

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 14-05**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING  
CONDITIONAL USE PERMIT NUMBER CU 14-01 TO CONSTRUCT A 1,764  
SQUARE FEET STORAGE ADDITION TO AN EXISTING 30,892± SQUARE FOOT  
OFFICE BUILDING, LOCATED ON BLOCK 5, FLOYD 2010 SUBDIVISION IN THE  
COMMERCIAL ZONING DISTRICT.**

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WHEREAS, Dennis Smith, owner, for Wasilla Station LLC, submitted Conditional Use Permit Number 14-01 requesting approval to construct a 1,764 square foot storage addition on March 28, 2014; 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 May 6, 2014; and

WHEREAS, the Planning Commission held a public hearing on this request on May 13, 2014; 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

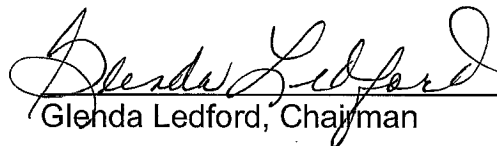
NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with the Findings of Fact, attached as Exhibit A and incorporated herein, with the following conditions:

1. The Matanuska-Susitna Borough Fire Chief's office shall 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.
2. The applicant shall consult with DEC and follow the appropriate stormwater procedures and regulations prior to expansion.
3. Construction on the site must substantially comply with the site plan and landscape plans date stamped April 22, 2014, attached as Exhibit B to Resolution Serial No. 14-05. 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.
4. An encroachment permit is needed from Public Works since the paved driveway on that side of the building is located in the right-of-way. An encroachment permit authorizes the use of right-of-way for this type of use, subject to the City not needing the right-of-way. The City has recently improved E. Susitna Avenue and the building owner has constructed a retaining wall to use this portion of the right-of-way for a driveway.

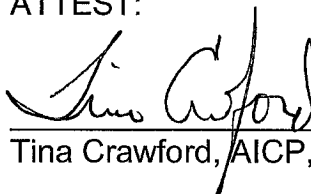
5. An as-built survey must be submitted to the Planning Department after completion of the addition.
6. A landscape bond or guaranty, consistent with the requirements in §16.44.040 of the Wasilla Municipal Code, must be submitted to the Planning Department prior to any clearing or construction on the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

ADOPTED by the Wasilla Planning Commission on May 13, 2014.

APPROVED:

 5/20/14  
Glenda Ledford, Chairman Date

ATTEST:

  
Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 14-05**  
**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:                    This criterion is met since the proposed expansion of the existing commercial use is consistent with the Comprehensive Plan's *Expected Future Land Use Map* designation, "Generally Commercial/Business" and the Commercial zoning that implements the adopted 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 office buildings 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 112 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Three responses were received from review agencies – all stated that they did not have any comments. Copies of the comments received by staff are included in this packet. 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:            The Borough Fire Chief's office will review this proposed addition for compliance with all applicable fire codes, building codes and emergency access as related to the 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:            The proposed addition is consistent with this criterion since the additional storage area will not significantly impact the street system.

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

Finding:            The attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010 with the exception of the rear setback along Susitna Avenue. The applicant has submitted a variance application requesting a variance of 11 feet to the required 25 foot setback. With approval of the variance, this criterion is met.

**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:            The attached site plan indicates the required 91 paved parking spaces (including 4 handicapped spaces), adequate paved aisle widths, and the applicant proposes to remove snow from the site.

**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 in place in the existing building.

**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:                      According to the applicant, the runoff of the site is controlled on-site by the use of percolation areas with landscaping that surround the site. Water runoff is directed to these area to prevent runoff into the streets.

**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 is located on Railroad Avenue, which is designated a commercial street, it has sufficient vehicle and pedestrian circulation and landscaping as indicated on the site plan, and there are no sensitive areas or natural areas to be preserved on site.

**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:                      Staff finds that there should not be different peak use characteristics than the surrounding uses or area since the property is located in an area that is zoned Commercial and is predominantly 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: The proposed addition will not have any negative impacts on the surrounding area and no additional buffering is required since the subject parcel is surrounded by commercial uses.

