

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

May 12, 2016

7:00 pm

Agenda

A. CALL TO ORDER/ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: December 10, 2015; January 14, 2016; March 10, 2016; Special March 29, 2016, April 14, 2016

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

- 1) Letter from Carol Rushmore to Corps of Engineers re. Big Bites Corps of Engineers fill permit application.

F. OLD BUSINESS

- 1) Discussion of potential land use issues, impacts and regulations for marijuana cultivation, testing, manufacturing and retail businesses within the City and Borough of Wrangell.
- 2) Appeal of Zoning Administrators determination that Marijuana Cultivation and Marijuana Manufacturing are not allowed uses within the Commercial District as proposed on Lot 1, Block 1A, USS 1119 Zoned Commercial, owned by Kelsey Martinsen and Sarinee Nuamnui.

G. NEW BUSINESS

- Pub Hrg
- 1) Conditional Use request for a tanning salon to be located in the Industrial Park on Lot 8 Block 59B, Industrial Park Subdivision, Amended Plat 85-8, zoned Industrial, requested by Laura Massin, owned by Bernie Massin.

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

December 10, 2015

7:00 pm

A. CALL TO ORDER/ROLL CALL

Vice Chairman Don McConachie called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 pm on December 10, 2015 in the Wrangell Borough Assembly Chambers. Commissioners' Duke Mitchell, Jim Shoemaker, and Apryl Hutchinson were present. Chairman Terri Henson, was absent.

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

B. AMENDMENTS TO THE AGENDA

Due to lack of quorum because of Commissioner Shoemaker conflict of interest, Item F1 and G2 is rescheduled to Monday 12:00 pm.

C. APPROVAL OF MINUTES: September 10, 2015; October 8, 2015; and Special October 16, 2015; November 12, 2015

Mitchell moves to approve all Minutes, Hutchinson 2nds, all approve.

D. PERSONS TO BE HEARD none

E. CORRESPONDENCE

1. Letter from Manager Jeff Jabusch to Farm Island residents within the Phillips Subdivision regarding easement concerns.
2. Letter from Lisa Torgramsen re. Agenda Item G2 - requesting reconsideration of the approved condition of 50 foot buffer.
3. Letter from Wrangell Cooperative Association re. Agenda Item G2 - requesting reconsideration of the approved condition of 50 foot buffer

Items 2 and 3 will be discussed at the rescheduled meeting. Move letters onto assembly for their consideration.

F. OLD BUSINESS

1. Vacation request of two easements, road and waterline easements, within the Remainder of Lot A-2, Torgramsen-Smith Subdivision, more specifically, within the lot area as described as the proposed Lot C of the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Lisa Torgramsen. **Deferred until Monday.**

Staff been talking with forest service, which has forwarded information to our local ranger, now dependent on the BLM agency, owner of the land and has final say of this land. Moving through the proper process to request the vacation as well as city land in this area. Exploring different options, and the easement ends at the trailer park.

G. NEW BUSINESS

1. Final plat approval for a lot line adjustment, a replat of Lots 3B and 4, Block 22, USS 1119, Wrangell Townsite, zoned Single Family Residential requested by Jeff Barlow.

Hutchinson moves to approve, Mitchell 2nds, all approved.

2. Approval of Findings of Fact to the Request for a Contract Zone for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen.
Deferred until Monday.

3. Discussion of Zoning of Entitlement Lands: Crittenden Creek and Mill Creek and Sunny Bay.

Crittenden Creek parcel is a 1500 foot swath that extends around Babbler Point.

McConachie states this is historically a recreational area...class this as recreation? Staff states the area along the shoreline is the subject area. Potential settlement. Cultural – Petroglyphs. Voiced and interest to State if they build an LTF to access their timber lands, City would like to be able to share access.

Mill Creek: Blue area on the map is a state recreation area. The trail is a historical trail.... An old mill site. Since area has a recreational area with the state, would make sense to keep as a recreation area. Has been some potential interest in commercial recreation opportunities.

Sunny Bay: A last minute request from AICS Crossings who uses this area. Crossings and USFS don't agree on the not for profit entity designation.

If this was deemed recreational would this designation work for crossings?

What about logging any of these areas? No idea of what timber value is.

Hutchinson suggested adding timber harvest, recreation, and habitat.

Last area is Zarembo

H. PUBLIC COMMENT none

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT 7:30pm

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

January 14, 2016

7:00 pm

A. CALL TO ORDER/ROLL CALL

Chairperson Don McConachie called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 pm on January 14, 2016 in the Wrangell Borough Assembly Chambers. Commissioners Duke Mitchell, Jim Shoemaker, April Hutchinson were present. Commissioner Benson was absent.

Recording Secretary Lavonne Klinke and Zoning Administrator Carol Rushmore were also present.

B. AMENDMENTS TO THE AGENDA

None

C. APPROVAL OF MINUTES: Special Meeting December 23, 2015

Shoemaker approves as presented the minutes of December 23, 2015.

Hutchinson 2nds, all approved.

D. PERSONS TO BE HEARD

E. CORRESPONDENCE none

F. OLD BUSINESS none

G. NEW BUSINESS

1. Vacation request for side and back yard setbacks for trailers and house within the Bakeburg Trailer park, on the proposed Lot A and Lot B of the proposed Bakeburg Subdivision, (within USS 2589) zoned Rural Residential I, requested by Jerry and Judy Bakeburg; and

2. Preliminary Plat review of the Bakeburg Subdivision, a subdivision of a portion of Lot 17, USS 2589, creating Lot A and Lot B, zoned Rural Residential I, requested by Jerry and Judy Bakeburg.

Staff states that items G1 & G2 can be in one public hearing as it pertains to the same subject lot.

OPEN PUBLIC HEARING

Judith Bakeburg, 5.5 mile Shoemaker Loop Road, is here to answer questions if they should arise. Commissioner Mitchell asks if these are their existing properties and buildings. Mrs. Bakeburg states they are trying to get refinancing but the trailer park is considered Commercial so the house has to be separate.

CLOSE PUBLIC HEARING.

Mitchell moves to approve the Vacation request for side and back yard setbacks for trailers and house within the Bakeburg Trailer park, on the proposed Lot A and Lot B of the proposed Bakeburg Subdivision, (within USS 2589) zoned Rural Residential I, requested by Jerry and Judy Bakeburg with the following:

1. A back yard setback of the house on Proposed Lot A to be 3 feet from the back property line.
2. A setback to the 10 foot external boundary requirement for trailer parks of only 3 feet for the trailer on the south side of the property.
3. A setback to the 10 foot external boundary requirement for trailer parks of only 2 feet for the trailer on the north side of the property.

