

By: Planning
Public Hearing: 11/03/22
Adopted: 11/03/22

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 22-04**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING
CONDITIONAL USE PERMIT NO. 22-04 TO CONSTRUCT A 1,200 SQUARE FOOT
ADDITION TO AN EXISTING STORAGE BUILDING AND A 3,720 SQUARE FOOT
ADDITION TO THE EXISTING SHOP FOR A PROPERTY LOCATED AT LOT 2A,
ASPEN BUSINESS PARK 2019 SUBDIVISION (301 E. ASPEN AVENUE).**

WHEREAS, Chuck Leet, Alaska Rim Engineering LLC, agent for JBL LLC, submitted a conditional use permit application (CU #22-04) on October 11, 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 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 October 23, 2022; and

WHEREAS, the Planning Commission held a public hearing on this request on November 3, 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:

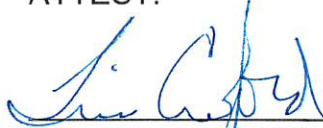
1. Development must be consistent with the site plan and elevation drawings/renderings attached to this resolution as Exhibit B, as updated to address the conditions of approval below. Any other revisions to the approved plans must be submitted to the City Planner for review and approval. Substantial 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. Landscaping and landscaping structural requirements must be installed consistent with WMC 16.33.050(F).
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. An as-built survey must be submitted to the Planning Department after completion of the additions.

ADOPTED by the Wasilla Planning Commission on November 3, 2022.

APPROVED:


David Seals, Vice-Chair 11-15-21
Date

ATTEST:


Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously

EXHIBIT A
Wasilla Planning Commission Resolution 22-04
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 Mixed Use/Transitional 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 92 notices to neighboring property owners within 1200' and the 21 review agencies that are typically provided with the opportunity to comment. No comments were received at the time of preparation of this staff report. 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 since 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 adequate parking and snow storage on the lot.

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 on the lot.

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 since adequate on-site retention of runoff and stormwater is provided on the lot.

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 site has sufficient open space and circulation. The property fronts on Aspen Avenue, which is a minor collector, which does not meet the requirement for large scale developments. However, although the gross floor area of all buildings will exceed 10,000 SF, the additional area is just for storage for the primary development/use of the property, which is the warehouse. The total square footage for the existing and proposed addition to the warehouse will be under 10,000 square feet.

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 lots along Aspen Avenue are zoned Commercial and predominately developed with commercial uses (except for the city cemetery).

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 additions 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 properties and buffering is proposed between the existing use and the adjoining residential use to the west.

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.

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 not applicable since Aspen Avenue does not have sidewalks and there are no pedestrian-oriented uses in the area.

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 not applicable since the site already has the required water/sewer/septic.

