

# *City and Borough of Wrangell, Alaska*

Economic Development Committee

September 9, 2015

6:30pm Assembly Chambers

## **AGENDA**

1. Call To Order
2. Roll Call
3. Amendments to the Agenda
4. Approval of Minutes
5. Persons to be Heard
6. Correspondence
  - a) Letter from Borough Manager to Shell Alaska
7. Old Business
8. New Business
  - a) Municipal Land Selection Discussion – Land uses and Prioritization
  - b) Review of Draft RFP of Redevelopment Analysis and Feasibility study of the former 6 mile mill site
  - c) Review of Draft RFP of Master plan development cost analysis of the former 5 mile Institute property
9. Adjournment



## CITY AND BOROUGH OF WRANGELL

INCORPORATED MAY 30, 2008

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[www.wrangell.com](http://www.wrangell.com)

August 27, 2015

Laurie Schmidt  
Vice President Shell Alaska  
3601 C Street  
Suite 1000  
Anchorage, AK 99503

Dear Ms. Schmidt:

The City and Borough of Wrangell has been involved in regional discussions regarding Shell Alaska's establishment of logistical bases within Alaska. I would like to invite your senior leadership to visit Wrangell in order to view and experience the facilities and opportunities that could benefit your company's operations in Alaska.

Wrangell, a community of just over 2400 residents is strategically located in central southeast Alaska just over 700 miles from both Seattle and Anchorage. The community is in ice free and protected waters of the Inside Passage with easy access to the North Pacific shipping lanes. Wrangell's economy is based on marine industry services and tourism. Recreational opportunities abound for visitors and residents and is one of many characteristics that provide a high quality of life for Wrangell residents. Reliable barge service, Wrangell International airport, Wrangell Medical Center, the public library and museum, a competitive school district, and low crime rate all add to that quality life style.

Attached is a snap shot of community information and related marine business capacities information that could be of interest to Shell Alaska for employees, ships, and services.

Please do not hesitate to give either me a call if we can answer any additional questions or provide more information.

Sincerely,

Jeff Jabusch  
Borough Manager  
City and Borough of Wrangell, Alaska

## City and Borough of Wrangell

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### Marine Industry Capacity

The marine industries are the largest economic contributor to Wrangell's economy. Wrangell Harbor Department operates four full service recreational and commercial harbors and deep water docking facilities that can accommodate small vessels, transients and larger commercial vessels including tugs, barges, commercial fishing boats and log boats.

- *Marine Service Center (MSC)* is an 8 acre boat yard with a 150-ton and 350-ton haul-out lifts as well as a 40 ton hydraulic trailer operated and managed by the City and Borough of Wrangell. Private businesses provide the actual repair, maintenance, fabrication, and marine industry skills required by MSC users, including aluminum, steel, wooden boat fabrication and repair, welding, wood working, fiberglass, electronics, hydraulics, sand blasting and painting.
- *Wrangell Harbor/Inner Harbor* are located adjacent to the downtown area and have 230 slips for small and large vessels (17' to 50') plus a transient moorage float and a deep draft vessel float accommodating tugs and other transient vessels.
- *Heritage Harbor* is our newest harbor, located 1 mile from the downtown area. It has 165 slips for larger commercial vessels and yachts up to 80'. There is also a boat launch and 1300 lineal feet of transient moorage space for larger vessels up to 200 feet.
- *Shoemaker Bay Harbor* is located 4.5 miles from the downtown area and currently has 250 slips for small and large commercial fishing and recreational vessels. A new harbor is being designed and construction is estimated to start in late 2016 and will accommodate vessels up to 60'.
- *City Dock* is a deep water dock (-35' MLLW) and located at the end of Front Street marine gateway to the commercial district. It is used for cruise ship moorage as well as other commercial vessels that might call on Wrangell. The dock face is 405 feet, with a breasting pier head of 565 feet accommodating vessels approximately 800 feet. A mooring dolphin approximately 225 feet to the north of the dock allows vessel moorage of ships over 900 feet. Three summer floats in a u-shape provide moorage for transients, smaller cruise ships, yachts, and charter services staging and loading and unloading during mid-May to mid September.
- *6 Mile Marine Industrial Complex* is a privately owned deep water marine industrial site located approximately 6 miles from downtown. The site is the former location of the now dismantled Silver Bay Logging Wood Mill with approximately 45 acres of vacant industrial uplands and additional 15 acres of tidelands in front of the industrial land, all currently available for sale. There is an additional 50 acres of tidelands and land to the south and across the highway that was used for staging and storage. The site is located in an ice free and relatively protected bay. Logging ships, tugs, barges would moor at either the dock face or on mooring buoys.

