

By: Planning
Public Hearing: 08/10/21
Adopted: 08/10/21

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 21-07**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING
CONDITIONAL USE PERMIT NO. 21-05 TO BUILD A 5,748 SQUARE FOOT THREE
BEARS MARKET WITH A 10-PUMP GAS STATION, LOCATED ON UNIT 1, STEAM
COMMONS CONDOMINIUM PLAT.**

WHEREAS, Pat Eder, The Design Company, agent for Steam LLC, submitted a conditional use permit application (CU #21-05) on July 9, 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 August 1, 2021; and

WHEREAS, the Planning Commission held a public hearing on this request on August 10, 2021; and

WHEREAS, the Wasilla Planning Commission deliberated on this request considering 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, as updated to address the conditions of approval below. Any other revisions to the approved plans must be submitted to the City Planner for review and approval. Substantial modifications 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. Provide survey for Unit 1, Steam Common Condominium showing corners set/located dated within last six months (WMC 16.08.015(C)(3)).
3. Submit updated site plan prior to construction that provides on-site drainage and retention/detention areas required in WMC 16.05.015(C)(13).
4. Submit required clearing/grading plan (WMC 16.08.015(C)(13)).
5. Submit updated landscape plan prior to construction that: (a) labels the dimension and area of the landscaped areas; (b) adds 6' tall opaque fence to screen RV dump and propane with fence and shrubs from right-of-way; and (c) adds the plantings required in WMC 16.33.060(F) to the grassed area abutting the northeast corner of the building.
6. Landscaping and landscaping structural requirements must be installed consistent with WMC 16.33.050(F).

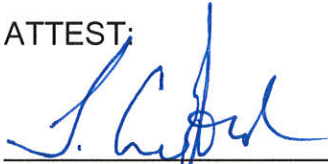
7. Submit revised building elevation that incorporates architectural detail to the substantially blank façade on the east side of building (facing Roberts Street) that are included on the west (entrance) and south sides of the building (WMC 16.33.060(F)).
8. Submit required landscape guaranty prior to construction that meets requirements in WMC 16.33.050(G).
9. Prior to commencement of the use, site improvements must be constructed consistent with approved Steam Commons Phase I Traffic Impact Analysis dated July 7, 2021.
10. 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
11. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for any proposed water and/or sewer connections
12. All signage must be reviewed and approved by the Planning Department via the appropriate sign permit process prior to installation.
13. An as-built survey must be submitted to the Planning Department after completion of the building.

ADOPTED by the Wasilla Planning Commission on August 10, 2021.

APPROVED:


Eric Bushnell, Chair

ATTEST:


Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously

EXHIBIT A
Wasilla Planning Commission Resolution 21-07
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 use 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 54 notices to neighboring property owners within 1200' and the 21 review agencies that are typically provided with the opportunity to comment. Two comments were received at the time of preparation of this staff report. One from a resident expressing concerns with the traffic impact from this development and one from the Matanuska-Susitna Borough indicating that the property is not in a flood zone. 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 with the approval of the condition requiring development consistent with the approved Traffic Impact Analysis for Steam Commons Phase I dated July 7, 2021. With the required improvements, 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 20 parking spaces (on is a handicap accessible space), which meets the requirement for 20 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 not met since the site plan did not provide adequate on-site retention/detention. However, with a condition of approval is proposed requiring submittal of a revised site plan providing this information.

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 S. Roberts Street, which is designated as a Minor Collector and will have a new access onto the Palmer-Wasilla Highway Extension (Arterial) at the west boundary of the lot. 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 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 use will not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration dust, litter or interfere with electronic equipment. The site is surrounded by commercially zoned property to the east, west, and north. The lot to the south is zoned RR, Rural Residential but is the State DOT right-of-way.

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 conditions of approval to provide an updated landscape plan that meets the 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. A multipurpose pathway is in place along the Palmer-Wasilla Highway. A 5-foot-wide sidewalk along the west side of S. Roberts Street connecting to the existing pathway on the Palmer-Wasilla Highway is proposed with the project, including a sidewalk connection from the business to the pathway.

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 not met as proposed. The east side of the building facing S. Roberts Street is a substantially blank façade. WMC 16.33.060(F) requires that a minimum of 50 percent of a blank façade of a building facing the street more than 35' wide must be "broken up" with landscaping that includes trees, shrubs, perennial flowers, and boulders. However, parking is proposed against the building wall that prevents the required plantings to visually break up the wall surface.