Hutchinson 2nds.

Motion passes by unanimous vote

Mitchell moves to approve the Preliminary Plat review of the Bakeburg Subdivision, a subdivision of a portion of Lot 17, USS 2589, creating Lot A and Lot B, zoned Rural Residential I, requested by Jerry and Judy Bakeburg, with Staff recommendations of:

1. Private easements through proposed Lot B for all sewer, water and electrical Utilities that service the residence on proposed Lot A
2. An access/utility easement 30 feet wide to access proposed Lot A
3. Public utility easement for the City's electrical distribution line along The Loop Road frontage.
4. A public/private utility easement for the Force Sewer Main to the lift Station and electrical panel
5. Modification to Plat Note 3
6. The recording of an access easement maintenance agreement for the access easement to proposed lot A

Hutchinson seconds.

Shoemaker asks about the access to lift station and electrical panel. Currently City maintains the sewer main, but it is unclear who actually owns the line. Public Works requested the easement. Shoemaker believes City could work under a maintenance agreement. If put in an easement, could require the containers to be moved off easement.

Shoemaker explains to Bakeburgs that if the easement is placed across the property, it could limit the ability of the Bakeburgs to use a portion of the area. Staff indicates that if it is the City's main, an easement is necessary to protect that access and in future development, the line could get lost if not under an easement.

The utility easement is a guarantee that main remains and is serviced should the park area be sold to a third party. Not sure if it is a City service or Private System.

Shoemaker amends the motion to delete recommendation #4 (A public/private utility easement for the Force Sewer Main to the lift Station and electrical panel) and incorporate into recommendation #6 (The recording of an access easement maintenance agreement for the access easement to proposed lot A) a clause allowing public works access to the lift station and panel.

Hutchinson seconds.

Amendment passes by unanimous vote. Original Motion passes by unanimous vote,

3. Discussion of Zoning of Entitlement Lands and other remote areas of the Borough: Zarembo/St. John's Bay

Zarembo: Mineral claims has nothing to do with the land selection. It is a Forest Service road and dock, and have informed the City that this dock will not have public use for this dock for landowners.

City will need to place a community dock along shoreline. City will need to provide access to the properties, and a boat launch, the bay does dry out when tide is low.

State has logged most of this parcel.

White area on map is wetlands, gently sloped area and forest area, great views.

McConachie is lobbying for residential areas, waterfront and high level view lots, travel along the two roads that are accessible, lower road and upper road.

WHAT ARE Not shown is a state roads, but are closed off, City would have to open up these roads.

There is still a 500 to 1000 foot swath of timber along some of the shoreline. Alcan is currently logging in the area, what is the interest in the possibility to have them clear these areas?

Revenue from timber sales be used to develop lots.

Commission leaning towards a residential, recreation, waterfront area logging to facilitate further residential development. Staff will put a spreadsheet together to prioritizing areas, and will revisit the area. Economic has suggested residential, commercial, logging,

H. PUBLIC COMMENT none

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

None

J. ADJOURNMENT 7:53 pm

Terri Henson, Chairperson

Lavonne Klinke, Secretary

DRAFT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

March 10, 2016

7:00 pm

A. CALL TO ORDER/ROLL CALL

Chairman Terri Henson called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 pm on March 10, 2016 in the Wrangell Borough Assembly Chambers. Commissioners' Rolland Howell, Don McConachie, Duke Mitchell, Jim Shoemaker, were present, Commissioner Hutchinson was absent. Recording Secretary Lavonne Klinke and Zoning Administrator Carol Rushmore were present.

B. AMENDMENTS TO THE AGENDA

None

C. APPROVAL OF MINUTES: December 10, 2015; January 14, 2016

January 14, 2016 only, McConachie move to approve Minutes from January 14, 2016 Mitchell 2nds all approve.

D. PERSONS TO BE HEARD

Rosemary Ruoff, Evergreen Trailer Park Space #15. Speaking about the former Irene Ingle house located on Fort Street, thanking staff for the assistance, realizing that the lot is a small non-conforming lot, with a non-conforming structure on the lot. If house was destroyed or demolished, and this is where the non-conforming guidelines come into play. If place was destroyed and wanting to rebuild, could she rebuild. Is looking for answers if she would be able to rebuild in the existing foot print of what is already there.

Chairperson Henson states that Ms. Ruoff would have to bring to the Commission the actual request with and show what is going to be built, could be something that would be approve, but need the specifics such as a design plan.

Scott Eastaugh, Evergreen Avenue on behalf of Rosemary Ruoff (Mother) asks if she could apply for the Conditional Use if she doesn't own the property, Staff states that she could apply along with the Seller with the notation approval dependent on condition of sale.

E. CORRESPONDENCE

Letter from Rosemary Ruoff to Planning and Zoning Commission and response from Zoning Administrator Carol Rushmore

F. OLD BUSINESS

- 1) Entitlement Land discussion – See workshop information

G. NEW BUSINESS

- 1) Variance application request for a reduction in side yard setback to 1 foot for an accessible ramp on Lot H, Block 3, Mork Subdivision, zoned Single Family Residential, requested by Alaska Community Development Corporation, owned by Bart Churchill.

Open Public Hearing

Close Public Hearing

Mitchell moves to approve Variance application request for a reduction in side yard setback to 1 foot for an accessible ramp on Lot H, Block 3, Mork Subdivision, Zoned Single Family Residential, requested by Alaska Community Development Corporation, owned by Bart Churchill, seconded by Shoemaker

Shoemaker asks if the approved Variance for the Handicap ramp and the current owner sells property, what happens with the approved Variance, does it remain with the new owner or does it end with the seller? No one is sure.

Motion passes by unanimous vote.

- 2) Request for a Contract Zone from Commercial to Single Family Residential on Lot 7B, Block 2, USS 1119, zoned Commercial, requested by Sarah and Andrew Scambler, owned by Clifford White.

Open public hearing

Close public hearing

Mitchell moves to approve the contract Zone from Commercial to Single Family Residential on Lot 7B, Block 2, USS 1119, McConachie 2nds

Parking could be an issue.

