

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

July 11, 2013

7:00pm

Agenda

A. CALL TO ORDER/ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: May 9, 2013 and June 13, 2013

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

F. OLD BUSINESS

1. Outdoor Wood Boilers (defer)

G. NEW BUSINESS

- Pub Hrg 1. Conditional use permit application for a 1 room bed and breakfast on, Lot 30B, Ron Rice Subdivision, zoned Rural Residential, requested by Ron and Lezlie Rice.
- Pub Hrg 2. Request to amend Chapter 20.49 Shoemaker Bay – Waterfront Development District to allow outside storage of boats and gear behind site obscuring fencing, requested by Bernie Massin.

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

WRANGELL PLANNING AND ZONING COMMISSION
REGULAR MEETING
June 13, 2013
7:00pm

Minutes

CALL TO ORDER/ROLL CALL

Greg Knight, Stan Schnell, Rudy Briskar, Kipha Valvoda, Vice Chair Betty Keegan

AMENDMENTS TO THE AGENDA

APPROVAL OF MINUTES: Regular Meeting of April 11, 2013. (May 9, 2013 – deferred)

GK moves

SS seconds

Motion approved

PERSONS TO BE HEARD

Persons to be heard would speak under the item of business.

CORRESPONDENCE

Received a letter today from Marie and Bill Haines supporting the Temporary Use for the Asphalt plant.

Received a letter before meeting from Kim Fisher.

Both letters were read into the record at the start of the public hearing for the asphalt plant

OLD BUSINESS

None

NEW BUSINESS

1. Conditional use permit application for a 2 room bed and breakfast on Lot 6A, Block 17, Presbyterian Mission Subdivision, zoned Single Family Residential, requested by Steve and Lynn Prysunka.

Open public hearing

Annie Prysunka 237 First Ave the Wandering Channel Bed and Breakfast will be 2 rooms. One of the units can hold up to 5 and the second 2

BK: Do you have enough parking. Yes, in the drive way.

Close public hearing

SS moves to approve the Conditional Use permit application for a 2 room bed and breakfast on Lot 6A, Block 17, Presbyterian Mission Subdivision, zoned Single Family Residential, requested by Steve and Lynn Prysunka.

RB 2nd

Motion was approved unanimously

2. Temporary use permit application for use of a portion of the Institute Property within the fenced area, Lots 1-5, Block 1; Lots 1-5, Block 2; Lots 1-3, Block 3; and Tract A, Shoemaker Bay Subdivision; for sorting and processing wood obtained from the adjacent Trust Land timber sale, zoned Holding, and request to construct an access road through the Institute Property to the Mental Health timber sale area, also zoned Holding, requested by Brian Brown of Alcan Forest Products, owned by the City and Borough of Wrangell

Open public hearing

Cindy Whitefeather: will slap injunctions to keep anyone off that land
They will not destroy that Institute land. That is historical. Keep them off that land.

BK we are going through the public process

CW We are supposed to be building 7 lodges; Historical land, came from Aleutian chain. They have no right to come in there.

BK Please speak softer

CW NO I am mad and will take to any measure stop it. No logging on the Institute.

CMR tries to clarify that the logging is not on the Institute property, but on Mental Health lands behind the former Institute. They are seeking to construct a road through the Institute to access Mental Health lands.

CW I Will do whatever it takes. If you let them in the land they will have to go through me.

Close public hearing

SS moves to approve Temporary use permit application for use of a portion of the Institute Property within the fenced area, Lots 1-5, Block 1; Lots 1-5, Block 2; Lots 1-3, Block 3; and Tract A, Shoemaker Bay Subdivision; for sorting and processing wood obtained from the adjacent Trust Land timber sale, zoned Holding, and request to construct an access road through the Institute Property to the Mental Health timber sale area, also zoned Holding, requested by Brian Brown of Alcan Forest Products, owned by the City and Borough of Wrangell.

RB second

Decision is a recommendation to the Assembly

SS offers friendly amendment to add to the staff conditions to the motion

- 1) The Log storage area will be cleaned of bark and debris and returned to its state prior to use. If any fuels are spilled, the contaminated area should be excavated and replaced with clean material
- 2) Establish a permanent gate between the Institute Property and Mental Health lands at the end of the harvest period.

- 3) Provide signage during use periods to warn of logging truck traffic.
- 4) Install proper culverts over resident creeks for fish passage in case future fish should be discovered in them

RB agrees

KV moves to amend motion that front of property be maintained to keep buffering. Don't amend the front of property within the fenced area

GN 2nd

Amended motion was approved unanimously by poll vote

Final Motion was approved unanimously by poll vote

3. Temporary use permit application for a rock crusher and asphalt plant on Lots 24, 26, 28, USS 3398, zoned Rural Residential, requested by Michael Short of SECON, owned by Brett Woodbury.

Open public hearing

Read in 2 letters to the record by Kim Fisher and Marie and Bill Haines.

Robert Ryll 9.1 mile Zimovia Highway. Brett has done great job on all work up there. Want to approve what he does there. Good position for plant. Should do a good job. People affected most will be the Haines, Eagle, Lebo, myself. North winds will not affect anyone there. I think will be a good place for it.

Tom Fisher 9.5 mile I disagree with the wind patterns. Biggest concern is the inversions that happen nightly. Whatever is in the air plummets and stays there. That is the concern. Brett has been a good neighbor, but in this instance I don't think you can control the fumes and dust alone will be a killer, mixed with the other chemicals. Could other areas be considered like the mill site. Rather than risking the health of the people directly under you.

Mike Short from Secon: I am applying for TU for asphalt plant. I haven't heard of list of ailments other than being burned or skin problems. The plant should be finished by September 15 and then will be moved out. We want it with the source of the rock. The dust can be managed and kept to a minimum. Trying to move it as far back in pit as possible. There is a dirt barrier along the highway. Hours of operation 7-7 widest span, normal is 7-5. If forced to move to another location does it add cost? Yes. Have to move the rock and adding more truck traffic to road. Increased dust.

KV how long in operation.

MS 2 months if all goes well. Possibly less if weather is good

Actual paving is 30-35 days.

Kim Fisher If you have rock and asphalt at 9 mile... and covering the entire road..... you would be hauling it anyway.

Would be better to have plant in middle of project, but the rock source is at 9 mile.

Tom Fisher would think that conditions of the variance would apply to this permit as well. If you have another spot to do it... I see it would be economic hardship to move it, but the health issue. It could be somewhere else, might cost you a couple of bucks.

Takes a brief internet search to id toxins of asphalt plants

GK... if you have to move the plant does it increase cost to borough. No. Contract is with DOT

RB would increased cost have any bearing how much would be paved and would extend the time?

MS Yes, time would increase but not the distance.

Have to finish the contract by 9/15

Close public hearing

4. SS moves to approve Temporary use permit application for a rock crusher and asphalt plant on Lots 24, 26,28, USS 3398, zoned Rural Residential, requested by Michael Short of SECON, owned by Brett Woodbury with the following conditions:
 - a. Emission points must be beyond the required 330 foot proximity requirement of an active residential structure, and Secon should provide an accurate map that certifies the actual location and distance of the emission points of the plant
 - b. Secon should provide the Borough notice of non compliance when advising DEC if emissions exceed standard and copy Borough on any complaints. Multiple non compliance issues would be grounds for the Commission to review and/or revoke the permit.
 - c. Fugitive dust needs to be kept to a minimum, using watering trucks or other methods to minimize impacts

GK 2nd

Motion was unanimously approved by poll vote

PUBLIC COMMENT

ADJOURNMENT 7:35

City and Borough of Wrangell, Alaska

AGENDA G1

Date: July 1, 2013

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional use permit application for a 1 room bed and breakfast on, Lot 30B, Ron Rice Subdivision, zoned Rural Residential, requested by Ron and Lezlie Rice.

Background: Applicants are seeking to start a bed and breakfast in their home.

Review Criteria:

Chapter 20.28: Rural Residential
Chapter 20.52: Lot Standards:
Chapter 20.68: Conditional Use Permits

Findings:

Applicant is seeking to start a Bed and Breakfast in their home on First Avenue. Their lot is 47,259 square feet.

Conditions of Approval for conditional use applications include:

- 1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.* It is unlikely that traffic would increase noticeably due to the Bed and Breakfast use. The property is located in the Wrangell West Subdivision at approximately Mile 12. They have a large sized lot to buffer uses from adjacent neighbors. Many visitors do not have vehicles, although some do and a few rent cars. The Rices are planning to offer a car for rent as well. The room will have an existing private entrance so the use should not change yard appearance or design.
- 2) *Provisions of sewer and water:* The lot is on its own DEC approved marine outfall system.
- 3) *Entrances and off-street parking available without safety issues:* Access is via a driveway off Zimovia Highway at approximately Mile 12. Off-street parking is available in the driveway for the residence and the guest, meeting the parking requirements for the proposed use.

Staff recommends approval of the request.

CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

PLANNING AND ZONING COMMISSION

P.O. BOX 531

WRANGELL, ALASKA 99929

Application Fee: \$50

I. Applicant's Name and Address: Ronald Rice

PO Box 1451

WRANGELL AK 99929

Applicant's Phone Number: 874-4242

II. Owners's Name and Address: _____

Same

Owner's Phone Number: 907 874 4242

III. Legal Description: Lot 30B, Block 2, U.S. Survey WRG. ISL. WEST

Parcel No. _____

IV. Zoning Classification: Residential

V. Specific Request: _____

ONE Room Bed & Breakfast / 2 rooms
party

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: [Signature] DATE: 6-12-13

SIGNATURE OF APPLICANT: _____ DATE: _____

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



1 inch = 210.262346 feet

DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE. UPDATED MARCH 2011



City of Wrangell, Alaska

Agenda Item G2

Date: July 3, 2013

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request to amend Chapter 20.49 Shoemaker Bay – Waterfront Development District to allow outside storage of boats and gear behind site obscuring fencing, requested by Bernie Massin.

Background:

In 2008, Mr. Massin requested an amendment to WMC Chapter 20.49 Shoemaker Bay Waterfront Development District in order to allow outside storage of boats and gear. Currently the code only allows inside storage of boats and gear. A draft ordinance was prepared at that time, but the Commission did not approve the proposal.

