

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

November 12, 2015

7:00 pm

DRAFT Agenda

A. CALL TO ORDER/ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: September 10, 2015; October 8, 2015; and Special October 16, 2015

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

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.

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.

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 **WITHDRAWN:** ~~Temporary Use request to use the former "airplane pull-out" at 4.5 Mile Zimovia Highway, within Tract D-1, ATS 1531, SBPL Subdivision, for the staging of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.~~

Pub Hrg 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.

Pub Hrg 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.

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

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

City and Borough of Wrangell, Alaska

Agenda Item G1

DATE: November 9, 2015

TO: Planning and Zoning Commission

FROM: Carol Rushmore, Economic Development Planner

RE: 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.

The Planning and Zoning Commission approved the preliminary plat at the regular meeting of October 8, 2015. Staff has reviewed the final plat and use of the trail to access Lot 9B is clearly marked on the plat.

Staff recommends approval of the Final Plat.

At the last meeting, there were questions regarding the house that is built within the lot and in the tidelands. It is unclear if the house encroaches in only unsubdivided state owned tidelands or also in a portion of ATS 804 state owned tidelands. Either way, the location of the house is grandfathered in based on its location at the time Wrangell became a borough. I was not able to determine that a tideland lease with the state had been obtained by the applicant. It would be up to the State to determine if a tidelands lease would be required at this time.

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, Alaska, and that said plat has been approved by the Planning Commission by Resolution No. _____, dated _____, and that the same has been approved for recording in the Office of the District Magistrate, Ex-Officio Recorder, Wrangell, Alaska.

Chairman, Planning Commission _____ Date _____
Secretary _____ Date _____

CERTIFICATE OF APPROVAL BY THE JUDICIAL DISTRICTS

I, the undersigned, being duly appointed and qualified, and as 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 names 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 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, Alaska, and that the plat shown hereon has been approved for recording in the Office of the District Court, Ex-Officio Recorder, Wrangell, Alaska.

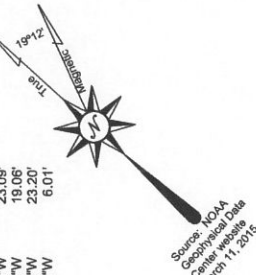
Mayor, City and Borough of Wrangell _____ Date _____
Attest: City Clerk _____ Date _____

MEYERS CHUCK



LINE TABLE:

LINE	BEARING	HORIZ DIST
L1	S80°47'00\"W	10.57'
L2	S70°02'00\"W	17.02'
L3	S42°13'00\"W	22.44'
L4	S5°52'00\"W	8.15'
L5	N43°03'00\"W	15.45'
L6	S43°03'00\"W	3.37'
L7	S43°03'00\"W	21.52'
L8	S80°46'58\"W	19.08'
L9	S70°02'00\"W	23.20'
L10	S42°12'37\"W	6.01'
L11	S5°52'00\"W	6.01'



NOTES:

- The error of closure of this survey does not exceed 1:5,000.
- All bearings and distances are reduced to horizontal field distances.
- The natural meanders of mean high water line forms the true bounds of Lot 9A. The line of mean high water, as shown on the plat, is a straight line and is not subject to area computations only. The true corners being on the extension of the sidelines and their intersection with the natural meanders.
- This survey and Plat is subject to reservations and exceptions of the U.S. and State of Alaska Patents and acts relating thereto.
- The Pedestrian Access Easement is generally 5 feet wide, but per Warranty Deed Book 151, Page 948, K.R.D., it is stated as 8 feet wide.

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public for the State of Washington
My Commission Expires _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public for the State of Washington
My Commission Expires _____

Lot 40 J, U.S.S. 2673

R.O.W.

