

City and Borough of Wrangell, Alaska

Economic Development Committee

January 20, 2016

6:30pm Assembly Chambers

AGENDA

1. Call to order
2. Roll Call
3. Amendments to the Agenda
4. Approval of Minutes October 26, 2015
5. Persons to be Heard
6. Correspondence
 - a) 2015 Tribal and Community Visioning Executive Summary
7. Old Business
 - a) Municipal Land Selection Discussion – Land uses and Prioritization
8. New Business
 - a) Comprehensive Plan Update Ch. 4 Economic Development (draft changes available at meeting)
 - b) Tongass Land Management Plan Proposed Amendment
9. Adjournment

City and Borough of Wrangell, Alaska

Economic Development Committee

October 26, 2015

6:30pm Assembly Chambers

Minutes

1. Call To Order 6:32
2. Roll Call: Julie Decker, Bob Maxand, James Edens, Kim Covalt, Mark Mitchell
3. Amendments to the Agenda
 - BM moves to appr agenda
 - KC 2nd , approved
4. Approval of Minutes September 9, 2015
 - KC moves
 - MM2nd, approved
5. Persons to be Heard - None
6. Correspondence
 - a) Info... there will be a Wrangell Evergreen Road Improvement Project meeting on Nov. 19
7. Old Business - None
8. New Business
 - a) Municipal Land Selection Discussion – Land uses and Prioritization

Are there discussions about setting aside areas for green space? Yes, there is consideration of some of the areas that provide valuable habitat, especially in Olive Cove and Thoms Place along the creeks. There are also requirements per the state for stream setbacks and other things.

We could look at areas not economically valuable to set side - Steep gorges, rivers, muskegs. But keep the relatively flat developable areas and most of the shoreline for development

The set asides might not be zoned, but rather leave as is until there is a request for land and subdivision, and then require set asides.

Topo maps are misleading

Wrangell's zoning code currently has a Timber Management district and Remote Residential Mixed-Use.

Wrangell Island East:

Maintain large area between developments. Could have lodges.

Create bigger land area.. modest and large.. so much waterfrontage.. minimum of 300 foot waterfront. Lodge will want place to dock.. creeks would be nice.. for suitable and make bigger lots available.

Want some commercial/recreational. Residential/recreation

Need to survey all the lands before we can sell or receive the patent or deed.

Comp plan growth maps... residential then greenspace/buffer then resource development with scenic qualities.

Timber has already been harvested.

Earl West cove

Does the DOT Highway easement cross the property? might want to leave easement or pathway. Carol will check on documentation for the road.

Recreational interest... protect with buffer.

Have enough residential – wait until we see what highway would ever do. Need staging, dump product/material

Where is the deep water for barge highway staging area. . LTF belongs with the USFS. Boat launching, recreation, camping

Recreational/commercial permitting commercial if road goes in..

If looking at residential would rather have some along this shoreline than further north.

Reserve some land near highway easement for development opportunities out. Rest use residential and recreation

Need to acquire list of Salmon streams by State.

Sunny Bay

Productive grounds fishing, mariculture sites. Commercial use/lodge

Leasing to be an option.. vs have to sell the land. Recreational use.

How does Crossing utilize the land? What agreement did they have with state. They use shoreline area. Remote camping.

Frosty Bay cabin is in small bay north end of Deer Island.

Things to restrict? Do you want to allow timber harvest? Leave option open.

Crittenden Creek

Residential

Highway easement provisions per State entitlement.

Don't see commercial value.

Mill Creek

Commercial – minimal for recreational purposes, recreation, habitat

Zarembo

Farming, Pasture land, Larger 20 acre or 40 acre. Good sunshine with trees harvested. Residential. The Bay is severely tide restricted. Need Community dock area as the USFS dock cannot be used by future private landowners in this area.

Recreation – commercial recreation

Salmon habitat... on stream.. there are buffers as part of the entitlement

Value small lots as well along shoreline.

Alcan is still working on Zarembo for this year. Timing for additional harvest of remaining timber would be best now because equipment is on island. Harvest funds into redevelopment, or allow individuals to harvest and use. Alcan might provide a proposal as to what might the value of the timber be worth.

Look at the priority areas for the surveying and land disposal.

b) USFS Update on Wrangell Ranger District programs

9. Adjournment – 8:04

Middle of January - tentative Jan 13th or 20th...