Shoemaker moves to amend the original motion to include staff's recommendation and findings of fact:

1. **Findings as to need and justification for the proposed change including findings as to the effect which the proposed change would have on the objectives of the comprehensive plan.** The proposed change from Commercial to Single Family Residential is being requested by the Scambler's because they like the structure, it is affordable, and was at one time used as a residential structure. Commercial allows for mixed uses including residential dwellings on the second floor. The adjacent lots north of Cow Alley are all currently zoned Commercial but used for residential uses. The proposed use, while not allowed as the primary use in the Commercial District, is an allowable use on second floors. The change will not negatively affect current objectives of the Comprehensive Plan but support "Policy 31 Support development of a range of

housing types/living arrangements...(p.146)" The underlying zoning is not changing from Commercial, but will allow the single family residential use until it is discontinued, at which time it reverts back to commercial (Policy 32, p. 146)

2. Findings as to the effect which the proposed change would have on property owners in the area of proposed boundary changes, including changes in traffic flow, population, density, off-street parking, sewer and water services. The proposed residential use should not affect traffic, utilities, population or density. There is very little off street parking for the residence so there could be additional vehicles parking on the McKinnon Street, Church Street or Front Street. The Contract Zone can specify no vehicles other than cars are to be parked on-street by the residents of the structure.

3. Recommendation as to the approval or disapproval of the change. The Planning and Zoning Commission recommends to the Borough Assembly approval of the contract zone changing the zone to Single Family Residential for the proposed use solely as a single family residential structure, with the following condition placed on the Contract Zone:

- 1) Due to the limited off-street parking space for the residence, the landowners are not allowed to park anything other than their personal cars/truck vehicles in the street, subject to any parking restrictions for the roadway. No boats, trailers, RV's 4wheelers or other vehicles are permitted to be parked by the residents on McKinnon, Front Street or Church Street. Off-street parking should be used for their personal cars/trucks, not secondary vehicles.

Mcconachie 2nds the amendment.

Andrew Scambler, 1315 Peninsula. House is on the corner of Cow Alley and Mckinnon, there is room for parallel parking one space along cow alley to help alleviate the parking issue.

Amendment approved unanimously.

Main motion approved unanimously.

- 3) Conditional Use application request for a day care on Lot 8B, Mitchell-Buhler Replat, zoned Waterfront Development, requested by April Diane Larsson, owned by DB AK Enterprises, LLC.

Open public hearing
Close public hearing.

Moved by Mitchell to approve Conditional Use application request for a day care facility on Lot 8B, Mitchell-Buhler Replat, zoned Waterfront Development, requested by April Diane Larsson, owned by DB AK Enterprises, LLC, and Seconded by Shoemaker.

This is to be located in the old mill office at 6 Mile Zimovia Hwy. McConachie doesn't have a problem with it located here, so the land and building is being used until the site is developed. What are the State requirements to have a daycare in this location building? Site will need to be inspected and approved with specific requirements

Ms. Larsson said that she has started the application process.

Howell believes you need to have a CDA requirement, but this is not in the Planning and Zoning jurisdiction.

Henson wants applicant to get the licensing complete and approved before the Planning and Zoning Commission approves. Concerned this is not an appropriate use for this zoning. Zoning is part of the State's approval process.

State of Alaska states that part of the process is a State inspection, Fire Marshal Inspection, and they will want to know if the applicant has applied and been through the Planning and Zoning Commission. Currently the zoning does not allow this activity in this Zone. Mitchell asks if we can approve on condition that all State requirements are have been met and approved.

Shoemaker indicates it is fulfilling a need within the community. Not our job how to run the business. Land will remain as Waterfront Development

April Diane Larsen 12.5 mile Zimovia Hwy says she understands the industrial nature of the property and doesn't want to do this as a long term vision. Shoemaker asks about traffic, parking. Wants to know if they have thought about this. Shoemaker wants to make sure they have considered that it will remain Water Front Development and could have large equipment in this area.

Larson states this is a temporary thing until future activities change.

Shoemaker asks, if they were approved, subject to approval for the state about future activities,

McConachie moves to make an amendment that the approval is contingent on the State approving a Day Care Facility License and that the permit is approved for Ms. Larsson only and the permit would become void should Ms. Larsson cease operating the day care facility or if the license is not obtained. Shoemaker 2nds amendment.

Mitchell, Shoemaker, Howell, McConachie, Henson

Amendment approved unanimously

Original motion approved unanimously

Staff states that a letter will be provided to the State once they contact her for the zoning approval as part of the license application review.

- 4) Appeal of Zoning Administrators denial of a building permit for a residential structure on Lot C, Phillips/Bloom/Christian Replat, zoned Multi-Family, requested by applicant Lloyd Ward, owned by William and Michelle Bloom.

Commissioner Mitchell moved to approve building permit, Shoemaker 2nds.

Henson states that this could be a great idea for affordable housing. Staff is concerned that this is more a stick built structure and should comply with the current standards for a stick built structure and meeting the minimum square footage and yard setback requirements.

Setting a precedent with future construction possibilities.

Loyd Ward Space 8 Panhandle Trailer Park. Was asked if the 20 x 40 include the overhang – no it does not. 16 " overhang on each side. This should fit in the space, the lease on the property is a transferable. The house will actually encompass two spaces. This will not use electric heat and primary heat will be a heat pump.

Staff is concerned that while the structure looks very nice, it does not meet the definition of mobile home and building permit was denied, so Mr. Ward appealed to Commission to approving the building permit. The first structure was suppose to have been closer to a mobile home style and because it turned out a bit different, this permit request was denied. It meets setbacks and is movable.

Commissers believe that to be closer to Mobile Home definition that building must be able to split reasonably. Mr. Ward indicated that it could be to be transported.

Motion approved unanimously.

5) Discussion of Zoning Issues regarding Marijuana.

Mcconachie steps down needing to leave the meeting due to health reasons.

Staff talks about the updates with the new state regulations and requirements. Passes out maps showing approximate distances of the 500' pedestrian walkway from churches, parks and school

Commission needs to look at where growing, testing, retail, and manufacturing should occur. If a permit comes in, it will be reviewed by existing ordinance.

Need to have some public workshops to get input on this issue, to help plan on how to incorporate this issue into our zoning.

6) Updates regarding the Institute Property Master Plan and Mill Property Feasibility Study. Staff states the consultants for the Institute property were in town earlier this month.

