

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

December 11, 2014

7:00pm

A. CALL TO ORDER/ROLL CALL

Chairperson Tere Henson called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 pm on March 13, 2014 in the Wrangell Borough Assembly Chambers. Commissioners' Dorothy Sweat, Don McConachie, April Hutchinson, Betty Keegan, Rudy Briskar, Commissioner Christina Florschutz was absent

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

B. AMENDMENTS TO THE AGENDA

Chairperson Henson moves to amend the agenda to move Old Business item G1 to after New Business Item H8, and to defer Item H1 as this item requires signatures

Motion passed by all Commissioners.

C. ELECTION OF CHAIR AND VICE-CHAIR

Commissioner McConachie moves to have Terri Henson serve as Planning and Zoning Chairperson, seconded by Sweat. Commissioner Keegan moves to have the elections for Chairperson be closed seconded by Briskar. Unanimous vote for Henson.

Keegan moves to have Don McConachie as Vice-Chairperson, seconded by Sweat. Keegan moves to close nominations for Vice Chairperson. Unanimous vote for McConachie.

D. APPROVAL OF MINUTES: September 11, 2014

Changes to be made to the September 11, 2014 minutes:

- Chairperson Keegan was in attendance at this meeting and needs to be reflected as present.

McConachie moves to approve as corrected, Hutchinson seconds, All in favor with corrections.

E. PERSONS TO BE HEARD

Shelley Massin for Item H3 but will speak when item comes up.

F. CORRESPONDENCE

None

H. NEW BUSINESS

1. Final Plat approval of McCloskey/Rooney Replat, a replat of Lot 4 and Lot 5, Block 7 Wrangell Island West Subdivision, creating Lot A and Lot B, zoned Rural Residential, requested by Doug and Pam McCloskey.

Deferred

2. Preliminary 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.

Open public hearing
Close public hearing

McConachie moves to approve the Preliminary 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, Briskar 2nds.

Motion passes by unanimous vote.

3. Preliminary Plat review of Edgley-Massin Subdivision, the replat of Lot 7-I, 7-J and 7-S, block 67 Mt. Dewey Farm Addition Resubdivision and Lot 1-C Roberts and Massin Subdivision, creating Lot A and Lot B, zoned Single Family Residential, requested by Warren Edgley

Open Public Hearing

Shelley Massin 401 1st Ave, wants the Planning and Zoning to know that she is pursuing the Right of Way with the City of Wrangell with the Easement on her property separately.

Keegan moves to approve the Preliminary Plat review of Edgley-Massin Subdivision, the replat of Lot 7-I, 7-J and 7-S, block 67 Mt. Dewey Farm Addition Resubdivision and Lot 1-C Roberts and Massin Subdivision, creating Lot A and Lot B, zoned Single Family Residential, requested by Warren Edgley, McConachie 2nds.

Motion passes by unanimous vote

4. Encroachment Permit Application for a sidewalk awning on Lot 5, Block 1A, ATS 83, 106 Lynch Street, zoned Commercial, requested by Rental Properties LLC dba PRIVCO.

Prior to the Front Street construction, an ordinance was created to deal with encroachments into the right of way. If someone had an existing awning or in the future wanted to build in the right of way, would have to apply for an encroachment permit.

Briskar moves to approve Encroachment Permit Application for a sidewalk awning on Lot 5, Block 1A, ATS 83, 106 Lynch Street, zoned Commercial, requested by Rental Properties LLC dba PRIVCO, 2nd by McConachie.

Motion Passed by unanimous vote

5. Conditional Use permit application for a home occupation to build and operate commercial greenhouses and growing towers on Lot 4B-1, USS 2589, zoned Rural Residential, requested by Dixie Booker.

Open public hearing

Dixie Booker, 6 mile Zimovia Hwy, plans initially to have 1 green house to house a "tower" will hold 80 plants worth. Feels having fresh produce will benefit people. Herbs and flowers and different vegetables.

Close Public Hearing

Keegan moves to grant the Conditional Use permit application for a home occupation to build and operate commercial greenhouses and growing towers on Lot 4B-1, USS 2589, zoned Rural Residential, requested by Dixie Booker. McConachie 2nds.

Hutchinson asks how soon will have a building, Mrs. Booker states spring 2016 is target.

Motion passes by unanimous vote

6. Conditional Use permit application to modify an existing permit from a two-story to a three-story bunkhouse on Lot 29BB, Sylvester Replat, zoned Waterfront Development, requested by Kurt Esveldt of Trident Seafoods.