The State of Alaska Dept. of Fish and Game has recently been in discussions with Mr. Massin to potentially lease a portion of his lots at Shoemaker Bay area for boat storage, but the requirement of indoor storage makes it too expensive.

Review: Chapter 20.49 Shoemaker Bay Waterfront Development
Chapter 20.52 Standards
Chapter 20.76 Amendments

Findings:

Mr. Massin, on behalf of the State Dept. of Fish and Game, is requesting that the Commission once again consider amending the zoning district to allow outdoor storage with site obscuring fencing at Shoemaker Bay. Storage areas are in demand since the previous storage areas within the Port's yard have been eliminated. The ADFG wants to store 6 aluminum skiffs in a secured area. Inside storage requiring construction of a new facility makes it cost prohibitive for them.

The Shoemaker Bay Waterfront Development District was created in 1999 when the Port Commission subdivided a portion of the Parking Lot area to create some private development opportunities. There was quite a bit of combined discussion with the Port Commission and the Planning and Zoning Commission. The intent was to permit commercial activity without the industrial activities that the full Waterfront Development District allowed. One of the key issues was outdoor storage. There was great concern by both Commission members and public participants about not letting too much outdoor storage occur as to many times it sprawls and gets out of hand and becomes an eye sore. The Harbor is surrounded by recreational activities and participants felt requiring indoor storage would keep the area cleaner.

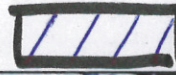
In 2001, Mr. Massin requested a conditional use permit for retail services, boat repairs and storage. The request prompted a couple of meetings with the Port Commission as well as the

Planning and Zoning Commission to discuss the development proposal and if the proposal met the intent of the Zoning district. One workshop between both Commissions clearly clarified what indoor storage meant: no tarps or visquene, but a permanent structure. The Port Commission concurred at the time. The Commission approved his development proposal as long as the boat works and storage were conducted inside a structure. The decision was appealed and upheld by the Board of Adjustments.

In 2008, Mr. Massin requested a modification to the zoning district to allow outside storage. There were several meetings again to discuss the issue, with a primary concern being the visual appearance of any outdoor storage area. Height of fencing, slatting, use of taprs, how much over the top of the fencing, 3 sides vs. 4 sided were some of the issues discussed. A draft ordinance was prepared by the City Attorney at the time, but ultimately proposed changes to the Zoning District failed.

I have attached excerpts of minutes from the previous discussions. I have also included a copy of the draft zoning ordinance prepared in 2008 for discussion purposes. There is also other public testimony in the files that I have not included here.

Recommendation: Based on the intent for the originally established district and on testimony from previous requests, Staff recommends denial of the requested amendment to the Shoemaker Bay Zoning District. However, circumstances within the community have changed in the last 5 years and there is a definite greater demand for storage. Very little commercial use as envisioned by the Port Commission in 1999 has occurred adjacent to the Shoemaker Bay Harbor. Using the draft ordinance as a starting place, if the Commission can find language and definitions for a zone change they and the public are confident will be met to create a visually acceptable but viable opportunity, Staff would recommend the Commission consider approval of a zoning amendment.



Shoemaker Bay
Zoning District



1 inch = 125 feet

DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE. UPDATED MARCH 2011



ATTN: CAROL

To Wrangell Planning and Zoning commission.

From

Bernie Massin

Box 1349

Wrangell Alaska 99929

massintool@gci.net

RECEIVED
JUL 01 2013
WRANGELL CITY HALL

I am requesting a Zoning change at my shoemaker property from covered storage to screened fenced storage/ work area. My proposal is to build a screened fence 6 feet high around the storage/ work area. Items inside the fenced area maybe higher than the fence but will not be stacked higher than the fence line. The fence will enclose the storage/work area on 3 or 4 sides if needed.

If we are able to do this I will be better to utilize the property to its best extent. I have one contractor who wishes to lease part of the property and I have talked with the harbor master and port commission about them bringing out smaller boats to be stored at shoe maker or even pulling them at the boat ramp with their trailer. This would greatly help at the boat hall out for space for larger boats.

This would give more work for the harbor and bring in more business to Wrangell in every way as the in town boat yard does now.

In conclusion, I have no wish to have a storage yard that looks like a mess at Shoemaker bay. But as you see at the ship yard down town, this type of work can be messy. But if I put in a screened fence most of the unsightly things will be out of view. A fenced in area is far more affordable for me and everyone who needs a space to work.

Thank you for considering my request.



Bernie Massin

To: Wrangell Zoning Commission
From:
Troy Jaecks
Alaska Dept. of Fish and Game
Division of Sport Fish
907 465-4271
troy.jaecks@alaska.gov

I am writing to request a change in language to the Wrangell City ordinance that requires covered storage at the Shoemaker Harbor lots to instead allow for outdoor storage if enclosed within sight obscuring fencing so that the contents cannot be seen from nearby properties. Currently, my department is in negotiations with Bernard Massin to lease a section of his Quonset hut in the Shoemaker Harbor and also a strip of adjoining land for boat storage. Unfortunately, the requirement of covered storage is making those negotiations difficult and the overall scenario more expensive than we can afford. Any development of these properties will likely require some sort of outdoor storage for businesses and departments that wish to work close to the water. Requiring covered storage only for these operations will likely impede interest in the properties and leave them unused as they currently are. Please read below a description of our proposed use of this facility and justification for our request to you.

The Alaska Dept. of Fish and Game, Division of Sport Fish annually conducts two separate Chinook projects employing a total of 8 people seasonally. We currently have our gear and boats stored in several locations throughout Wrangell and wish to consolidate them to one campus, i.e. the Quonset hut at Shoemaker. We would be renting one third of the interior of the hut and ideally enough space along its edge to store 6-7 skiffs on trailers. These boats are used during the summer and require storage during the remainder of the year and like most boats, do not require being under cover.

The requirement of covered storage increases our costs dramatically but I do not feel that it would increase any aesthetic effect. The most cost effective way to provide "covered storage" will entail a suite of fabric carports that will soon deteriorate and likely decrease the desired effect of orderly use of city property and be an eyesore despite being within the letter of the law. Instead, I propose to change the language of the ordinance to state something to the effect of "outdoor storage must be either covered, or enclosed by sight obscuring fencing at least 6 feet high so that the public cannot identify the contents of the storage area, and items stored will not exceed the top of the fencing." ...or other language at your discretion in good faith of the request.

What I envision is a minimum six foot tall chain link fence with opaque slats and end gates to create sight obscuring fencing. I feel that this option would not only offer the lessee some sort of security, but moreover will achieve the intent of the current ordinance just as effectively but without the undo cost to site users.

I appreciate your consideration of this topic and welcome any discussion that follows. My department wishes very much to be a good neighbor here in Wrangell and will comply with all requirements. I look forward to working with you on this topic.

CITY AND BOROUGH OF WRANGELL, ALASKA

ORDINANCE NO. _____

DRAFT
(2008)

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, TO AMEND TITLE 20 SECTION 49 OF THE WRANGELL MUNICIPAL CODE TO ALLOW ACTIVITIES IN ENCLOSED FENCED AREAS IN THE SHOEMAKER BAY WATERFRONT DEVELOPMENT DISTRICT

BE IT ORDAINED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA:

SEC. 1. Action. This ordinance amends title 20.49.040 of the Wrangell Municipal Code by deleting those words that are capitalized and in brackets and by adding those words that are underlined:

20.49.040 Conditional uses. The following are uses which may be permitted in the Shoemaker Bay waterfront development district by action of the commission under the conditions and procedures specified in Chapter 20.68 WMC:

- A. Water-dependent and water-related uses not mentioned above and their accessory uses;
- B. Other uses if there is no suitable upland alternative for a nonwater-dependent use;
- C. Retail and wholesale businesses; and consumer services;
- D. Any water-dependent or water-related manufacturing, processing, fabrication, assembling, research, wholesale or indoor [ONLY] storage [USES] or outdoor storage in an enclosed fenced area;
- E. Indoor [F]facilities or outside enclosed fenced areas [FOR INDOOR] construction, maintenance, repair, and storage of vessels;
- F. Boat sales, services and supply establishments;
- G. Fish and seafood processing plants and cold storage plants;
- H. Marine warehouses.

2.49.051 Definitions. The following definitions are applicable to this chapter:

(1) "enclosed fenced area" means an outdoor area no larger than _____

which is enclosed on all sides by a sight-obscuring fence that is at least eight feet high on all sides and creates an effective visual barrier to the enclosure from the outside. A chain-link fence, in the absence of slats, shall not be considered sight-obscuring.

SEC. 2. Classification. This ordinance is of a permanent nature and shall be codified in the Wrangell Municipal Code.

SEC. 3. Severability. If any portion of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

SEC. 4. Effective Date. This ordinance shall be effective upon adoption.

PASSED IN FIRST READING: _____, 2008.

PASSED IN SECOND READING: _____, 2008.

Attest: _____
Christie L. Jamieson
City Clerk

Hon. Donald McConachie
Mayor

DRAFT
(2008)

City of Wrangell, Alaska

DATE: January 19, 1999

TO: Christie Jamieson, City Clerk

FROM: Carol Rushmore, Economic Development Planner

Re: Proposed re-zone of Shoemaker Bay Harbor parking lot area from Open Space/ Public to Shoemaker Bay Waterfront Development, requested by the Port Commission and Planning and Zoning Commission

Recommendation:

At the Planning and Zoning Commission's regular meeting of January 14, 1999, the Commission unanimously moved to recommend to the City Council to re-zone the Shoemaker Bay Harbor parking lot area from Open Space/Public to Waterfront Development, with revised permitted and conditional use activities. As a result, a new zone, the Shoemaker Bay Waterfront Development Zone is being proposed and is attached.

Background:

The Port Commission held a workshop in December to discuss potential future uses, activities and development plans for the Shoemaker Bay parking area. At that meeting, there was discussion about the types of developments the Commission envisions, primarily commercial and retail uses to enhance and support the commercial and recreational aspects of the harbor.

The Commission also discussed the land use restrictions place on a portion of the land area pursuant to a deed from the federal government.

The Port Commission at their meeting voted to recommend that the City rezone the parking lot area from its current Open Space Public district to Waterfront Development district. Other zone designations were also discussed including a rezone to commercial and creating a new zone. The Port Commission, at the workshop, indicated they do not want to see some of the industrial type activities as permitted in the Waterfront Development district, but because of the land use oversight by a federal agency, there is minimal chance of that type of activity occurring.