Mill property is moving along with due diligence and they should be back next month for engineering analysis. Mr. Buhler has decided to sell some of the properties on the water side of the road.

7) Update regarding utility easement on the Bakeburg Preliminary Plat

Staff reported that at the last meeting, the staff were not sure if the forced sewer main was public or private. Since then, it was determined to be a public main and an easement for the main is required. Public Works have spoken to Bakeburgs about and easement added to th plat. No encroachment except by containers.

G. PUBLIC COMMENT

Dwayne king, has industrial property, this area would be a good area for a grow operation, not a kid friendly area, so would be a good place for this industry. Within the city area, allowing uses should be a case by case basis. The packet was very informative.

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT 8:31 pm

DRAFT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

April 14, 2016
7:00 pm

A. CALL TO ORDER/ROLL CALL

MCCONACHIE, HOWELL, HUTCHINSON, MITCHELL, SHOEMAKER HENSON

Chairperson Terri Henson called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 pm on April 14, 2016 in the Wrangell Borough Assembly Chambers. Commissioners' Don McConachie, Duke Mitchell, Roland Howell, Jim Shoemaker were present, April Hutchinson was absent.

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

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: December 10, 2015; January 14, 2016; March 10, 2016;
Special March 29, 2016

None Submitted

D. PERSONS TO BE HEARD

Bill Willard and Paul Rettinger with the Wrangell Cooperative Association (WCA)

E. CORRESPONDENCE

- 1) Corps of Engineers Public Notice for fill for Big Bites Fishing.
A similar application was filed a couple years ago. Staff will be writing a letter to the Corps as the applicant has not obtained a tidelands lease from the City.
- 2) Letter to Jason and Melissa Hollibaugh of Meyers Chuck from Zoning Administrator Carol Rushmore regarding unallowable use of property.

F. OLD BUSINESS

- 1) Discussion of potential land use issues, impacts and regulations for marijuana cultivation, testing, manufacturing and retail businesses within the City and Borough of Wrangell

This discussion is a continuation of the 6:00pm workshop. Mitchell asks if we should write a letter stating we are in agreement with the state regulations.

Mcconachie says we should also state what we are in agreement with or not agreement with regards to the uses. City regulations cannot be less stringent than the state.

The Commission needs to look at where is the city going to allow marijuana licensed operations. City could add additional regulations and requirements. Where do we want to allow these types of activities to occur. Staff states that at least one Southeast community does not allow any cultivation within their boundaries.

If we are not going to allow the operations, need to have good reasons to why. Could also require that any use that is permitted must be a conditional use approval.

Janet Strom: Doesn't want the grow business within the downtown area. Think about the downtown area during activities and the children within this area. Feels that the downtown and city proper is not the place this type of business.

Kelsey Martinsen: Should look at everything on a case by case basis.

Peggy Wilson: Regarding outdoor grow, could drones steal plants, what about seeing the plants. State regulations indicate visual barrier

Allowable areas:

Commission seems to be in agreement after the workshop that no licensed operations will be permitted within the Single Family and Multi-Family Residential Districts. Next focus will be on Industrial, light industrial, waterfront development. Commercial and remote areas? Discuss these areas at a workshop before the next meeting beginning at 5:30, May 12.

G. NEW BUSINESS

1.) Consideration of request from Sea Level Seafoods requesting to lease or purchase land in the Heritage Harbor parking lot.

Moved to approve consideration of request from Sea Level Seafoods requesting to lease or purchase land in the Heritage Harbor parking lot by Commissioner Shoemaker, McConachie seconds

Port commission has approved this request already, as a lease.

Mcconachie asks to amend the original motion to add friendly amendment to include Staff Recommendations of

1. Reduced Square Footage so that the boundary of the area is at least 15 feet from entrance to parking lot.

2. That the lease be only for surface storage and parking, not for construction of a building.

2nd Agrees to the Amendment.

Motion Passed.

2) Request for a Contract Zone for a Transportation office, maintenance and warehouse area on Lot A and Lot A-1A Torgramsen-Prunella Subdivision, Zoned Commercial and Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Steve Prunella.

Henson states that after the previous WCA Contract Zone application for another lot on just the other side of this parcel it was brought to her attention that she may have a perceived conflict of interest. She states that her son owns the lot adjacent to where this activity is proposed. Vice Chair McConachie asks if she can be objective, Henson says yes, he says he does not see there is a conflict and asks the Commission to confirm. Chairperson Henson asks Commission if anyone else may have a conflict of interest – no one declares.

Open public hearing

Bill Willard, 426 Front Street, manager of WCA Transportation. This is just a different piece of property in the same area. Mr. Willard went to the residents in the area, to get the input regarding noise issues and he was told by all he talked to that they didn't think there would be an issue.

Paul Rettinger, lives in Vancouver and works with the WCA, was involved with the Webber Street Project, the transportation program is not a grant program and they will be here for a time, and they want to build partnerships in the community.

Close public hearing

McConachie moves to approve Request for a Contract Zone for a transportation office, maintenance and warehouse area on Lot A and Lot A-1A Torgramsen-Prunella Subdivision, Zoned Commercial and Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Steve Prunella, with staff recommendations. Mitchell seconds.

Mr. Willard states that the warehouse will be enclosed so the condition requiring a 3-sided building is not necessary. Commission agrees.

The Commission made the following Findings of Fact, pursuant to WMC 20.76.030 (C):

1. Justification for the proposed change, including the effect on the objectives of the comprehensive plan. The proposed use is an asset to the community, providing work, opportunity for new positions. The Commission deems it in the best interest of the community to approve the requested contract zone change in Single Family Residential to Light Industrial for the specific use of a Transportation office, maintenance and warehouse facility on the specific land requested by WCA, owned by Steve Prunella. The use will not be a construction company, per Mr. Willard's letter request, but will be a Transportation office with associated maintenance warehouse and staging area. The activities of the proposed use provides positive benefits to the community. The proposed use may not meet the objectives of the Future Residential Growth of the Comprehensive Plan (Ch 6.8.2) nor does it fall within the Future Growth Map 6-18 for Residential development, but it does meet expectations of employment trends and opportunities. "Economic sectors showing the most growth (Table 4-1) are Local and Tribal Government...." The activities by the Transportation office to date have created jobs and built roads as well as conducted road and trail improvements for the USFS, and expectations are that the office will

grow. The Activity meets Economic Development Policies and Actions, Policy 10: Maintain and support existing businesses and employers, including both private sector and the community's government jobs. The Commission feels it meets Land Use and Future Growth Policies and Actions Policy 32 Designating areas for commercial and industrial development in logical locations to promote economic opportunity and satisfy current and future needs. The Commission believes the proposed transportation related development located in the small commercial nucleus at Wood Street is appropriate.

