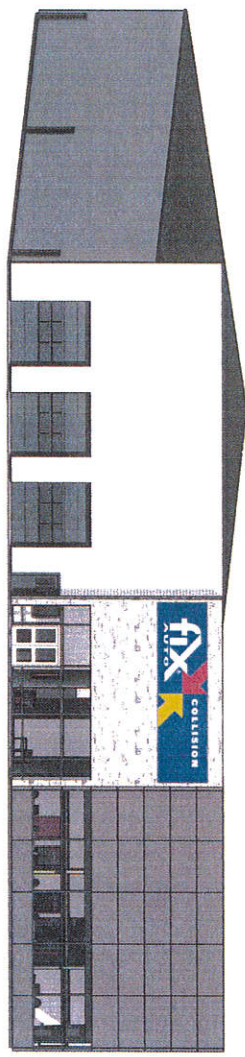
RECEIVED
MAR 3 0 2021
Planning Office
City of Wasilla



| <p>907 Architecture, LLC PO BOX 878973 WASILLA, ALASKA 99687 PH: 907.375.9500 C.O.A.#101114</p> | <p>PROJECT: FIX AUTO - WASILLA 2861 E SUN MOUNTAIN AVE WASILLA, ALASKA</p> | <p>SHEET TITLE: BUILDING ELEVATIONS PERMITTING DRAWINGS</p> | <p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td></td> <td></td> </tr> </table> | NO. | DATE | DESCRIPTION | 1 | | |
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| | NO. | DATE | DESCRIPTION | | | | | | |
| 1 | | | | | | | | | |
| <p>A.2.1</p> | <p>DATE: 3/2/21 BY: [Signature] CHECKED: [Signature] SCALE: 1/8" = 1'-0"</p> | <p>PROJECT NO.: [Blank] SHEET NUMBER: [Blank]</p> | <p>DATE: 3/2/21 BY: [Signature] CHECKED: [Signature] SCALE: 1/8" = 1'-0"</p> | | | | | | |



1 EXTERIOR PERSPECTIVE

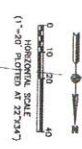
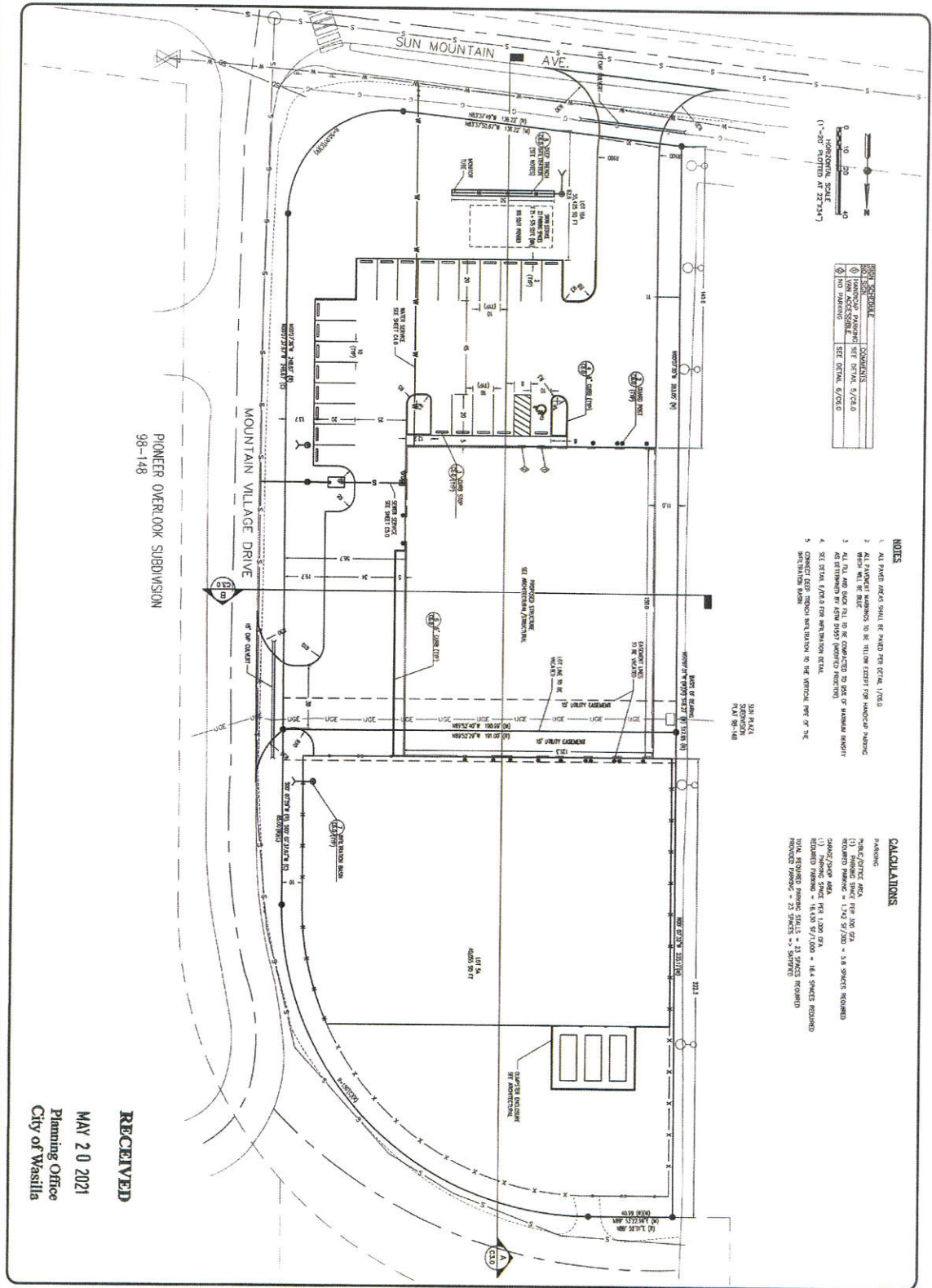