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.*

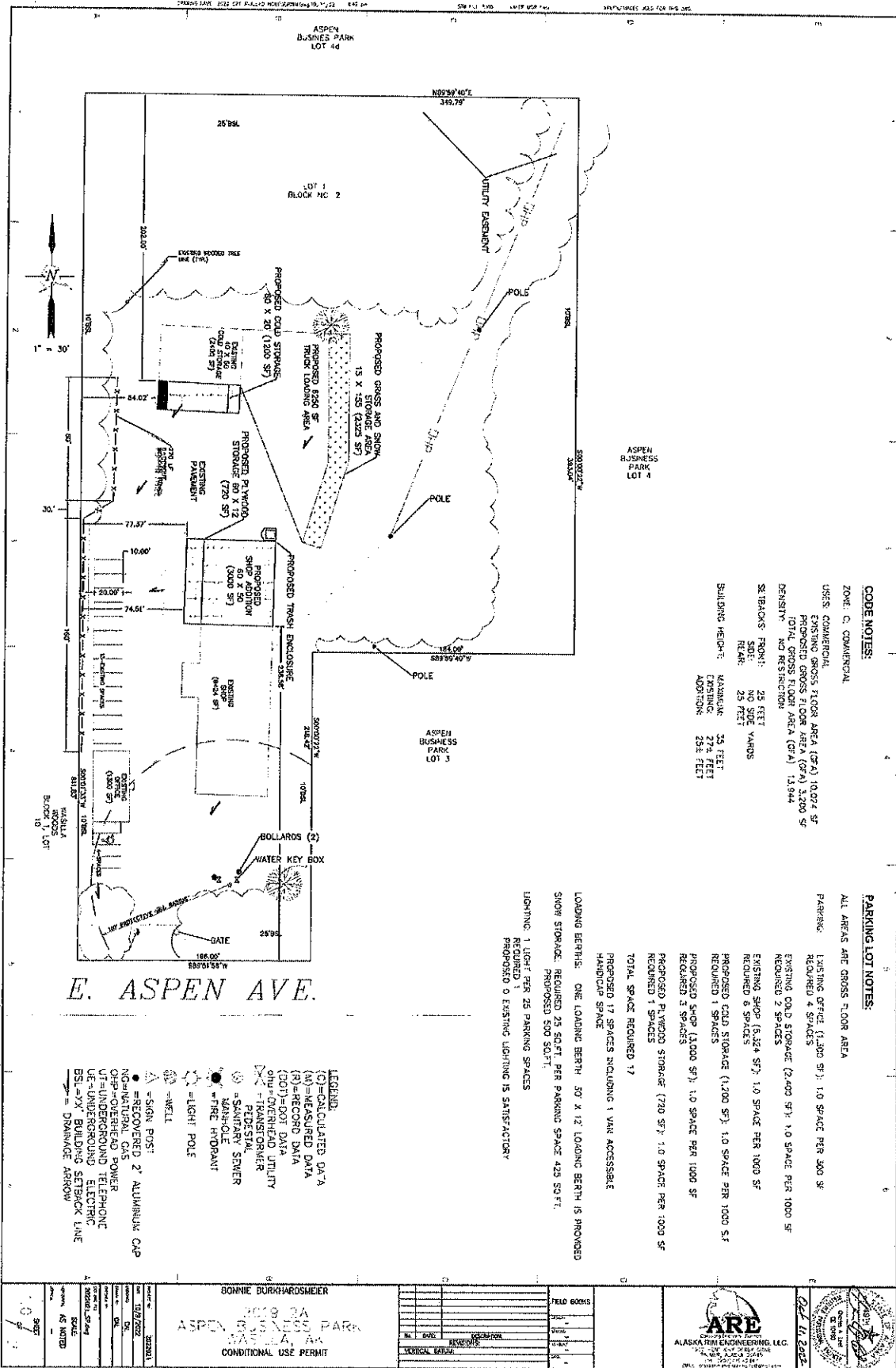
Finding: This criterion is met.

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.