2. Effect of the proposed change on property owners, including traffic flow, population, density, parking, sewer and water. The proposed project should not impact adjacent property owners from traffic or noise. The Commission finds that the impacts to adjacent property owners will be minimal and approved conditions to minimize further some of the potential impacts. Potential concerns include noise, visual, and lighting impacts. The schematic site plan identifies access for employees and equipment via Zimovia Highway on an access road shared between the two lots. Conditions approved by the Commission to minimize other potential impacts include further review of a final Site plan should the final differ from the schematic; require a 25' minimum green belt buffers along property lines and provide lighting that will not affect adjacent properties. The Commission does not believe that traffic flow issues on Zimovia Highway would increase significantly or that sewer and water services should be an issue.

3. Approval or Disapproval. The Commission moved to approve the Request for a Contract Zone from Single Family Residential to Light Industrial for a Transportation office, and maintenance warehouse facility on Lot A-1A and Lot A, Torgramsen-Prunella Subdivision, as requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Steve Prunella with the following conditions:

1. Approval of site plan should the final design differ from the schematic presented.
2. 25 foot minimum green belt buffers to adjacent properties
3. Lighting that will not affect adjacent properties

Motion Passes with unanimous vote.

3) Appeal of Zoning Administrators determination that Marijuana Cultivation and Marijuana Manufacturing are not allowed uses within the Commercial District as proposed on Lot 1, Block 1A, USS 1119 Zoned Commercial, owned by Kelsey Martinsen and Sarinee Nuamnui.

McConachie moves to approve Appeal of Zoning Administrators determination that Marijuana Cultivation and Marijuana Manufacturing are not allowed uses within the Commercial District as proposed on Lot 1, Block 1A, USS 1119 Zoned Commercial, owned by Kelsey Martinsen and Sarinee Nuamnui. Shoemaker 2nds.

During initial discussion, staff was unclear of what Mr. Martinsen wanted to do and felt the uses may be allowed. After further review once the application was submitted, some activities – the cultivation and manufacturing - were determined not to be allowable uses within the Commercial District. Retail selling is a permissible use in the Commercial district.

Mr. Martinsen is appealing based on the belief that the cultivation and manufacturing are subordinate uses of the retail portion.

Henson feels that the timing for this to come before the commission is too soon to make a decision due to the discussions needing to be held to make zoning determinations. Mcconachie agrees.

Kelsey Martinsen states that June 9 was his deadline for the license application, when the state will start issuing licenses, and if this is delayed, his timeline is now pushed back and is costing him money.

Another option is possibly to have him apply as a contract zone. Commission is not ready to make a decision until they have looked at facts.

Shoemaker asks staff if her decision of language in the code is because there were three different uses. Staff states here decision is because the Commercial code doesn't allow for cultivation and manufacturing.

Commissioners agree to table decision.

G. PUBLIC COMMENT

H. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS none

J. ADJOURNMENT 8:10 pm

DRAFT



CITY AND BOROUGH OF WRANGELL

INCORPORATED MAY 30, 2008

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April 28, 2016

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PO Box 6898
JBER, Alaska 99506-0898

Re: POA-2014-109 Zimovia Strait, Applicant Mark Mitchell

Dear Mr. Hewett:

The City and Borough of Wrangell by this letter is responding with comments to the Public Notice of Application for Permit, No. POA-2014-109 dated April 4, 2016

Currently, a portion of the tidelands that Mr. Mitchell is seeking to fill and develop belongs to the City and Borough of Wrangell. The Borough is the owner of Lot 3, USS 3534, the tidelands on the outside of ATS 604 (see attached plat map, modified to show correct ownership). Mr. Mitchell made an initial application to the Borough for a tidelands lease in 2014, but the process has not moved forward to date.

The City and Borough of Wrangell is assessing the adjacent property for purchase and development opportunities. At this time, the Borough believes there is a low probability that his proposed development would impact access to and development of that property. Should the Corps issue a Permit for fill, however, the Borough requests that it be on condition that Mr. Mitchell successfully leases the requested tidelands from the City and Borough of Wrangell prior to commencing any fill activities.

Please do not hesitate to call if you have any questions.

Sincerely,

Carol Rushmore
Economic Development Director

Cc: Mark Mitchell, applicant
Planning and Zoning Commission
Jeff Jabusch, Borough Manager

City and Borough of Wrangell

Agenda F1

Date: May 9, 2016

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Discussion of potential land use issues, impacts and regulations for marijuana cultivation, testing, manufacturing and retail businesses within the City and Borough of Wrangell.

Back ground:

Maps and Information provided in workshop will be relevant.

Table of Permissable Uses

CU= Conditional Use P=Permitted CU-CI=Cottage Industry

Marijuana License Activity	SF	MF	RR1	RR2	RMU	C	IL	I	WD	SMB	OS/P	TM
Limited Cultivation <500ft	CU-CI	CU-CI	CU-CI	CU-CI	P			CU**	CU***	CU***		CU-CI
Standard Cultivation >500ft	CU-CI	CU-CI	CU-CI	CU-CI	P			CU**	CU***	CU***		CU-CI
Manufacturing	CU-CI	CU-CI	CU-CI	CU-CI	P-CI*		P	P	CU***	CU***		CU-CI
Testing	CU-CI	CU-CI	CU-CI	CU-CI	P-CI*		CU	CU**	CU***	CU***		CU-CI
Retail	CU-CI	CU-CI	CU-CI	P, CU-CI	P-CI*		CU	CU**	CU***	CU***		CU-CI

as of: 14-Apr 14-Apr FOR DISCUSSION 5/12

* Cottage Industry not allowed in RMU-U, and needs CU in RMU-F2

**As Other compatible Uses

*** As other uses if no upland alternative available

- Single Family SF
- MultiFamily MF
- Rural Residential 1 RR1
- Rural Residential 2 RR2
- Remote Residential Mixed Use RMU
- Commercial C
- Light Industrial IL
- Industrial I
- Waterfront Development WFD
- Shoemaker Bay Waterfront Development SMB
- Open Space/Public OS/P
- Timber Management TM

City and Borough of Wrangell

Agenda Items ~~G4~~ F2 5/12/16

Date: April 11, 2016

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Appeal of Zoning Administrators determination that Marijuana Cultivation and Marijuana Manufacturing are not allowed uses within the Commercial District as proposed on Lot 1, Block 1A, USS 1119 Zoned Commercial, owned by Kelsey Martinsen and Sarinee Nuamnui.

