



CITY & BOROUGH OF WRANGELL PUBLIC HEARING AGENDA

**Tuesday, January 26, 2016
6:30 – 7:00 p.m.**

Location: Assembly Chambers, City Hall

1. Call to Order
2. Roll Call
3. Public Hearing Items:
 - a. Request for a Contract Zone for a Light Industrial use for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen
4. Written Testimony
5. Oral Testimony
6. Adjournment

Agenda Item 3a

CITY & BOROUGH OF WRANGELL

BOROUGH ASSEMBLY PUBLIC HEARING AGENDA ITEM January 26, 2016

INFORMATION:

Request for a Contract Zone for a Light Industrial use for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen

ATTACHMENTS:

1. Recommendation and Findings of Fact of the Planning and Zoning Commission
2. Staff report dated 11/9/15 on the initial WCA request
3. WCA Contract Zone request
4. Two plat maps – Torgramsen Smith Subdivision Plat 2015-8, the last recorded subdivision for the property, and a proposed Torgramsen Glasner Subdivision with the subject land area hash marked.
5. Staff report dated 12/18/15 for the Commission's review and approval of the Findings of Fact
6. Letter from owner Lisa Torgramsen requesting reconsideration of the buffer conditions
7. Letter from WCA Transportation Manager William Willard requesting reconsideration of the buffer conditions
8. Minutes of the November 2015 Planning and Zoning Commission public hearing and discussion
9. Minutes of the December 2015 Planning and Zoning Commission special meeting to approve Findings of Fact
10. Chapter 20.77 Contract Zoning code

MEMORANDUM

DATE: JANUARY 14, 2016

**TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY
CITY AND BOROUGH OF WRANGELL**

**FROM: MS. CAROL RUSHMORE
ECONOMIC DEVELOPMENT DIRECTOR**

SUBJECT: Request for a Contract Zone for a Light Industrial use for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen.

BACKGROUND:

Wrangell Cooperative Association (WCA) has been looking for approximately 7 acres to develop and grow their transportation office and program. Ms Torgramsen has been trying to sell her land on Zimovia Highway just past Alpine Minimart. The land is zoned Single Family. WCA submitted a request for a contract zone for the last 7 acres of land that has not yet been sold. A contract zone (Ch.20.77) allows a zone change only for a very specific use in the new applied zone. Terms and conditions may be added by the Commission and Assembly as deemed necessary. The Planning and Zoning Commissions holds a public hearing and makes a recommendation to the Borough Assembly who makes the final decision after also holding another public hearing.

The Planning and Zoning Commission held a hearing in November 2015 to review the request and consider potential impacts. The Commission recommended 3-1 to forward to the Assembly an approval of the request with conditions and specific Findings of Fact. Staff had recommended denial of the request and presented findings that the used was not appropriate within the existing Single Family Residential zone. Based on the discussion in November, Staff developed draft Findings of Fact which the Commission approved at a Special December 2015 meeting.

After the review of the Contract Zone request, both the owner Ms. Torgramsen and WCA wrote letters to reconsider one of the conditions establishing a 50 foot buffer. For the Commission to reconsider the request, a new public hearing would need to be held which would delay further review and final decision of the request. The Commission chose to forward those letters and requests to the Assembly for their consideration during the hearing and discussion. The code requires minimum of a 25' site obscuring vegetation buffer for industrial activities adjacent to residential development (Ch. 20.52.200 Buffers). Because there was some concern regarding the potential impacts of the proposed use on adjacent residential property, the Commission increased the buffer requirement to 50' at the time of their approval.

RECOMMENDATION:

Please see attached the recommendation of the Planning and Zoning Commission and Findings of Fact.

ATTACHMENTS:

1. Recommendation and Findings of Fact of the Planning and Zoning Commission
2. Staff report dated 11/9/15 on the initial WCA request
3. WCA Contract Zone request
4. Two plat maps – Torgramsen Smith Subdivision Plat 2015-8, the last recorded subdivision for the property, and a proposed Torgramsen Glasner Subdivision with the subject land area hash marked.
5. Staff report dated 12/18/15 for the Commission’s review and approval of the Findings of Fact
6. Letter from owner Lisa Torgramsen requesting reconsideration of the buffer conditions
7. Letter from WCA Transportation Manager William Willard requesting reconsideration of the buffer conditions
8. Minutes of the November 2015 Planning and Zoning Commission public hearing and discussion
9. Minutes of the December 2015 Planning and Zoning Commission special meeting to approve Findings of Fact
10. Chapter 20.77 Contract Zoning code

MEMORANDUM

ITEM 1 (Sp.)

DATE: DECEMBER 23, 2015

TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY
CITY AND BOROUGH OF WRANGELL

FROM: MS. CAROL RUSHMORE
ECONOMIC DEVELOPMENT DIRECTOR

Re: RECOMMENDATION AND FINDINGS OF FACT TO THE REQUEST OF A CONTRACT ZONE FOR LIGHT INDUSTRIAL FOR A TRANSPORTATION OFFICE, STORAGE, AND EQUIPMENT MAINTENANCE AREA ON A PORTION OF REMAINDER OF LOT A-2, TORGRAMSEN-SMITH SUBDIVISION ZONED SINGLE FAMILY RESIDENTIAL, REQUESTED BY THE WRANGELL COOPERATIVE ASSOCIATION TRANSPORTATION MANAGER WILLIAM WILLARD, OWNED BY LISA TORGRAMSEN.

RECOMMENDATION:

The Planning and Zoning Commission approved 3-1 to recommend to the Assembly to approve a contract zone for the Light Industrial use of a transportation office, storage and equipment maintenance area on a portion of Lot A-2, Torgramsen-Smith Subdivision with the following conditions to be added to the contract:

1. Planning and Zoning review and approval of the Site plan
2. Require indoor storage
3. 50' minimum green belt buffers on highway and adjacent properties
4. Lighting that will not affect adjacent neighbors

FINDINGS OF FACT:

1. **Justification for the proposed change, including the effect on the objectives of the comprehensive plan:** The Commission deems it in the best interest of the community to approve the requested contract zone change in Single Family Residential for the specific use of a Transportation office, storage, and equipment maintenance area on the specific land requested by WCA. The use will not be a construction company, per Mr. Willard, but will be a Transportation office with associated staging area. The activities of the proposed use provides positive benefits to the community. The proposed use may not meet the objectives of the Future Residential Growth of the Comprehensive Plan (Ch 6.8.2) nor does it fall within the Future Growth Map 6-18 for Residential development, but it does meet expectations of employment trends and opportunities. "Economic sectors showing the most growth (Table 4-1) are Local and Tribal Government..." The activities by the Transportation office to date have created jobs and built roads as well as conducted road and trail improvements for the USFS, and expectations are that the office will grow. The Activity meets Economic Development Policies and Actions, Policy

10: Maintain and support existing businesses and employers, including both private sector and the community's government jobs. The Commission feels it meets Land Use and Future Growth Policies and Actions Policy 32 Designating areas for commercial and industrial development in logical locations to promote economic opportunity and satisfy current and future needs.

2. **Effect of the proposed change on property owners, including traffic flow, population, density, parking, sewer and water:** The Commission finds that the impacts to adjacent property owners will be minimal and approved conditions to minimize further some of the potential concerns expressed by Commissioners and an adjacent resident. The concerns included noise, visual, and lighting impacts. Conditions approved by the Commission to minimize these were to approve the Site plan once the design is drafted by WCA; require indoor storage; require a 50 ' minimum green belt buffers on highway and adjacent property lines; and provide lighting that will not affect adjacent neighbors. The Commission did not believe that traffic flow issues on Zimovia Highway would increase significantly or that sewer and water services should be an issue.
3. **Approval or Disapproval:** The Commission moved to approve the Request for a Contract Zone for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen, with the following conditions after amending the original motion:
 - a) Approval of the Site plan
 - b) Require indoor storage
 - c) 50 ' minimum green belt buffers on highway and adjacent properties
 - d) Lighting that will not affect adjacent neighbors

City and Borough of Wrangell

Agenda Items G5

Date: November 9, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request for a Contract Zone for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen.