Copies of the Waterfront Development and Commercial Districts are attached.

Land Ownership:

A map of the harbor area is attached.

The hatched-marked area landward of the thick black line running through Area A and Area B is the land area that was deeded to the City of Wrangell by U.S. Department of Interior National Park Service for recreational uses. (The land area includes the Seaplane Ramp property and that land across Zimovia Highway where the trail and archery range are located.) The City makes annual and bi-annual reports to

the Agency as part of the deed requirements. Any development plans for land within this area must be submitted to this agency for their review and approval as a modification to the "program utilization plan". Commercial related enterprises that support the marina uses and recreational aspects of the harbor would likely be approved. Industrial related activities would likely not be approved.

Land area waterward of the thick black line running through Area A and Area B is considered tidelands, and is the area that has only just recently been conveyed to the City. This land was conveyed to the City in a manner, such that the tidelands cannot be sold, they can only be leased.

Area A and Area B are divided as such for discussion purposes only. At this time, the Port Commission is considering approximately the area of Area B for the commercial development activities.

The City has an agreement with Alaska Department of Fish and Game to maintain about 20 parking places for cars and trailers as part of the boat ramp facility. The City also has an agreement with Department of Transportation to maintain approximately 75 to 100 parking spaces for the harbor, and another agreement for maintenance and operation of the harbor itself.

Public Hearing:

The Port Commission and Planning and Zoning Commission held a joint public hearing prior to the regular meeting of the Planning and Zoning Commission meeting. The primary comments were in favor of commercial development enhancing services to the harbor, minimizing the ability for outdoor storage areas of crabpots and other fishing equipment and boats, and minimizing heavy industrial activity but wanting room for small supply store, laundry services, restaurant maybe a boat shop facility or small custom smokery. The Planning and Zoning Commission, during their regular meeting that followed, went through the permitted and conditional uses of the waterfront development zone and identified changes of the allowed activities, thus resulting in a new zone.

Planning and Zoning and Port Commissions

WORKSHOP

March 1, 2001; 6:30 p.m.

Shoemaker Bay Waterfront Development District Requirements

Florschutz, Armstrong, Schmidt, Rooney, Keegan, Kirschner, Knecht, Reeves, Rilatos, Dwight Keegan, Mark Lynch, Paula Rak, Greg Scheff, Valerie McCandless.

Florschutz - when I have a boat parked on my land I am working on it, if it is parked somewhere else then it is stored.

Mork - biggest concern was the mess (eye sores), no outside storage period. Only buildings to store items.

Keegan - working on a boat is the concern, is that the same as storage

Kirschner - can you build right up to the property line?

Armstrong - principle uses doesn't list repair shops, accessory uses not there. Conditional use only says indoor. Poorly written. Outdoor is not listed at all. He doesn't feel that is appropriate for a working harbor with boats coming in and out of the water, not to have outside uses listed. Since it is not listed at all, that leads me to believe everything is required to be indoors.

Rushmore - catch all phrase.

Schmidt - must everything take place inside a building?

Kirschner - no one came forward at the time of wording of the SMB Water Front Development zone for boat repair, or outdoor storage. We felt retail business, strip mall etc, would go there. We made a new zone for smb to keep it clean.

Rak - I didn't want to see the same thing as a garage having vehicles waiting for repair. I attended the other meetings and wanted it listed as no outdoor storage, and I was told that the word indoor would be sufficient.

Schmidt - to use the land requires four walls and a roof.

Keegan - what is inside, just a roof?

Schmidt - Everything must be fully enclosed to block the view from the parking lot. A permanent structure (not tarps, or visqueen).

Indoor means a totally enclosed structure.

Massin – What about container vans? Are wall to wall buildings required? It's not very realistic to have everything inside. It is a working harbor. Let people put containers out there and just put roofs over them, what will the commissions say to that. People need to have storage out there.

Schmidt – freezer vans or storage containers are not allowed, everything to be indoors. Staff needs to define indoor.

Reeves – since I have lived here there has been plenty of conflict with storage along the highway. He was involved in the conflict. When this area was zoned we didn't want to shift the problem out there.

Mork – not intended for any kind of storage.

Keegan – under conditional uses are cold storage plants.

A cold storage plant would have a foundation, and be in a building.

Florschutz – What about an apartment in the same facility. Commissioners stated that no caretaker shacks are allowed.

Armstrong – shouldn't parking be labeled in the ordinance. No requirement because smb has enough parking so the lots aren't required to do so, they can use the full amount of the lots. All these decisions need to be put in the ordinance.

Can't apartments be available, caretaker or rentals? No residences allowed of any kind. No container vans in the place of buildings. Structure has to be a building with a permanent foundation.

No outside storage, no dwellings (apartments, caretakers)
What about a gas pump? Must meet the requirement for storing fuel.

Massin - I have a cement batch plant that might be used temporarily.

Schmidt - Store it in your building.

City of Wrangell, Alaska

**WRANGELL PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES**

Thursday, March 1, 2001; 7:00 p.m.

Map Room

CALL TO ORDER/ROLL CALL Chairman Schmidt called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 p.m., February 8, 2001 in the City Hall Map Room. Commissioners' Armstrong, Keegan, Kirschner, Rilatos and Schmidt were in attendance. Recording Secretary, Kristi Crayne, was in attendance. Commissioners' Taylor and Hartshorn were absent.

NEW BUSINESS

A variance application for a 0 foot side yard setback, Lot 4A, Block 1 of the proposed CG Subdivision, the subdivision of Lot 4A, Block 1 South Wrangell Alaska Subdivision zoned Rural Residential, requested by Donna Grover.

Rushmore - years ago it was subdivided in half, making two long lots. There was no flaglot at the time and a 15' easement across the mutual property line. Now that they are trying to subdivided one of those lots in half a flaglot is being created in Lot 4A-1 and 4A-2, they are increasing the easement on just the one property line an additional 10' for a total of 17.5' on side and 7.5' on the other lot. When the subdivision and survey was being done they discovered that the trailer was over the property line. Mental Health stated a need to resolve the encroachment. The involved parties have stated that there will be a lease agreement with Mental Health. Bruce Smith Sr., has contacted the Mental Health and an e-mail from them has been received stating that the lease agreement is being processed, but not yet finalized. Keegan - don't you have to have 100' road frontage on Zimovia Highway? Rushmore - they are already existing at 75' road frontage. Schmidt - the motion should have the variance in the road 25' instead of 30', and be on the condition that they do get the lease from the Mental Health. Lot 4b is already an approved flaglot. Rushmore - the shop could be included in the motion to allow a 7' setback. When the trailer is removed the 0-foot setback is removed. The lease will make this legal. Armstrong - need to organize what should be happening in Rural Residential. We should be concerned with after-the-fact fixes for building over property lines.

DEFERRED

A variance application to the flaglot ordinance to allow a 25 foot access easement to access a flaglot, Lot 4A-2, Block 1 of the proposed CG Subdivision, the subdivision of Lot 4A, Block 1 South Wrangell Alaska Subdivision zoned Rural Residential, requested by Bill and Donna Grover and Mark and Yennell Cummings.
DEFERRED

A preliminary plat review of CG Subdivision, the subdivision of Lot 4A, Block 1 South Wrangell Alaska Subdivision zoned Rural Residential, requested by Bill and Donna Grover and Mark and Yennell Cummings. **DEFERRED**

A conditional use application for retail services and boat repairs and storage, Lots 2-4 SBPL Subdivision, Zoned Shoemaker Bay Waterfront District, requested by

X **Bernie Massin.** Boat repair and storage are allowed indoors in this zone. The servicing and storing of boats are allowed only indoors, gas pumps can be outdoors. These are zoning clarifications. No freezer vans are allowed outside a permanent structure. No outside storage.

Moved by Keegan, Seconded by Armstrong, to approve the conditional use application for retail services and boat repairs, storage and gas station on Lots 2-4 SBPL Subdivision, Zoned Shoemaker Bay Waterfront District. Subject to zoning ordinance and clarifications as determined at the Workshop with the Port Commission prior to this meeting. No dwellings, no containers used as structures, and no outside storage. All uses to be contained inside a permanent structure, except the gas pump. Motion passed unanimously by polled vote.

A review of a modified preliminary plat of the Sortyard Subdivision, zoned Waterfront Development, requested by the City of Wrangell. The Port Commission was invited to this discussion. Discussion with Chuck Jenkins on the City's possibility of purchasing the lot between the Sno Building and City Market. Jenkins - I want to wait and see what is done with the port fill lots. Maybe trade with the City for a good lot at the old mill site. Rushmore - Platting the lines of Lot 1-7, 2a, 1-3, and large lot of Lot 4, and an alleyway that can be used for access or at a later date move the storm drains through there. At a later time the storm drains could go there. Lot 4 is a current tidelands lease at this time. Nola Wilcox has expressed an interest in purchasing the lot behind hers therefore we have created Lot 1. Not planning the roadway. Get rid of the easement. Jenkins - I am waiting on what will happen with the museum, outer drive, travel lift. I also want to put in a bid to purchase the tidelands behind my lot. Kirschner - I don't like to lease or make lots without access. Having a road there makes those lots more desirable. Rushmore - on Front and Shakes Streets the right-of-ways have been widened to 25 to 28 feet. Kirschner - to make this fly it needs a road. Bernie Massin - narrow the road, make 30' flaglot easement owned by the City of Wrangell.

Moved by Keegan, Seconded by Rilatos, to approve the modified preliminary plat of the Sortyard Subdivision, zoned Waterfront Development. Motion failed by polled vote.

Modified the motion to approve the modified preliminary plat of the Sortyard subdivision including a platted road zoned Waterfront Development. Motion passed unanimously by polled vote.

A request to modify variance permit V97-2, backyard setback reduction, zoned Single Family Residential, requested by Mike and Karen Lockabey.

Schmidt - the building will have the same footprint. They want to change the 15' high garage, to a 22' high garage with an apartment. Keegan - are two dwellings allowed in single family residential? Schmidt - duplexes are allowed in SFR. This would be a second floor residence only. With the lot only being 6,300 square feet, the main house is the primary use. Is the apartment an accessory use? When Reid Street was widened did he lose square footage? Yes, but not enough to help in this instance. A breezeway would make it legal, but that is ridiculous. Have the Lockabey's come before us to explain. This apartment is for a family member no future rentals intended. What an accessory use is, is to be decided before next regular meeting.

