

By: Planning
Public Hearing: 05/25/21
Adopted: 05/25/21

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 21-05**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 21-03 TO CONSTRUCT A 12,571 SQUARE FEET OFFICE BUILDING AND APPROVAL TO HAVE A MAXIMUM BUILDING HEIGHT OF 40.5 FEET, WHICH IS 5.5 FEET TALLER THAN THE MAXIMUM PERMITTED 35-FOOT HEIGHT (WMC 16.24.030(A)(6)), LOCATED ON BLOCK 7, FLOYD REVISED RSB.

WHEREAS, Andrew Simasko, Architects Alaska, agent for CPB Alaska LLC, submitted a conditional use permit application (CU #21-03) on April 28, 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 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 May 19, 2021; and

WHEREAS, the Planning Commission held a public hearing on this request on May 25, 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:

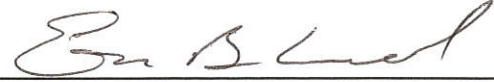
1. Development must be consistent with the site plan and elevation drawings/renderings attached to this resolution as Exhibit B. Any changes to these plans must be submitted to the City Planner for review and approval. Substantial modifications to the plans and drawings require submittal of an amended 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 prior to construction that: (a) provides curbs or other structural barrier around all landscaped parking islands; and (b) provides required 25-foot-wide drive aisle in southern parking area.
3. Submit electrical plan and cut sheets for exterior and parking lot lighting per WMC 16.08.015(C)(11).

4. Submit updated landscape plans prior to construction that: (a) revises the height for the spruce trees to reflect the requirement to be 10 feet tall or two-inch caliper, whichever is greater at time of planting; (b) relocates the required hedge for parking areas along S. Wasilla Street and E. Susitna Avenue on south side of building from the perimeter landscape bed to the edge of the parking spaces to provide the screening required in WMC 16.33.060(B)(4)(d); (c) corrects the labeling for shrubs to be consistent with legend; and (d) provide the required parking landscape islands at the termination of the parking rows at the north and east areas of the parking lot on the south side of the building.
5. Landscaping and landscaping structural requirements must be installed consistent with the requirements in Wasilla Municipal Code 16.33.050(F).
6. Submit required landscape guaranty prior to construction that meets requirements in WMC 16.33.050(G).
7. 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.
8. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for any proposed water and/or sewer connections.
9. All signage must be reviewed and approved by the Planning Department via the appropriate sign permit process prior to installation.

10. An as-built survey must be submitted to the Planning Department after completion of the building.

ADOPTED by the Wasilla Planning Commission on ^{May 25} --, 2021.

APPROVED:



Eric Bushnell, Chair

ATTEST:



Tina Crawford, AICP, City Planner

EXHIBIT A
Wasilla Planning Commission Resolution 21-05
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 office building 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 99 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 Platting Division indicating that they had no concerns. Any comments received after the compilation of the packet will be provided at the public hearing.

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

Finding: 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 if the requested additional height to allow a maximum height of 40.5 feet is approved. The site plan and elevations submitted with the conditional use permit application meet all other 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 44 parking spaces (two are handicap accessible spaces), which meets the requirement for 42 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 has frontage and access onto E. Railroad Avenue, which is designated as a Commercial street and E. Susitna Avenue, which is a Major Collector . 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 commercial and high-density residential 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 office building 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. The lots to the north and south are undeveloped, the lot to the west has a commercial building (Valley Board of Realtors) and higher-density condominium development to the east.

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 will be met with approval of the proposed condition requiring an updated site plan that provides the required screening of parking areas from the right-of-way with a hedge, additional landscape islands at termination of parking rows at north and east ends of parking on the south side of the building, indicates the required minimum height for the spruce trees, and corrects the legend and labeling for shrubs as required 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 area does not have sidewalks. However, a sidewalk is not required since the proposed development is an office building and there are no schools, playgrounds, shopping areas or other community facilities requiring reasonable circulation.