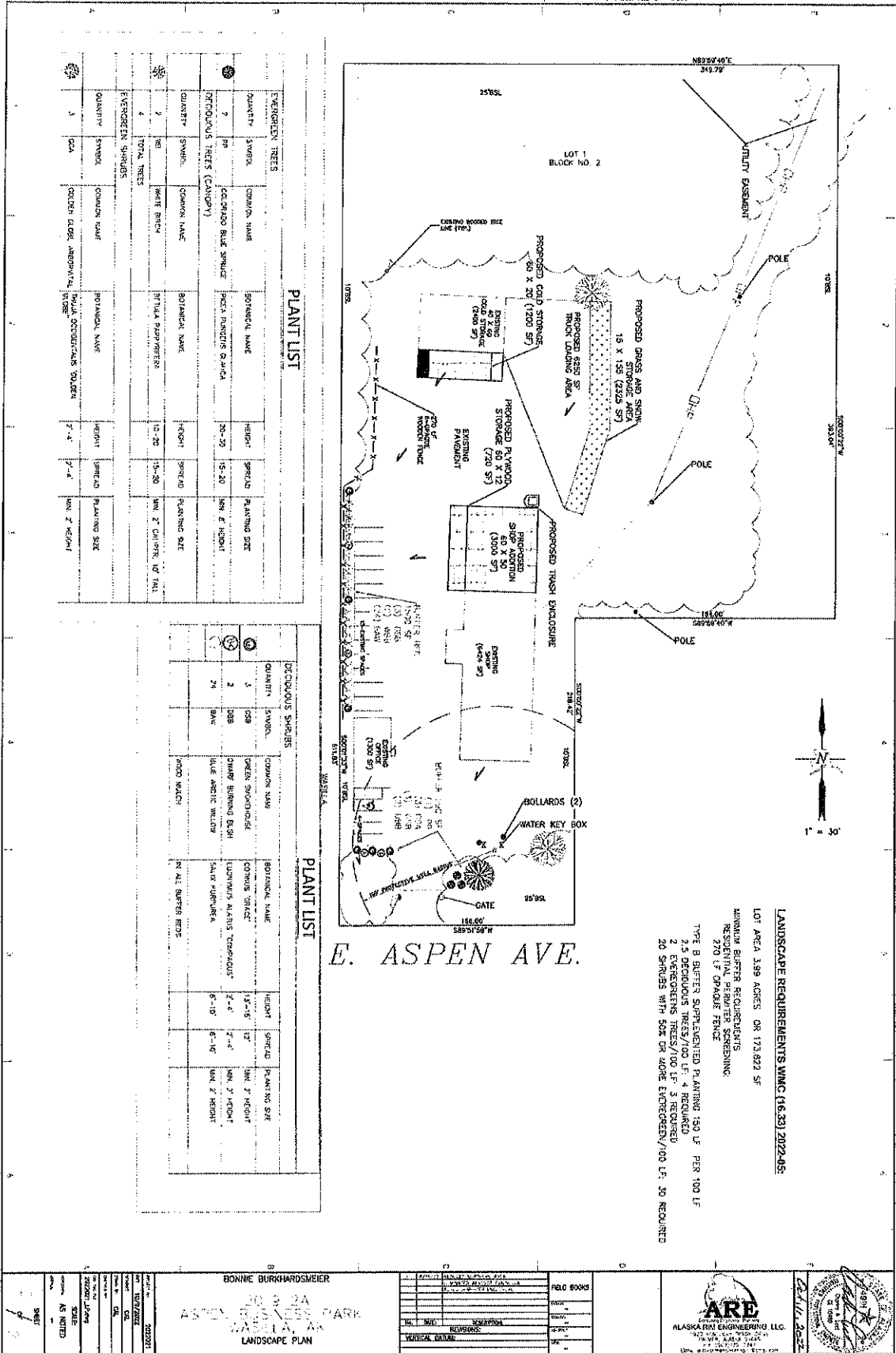
CODE NOTES:
 ZONE: C. COMMERCIAL
 USES: COMMERCIAL
 EXISTING GROSS FLOOR AREA (GFA) 10,074 SF
 PROPOSED GROSS FLOOR AREA (GFA) 12,200 SF
 DENSITY: NO RESTRICTION
 ST. TRACKS FRONT: 25 FEET
 SIDE: NO SIDE YARDS
 REAR: 25 FEET
 BUILDING HEIGHT: 15 FEET
 MAXIMUM EXISTING: 27.8 FEET
 ADDITION: 20.5 FEET

PARKING LOT NOTES:
 ALL AREAS ARE GROSS FLOOR AREA
 PARKING:
 EXISTING OFFICE (1,300 SF): 1.0 SPACE PER 300 SF
 REQUIRED 4 SPACES
 EXISTING COLD STORAGE (2,400 SF): 1.0 SPACE PER 1000 SF
 REQUIRED 2 SPACES
 EXISTING SHOP (5,324 SF): 1.0 SPACE PER 1000 SF
 REQUIRED 6 SPACES
 PROPOSED COLD STORAGE (1,200 SF): 1.0 SPACE PER 1000 SF
 REQUIRED 1 SPACES
 PROPOSED SHOP (1,000 SF): 1.0 SPACE PER 1000 SF
 REQUIRED 1 SPACES
 PROPOSED PLOWED STORAGE (720 SF): 1.0 SPACE PER 1000 SF
 REQUIRED 1 SPACES
 TOTAL SPACES REQUIRED 17
 PROPOSED 17 SPACES INCLUDING 1 VARI ACCESSIBLE HANDICAP SPACE
 LOADING BERTHS: ONE LOADING BERTH: 50' X 12' LOADING BERTH IS PROPOSED
 SNOW STORAGE: REQUIRED 25 SQ.FT. PER PARKING SPACE 425 SQ.FT.
 LIGHTING: 1 LIGHT PER 25 PARKING SPACES
 REQUIRED 1
 PROPOSED 0 EXISTING LIGHTING IS SATISFACTORY

