

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 13-14**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NUMBER CU 13-02 AND USE PERMIT NUMBER 13-05 TO CONSTRUCT A 11,435 SQUARE FEET PETCO RETAIL PET STORE WITH OVERNIGHT BOARDING AND PET TRAINING FACILITIES, LOCATED ON TRACT A9, OLSON 2003 ADDITION SUBDIVISION IN THE COMMERCIAL ZONING DISTRICT; GENERALLY LOCATED AT THE NORTHWEST CORNER OF HURLEY DRIVE AND THE PALMER-WASILLA HIGHWAY.

WHEREAS, Lounsbury & Associates, agent for Cascara, LLC, owner, submitted Conditional Use Permit Number 13-02 and Use Permit No. 13-05, requesting approval to construct a 11,435 square feet Petco retail pet store with overnight boarding and pet training facilities on November 4, 2013; 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 public hearing was published in the Frontiersman on December 3, 2013; and

WHEREAS, the Planning Commission held a public hearing on this request on December 10, 2013; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the applicants, evaluation and recommendations of staff contained in the staff report, public testimony - both written and verbal comments, the applicable provisions of the Wasilla Land Development 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. Construction on the site must substantially comply with the site plan and landscape plans date stamped December 3, 2013, attached as Exhibit B. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.
2. All tractor-trailer truck deliveries must be done between the hours of 10 PM – 8 AM to prevent conflicts with commercial traffic along Hurley Drive.
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. Revised elevation drawings must be submitted to the Planning Department prior to construction that contains enhanced design elements, including but not limited to, window awnings, columns, and cornices, that have been used by Petco in

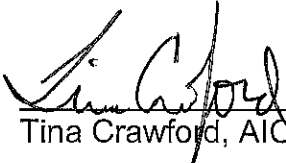
their other store locations (as shown in the Petco store photos included in the packet as part of the staff report.)

5. A landscape bond or guaranty, consistent with the requirements in §16.44.040 of the Wasilla Municipal Code, must be submitted to the Planning Department prior to any clearing or construction on the site.
6. An as-built survey must be submitted to the Planning Department after completion of the structure.

ADOPTED by the Wasilla Planning Commission on December 10, 2013.

APPROVED:

ATTEST:



Tina Crawford, AICP, City Planner



Daniel Kelly, Jr., Chairman Date
12-12-13

VOTE: Passed Unanimously

EXHIBIT A

Wasilla Planning Commission Resolution 13-14 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 this parcel 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: The proposed use is consistent with the Comprehensive Plan's Generally Commercial/Business Future Land Use Map designation and the Commercial zoning district that implements the Comprehensive Plan.

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 since pet stores with boarding/training facilities are not one of the special uses with additional criteria.

16.16.050(4) *Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.*

Finding: The City mailed 41 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. At the time of packet preparation, only one comment was received that expressed concerns regarding ingress/egress of delivery truck traffic. To address potential conflicts, staff proposed Condition #2 that limits truck delivery hours. Any comments received after distribution of the packet will be provided at the public hearing and be addressed at that time.

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: The MSB Fire Chief's office will review the plans for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction. One access point is proposed on Hurley Drive.

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: The area is currently developed with a mix of commercial uses and the proposed use should have similar vehicular traffic. The restriction on truck delivery hours in Condition #2 will minimize dangers to pedestrians and other vehicles utilizing Hurley Drive.

16.16.050(8) ***Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.***

Finding: Staff finds that this criterion is met since the attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010.

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: WMC 16.24.040(E) does not specifically list pet stores in the table of parking requirements and allows the Planning Commission to determine the appropriate number of parking spaces. The applicant is requesting that the Planning Commission approve 34 parking spaces instead of the 39 parking spaces that would be required if utilizing the generic "commercial uses" category for this size building. This request exceeds the parking recommended in the Institute of Transportation Engineers' *Parking Generation, 3rd Edition*.

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: The site is adequately served by water and sewer and other utilities are currently 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: The proposed drainage plan indicates on-site storage for runoff from the site. Additionally, in-depth review and approval of the plans will be required by the Public Works department prior to construction.

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: The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping. A 75' setback is required from the water's edge which will preserve sensitive or natural areas along the lake. Also, the site is located on the Palmer-Wasilla Highway, which is designated as an Arterial roadway and signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

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: There should not be different peak use characteristics than the surrounding uses or area since the surrounding area is developed and zoned commercial.

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: The proposed use should not generate any negative impacts to the surrounding properties. No additional buffering is required since only commercially zoned land abuts the property lot lines.

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: The site plan indicates the location of the enclosed dumpster and required landscaping. Additionally, the applicant will be required to provide a landscape bond/guaranty equal to the amount of the estimated cost of the required landscaping.

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: A multi-purpose path is located along the Palmer-Wasilla Highway and a new sidewalk along Hurley will connect it to the site.

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. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply

the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.

Finding: This criterion is met since the Public Works Director has determined that City utilities are in the immediate area and sufficient capacity exists for the proposed use. The applicant will coordinate with the Public Works department to obtain all necessary City permits.

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: At this time there are no known historic resources on the site. However, the Matanuska-Susitna Borough Cultural Resources Office was notified of the plans to develop this site.

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 and air.*

Finding: There is adequate spacing between the buildings and the proposed use will be compatible with the surrounding uses.

However, the building design shown by the applicant in the proposed elevation drawings is not consistent with the appearance and architecture of the commercial buildings in the surrounding area (see the drawings and photos at the end of the staff report.) As shown in the photos, the majority of the commercial businesses in this area, and all of the new buildings, have enhanced architectural design that includes three-color paint and/or stone work, cornices on the top of the walls, awnings, columns, windows, fenestration (building openings), articulated facades, and features that break up a continuous blank wall. To ensure that the proposed building blends with the businesses in the area, staff is proposing Condition #4, which requires the building design incorporate the enhanced design elements, including but not limited to, window awnings, columns, and cornices, that have been used by Petco in their other locations (see Petco store photos at the end of the staff report.)