DEFERRED

Meeting adjourned at 8:37 p.m.

City of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

February 14, 2008; 7:00 P.M.

Recessed to February 28, 2008 7:00 p.m.

A. CALL TO ORDER/ROLL CALL Chairman John Taylor called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 p.m., February 28, 2008, in the Wrangell City Council Chambers. Commissioners', Pat McMurren, Elizabeth Keegan, Stanley Schnell, Augie Schultz, and John Taylor attended. Zoning Administrator, Carol Rushmore and Commissioner Terri Henson were absent. Recording Secretary, Kristi Crayne attended.

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: Moved by Keegan, Seconded by Schultz, to approve the minutes of June 14, 2007; July 18, 2007; December 13, 2007; and January 10, 2008. Motion passed unanimously by polled vote.

D. PERSONS TO BE HEARD –

E. CORRESPONDENCE

City Council minutes from January 22, 2008. (On file if interested are minutes from July 24 and August 7, 2007).

F. OLD BUSINESS

Preliminary Plat review of proposed Kilpatrick Subdivision, a subdivision of Lot 2A, Block A, Tract C, ATS 1531, zoned Rural Residential, requested by Cindy and Mike Kilpatrick. (DEFER ITEM)

G. NEW BUSINESS

Proposed ordinance change to the Shoemaker Bay Waterfront Development District to allow fenced outside storage, requested by Bernie Massin.

Bernie Massin, 516 Council Drive, I did know what the ordinance was but things have changed in the last 8 years. There is now limited storage and no longer any at the mill yard. The Port commission has agreed with me. Some storage is already being done out there, with crab pots. My plan is to screen along the highway and two other sides, but leave the side facing the harbor visible for security reasons. Taylor – your plan is to put in a 7 to 8' high fence, but the zone states no visible storage. Keegan – what about the height of things, being higher than 7'? Paula Rak, 7 Mile Zimovia Hwy - I was involved in the creation of the original zone, we were very specific about having four walls and a roof. A freezer van was not considered a building. I have been working with the police department about the abandoned vehicles, Wrangell does not have an impound lot that is secure from tampering. The fence being 7 or 8' high would not be high enough. Massin – there will certainly be stuff higher than the fence. Keegan – so then it will not fit in with the zone, but we have to remember that we live in a fishing community. Massin – I am trying to make use of, and a profit off of the property. Times change, yes I have left my mess outside, Taylor – what area are you proposing the fenced storage for, one of the lots? Massin – I want to do it for all three lots, and not to have to keep coming and requesting things. Rak – I think we should go back and look at

the minutes from when the zone was created. Keegan – we need to find out what the port commission had in mind for height, and how it fits with water related uses. Taylor – at our March meeting or the Ports on the 6th we need to have a workshop with them, and have some info from the original zone creation available. **Deferred.**

Conditional Use Permit application for occasional personal use helicopter landings/takeoff for long term storage on lots 6 and 7, Block 65, Amended Industrial Park Subdivision III, zoned Industrial, requested by William Stearns.

Amie Bakke, 15 Crest Drive, I don't know what is going on, is this the first meeting on the issue? Taylor – yes, this is the first time it is before us. Bakke - The people on the hill did not get to give any input to the corpse of engineers. We do not want to hear, smell or see the Industrial area. What are his plans for the helicopter? Some issue's to keep in mind are: Gary Allen's' boom equipment, the helicopter moving around in inclement weather, and the power lines. I don't think this is a good spot for a helicopter. He should land at the airport on a trailer and tow the trailer it to the lot. Duane King, I own the property next to the lots in question, and I have no problem with the helicopter landing there and being worked on and stored. Betty Keegan, 351 Bennett Street, the Wrangell Senior Apartments are adjacent to the Industrial Park, in the recent past I had to phone the police on numerous occasions concerning barking dogs in the pound. And the sawmill that was there had horrible fumes and noise. Letters from Amie and Kathy Sandness, and Bob Maxand were read into the minutes concerning noise. Does the FAA have to grant approval for landings at other area's other than an airport? Schnell – yes, the FAA would have to issue permission. Bernie Massin, 516 Council, I own a lot in the industrial park and in this zone 80 decibels is the limit. Make him have a flight plan, so he is not flying over houses. Bakke – we remember the dog pound, we have a problem with noise up there. Taylor – we need more information on his proposal, how much is occasional? ***Deferred until March 13, 2008.***

H. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS – Taylor - I am on the Borough Committee representing the P&Z; the committee's hands are tied until the City Council approves funds for advertising. There is a lot of information out on the table in City Halls' lobby. You will get a ballot by mail.

I. ADJOURNMENT - meeting adjourned at 8:22 p.m.

City of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES March 13, 2008; 7:00 P.M.

A. CALL TO ORDER/ROLL CALL Chairman John Taylor called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 p.m., March 13, 2008, in the Wrangell City Council Chambers. Commissioners', Pat McMurren, Terri Henson, Elizabeth Keegan, Stanley Schnell, Augie Schultz, and John Taylor attended. Zoning Administrator, Carol Rushmore and Commissioner was absent. Recording Secretary, Kristi Crayne attended.

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: Moved by McMurren, Seconded by Schultz, to approve the minutes of February 28, 2008. Motion passed unanimously by polled vote.

D. PERSONS TO BE HEARD –

E. CORRESPONDENCE

1. Regular Meetings and Public Hearings from August 28, 2007, July 24, 2007 are on file if interested.
2. Memo from Port Commission regarding proposed ordinance change SMB District.
3. Letter from Butch Schmidt read into the minutes. Regarding SMB District.
4. Letter from Paula Rak read into the minutes. Regarding SMB District.
5. Letter from Christina Florschutz read into the minutes. Regarding SMB District.
6. Letter from William & Marlene Messmer read into the minutes. Regarding CU permit application for helicopter landings.

F. OLD BUSINESS

Preliminary Plat review of proposed Kilpatrick Subdivision, a subdivision of Lot 2A, Block A, Tract C, ATS 1531, zoned Rural Residential, requested by Cindy and Mike Kilpatrick. (DEFER ITEM)

Proposed ordinance change to the Shoemaker Bay Waterfront Development District to allow fenced outside storage, requested by Bernie Massin.

Taylor- I think that I have a conflict. I am reluctant to explain, I feel explaining would influence the decision. There would be financial gain. Terri Henson stepped up to vice chairman duties. Keegan – I was prepared to either suggest a CU permit or zone change, the port at their last meeting are thinking of making SMB more of a live-a-board harbor. SMB is more of a family friendly area with playgrounds and such. Schnell – my personal opinion is an 8' solid fence with boat masts and antennas showing above the fence only. McMurren – part of the vision for the area was for it to be part of the economic revitalization, so businesses could be built out there. Schnell – are you thinking a CU permit instead of a zone change? Keegan – I would be more favorable to a CU permit, because that would be for Bernie only. Henson – the more I think about it I feel a 10' fence heavily slatted on all four sides and Bernie would have to be the one to monitor the height of the storage. At the very minimum an 8' fence. Bernie Massin, 516 Council Drive, I have no problem with the regulating, there will be some things above the fence and they might want to put tarps over a boat, I can make rules about the tarps.

This is going to be a working area. Keegan - maybe put a time limit on work being done. Massin - the zone allows marine repair. Henson - if this is to be altered then it needs to try to fit the original zone. Otto Florschutz - 11.2 mile, my boat is on a trailer and it is over 10' high people would try to put as much storage on their allotted ground space, is it in that instance that things can get stacked up and junky looking. Henson - working on something is one thing but storage is different. Massin - when you start making the fence higher the wind load on a 300' long fence would be substantial. It will be quite a wall, I would like to have the gates be 8' and maybe put barbed wire on top to even the height difference. Henson - 8' is not enough, 9 or 10' would be okay. Greg Scheff - 489 SMB, can't do anything tonight anyway because you are leaning towards a CU permit and that hasn't been advertised.

Moved by Keegan, Seconded by Schultz, to approve the Proposed ordinance change to the Shoemaker Bay Waterfront Development District to allow fenced outside storage, requested by Bernie Massin. Deferred until more information from Carol Rushmore. Motion and second removed.

Conditional use permit application for occasional personal use helicopter landings/takeoff for long term storage on lots 6 and 7, Block 65, Amended Industrial Park Subdivision III, zoned Industrial, requested by William Stearns.

Henson - has anyone gotten in contact with the airport about interference? Schnell - no flight plans or contact is made with the airport now, it is just good neighbor policy now; it is not written down anywhere. The FAA did say if we are in the Tongass National Forest, then the USFS would have jurisdiction. Henson - what about wind speed and what would it do to the power lines? Taylor - the lot size is 164' X 192' and there are power lines in the area.

Moved by Henson, Seconded by Keegan, to approve the Conditional use permit application for occasional personal use helicopter landings/takeoff for long term storage on lots 6 and 7, Block 65, Amended Industrial Park Subdivision III, zoned Industrial, requested by William Stearns. Motion and Second rescinded for more information.

G. NEW BUSINESS

Preliminary Plat Review of McCloskey Replat and portion of St. Michaels Street Vacation Adjacent to Lot 6, Block 62, Wrangell Townsite, USS 1119, requested by Arlen and Pamela McCloskey.

Moved by Henson, Seconded by Schultz, to approve the Preliminary Plat Review of McCloskey Replat and portion of St. Michaels Street Vacation Adjacent to Lot 6, Block 62, Wrangell Townsite, USS 1119, requested by Arlen and Pamela McCloskey. Motion passed unanimously by polled vote.

H. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS -

I. ADJOURNMENT - meeting adjourned at 8:29 p.m.

City of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES April 10, 2008; 7:00 P.M.

A. CALL TO ORDER/ROLL CALL Chairman John Taylor called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 p.m., April 10, 2008, in the Wrangell City Council Chambers. Commissioners', Pat McMurren, Terri Henson, Elizabeth Keegan, Stanley Schnell, Augie Schultz, and John Taylor attended. Zoning Administrator, Carol Rushmore and Recording Secretary, Kristi Crayne attended.

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: Moved by Henson, Seconded by Schnell, to approve the revised minutes of March 13, 2008. Motion passed unanimously by polled vote.