Background:

Kelsey Martinsen, as Happy Cannabis, has started the state's licensing permit process for cultivation, manufacturing and retail sales within the building where the Diamond C Restaurant is located.

On the City's website you can find the regulations and links to the State's website. <http://www.wrangell.com/planning/commercial-marijuana-regulations-update-wrangell> . I will post additional information as I sort through it. Page numbers provided in this staff report as relating to the State Regulations is based on the version that is currently on the City's website - signed by Lt. Gov Mallot and Department of Law April 2016.

The State's regulations pertaining to the licensing and operation of marijuana businesses are long and can be complex. This is a new process for all of us, so there will be issues and clarifications and understanding of the regulations that may be required as we move through the process.

After review of his application and state's license application information and the Zoning Code, Zoning Administrator Rushmore determined that the cultivation and manufacturing component of the marijuana business does not meet either the allowed or the conditional uses of the Commercial District. Mr. Martinsen is appealing the administrative decision as it concerns the cultivation and manufacturing aspects of the proposed business.

Review Criteria:

Commercial District
Standards
3 AAC Chapter 306

WMC 20.44
WMC 20.52
Regulation of Marijuana Industry

Findings:

The City and Borough of Wrangell at this time has only adopted Chapter 10.46: PROHIBITION OF CONSUMPTION OF MARIJUANA IN A PUBLIC PLACE (attached). Any proposed marijuana business must meet the existing zoning code requirements.

Staff's initial conversation with the applicant Mr. Martinsen was early on prior to the visit and presentation by Ms. Franklin, so staff's knowledge as to licensing requirements was in the infant stages. Mr. Martinsen was also not very specific as to the types of licenses he would be seeking. During a later conversation with the applicant, I indicated, incorrectly as it turns out, that his proposed cultivation permit could potentially be obtained through a conditional use permit. Staff was traveling when his actual permit and copies of his state license applications were submitted for review as a conditional use. After review of his application and state's license application information and the Zoning Code, Zoning Administrator Rushmore made a determination that the cultivation and manufacturing component of the marijuana business did not meet either the allowed or the conditional uses of the Commercial District. The proposed retail portion of the business would be allowed within the Commercial District, permitted outright, assuming the applicant meets the 500 foot from a school/youth center as required by the State. Mr. Martinsen is appealing the administrative decision as it concerns the cultivation and manufacturing aspects of the proposed business.

Mr. Martinsen is seeking to cultivate (grow) marijuana hydroponically. He is seeking to manufacture extract from the marijuana plants and also to ultimately sell a retail product. He requires 3 licenses from the State for standard cultivation, product manufacture and retail sales. Currently, per the Zoning Administrator's determination, only the retail aspect of his proposed businesses is allowed at the proposed site within the Commercial District.

Land Use and Principal Uses

The Commercial District (WMC 20.44.010) is intended to provide for the continued use and expansion of the commercial center, prevent uses having an adverse effect on nearby properties or needlessly compete for commercial space. WMC 20.44 Commercial allows under Section 20.44.020(A) Retail and Wholesale Businesses. The exact uses- hydroponic cultivation and extraction manufacturing - as proposed by the applicant are not specifically mentioned as an allowed use. Looking within the WMC code for similar type uses, the following definition was found:

Agriculture 20.08.080 "activities involving cultivating soil, producing crops, and raising livestock and fowl". (this was added in 2013 when the RMU District was added)

There were no definitions for wholesale, extraction, manufacturing or retail.

Agricultural uses are specifically allowed in the RMU District as a Principal permitted use. "Retail and Wholesale" uses are permitted in the Commercial District and the RR-2 Districts. Manufacturing is a Principal Use in the Industrial and Light Industrial Districts and in Waterfront Development District if marine oriented.

The State's Chapter 306 Regulation of Marijuana Industry, defines "extraction or marijuana extraction means production of marijuana concentrate by any water-based, food-based, or solvent-based method (3AAC 306.990 (17) (p.128).

According to the State's regulations for Marijuana product manufacturing facility license (3AAC306.500) (p. 61-62) "a person may not extract marijuana concentrate for sale, or formulate or manufacture any marijuana product for sale unless that person has obtained a marijuana product manufacturing facility license..."

3AAC 306.505 (p. 63) says a licensed marijuana product manufacturing facility is authorized to "extract marijuana concentrate"

According to the State Regulations, there are two types of marijuana cultivation licenses: a standard cultivation facility license and a limited cultivation facility license (3 AAC306.400)(p. 46).

A limited cultivation facility is one that has less than 500 square feet under cultivation. (3 AAC306.410) (p.48-49). It is not clear to staff if propagation rooms are considered in the square foot for cultivation. The applicant is proposing just over 1200 square feet for grow rooms so will require a standard cultivation facility license (3 AAC306.405) (p.47-48).

Mr. Martinsen is appealing the decision of staff based on his belief that what he is proposing is permitted under WMC 20.44.030 Accessory Uses Permitted. Specifically that his proposed uses meet the requirements of "uses and structures which are clearly incidental and subordinate to principal uses permitted and which will not create a nuisance and hazard."

Staff would argue that because the State requires a specific license for the cultivation and manufacturing, that these uses are not incidental and subordinate, but complement his proposed retail facility.

The Planning and Zoning Commission should consider the following:

- 1) Is cultivation and/or manufacturing a "wholesale" use as meant by WMC20.44.020(A); or
- 2) Is cultivation and/or manufacturing an incidental and subordinate use to his proposed retail store.

Should the Commission agree with either of the above, and approve the proposed uses as allowable, the Commission should clearly document findings as to why they agree and are overturning the Zoning Administrator's determination.

Note: At this time, there is some question as to whether the distance is 500 feet from the youth center as required, measured from the boundary to the licensed facility door. Staff measured the distance this morning and measured just under 500 feet. I have made inquiries to the State to clarify measuring requirements, have talked to the applicant, and will re measure prior to the meeting.