### Community

- *A 134 acre Land Development Area* is located approximately 5 miles from downtown and 1 mile from the Marine Industrial Complex. The land is owned by the City and Borough of Wrangell and is currently being assessed for residential/mixed-use development. There is an additional 100 State owned acres behind the Borough's land which could be added to the available developmental capacity.

## City and Borough of Wrangell

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- *Recreation* opportunities include plenty of outdoor activities such as boating/kayaking, fresh and saltwater fishing, hiking/camping, parks and playgrounds, golfing, and snowmobiling, as well as a City supported pool and recreational facility.
- *Wrangell Public Schools* are competitive and state recognized for their excellence in learning
- *Wrangell Medical Center and Alaska Island Community Services* provide a full spectrum of health care services.

### **Transportation**

- *Wrangell Airport* is a State of Alaska run international airport and located on the north end of the island receiving twice daily Alaska Airlines jet service, cargo service and charter flights.
- *Barge services* is a reliable transport of goods provided by two different interstate companies.



# *City and Borough of Wrangell*

## Agenda G3

Date: September 2, 2015

To: Economic Development Committee

From: Carol Rushmore, Economic Development Director

Re: Zoning Entitlement Lands and other remote areas of the Borough

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The Borough has completed the entitlement land selection process and the 9006 acres have been transferred. This gives the Borough management authority, however to sell or develop the lands, a survey must be completed prior to the final land transfer.

A copy of an overview map showing the general areas of the entitlement land is attached.

The Planning and Zoning Commission is starting the discussion of zoning at their meetings. They are looking at one subarea at each meeting and discussing the types of uses they think may be appropriate in each area. They are aware that the Economic Development Committee will be doing the same and hope at some point a joint workshop will be held.

Some areas have already been zoned – Wrangell Island West, Wrangell Island East, and Olive Cove, some new land areas have zoning nearby (Thoms Place) and others may need a new zoning district. Some of the existing zoning for these remote areas might need to be modified. A copy of the Remote Residential Mixed Use District (RMU) is the zoning classification for private and state remote areas existing within the Borough.

The 2010 Comprehensive Plan provides valuable information about discussion on growth and land uses (<http://www.wrangell.com/planning/comprehensive-plan>) for some of the areas.

There is considerable discussion ahead of us, so for purposes of this meeting I will provide background, answer questions, and start the discussion regarding land areas on Wrangell Island. I have other maps, but didn't want to confuse the issue so will provide more at the meeting.

## Chapter 20.31 RMU DISTRICT – REMOTE RESIDENTIAL MIXED-USE

### Sections:

- [20.31.010](#) Purpose.
- [20.31.020](#) Principal uses permitted.
- [20.31.030](#) Accessory uses permitted.
- [20.31.040](#) Conditional uses.
- [20.31.050](#) Standards.

### **20.31.010 Purpose.**

The remote residential mixed-use (RMU) district is intended to provide for very low impact land and water uses and activities in remote areas of the borough. Such areas are not suitable or desirable for intensive development due to their lack of a developed road system, distance from established utility service areas, existing large lot development, and existing rural and subsistence lifestyles. These outlying settlements of the borough shall be protected from inappropriate or incompatible development in order to maintain their character and avoid the prohibitively high public costs associated with providing utility service and rapid emergency response services to them. RMU district zoning allows for low density uses consistent with the intent of each RMU subarea zone, as described below:

A. Farm Island and Sergief Island (RMU-F1 and RMU-F2). Maintain the historical use of area properties for residential dwellings, cabins, agriculture, cottage businesses, and subsistence living based on the area's natural resources.