D. PERSONS TO BE HEARD –

E. CORRESPONDENCE

1. Letters from Haig Demerjian dated March 17 and March 24, 2008 regarding potential zoning violations on the Eastaugh property.
2. Letters to Scott Eastaugh and Dennis Eastaugh regarding possible zoning violation, dated April 2, 2008.

F. OLD BUSINESS

Preliminary Plat review of proposed Kilpatrick Subdivision, a subdivision of Lot 2A, Block A, Tract C, ATS 1531, zoned Rural Residential, requested by Cindy and Mike Kilpatrick. (DEFER ITEM)

G. NEW BUSINESS

Final Plat Review of McCloskey Replat and portion of St. Michaels Street Vacation Adjacent to Lot 6, Block 62, Wrangell Townsite, USS 1119, requested by Arlen and Pamela McCloskey.

Moved by Keegan, Seconded by Schnell, to approve the Final Plat Review of McCloskey Replat and portion of St. Michaels Street Vacation Adjacent to Lot 6, Block 62, Wrangell Townsite, USS 1119, requested by Arlen and Pamela McCloskey. Motion passed unanimously by polled vote.

Final Plat Review of Ward Replat, the replat of Lots 14 and 15, USS 3403, creating Lot A and Lot B, Zoned Rural Residential, requested by Bruce Ward.

Moved by Henson, Seconded by Schultz, to approve the Final Plat Review of Ward Replat, the replat of Lots 14 and 15, USS 3403, creating Lot A and Lot B, Zoned Rural Residential, requested by Bruce Ward. Motion passed unanimously by polled vote.

Final Plat Review of the Bay Company Replat, the replat of Lots 3 and 4, Block 5A Wrangell Tidelands Addition, ATS83 and Lots 2A and 7, Block A, Sortyard

Subdivision, creating Lots A, B, and C, Bay Company Replat, zoned Waterfront Development, requested by Chet Powell, Jr.


Rushmore they need to send a letter regarding not filing a claim before it can be forwarded to the City Council.

Moved by Schultz, Seconded by McMurren, to approve the Final Plat Review of the Bay Company Replat, the replat of Lots 3 and 4, Block 5A Wrangell Tidelands Addition, ATS83 and Lots 2A and 7, Block A, Sortyard Subdivision, creating Lots A, B, and C, Bay Company Replat, zoned Waterfront Development, requested by Chet Powell, Jr. Motion amended to include receiving letter from Chet Powell Jr. before going to Council. Motion passed unanimously by polled vote.

Continued Public Hearing of a Conditional use permit application for occasional personal use helicopter landings/takeoff for long term storage on lots 6 and 7, Block 65, Amended Industrial Park Subdivision III, zoned Industrial, requested by William Stearns.

Public Hearing reopened. Arnold Bakke, 615 Crest Drive, I am a resident on top of the hill behind the Industrial Park, and for a long time, we have had a dispute over the industrial area. We have dealt with the corps of engineers and the green belt was moved back. We did not want the industrial park developed in the first place. No legal action was taken, because we thought the City would take care of it. I don't want to see what is happening in Ketchikan and Juneau with helicopters happening here. I feel that the helicopter should land at the airport on a trailer and be transported to the industrial area and stored. Bernie Massin, 516 Council, about 1980 I purchased my lot, that is almost 30 years ago and we need the property to be used and so taxes could be generated. He would need a flight plan; this town needs the industry to come. Arnold Sandness, 2nd Avenue, we live right above the Industrial Park, and there are ordinances covering things like this, we don't have anything concrete from him about the amount of times for landings and takeoff's. I think he should do this at the airport. *Public hearing* closed. Keegan – the city of Renton, Washington waterfront on Long Lake has issues that are happening now. John Crane has said there is no way to guarantee a flight pattern because it changes with the wind. We have all talked about the noise issue. Schnell – the FAA does not have any requirements on helicopter use, they expect the pilots to be good guys, and there are no laws against it. We could make him put in an approved FAA approved heliport, then they have jurisdiction. Helicopters when they fail they come straight down, I am against this. McMurren - lets say he just wanted to do a landing once a season, how about that? Schnell – I would still be against it. Taylor – I don't know how many concerned citizens have come up to me.

Moved by Keegan, Seconded by McMurren, to approve the Conditional use permit application for occasional personal use helicopter landings/takeoff for long term storage on lots 6 and 7, Block 65, Amended Industrial Park Subdivision III, zoned Industrial, requested by William Stearns. Motion failed unanimously by polled vote.

 **Continued Discussion of a proposed ordinance change to the Shoemaker Bay Waterfront Development District to allow fenced outside storage, requested by Bernie Massin.** Chairman Taylor stepped down, citing conflict. Vice-chair Henson took over the public comment. Paula Rak, 7 mile, I am particularly opposed to an ordinance change. If you do approve the fence, I would like to see restrictions put on it; it would have to be a neutral color like brown or green, and a minimum of 10' high for the fence. Nothing but boat masts should show above the fence. No blue tarps; there are other colors. Nothing should be put on top of containers. Have the rules posted on the fence. Mr. Massin has not been a good leaseholder, by not following the ordinance that is in

place now. Bernie Massin, 516 Council, I brought some pictures of an 8' fence. Todd Maushardt, Box 936, the Port is not going to have gear storage at the lot at the corner of Shakes Street and Case Avenue property, we are going to be using it for boat haul out work area, so there will be a need for more outdoor storage. Keegan – I will not dictate the color of a tarp on a boat. Bernie – with the Port no longer allowing gear storage on that lot, that creates no alternate use available. Henson – we will be asking the City Attorney what can be done with the ordinance. Henson – if we vote it down for an ordinance change, can it be reconsidered? Rushmore – yes. Schnell – I have talked to a number of people and asked them about this, and most of them brought up the issue of developing the institute and keeping the area clean and visitor friendly. Keegan – most comments from people I have spoken with did not see any problem with it. Massin – I guess we need to decide whether we are going to be a tourism town or a fishing town?

Moved by Keegan, Seconded by McMurren, to approve the proposed ordinance change to the Shoemaker Bay Waterfront Development District to allow fenced outside storage, requested by Bernie Massin. Motion withdrawn.

Designated Access Corridor – Bill Knecht, we have the travel lift going on in the yard, there are plans to expand the boat storage over onto the lot at the corner of Shakes and Case. We want to access the corner lot from Shakes Street, not at the intersection of Shakes Street, Case Avenue, and Front Street. The path we want to cross is between the cold storage and the belt freezer; the power poles (electrical, phone lines and etc.) hopefully could be put underground during the downtown revitalization project. Taylor – what size boats would go in there? Knecht – mostly 40' gillnetters and such. Rushmore – to guarantee that access over the long term, recording an access easement is the best bet for the long term. I don't know what other agreements we could have with the Port. One course of action would be to recommend to the council to allow the access; this commission could say that this be recorded. Recording an Access Easement is the strongest course to follow. Consent agreement approved unanimously by the commissioners.

H. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS – Rushmore – on Monday night Jim Brennan, the Borough Attorney, will be in town for questions and answers. Will this commission be able to have a special meeting on the 21st of April? The consensus of the commissioners was yes; a notice will be forthcoming.

I. ADJOURNMENT - meeting adjourned at 8:32 p.m.

City of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES June 12, 2008; 7:00 P.M.

A. CALL TO ORDER/ROLL CALL Chairman John Taylor called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 p.m. June 12, 2008, in the Wrangell City Council Chambers. Commissioners', Pat McMurren, Elizabeth Keegan, Stanley Schnell, Augie Schultz, and John Taylor attended. Commissioner Terri Henson was absent. Zoning Administrator, Carol Rushmore and Recording Secretary, Kristi Crayne attended.

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES:

D. PERSONS TO BE HEARD -

E. CORRESPONDENCE -

F. OLD BUSINESS

Preliminary Plat review of proposed Kilpatrick Subdivision, a subdivision of Lot 2A, Block A, Tract C, ATS 1531, zoned Rural Residential, requested by Cindy and Mike Kilpatrick. (DEFER ITEM)

Proposed ordinance change to the Shoemaker Bay Waterfront Development District to allow fenced outside storage, requested by Bernie Massin.

Chairman Taylor stepped down citing conflict of interest. Bernie Massin, 516 Council Drive, everybody should know that I want to put screened fenced storage out there. I would like it to be no higher than 8'. Originally at the Port Commission meeting they agreed to 3 sides, the reason I want that is because of security. Nothing will be stacked above the fence line, but some things might stick above the fence line, like a boat top or mast. Keegan - how soon would this be going up? Massin - I have time off this summer, so as soon as I can get a direction I will be ordering the supplies. Schultz - how will you be policing it? Massin - it will be locked, I don't think I need to police it. Schultz - keeping it clean. Massin - what are you calling clean? A bunch of crab pots stored there, or just torn up tarps; I plan on putting a sign up stating: no tattered tarps and what else do you want. Keegan - why do you want to do this there, rather than your industrial property? Massin - I am fairly full at the industrial park and why people don't want to go there is because of the water access is a convenient place to go. The Port Commission will be getting rid of their storage on the corner of Shakes and Case Avenue. The hoist and the grid is out there making things convenient. I want to keep the cost down because people don't want to pay a lot for storage and open storage is cheaper than enclosed. Keegan - why aren't you using your Quonset hut for storage? Massin - I do, I have boats and some other things in there. Bill Knecht - 2.25 mile, I am the chairman of the Port Commission and I just wanted to verify what Bernie said is what the commission decided. Probably next summer the fishing gear that is at the corner of Shakes and Case Avenue will have to be removed, because we will be using that area for storage of hauled out boats. **Public Hearing closed.**

Moved by Keegan, Seconded by McMurren, to approve the ordinance change to the Shoemaker Bay Waterfront Development District to allow fenced outside storage, requested by Bernie Massin.

Rushmore – what will happen in the process here is once you decide on any proposed changes, it will then go to the attorney to craft the ordinance changes to make sure that they are legal and appropriate format and any changes in standards section.

Motion passed by polled vote with Schnell dissenting.

G. NEW BUSINESS

Variance application to back and side yard setback requirements and request for interpretation and clarification of the definitions and requirements for yards, on Lot 3, Block 18, USS 1119, Zoned Single Family Residential, requested by Cliff White.