KELSEY J. MARTINSEN
P. O. BOX 110
WRANGELL, AK 99929

April 7, 2016

CITY CLERK
APR 07 2016
RECEIVED

Kim Lane, City Clerk
Wrangell Planning and Zoning Commission
P.O. Box 531
Wrangell, AK 99929

In Re: Appeal of the denial of a Conditional Use Permit by the Zoning Administrator

Dear Ms. Lane and members of the Planning and Zoning Commission,

The Zoning Administrator recently denied my application for a conditional use permit, and I come now to appeal that decision.

My initial application for a conditional use permit was denied by Zoning Administrator, Carol Rushmore. Her instructions were to appeal to the full Commission, which I now do. I request review of the Administrator's decision by the full Commission. My initial application remains on file with the City.

The basis for this appeal is that I have met the requirements of WMC 20.68.010 through 20.60.100, and that the proposed growing operation will have absolutely no impact on the surrounding environment. Alternatively, this appeal is brought on the basis that what I propose is a permitted use under WMC 20.44.030.

The growing operation will not be visible from a public area or street; and it will not generate any noise, odor, light visible outside the building, or additional traffic.¹ The outside appearance of the building in which it will be housed will not change a bit. The growing operation will use some water, but probably no more than was previously used when the building was a hotel, and will generate no additional demand on the sewer system. A conditional use permit should be granted under WMC 20.44.030.

Moreover, the growing operation is incidental to the primary purpose and use of a permitted use, namely the retail sale of marijuana products. The retail sale of marijuana products and is generally permitted under WMC 20.44.020 and has been determined to be a permitted use by Zoning Administrator, Carol Rushmore. The growing operation is subordinate to the retail sale.

¹ The retail business, also proposed, will generate traffic in the commercial district, but Ms. Rushmore has already approved the retail shop.

WMC 20.44.030 Accessory uses permitted.

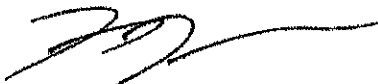
Uses and structures which are clearly incidental and subordinate to principal uses permitted and which will not create a nuisance or hazard are permitted in this district as accessory uses.

Wrangell Municipal Code 20.44.030. The proposed use, the indoor cultivation of a small amount of marijuana creates no hazard and no nuisance, and is subordinate to the primary use of the property, the sale of marijuana.

There is already a restaurant on the property. Surely, the commission would not prohibit the indoor cultivation of herbs or vegetables for use in meal preparation. This circumstance is similar, and the commission should not prohibit the growing of Marijuana to be used in the preparation of products for retail sale.

For the reasons set out above, the Planning and Zoning Commission should approve (1) a conditional use permit because the proposed operation creates no nuisance or hazard and does not alter the commercial environment in any way, and (2) approve the proposed use because the growing of marijuana is incidental and subordinate to the retail sale of marijuana products.

Sincerely,



Kelsey J. Martinsen
Applicant

Carol Rushmore

From: ecodev@wrangell.com
Sent: Monday, April 04, 2016 11:23 AM
To: Kelsey J. Martinsen
Cc: Kim Lane; Carol Rushmore; Jeff Jabusch
Subject: Request for marijuana license application

Kelsey,
Thank you for speaking with me this morning and answering some of my questions last week regarding your proposed growing operation.

Based on review of the state license application information that you submitted to my office, your Conditional Use application, and review of the Wrangell Zoning Code, as Zoning Administrator I have determined that the proposed growing operation and manufacturing facility you propose to be located at the back of the building that also houses the Diamond C Restaurant, are not permitted uses or conditional uses under the Wrangell Zoning Code in the Commercial District. The retail selling of marijuana would be a permitted use.

If you choose to appeal my decision, please write a letter to the Planning and Zoning Commission expressing your desire to appeal, why you are appealing, and the basis for your belief that the activities meet the code requirements. You can drop the letter off with the Kim Lane the City Clerk, or with me on Wednesday. Should you choose to appeal, the Planning and Zoning Commission will review my decision and your request.

You also will be interested in knowing that the Assembly will be having a workshop on Marijuana before their next regular meeting on 4/12 and the Planning and Zoning Commission are also having a workshop before their meeting on 4/14 at 6:00pm.

If you have any questions, please email, or I will be back in the office on Wednesday.

Sincerely,

Carol Rushmore
Economic Development Director

Sentinel → March 24, 2016

promotions of say, \$9.99 a pound. That way they can say they have discounted the product \$8 so it looks like a big saving for the consumer. Instead of promoting the fish for four weeks, maybe they will run it for 10 or 15 weeks out of the year. It just depends on how much success they have with it," he explained, adding that processors and distributors often have to pay (or reduce their prices) to get a retailer to promote product at a discounted price.

The increased supply of sockeye from back to back bumper years at Bristol Bay also has had a big impact on what buyers are willing or able to pay. The big harvests mean more of the reds must be sold through discounts; that leads to a lower wholesale price, which affects the exvessel (dock) price.

"Promotions and discounts are a double-edged sword," Wink said. "They lead to lower prices, but are a necessary tool to move larger volumes of product through the supply chain. Without them, inventories would swell and product would go to waste."

Grundens for gals — Grundens, the go-to brand for heavy duty rain gear, has launched a line for women.

"Women would send us emails saying, 'We love your gear, we wear it all the time, but it's built for guys,' said Eric Mejia, Global Product Director. "Either the sleeves are too long or they are too big in the shoulders. It was really just uncomfortable and cumbersome for women to wear." Mejia credits a push by the

as are state commercial fisheries director, Scott Kelly, and Rep. Louise Stines (R-Kodiak), who also chairs the legislative Fish Committee. Gunnar Krapp, director at the Institute of Social and Economic

the 'graying of the fleet,' challenges in access to Alaska fisheries, a canner history and much more.

ConFish wraps up on April 2 with the annual fish filleting contest organized by Ocean Beauty

Public Notice

KELSEY J MARTINSEN, SARINEE NUAMNUI are applying for a new Standard Marijuana Cultivation Facility License 3 AAC 306.400(1), doing business as HAPPY CANNABIS located at 225 South Front Street, Wrangell, AK 99929, UNITED STATES.

