

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 09-13 (AM)**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE CITY OF WASILLA REQUEST TO SITE AN OUTDOOR FIRING RANGE ON 59.96 ACRES IN THE INDUSTRIAL (I) ZONING DISTRICT; LOT 001, NEW WASILLA AIRPORT ADDITION NO. 1.**

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WHEREAS, City of Wasilla submitted a Conditional Use Permit, UP 09-01, application to the City Planning Department to site an Outdoor Firing Range on 59.96 acres located next to the Curtis D. Menard Sports Center at 1001 South Mack Drive, Wasilla, Alaska; and

WHEREAS, the Wasilla Planning Office mailed notices for the Planning Commission Public Hearing to property owners within 1,200 radial feet of the subject property and to applicable agencies; and

WHEREAS, the public hearing date and time was publicly advertised; and

WHEREAS, on May 12, 2009, the Planning Commission held a public hearing on this request; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the applicant, the evaluation and recommendations of the staff contained in the staff report, public testimony - both written and verbal comments, the applicable provisions of the Wasilla Comprehensive Plan, and other pertinent information brought before them; and

WHEREAS, after due consideration, the Planning Commission determines that this application substantially meets the applicable criteria of Wasilla Municipal Code.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with Findings of Fact, Exhibit 'A' for the City of Wasilla to construct an outdoor firing range located next to the Curtis D. Menard Sports Center with the following conditions:

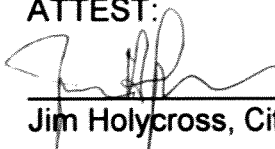
1. The outdoor firing range hours of operation shall prohibit use of the range daily before 10 AM and after 8 PM. The entity which operates the range shall set the hours of operation between these times.
2. The rules of the range shall be posted on premises and acknowledged in writing by all using the range. Any violations to range rules shall result in the violator's immediate expulsion from the range.
3. A Range Officer shall be present at all times during the operation of the firing range.
4. The fourth side of the firing range behind the firing line shall be ballistically protected.
5. The size of firearms allowed at the firing range shall be limited to under 50 caliber, black powder excluded.
6. The Parks and Recreation Commission shall reconsider the orientation of the firing range to mitigate the decibel levels in the residential areas.

APPROVED by the Wasilla Planning Commission on May 12, 2009.

APPROVED:

  
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Stan Tucker, Chairman

ATTEST:

  
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Jim Holycross, City Planner

VOTE: Passed unanimously.

Wasilla Planning Commission Resolution 09-13

**FINDINGS OF FACT**

1. **Staff Finding:** A site plan was prepared by the City Engineer and submitted which conforms to requirements for site plan submittal. The site plan if approved shall result in development conformance to the approved site plan. Staff finds that this criterion is met.
2. **Staff Finding:** The overall site plan submitted with this application has a Registered Professional Engineer in the State of Alaska stamp on it, CE-8483. Staff finds that this criterion is met.
3. **Staff Finding:** The applicant has submitted all necessary size drawings in 8½" X 14" for site plan submittal at a scale of one inch 1" = 200'. Staff finds that this criterion is met.
4. **Staff Finding:** The site plan submitted includes the address of the property, the name and address and firm name of the person who prepared the plan, the legal descriptions, owner's names and addresses, and scale beneath the true north arrow. Staff finds that this criterion is met.
5. **Staff Finding:** The site plan includes a true north arrow therefore this criteria is met.
6. **Staff Finding:** The Subdivision Plat Survey by McClintock Land Associates Inc. includes a surveyor's certificate, LS 6726, stating that monuments shown as found and dimensional and other details exist as depicted on the drawing. This depiction of the site plan includes a Monument Legend and Curve Table which describe found property corners and record and found lot dimensions. Staff finds that this criterion is met.
7. **Staff Finding:** The site survey shows various easements for utility, sewer and water, private access, Matanuska Electric Association (MEA), and sign. A Title Report indicating any easements or rights-of-way that do not appear on the recorded plat was not submitted with this proposal.
8. **Staff Finding:** The overall site plan drawing submitted with this application indicate setbacks that comply with required setbacks of WMC, 16.16.060(K)2, Special Uses, which require a minimum 100 foot setback. WMC 16.24.030 setbacks for a typical use are not applicable to this proposal for an outdoor firing range because an outdoor firing range is a special use that requires special setbacks. Staff find that this special criterion for setbacks for an outdoor firing range is met..
9. **Staff Finding:** The overall site plan indicates the location of Lucille Creek to be approximately 750' from the footprint of the outdoor firing range facility. All other waste water facilities are located more than seventy-five (75) feet from the existing and proposed structure of the outdoor firing range. Staff find that this criterion is met.
10. **Staff Finding:** Staff finds that the location and horizontal dimensions of the 16' X 100' Firing Line Building were shown on the site plans submitted with this application and indicated at a scale which is adequate to determine distances to each lot line. Staff finds that this criterion is met.