To address this requirement, staff is proposing a condition of approval that requires the submittal of revised building elevations for the east side of the building (facing S. Roberts Street) that incorporates architectural details from the west (entrance) and south sides of the building. A condition is also proposed that requires the landscape plan be revised to supplement the proposed grass area abutting the northeast corner of the building with the landscaping required in WMC 16.33.060(F).

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...*

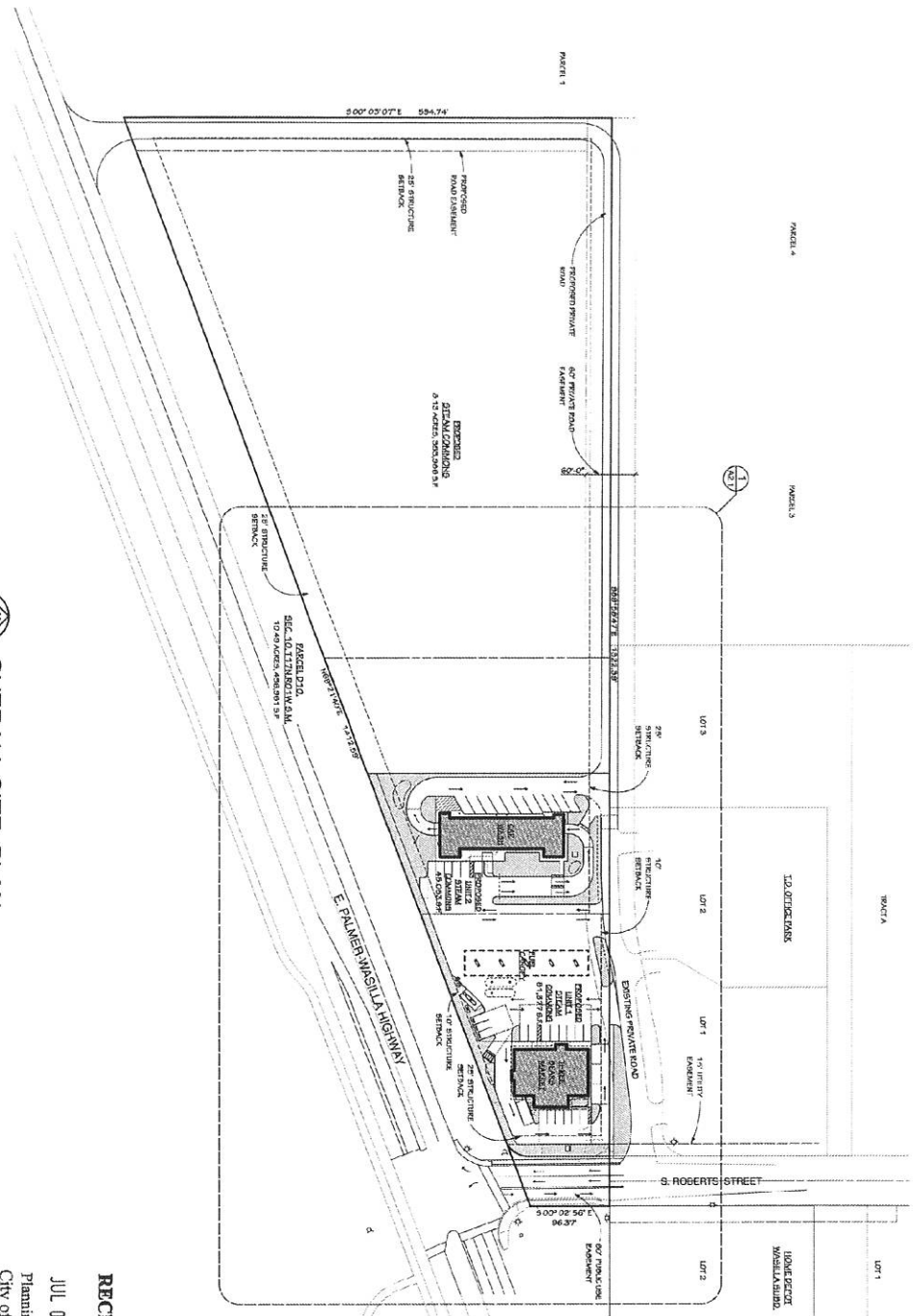
Finding: This criterion is met. No additional land is necessary for open space and facilities.

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.



OVERALL SITE PLAN
1" = 60'

NOTE: FOR 11" x 17" SIZE PLANS, ALL SCALES SHOWN ARE TWICE THE ACTUAL SCALE.