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.***

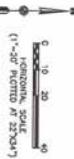
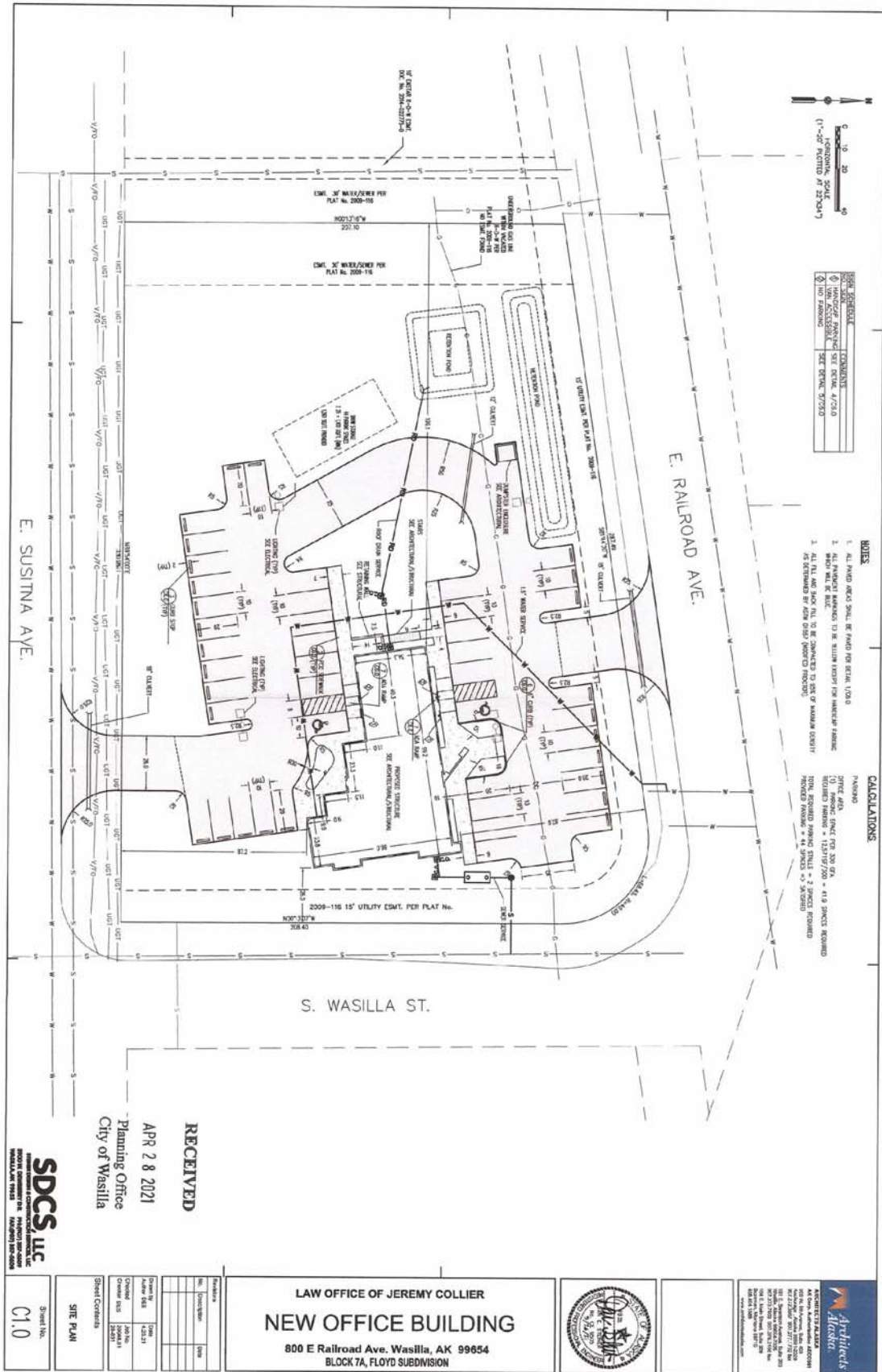
Finding: This criterion is met. The proposed architectural design incorporates many architectural details, including fenestration, building projections, and a variety of materials providing architectural interest.

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.



NO.	DESCRIPTION
1	MANUFACTURING SITE PLAN, 4/23/20
2	NO. 200-116
3	NO. 200-116

- NOTES**
- ALL FUND AND/AS SHOWN, BE MADE FOR BIRM. YIELD
 - ALL FUND AND/AS SHOWN, TO BE MAINTAINED FOR MANUFACTURING
 - BEHOLD ALL IN BIRM. TO BE MAINTAINED TO BE OF MAXIMUM QUALITY
 - AS SHOWN FOR THE USE OF MANUFACTURING

CALCULATIONS

PERMITTED
 1.0 REQUIRED FLOOR AREA = 12,517/200 = 62.58 SQ. FT.
 2.0 REQUIRED FLOOR AREA = 12,517/200 = 62.58 SQ. FT.
 3.0 REQUIRED FLOOR AREA = 12,517/200 = 62.58 SQ. FT.

RECEIVED
 APR 28 2021
 Planning Office
 City of Wasilla

SDCS, LLC
 2000 COMMERCIAL DRIVE
 WASILLA, AK 99654
 (907) 336-4444

Sheet No. **C1.0**
 SDCS, LLC

NO.	DESCRIPTION	DATE
1	DESIGN	12/21/20
2	CONTRACT	12/21/20
3	CONTRACT	12/21/20

LAW OFFICE OF JEREMY COLLIER
NEW OFFICE BUILDING
 800 E Railroad Ave, Wasilla, AK 99654
 BLOCK 7A, FLOYD SUBDIVISION



ARCHITECTS
 Alaska
 1000 COMMERCIAL DRIVE
 WASILLA, AK 99654
 (907) 336-4444



21.1 PERSPECTIVE - NORTH EAST VIEW





21.2 PERSPECTIVE - NORTH WEST VIEW



21.3 PERSPECTIVE - SOUTH WEST VIEW

RECEIVED
 APR 28 2021
 Planning Office
 City of Wasilla

	ARCHITECTS IN ALASKA 800 E. Anchorage, Suite 400 Anchorage, Alaska 99501 907.562.4224 1000 W. Northern Lights Blvd. Anchorage, Alaska 99503 907.562.4224 1000 W. Northern Lights Blvd. Anchorage, Alaska 99503 907.562.4224	<p>LAW OFFICE OF JEREMY COLLIER NEW OFFICE BUILDING 800 E Railroad Ave. Wasilla, AK 99654</p>		<p>Drawn by: CSM Date: 4/23/21 Checked by: SAJ Date: 04/23/21 Design: 04/23/21</p>	<p>Sheet Contents: 21.1 PERSPECTIVE - NORTH EAST VIEW 21.2 PERSPECTIVE - NORTH WEST VIEW 21.3 PERSPECTIVE - SOUTH WEST VIEW</p>	<p>Sheet No. A200</p>
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NOTE: PRINTS ON 11x17 ARE HALF THE INDICATED SCALE