Background:

The Wrangell Cooperative Association has been in discussions with the Borough for lands on which to develop a Transportation office and equipment storage and maintenance area.

The Commission is reviewing the request of the WCA and is making a recommendation to the Assembly.

Findings:

WCA has been exploring opportunities to develop a Transportation office and yard area for their expanding Roads program and need for larger area for their activities. They have worked cooperatively with the Borough on several road projects, as well as the USFS, and the hope is that the transportation division of WCA will continue to grow, create local jobs, and benefit the community in a variety of ways.

WCA approached the City regarding any remaining lots in the Industrial Park, and any other additional lands that could work. Most sites looked at to date have some issues affecting further development – expensive utility extensions, land development costs due to muskeg, distance, size, and potential land use conflicts. Other areas looked at include the Industrial Park, portion of the Institute Property, Borough lands on the Spur Road and across the street from the Industrial Park and light Industrial lands on Pine Street/Wrangell Avenue. The Assembly, upon reviewing their request for land in the Industrial Park along with other interested parties, directed Staff to work with WCA to find suitable land.

The City has minimal land area available for Industrial or Light Industrial uses.

The WCA had investigated the Torgramsen property sales and inquired as to their zoning. They watched with interest the request for a zone change and subsequent approval of a Contract Zone for a storage unit facility requested by Mr. Glasner. The remaining land area meets their size requirements, utility availability, and surface composition, but needs

to have a zoning change to allow the use. Knowing that the Planning and Zoning Commission has already rejected a zone change to Light Industrial, they are seeking a Contract Zone for their specific use requirements.

WCA proposes to construct an office building, and use the site for storage and equipment maintenance, what normally is allowed in the Light Industrial district. WCA has not entered into purchase negotiations with Ms. Torgramsen because an offer and final purchase is contingent on the Contract Zone approval. Until that happens, they do not have a site plan. They have indicated that they would provide generous greenbelt buffers from the highway and the adjacent residential property and would build closer to proposed Lot C in the Proposed Torgramsen Glasner Subdivision and where the recently approved contract zone for a storage unit facility would be located. The last recorded subdivision for this property as of today is Torgramsen-Smith Subdivision, Plat 2015-8. (Both are attached for your reference).

The areas is zoned Single Family Residential to the north and across the street from the proposed project. Mr. Glasner's proposed Lot C will have a Storage Unit Facility located on the site which is a Light Industrial Use. The Trail Park is zoned Multi-Family and across the street from the Trailer Park where the City shop and yard is located is zoned Industrial. The RV Park area owned by the Leslie's is zoned Light Industrial. The Commission recently approved the storage unit by a contract zone because of the minimal impacts such a unit was expected to generate affecting adjacent residences.

Primary potential impacts from the proposed use of the WCA would include noise, traffic, and lighting. While the office building itself may not generate noise, depending on how much equipment, type of equipment and maintenance needs could generate additional noise. Having 5 to 15 employees would increase traffic and noise generated not only by employees coming and going to and from work, but during the day in the course of normal business by contractors and clients and business activities. Equipment would be moved to and from the site potentially on a regular basis which generates more traffic on site, but also along Zimovia Highway. The equipment use by Public Works would be similar in nature as to what WCA appears to be asking for.

While the WCA proposal meets the economic development criteria of the Comprehensive Plan, it does not necessarily meet the residential and land use requirements. Their proposal for job creation and benefits to the community is undeniable, but the Commission must review the proposal as to whether the location is appropriate for the proposed use and what the impacts could be.

Recommendation:

At this time, Staff's recommendation is based on land use issues, not on the economic potential of the proposed use, and staff recommends not to approve the contract zone for the Transportation office and equipment storage and maintenance as proposed. The land is zoned Single Family and while there are other Light Industrial uses near by, the proposed uses of WCA could very well generate enough impacts as to affect the Single Family residential nature of the existing residences and SFR zoned land.

Should the Commission move toward recommending approval of the Contract zone request, the Commission should consider conditions that might help minimize potential impacts:

Approval of final site plan

Requiring only indoor storage


25 foot minimum green belt buffers with the highway and adjacent properties

Lighting that will not affect adjacent neighbors

CITY AND BOROUGH OF WRANGELL, ALASKA



Based on proposed Torggransen-Glasner Subdivision


 1 inch = 166.666667 feet

DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
 PROPERTY LINES ARE APPROXIMATE, UPDATED MARCH 2013.
 AERIAL PHOTO 2002.



WRANGELL COOPERATIVE ASSOCIATION

P.O. Box 2331 • Wrangell, Alaska 99929
Telephone: (907) 874-3077
Fax: (907) 874-4305
Email: wwillard@wca-t.com

ITEM

3 (6p.)

October 28, 2015

Planning and Zoning Committee
City and Borough of Wrangell
P.O. Box 531
Wrangell, AK 99929

Dear Planning and Zoning Committee:

The purpose of this letter is to request contract zoning for the “Torgramsen Prunella Subdivision, Remainder Lot A-2.” The lot is currently zoned single family residential. We are writing to request a consideration of contract zoning to allow building a Wrangell Cooperative Association Transportation office, storage, and an equipment maintenance area per Chapter 20.77 of the Wrangell Municipal Code (WMC). It is important to note the proposed Wrangell Cooperative Association (WCA) office, storage, and maintenance space would not be utilized as a construction site and would follow WMC Noise 20.525.060 to ensure noise is not objectionable to surrounding properties. WCA is conscious of the issues surrounding contract zoning and will do everything possible to minimize impacts to adjacent lots.

Wrangell Cooperative Association has not yet started negotiations or purchased the Torgramsen Prunella Subdivision, Remainder Lot A-2. Our purchase of the property will be contingent on the contract zoning decision.

We would like to address:

1. Our need for land.
2. Additional information required for a contract zoning application (numbered per Wrangell Municipal Code):

- 20.77.020 A. The use to which the property will be put;
- 20.77.020 B. The term desired for the agreement;
- 20.77.020 C. The dimensions, square feet, and height of the improvements;
- 20.77.020 D. Site plan;
- 20.77.020 E. Estimated number of persons that will be employed;
- 20.77.020 F. Estimated solid waste generated and proposed method of disposal;
- 20.77.020 G. Amount of traffic generated;

20.77.020 H. Noise or odor generated; and

20.76.020 C. 3. Effect of proposed change on the objectives of the Comprehensive Plan.

As an introduction, the Wrangell Cooperative Association (WCA) is a federally recognized Tribe incorporated April 30, 1942 under Section 16 of the Indian Reorganization Act of 1934, as amended for Alaska in 1936. WCA serves a membership of 400 Alaska Native and American Indians. An eight-member Tribal Council, elected by the WCA membership, serves as the governing body and sets policy for programs and administration. WCA is a non-profit entity.

WCA has a government-to-government relationship with the Federal Highways Administration (FHWA) for the Tribal Transportation Program. WCA receives funding from the FHWA to plan, design, manage, rehabilitate, and maintain roads, paths, trails, and bridges that are included in WCA's Tribal Transportation Inventory.

WCA has made it a priority to complete projects which provide economic development and community benefit to the citizens of Wrangell under a model of collaboration. One such example is the Shtax-Heen Roadway Project. WCA, in partnership with the City and Borough of Wrangell, collaborated to provide improved access along this roadway for drivers and pedestrians. WCA funded the \$2 million project, which involved paving the roadway and installing pedestrian walkways. Prior to construction, only 400 of the 2,700 feet of roadway were paved. The Shtax-Heen Roadway project was a high-priority improvement, as many residents live along the corridor and benefitted from improved access and safety.