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JUL 09 2021
Planning Office
City of Wasilla

SHEET
A2-0

NO. 101 40022
HOUSTON, ALYSON
PROJECT MANAGER
ALYSON@THEDESIGNCOMPANY.COM

DATE: JUL 9, 2021
REVISION:
DRAWN BY: JFE
CHECKED BY:

TITLE: OVERALL SITE PLAN



PROJECT TITLE
STEAM COMMONS
THREE BEARS MARKET & SUDZY SALMON CARWASH
PARCEL D10, SECTION 10, T17N R01W S.M.
1191 E. PALMER-WASILLA HWY.
WASILLA, AK 99654



Planting Schedule

Deciduous Trees - See Detail: (A3) (Specify Tree Size) (A4) (Specify Spacing)

Qty	Size	Species	Common Name	See	Placement	Notes
7	24" x 24"	BP	Basswood	(A3) (A4)	along street	Single stem
5	16" x 16"	PT	Prunella	(A3) (A4)	along street	Single stem
2	24" x 24"	PT	Prunella	(A3) (A4)	along street	Single stem

Evergreen Trees - See Detail: (A5) (Specify Tree Size)

Qty	Size	Species	Common Name	See	Placement	Notes
2	16" x 16"	ES	Eastern White Pine	(A5)	along street	Single stem

Shrubs - See Detail: (A6) (Specify Spacing)

Qty	Size	Species	Common Name	See	Placement	Notes
8	18" x 18"	CF	Common Fleabane	(A6)	along street	Clump
4	24" x 24"	CF	Common Fleabane	(A6)	along street	Clump

Perennials - See Detail: (A7) (Specify Spacing)

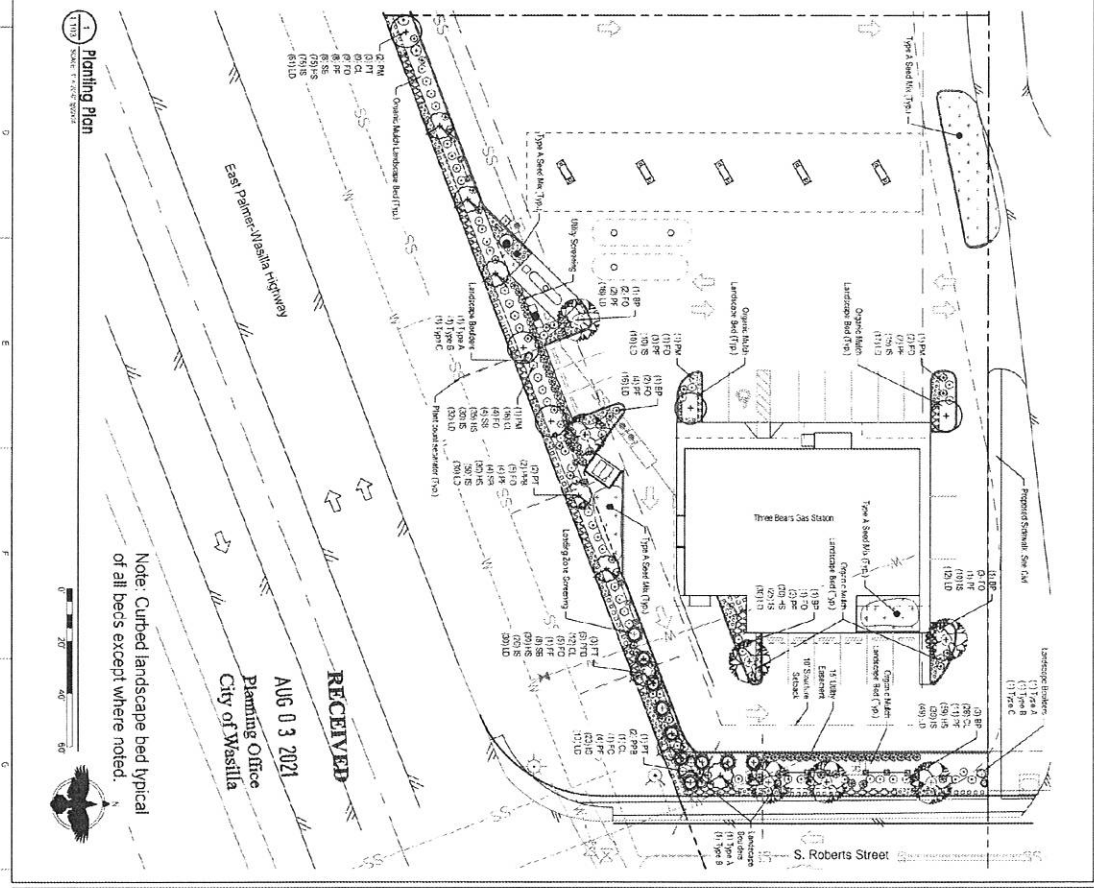
Qty	Size	Species	Common Name	See	Placement	Notes
2	18" x 18"	CF	Common Fleabane	(A7)	along street	Clump