B. Meyers Chuck (RMU-M). Maintain the historical use of the area for residential dwellings, cabins, marine services, cottage businesses, civic uses (e.g., post office, educational services), and subsistence living based on the area's natural resources. Due to the area's remoteness, small-scale commercial uses that complement a quiet rural lifestyle are allowed, provided they contribute to the overall quality of life in Meyers Chuck.

C. Olive Cove (RMU-O). Maintain the historical use of the area for residential dwellings, cabins, cottage businesses, and subsistence living based on the area's natural resources. Small-scale commercial uses that complement a quiet rural lifestyle are allowed, provided they contribute to the overall quality of life in Olive Cove.

D. Thoms Place (RMU-T). Maintain the historical use of the area for residential dwellings, cabins, cottage businesses, and subsistence living based on the area's natural resources. Small-scale commercial uses that complement a quiet rural lifestyle are allowed, provided they contribute to the overall quality of life in Thoms Place.

E. Union Bay (RMU-U). Maintain the historical use of the area for recreation, cabins, and subsistence living based on the area's natural resources. Commercial uses are not allowed.

F. Wrangell Island East (Back Channel) (RMU-E). Some of the remote areas of Wrangell Island East (Back Channel area) are to be maintained according to the historical use of the area for residential dwellings, cabins, cottage businesses, and subsistence living based on the area's natural resources. Small-scale commercial uses that complement a quiet rural lifestyle are allowed, provided they contribute to the overall quality of life in Wrangell Island East.

G. General Isolated Parcels (RMU-G). Maintain the historical use of area for residential dwellings, cabins, cottage businesses, and subsistence living based on the area's natural resources. Small-scale commercial uses that complement a quiet rural lifestyle are allowed, provided they contribute to the overall quality of life. [Ord. 867 § 1, 2013.]

#### **20.31.020 Principal uses permitted.**

The following are the principal permitted uses in this district:

A. One- and two-family dwellings to include modular and manufactured housing. Mobile homes are allowed only in the RMU-E subarea with a conditional use permit;

B. Home Occupations. The RMU-U subarea requires a conditional use permit for home occupations;

C. Commercial boat repair, storage and service, not to include fueling services. This use is not allowed in the RMU-U subarea;

D. Cottage Industries. This use is not allowed in the RMU-U subarea. The RMU-F2 subarea requires a conditional use permit for cottage industries;

E. Community Facilities. Either privately or community owned and/or maintained such as boat launch, dock, hoist, pier, postal facility, water system, sea plane support, emergency response supply cache;

F. Public Facilities. Parks and playgrounds, schools, emergency response supply caches, post offices, docks, marinas, and similar facilities pursuant to a comprehensive plan;

G. Telecommunications facilities;

H. Lodges, bed and breakfast inns, and vacation rental dwellings with two or fewer rooms or four beds. Lodges, bed and breakfast inns and vacation rental dwellings with five or fewer rooms or 10 beds are allowed in the RMU-F1 and RMU-G subareas. The RMU-F2 subarea requires a conditional use permit for lodges, bed and breakfast inns, and vacation rental dwellings. This use is not allowed in the RMU-U

subarea;

I. Agricultural uses;

J. Portable sawmills for personal use;

K. Animal Establishments. The RMU-M, RMU-O, and RMU-T subareas require conditional use permits for animal establishments;

L. Other existing uses lawfully established on the subject property prior to January 22, 2013, are allowed to continue as legal nonconforming uses. These previously existing uses, as identified by the zoning administrator, shall be allowed to continue until removed, and such uses may be maintained or replaced to their original value if destroyed, but shall not be enlarged upon, expanded nor extended, nor used as the grounds or predicate for adding other structures or uses prohibited elsewhere in the same zone. [Ord. 867 § 1, 2013.]

