

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 14-08**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NUMBER CU 14-02 TO CONSTRUCT AN 11,600 SQUARE FOOT COMMERCIAL CAR WASH FACILITY, INCLUDING AN INDOOR COMMERCIAL CAR CLEANING AREA AND PET WASHING FACILITY, LOCATED ON LOT 2, BLOCK 2, CAROL SUBDIVISION IN THE COMMERCIAL ZONING DISTRICT.

WHEREAS, K & S Enterprises, Ltd., applicant, submitted Conditional Use Permit Number 14-02 requesting approval to construct an 11,600 square foot commercial car wash facility, including an indoor commercial car cleaning area and pet washing facility, on April 11, 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 24, 2014 and the elevation drawings date stamped May 5, 2014, attached as Exhibit B to Resolution Serial No. 14-08. 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 as-built survey must be submitted to the Planning Department after completion of the addition.

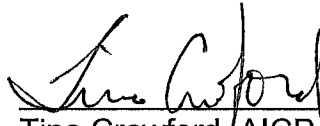
5. A landscape bond or guaranty, consistent with the requirements in §16.44.040 of the Wasilla Municipal Code, must be submitted to the Planning Department prior to any clearing or construction on the site.
6. An as-built survey must be submitted to the Planning Department after completion of the structure.

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

APPROVED:


Glenda Ledford, Chairman 5/20/14
Date

ATTEST:


Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously

EXHIBIT A
Wasilla Planning Commission Resolution 14-08
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 commercial car wash 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 a car wash is 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 50 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Two review agencies responded to the notice and indicated that they had no 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 car wash 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 car wash will not significantly impact the street system or create a danger to pedestrians.

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.

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 8 paved parking spaces (including 1 handicapped space), adequate paved aisle widths, and adequate snow storage on 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: 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: Runoff and drainage 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 areas 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: No additional open space is required 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: The proposed use will not result in significantly different peak use characteristics than the surrounding uses or area since the property is located in an area that is 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 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 zoning.

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: Water and sewer is available for the site and 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 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.***

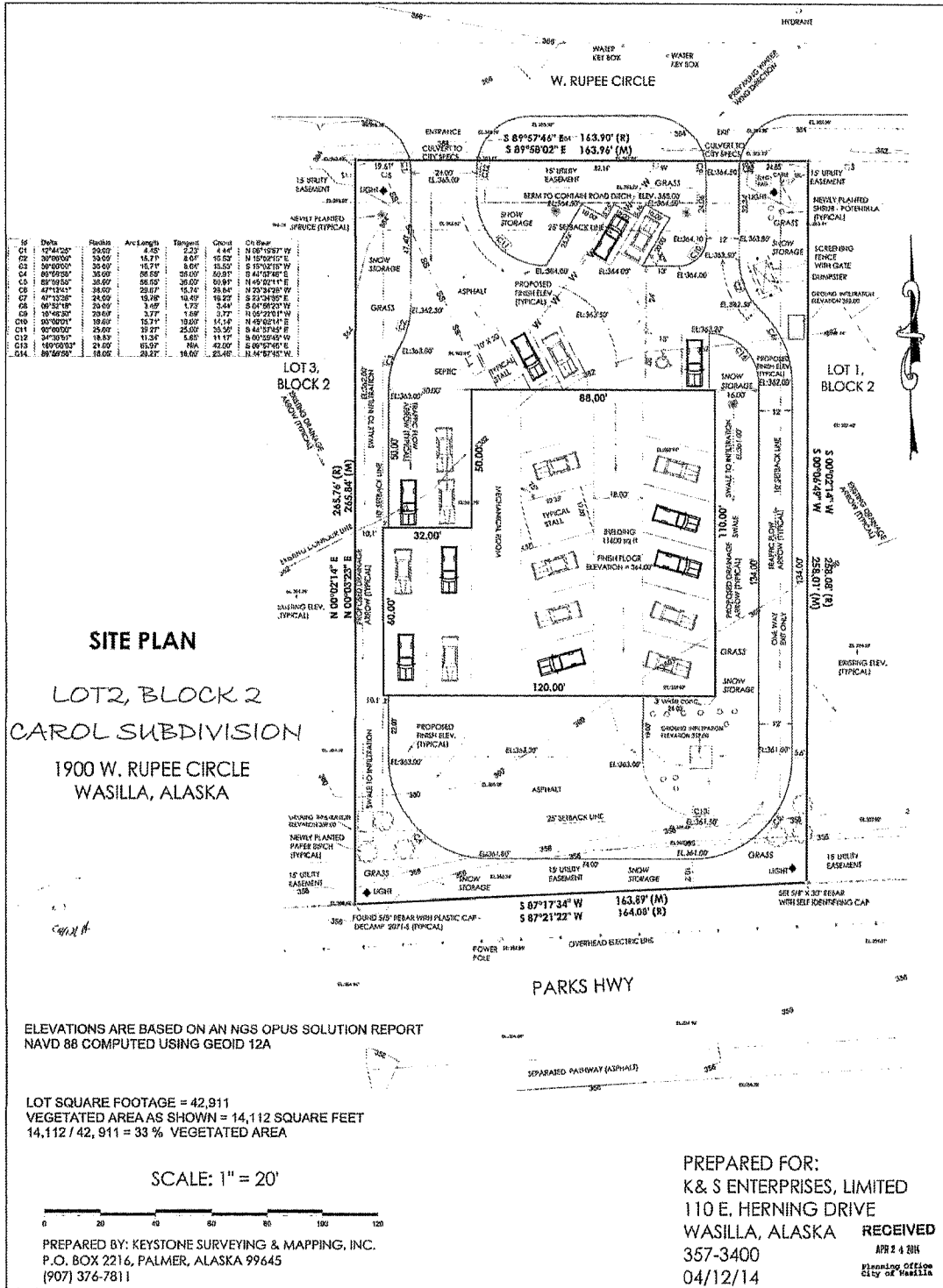
Finding: The proposed car wash will blend in with the building architecture in the surrounding area.