2 EXTERIOR PERSPECTIVE

RECEIVED
 MAR 3 0 2021
 Planning Office
 City of Wasilla



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|--------------|--|--|---|
| A 6.0 | SHEET TITLE: EXTERIOR PERSPECTIVES | PROJECT: FIX AUTO - WASILLA | <small>PO BOX 875570 WASILLA, ALASKA 99687 PH: 907.373.5025 C.O.A. #15114</small> |
| | PERMITTING DRAWINGS | 2861 E SUN MOUNTAIN AVE WASILLA, ALASKA | |



| PROJECT INFORMATION | |
|---------------------|----------------------------------|
| PROJECT NAME | PIONEER OVERLOOK SUBDIVISION |
| PROJECT LOCATION | 1/4 SECTION 16, T12N, R10E, S10E |
| DATE | 5/20/2021 |
| SCALE | AS SHOWN |

- NOTES**
1. ALL PAVED AREAS SHALL BE PAVED PER DETAIL 1701.0.
 2. ALL PAVED SURFACES SHALL BE 18\"/>

CALCULATIONS

PARKING
 TOTAL PARKING AREAS = 11,742 SF
 REQUIRED PARKING = 11,742 SF / 200 = 58.71 SPACES
 59 SPACES PROVIDED

PIONEER OVERLOOK SUBDIVISION
 98-148

RECEIVED
 MAY 20 2021