Miscellaneous

1	18" x 18"	CF	Common Fleabane	(A7)	along street	Clump
1	18" x 18"	CF	Common Fleabane	(A7)	along street	Clump

General Notes:

- All plants to be installed by the contractor within the specified time frame.
- Provision for irrigation system to be installed by the contractor.
- Provision for mulch to be installed by the contractor.
- Provision for stakes to be installed by the contractor.
- Provision for water to be installed by the contractor.
- Provision for fertilizer to be installed by the contractor.
- Provision for pest control to be installed by the contractor.

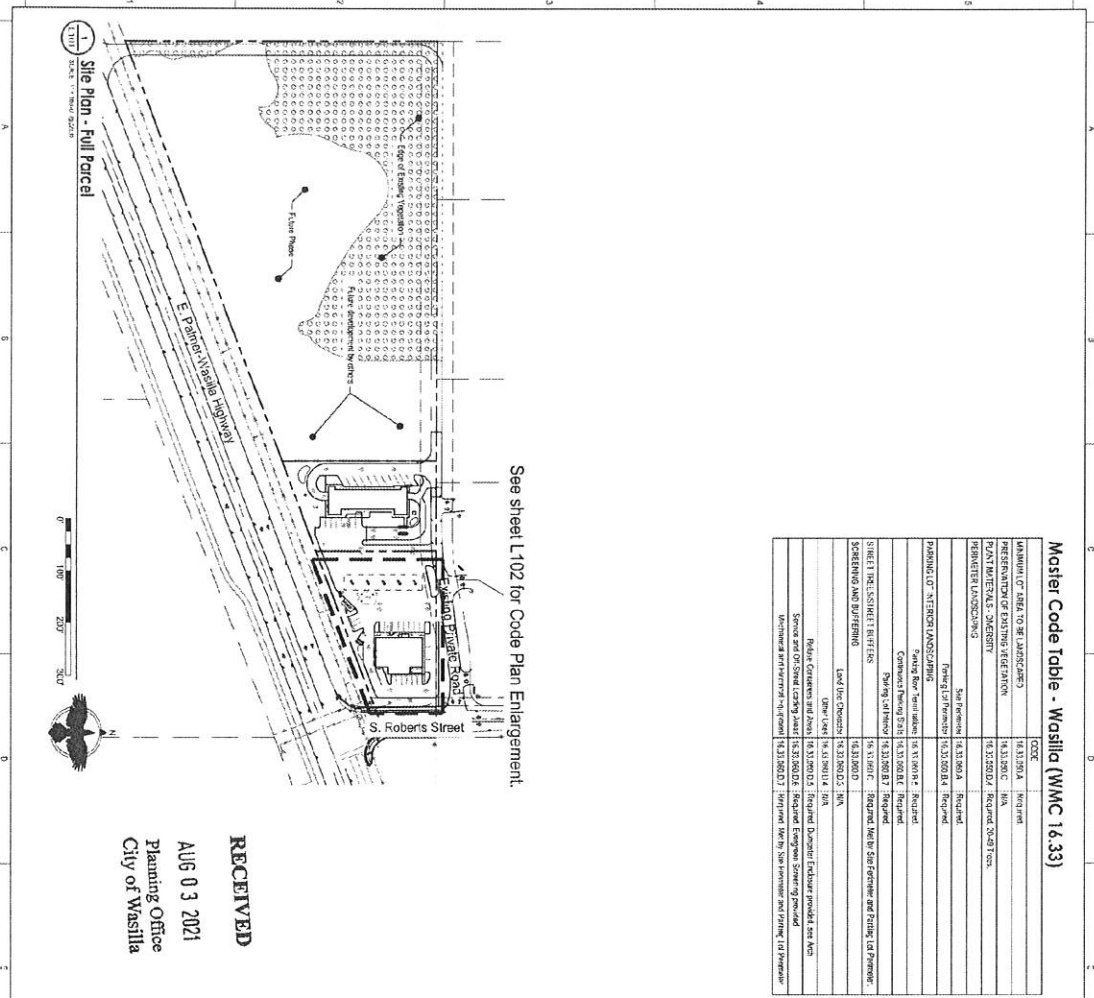


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STEAM COMMONS
THREE BEARS
PERMIT DRAWINGS
WASILLA, AK

Corvus Design
Landscape Architecture
www.corvusdesign.com
Alaska: 907-222-2835
Alaska: 907-288-5000
Tennessee: 615-271-2000