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**20.31.030 Accessory uses permitted.**

The following are permitted accessory uses in this district, provided they do not create a nuisance or hazard:

A. Greenhouses, workshops, tool sheds, insulated generator sheds, and similar structures;

B. Private docks, moorage, boat houses and net houses;

C. The keeping of chickens, goats, and other animals for the production of food and/or fiber is allowed as an accessory use similar to gardens. Mariculture uses require a conditional use permit;

D. Uses and structures which are customarily accessory and subordinate to permitted uses. [Ord. 867 § 1, 2013.]

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**20.31.040 Conditional uses.**

Other compatible uses which are consistent with the intent of this chapter, as determined by the commission, may be allowed with appropriate conditions in accordance with Chapter 20.68 WMC, if such uses would serve the community's best interest. [Ord. 867 § 1, 2013.]

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**20.31.050 Standards.**

The standards found in Chapter 20.52 WMC applicable to this district are:

A. Standards policies: WMC 20.52.005;

B. Principal structures per lot: WMC 20.52.010;



- C. Distances between buildings: WMC 20.52.030;
- D. Air, land and water quality: WMC 20.52.040;
- E. Volatile products storage: WMC 20.52.050;
- F. Noise: WMC 20.52.060;
- G. Airport interference: WMC 20.52.070;
- H. Building height: WMC 20.52.080;
- I. Density – Minimum lot size: WMC 20.52.090;
- J. Coverage – Minimum open areas: WMC 20.52.100;
- K. Setbacks – Yards: WMC 20.52.110;
- L. Shoreline dependency: WMC 20.52.120;
- M. Piers, docks, shoreline protection and other shoreline construction: WMC 20.52.130;
- N. Drainage: WMC 20.52.150;
- O. Dredge and fill: WMC 20.52.160;
- P. Home occupations: WMC 20.52.170;
- Q. Signs: WMC 20.52.210;
- R. Recreation: WMC 20.52.250;
- S. Firewood storage: WMC 20.52.260;
- T. Animal establishments: WMC 20.52.270. [Ord. 867 § 1, 2013.]



