

By: Planning  
Public Hearing: 03/22/22  
Adopted: 03/22/22

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 22-01**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING  
CONDITIONAL USE PERMIT NO. 22-01 TO CONSTRUCT A NEW 11,849 SQUARE  
FOOT MIDAS AUTO SERVICE CENTER, LOCATED ON UNIT 4, STEAM COMMONS  
CONDOMINIUM PLAT.**

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WHEREAS, Pat Eder, The Design Company, agent for MIDAS, submitted a conditional use permit application (CU #22-01) on February 18, 2022; 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 16, 2022; and

WHEREAS, the Planning Commission held a public hearing on this request on March 22, 2022; 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 4, 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 vertical construction that provides: (a) overall plan of the entire lot that identifies Unit 4 along with the required extension and construction of the private easement to the western lot line and the dedication of a 60' wide public ROW and construction of a public road connecting the private easement to the Palmer-Wasilla Highway Extension.

Road must be constructed to City standards and in place prior to commencement of the use.

4. Site improvements required in the approved Steam Commons Phase I Traffic Impact Analysis dated July 7, 2021 must be in place prior to commencement of the use.
5. Submit required clearing/grading plan (WMC 16.08.015(C)(14)(b)).
6. Submit updated landscape plans prior to vertical construction that meet the following requirements in WMC 16.33: (a) clarify whether the "Total Area of Parking Lot Interior Landscape Calculations" (14,417 SF) includes the area of the parking row terminations (2,171 SF); (b) label utility easements; (c) Identify ground cover proposed in in perimeter planting bed; (d) identify/label any ground level mechanical and/or electrical equipment (if any, provide screening in WMC 16.33.060(D)(7)); (e) add note to evergreen trees that ratio of height to spread must not be less than 5:3; and (f) provide required number of shrubs and perennial flowers to parking row terminations.
7. Landscaping and landscaping structural requirements must be installed consistent with WMC 16.33.050(F).
8. 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.

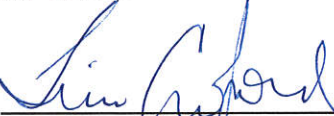
9. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for any proposed water and/or sewer connections.
10. All signage must be reviewed and approved by the Planning Department via the appropriate sign permit process prior to installation. NOTE: The proposed wall signage on the black metal panel extending above the roofline is not allowed per WMC 16.32.050(G) (see Sheet A401).
11. An as-built survey must be submitted to the Planning Department after completion of the building

ADOPTED by the Wasilla Planning Commission on March 22, 2022.

APPROVED:

 3-22-2021  
Eric Bushnell, Chair

ATTEST:

  
Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 22-01**  
**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 53 notices to neighboring property owners within 1200' and the 21 review agencies that are typically provided with the opportunity to comment. One comment was received at the time of preparation of this staff report from the Matanuska-Susitna Borough Planning Department indicating they had no comments. 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 conditions requiring development consistent with the approved Traffic Impact Analysis for Steam Commons Phase I dated July 7, 2021 and the City of Wasilla's conditions regarding access to this development. The City's condition requires: 1) submittal of a plan and an update to the condominium plat showing an extension of the existing private easement to the western lot line; 2) dedication of a 60' wide public ROW of a public road connecting the private easement to the Palmer-Wasilla Highway Extension; 3) construction of a public road within the 60' wide public ROW built to City standards; and 4) public road must be completed prior to occupancy.

With the required access improvements above, 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 41 parking spaces (one is a handicap accessible space), which exceeds the requirement for 40 spaces for the proposed use.

**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.

**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. The site has access onto S. Roberts Street, which is designated as a Minor Collector. A condition of approval for dedication and construction a new public road within a 60' wide ROW will provide access to the Palmer-Wasilla Highway (Arterial roadway). The public road/ROW will be located along the entire length of the west boundary of the lot. Signage will be reviewed separately for consistency with Title 16 and pedestrian circulation is addressed in Criterion 16. *NOTE: The proposed wall signage on the black metal panel extending above the roofline is not allowed per WMC 16.32.050(G) (see Sheet A401).*

**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 condition 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 will be constructed with the Three Bears Market project, which includes a sidewalk connection from the Market 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. A proposed condition of approval requires submittal of an updated site plan that shows drainage directed to on-site retention areas and other areas within the condominium plat.