LANDSCAPE PLAN
L103
SHEET 4



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Master Code Table - Wasilla (WMC 16.33)

CODE	DESCRIPTION	MIN. PERCENTAGE	MIN. DISTANCE	MIN. WIDTH	MIN. HEIGHT	MIN. SPACING	MIN. SETBACK	MIN. SETBACK FROM
16.33.001	PLANTING OF TREES AND SHRUBS	10%	5'	6"	6'	10'	10'	10'
16.33.002	PERMANENT LANDSCAPING	10%	5'	6"	6'	10'	10'	10'
16.33.003	SCREENING AND BARRIERS	10%	5'	6"	6'	10'	10'	10'
16.33.004	SCREENING AND BARRIERS	10%	5'	6"	6'	10'	10'	10'

Minimum Lot Area to be Landscaped (WMC 16.33.050.A)

MIN. PERCENTAGE OF TOTAL LOT AREA TO BE LANDSCAPED	MIN. PERCENTAGE OF TOTAL LOT AREA TO BE LANDSCAPED
10%	10%
15%	15%
20%	20%
25%	25%

Perimeter Landscaping Requirements (WMC 16.33.050.4)

CODE BASIS	MIN. PERCENTAGE	MIN. DISTANCE	MIN. WIDTH	MIN. HEIGHT	MIN. SPACING	MIN. SETBACK	MIN. SETBACK FROM
16.33.050.A	10%	5'	6"	6'	10'	10'	10'
16.33.050.B	15%	5'	6"	6'	10'	10'	10'
16.33.050.C	20%	5'	6"	6'	10'	10'	10'
16.33.050.D	25%	5'	6"	6'	10'	10'	10'

Parking Lot Interior Landscaping Requirements (WMC 16.33.60.7)

PERMITS REQUIRED

See WMC 16.33.001 for General Landscaping Requirements and Section 16.33.050 for Landscaping Requirements.

CODE REQUIREMENTS	PERMITS REQUIRED
16.33.001	1
16.33.050.A	1
16.33.050.B	1
16.33.050.C	1
16.33.050.D	1

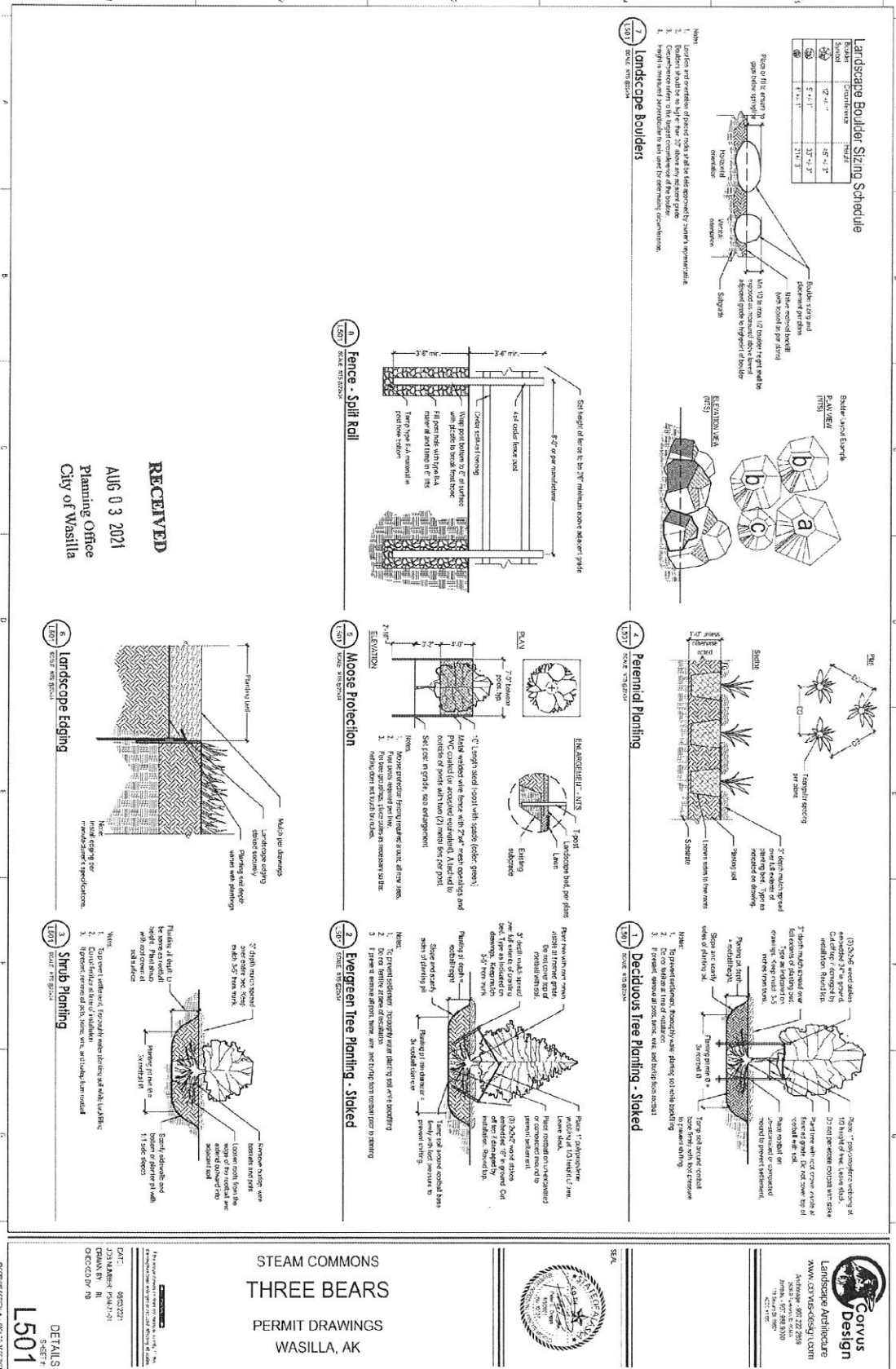
STEAM COMMONS
 THREE BEARS
 PERMIT DRAWINGS
 WASILLA, AK

