

## MEMORANDUM

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

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

**SUBJECT: DRAFT ORDINANCE AMENDING TITLE 20 AND AMENDING THE  
OFFICIAL ZONING MAPS**

**DATE: JANUARY 2, 2013**

### **BACKGROUND:**

The Planning and Zoning Commission has been working for two years with residents in the remote outlying area on a draft zoning ordinance. During the development of the Comprehensive Plan in 2009 and 2010, the Commission as well as the contractor assisting with the Comprehensive Plan development, asked numerous questions in person, in surveys, and in follow up opportunities about the types of land uses each remote area was comfortable with and what they were not comfortable with. The information was used as the basis of the Comp Plans growth maps as well as an initial draft zoning designation for the remote areas.

Each remote subarea was very distinct in their likes/dislikes and what they wanted to see for their subarea. The Commission's goal was to keep zoning to a minimum, but try and address some of the key concerns or land uses that residents and owners voiced during the process.

In November of 2010, the first draft of a proposed Remote Residential Mixed Use zoning ordinance was mailed to all property owners in the outlying areas. A workshop was held in March of 2011 which discussed in detail what each area liked and did not like about the proposed ordinance. The Commission worked very diligently to make changes wherever possible to meet the needs of the owners and residents of each subarea. Some changes were made and the Commission met again to further define questions of staff and questions that landowner brought to their attention. Another draft was mailed out in September of 2011 and a public hearing was held in November. Again there were numerous discussions, and changes were made to the maps and to allowable land uses within the draft ordinance. In early 2012, the ordinance as discussed by the Planning and Zoning Commission was then forwarded to Bob Blasco, Borough Attorney, to review for consistency with the code, to make sure what was being proposed was legal and appropriate, and to reformat into the borough's ordinance format. During the "summer season" of 2011 and 2012, the project was more or less put on hold because so many individuals affected by the ordinance fish for a living or are otherwise very hard to get hold of. In 2012, the added concern for hospital issues had the Borough Attorney preoccupied with other matters. Another mailing to all remote property owners with the Borough Attorney's formal draft ordinance was mailed in September of 2012 with a public hearing held in November. A 800# call-in was provided for the public hearings and there were usually under 10 individuals that called in. There was considerable written testimony that the Commission addressed where appropriate.

### **SUMMARY OF CHANGES TO TITLE 20:**

- The most significant change to Title 20 is the addition of the Remote Residential Mixed Use (RMU) zoning designation (WMC 20.31). This zoning designation is for all areas not on the road system, this includes Wrangell Island East which would be changing from a Rural Residential District to the Remote Residential Mixed-Use District. Each Subarea would be RMU-O (for Olive Cove) or RMU-T (Thoms Place) etc. Isolated parcels are RMU-G.

- Allowable uses under the RMU district may differ between subareas and those differences are identified in the list of allowable uses. Some subareas want an activity allowed outright, some might want a conditional use permit required for the same use, and another area may want to not allow it at all. Union Bay subarea does not want to see any commercial activity, other than perhaps a home occupation which would require a conditional use.
- Definitions were added and clarified based on discussion with subareas: Cottage Industry, agriculture, portable saw mill, recreational lodge, bed and breakfast, vacation rental.
- Some of the development standards were modified to address development in outlying areas and to clarify or clean up language. A few of the standards discussed in more detail include:
  - Building Height (WMC 20.52.080)
  - Minimum lot size was an issue in most subareas (WMC 20.52.090C). Based on the varying public comments, Planning and Zoning's recommendations are part of this draft.
  - Setbacks (WMC 20.52.110)
  - Hearing notification for activities in remote subareas and number of days required for action or decision. If a variance or conditional use permit is required in the remote areas, notices for the hearing must go out 20 days prior to the hearing to allow extra time for residents in those areas to access mail.
  - Lots on nonconforming size within the remote subareas may maintain separate ownership.(WMC 20.64.030 C).
  - Off-Street parking requirements (WMC 20.52.190)
- The official zoning maps are being changed to include the zoning designations for the outlying areas.
  - All subareas except for Wrangell Island East are new zoning maps with the subarea development being designated Remote Residential Mixed-Use. Wrangell Island East requested the Commission to change their zoning from Rural Residential to Remote Residential Mixed-Use.
  - JoEllen Traylor Wendel owns property on an island between Olive Cove and Thoms Place and she has requested that her property be zoned RMU-General Isolated Parcels (RMU-G), and not under the RMU-O or T restrictions.
  - Brad Finney owns property in the bay of Union Bay, but not as part of the Union Bay subdivision area. He previously requested that his property be zoned RMU-Meyers Chuck (RMU-M) rather than RMU-G or RMU-U.

**RECOMMENDATION:**

Staff recommends approving the first reading of the draft ordinance and proposed Zoning map changes and additions, and move to a second reading and public hearing.

**ATTACHMENTS:**

1. Draft Ordinance Amending Title 20
2. Draft Maps amending the official zoning maps.