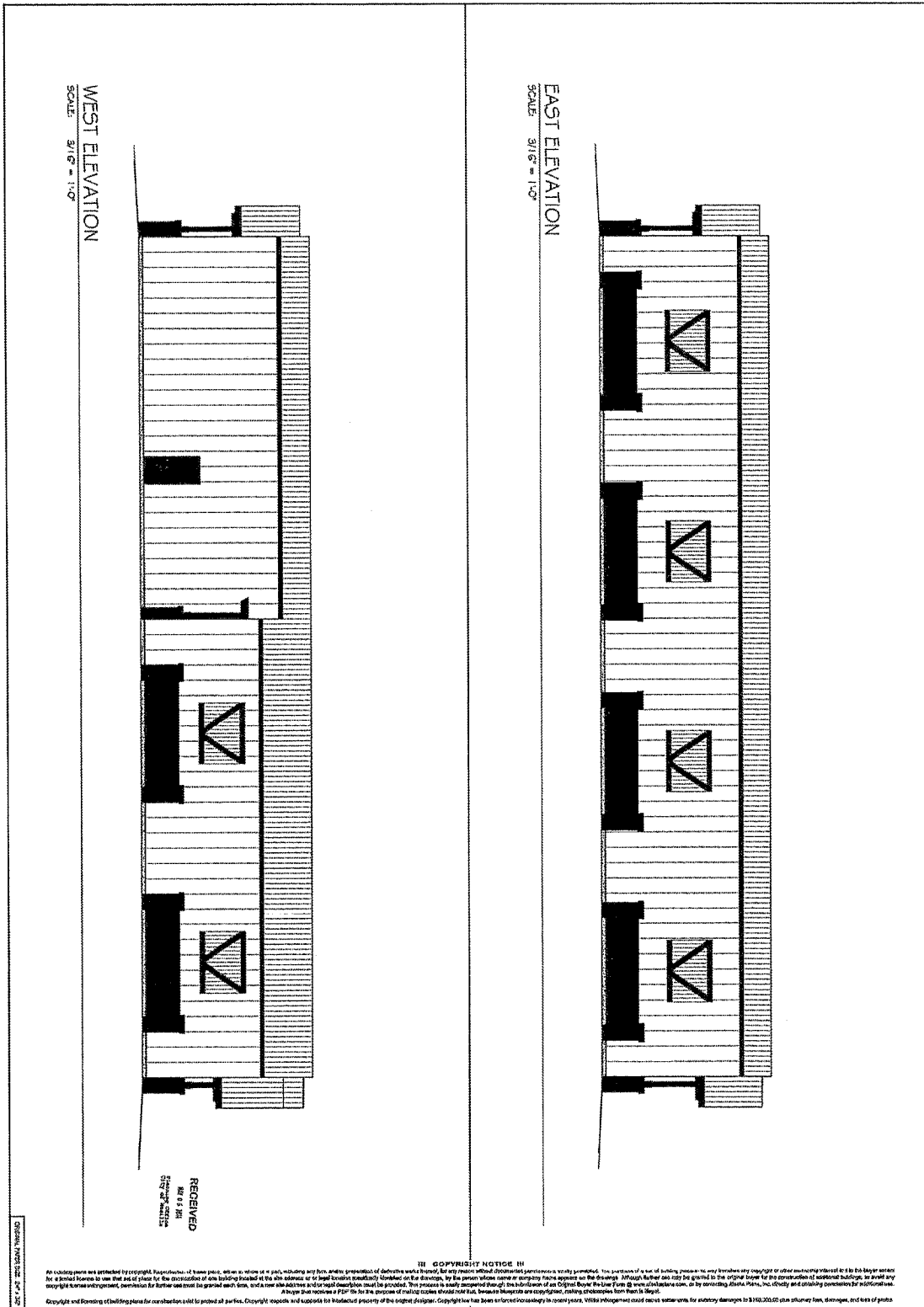
16.16.050(20) ***Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is 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 anticipated from winter conditions. The property slopes south toward the Parks Highway and a long driveway (300' ±) is proposed from the exit of the car wash area to the exit onto Rupee Circle, which should prevent glaciation on Rupee Circle from water draining from wet vehicles.





WEST ELEVATION
SCALE: 3/16" = 1'-0"

EAST ELEVATION
SCALE: 3/16" = 1'-0"

RECEIVED
MAY 6 2014
MUDBUSTERS CARWASH BARN

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SHEET NUMBER
4 of 4
MUDBUSTERS CARWASH BARN

REV.	DATE	DESCRIPTION	APP.	-	-	-	-	-	-
1	4-28-14	ISSUED FOR REVIEW	JMR	-	-	-	-	-	-
2	5-05-14	ISSUED FOR REVIEW	JMR	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-

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Drawn & Karen Mabry



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