 Planning Office
 City of Wasilla

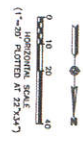
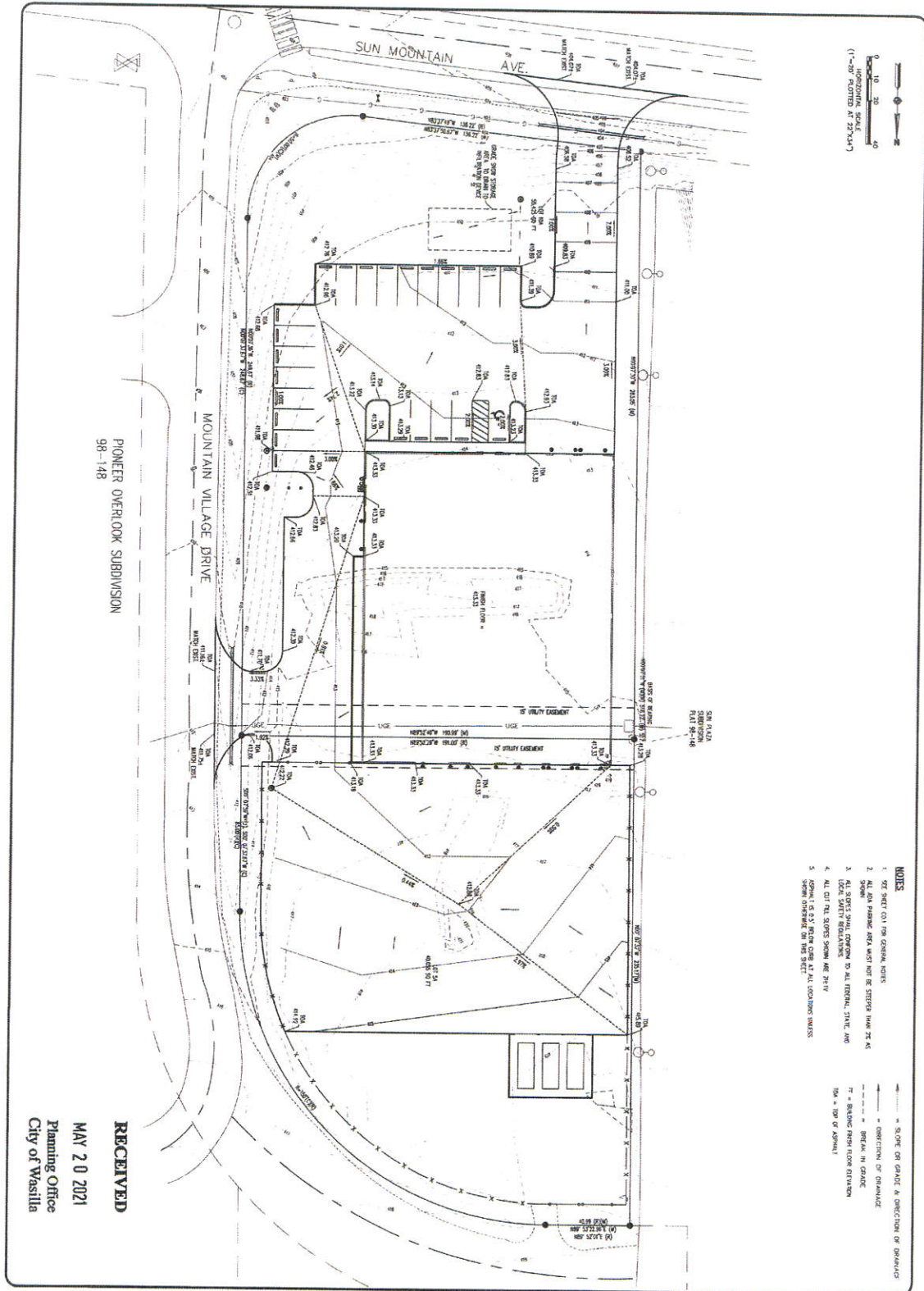
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|-------------|-----------|
| JOB NO. | 21-002 |
| DATE | 5/20/2021 |
| DRAWN BY | ES |
| CHECKED BY | |
| SHEET TITLE | SITE PLAN |
| SHEET NO. | C1.0 |

| REV | DATE | REVISIONS |
|-----|------|-----------|
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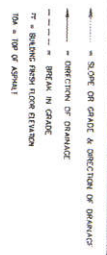
FIX AUTO
 WASILLA, ALASKA

SDCS, LLC
 STENER DESIGN & CONSTRUCTION SERVICES, LLC
 5900 W. DEWBERRY DR. PH: (907) 357-5609
 WASILLA, AK 99623 FAX: (907) 357-5608





- NOTES**
1. SEE SHEET C01 FOR GENERAL NOTES
 2. ALL NEW PAVING AND ASPHALT SHALL BE SETTING WITH 2% AS
 3. SLOPE SHALL BE MAINTAINED TO ALL EXISTING, STATE AND
 4. ALL CUT-FILL SHALL BE STABILIZED WITH 2% FV
 5. GENERAL S.D.C.'S SHALL BE SHOWN ON ALL EXISTING UTILITY