Lot 40 A

LEGEND

■	Recovered 3.25\" BLM Monument
●	Recovered 3.25\" Alum. Cap - D.N.R.
○	Recovered 2\" ALCAP - LS-3491
●	Recovered 2\" ALCAP - LS-3491
+	Property Corner - Not Set
(R-1)	Record Data - U.S.S. 2673
(R-2)	Record Data - A.S.L.S. No. 85-93

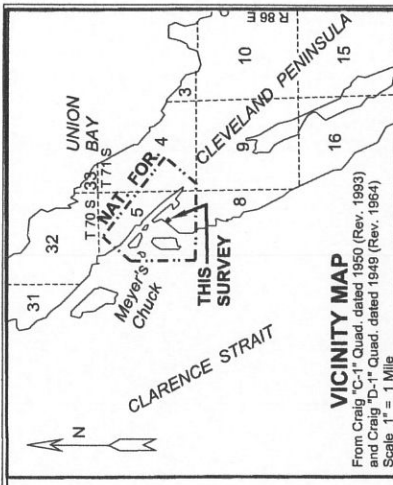
RECORDED-FILED

DATE	REC. DIST.
TIME	M
Requested by	
Address	

SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed as a professional land surveyor in the State of Alaska, and that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Gary L. Tams, RLS No. 13013 Date: _____



VICINITY MAP

From Craig \"C-1\" Quad, dated 1950 (Rev. 1993) and Craig \"D-1\" Quad, dated 1949 (Rev. 1964)
Scale 1\" = 1 Mile

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of Lot 9, U.S. SURVEY 2673, and that we hereby adopt this plat of subdivision, with our free consent, and dedicate easements, streets, alleys, walks, parks and other open spaces to public or private use as noted.

Ronald D. Meyer, 1101 63rd St. SE, Unit F, Auburn, WA 98092 Date _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public for the State of Washington
My Commission Expires _____

Cheryl A. Meyer, 150 NE Nunan Loop #1, Oak Harbor, WA 98227 Date _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public for the State of Washington
My Commission Expires _____

BAR SCALE: 0 30' 60'

MEYER FAMILY SUBDIVISION

A SUBDIVISION OF LOT 9, U.S. SURVEY 2673,
PLAT Accepted by BLM on October 10, 1963

Creating Lots 9-A and 9-B

LOCATED WITHIN SECTION 5, T. 71 S., R. 86 E., C.R.M., ALASKA
WRANGELL RECORDING DISTRICT
Containing 0.862 Acres

Surveyed by: Ronald D. Meyer 8289 Finnside Ct. KETCHIKAN, AK 99901 Auburn, WA 98092	Drawn by: Gary Tams 9/10/15	Date of Plat: Sept. 15, 2015	File No. TPC2015MEYERS CHUCK
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City and Borough of Wrangell, Alaska

Agenda Item G2

DATE: November 9, 2015

TO: Planning and Zoning Commission

FROM: Carol Rushmore, Economic Development Planner

RE: 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 DB AK Enterprises LLC.

The Planning and Zoning Commission approved the preliminary plat at a Special Meeting on October 16, 2015. Staff has reviewed the final plat and the requested access and utility easements have been included.

Staff recommends approval of the Final Plat.

City and Borough of Wrangell

Agenda Items G4

Date: November 9, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Vacation of a road easement and waterline easement within 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.

Background:

The Planning and Zoning Committee and subsequently the Assembly approved a Contract Zone for a storage unit within the lot area as described as the proposed Lot C of the proposed Torgramsen-Glasner Subdivision. The Planning and Zoning Commission approved the preliminary plat at the September 10, 2015 meeting. During the preparation of the Final Plat, two easements crossing a portion of the property were re-discovered.

The landowner and the prospective buyer are seeking to vacate both easements and adjust the preliminary plat accordingly.

Findings:

Normally, these easements would have been dealt with during the preliminary plat review as a result of a title search as part of the subdivision process. Because they are easements granted by the federal government, they did not turn up on my review on the State's recorder's office. Further review of our documents and Bureau of Land Management's website revealed information on these same easements on previous plats of the Torgramsen property in 1997 and 2012.

The water line easement was granted to the City in 1906 and was utilized as the main distribution line until about 15 years ago. The water was piped into a chlorinator located within the Trailer park. Once the Water treatment plant was constructed, the main now traverses from the plant along Wood Street.

The road easement was granted to the USFS in 1961, and at the time the USFS owned the lands surrounding the City's reservoirs. The lands were transferred to the State who then transferred the land to the City in late 1990's at our request and as part of our municipal entitlement (not borough entitlement). The road easement appears to still be valid. Staff has been trying to determine the process the applicant and landowner will need to go through with the BLM to seek the vacation.

