

# *City and Borough of Wrangell, Alaska*

## **WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES**

**January 8, 2015**

**7:00pm**

### **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 January 8, 2014 in the Wrangell Borough Assembly Chambers. Commissioners' Dorothy Sweat, Don McConachie, Betty Keegan, Rudy Briskar and April Hutchinson were present.

Recording Secretary Lavonne Klink and Zoning Administrator Carol Rushmore were also present

### **B. AMENDMENTS TO THE AGENDA**

Chairperson Henson moves old business to after new business.

### **C. APPROVAL OF MINUTES:** December 11, 2014

Not Available

### **D. PERSONS TO BE HEARD**

None

### **E. CORRESPONDENCE**

Additional email from Clay Hammer regarding The Bay Company request.

### **F. NEW BUSINESS**

1. Final Plat review of Sea Level Subdivision II, a proposed subdivision of ATS 81, creating Lot 1 and Lot 2, zoned Waterfront Development, requested by Sea Level Seafoods, LLC, lessee, owned by the City and Borough of Wrangell.

There was an update to the plat due to the Lessee Certificate being placed on the final plat.

McConachie moves to approve the Final Plat review of Sea Level Subdivision II, a proposed subdivision of ATS 81, creating Lot 1 and Lot 2, zoned Waterfront

Development, requested by Sea Level Seafoods, LLC, lessee, owned by the City and Borough of Wrangell, Keegan seconds.

Motion passes by unanimous vote.

2. Preliminary Plat review of the Torgramsen/Prunella Subdivision, a subdivision of Lot A-2, Torgramsen Subdivision II, creating lots A-1A, Lot A and Remainder of Lot A-2, zoned Single Family and Commercial, requested by Steve Prunella

Open public hearing  
Close public hearing

Keegan moves to approve the Preliminary Plat review of the Torgramsen/Prunella Subdivision, a subdivision of Lot A-2, Torgramsen Subdivision II, creating lots A-1A, Lot A and Remainder of Lot A-2, zoned Single Family and Commercial, requested by Steve Prunella, Briskar 2nds.

Motion passes by unanimous vote

3. Conditional Use permit application for construction of new warehouse and office for transshipment facilities on Lot 11A-1 Block 21, Arrowhead Resubdivision II, Zoned Waterfront Development, requested by Arrowhead Transfer Inc.

Commissioner Hutchinson who currently works for Arrowhead is abstaining and is going to step down into audience.

Open public hearing  
Close public hearing

McConachie moves to approve the Conditional Use permit application for construction of new warehouse and office for transshipment facilities on Lot 11A-1 Block 21, Arrowhead Resubdivision II, Zoned Waterfront Development, requested by Arrowhead Transfer Inc Commissioner Sweat and Briskar both second the motion.

Motion passed by unanimous vote

## **G. OLD BUSINESS**

1. Continuation of a request to vacate remainder of alleyway adjacent to Lot A and Lot C, Bay Company Replat; and request to purchase portion of Lot 1 and Lot 2, Block B, Sortyard Subdivision, zoned Waterfront Development, requested by David Powell, Manager of The Bay Company, owned by Chet and Bejay Powell.

Open public hearing

Mr. Powell addresses Commission to see if they have any questions are looking at the same map that he has.

Close public hearing

Briskar moves to approve, McConachie states there is already a motion to approve from Briskar from the prior meeting. The original motion from December meeting is read:

McConachie moves to approve the Request to vacate remainder of alleyway adjacent to Lot A and Lot C, Bay Company Replat; and request to purchase portion of Lot 1 and Lot 2, Block B, Sortyard Subdivision, zoned Waterfront Development, requested by David Powell, Manager of The Bay Company, owned by Chet and Bejay Powell. Briskar 2<sup>nd</sup> the motion.

Options that may be available:

- Vacate rest of the existing alleyway and shift the alley way over and this would give applicant 12' from the building, just enough room to build
- Straighten lines up parallel to the fence line. Shift over and pivot the line of the alley. Still would be moving the right of way over

Staff states Commission should not to give up the right of way.

McConachie moves to amend the original motion to add in a utility easement from the fence line to extend 15' north of the center lines of the electrical poles, Keegan 2nds

The fence line continues on a line from Silvernail Work road to Front Street.

Commission approves the amended motion unanimously.

Commission approves the original motion unanimously.

This is a recommendation to the Assembly

## **H. PUBLIC COMMENT**

Greg Meissner, City of Wrangell Harbormaster asks about Silver nail Workroad and about platting the existing access areas? What is the process going to be?

Issue will come to the Planning and Zoning Commission in February to determine where they want to go with it and a public hearing would follow if they want to look at the option of vacation.

## **I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS**

Terri will not be here next meeting.

Monday night public meeting and Wednesday summary of what they heard is the waterfront planning process and commissioners should have been contacted by now.

Remember the training, if you go to a site and talk to the owner, you need to declare that you have gone to look and or talk to the landowner/applicant.

## **J. ADJOURNMENT 8:08 pm**