PIONEER OVERLOOK SUBDIVISION
98-148

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MAY 20 2021
Planning Office
City of Wasilla

| | | | | | | |
|----------------|----------------|------------|---------------|----|------|-----------|
| JOB NO. 21-002 | DATE 5/20/2021 | DRAWN DES. | REVIEWED DES. | BY | DATE | REVISIONS |
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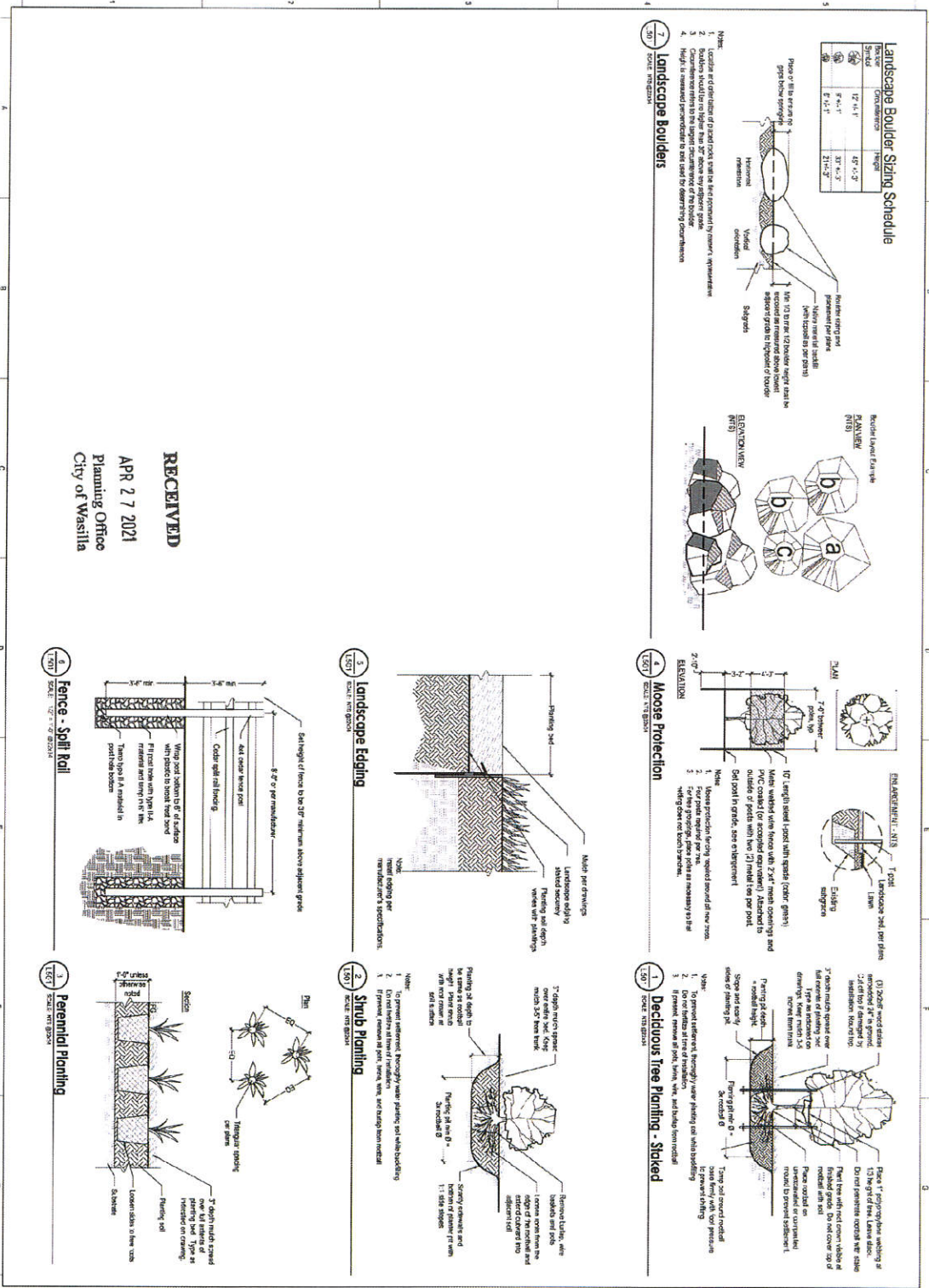
**FIX AUTO
WASILLA, ALASKA**

SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608



SHEET
C2.0

SHEET TITLE
GRADING PLAN



CONUS Design
 Landscape Architecture
 WWW.CONUSDESIGN.COM
 4800 W. WASHINGTON BLVD
 SUITE 100
 ANCHORAGE, AK 99503
 TEL: 907.288.6200
 FAX: 907.288.6201
 INFO: 907.288.6202

FIX AUTO
FIX AUTO - WASILLA
 PERMIT LANDSCAPE
 WASILLA, AK

DATE: 2021-04-26
 DESIGNED BY: JON MUMFORD
 DRAWN BY: BLAH
 CHECKED BY: RW

DETAILS
 SHEET #
L501