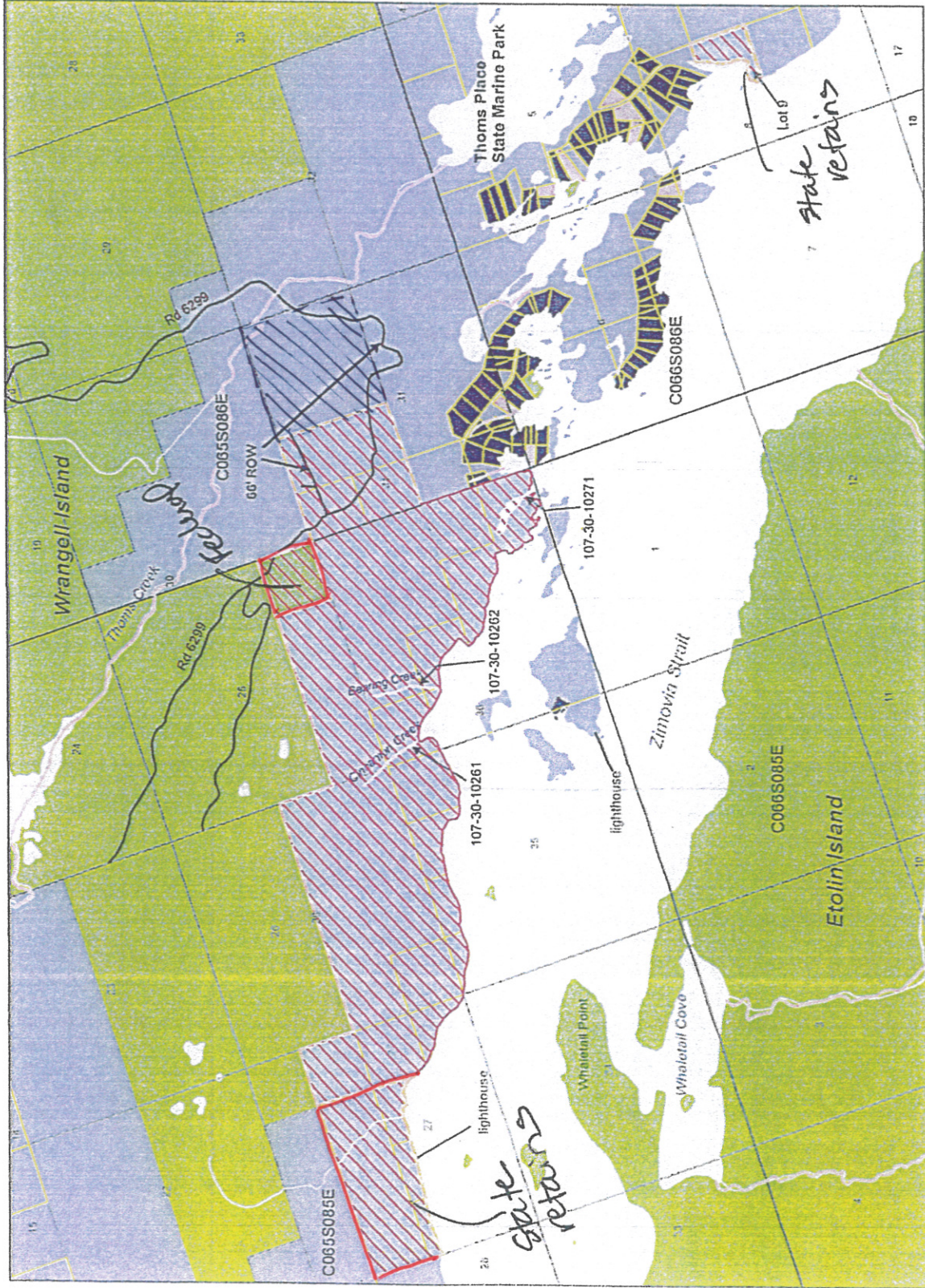
# Map 3

## City & Borough of Wrangell Selections

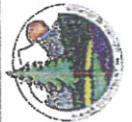
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### Thoms Place & Thoms Place South

Legend	
	Forestry Roads
	Anadromous stream
Wrangell M.E. Selection	
	Selected
State Land	
	TA or Patent
	Retain by State
Other Land	
	US Forest Service
	Retained by USFS
	Mental Health
	Private (Land Disposals)
	Surveyed Parcels



This map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record.