Advertising for 2 seats open on committee.

2015 Tribal and Community Visioning Executive Summary

Wrangell Cooperative Association
ICDBG Community Input Process
December 8, 2015

In order to identify the Tribe's priorities for 2016 and beyond, the Wrangell Cooperative Association (WCA) administered a Tribal and community survey and hosted a series of visioning workshops with the Tribe and local stakeholders in determining Tribal and community priorities. The workshops were held in Wrangell on December 2nd and 3rd, 2015 and were open to Tribal members and the general public. The work was facilitated by Corvus Design and RIM First People with funding and assistance from Tlingit-Haida Regional Housing Authority (THRHA). A component of the project was to determine where housing fit into the overall needs and priorities of the Tribe and community.

COMMUNITY VISIONING PROCESS AND PRIORITIES SUMMARY

a) Community Needs Survey: Assisting WCA council to identify local needs

The planning team worked with the WCA to create a Tribal and community survey regarding local needs. Administered by WCA, the survey was completed by 35 participants. The planning team compiled the survey results and the summary results are as follows:

Top Community Needs/Issues

- More quality job opportunities
- Access to better healthcare
- Increased availability of jobs
- Lower cost of living

Top Housing Issues

- More affordable rental housing
- Energy efficient improvements to reduce utility costs in both rental and owner occupied homes
- Housing for the elderly

Largest Barrier to Housing

- Lack of job opportunities
- Low wages
- Lack of available housing
- Lack of affordable home ownership opportunities

b) Stakeholder Meeting: Identify and prioritize Tribal and local needs

Using the Tribal and community survey results as a basis, the planning team hosted a 2 hour meeting on December 2nd to develop a deeper understanding of the local needs and priorities. The meeting was open to the community and included about 15 participants. The planning team facilitated small group discussions to further explore issues, opportunities, and needs by the Tribe and the community of Wrangell. Each small group reported their findings and these were listed for all to review and fell into one of three categories that were developed by the groups:

- Economic Opportunities
- Housing (Cost of Living)
- Senior Housing and Healthcare

All participants prioritized the listed needs and opportunities developed by the small groups within these three categories. The following were identified as priorities by participants:

Economic Opportunities

- Better jobs/wages within the community
 - Professional development and training
 - Capitalize on tourism
 - Capitalize on cultural opportunities

Housing (Cost of Living)

- Affordable utilities
- Affordable housing (rental/home ownership)
 - Low income housing
 - Housing rehab
- Lack of available housing

Senior Housing and Healthcare

- Assisted Living
- Senior Housing
- Accessibility
- Short term and in-home care

c) Community Based Solutions Workshop: Articulate feasible solutions and prioritization of projects and programs

Using the Tribal and community needs survey and the stakeholder meeting information developed the previous day, the planning team held a final meeting with stakeholders to prioritize the Tribal and community issues and to begin to identify the next steps in getting an Action Plan in place to support the priorities. Again approximately 15 participants attended in the workshop, including a majority of WCA's Tribal Council members. Through a series of discussions and sharing ideas the participants confirmed the priorities established at the previous day Stakeholder Meeting. The participants, led by Council members, addressed the highest needs and priorities that were currently being executed by WCA to meet Tribal and community needs and those priorities that need to occur over the next five years (2016-2020). These priorities were developed through individual voting and were confirmed by the group and Tribal Council. The following lists the priorities that were established in ranked order (highest to lowest):

Current Tribal Priorities (2015)

- Capacity Building Within WCA
- Cultural Tourism Expansion

Tribal Priorities 2016-2020

- Complete a Housing Needs Assessment
- Assess the SNO Building (ownership and viability of Tribal ownership)
- Community Commercial Kitchen
- Senior Assisted Living and Healthcare and related Training and Employment
- Affordable Utilities

NEXT STEPS

The planning team believes the next steps are necessary to support the listed priorities and include:

1. Pass a WCA Tribal Council resolution confirming the Tribal and community priorities established through the visioning process. Obtain approval from the City and Borough of Wrangell and other potential supporting partners.
2. Fund the development of a complete Action Plan for each of the Tribal Priorities 2016-2020 established, as well as the current Tribal and Community priorities (Priorities) that includes the following:
 - a. Further define the Priorities based on additional Tribal and Community Input Process and additional research.
 - b. Define the stakeholders/partners for each Priority.
 - c. Define the steps the WCA needs to take to take action for each Priority.
 - d. Define who will carry out each of these steps and by when.
 - e. Define the resources needed to carry out each Priority Action Plan item.
 - f. Define the stakeholder communication methods for progress on each of the Priority Action Plan items.
 - g. Host an Annual Tribal and Community Priority Update and Stakeholder Engagement Process to confirm existing priorities and track changes in priorities.
3. Build off the success and momentum of this process and immediately pursue funding opportunities for the development of a Housing Needs Assessment (highest priority), funding administration services for the WCA, and develop one or two easily completed Tribal and community capital improvement projects that will support the Priorities. One possible source of funding to explore could be ICDBG.

This Executive Summary draft is respectfully submitted to the WCA by Corvus Design and RIM First People for their review and use in an upcoming Council meeting. A complete report draft will be submitted by December 12th for review.

City and Borough of Wrangell, Alaska

Agenda 8b

Date: January 15, 2016

To: Economic Development Committee

From: Carol Rushmore, Economic Development Director

Re: Tongass Land Management Plan proposed Amendment

Committee members, on Wednesday, the USFS held an open house to provide information concerning the proposed Amendment to the Tongass Land Management Plan. It is a very complex issue.

Links to all documents can be found at:

<http://www.fs.usda.gov/detail/tongass/landmanagement/?cid=stelprd3801708>.

Also attached are photos of two charts USFS had at their open house.

Alternative 5 represents the recommendations of the Tongass Advisory Committee.

Their recommendation can be found: <http://www.merid.org/tongassadvisorycommittee>

Comparison of Alternatives

Resource/Category	Alt. 1	Alt. 2	Alt. 3	Alt. 4	Alt. 5
Key Issue 1 – Young-Growth Transition					
Acres of Old Growth harvest after 25 years	40,140	12,927	13,856	22,636	23,223
Acres of Young Growth harvest after 25 years	7,271	69,362	52,094	37,073	37,390
Acres of Old Growth harvest after 100 years	62,413	30,017	31,198	42,831	43,167
Acres of Young Growth harvest after 100 years	201,003	330,517	304,792	223,813	261,850
Approximate Years to full transition (YG harvest = 41 MMBF)	32	12	13	16	16
Number of annualized direct jobs supported (first decade)	187-217	200-234	197-231	189-219	189-219
Key Issue 2 – Renewable Energy					
More permissive in Siting Renewable Energy Projects	No	Yes	Yes	Yes	Yes
Key Issue 3 – Roadless Areas					
Lands suitable for Old Growth Harvest in inventoried roadless areas	0	22,728	238,043	0	0
Lands suitable for Young Growth Harvest in inventoried roadless areas	0	10,890	12,841	0	0
Roadless characteristics protected	Excellent	High	Moderately High	Excellent	Excellent
Key Issue 4 – Wildlife Habitat and the Conservation Strategy					
Percent of existing productive old growth harvested after 100 years	1.2	0.6	0.6	0.9	0.9
Percent of original productive old growth remaining after 100 years (92% in 2015)	90	91	91	91	91
Percent of original large-tree productive old growth remaining after 100 years (82% in 2015)	80	81	81	81	81
YG Harvest in Beach and Estuary Fringe after 100 years (all prescriptions)	0	30,892	41,489	14,865	3,546
YG Harvest in Riparian Management Areas after 100 years (all prescriptions)	0	36,092	0	0	882
YG Harvest in Old Growth Habitat LUD after 100 years (all prescriptions)	0	32,800	29,250	0	1,796
Average road density on NFS lands after 100 years (0.20 miles/square mile in 2015)	0.23	0.24	0.23	0.23	0.23
Average road density on All lands within Tongass boundary after 100 years (0.34 mile/sq.mi.in 2015)	0.45	0.46	0.45	0.45	0.45
Wolf – Percent of WAAs with model-generated habitat capability of at least 18 deer per square mile after 100 years	29	30	30	29	29
Deer habitat capability on NFS Lands after 100 years in Terms of Percent of Original (1954) Habitat Capability (89% currently)	87	88	88	88	88