E. ASPEN AVE.

- LEGEND:**
 (O) = CALCULATED DATA
 (M) = MEASURED DATA
 (N) = RECORDED DATA
 (D) = NATURAL DATA
 (S) = SURVEY DATA
 (T) = TRANSFERRED UTILITY
 (P) = PEDESTAL
 (S) = SANITARY SWEWER
 (M) = MANHOLE
 (F) = FIRE HYDRANT
 (L) = LIGHT POLE
 (A) = AIR-CELL
 (S) = SIGN POST
 (R) = RECOVERED 2" ALUMINUM CAP
 (N) = NATURAL GAS
 (O) = OVERHEAD POWER
 (U) = UNDERGROUND TELEPHONE
 (E) = UNDERGROUND ELECTRIC
 (B) = BOLLARD SETBACK LINE
 (A) = DRAINAGE ARROW

BONNIE BURKHARDTMEIER ASPEN BUSINESS PARK WASILLA, AK CONDITIONAL USE PERMIT		FIELD BOOKS DATE DRAWN BY CHECKED BY SURVEY METHOD	
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LANDSCAPE REQUIREMENTS WMC (6.3) 2022-05
 LOT AREA 3.99 ACRES OR 173,822 SF
 MINIMUM BUFFER REQUIREMENTS
 RESIDENTIAL PERMIER SCREENING
 270 LF OPALDE FENCE
 TYPE B BUFFER SUPPLEMENTED PLANTING 150 LF PER 100 LF
 2.5 EVERGREEN TREES/100 LF 3 REQUIRED
 2 EVERGREEN TREES/100 LF 3 REQUIRED
 20 SHRUBS WITH 50% OR MORE EVERGREEN/100 LF 30 REQUIRED

E. ASPEN AVE.

PLANT LIST

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	HEIGHT	SPREAD	PLANTING SIZE
7	PI	COCCINELLO BLUE SPRUCE	PICEA MARMIOSA B-SH404	20-30	15-20	MIN. 2' HEIGHT
DECIDUOUS TREES (CANOPY)						
QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	PLANTING SIZE
2	NI	WHITE BIRCH	BETULA PAPERIFERA	12-20	15-20	MIN. 2' DIAMETER, 12" TALL
EVERGREEN SHRUBS						
QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	PLANTING SIZE
3	COA	COUCH GRASS	POREYRACIA NAME	7'-8"	7'-8"	MIN. 2' HEIGHT

PLANT LIST

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	PLANTING SIZE
3	OSB	GREEN SPANGLER	CORNUS STACEI	13-15'	7'-8"	MIN. 2' HEIGHT
2	DBB	SHAWER BURNING BUSH	LYONOPSIS ALAUIS TEMPOALIS	7'-8"	7'-8"	MIN. 2' HEIGHT
24	BAW	SLATE ARCTIC WILLOW	SALEX FRAXINIFERA	6-10'	6-10'	MIN. 2' HEIGHT
WOOD MULCH						
IN ALL BUFFER ZONES						

BONNIE BURKHARDT-MEIER
 LANDSCAPE ARCHITECT
 1000 W. 10TH AVENUE
 WASILLA, ALASKA 99587
 907-562-1111

ARE
 ALASKA REGISTERED ENGINEERING LLC
 200 W. 10TH AVENUE, SUITE 200
 WASILLA, ALASKA 99587
 907-562-1111
 UTA PROFESSIONAL ENGINEERING LICENSE NO. 12345