**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.*

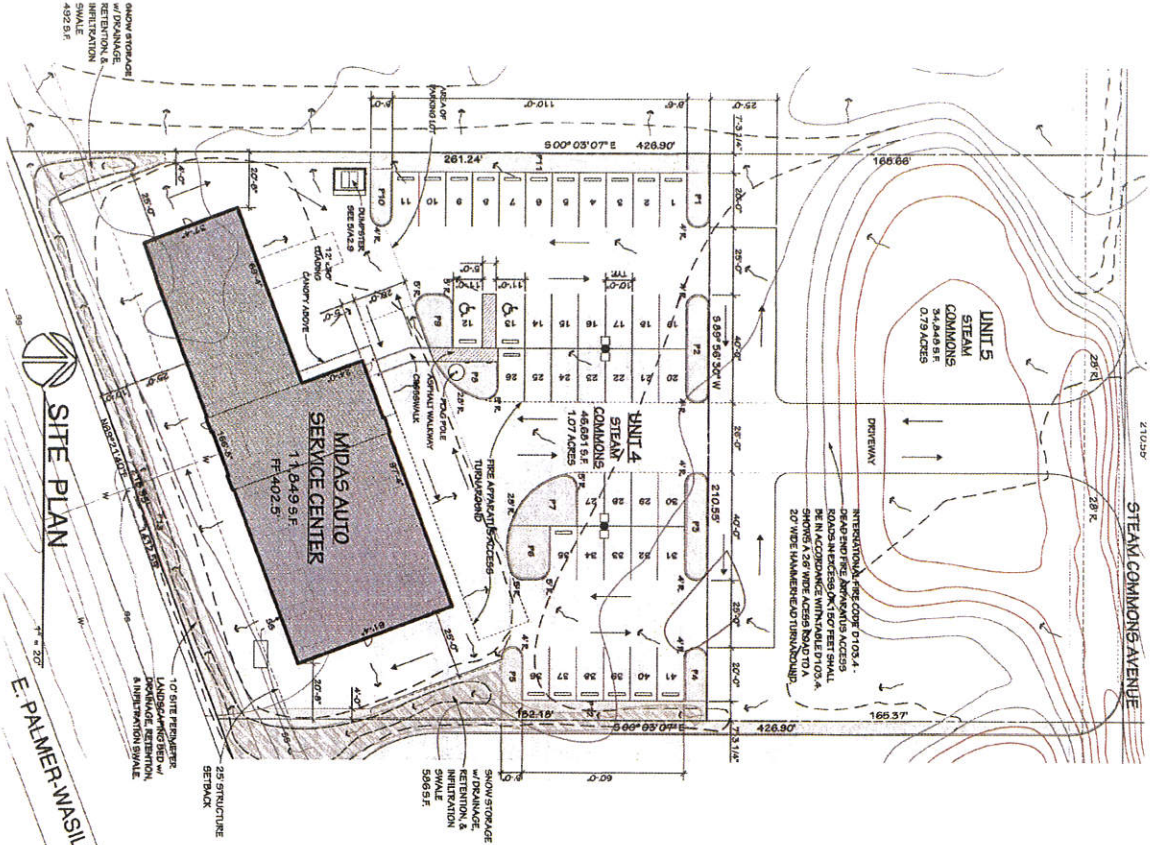
Finding: This criterion is met. The proposed architectural design incorporates architectural details, including fenestration, building projections, and a variety of materials providing visual interest.