# Map 6

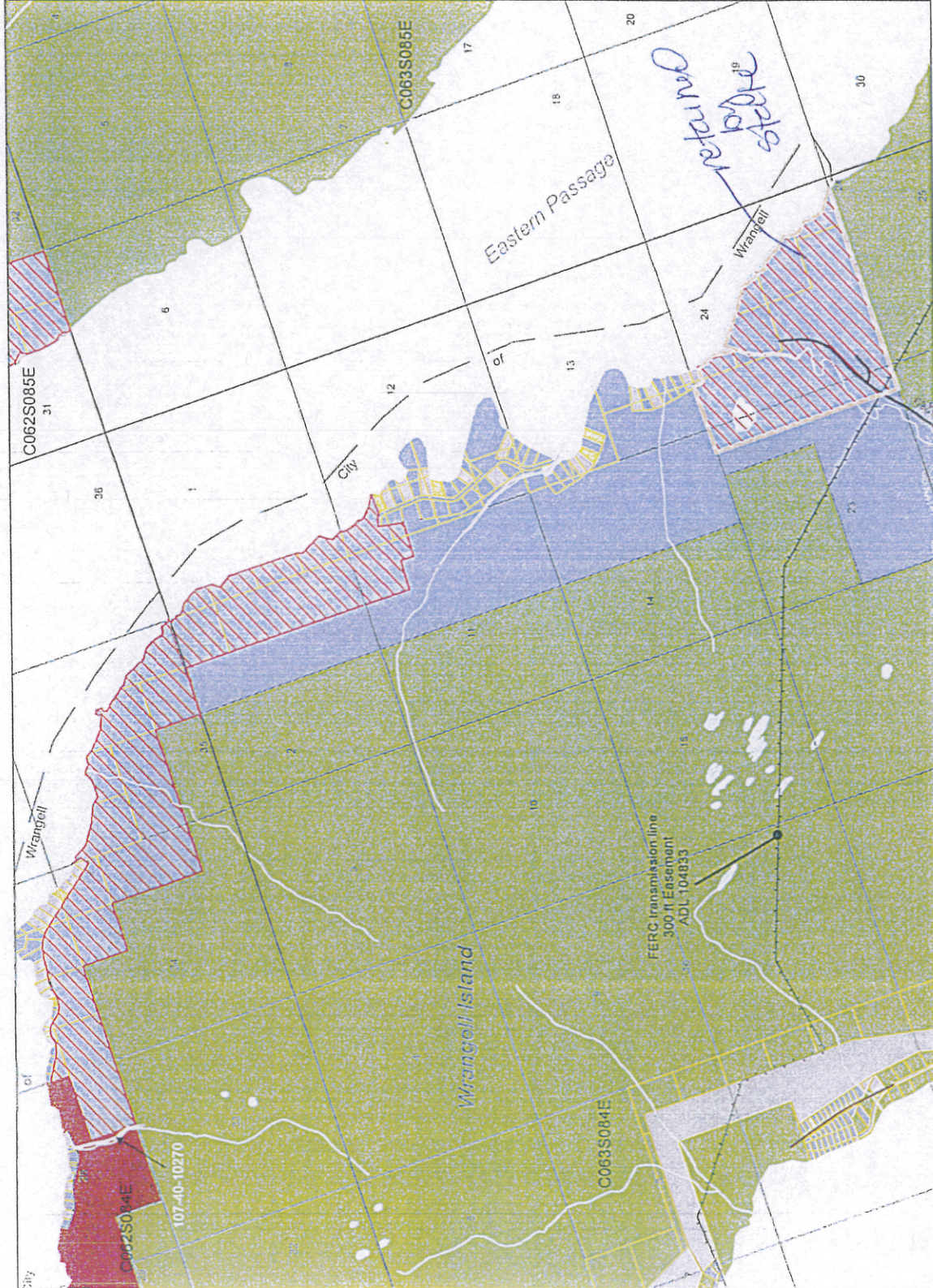
City & Borough of  
Wrangell Selections

ADL 108133

## Wrangell Island East

### Legend

- Forestry Roads
- Anadromous stream
- Wrangell M.E. Selection
  - Selected
- City & Borough
  - Conveyed (262 ac)
- State Land
  - TA or Patent
  - Retain by State
- Other Land
  - US Forest Service
  - Mental Health
  - Surveyed parcels
  - Agreement Settlement