Amber Al-Haddad, Public Works Director has been reviewing the easement information with PW staff and at this time are recommending that the easement NOT be vacated. The line could be a by-pass alternative if the main should break or other issues occur and it is needed for fire suppression or drinking water. Please see the attached memo from Amber Al-Haddad.

The easement looks to be approximately 20-25 feet from the property line at it's farthest distance and should be in any green belt buffer between residential and the storage unit contract zone area, so should not impact proposed development.

Recommendation:

Staff recommends that the Commission NOT recommend vacating the Water easement.

Since the road easement belongs to with the USFS, the City is not able to approve the vacation of the Road easement. Staff will work with the landowner and the applicant to see that the request moves forward through the USFS and/or BLM.

rec'd 10/28/15

October 28, 2015

To Carol Rushmore and members of Planning Commission

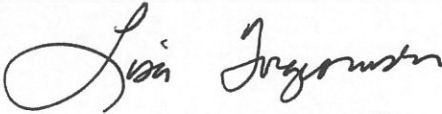
I have a request, to please be considered as soon as possible, in regards to the portion of my property labeled as LOT C on the enclosed plat copy. I am asking that you please vacate any easements that may still exist for the abandoned roadway, and for the obsolete water line, both of which are hilited in yellow on the LOT C diagram. The roadway is very old and has not functioned or been maintained as a road for a very long time, not for at least the last 45 years that I am certain of, and the person buying this lot will not be reconstructing it or acknowledging it in any way. The old water line is recorded as having been installed in 1906, and although I do not have any certain knowledge of it's history, I don't believe it is still used as no one had appeared to have any memory of it until earlier this month when it was revealed by an old document, and if it were still viable I believe the maintenance crew of the current water system would be aware of it.

Thank you,

Lisa Torgramsen

PO Box 1959

Wrangell AK 99929


10-28-15

MEMORANDUM

TO: Carol Rushmore, Zoning Administrator, and Planning & Zoning Commission
FROM: Amber Al-Haddad, Public Works Director
SUBJECT: Water Utility Easement Vacation Request by Lisa Torgramsen
DATE: November 9, 2015

Dear Carol and Planning & Zoning Commission:

Thank you for the opportunity to comment on the request to vacate a portion of the road access easement and the utility easement located on the Torgramsen's Zimovia Highway property.

While we have no objection to vacating the road access easement, it is critical that the City & Borough of Wrangell preserve the existing previous high-pressure waterline, which crosses a section of the Torgramsen property.

This previous waterline served as the Borough's main water supply, providing water from the water plant to town prior to the new water treatment plant's start-up in the late 1990's. Once the new water treatment plant opened, the water chlorination building on Zimovia Highway was demolished; however, the previous waterline was preserved as a backup water supply. The new waterline, which lies within the Wood Street Right-of-Way, ties into this previous waterline at a location above the existing road, and new valves were installed both at the new waterline tee-connection and at a new connection made at the water main located in Zimovia Highway.

While a section of the previous waterline, a portion of which is located on the Torgramsen property, does not currently serve as the main water supply to the community, we have the ability to open the valves on either end of this line to allow water to flow in case of an emergency or other unusual circumstance whereby we would require another water supply route.

Due to the critical nature of this waterline's potential water service to our community, it is my recommendation that the Borough protect the needs of the community and thus the waterline by maintaining the existing utility easement.

If you have any questions about Wrangell's water system and needs for its preservation, please feel free to contact me.

Sincerely,

Amber Al-Haddad
Public Works Director
City & Borough of Wrangell

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 area 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.

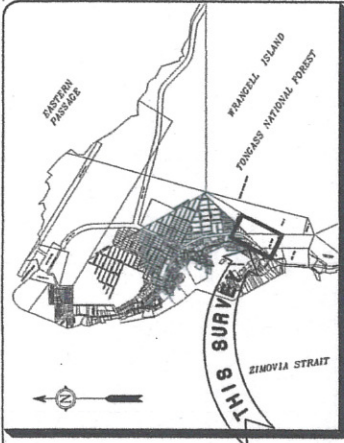
Should the Commission move toward recommending approval of the Contract zone request, the Commission should consider conditions that might help minimize potential impacts:

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



VICINITY MAP
NOT TO SCALE

RECORD CURVE DATA

①	Δ = 133°55'	Δ = 01°33'18"
	R = 1004.93'	R = 1004.93'
	L = 236.95'	L = 27.26'
	CHD. BRG. = N33°01'55.11"E	CHD. BRG. = N33°03'06"E

LEGEND

- BLM/GLO BRASS CAP MONUMENT RECOVERED THIS SURVEY
- PRIMARY ALUM. CAP PIPE MONUMENT MURPH L5 6288 RECOVERED THIS SURVEY
- SECONDARY MONUMENT RECOVERED THIS SURVEY
- REBAR AND ALUM. CAP SET THIS SURVEY
- DATA OF RECORD
- OVERHEAD ELECTRICAL
- POWER POLE & GUY ANCHOR
- PREVIOUS PROPERTY LINE

Plot # 2015-8

WRANGELL RECORDING DISTRICT

DATE	REVISION
10/20/2015	1
RSM	
REAL ESTATE SURVEYING & MAPPING, INC.	
1000 W. 10TH AVE., SUITE 100	
WRANGELL, ALASKA 99929	
PHONE (907) 844-1177	FAX (907) 844-1177
CELL (907) 844-1177	FAX (907) 844-1177

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



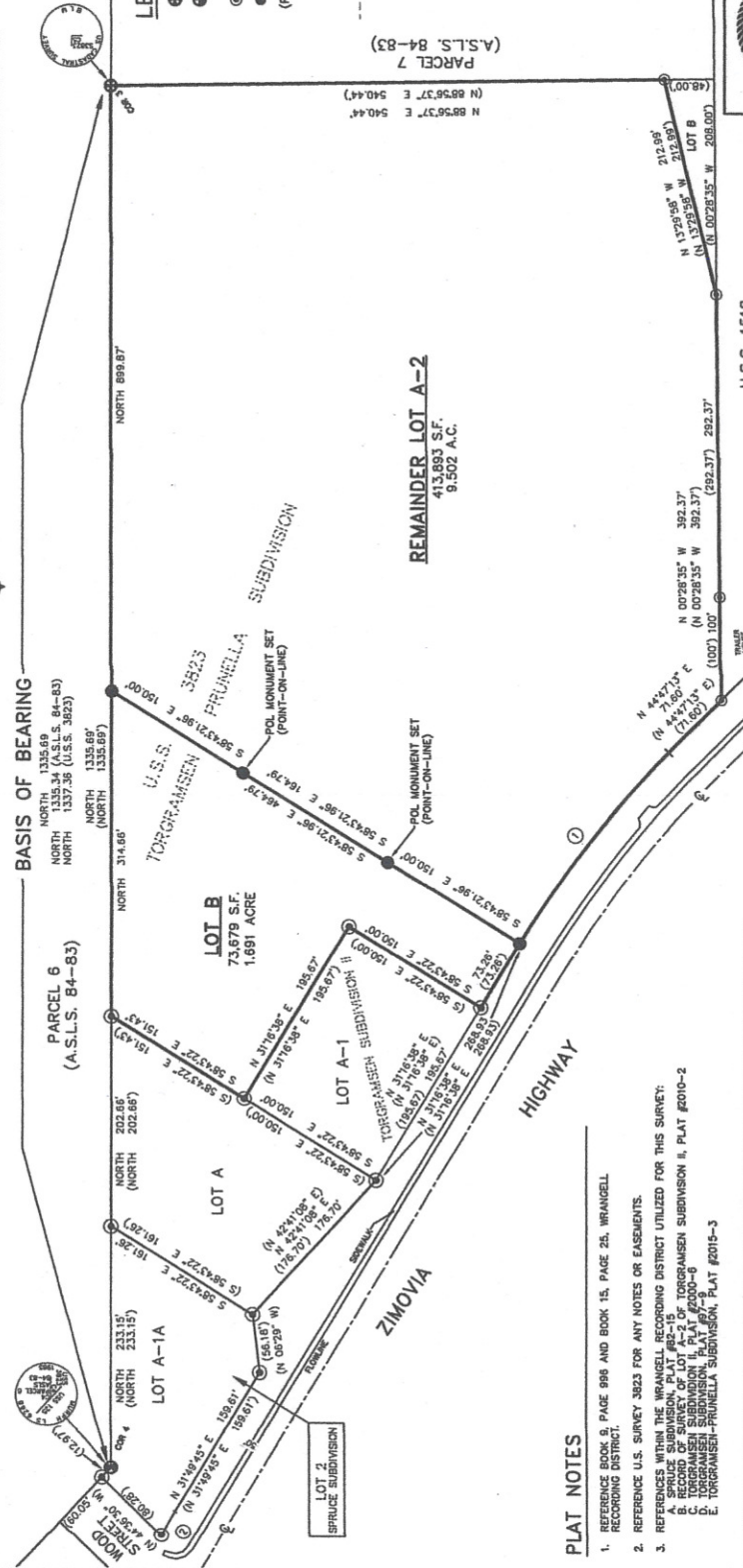
CLIENT: BRUCE SMITH JR.
BOX 1551
WRANGELL, ALASKA 99929