The Weber Street Reconstruction Project is another success in collaboration between WCA and the City and Borough of Wrangell, which provided significant benefits to community residents. Although the project was shorter than the Shtax-Heen Roadway Project, the improvements were more extensive. The \$750,000 project included installing storm drain systems, curb and gutter, sidewalk, and concrete paving along 500 feet of Weber Street. The project successfully assured safe vehicular and pedestrian access, minimized hazards and dust, and addressed drainage issues.

Under the model of collaboration, WCA also has the goal of economic development through job creation and job training. In 2013, WCA performed routine maintenance on U.S. Forest Service trails. The trail work expanded into road maintenance, and in 2014 and 2015, WCA replaced 25-year-old culverts on Nemo Loop Road, Pat's Lake Road, and McCormack Creek Road, which were critical to the lifespan of these transportation systems. The road maintenance project continued the trails goal of tangibly building capacity through workforce development. Both the trail work and the road work provided jobs to Wrangell residents and completed projects which otherwise would not have been possible given budgetary constraints of the U.S. Forest Service.

WCA is appreciative of the relationships built and fostered over the years, working together with the City and Borough of Wrangell, and other entities, to improve transportation and provide economic development opportunities for the residents of our community. The government-to-government

relationship between WCA and the City and Borough of Wrangell is a model of successful collaboration, which we anticipate continuing into the future.

1. Our need for land:

The next step in the development of the Tribal Transportation Program is to secure facilities to enable WCA to continue to provide economic development and community benefit. Currently, WCA is renting office space on Lynch Street and storing equipment for transportation projects at local storage facilities. With the lack of available industrial lots, we have searched for quite some time for land to build an office. We believe that, working under contract zoning, the Torgramsen Prunella subdivision would be an ideal location for WCA.

2. Additional information required for contract zoning application (numbered per Wrangell Municipal Code):

20.77.020 A. The use to which the property will be put

If approved, WCA will construct an office building, storage, and equipment maintenance area. All improvements to the property will be consistent with the guidelines specified in WMC Standards 20.51.050.

20.77.020 B. The term desired for the agreement

WCA has served the Wrangell community since 1942. As a local government, we request the most generous terms, specified in WMC Contract Zoning 20.77.020 B.: “the estimated useful life of the improvements that are or will be constructed on the property.”

20.77.020 C. The dimensions, square feet and height of the improvements

The construction of all buildings, including office space, storage facilities, and equipment maintenance, will consistently follow WMC Building Height 20.52.080. The square footage will follow the specifications in WMC Setbacks 20.52.110, and WMC Buffer 20.52.200 guidelines will be implemented.

20.77.020 D. Site plan

As we come closer to a resolution on contract zoning, WCA can begin the process of purchasing Lot A-2, Torgramsen Prunella Subdivision. After purchase, WCA will hire appropriate professionals to design buildings and landscape architecture.

We anticipate requesting the plan include buildings which are closer to Lot C, Torgramsen Prunella Subdivision, for which Mr. Glassner received zoning approval for a storage area. As this is not a residential area and has industrial characteristics, we plan on focusing on building closer to Lot C.

The property will have one Zimovia Highway entrance. We will utilize generous buffers, composed of natural terrain, vegetation, and a fence which is “aesthetically pleasing and compatible with the character of the area,” per WMC Buffers 20.52.200.

20.77.020 E. Estimated number of persons that will be employed

WCA currently has 5 full-time employees and 3 seasonal employees. We would like to build with the vision of eventually having 10 full-time and 6 seasonal employees.

20.77.020 F. Estimated solid waste generated and proposed method of disposal

WCA will connect with the City and Borough of Wrangell water, sewer, and electricity. We will not have any solid waste generated that would not be served by these utilities.

20.77.020 G. Amount of traffic generated

Traffic generated would primarily be composed of the employees, previously mentioned, driving to and from the office building.

20.77.020 H. Noise or odor generated

WCA will not allow “smoke, heat, odor, fumes, dust, glare, vibration or water pollution” to be “detectable beyond the boundaries” of the property for which the contract zoning applies, except as results from “occasional maintenance operations” per WMC Air, Land and Water Quality 20.52.040.

WCA will not allow noise to be objectionable to surrounding properties. In accordance with WMC Noise 20.525.060, the noise from the property will not “exceed 90 decibels between the hours of 7:00 a.m. and 8:00 p.m. weekdays and the hours of 10:00 a.m. and 8:00 p.m. weekends and holidays, and 40 decibels at other hours.” Normal WCA office hours are Monday through Friday, 8:00 a.m. to 4:00 p.m. WCA is very conscious of issues, such as noise, involved in contract zoning and will do everything possible to minimize impacts to adjacent lots.

20.76.020 C. 3. Effect of proposed change on the objectives of the Comprehensive Plan

Providing WCA with contract zoning for the remainder of Lot A-2 of the Torgramsen Prunella Subdivision will have tangible positive benefits to the objectives of the Comprehensive Plan.

According to the Comprehensive Plan, the City and Borough of Wrangell would like to: “expand the industries and economic sectors currently providing employment and income.” The plan states that “economic sectors showing the most growth (Table 4.1) are Local and Tribal Government.” As one of the economic sectors showing the highest growth in Wrangell, providing the Tribal government the ability to build a Department of Transportation in order to expand and bring jobs and income to our community would uphold a core objective of the Comprehensive Plan.

In addition, in the last few years, WCA has helped the CBW meet Action Items of the Comprehensive Plan. The plan states: “Action: Team with WCA and others to jointly plan, fund and accomplish street maintenance and improvements. (CBW, WCA, ADOT&PF).” Another Action Item is: “Action: Reconstruct and pave Weber and Cassiar Streets. Pave all dirt roads in community (CBW, WCA).”

The following picture is included in the Comprehensive Plan:



“Weber Street – Example of a Wrangell street that needs paving”

As previously mentioned, WCA completed the Weber Street Reconstruction Project, which installed storm drain systems, curb and gutter, sidewalk, and concrete paving along Weber Street. Below are updated pictures of Weber Street, after the reconstruction project:



Another Action Item WCA helped accomplish is to “Work with the USFS on road management planning to ensure continued access to areas Wrangellites use for recreation, hunting, fishing and other harvesting activities. (CBW, USFS, WCA).” WCA hired employees and replaced deteriorating culverts along USFS roads, which lengthened the lifespan of the roads and guaranteed continued access. Through the Road Maintenance Project, 268 culverts were replaced in 2014 and 2015. WCA looks forward to continuing this work to ensure access on important USFS roads.

The Comprehensive Plan also includes information about rezoning land to ensure future development: “Wrangell municipal code Title 16 applies to Public Lands, Title 19 to Subdivisions, and Title 20 to Zoning. These sections of the municipal code should follow the vision and direction set out in the Wrangell Comprehensive Plan. Ensuring that this is so, **including rezoning as needed and ensuring future development approvals are compatible with the Comprehensive Plan**, is one of the major actions to implement the plan” (emphasis added). WCA is requesting a conservative approach to the property. As opposed to rezoning, we are requesting a contract zone to set parameters under which the WCA Department of Transportation would be built and operated.

In closing, we respectfully request the Planning and Zoning Committee consider contract zoning for the Torgramsen Prunella Subdivision, the remainder of Lot A-2 and enable WCA to build a much-needed office, storage, and maintenance area. The proposed areas would not be utilized as a construction site and would follow WMC Noise 20.525.060 to ensure noise is not objectionable to surrounding properties. WCA will work closely with the City and Borough of Wrangell and surrounding residents to ensure this development would be a positive use of the land, would not affect residents negatively, and will provide employment and economic development benefit for the community of Wrangell.

Thank you for considering our request.