Corvus Design
 Landscape Architecture
 www.corvus-design.com
 Address: 601 222 2388
 Phone: 907.268.6100
 Fax: 907.268.6100

DATE: 8/3/2021
 JOB NUMBER: 1904.21-01
 DRAWN BY: BR
 CHECKED BY: BR

CODE ANALYSIS
 SHEET
L101

2020/08/03 11:00:00 AM



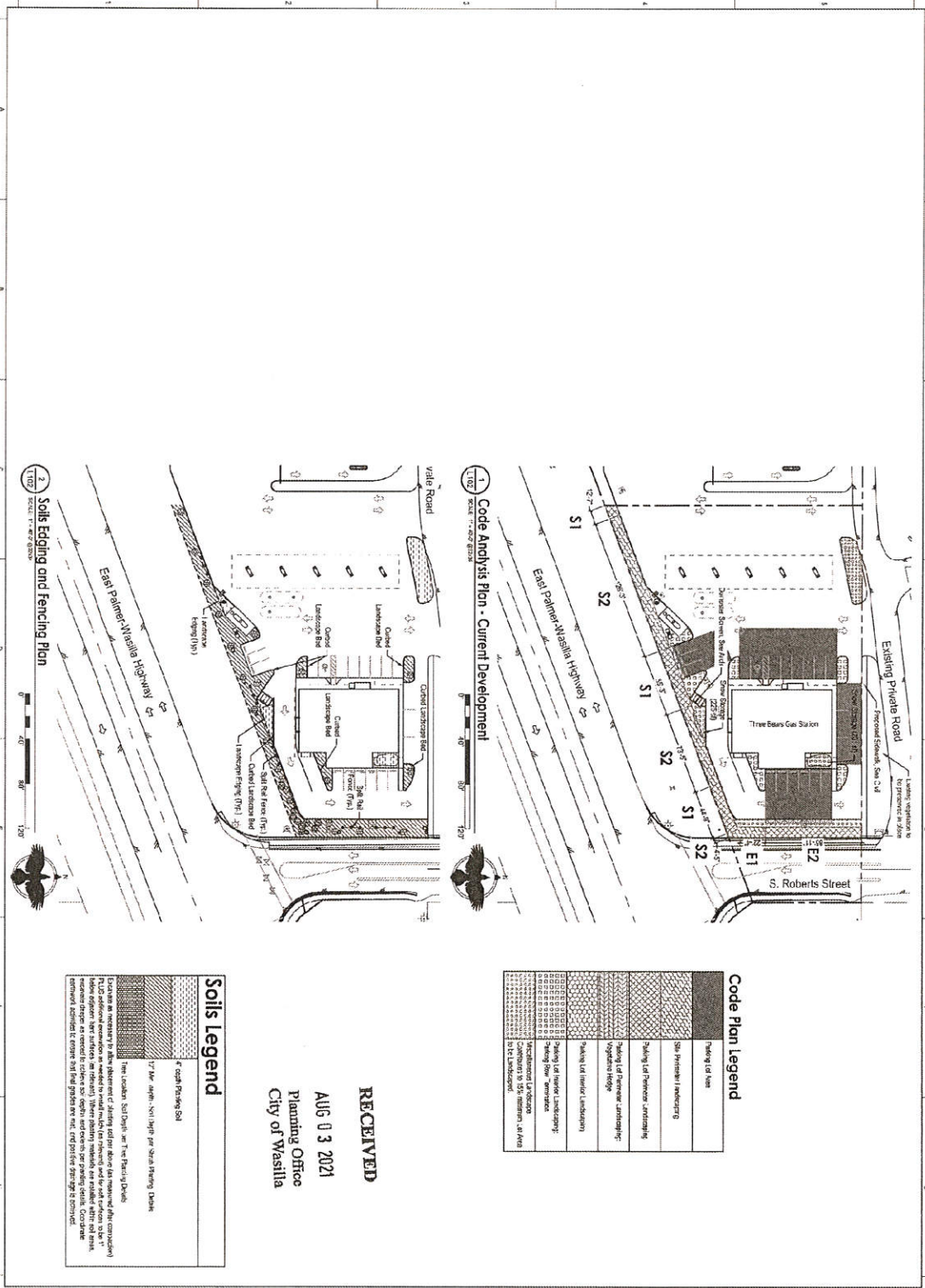
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STEAM COMMONS
THREE BEARS
PERMIT DRAWINGS
WASILLA, AK