11. **Staff Finding:** The application indicated the access point will be from the interior access roadway which accesses S. Mack Drive. Staff finds that this criterion is met.
12. **Staff Finding:** The applicant submitted a parking lot plan detail indicating 72 additional parking spaces for the Curtis D. Menard Sports Center as certified by McClintock Land Associates Inc. With this in mind the City intends to utilize the excessive parking spaces previously approved for the 8 required parking spaces needed for the outdoor firing range. For a building of 1,600 square feet gross floor area the Firing Line Building requires eight (8) spaces which are twelve (12) feet X twenty (20) feet with one of the spaces dedicated as a 13' X 20' handicapped space. The 1,600 square foot building is under the 5,000 square foot threshold that requires a loading space to be provided. Staff find that adequate snow storage, 400 square feet, and other parking requirements have already been met for the 72 extra parking spaces at the sports center therefore this criterion is met.
13. **Staff Finding:** The parking lot lighting layout is not shown on the site plan. The applicant does not intend to add or relocate any additional lighting. Existing pre-approved lighting for the sports center will be utilized for the outdoor firing range. This criterion is met.
14. **Staff Finding:** The site plan for this proposal to build an outdoor firing range indicates existing vehicular access and on-site circulation that is existing or is planned to be constructed for the facility as part of previously approved facilities for the Curtis D. Menard Sports Center. This facility does not intend to add additional multi-modal transportation facilities and therefore does not indicate these facilities on the site plan since those using the site will predominantly utilize the automobile to carry firearms and accessories to the range. Staff finds that this criterion is met.
15. **Staff Finding:** The application has indicated how drainage will occur at the outdoor shooting range. Existing drainage facilities for the Curtis D. Menard Sports Center will be utilized to handle the additional drainage that is added to the system from the roof of the 1,600 square foot Firing Line Building. All other site runoff from the Firing Range will infiltrate using the existing drainage swales. Staff finds that this criterion is met.
16. **Staff Finding:** The application has included the information for the new landscaped area which will include 12 new trees and 12 new shrubs and preserve as much of the natural vegetation around the site as possible. Staff finds that this criterion is met.
17. **Staff Finding:** This application proposes only minimal material grading and removal from the site however a substantial amount of fill will be placed to create the 300' X 500' earthen berms 20' in height that surround the shooting lanes on three sides. Drainage directions are indicated on the Site Plan to utilize the existing drainage pattern and swales already in place for the Sports Center. Staff find that this criterion is met.
18. **Staff Finding:** The subject parcel is not part of an adopted neighborhood plan therefore this criterion is not applicable.
19. **Staff Finding:** The proposed outdoor shooting range is consistent with the Comprehensive Plan 1996 Current Land Use Map which designates the subject property as, "Vacant/Open Space/Undeveloped"; and the 1996 Expected Future Land Use Map which designates the subject property as 'Mixed Use Area". The subject property was previously zoned 'industrial' with the intent of attracting

uses which are land intensive, not really suitable for location in the City core area, and which may access either the airport or the Alaska Railroad. The subject 59.94 acre parcel is well situated in an undeveloped area near the Curtis D. Menard Sports Center, the Wasilla Airport, and the Alaska Railroad in an area that is surrounded by vacant / open space / undeveloped property. The City of Wasilla airport vicinity where the property is located is an area that will have mixed uses such as the Curtis D. Menard Sports Center, the Outdoor Shooting Range and other industrial uses in close proximity. Staff finds that this criterion is met.

**20. Staff Finding:** An outdoor firing range is a special use listed in WMC 16.16.060. The applicant's proposal is consistent with and complies with all of the approval criteria of WMC 16.16.060 for minimum lot area, setbacks, safety features and accessory uses. The subject property where the outdoor firing range will be located is 59.96 acres. The location of the firing range, line of fire and backstop are a minimum of 100 feet from any lot boundary or building intended for human occupancy therefore this criterion for setbacks is met. The outdoor firing Range will utilize safety measures for backstops and fencing as specified in *The NRA Range Sourcebook: A Guide to Planning and Construction*. The building housing the firing line may include accessory uses in the future. The specific approval criteria under 16.16.060 have all been met therefore staff find that this criterion is met.

**21. Staff Finding:** Notices were sent to 7 property owners within 1,200 feet of the subject property and to the usual 24 agencies. Due Deference has been given to those comments and recommendation of the reviewing parties.

**22. Staff Finding:** The State Fire Marshall's Office was notified and shall review and approve this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare. Staff finds that adequate access via S. Mack Road exists to the facility for emergency and police vehicles. Staff find that this criterion is met.