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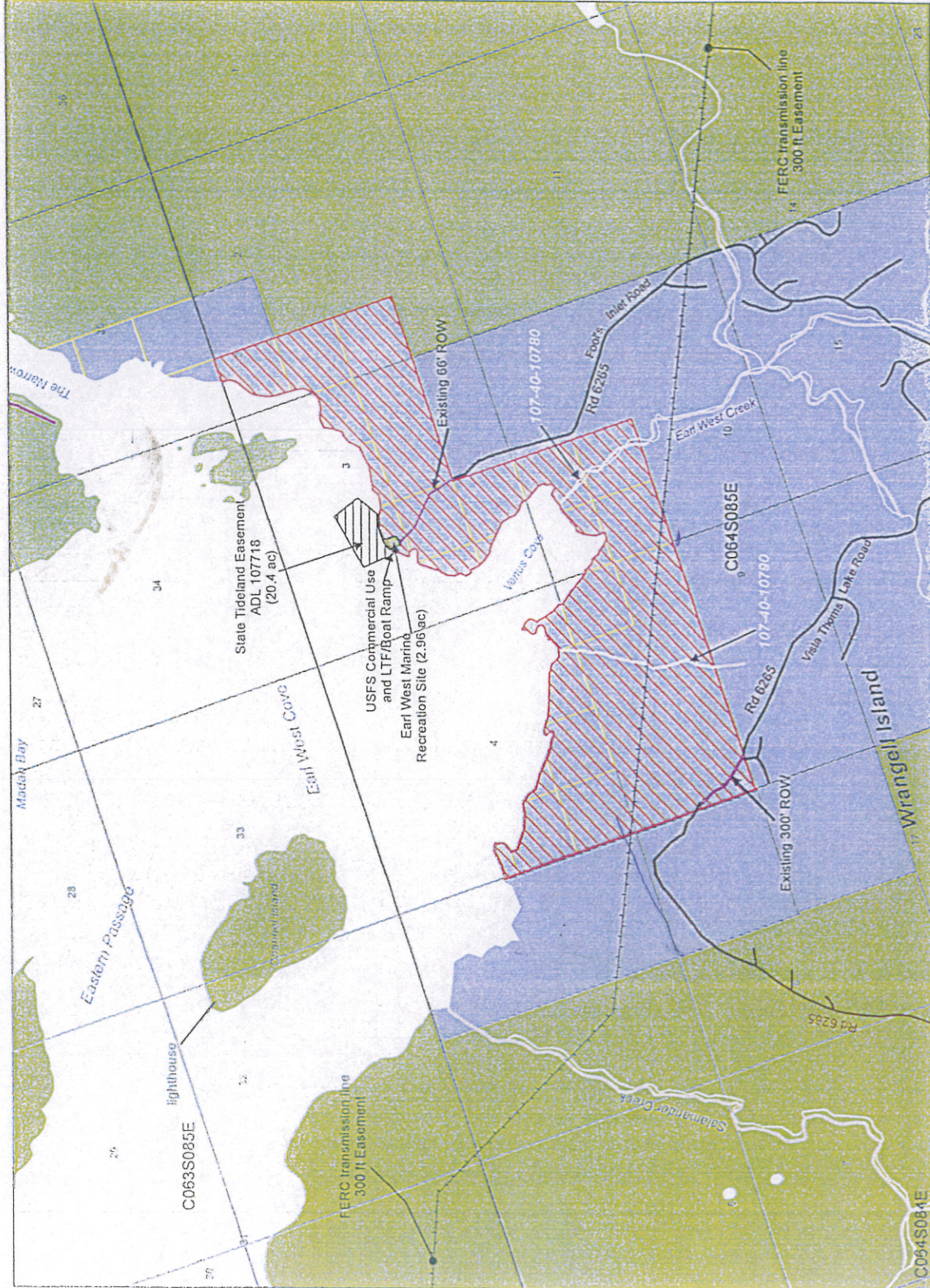
# Map 5

## City & Borough of Wrangell Selections

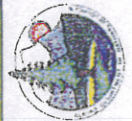
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### Earl West Cove

- Legend**
- Forestry Roads
  - Anadromous stream
  - Wrangell M.E. Selection
  - Selected
  - State Land
  - TA or Patent
  - Other Land
  - US Forest Service
  - Surveyed Parcels



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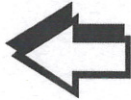


Future Growth Map



- Residential
- Remote Residential
- Commercial
- Public and Community Facilities
- Industrial/Light Industrial
- Waterfront Development
- Resource Development
- Resource Development with Scenic Protection
- Important Habitat/Special Areas
- Recreation, Parks or Open Space
- Wilderness
- Gravel, Cars and RVs Okay
- Roads Suitable for High Clearance Vehicles Only
- Road Closed or Stored

0 0.5 1 2 Miles



July 2010

This map was compiled using the best available data sources and is for illustration purposes only. Data may have discrepancies when compared to survey plats.