Open public hearing

Staff clarifies that there are two issues, there is a conditional use and a variance application, but one public hearing for both.

Harley Johnson, 117 Third Street, representing Trident if there are questions he will defer to Trident if unable to answer. Originally this was a three story, downsized to a two story, but now wanting to go back to the three floor design. Occupants do not have cars so no additional parking is needed.

Close Public Hearing

McConachie moves to approve Conditional Use permit application to modify an existing permit from a two-story to a three-story bunkhouse on Lot 29BB, Sylvester Replat, zoned Waterfront Development, requested by Kurt Esveldt of Trident Seafoods, Keegan 2nds subject to findings by staff.

Motion passes by unanimous vote.

7. Variance application to modify an existing permit reducing off-street parking requirements for a two story bunkhouse to address a requested reduction to the off-street parking

requirements for a three-story bunkhouse on Lot 29BB, Sylvester Replat, zoned Waterfront Development, requested by Kurt Esveldt of Trident Seafoods.

McConachie moves to approve Variance application to modify an existing permit reducing off-street parking requirements for a two story bunkhouse to address a requested reduction to the off-street parking requirements for a three-story bunkhouse on Lot 29BB, Sylvester Replat, zoned Waterfront Development, requested by Kurt Esveldt of Trident Seafoods, Briskar 2nds.

Motion passes by unanimous vote.

8. Variance Permit application for reduction in setback requirements for construction of a residence on Lot T-3, USS 2321, zoned Rural Residential, requested by Michael Howell, owned by Duane Torvend and Cori Robinson.

Open public hearing
Close public hearing

McConachie moves to approve Variance Permit application for reduction in setback requirements for construction of a residence on Lot T-3, USS 2321, zoned Rural Residential, requested by Michael Howell, owned by Duane Torvend and Cori Robinson. Briskar seconds.

Henson questions where this property is located, Staff states near the old Henderson Trailer Court approximately 2-3 mile Zimvia. Small lots, looking to reduce the front setback, but will not have much bearing on the street as it is on a bluff.

Motion Passes by unanimous vote.

OLD BUSINESS New H9. Request to vacate remainder of alleyway adjacent to Lot A and Lot C, Bay Company Replat; Request to vacate and purchase portion of Silvernail Work Road adjacent to 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.

This has been altered from original request, just focusing on the alley way at this time. Vacations of Silvernail Workroad will be considered separately.

Open public hearing

David Powell asks if he needs to speak, feels that they know what he is requesting, staff asks if he will be available for questions.

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 2nd the motion.

- Staff has concerns about access easement and utility easements
- Motion is not clear, is motion is to vacate the alley and purchase some land? How much?

- Staff states that there is a 5' easement.

Powell wants road access because he would like to haul through this area. This access is for utilities and public access easement.

McConachie moves to amend the original motion to include a 15' public utility and access easement. No second on the amended motion.

Greg Scheff suggests making a scale drawing to give to the Commission for their review. David Powell indicates they will provide survey of the area since they need to

Commission unanimously agrees to postpone the discussion till a scale drawing is received to make a more informed decision.

10. Discussion regarding Silvernail Work Road's need and future access to port property.

Only discussion, Port Commission voted to vacate Silvernail Work Road. There are issues that the Planning and Zoning would have to look at if vacate is approved.

To vacate you have to show the area (Silvernail Work road) would be not used in the future. There are two back lots that use Silvernail Work road. Cannot have lot without access to these areas. City purchased the land and then created a right of way.

Keegan asks if Silvernail Work road is vacated, what would be the entrance into the complex? Keegan states that there is stuff everywhere. The actual entrance off of Front Street is not platted, this has shifted over some.

Henson is not comfortable with vacating this road.

Staff is recommending that Planning and Zoning not to vacate Silvernail Work road. Reason is that long term possibilities into the future.

Greg is thinking about a building, Mr. Powell states that you can't build into an existing roadway.

Henson brings up that maybe shifting the road may be an alternative?

Staff states another option create an access easement, then you have the ability to reduce width of an access easement.

This road needs to be considered for future benefit and use.

Terri mentions that the long term possibilities need to be looked at. Henson feels Harbor Department should help with costs to do a study to find more accurate data. Staff will go back to PND then if more money needs to be spent, talk with the Harbor Department and possibly have them cost share for survey data.

Betty has concerns about getting emergency vehicles into the boat yard area. Without Silvernail Work road how do they access this area?

I. PUBLIC COMMENT

None

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Next meeting January 8, 2015.

The week after will be meetings about the Waterfront Development.

K. ADJOURNMENT 815 pm

DRAFT