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Landscape Architecture
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Wasilla - 467.268.0300
Fairbanks - 467.268.0300
1910 E. 11th Ave., Suite 100
Anchorage, AK 99501

DATE: 08/03/21
DRAWN BY: JLS
CHECKED BY: RB

DETAILS
SHEET 7
L501



Code Plan Legend

Blank (White)	Blank (White)
Diagonal Hatching	Diagonal Hatching
Diagonal Hatching	Diagonal Hatching
Diagonal Hatching	Diagonal Hatching
Diagonal Hatching	Diagonal Hatching
Diagonal Hatching	Diagonal Hatching
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Diagonal Hatching	Diagonal Hatching
Diagonal Hatching	Diagonal Hatching
Diagonal Hatching	Diagonal Hatching
Diagonal Hatching	Diagonal Hatching

Soils Legend

Soil E1
Soil S1

1/2" Min. depth - 50% fill for Storm Drains

1/2" Min. depth - 50% fill for Storm Drains

1/2" Min. depth - 50% fill for Storm Drains

1/2" Min. depth - 50% fill for Storm Drains

1/2" Min. depth - 50% fill for Storm Drains

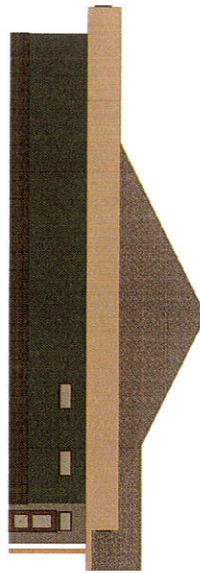
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THREE BEARS**

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WASILLA, AK

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Wasilla, Alaska 99609
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1415 S. WARDEN STREET
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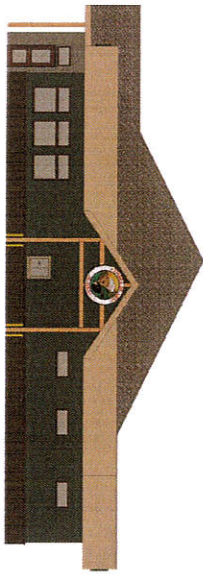
CODE AND SOILS PLAN
L1102
SHEET 7



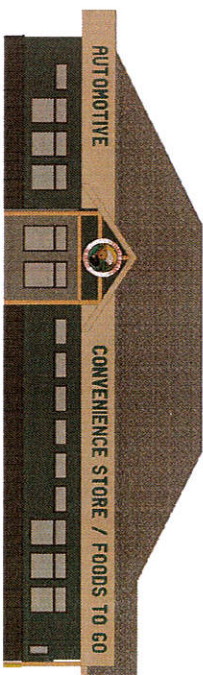
2 C-STORE NORTH
1/8" = 1'-0"



1 C-STORE EAST
1/8" = 1'-0"



3 C-STORE SOUTH
1/8" = 1'-0"



4 C-STORE WEST
1/8" = 1'-0"

1"X17 DRAWINGS ARE HALF THE INDICATED SCALE"

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• PRELIM SET • 05/27/2021 •

A3.1
DR: CH
CK: SAJ
DT: 05/27/2021
JB: PRISM
DWG: C-STORE
ELEV.