CERTIFICATE OF APPROVAL BY THE ASSEMBLY
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE RECORDING ACT OF THE STATE OF ALASKA, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, EX OFFICIO RECORDER, WRANGELL, ALASKA.
CITY CLERK

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE RECORDING ACT OF THE STATE OF ALASKA, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, EX OFFICIO RECORDER, WRANGELL, ALASKA.
CITY CLERK

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HEREBY ADAPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT TO THE PUBLIC OR PRIVATE USE AS NOTED.
DATE

NOTARY'S ACKNOWLEDGMENT
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES



PLAT NOTES

- REFERENCE BOOK 9, PAGE 998 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, PLAT #2010-2
C. TORGRAMSEN SUBDIVISION, PLAT #87-6
D. TORGRAMSEN-SMITH SUBDIVISION, PLAT #2015-3

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ALASKA, AND THAT I HAVE PERSONALLY CONDUCTED A SURVEY OF THE HEREIN DESCRIBED LANDS AND CONDUCTED A RECONSTRUCTION OF THE SURVEY OF LOT A-2 OF TORGRAMSEN SUBDIVISION, PLAT #2010-2, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.
DATE
GREGORY G. SCHMITT 118890

CITY AND BOROUGH OF WRANGELL, ALASKA



Based on proposed Torgensen-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

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.

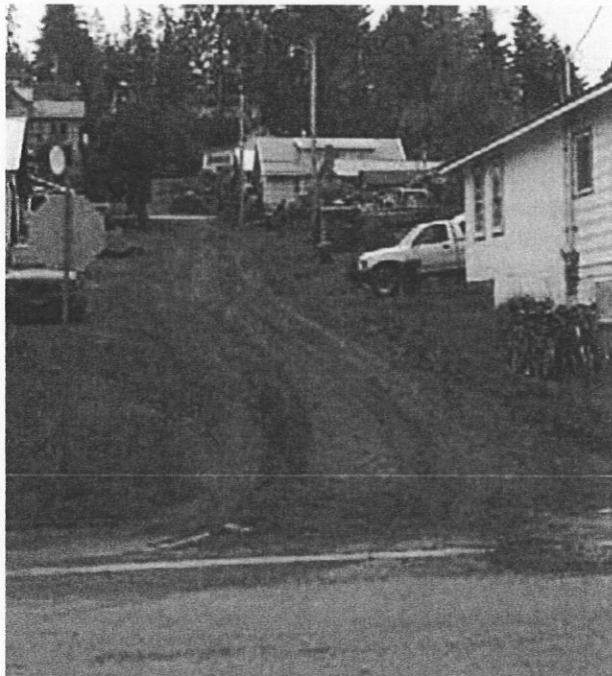
20.76.020 C. 3. Effect of proposed change on the objectives of the Comprehensive Plan

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:



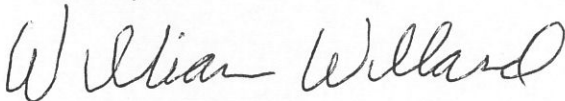
Another Action Item WCA helped accomplish is to “Work with the USFS on road management planning to ensure continued access to areas Wrangellites use for recreation, hunting, fishing and other harvesting activities. (CBW, USFS, WCA).” WCA hired employees and replaced deteriorating culverts along USFS 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