**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 site is currently developed with a two-story 30,892 square foot office building and does not currently comply with the land clearing restrictions in WMC 16.33.050, which only allows 70% of the lot to be cleared of vegetation unless a greater amount is approved by the Planning Commission. As part of the conditional use request, the applicant is requesting a waiver of 17.5%, which would allow 87.5% of the lot to remain cleared of vegetation. If approved, the site will comply with the landscaping chapter of the City code. The attached site plan show the proposed/existing landscaping on the site.

**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: No sidewalks or bike paths will be required since the proposed addition is to an existing office building is in an area this is developed predominantly with commercial uses and offices and is not close to playgrounds, shopping areas, transportation, or community facilities.

**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: The existing building is currently served by City utilities and sufficient capacity exists for the proposed expansion. The applicant will coordinate with the Public Works department to obtain any 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: The proposed additions should not adversely impact any historic resources since the parcel is currently developed with an office building and the proposed additions will be constructed on existing impervious areas of the parcel. Additionally, the Mat-Su Borough Cultural Resources Office was notified of this application and provided the opportunity to comment but did not provide any 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.***

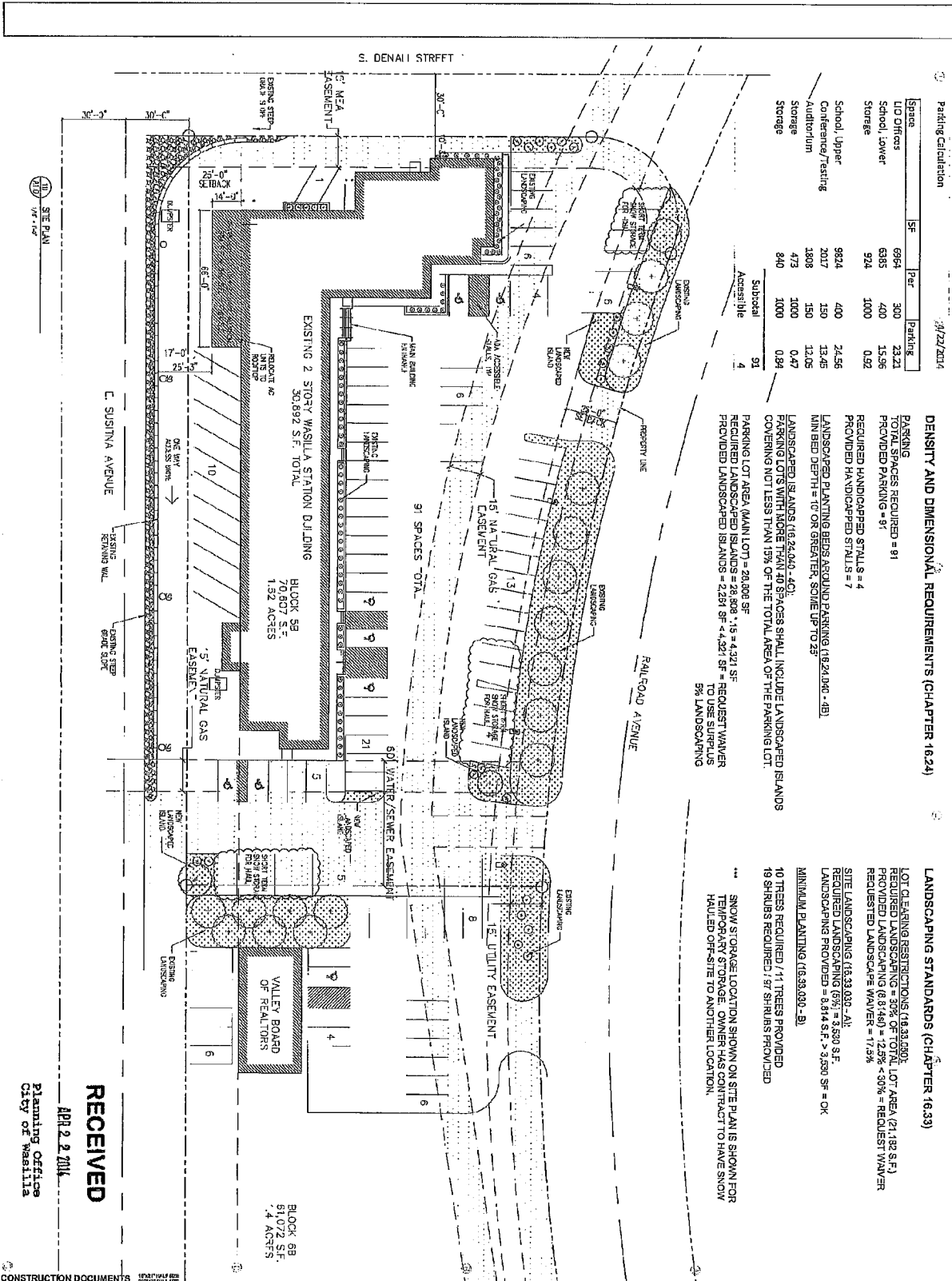
Finding: The proposed addition will be blend in with the architecture of the existing building.