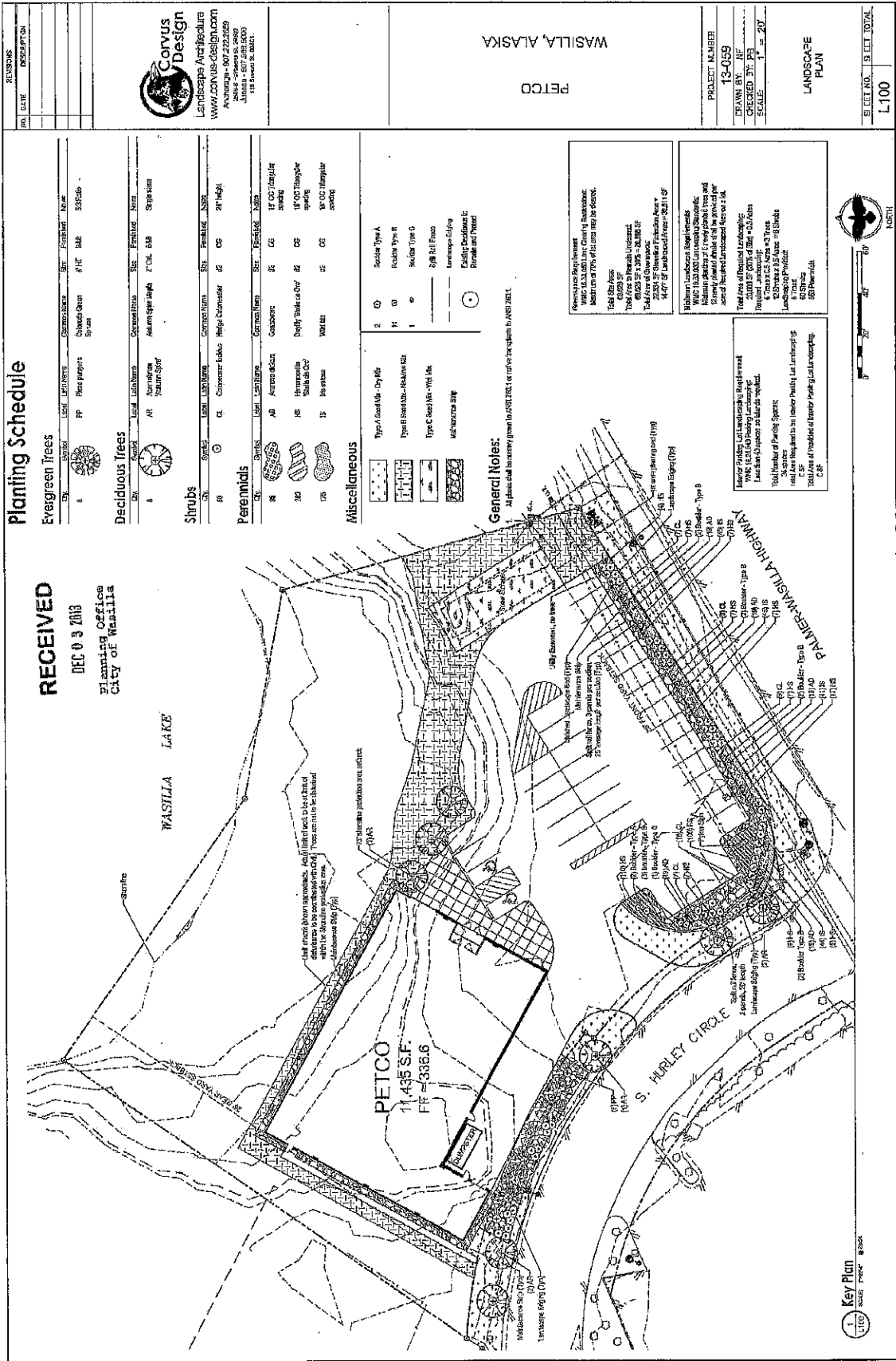
16.16.050(20) **Open Space and Facilities.** The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is 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 not applicable.

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 no foreseeable problems associated with winter conditions are anticipated for the proposed use and all snow storage will be accommodated on site.

EXHIBIT B



Planting Schedule

NO.	SYMBOL	COMMON NAME	SIZE	PLANTING	NOTES
1		Colorado Spruce	6" HT. B&B	200	200
2		Amur Maple	2" Cal. B&B	500	500
3		Heihei Chamaenerion	42	200	200
4		Golden Potala	24"	100	100
5		Various	Various	Various	Various

NO.	SYMBOL	COMMON NAME	SIZE	PLANTING	NOTES
6		Heihei Chamaenerion	42	200	200
7		Golden Potala	24"	100	100
8		Various	Various	Various	Various

General Notes:
 All plants shall be nursery grown to ANSI Z602.1 or native tree species to ANSI Z602.1.
 All plants shall be delivered to the site in good health and ready for planting.
 All plants shall be delivered to the site in good health and ready for planting.
 All plants shall be delivered to the site in good health and ready for planting.

RECEIVED
 DEC 03 2018
 Planning Office
 City of Wasilla

WASILLA LAKE

PETCO
 11,435 S.F.
 FT = 338.6

S. HURLEY CIRCLE

Key Plan
 1" = 100'
 NORTH

DRAWING FILE NAME
 DATE
 11/27/2018 2:27:22 PM