Cliff White handed out a drawing. Clifford White, Box 861 Wrangell, I have searched the P&Z book from one end to the other and I did not see anything that said I had to have two back-yards; you do need to see down the street. I plan on putting in rental duplex with three bedrooms each; the need is there. I am asking for a 7' 7" offset, the house above me has 4' 6"; and Bishop Row has 16'. In order to have 20', I would have to do away with the garages. With rental houses, if you do not have garages, you have junk stacked up outside. Taylor – for your setbacks is that with or without the overhang? White- well we can get rid of the overhang. The 7' 7" is to the foundation. We would still have 5' if there was overhang. I would rather have the extra footage in the front for having more room to park in front of the garage. Luke Messmer, 215 Webber St, he read from the ordinance for variances requirements. Regarding the setback requirements a variance may be granted only if the exceptions are met. Having raised the wall it blocks our view and if he hadn't raised the level he would still have met the same footprint. The street is already an issue in the winter. I have issues with the first three exceptions to a variance. 20.52.010 will not negatively affect adjacent properties to sunlight or views. We are not trying to stop Mr. White from building, just trying to keep our view for the most part. Joseph Hommel, 308 Webber Street, my house is directly across the street from the lot and I am against this, building a house that close to a man made rock wall. Lisa Messmer, we live directly behind the lot in question, with the setbacks given we would not be able to see between Bishop Rowe Apartments and the lot being built on. Clifford White came up and showed the commission some pictures of the area being discussed. Keegan – I have some questions about the variance, not about the setback itself, the conditions of the variance. 20.72.050 - Conditions of Variance Approval. There are four conditions in order to approve a variance, and they all have to be in agreement. I know Mr. White that there are exceptional physical circumstances on this property, so what changes could you do to the property or to your building, to make it compatible and not need a variance? White – the only way would be to not put in the garages, but I promised myself I would not build another rental without having a garage. I would consider anything. Keegan – what about lowering the height of the fill or the house so your neighbors could still have a view? White - If I were to have to lower the pad, then there would be water problems. We are only going to be four inches above Webber Street at the top of the pad. Keegan – what kind of a hardship would it put on you if we did not grant this variance? White – I wouldn't be able to build right away. If I have to change the plans then that would take more time. We did have to keep the wall for the pad back so far to maintain visibility and have the ability to park down there. The wall would have had to go somewhere to keep things level and take care of the water. As for view it won't interfere with the neighbors view too much, the trees interfere more than anything. Keegan – if you are going to have six bedrooms on this lot that could mean six automobiles being parked there. If the renters use the garages that takes care of two vehicles and that could leave four vehicles parked on the lawn, and the residents of that area come to us often concerning the trouble encountered in the winter coming up and down that hill. White – my renters would have an

City of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES July 10, 2008; 7:00 P.M.

A. CALL TO ORDER/ROLL CALL Chairman John Taylor called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 p.m. July 10, 2008, in the Wrangell City Council Chambers. Commissioners', Pat McMurren, Terri Henson, Elizabeth Keegan, Stanley Schnell, Augie Schultz, and John Taylor attended. Zoning Administrator, Carol Rushmore and Recording Secretary, Kristi Crayne attended.

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: Approved the special minutes of April 21, 2008 and regular minutes of May 8, 2008.

D. PERSONS TO BE HEARD –

E. CORRESPONDENCE -

F. OLD BUSINESS

Preliminary Plat review of proposed Kilpatrick Subdivision, a subdivision of Lot 2A, Block A, Tract C, ATS 1531, zoned Rural Residential, requested by Cindy and Mike Kilpatrick. (DEFER ITEM)

Variance application to back and side yard setback requirements and request for interpretation and clarification of the definitions and requirements for yards, on Lot 3, Block 18, USS 1119, Zoned Single Family Residential, requested by Cliff White.

August Schultz stated a conflict and stepped down. Keegan – last time I asked Mr. White two times to show me how he met all three of the conditions of 20.72.050 – Conditions of approval; and Mr. White indicated that there were exceptional physical circumstances, or conditions applicable to the property, he then indicated that strict application of provisions of the title would result in practical difficulty or unnecessary hardships. The third question that I asked and twice Mr. White did not answer me, and I still want to know why “the granting of this variance will not result, or will it result in material damage or prejudice to other properties in the vicinity” and tell me that it will not be detrimental to the public health, safety or welfare. Mr. White – the fact is it shouldn't have any effect on anybody. They will be able to see the water, maybe not as they can right now, and it won't affect the sunshine or the air circulated around your house. Keegan – it is not going to prejudice any other properties in the vicinity and it is not going to be detrimental to the health, safety or welfare of any of your neighbors? White – as far as I am concerned it doesn't, and I have owned and developed property all my life, now there is always people that feel that they are being picked on. Keegan – but the burden of proof is on you to show me that these conditions are being met. So you can't give me a generally, you have to convince me, or show me. Those are the conditions of our approving any kind of a conditional use for you. It is not something that I am asking on my own; it is part of the code of the City & Borough of Wrangell that is the only reason that I would like definitive answers. Under the public health and safety item, the neighbors on the hill quite often come to our meetings to talk about the danger in the winter time. I hope you can show me that the danger won't increase by putting in the duplex and adding more cars to the road, and the visibility from Webber coming down and Reid Street going up. White – as

than Mrs. Messmer and I could not see the water in front of Elephant's Nose, I could see no water, I could only see the top of Elephant's Nose Mountain. I walked to Loretta Schultz's house and it was worse than that. I might be inclined to review your application if you brought your proposed structure down to one story or if you would reduce the length of your fill, or you will have to prove to us factually why that height of fill is absolutely necessary for something other than aesthetic reasons. That it is doing something to the water run off or it is doing something factually that it must be at that height. As Commissioner McMurren pointed out Bishop Rowe Building has been there since about 1925 and they have not encountered any of the problems that you are indicating that the lot adjacent to it is going to have unless it is that high. White – they have just spent around \$35,000.00 on water issues behind Bishop Rowe; just in the last three or four years. Taylor – domestic or ground water? White – ground water. It still needs another line run down on the other side. Bernie Massin – I just wanted to let you know that I did work on that water issue before Mr. White owned the property. There is quite the water runoff back there behind Bishop Rowe from the hill behind it. It is all coming down that clay straight into the side of the building. Keegan – but the building has been there for 70 years? Massin – well the water runoff was going into the apartments for years and finally they decided to divert the water away from the building. **Motion passed unanimously by polled vote.**

Proposed ordinance change amending the official zoning map of the City and Borough of Wrangell, Alaska by rezoning all property located outside of the prior City Limits and within the Borough Service Area 1, from Single-Family Residential to Rural Residential-1.

Moved by Keegan, Seconded by Schnell, to recommend to the Borough Assembly amending the official zoning map of the City and Borough of Wrangell, Alaska by rezoning all property located outside of the prior City Limits and within the Borough Service Area 1, from Single-Family Residential to Rural Residential-1. Motion passed unanimously by polled vote.



G. NEW BUSINESS

Proposed ordinance change to the Shoemaker Bay Waterfront Development District to allow fenced outside storage, requested by Bernie Massin.

Letter from Paula Rak was read into the minutes. Taylor – on this proposed ordinance at the bottom of the last page the definitions "enclosed fence area, means an area no larger than _____. Rushmore – that means an outdoor area which is enclosed on all sides. Taylor – was that left blank intentionally looking for a size? Rushmore – it was left blank intentionally because thus far this commission had not given full guidance on the height of the fence, just that you wanted it sight obscuring. Keegan – I would like to delete the wording "no larger than" from the ordinance. Rushmore – would need a motion to approve or disapprove the proposed ordinance, and then if you wanted to make some changes then you would need to make an amendment to that motion.

Moved by Schultz, Seconded by Keegan, to approve the amendment to Title 20, section 49 of the Wrangell Municipal Code to allow activities in enclosed fenced areas in the Shoemaker Bay Waterfront Development District. Keegan – I would like to delete the wording "no larger than" from the ordinance. Rushmore – is that a friendly amendment that you are making to the motion? Amendment was approved by the first and second to remove the wording from the ordinance. Taylor – personally I don't agree with changing the ordinance and I feel there is plenty of outside storage. I don't like that at Heritage Harbor boat trailers are already being stored outside. It has turned into a private storage yard and Shoemaker Bay is the same way. I am in the tourism industry and would like to see the beautification of Wrangell grow and include more areas. I would like to see tax incentives for

people classed as development or housing areas get a tax break if their home is better maintained or nice instead of junky. Keegan – will crab pots next, not be allowed to be stored on someone's private residential property? Taylor – I believe there is something in the ordinance that states commercial storage cannot be in residential areas. Rushmore – it is an issue but our ordinance is not clear on commercial storage on residential lot. Massin – all harbor storage is going away at the corner of Shakes Street and Case Avenue with in the next year or so. Taylor – I don't feel we should do it. Schnell – I agree the zone should not change, tourism plays a large part and in the future it might even play a bigger part, should leave it as clean and as nice as possible. Lots are available in the industrial park. Henson - what do we want to see out there, and what do we not want to see in the area? Keegan - what are you doing differently than your original plans out there? Massin – outside storage was in my original plan but it was denied. Rushmore – look on Line E of the new – indoor facilities or outside fenced areas, you need to keep 'for' in there 'for construction, maintenance, repair and storage of vessels'.

Moved by Schultz, Seconded by Keegan, to approve the amendment to Title 20, section 49 of the Wrangell Municipal Code to allow activities in enclosed fenced areas in the Shoemaker Bay Waterfront Development District, removing the words "no larger than", keeping the word 'for' in on line e., and adding minimum fence height of 8', requested by Bernie Massin. Motion failed with Henson, Keegan, Schnell and Taylor dissenting.

Rushmore – we will bring this back for our next meeting with more information; like information from Greg Meissner, Harbormaster, such as parking issues, and the rules for SMB zone.

H. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS –

I. ADJOURNMENT - meeting adjourned at 8:46 p.m.

City of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES August 14, 2008; 7:00 P.M.

CALL TO ORDER/ROLL CALL Chairman John Taylor called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 p.m. August 14, 2008, in the Wrangell City Council Chambers. Commissioners', Pat McMurren, Terri Henson, Elizabeth Keegan, Stanley Schnell and John Taylor attended. Commissioner August Schultz was absent. Zoning Administrator, Carol Rushmore and Recording Secretary, Kristi Crayne attended.