Sincerely,



William J. Willard
WCA Transportation Program Manager



Lisa Torgramsen
Property Owner

CERTIFICATE OF OWNERSHIP AND DEDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 6-11-15

[Signature]
 REALTOR

NOTARY'S ACKNOWLEDGMENT
 U.S. OF AMERICA
 STATE OF ALASKA
 CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS 11 day of June, 2015, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED USA, Ann Torgransen TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND SAE ACKNOWLEDGED TO ME THAT SAE SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREN WRITTEN.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES 08-23-2017

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)
 I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF USA, Ann Torgransen AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL, THAT CURRENT TAXES FOR THE YEAR 2015 WILL BE DUE ON OR BEFORE AUGUST 15, 2015, DATED THIS 12 DAY OF June, 2015.

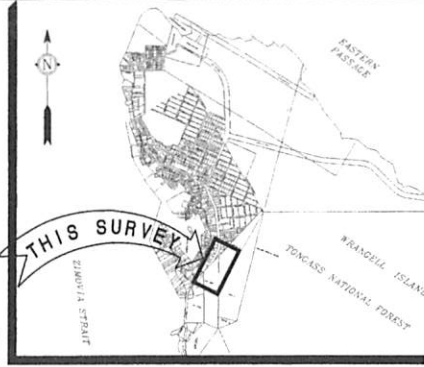
[Signature]
 ASSESSOR CITY AND BOROUGH OF WRANGELL

CERTIFICATE OF APPROVAL BY THE ASSEMBLY
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL AS RECORDED IN MINUTE BOOK _____ PAGE _____ DATED _____ 20____ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

6-23-15
 DATE: _____
 ATTEST: *[Signature]*
 CITY CLERK

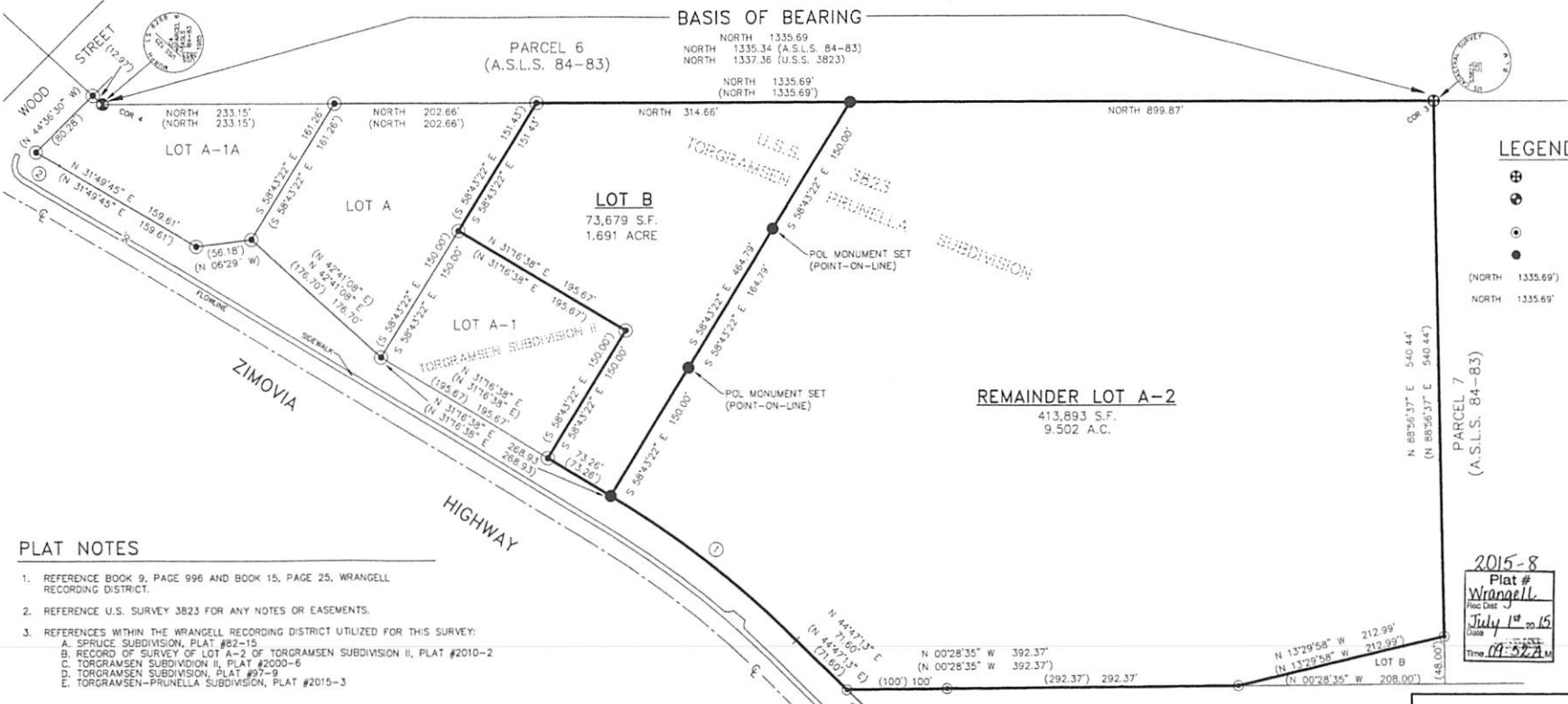
CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. _____ DATED _____ 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

[Signature]
 CHAIRMAN PLANNING COMMISSION
[Signature]
 SECRETARY



RECORD CURVE DATA

①	Δ = 13°30'55"	②	Δ = 01°33'18"
	R = 1004.93'		R = 1004.92'
	L = 236.95'		L = 27.28'
	C = 236.40'		C = 27.27'
CHD. BRG. = N38°01'55.11"E		CHD. BRG. = N31°03'06"E	



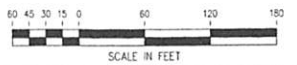
PLAT NOTES

- REFERENCE BOOK 9, PAGE 996 AND BOOK 15, PAGE 25, WRANGELL RECORDING DISTRICT.
- REFERENCE U.S. SURVEY 3823 FOR ANY NOTES OR EASEMENTS.
- REFERENCES WITHIN THE WRANGELL RECORDING DISTRICT UTILIZED FOR THIS SURVEY:
 - A. SPRUCE SUBDIVISION, PLAT #82-15
 - B. RECORD OF SURVEY OF LOT A-2 OF TORGRAMSEN SUBDIVISION II, PLAT #2010-2
 - C. TORGRAMSEN SUBDIVISION II, PLAT #2000-6
 - D. TORGRAMSEN SUBDIVISION, PLAT #97-9
 - E. TORGRAMSEN-PRUNELLA SUBDIVISION, PLAT #2015-3

SURVEYOR'S CERTIFICATE
 I, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN APRIL-JUNE 2015, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

6-8-15
 DATE

[Signature]
 GREGORY G. SCHEFF LS 6700



U.S.S. 1518

CLIENT: BRUCE SMITH JR.
 BOX 1551
 WRANGELL, ALASKA 99929



WRANGELL RECORDING DISTRICT

No.	Date	Description	Revisions

2015-8
 Plat # Wrangell
 Plat Date: July 1st 2015
 Date: 07-02-15
 Time: 11:52 AM

RAM ENGINEERING-KETCHIKAN, INC.
 505 Catalina Lane Road
 Ketchikan, AK 99901
 Phone: (907) 225-7917
 Fax: (907) 225-3441

WRANGELL OFFICE
 P.O. BOX 1331
 Wrangell, AK 99929
 Phone: (907) 874-2177
 Fax: (907) 874-2187

PROJECT:
TORGRAMSEN-SMITH SUBDIVISION
 A SUBDIVISION OF REMAINDER LOT A-2,
 TORGRAMSEN-PRUNELLA SUBDIVISION,
 CREATING LOT B AND REMAINDER LOT A-2
 TORGRAMSEN-SMITH SUBDIVISION
 WITHIN U.S. SURVEY 3823,
 WRANGELL RECORDING DISTRICT