**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: 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:                      There are no foreseeable problems associated with winter conditions anticipated for the proposed addition.



**Parking Calculation**

3/7/22/2014

Space	SF	Per	Parking
LIO Offices	6954	300	23.21
School, Lower	6385	400	15.96
Storage	924	1000	0.92
School, Upper	9824	400	24.56
Conference/Testing	2017	150	13.45
Auditorium	1808	150	12.05
Storage	473	1000	0.47
Storage	840	1000	0.84
Subtotal			91
Accessible			4

**DENSITY AND DIMENSIONAL REQUIREMENTS (CHAPTER 16.24)**

PARKING  
 TOTAL SPACES REQUIRED = 91  
 PROVIDED PARKING = 91  
 REQUIRED HANDICAPPED SPACES = 4  
 PROVIDED HANDICAPPED SPACES = 7  
 LANDSCAPED ISLANDS (16,24.04 - 4C)  
 LANDSCAPED ISLANDS = 28,808 SF  
 PROVIDED LANDSCAPED ISLANDS = 2,291 SF < 4,321 SF = REQUEST WAIVER TO USE SURPLUS 5% LANDSCAPING  
 PARKING LOT AREA (MAIN LOT) = 28,808 SF  
 REQUIRED LANDSCAPED ISLANDS = 28,808 SF \* 15% = 4,321 SF  
 PROVIDED LANDSCAPED ISLANDS = 2,291 SF < 4,321 SF = REQUEST WAIVER TO USE SURPLUS 5% LANDSCAPING

**LANDSCAPING STANDARDS (CHAPTER 16.33)**

LOT CLEARING RESTRICTIONS (16.33.580)  
 REQUIRED LANDSCAPING = 35% OF TOTAL LOT AREA (21,192 S.F.)  
 PROVIDED LANDSCAPING (6,514 S.F.) = 30% < 35% = REQUEST WAIVER  
 REQUESTED LANDSCAPE WAIVER = 17.2%  
 SITE LANDSCAPING (16.33.032 - A)  
 REQUIRED LANDSCAPING (6%) = 3,530 S.F.  
 PROVIDED LANDSCAPING (6%) = 6,514 S.F. > 3,530 S.F. = OK  
 LANDSCAPING PROVIDED = 6,514 S.F. > 3,530 S.F. = OK  
 MINIMUM PLANTING (16.33.030 - B)  
 10 TREES REQUIRED; 11 TREES PROVIDED  
 19 SHRUBS REQUIRED; 97 SHRUBS PROVIDED  
 SNOW STORAGE LOCATION SHOWN ON SITE PLAN IS SHOWN FOR TEMPORARY STORAGE. OWNER HAS CONTACT TO HAVE SNOW HAULED OFF-SITE TO ANOTHER LOCATION.

**WASILLA STATION STORAGE ADDITION**  
**600 RAILROAD AVENUE**  
**WASILLA, ALASKA**

APR 22 2014  
 RECEIVED  
 Planning Office  
 City of Wasilla

CONSTRUCTION DOCUMENTS  
 A1. 0

DATE: 03/22/2014  
 TIME: 1:08

WOLF ENGINEERING & ARCHITECTURE