City and Borough of Wrangell

Agenda Items G6

Date: November 9, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

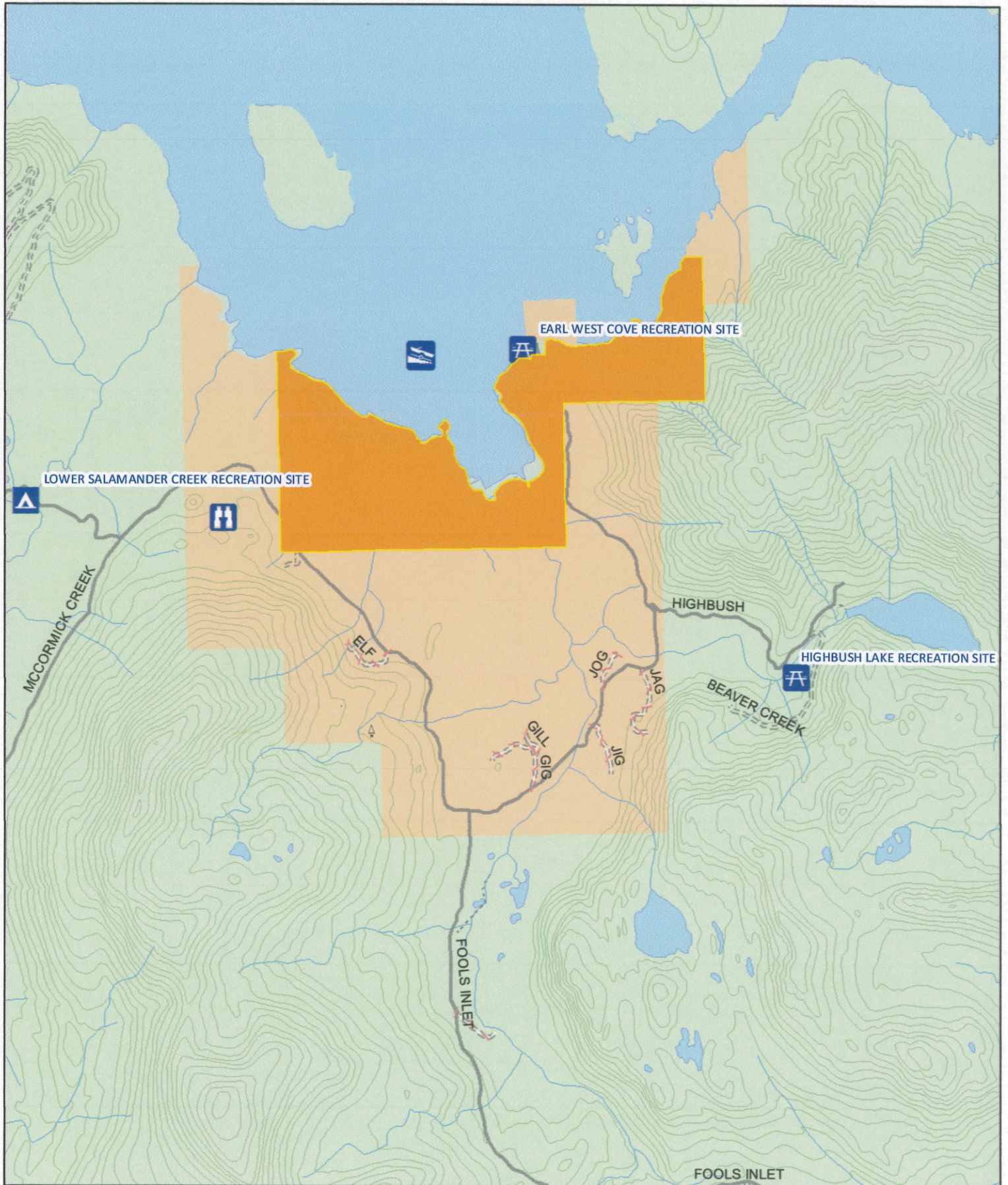
Re: Discussion of potential land uses in Earl West Cove and Wrangell Island East entitlement lands

Background:

See attached maps for the specific areas.