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____
 LISA ANNE TORGRAMSEN

NOTARY'S ACKNOWLEDGMENT

U.S. OF ALASKA
 STATE OF ALASKA
 CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SHOWN, PERSONALLY APPEARED _____ TO BE KNOWN TO BE THE PERSON(S) MENTIONED AND WHO DECIDED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

**CERTIFICATE STATE OF ALASKA
 (FIRST JUDICIAL DISTRICTS)**

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF _____

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20____ WILL BE DUE ON OR BEFORE AUGUST 15, 20____, DATED THIS _____ DAY OF _____

ASSESSOR CITY AND BOROUGH OF WRANGELL

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. _____ DATED _____ 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ CHAIRMAN, PLANNING COMMISSION

SECRETARY

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

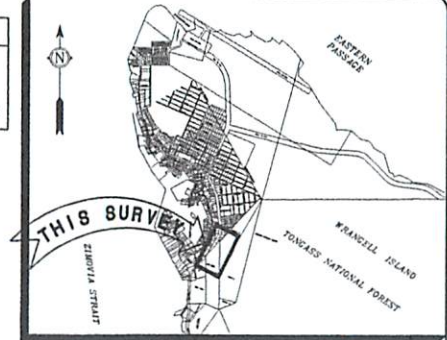
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL AS RECORDED IN MINUTE BOOK _____ PAGE _____ DATED _____ 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL

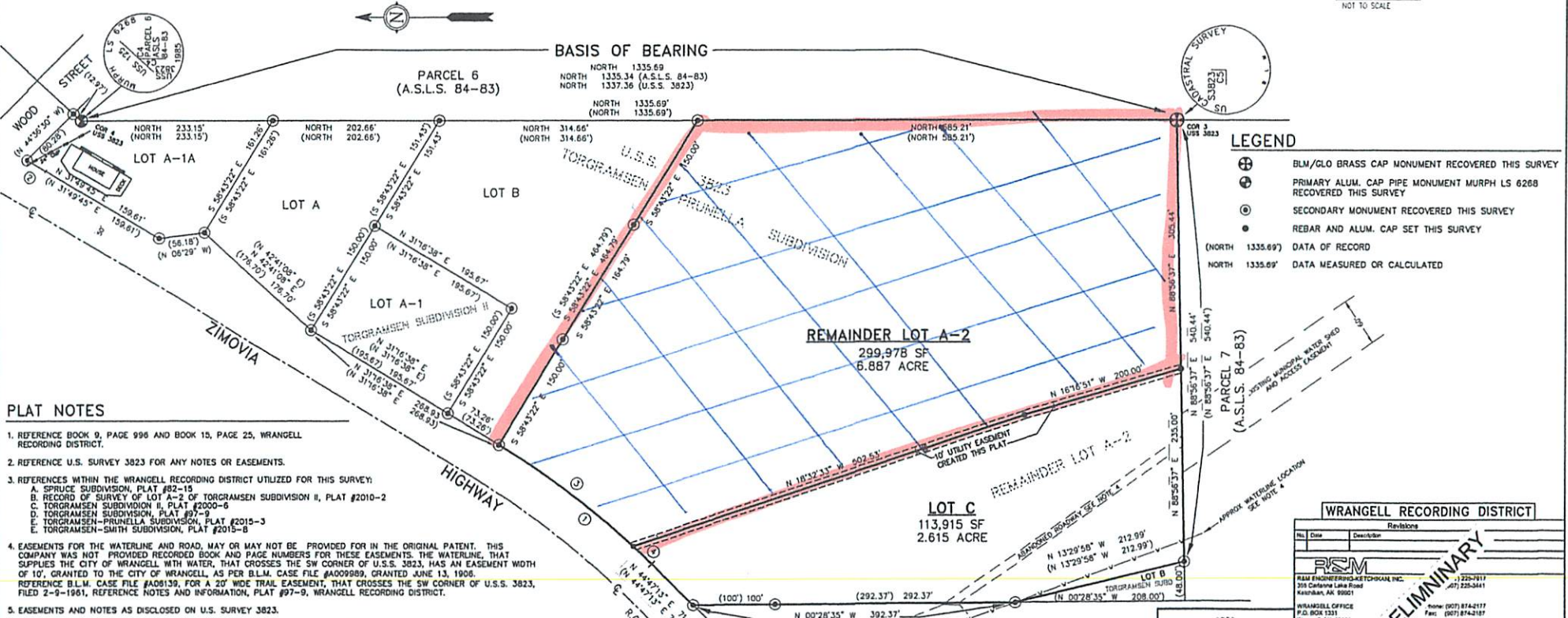
CITY CLERK

RECORD CURVE DATA

①	Δ = 11°43'54"	②	Δ = 01°46'41"
	R = 1004.93'		R = 1004.93'
	L = 205.764'		L = 31.188'
	C = 205.404'		C = 31.19'
	CHD. BRG. = N37°08'34"E		CHD. BRG. = N43°53'51.95"E



VICINITY MAP
 NOT TO SCALE



PLAT NOTES

1. REFERENCE BOOK 9, PAGE 998 AND BOOK 15, PAGE 25, WRANGELL RECORDING DISTRICT.
2. REFERENCE U.S. SURVEY 3823 FOR ANY NOTES OR EASEMENTS.
3. REFERENCES WITHIN THE WRANGELL RECORDING DISTRICT UTILIZED FOR THIS SURVEY:
 - A. SPRUCE SUBDIVISION, PLAT #82-15
 - B. RECORD OF SURVEY OF LOT A-2 OF TORGRAMSEN SUBDIVISION II, PLAT #2010-2
 - C. TORGRAMSEN SUBDIVISION II, PLAT #2000-6
 - D. TORGRAMSEN SUBDIVISION, PLAT #97-9
 - E. TORGRAMSEN-PRUNELLA SUBDIVISION, PLAT #2010-3
 - F. TORGRAMSEN-SMITH SUBDIVISION, PLAT #2015-B
4. EASEMENTS FOR THE WATERLINE AND ROAD, MAY OR MAY NOT BE PROVIDED FOR IN THE ORIGINAL PATENT. THIS COMPANY WAS NOT PROVIDED RECORDED BOOK AND PAGE NUMBERS FOR THESE EASEMENTS. THE WATERLINE, THAT SUPPLIES THE CITY OF WRANGELL WITH WATER, THAT CROSSES THE SW CORNER OF U.S.S. 3823, HAS AN EASEMENT WIDTH OF 10', GRANTED TO THE CITY OF WRANGELL, AS PER B.L.M. CASE FILE #A009809, GRANTED JUNE 13, 1908. REFERENCE B.L.M. CASE FILE #A08139, FOR A 20' WIDE TRAIL EASEMENT, THAT CROSSES THE SW CORNER OF U.S.S. 3823, FILED 2-9-1961, REFERENCE NOTES AND INFORMATION, PLAT #97-9, WRANGELL RECORDING DISTRICT.
5. EASEMENTS AND NOTES AS DISCLOSED ON U.S. SURVEY 3823.

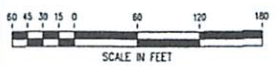
LEGEND

- ⊕ BLM/GLO BRASS CAP MONUMENT RECOVERED THIS SURVEY
- ⊕ PRIMARY ALUM. CAP PIPE MONUMENT MURPH LS 6268 RECOVERED THIS SURVEY
- ⊙ SECONDARY MONUMENT RECOVERED THIS SURVEY
- REBAR AND ALUM. CAP SET THIS SURVEY
- (NORTH 1335.69') DATA OF RECORD
- (NORTH 1335.69') DATA MEASURED OR CALCULATED

DRAWN BY: JLS/DC
 CHECKED BY: GCS
 DATE PLATTED: 07/30/2015
 DATE SURVEYED: 08-OCT-2015
 SCALE: 1"=60'
 SURVEYED BY: GREGORY G. SCHEFF
 PROJ NO.: 152728

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN _____ OCTOBER 2015, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE _____ GREGORY G. SCHEFF LS 6700



CLIENT: DON CLASNER
 BOX 192
 HILLSDALE, NEW JERSEY 07642



WRANGELL RECORDING DISTRICT

No.	Date	Description	Revisions

RCSM
 REAL ESTATE ENGINEERING & SURVEYING, INC.
 203 California Lake Road
 Ketchikan, AK 99901
 Phone: (907) 874-2117
 Fax: (907) 874-2187

PROJECT:
TORGRAMSEN-GLASNER SUBDIVISION
 A SUBDIVISION OF REMAINDER LOT A-2,
 TORGRAMSEN-SMITH SUBDIVISION,
 CREATING LOT C OF REMAINDER LOT A-2
 TORGRAMSEN-GLASNER SUBDIVISION
 WITHIN U.S. SURVEY 3823,
 WRANGELL RECORDING DISTRICT

City and Borough of Wrangell

Date: December 18, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Approval of Findings of Fact to the Request for a Contract Zone for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen.