Interested persons should submit written comment or objection to their local government, the applicant, and to the Alcohol & Marijuana Control Office at 550 W 7th Ave, Suite 1600, Anchorage, AK 99501 or to marijuana.licensing@alaska.gov not later than 30 days after this notice of application.

Publish: March 17, 24 and 31, 2016

Public Notice

KELSEY J MARTINSEN, SARINEE NUAMNUI are applying for a new Marijuana Concentrate Manufacturing Facility License 3 AAC 306.515, doing business as HAPPY CANNABIS located at 225 South Front Street, Wrangell, AK 99929, UNITED STATES.

Interested persons should submit written comment or objection to their local government, the applicant, and to the Alcohol & Marijuana Control Office at 550 W 7th Ave, Suite 1600, Anchorage, AK 99501 or to marijuana.licensing@alaska.gov not later than 30 days after this notice of application.

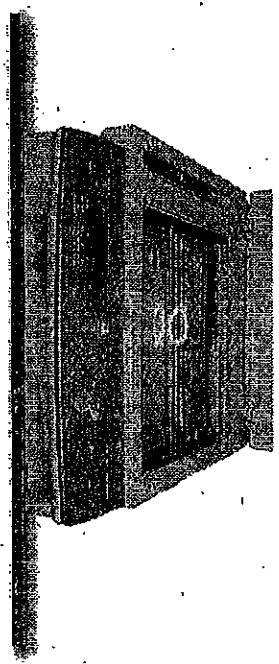
Publish: March 17, 24 and 31, 2016

Public Notice

SARINEE NUAMNUI, KELSEY J MARTINSEN are applying for a new Retail Marijuana Store License 3 AAC 306.300, doing business as HAPPY CANNABIS located at 225 South Front Street, Wrangell, AK 99929, UNITED STATES.

Interested persons should submit written comment or objection to their local government, the applicant, and to the Alcohol & Marijuana Control Office at 550 W 7th Ave, Suite 1600, Anchorage, AK 99501 or to marijuana.licensing@alaska.gov not later than 30 days after this notice of application.

Publish: March 17, 24 and 31, 2016



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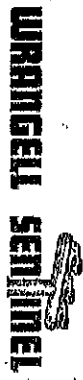
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CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

PLANNING AND ZONING COMMISSION
P.O. BOX 531
WRANGELL, ALASKA 99929
Application Fee: \$50

RECEIVED
MAR 30 2016
WRANGELL CITY HALL

I. Applicant's Name and Address: Kelsey J. Martinsen
P.O. Box 110
Wrangell, AK 99929

Applicant's Phone Number: 907-305-0292

II. Owners's Name and Address: Kelsey J. Martinsen
Sarinee Nuamnu
P.O. Box 110 Wrangell, AK 99929

Owner's Phone Number: 907 305 0292

III. Legal Description: Lot 1, Block 1-A, U.S. Survey Wrangell Tidelines
Parcel No. _____ Subdivision
1119

IV. Zoning Classification: Commercial

V. Specific Request: Request to cultivate marijuana
hydroponically.

VI. Site Plan shall be submitted with the application. The plan shall show existing and proposed structures, driveways, roadways, existing and proposed grading. Additional information shall be furnished upon request of the Zoning Administrator.

VII. Construction Schedule: BEGIN: ASAP END: 6/9/16

SIGNATURE OF OWNER: [Signature] DATE: 3/30/16

SIGNATURE OF APPLICANT: [Signature] DATE: 3/30/16

If more than one owner or if more than one parcel is involved, attach all signatures on a separate piece of paper identifying which parcels are owned by which persons.

Written authorization of the property owner must be submitted with this application if the applicant is other than the owner.

City and Borough of Wrangell

Agenda G1

Date: May 9, 2016

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use request for a tanning salon to be located in the Industrial Park on Lot 8 Block 59B, Industrial Park Subdivision, Amended Plat 85-8, zoned Industrial, requested by Laura Massin, owned by Bernie Massin.

Back ground: The applicant has been searching for a permanent home for her tanning salon.

Review Criteria:

Industrial District: Chapter 20.48
Standards: Chapter 20.52

Findings of Fact:

The applicant was previously located in a small room in the Bahovec's house on Church Street.

The Industrial District 20.48.040 Conditional Uses allows "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."

Ms. Massin is proposed to be located in the quonset hut on Bernie Massin's property in the Industrial Park. Off street parking is available for clients. The property is connected to utilities.

Conditions of Approval for conditional use applications include:

- 1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.* The proposed business would be located in an existing structure in an industrially zoned location. The proposed use should not significantly increase traffic.
- 2) *Provisions of sewer and water:* The property is connected to sewer and water.
- 3) *Entrances and off-street parking available without safety issues:* Access to the structure will be from Third Avenue.

Recommendation:

Staff recommends approval of the conditional use request for a tanning salon on Lot 8 Block 59B, Industrial Park Subdivision Amended.

CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

PLANNING AND ZONING COMMISSION

P.O. BOX 531
WRANGELL, ALASKA 99929

Application Fee: \$50

RECEIVED
APR 21 2016
WRANGELL CITY HALL

I. Applicant's Name and Address: Laura A Massin.
Po Box 2027.

Applicant's Phone Number: 907 3050340

II. Owners's Name and Address: Bernie Massin.
Box 1349
Wrangell, ALASKA

Owner's Phone Number: 907-874 2064

III. Legal Description: Lot 8, Block 59B, U.S. Survey Amended Plat
Parcel No. 02-029-214 Industrial Subd
85-8

IV. Zoning Classification: _____

V. Specific Request: Permission to run a farming Salon.
it has, on street parking.

VI. Site Plan shall be submitted with the application. The plan shall show existing and proposed structures, driveways, roadways, existing and proposed grading. Additional information shall be furnished upon request of the Zoning Administrator.

VII. Construction Schedule: BEGIN: _____ END: _____

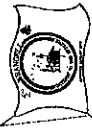
SIGNATURE OF OWNER: B Massin DATE: 4-19-16

SIGNATURE OF APPLICANT: Laura Massin DATE: 4-19-16.

If more than one owner or if more than one parcel is involved, attach all signatures on a separate piece of paper identifying which parcels are owned by which persons.

Written authorization of the property owner must be submitted with this application if the applicant is other than the owner.

CITY AND BOROUGH OF WRANGELL, ALASKA



Public Map

DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE.

1 inch = 125 feet
Date: 5/9/2016