AMENDMENTS TO THE AGENDA

APPROVAL OF MINUTES: Approved the regular minutes of June 19, 2008 and July 10, 2008.

PERSONS TO BE HEARD –

CORRESPONDENCE –

Council/Assembly Meeting minutes from May 2008 and June 2008.


OLD BUSINESS

Preliminary Plat review of proposed Kilpatrick Subdivision, a subdivision of Lot 2A, Block A, Tract C, ATS 1531, zoned Rural Residential, requested by Cindy and Mike Kilpatrick. (DEFER ITEM)

G. NEW BUSINESS

Shoemaker Bay Park – new shelter Kim Covalt, Parks & Recreation Supervisor - Carmen Villarma and Dennis Pavlina want to build a new SMB shelter. Dennis is an architect and had plans drawn up that were on display at the 4th of July community picnic. People at the picnic commented on the blueprints. Comments were electricity was wanted, they also wanted heat and water but I said no on that. The water might happen, but the heat is not going to happen. Taylor – will it be enclosed? Covalt – it will be enclosed with a double fireplace in the middle, so two different groups could be in there. It is 44' X 60' and the 44 is facing the water and has the three windows. Taylor – what are the deals on the outside corners? Covalt – I think that is the foundation, I don't know for sure. There are garage door deals that roll up, if the weather is nice. They want to donate this to the community and have already talked with Brett Woodbury and Todd White a little bit about donating some excavation work. It will be completely free to the City of Wrangell. I am asking for your approval for this, but the work won't start until next summer. I don't know if you are aware, but a RAC project, the SMB stream bank restoration project, is going to take place starting this month. That stream bank, ever since SMB harbor has been there since the early 1980's the prevailing winds out of Chicagof hit the harbor and bounces off and hit the bank. Over the years the bank has eroded away because of that. The bank loses about three or four feet a year. This is going to be a stream bank restoration. There will be a J structure made of rocks in the middle of the stream. I guess down south this process has been used with great success. TM Construction out of Sitka got the bid from the State. In the next couple of years that SMB park area will really be enhanced nicely. Taylor – who will be in charge of the shelter project? Covalt – Dennis Pavlina will be in charge. Taylor – will there be any City or

public input? Covalt – well we already had some input at the picnic. Taylor – I would like to see more information and I have lots of questions from just looking at what is here. Covalt – write them down and I will send them to Dennis. Covalt – the creek restoration will actually add more of the bank back. Rushmore – it is more the Parks Board that will have a public hearing on this and let the public know about. Part of the RAC money will put in new picnic tables, fire pits and do some landscaping and create a new parking area. Access to the beach will be maintained. The consensus of the commission is to recommend this.

 **Shoemaker Bay Parking Lot – parking and storage issues.** Rushmore – at the last meeting you wanted info on this, basically within the ordinance the police are suppose to enforce; but the police states it is harbor parking so it is up to the harbor. There is no impounding yard, to haul vehicles off to. And funding is an issue. Once a year I think they try to go through tag vehicles and trailers and try to get them out of there. For the most part the harbor personnel don't know who owns the trailers. They would like to be able to lock them up somehow, and then try to find out who owns them. Greg Meissner the Harbormaster, is looking at once a year tagging, that way they can keep track of who owns what; right now he is just looking at using this for the launch area. Whether they pay for it or not they want to make sure people have the tag before they can use the launch. They are also looking at potential winter storage, for a boat on a trailer. There might be some fee's that can be put in the ordinance and maybe giving the harbor more authority to charge and do enforcement. Taylor – is that all harbors or just SMB? Rushmore – it's all parking lots; parking lots are not in the harbor ordinances; any parking issues are referred back to parking requirements under vehicle and traffic section in the City's ordinance. In that it very clearly states that the police will enforce. Keegan – if we are trying to enforce indoor storage at SMB and put limitations on the condition of a car, is the boats on trailers that the Port is going to be getting revenue from going to be held to the same standard or are we going to have two portions of SMB? Rushmore – technically speaking there should be no outside storage in SMB; and I have talked with Greg about that. The SMB zone hasn't changed therefore there should be no outdoor storage happening like: boats on trailers, trailers, and vehicles that tend to be left or stored out there. Taylor – so the Planning Commission could pressure the Port Commission or the harbormaster on these issues? Rushmore – well some parking rules are in place, but when a junk vehicle or some vehicle is just left there then other ordinances come into play. Schnell – development is starting out there with the new shelter and the creek restoration. Taylor – I have been hearing it for 10 years that the city does not have an impound yard, why don't we create one. My personal opinion it comes down to enforcement. People take as much advantage of it as they can until someone gets slapped. Rushmore – This commission should go around and write down areas that they are concerned about and this winter we can have a workshop with the police and/or the port. Letters can be written. Taylor – maybe parking can be by permit. Schnell – the City can put up tow away zones for how ever long. Tow truck can have the contract to tow away the stuff. Then the tow truck driver can sell the stuff. Ordinance should be changed to reflect our recommendations on parking and storage.

Request to Purchase City Tidelands – Ken Lewis. Rushmore – he has the property across from Stikine Auto. Taylor – how far out does he want to go? Rushmore – He want to go as far out as Agostines.

Moved by Keegan, Seconded by Henson, to recommend approval of the request of Kenneth R. Lewis of Soldotna AK to purchase lot 16 block 84A. Motion passed unanimously by polled vote.

Downtown Front Street Encroachments –Rushmore – because it is Federal Highway money there are strict rules; they are still negotiating therefore the contract has not been

City of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES September 11, 2008; 7:00 P.M.

CALL TO ORDER/ROLL CALL Chairman John Taylor called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 p.m. September 11, 2008, in the Wrangell City Council Chambers. Commissioners', Pat McMurren, Elizabeth Keegan, Stanley Schnell and John Taylor attended. Commissioners' Terri Henson and August Schultz were absent. Zoning Administrator, Carol Rushmore and Recording Secretary, Kristi Crayne attended.

AMENDMENTS TO THE AGENDA

APPROVAL OF MINUTES: Approved the regular minutes of June 12, 2008.
Moved by Schnell, Seconded by McMurren

PERSONS TO BE HEARD – Bernie Massin, 516 Council Drive - I spoke with Greg Meissner and he said he would come tonight. Greg Meissner, 212 2nd Avenue - Port Commission gave approval for Bernie Massin out at SMB. I know the parking is an issue in all the harbors, parking lots are under title 11 that is the police departments title, we are trying to find an impound yard, so we could pull vehicles. The port wants to take over control of the haul out areas and maybe raise fee's, for Bernie we wanted to stress that the need is there, and we will try to get control of the parking out there. Keegan – I am certainly in favor of Bernie doing things, I voted him down to try to force the issue of the rest of the parking area at SMB. Schnell – turn it over to a wrecker service, privately owned and they would have there own yard. Massin – what can be done now? Should I bring my denied request back before this commission, is there a time limit that I should wait? Meissner – I will bring this to the next port meeting and with a fee structure that would take an ordinance. Massin I could fence in an area and lease it to the City for an impound yard. Taylor – Bernie bring us a list of what you will or will-not allow, then you can use that in your rental agreement. Massin – okay, I will write that out and bring it to the next meeting. Rushmore – at our next meeting we will bring back the proposed ordinance modifications to look at it again.

CORRESPONDENCE – Public Notice of Application for Corps of engineers Permit, dated September 5, 2008 submitted by Robin Taylor.

OLD BUSINESS

Preliminary Plat review of proposed Kilpatrick Subdivision, a subdivision of Lot 2A, Block A, Tract C, ATS 1531, zoned Rural Residential, requested by Cindy and Mike Kilpatrick. (DEFER ITEM)

G. NEW BUSINESS

Variance application to front yard setback requirements for a garage on Lot 18, Campbell Subdivision, Zoned Single Family Residential, requested by Karl Gladsjo. Dorothy Gladsjo – 123 3rd Street, she passed around pictures of the area in question and stated that it does not hinder the line of sight for going around the corner. Keegan – do you have any upland owner that you would obstruct their view? Gladsjo – no, the uplands are park lands.

City of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES November 13, 2008; 7:00 P.M.

CALL TO ORDER/ROLL CALL Chairman John Taylor called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 p.m. November 13, 2008, in the Wrangell City Council Chambers. Commissioners', Pat McMurren, Terri Henson, Elizabeth Keegan, Stanley Schnell, Lisa Messmer, August Schultz and John Taylor attended. Recording Secretary, Kristi Crayne was absent. Zoning Administrator, Carol Rushmore attended.

AMENDMENTS TO THE AGENDA – Rushmore – the correspondence from the council meetings from July through September, I can make copies if anyone wants them. There will be no public hearing for item #2 as we do not have the ordinance for the encroachments. Taylor – I would like to add New Business item #6 for the Industrial Park.

APPROVAL OF MINUTES: Approved the regular minutes of August 14, 2008 and September 11, 2008.

PERSONS TO BE HEARD –

CORRESPONDENCE –

OLD BUSINESS

Preliminary Plat review of proposed Kilpatrick Subdivision, a subdivision of Lot 2A, Block A, Tract C, ATS 1531, zoned Rural Residential, requested by Cindy and Mike Kilpatrick. (DEFER ITEM)

G. NEW BUSINESS


Conditional Use permit application for a temporary carving shed to be placed on Lot 2A, Block 5A, Zoned Waterfront Development, requested by the Carving shed Committee and owned by Tlingit - Haida Regional Housing Authority.

John Martin, 9.1 Mile Zimovia, I am here representing the Carving Shed committee we would like to build a carving shed. We have acquired the additional role of renovating the Tribal House on Shakes Island, we have a canoe project online and we have some totem poles that need restoring. So we have a big agenda of items that need taken care of. The plan is to build the carving shed parallel to the Sno Building, but in the interim we have to bring the canoe project out of the weather, and we have a 40' totem that is stored in a container at Northland that we want to get out of their way. We are looking for storage space and a place to work on the canoe out of the weather. Our hope is that we can take the containers that are onsite and rearrange them and put a roof over them to create a shelter. The plan was to hold everything until we could build the carving shed, and then it was decided that we should work on Shakes Island first. The idea is to take two pairs of containers end to end on the space at the end of the Sno Building and the museum parking area. That leaves the sight for the carving shed open so if we have the opportunity to pour concrete or something we can do it. We are labeling this a temporary shelter and that is the intent. Taylor – what are the dimensions of the shelter? Martin – the two containers combined are 40' long and a total of 16' wide, with a 12' span on the inside. The dimensions will be 28' x 40'. Bernie Massin – 516 Council Drive, I was curious how long temporary is going to be? John Martin – we are

hesitant to put a date on this, because everything hinges upon grants and collecting that money to keep this project moving. We understand the concerns and maybe a provision can be made that it can be revisited in two or three years.