Comparison of Alternatives

Element	Alt. 1	Alt. 2	Alt. 3	Alt. 4	Alt. 5
Roadless	No entry	Roadless entry permitted in previously roaded IRAs after rulemaking	Roadless entry permitted after rulemaking	No entry	No entry
Non-Development LUDs	No	Yes	Yes	No	Old Growth Habitat LUD only; Patch cut (<10 acre openings; <35% of stand) no harvest after 15 years
Beach and Estuary Fringe	No	Clearcutting in Beach Fringe for first 15 years; only Commercial Thinning thereafter	Commercial Thinning only	Commercial Thinning only	Patch cut (<10 acre openings; <35% of stand) outside of 200-ft buffer; no harvest after 15 years
Riparian Management Areas	No	Commercial Thinning only outside of TTRA buffers; 33% maximum stand removal	No	No	Patch cut (<10 ac openings; <35% of stand) outside of TTRA buffers; no harvest after 15 years
High Vulnerability Karst	No	Commercial Thinning only	Commercial Thinning only	Commercial Thinning only	No
Scenery Standards for Young-Growth	2008 Forest Plan	SIOs relaxed to Very Low	SIOs relaxed by one level from 2008 Forest Plan	2008 Forest Plan	SIOs relaxed to Very Low for YG in Development LUDs only
Scenery Standards for Renewable Energy	2008 Forest Plan	SIOs relaxed to Very Low	2008 Forest Plan	2008 Forest Plan	2008 Forest Plan
LUDs	No change	Old Growth Habitat LUDs modified	Old Growth Habitat LUDs modified	Old Growth Habitat LUDs modified	Old Growth Habitat LUDs modified
Estimated Time to Full Transition	32 years	12 years	13 years	16 years	16 years
Renewable Energy Development	No change	New management direction that is more permissive	New management direction that is more permissive	New management direction that is more permissive	New management direction that is more permissive
Other	No change	New plan components	New plan components	New plan components	New plan components

(IRA – Inventoried Roadless Area; LUD – Land Use Designation; Beach Fringe – 1000-foot beach and estuary fringe; TTRA – Tongass Timber Reform Act; SIO – Scenic Integrity Objective; YG – Young-growth)

PRELIMINARY General Use Discussions of Entitlement Areas - 2015

LOCATION	SIZE in ACRES	USES - PZ	USES - EDC
Thoms Place	1306.69	Some logging in specific areas away from existing residential; residential; larger lot sizes; allow commercial lodges/cabins; recreation; Thoms Creek habitat; cultural sites	Same as PZ; protect Thoms Creek; utilize road access
Olive Cove	463.82	Protect habitat area of the stream. New area allow same uses as RMU-O. Same as PZ	
Wrangell Island West	696.32	Residential for portion; Concerned about slides; New area allow same uses as RR1; former road behind existing lots - work with USFS to open in Wrangell Island Sale	Same as PZ; provide some additional Industrial land near existing Allen sawmill along roadway;
Wrangell Island East	874.91	Currently has road access issues; residential; commercial recreation; larger lots; analyze steep slopes and remaining timber; recreation	Large lots; maintain space between developments; commercial recreation - cabins/lodges; analyze timber lands;
Earl West Cove	895.29	Habitat issues along fish streams; home sites; recreation; commercial recreation; selective harvesting when adjacent landowners might have sales	Where is DOT road easement to mainland?; maintain development area for road; Recreation; Commercial Recreation; Residential along shoreline
Crittenden Creek	405.79	Recreation; selection is along shoreline - residential; cultural sites; habitat - fish; potential logging coinciding with adjacent landowners; LTF use with State	residential; future uses as necessary for DOT road easement; don't see commercial use; keep timber option open if Fed/States have a sale
Mill Creek	148.57	Recreation; cultural sites near by; Fish - habitat	recreation; habitat; commercial recreation - minimal uses
Sunny Bay	2507.62	Recreation; AK Crossing uses - define use; habitat	productive fishing grounds; mariculture; recreation; commercial recreation; continue Ak Crossing use; leave option open for some timber harvesting, but not priority use
Zarembo	1631.9	Residential - view lots and shoreline lots; Timber harvest potentially - could fund development costs; Community dock/ boat launch and access roads; adjacent mineral claims - provide land for development of mineral resources	Farming, pasture land; Large 20-40 acre tracts; residential; recreation; commercial recreation; smaller lots along shoreline; shallow bay- restricted access to some shorelines
TOTAL	8930.91		