Background:

At the November Planning and Zoning Commission meeting, the Commission held a public hearing on the above request.

Staff had recommended denial of the request based on the land use of the proposed request with the surrounding uses and zoning designation.

The Commission moved to approve the Request for a Contract Zone for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen, with the following conditions after amending the original motion:

- 1) Approval of the Site plan
- 2) Require indoor storage
- 3) 50 ' minimum green belt buffers on highway and adjacent properties
- 4) Lighting that will not affect adjacent neighbors

Both the amendment and the amended original motion passed 3-1. One Commissioner excused themselves from the discussion due to a conflict of interest.

Findings:

The recommendations of contract zones by the Commission must include the three findings (Amendments 20.76 WMC.030 (C) Commission Hearing and Report listed below. The Contract zone process follows the procedures in WMC 20, 76.020(C), 20.76.030 and 20.76.040 A and B for Zoning Amendments :

Within 45 days from the date of the hearing as set forth in this section, the commission shall

study the proposed change and shall make a report in writing to the borough assembly. The report shall include the following:

1. Justification for the proposed change, including the effect on the objectives of the comprehensive plan
2. Effect of the proposed change on property owners, including traffic flow, population, density, parking, sewer and water
3. Recommendation as to approval or disapproval

Below are draft Findings of Fact based on the discussion of the Commission. The Commission needs to modify and/or approve findings of fact prior the request moving forward to the Assembly.

The Commission has also received two letters that were under Correspondence on the November Agenda, from WCA and from the landowner requesting that the Commission reconsider the 50' buffer that was approved. For the Commission to act on this request, a new public hearing would need to be held. The Commission could schedule another public hearing or allow the letters to be forwarded to the Assembly for their consideration of the Contract Zoning Requirements.

DRAFT FINDINGS OF FACT:

- 1. Justification for the proposed change, including the effect on the objectives of the comprehensive plan:** The Commission deems it in the best interest of the community to approve the requested contract zone change in Single Family Residential for the specific use of a Transportation office, storage, and equipment maintenance area on the specific land requested by WCA. The use will not be a construction company, per Mr. Willard, but will be a Transportation office with associated staging area. The activities of the proposed use provides positive benefits to the community. The proposed use may not meet the objectives of the Future Residential Growth of the Comprehensive Plan (Ch 6.8.2) nor does it fall within the Future Growth Map 6-18 for Residential development, but it does meet expectations of employment trends and opportunities. "Economic sectors showing the most growth (Table 4-1) are Local and Tribal Government...." The activities by the Transportation office to date have created jobs and built roads as well as conducted road and trail improvements for the USFS, and expectations are that the office will grow. The Activity meets Economic Development Policies and Actions, Policy 10: Maintain and support existing businesses and employers, including both private sector and the community's government jobs. The Commission feels it meets Land Use and Future Growth Policies and Actions Policy 32 Designating areas for commercial and industrial development in logical locations to promote economic opportunity and satisfy current and future needs.
- 2. Effect of the proposed change on property owners, including traffic flow, population, density, parking, sewer and water:** The Commission finds that the impacts to adjacent property owners will be minimal and approved conditions to minimize further some of the potential concerns expressed by Commissioners and an adjacent resident. The concerns included noise, visual, and lighting impacts. Conditions approved by the Commission to minimize these were to approve the Site plan once the design is drafted by WCA; require indoor storage; require a 50 ' minimum green belt

buffers on highway and adjacent property lines; and provide lighting that will not affect adjacent neighbors. The Commission did not believe that traffic flow issues on Zimovia Highway would increase significantly or that sewer and water services should be an issue.

3. Approval or Disapproval: The Commission moved to approve the Request for a Contract Zone for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen, with the following conditions after amending the original motion:

- a) Approval of the Site plan
- b) Require indoor storage
- c) 50 ' minimum green belt buffers on highway and adjacent properties
- d) Lighting that will not affect adjacent neighbors

rec'd
12/2/15

12/01/15

Lisa Torgramsen

PO Box 1959

Wrangell, AK 99929

907-305-0579

ITEM 6 (3p.)

To the Wrangell Planning & Zoning group,

I would like to respond to some remarks that were made at the 11/12/15 Wrangell P&Z meeting regarding Wrangell Cooperative Association, Transportation Dept. / Bill Willard's (*WCA for the rest of this letter*) request to build an office building and equipment storage facility on property currently owned by me & zoned as residential.

There was a concern voiced by Bruce Smith, who now owns the lot directly behind my house, about the possibility of his daytime sleep schedule being disturbed if WCA should build their facility on the lot that they are considering which adjoins both Bruce's lot and my home site. WCA's facility would be occupied & operate during normal business hours of 8 am to 4pm.

Bruce's concern was followed by statements made from the P&Z panel, one of whom was so opposed to WCA's proposal as to have made what I feel were extreme projections. This same commissioner, very inappropriately, went so far as to cross an ethical boundary by suggesting, at least twice, that Mr. Willard abandon his selection of my property and instead consider purchasing specific lots owned by the City of Wrangell. I do believe there are guidelines of propriety about government agencies competing against private enterprise, and I believe it was wrong for that line to have been crossed. So completely against allowing WCA's request for permits to build their facility on my residential zoned property that further remarks from this commissioner projected a litany of "out of control" scenarios, including, among others, excessive noise and traffic flow in & out of the property, a negative environmental impact, and visual detriment to the area and just a general all around disaster if allowed.

I ask that the P&Z commissioners, and ultimately the Wrangell City / Borough assembly please consider the following points.

My property, in its undivided state, is bordered on one side by a gas station/minimart, duplex rental, multi bay garage that once housed an auto repair shop, and a newly built Medical clinic. Directly behind the whole of the property is city owned property & Wrangell's reservoir. The entire other side of my property is a shared border with a large, fully occupied trailer court. Diagonally across the street from that corner is an electrical plant, the City of Wrangell shop / office complex and equipment storage. Sprinkled in here and

there on nearly all sides are single family residences. Somehow, enforcing strictly residential zoning doesn't seem quite the norm on any of the property directly adjacent to mine, which makes WCA's request all the more plausible and reasonable, and certainly not out of keeping with the entire area.

WCA is considering a lot that is just under 7 acres in size. If the same lot is sold to a developer of residential lots there could easily be as many as 25 lots, possibly more, constructed on that site. The impact of such a development, when compared to the same list of concerns voiced against WCA - of excessive noise, traffic flow in & out of the property, negative environmental impact, a visual detriment to the area, etc, and also the significant impact on existing water & sewer services, *would certainly be far greater* than what we would experience with WCA as a neighbor.

WCA's written proposal reflected a very thorough and thoughtful research of the ordinance requirements as determined and published by the government to be applied as the guideline for development by our community members. WCA, as part of their request for permission to build an office building & storage facility went line by line through each concern outlined within the ordinance for contract zoning and provided full disclosure & description of their intention to comply and how they would accomplish compliance on all points.