Moved by Keegan, Seconded by McMurren, to approve the Conditional Use permit application for a temporary carving shed to be placed on Lot 2A, Block 5A, Zoned Waterfront Development. Conditions placed are a three-year time limit; security lighting; fire suppression equipment; and power tools not to be used after 6 p.m. and not before 8 a.m. Motion passed unanimously by polled vote.

Proposed Ordinance relating to canopies, awnings, cornices, and other encroachments into the ROW. Rushmore – because most of our funds are coming from the federal highway administration, and they have a whole set of rules associated with them. They do not like encroachments into the right-of-way, and most of the buildings on Front Street are right up to the right-of-way, so the awnings are in the right-of-way. That is the character of our town, the government doesn't care, we want that to remain. We have to deal with it legally under the funding that we are getting for the Front Street project. We are trying to ward off future problems with federal highways by trying to deal with this now. The only way to do it is to provide some sort of permit that says you are okay to have your awning there. We have already surveyed them all in, and photo records have been taken. One of the things that we are wrestling with is if someone wants to build a new awning in the future; there might be some restrictions or conditions placed on that. Right now we are just concentrating on Front Street, but there are encroachments all over town. So we are wrestling with doing this for the whole town or just Front Street. The attorneys have to draft an ordinance, we have looked at other communities ordinances, and we want to keep it very simple. Taylor – so the plan is to take this to all Front Street property owners that have encroaching awnings and get them to sign off on this. Rushmore – yes, we aren't saying they have to take anything down; it just has to get documented. Taylor – say this goes through and Angerman's awning falls down on City right-of-way, what happens? Rushmore – because it was attached to his property, it is his responsibility. Taylor – would that be the same with snow falling off of it? Rushmore – that hadn't come up before. If any commissioner sees something else that should be on there, please let me know. I have samples of some of the information that has been collected here, if anyone wants to look at them. Taylor – I would suggest on the general information that the owners name, business name and physical and mailing address along with the legal description be on the form.



Discussion regarding proposed ordinance changes to the Shoemaker Bay – Waterfront Development District. Henson- I thought we said that we weren't doing this so why are we reviewing it? Keegan – we wanted to make sure we weren't holding a private individual up to standards that the City and Borough of Wrangell doesn't live up to. Taylor – if there is going to be one harbor brought up to a certain standard then all public areas should meet that standard or ordinance. Rushmore – Bernie Massin asked the question of what he could do next. So that is why it is brought back. Keegan – we have the concern that the City lot next to Freeman's Welding is going to be emptied and all that stuff is going to have to go somewhere. We need to do this so more than one problem can be corrected. Rushmore – what are you saying? Keegan – I don't want to hold Bernie to one standard and then all of the City's storage won't be required to meet the same standard. Henson – that doesn't have anything to do with this particular ordinance that we have already voted down once. This is actually something we need to discuss on what we want to do in the overall scope of things: the storage and the parking lots. Keegan – we have had that discussion with Greg Meissner, the Harbor Master. Taylor – the harbormaster said he was working towards that. Keegan – we haven't seen anything from the City of Wrangell or the Police Department on what their thoughts or their procedures are going to be. Taylor – this

ordinance is specifically for SMB parking lot. Henson – it is which we voted down. My question is why we are reviewing a code we voted down. Schultz – because if we enforce it on him, then we have to enforce it on the City. Bernie Massin, 516 Council Drive, I thought that this commission had questions when it was voted down so I brought the harbor master down and he helped answer all the questions that you had. Then I thought that you brought it back for reconsideration. Rushmore – from my memory, this commission had questions on how the city and the port were dealing with cars and trailers being left in the parking lots for long term storage. We had the harbor master come to one of our meetings and he explained what the harbor was trying to do and what the police were trying to do, part of the problem was the city has no impound yard. The harbor was going to try and initialize a trailer permitting system. This commission wanted at that meeting for Bernie Massin to bring back the list of requirements that he was to going to require for anything stored in his proposed fenced-in storage lot. So that this commission could get a visual of what it might look like. This is for SMB parking lot only, not any of the other harbor parking lots. Keegan – I would like to see something back from the harbor master if they have anything that is in place that is showing progress with the cars and trailers left at the parking lots. Rushmore – this commission needs to decide whether it wants to change the current ordinance that allows only enclosed storage, not open or fenced storage. Ann Schnell – I am a tour bus driver and I know that SMB area is a big tourist area with the bike path going by; the RV park is there; the bay with all the boats is very scenic; the park area is about to get a massive update and the playground which is always in use; and the creek and beach, and now across the street is the potential for more activity with a hospital or senior center going in. I am here to ask that planning and zoning keep that area nice; we have an industrial area for fenced or unfenced storage. Paula Rak, 7 Mile Zimovia Hwy, I agree with what Ann said about the tourism aspect, it is just such a high use recreational area. I was personally involved in zoning for SMB area initially. The parking requirements for the area are not being enforced and the indoor only storage for Bernie is not being enforced. Four years ago I brought it to this commissions attention that Bernie had outside storage happening there; I understand that none of you can be zoning cops, I don't want that. The current ordinance for that area is not being adhered to. So why the ordinance should be changed so that there are even less restrictions on the area. Let's work on getting the current ordinances enforced before we think about changing them. There are two separate issues: the parking lots are starting to look really bad; and Bernie is a whole separate issue. Just remember that when he bid on these lots the SMB ordinance was in place. Henson – I think we need to keep the current ordinance just try to enforce it. McMurren – I have always been of the thought to have the crab or shrimp gear stored close to where boats load and unload. I am just trying to keep an open mind, but I see that mess and that is why I voted the way I did last time. Bernie Massin – I did lease the lots with the ordinance in place, but Wrangell has changed a lot since that time. Wrangell is depressed, and all of the harbor storage is going away. SMB harbor is not a tourism harbor; it is a fishing boat related service. The parks on either side have nothing to do with the harbor. Fishing is a livelihood and for that fishermen need gear storage. It is a lot less work to have storage near the harbor than having to transport it a significant distance. Moving things with a forklift is a lot easier than loading it into a truck and transporting. Bernie passed out his list of his storage yard requirements. I could even put a green belt on one side of the fence. Taylor – I think that the consensus is to work on improving the area. Does anyone want to revisit the ordinance as it is? Schnell – no. Taylor – then I think a letter should be written to the assembly and the police department, stating the need to get the area cleaned up. Schnell – I want to bring up something that the harbor master said about moving all the live-a-boards out to SMB harbor and the fishing vessels into town. The idea of having storage units out there would be a good idea. Henson – I was looking in the ordinance and didn't see where you couldn't put containers out there. Massin – I would love to put containers out there but the ordinance states "no containers". The commissioners

couldn't find anything stating no containers. Rak – at the time the ordinance was made I was uncomfortable with the language concerning storage containers, but at the time the commissioners felt that the wording "indoor storage only" would take care of that. I went through minutes from planning and zoning and the port commissions from that time and read what everybody clarified what they wanted. Rushmore – normally if Bernie had brought this to me as zoning administrator, I would have looked at the ordinance and said no to using containers, which is not indoor storage. Henson – normally I would not either, but these don't present themselves that way. Massin – so would this be something that you would consider? Taylor – Bernie should bring back more pictures for us to look at that don't look like containers. Schnell – they are professionally built and are beautiful. Rak – read a motion from a Special Meeting Thursday, March 1, 2001 back to the commission referencing no outside storage except gas pumps and only a permanent structure with four walls and a roof, and storage containers were specifically listed as not being allowed outside, the motion was made, seconded and passed unanimously. Taylor – if it comes to pass we will revisit all the past minutes, meetings and discussions.

Discussion of right-of-way extension on Spur Road – Rushmore – I don't have any documents to show you on this, but I will try to explain it. When we did the logging at the end of the Spur Road, we had that floating easement for a road access and then we came back and re-plated that area where the actual road was. I think it is around Dick Ballards place; coming back towards town from his there are still some private lots there. Mental Health has the two lots right next to him that were just put out for bid. Then there is another lot that is privately owned and he is the third lot from Ballard. He wants to punch a road in or a minimum of a foot path, he needs to get some approval or blessing before he applies for the Corps of Engineers permit. It is wide enough, so the question is do you want it to butt up against all those lots, maybe those lot owners don't want access. When Greg Scheff comes back he can represent the fellow since he lives out of town. Taylor – so we can bring this back next month? Rushmore – next month I will actually put this on the agenda and have more documentation.

Discussion of smoke from wood stoves – Taylor – I put this on the agenda, I have been inundated by people unhappy with there neighbors with there big wood boilers and the belching of wood smoke from the houses. Schnell – in Fairbanks back in the 70's when they were pushing these things really hard; they were going to make everyone put a catalytic converter on there woodstoves which would just clean it up considerably. Whatever happened with that, did it ever happen? Rushmore – I know most current woodstoves do have the catalytic converter; whether they continue to work efficiently I don't know. Is it normal woodstoves or the new big boilers? Taylor – it is the big wood fired boilers. Henson – the ones some people have gone to since the oil prices went up. Taylor – I don't know if we have ordinances on wood smoke, or offensive smells? Rushmore – it is certainly not a zoning ordinance, now there could be something else that is a nuisance somewhere. I would have to look through the rest of the municipal code.

Industrial Park - Taylor – I was looking at this weeks' newspaper and saw that there are only six industrial lots left. About six months ago I brought up that there were only about eight lots left and we needed to look at expanding the Industrial Park. Rushmore – this will take some looking at and will be a long term planning process, and this is something to look at with the comprehensive plan process. We have more land out there, it is just access and we don't have the money to put in the infrastructure. Some platting would have to be done and another General Permit with the Corps. It is certainly a process that we can slowly start to work on. In the planning for the comprehensive plan another area might be picked for an Industrial site. Taylor – I think it just makes sense to have it in the current Industrial Park