EARL WEST COVE

CITY AND BOROUGH OF WRANGELL, ALASKA



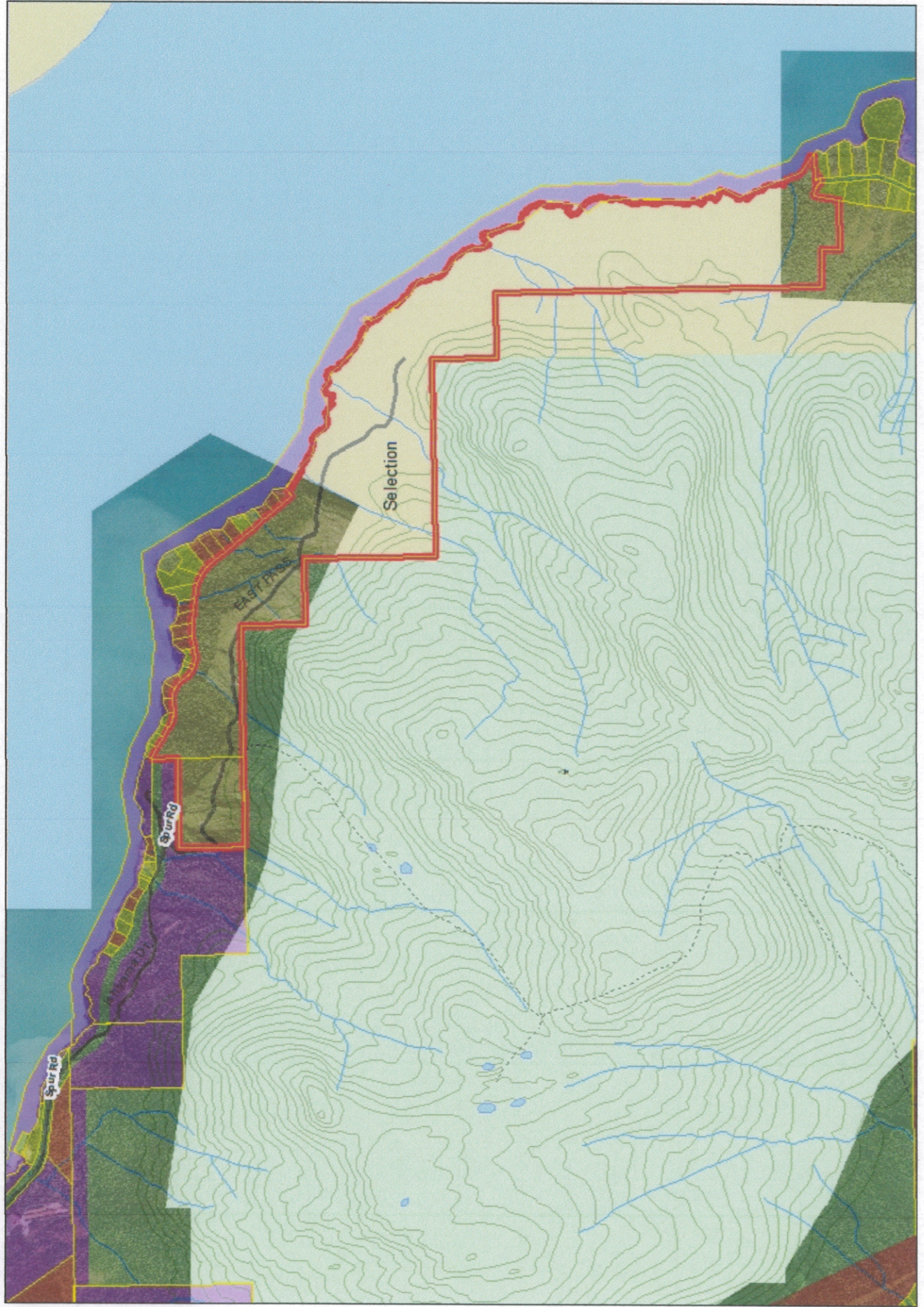
1 inch = 3,500 feet

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



Wrangell Island East Selection

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 2,500 feet

DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE, UPDATED MARCH 2014.
SEE AERIAL PHOTO FOR DETAILS.