WCA submitted a clearly outlined construction plan, and also discussed details of their intentions with me in subsequent conversations. Their office building will be a beautifully & tastefully done structure with landscape that will reflect their respect for and unity with the environment. They do not intend to build a big noisy construction yard. Their equipment storage will be kept reasonably tidy and placed so as to have the least negative aspect as possible. A layout that will not be achievable if the P&Z's initial recommendation for twice or more of the standard greenbelt is adopted.

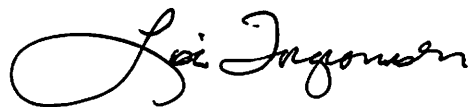
WCA is a genuine business entity with a verifiable record. They have several existing projects here in Wrangell that clearly demonstrate that they are an established organization, and have proven their experience and level of standard in the execution of their endeavors. When one considers WCA's historical integrity and their commitment to the betterment of the community they serve, their proposed use of this property should be welcomed, not discouraged. Nor should they be penalized with excessive greenbelt requirements & easements beyond the established zoning ordinance requirements that others are held to. A 25' greenbelt is completely acceptable to the development plan they are proposing, and is probably why that is the depth required by ordinance. It is certainly about 25' more than the buffer between the city shop equipment yard & the highway. The natural density of the trees & brush on my property would afford a more than adequate buffer at the 25' standard. If WCA were to choose to add an additional hedge the barrier would be solid. My personal experience is that one row of fairly closely spaced shrubbery across the front edge of my yard, with no brush, cuts the road noise

down by more than half & provides an adequate privacy screen between my home & the road.

I respectfully request that WCA be allowed the contract zoning they have asked for, without additional restrictions placed on them outside of the published ordinance requirements. They will fit unobtrusively into our existing neighborhood and continue as a greater asset to our community.

Thank you,

Lisa Torgramsen

A handwritten signature in black ink, reading "Lisa Torgramsen". The signature is written in a cursive style with a large, decorative initial "L".

WRANGELL COOPERATIVE ASSOCIATION

P.O. Box 2331 • Wrangell, Alaska 99929
Telephone: (907) 874-3077
Fax: (907) 874-4305
Email: wwillard@wca-t.com

ITEM

7 (2p.)

December 3, 2015

Planning and Zoning Committee
City and Borough of Wrangell
P.O. Box 531
Wrangell, AK 99929

Dear Planning and Zoning Committee:

We would like to thank you for your consideration and approval of our contract zoning request regarding "Torgramsen Prunella Subdivion, the remainder Lot A-2." Wrangell Cooperative Association (WCA) has made it a priority to complete projects which provide economic development and community benefit to the citizens of Wrangell. We are very appreciative of Planning and Zoning's willingness to work with us as we continue to improve transportation corridors in our community.

We are writing to respectfully request that Planning and Zoning reconsider restrictions placed on the property for greenbelt requirements. At the November 12, 2015 meeting, a 50 foot buffer was required to be included in contract zoning for this property.

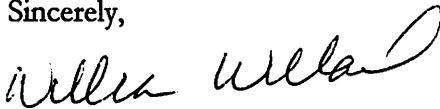
Per Wrangell Municipal Code (WMC) Buffers 20.52.200: "Buffers shall be 25 feet in width, and shall be 75 percent sight-obscuring. When composed of plants, buffers shall be 50 percent of full size within one year and average eight feet in height. Buffers shall be composed of natural terrain and vegetation where possible. If fences are used they should be aesthetically pleasing and compatible with the character of the area."

Due to the shape and size of the property, enacting a 50 foot buffer requirement would limit WCA's ability to develop the property. A buffer of this size would result in WCA purchasing property of which 38% is unusable. It would also apply a standard to WCA which is not required of others in a similar situation.

The Wrangell Municipal Code was written to prevent “smoke, noise, traffic, aesthetics and potential hazards” from industrial uses to “adjoining areas.” WCA respectfully requests that Planning and Zoning alter the contract zoning to the buffer specifications which were found to be sufficient in the Wrangell Municipal Code. We request the contract zoning be altered to reflect a 25 foot required buffer.

Thank you for your consideration.

Sincerely,



William Willard
Transportation Program Manager



Lisa Torgransen
Property Owner

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES

November 12, 2015
7:00 pm

ITEM 8 (4p.)

A. CALL TO ORDER/ROLL CALL

Chairperson Terri Henson called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 pm on November 12, 2015 in the Wrangell Borough Assembly Chambers. Commissioners' Don McConachie, Apryl Hutchinson, Duke Mitchell and Jim Shoemaker was in attendance via conference call.

Recording Secretary Lavonne Klinke and Zoning Administrator Carol Rushmore were present.

B. AMENDMENTS TO THE AGENDA

Commission welcomes our new Commissioner Duke Mitchell to the P&Z Board.

McConachie moves to approve Jim Shoemaker attending by teleconference, Mitchell seconds, all approved via poll vote.

Lisa Torgramsen is attending via conference call regarding items G2.

C. APPROVAL OF MINUTES:

September 10, 2015; October 8, 2015; and Special October 16, 2015

No minutes submitted.

D. PERSONS TO BE HEARD

None

E. CORRESPONDENCE

None

F. OLD BUSINESS

G. NEW BUSINESS

1. Final plat review of the Meyer Family Subdivision, a subdivision of Lot 9 USS 2673, creating Lots 9-A and 9-B, zoned RMU-M, requested by Ronald and Cheryl Ann Meyer.

Moved by Mitchell, seconded by Hutchinson, motion passed by unanimous vote.

2. Final plat review of the Mitchell-Buhler Replat, a replat of Lots 6,7,8 and 9 USS 2589, creating lots 6A and 6B, 7A and 7B, 8A and 8B, 9A and 9B USS 2589, zoned Industrial and Waterfront Development, requested by Mark Mitchell, owned by Silver Bay Logging Inc.

Moved by McConachie, seconded by Hutchinson, motion passed by unanimous vote with Commissioner Mitchell excusing himself due to conflict of interest.

3. ~~WITHDRAWN: Temporary Use request to use the former "airplane pull out" at 4.5 Mile Zimovia Highway, within Tract D-1, ATS 1531, SBPL Subdivision, for the staging of equipment and short term containerized soil storage prior to shipping during the clean up of the nearby Junkyard, requested by City and Borough of Wrangell for Alaska Department of Environmental Conservation overseeing the clean up by NRC Alaska.~~

4. Vacation request of two easements, road and waterline easements, within the Remainder of Lot A-2, Torgramsen-Smith Subdivision, more specifically, within the lot area as described as the proposed Lot C of the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Lisa Torgramsen.

Open Public Hearing

Lisa Torgramsen, PO Box 1959, Wrangell Alaska, confirms this is about the Torgramsen-Glasner subdivision. Ms. Torgramsen asked about Lot B and staff explained that the lot has since been combined into the bigger lot, but was an agreement between adjacent landowners resolving a encroachment issue. She also asked about the easements through the trailer park, if they were still open or if there had been construction on top of the easements. Staff indicated they would do more research to be able to provide an answer. She was questioning the life of the water line, if it had not been used for 15 years, was it still viable.

Close Public Hearing

Staff explained that the waterline easement belongs to the City but that it is a viable line and could utilized as a back up service if the primary line breaks. The road easement belongs to the USFS and was established in 1961. At the time, the USFS owned the reservoir parcels where easement goes to. Staff will provide USFS contact information to facilitate communication regarding the easement vacation request.

Item Tabled till future meeting to give Staff time to do further research.

X 5. Request for a Contract Zone for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen.

Open Public Hearing

Esther Ashton, 727 Shax'teen Circle, Wrangell, Alaska. Read a letter summarizing their formal request for the Contract Zone Change into the record. Her comments summarizing the letter that was submitted by Bill Willard identifying the cooperative agreements with the tribe, positive impacts, jobs created, activities trying to grow – road development, trails, and their need for land.