**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.



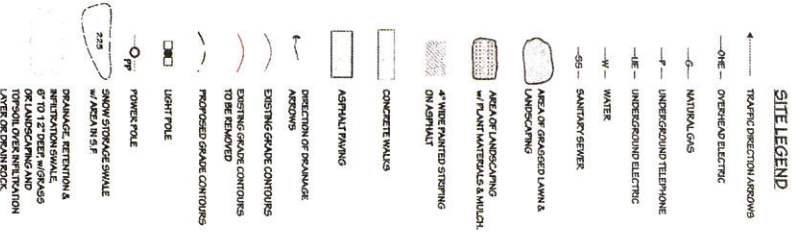
**SITE PLAN**

**E. PALMER-WASILLA HIGHWAY**

**STEAM COMMONS AVENUE**

- SITE CALCULATIONS**
- RESERVED AREA CALCULATIONS**
- 4,689 S.F. TOTAL UNIT 4 AREA
  - 4,154 + 7,002 S.F. REQUIRED TOTAL LANDSCAPING AREA
  - 3,935 S.F. LANDSCAPING AREA AROUND THE PERIMETER OF THE BLDG. (17.0% ON SITE PLAN)
  - 3,802 S.F. PARKING LANDSCAPING AREA (SEE BELOW)
  - 7,836 S.F. TOTAL LANDSCAPING AREA PROVIDED
- PARKING CALCULATIONS**
- 11,849 S.F. TOTAL BUILDING AREA
  - 300 + 40 PARKING SPACES REQUIRED (1 PARKING SPACE PER 300 S.F. OF COMMERCIAL SPACE)
  - 41 PARKING SPACES PROVIDED INCLUDING 2 VAN ACCESSIBLE SPACES
- PARKING AREA CALCULATIONS**
- PARKING LANDSCAPING AREA**
- PARKING ROW TERMINATION LANDSCAPING
  - P1 - 1,659 S.F.
  - P2 - 3,273 S.F.
  - P3 - 3,273 S.F.
  - P4 - 1,659 S.F.
  - P5 - 1,659 S.F.
  - P6 - 3,044 S.F.
  - P7 - 3,044 S.F.
  - P8 - 3,044 S.F.
  - P9 - 3,044 S.F.
  - P10 - 1,613 S.F.
  - P11 - 2,440 S.F. TOTAL PARKING ROW TERMINATION LANDSCAPING PROVIDED
  - P12 - 8,112 S.F.
  - P13 - 8,112 S.F.
  - P14 - 8,112 S.F.
  - P15 - 8,112 S.F.
  - P16 - 8,112 S.F.
  - P17 - 8,112 S.F.
  - P18 - 8,112 S.F.
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  - P97 - 8,112 S.F.
  - P98 - 8,112 S.F.
  - P99 - 8,112 S.F.
  - P100 - 8,112 S.F.
- 22,080 S.F. TOTAL PARKING AREA w/ LANDSCAPING**
- SNOW STORAGE AREA CALCULATIONS**
- 41 TOTAL PARKING SPACES PROVIDED
  - 25 S.F. OF REQUIRED SNOW STORAGE SPACE
  - 1,025 S.F. OF REQUIRED SNOW STORAGE AREA
  - 1,079 S.F. TOTAL SNOW STORAGE AREA PROVIDED
- PARKING AREA LIGHTING CALCULATIONS**
- 41 TOTAL PARKING SPACES PROVIDED
  - + 25 S.F. REQUIRED FLOOR LIGHTS (1 FLOOR LIGHT PER EACH 25 PARKING SPACES)
  - 4 FLOOR LIGHTS PROVIDED ON LIGHT Poles
  - MULTIPLE FLOOR LIGHTS PROVIDED ON SHADES
- OFF-STREET LOADING SPACE CALCULATIONS**
- 1 OFF-STREET LOADING SPACE PER 20,000 S.F. OF COMMERCIAL SPACE w/ A MINIMUM OF 5,000 S.F.
  - 11,849 S.F. TOTAL BUILDING AREA REQUIRED ONE 12' x 30' OFF-STREET LOADING SPACE
  - ONE OFF-STREET LOADING SPACE PROVIDED