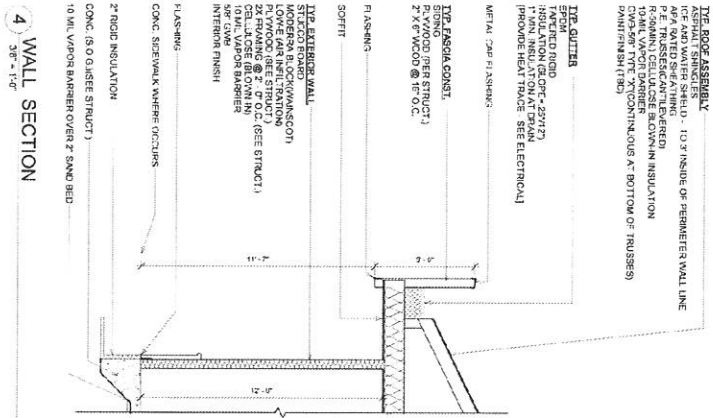
**THREE BEARS
CONVENIENCE STORE**
Wasilla, AK

SAJJ ARCHITECTURE, LLC
SCOTT A. JONES S.JONES@SAJJARCHITECTURE.COM ANCHORAGE, AK 99502

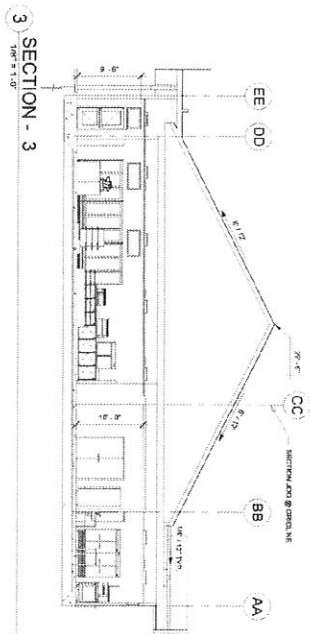
REV NO: DATE



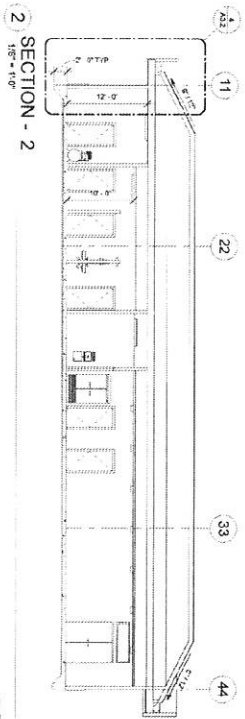
1"X17" DRAWINGS ARE HALF THE INDICATED SCALE"



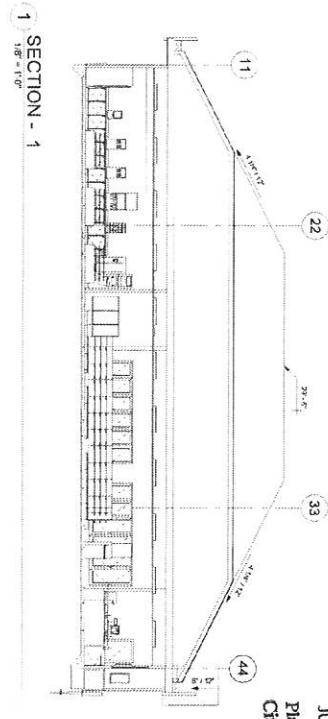
4 WALL SECTION
3/8" = 1'-0"



3 SECTION - 3
1/8" = 1'-0"



2 SECTION - 2
1/8" = 1'-0"



1 SECTION - 1
1/8" = 1'-0"

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City of Wasilla

PRELIM SET * 08/27/2021 *

A3.2

DR: CH
CK: SAJ
DT: 05/27/2021
JB: PRISM
DWG: C-STORE SECTION

THREE BEARS CONVENIENCE STORE

Wasilla, AK

SAJJ ARCHITECTURE, LLC
SCOTT A. JONES, LICENSED ARCHITECTURE.COM ANCHORAGE, AK 99502

REV NO DATE