She indicated they would take positive steps to not impact neighbors. Would have an office and storage of 2 trucks. Site plan would be done by a professional and willing to bring it back to Planning and Zoning Commission for approval. Will construct the buildings closer to the proposed Lot C where a contract zone for a storage unit will be constructed. Lighting will be designed specifically for the use, one entrance, buffers will be in place and there should be no noise or noise meeting the code requirements. Traffic would be to and from the office which currently has 5 employees. The comprehensive plan supports expanding economic opportunities.

Bruce Smith, 1.8 Mile Zimovia Hwy, just purchased a lot adjacent to the land in this request and has concerns of the area being changed from a Residential Zone to an Industrial Zone. Purchased the property with the understanding it was residential. I am concerned about the industrial nature of the use and noise. Maybe only two trucks now but if they grow and need new equipment noise and activity could grow. Not appropriate use in a residential area.

Bill Willard, 426 Front Street, part of Wrangell Co Operative, looking for future opportunities and to help build our community. Does not see the use as an industrial use. Not going into construction business to compete with construction businesses.

Close Public Hearing.

Mitchell moves to approve the Request for a Contract Zone for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen. McConachie seconds.

Commissioner Shoemaker steps down due to possible Conflict of Interest regarding this item.

Henson feels this use should be directed more to the Industrial Area. There are lots there. City cannot enforce when a user does not abide by its approvals.

Willard indicated they had looked at the Industrial Lots and had a geotech person from Federal Highways tell them they would have to dig out the muskeg, maybe up to 25 foot deep. Extension of utilities would all add too much to the cost.

Staff indicated that they had been working with WCA trying to identify sites, such as corner of Spur Road, Institute, LI on Wrangell Avenue, Industrial Park but sites were too small or needed infrastructure extensions.

Commission's responsibility to make sure uses of property meet requirements, or try and address impacts.

Henson suggests 75' buffer.

McConachie moves to amend motion to add staff's recommendations with one change:

- 1) Approval Of final site plan
- 2) Require indoor storage
- 3) 50' minimum green belt buffers on highway and adjacent properties
- 4) Lighting that will not affect adjacent neighbors

Mitchell seconds.

Amendment: Mitchell – yes, McConacie – yes, Hutchinson – Yes, Henson – no

Amended Motion: McConachie – yes, Hutchinson – yes, Mitchell – yes, Henson – no

6. Discussion of Zoning of Entitlement Lands and other remote areas of the Borough: Earl West Cove, Wrangell Island East

Potential land uses to consider for Earl West Cove – home sites, commercial recreation/lodges, recreational, habitat, selective harvesting when state does adjacent sale,

Potential land uses to consider for Wrangell Island East – access issues, residential settlement, commercial recreational, larger lots, steep slopes, recreation, timber harvesting in select areas

Shoemaker – we discuss potential uses of lodges, but they have specific criteria. They need large land areas, potable water, discharge/mixing zones, prevailing winds, access to fishing areas.

Should also consider remote land areas for Land Banks – potential revenue generation

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Rushmore explained to the Commission that there are some disagreements on Farm Island between a few land owners regarding use of easements. The City is trying work with landowners where possible.

J. ADJOURNMENT

City and Borough of Wrangell, Alaska

ITEM 9 (2p.)

Wrangell Planning and Zoning Commission

SPECIAL MEETING MINUTES

December 23, 2015

12:00pm Assembly Chambers

X

1. CALL TO ORDER/ROLL CALL

Chairperson Terri Henson called the Special Meeting of the Wrangell Planning and Zoning Commission to order at 12:00 pm on December 23, 2015 in the Wrangell Borough Assembly Chambers. Commissioners' Don McConachie, April Hutchinson, Duke Mitchell and Jim Shoemaker was in attendance.

Recording Secretary Lavonne Klinke and Zoning Administrator Carol Rushmore were present.

Public Comment:

Lisa Torgramsen, 1048 Zimovia Hwy,

Ms. Torgramsen read into the record a letter regarding her concerns with the 50' buffer requirement, her letter is attached to these minutes.

Bill Willard transportation manager for WCA, concerned with the 50' buffer requirement also, letter attached.

Jim Nelson, 1055 Zimovia Hwy asks if the 50' buffer has been approved, Staff confirms that this has been approved by the Commission with their recommendation to the Assembly. Mr. Nelson feels that the 50' requirement is extreme and that the 25' buffer is a bit better, but wants to make sure that the 25' is monitored closely to make sure that the 25' is adhered to.

2. Approval of Findings of Fact to the Request for a Contract Zone for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen.

Jim Shoemaker steps down due to conflict of interest.

McConachie moves to approve Findings of Fact as noted in the Staff Report for the Contract Zone for a Transportation office, storage, and equipment maintenance area on a portion of

Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen, Mitchell seconds.

McConachie was the one to suggest the 50' which was more than the original requirement. Commissioner McConachie would like to amend the original motion to reduce to 25', but would want to make sure that the P&Z Commission come back and revisit in the future.

Staff states that there is requirement to have another public hearing if changing the decision, and would have to re-notice the public hearing.

Henson is still not in favor of putting industrial within the residential zone. Henson states to leave as is and then have the final decision be the Assembly's decision. McConachie states that this is probably the way to go with consensus by Commission. The Commission can only send to the Assembly what is currently approved, with the Assembly making the final decision, unless a public hearing renoticed.

Staff states that as far as the process, if Ms. Torgramsen wants the issue to come back to the Commission, this would not happen until February 2016. But if move it forward with the 50' setback as it is now, and the supporting information, it would speed up the decision process.

McConachie moves to send the P&Z recommendation to the Assembly as it is proposed now with the 50' Easement and the findings of fact, 2nd approval received, motion passed by unanimous vote.

3. ADJOURNMENT 12:20 pm

**Chapter 20.77
CONTRACT ZONING**

ITEM 10 (2p.)

Sections:

- 20.77.010 Contract zoning – Definition and purpose.
- 20.77.020 Initiation.
- 20.77.030 Agreement.

20.77.010 Contract zoning – Definition and purpose.

In this chapter, “contract zoning” means a zoning reclassification to a less restricted use when the owner of the rezoned property, through an agreement with the borough assembly, places restrictions on the use of the land beyond the zoning requirements generally attaching to the new district in which the property has been placed. Contract zoning shall follow the same procedures as set forth in WMC 20.76.020(C), 20.76.030 and 20.76.040(A) and (B). [Ord. 867 § 1, 2013; Ord. 485 § 7, 1985.]

20.77.020 Initiation.

Contract zoning shall be initiated by petition signed by the owners of the property to be rezoned. In addition to the information required in WMC 20.76.020(C), the petition shall include the following:

- A. The use to which the property will be put;
- B. The term desired for the agreement, which term shall not exceed the estimated useful life of the improvements that are or will be constructed on the property;
- C. The dimensions, square feet and height of the improvements;
- D. A detailed site plan, which shall include the location of improvements and provisions for off-street parking spaces and loading/unloading space(s);
- E. The estimated number of persons that will be employed;
- F. A statement as to the type and volume of solid waste that will be generated and the proposed method of disposal;
- G. A statement as to the amount of traffic that will be generated; and
- H. A statement as to the noise or odor that may be generated. [Ord. 867 § 1, 2013; Ord. 485 § 7, 1985.]

20.77.030 Agreement.

If the borough assembly finds that it is in the best interest of the public to approve the

proposed contract zone, the borough assembly shall prepare an agreement, including such terms and limitations as the assembly deems necessary to protect neighboring properties, for approval by ordinance. The agreement shall include covenants as follows:

A. That the property shall be developed for the proposed use within a specified period of time;

B. That if the owner ceases to use the property as agreed for a specified period of time the classification of the property will revert to the former zone; and

C. That should the property subject to the agreement be zoned to a zoning classification which permits the use set forth in the agreement, the provisions of the agreement restricting said property use shall be null and void. [Ord. 867 § 1, 2013; Ord. 485 § 7, 1985.]