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



**PROJECT TITLE**  
**STEAM COMMONS**  
**MIDAS AUTO SERVICE CENTER**  
 UNITS 4 & 5, STEAM COMMONS CONDOMINIUM PLAT  
 1032 & 1034 E. STEAM COMMONS AVENUE  
 WASILLA, AK 99654

**THE DESIGN COMPANY**  
 ARCHITECTURE & PLANNING

PO BOX 48082  
 MOOREHEAD, AK 99644  
 907.535.2222  
 design@thedesign.com

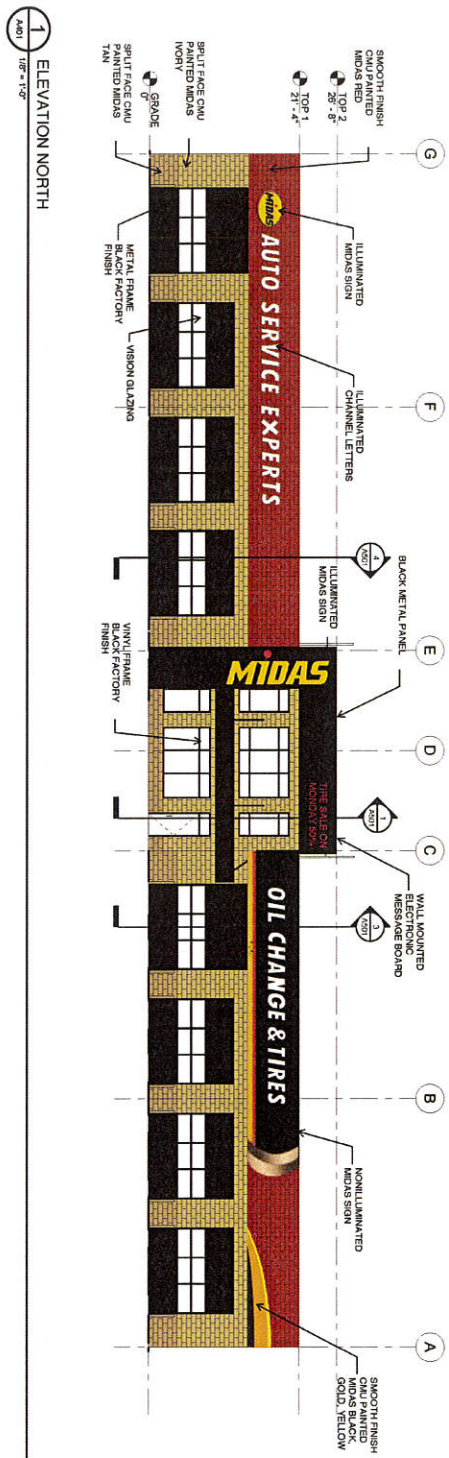
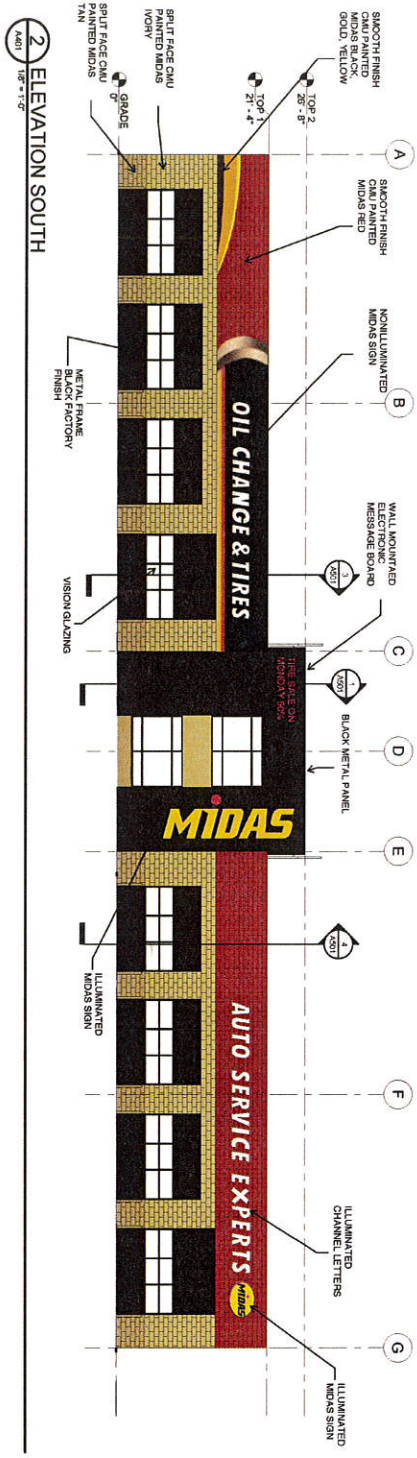
**PROJECT**  
 DATE: FEB 18, 2022  
 REVISION:

**DRAWN BY:** JFE  
**CHECKED BY:** JFE

**SHEET TITLE:** SITE PLAN - UNITS 4 & 5  
**SHEET NO.:** A2.5





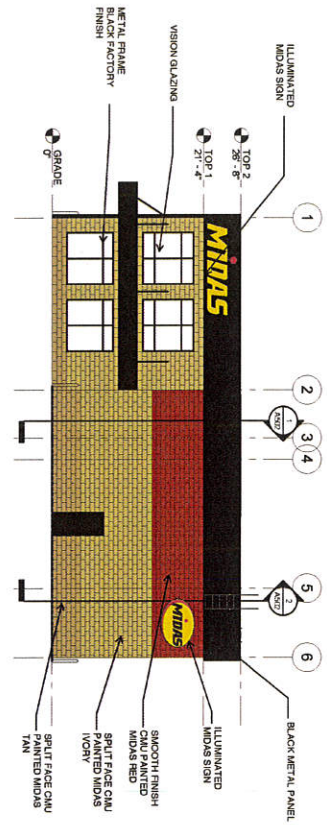


FIRE MARSHALL PERMIT SET

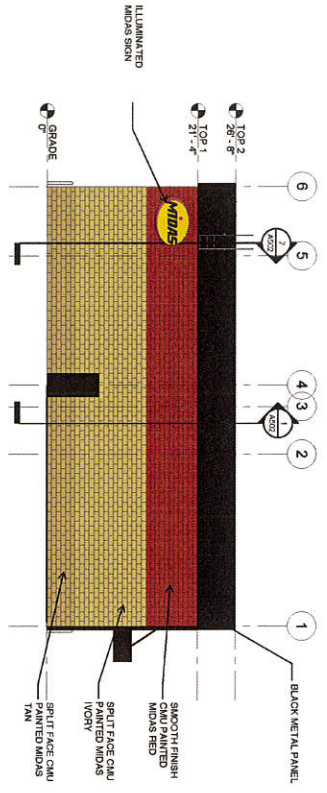
<p>SHEET NO.</p> <p><b>A401</b></p>	<p>MIDAS ALASKA - NEW WASILLA SHOP</p> <p>WASILLA, ALASKA</p> <p>MIDAS ALASKA</p>
	<p>EXTERIOR ELEVATIONS</p>



<p>JOB NO: 02019001</p> <p>PROJ MGR: JAG</p> <p>DRAWN BY: JAG</p> <p>DATE: 01.18.2022</p> <p>REVISED:</p>	<p>REVIEWED BY:</p> <p>Jason A. Gerstner</p>
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1 ELEVATION WEST  
A402 1/8"=1'-0"



2 ELEVATION EAST  
A402 1/8"=1'-0"

FIRE MARSHALL PERMIT SET				JOB NO. E0219001 PROJECT Designer DRAWN BY Author DATE: 01.19.2022 REVISIONS:	REVIEWED BY: Jason R. Gierach
SHEET NO. <b>A402</b>	<b>MIDAS ALASKA - NEW WASILLA SHOP</b> WASILLA, ALASKA MIDAS ALASKA <b>EXTERIOR ELEVATIONS</b>				