**23. Staff Finding:** The proposed use will not overload the street system with traffic or result in unsafe streets or dangers to pedestrians because S. Mack Road is currently under-utilized and over capacity. Staff find that this criterion is met.

**24. Staff Finding:** The applicant has indicated how this proposal meets the setback and height requirements of §16.24.010 as the maximum building height is less than 35' while the building is adequately setback from all property lines a minimum of 100'. Staff find that adequate parking exists for the 8 required spaces and that this criterion is met.

**25. Staff Finding:** Staff finds that 8 parking spaces are required for the proposed 1,600 square foot building based upon 1 space per 200 square feet and that the applicant has more than enough adequate parking since the Curtis D. Menard Sports Center has 72 extra parking spaces 8 of which will be used for the Outdoor Firing Range. Staff find that this criterion is met.

**25. Staff Finding:** The existing utility facilities are adequate for this proposal. Staff finds that this criteria is met.

**27. Staff Finding:** The City Engineer has determined that the sports center drainage facility is adequate for additional drainage generated from the outdoor firing range. Staff find that this criterion is met.

**28. Staff Finding:** The proposed outdoor firing range is not considered a large development therefore this criterion is not applicable.

**29. Staff Finding:** The outdoor firing range will feature three main lanes, 100 yards, 75 yards, and 50 yards, with 5-6 shooting positions on each lane. This means that 18 people could utilize the facility at any one time. Assuming that each person will drive their own vehicle to the facility the range will generate 18 trips at any one time. The volume to capacity ratio of South Mack Drive results in a Level of Service of A which means there is no congestion at any time on the road which accesses the range. Peak use roadway congestion is not a factor for this facility. Hours of operation for the outdoor firing range prohibit activity before 8 AM and after 10 PM. Staff find that the proposed outdoor shooting range will not result in significantly different peak use characteristics than surrounding uses such as the sports center therefore this criterion is met.

**30. Staff Finding:** Staff finds that any off-site impacts such as noise will be mitigated by the design and construction of the facility which will follow guidelines of The NRA Range Source Book: A Guide to Planning and Construction manual. An on-duty range officer, vegetative buffer of trees, 20' earthen berms, hours of operation, and soundproofing of the firing line building will mitigate off-site impacts by dampening noise and implementing safe firing practices to stop projectiles from leaving the site.

**31. Staff Finding:** The Staff find that adequate landscaping exists at the site and that the City will plant and maintain 12 new trees and 12 new shrubs in various locations around the outdoor shooting range site as depicted on the site plan to supplement the natural vegetation and the existing landscaping at the Curtis D. Menard Sports Center. A large 100' setback will serve as a vegetative buffer between the subject property's boundary and the adjoining property to the east and south which is zoned Rural Residential. Staff finds that this criterion is met.

**32. Staff Finding:** Staff find that this criterion is not applicable to this use since walkways, sidewalks and bike paths have already been considered for those modes of transport and the sports center and the fact that users of outdoor firing ranges do not haul heavy firearms and shooting accessories to a firing range by bicycle or by pedestrian access but rather by a vehicle on the road system.

**33. Staff Finding:** The outdoor firing range does not intend to have water or sewer facilities. Staff finds that water sewer and drainage have been adequately addressed therefore this criteria is met.

**34. Staff Finding:** Historic clearance of this property for existing activity took place when the existing building and surrounding development was constructed and parking lot paved. There are no known historic resources at this site that would be adversely affected by the proposed project. Staff find that this criterion is met.

**35. Staff Finding:** The proposed project will add a needed contrast to the appearance of the large existing sports center building and will increase the amount of landscaping. Staff finds that the proposed outdoor firing range facility will blend with the neighborhood appearance and existing architectural design, scale and color therefore this criteria is met.

**37. Staff Finding:** Staff finds that the siting of an outdoor firing range does not merit land to be donated for open space therefore this criterion is not applicable.

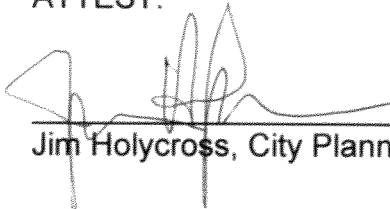
38. **Staff Finding:** Staff find that Staff finds that there are no foreseeable problems associated with winter conditions that are anticipated as existing buildings and parking have not significantly increased impact on surrounding area from glaciation or drifting snow and no collected runoff will be present and there is adequate area for snow storage and removal. Staff finds that this criterion is met.

39. **Staff Finding:** During the public hearing of May 12, 2009 the Planning Commission permitted time extensions and an abnormal order during the hearing process for good cause and when asked there was no objection.

ADOPTED: May 12, 2009

  
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Stan Tucker, Chairman

ATTEST:

  
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Jim Holycross, City Planner