



CITY & BOROUGH OF WRANGELL PUBLIC HEARING AGENDA

Tuesday, July 28, 2015
6:30 – 7:00 p.m.

Location: Assembly Chambers, City Hall

1. Call to Order
2. Roll Call
3. Public Hearing Items:

The Borough Assembly will hold a public hearing, on **Tuesday, July 28, 2015 at 6:30 p.m., in the Borough Assembly Chambers** on the following ordinance and requests:

- a. Request for a zone change, changing the zone of 2.4 acres in the remainder Lot A-2, proposed Torgramsen-Smith Subdivision within USS 3823 from Single Family Residential to Light Industrial, owned by Lisa Torgramsen, requested by Donald Glasner
 - b. **PROPOSED ORDINANCE No. 904:** AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING CHAPTER 13.12 OF THE WRANGELL MUNICIPAL CODE TO RENAME THE CHAPTER "PARKS & RECREATION DEPARTMENT" AND ADD A NEW SECTION ESTABLISHING FEE SCHEDULES FOR USE OF PARKS AND RECREATION FACILITIES (*second reading*)
 - c. Temporary Use permit request to store crab pots and other on-shore activities associated with commercial crabbing in a 2000 square foot upland area along the shoreline in municipal entitlement land of Wrangell Island near Thoms Place, Section 35, requested by Mark Mitchell, owned by the City and Borough of Wrangell
4. Written Testimony
 5. Oral Testimony
 6. Adjournment

Agenda Item 3a

CITY & BOROUGH OF WRANGELL

BOROUGH ASSEMBLY PUBLIC HEARING AGENDA ITEM July 28, 2015

INFORMATION:

Approval of a Contract Zone for a storage unit, on 2.4 acres in the remainder Lot A-2, Torgramsen-Smith Subdivision within USS 3823, adjacent to Blooms Trailer Park, requested by Donald Glasner, owned by Lisa Torgramsen, as recommended by the Planning & Zoning Commission

Attachments:

1. Memo from Carol Rushmore, Economic Development Director
2. Staff Report to Planning & Zoning Commission
3. Request from Mr. Glasner and Lisa Torgramsen, dated 5-27-2015
4. Aerial of property
5. Most recent subdivision of the property – Torgramsen-Smith Subdivision
6. Letter from Mr. Smith regarding the request from Mr. Glasner

MEMORANDUM

TO: JEFF JABUSCH, BOROUGH MANAGER
KIM LANE, BOROUGH CLERK

FROM: MS. CAROL RUSHMORE
ECONOMIC DEVELOPMENT DIRECTOR

CITY CLERK
JUN 15 2015
RECEIVED

SUBJECT: Request for a Zone Change, changing the zone of 2.412 acres in the remainder Lot A-2, proposed Torgramsen-Smith Subdivision within USS 3823 from Single Family Residential to Light Industrial, owned by Lisa Torgramsen, requested by Donald Glasner.

DATE: June 15, 2015

BACKGROUND:

Mr. Glasner is seeking to purchase 2.4 acres of a portion of the remaining unsubdivided land owned by Lisa Torgramsen along Zimovia Highway right before Blooms Trailer Park (Panhandle Trailer Park). He was requesting a zone change for that portion of the property (2.4 acres) he is seeking to buy to be rezoned from Single Family to Light Industrial.

The Commission had concerns about rezoning that land to allow all uses that are permissible in the Light Industrial District. They felt the neighborhood was residential in nature and Light Industrial uses could create future conflicts between uses. They believed that the proposed use, a storage unit, was of minimal impact to the neighborhood and thus recommended a contract zone for the specific use rather than a zone change.

RECOMMENDATION:

The Planning and Zoning Commission, at their regular meeting rescheduled to June 12, 2015, recommended to the Borough Assembly to approve a contract zone for the specific use requested, for a storage unit on the 2.4 acres proposed for purchase by Mr. Glasner adjacent to Blooms Trailer Park, rather than to rezone that portion of the property to Light Industrial.

ATTACHMENTS:

Letter of request by Mr. Glasner
Staff report to Planning and Zoning Commission
Aerial of property
Schematic subdivision of property
Most recent subdivision of the property – Torgramsen-Smith Subdivision

City and Borough of Wrangell

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Agenda G9

Date: June 8, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request for a Zone Change, changing the zone of 2.412 acres in the remainder Lot A-2, proposed Torgramsen-Smith Subdivision within USS 3823 from Single Family Residential to Light Industrial, owned by Lisa Torgramsen, requested by Donald Glasner.

Background: Lisa Torgramsen has owned a larger parcel of land just past Alpine Mini Mart along Zimovia Highway. It is zoned Single Family Residential and thus far, there have been two subdivisions of the parcel. Mr. Glasner is seeking a zone change for a portion of the remaining large parcel.

Review Criteria: **Single Family Residential 20.16**
 Light Industrial 20.51
 Standards: 20.52
 Amendments 20.76

Findings: The applicant Mr. Glasner is seeking a zone change for a 2.4 acre parcel out of the remaining 9.5 acres of unsubdivided land currently zoned Single Family. Mr. Glasner wants to rezone the 2.4 acres closest to the trailer park as depicted on a schematic of a future subdivision. The final plat of the last subdivision of this property, the Torgramsen-Smith Subdivision is part of this agenda, and the preliminary plat is attached as reference. If approved, Mr. Glasner would proceed with the subdivision of the property to purchase the land that is rezoned.

Mr. Glasner is seeking to construct a steel building containing 14 storage units that would be rented or personally used. The Single Family District WMC 20.16 permits residences and the accessory structures and as conditional uses schools, public buildings and cottage industries to name a few types of uses. Light Industrial District permits warehouses and storage, but it also permits transshipment facilities, manufacturing, auto repair and as conditional uses the district allows RV parks, multifamily structures and play grounds, and animal establishments.

The portion of land recently subdivided was maintained for Single Family residential uses. The property on the other side of the area proposed for rezoning is zoned multi-family and currently consists of a trailer park. There is a need for Light Industrial land for storage, however Light Industrial may or may not be compatible with adjacent residential uses, depending on the actual use of the property. Mr. Glasner's proposal is specifically for a steel building and storage unit, however if rezoned, then any of the uses within the Light Industrial District could potentially occur. If this 2.4 acre property is rezoned to Light Industrial, the remaining portion of land may hold additional interests to other parties to also seek rezoning the remaining portions of the parcel to Light Industrial as it opens up potential other opportunities and interested persons.

If the property is rezoned Light Industrial, because residential land abuts each side of the property, the applicant would need to maintain a 25 foot vegetated buffer between his use and the residential property per WMC 20.52.200.

The Commission needs to determine the long term potential uses in this area and if Light Industrial is appropriate for the area. While a storage unit may not impact adjacent neighbors, other businesses permitted in the Light Industrial District could generate traffic, noise, and potential conflicts with adjacent residential neighbors. There is some Light Industrial near by (Alaska Waters/Public Works), as well as Commercial (Alpine Minimart)

Another option the Commission might consider is a contract zone for this specific use, rather than permitting all Light Industrial activities. This would also allow a recommendation for conditions such as buffers and setbacks and facility access, lighting.

Recommendation:

The Planning and Zoning Commission is making a recommendation to the Assembly.

Staff recommends to the Commission to not recommend a zone change from Single Family Residential to Light Industrial due to the potential impacts the District's permitted uses could have on the residential nature of the area.

However, if the Commission is considering the zone change for the 2.4 acres, Staff recommends to the Commission to recommend a contract zone for the specific use requested by Mr. Glasner in his letter to the Commission – a steel building for storage units - with the following conditions:

- 1) Site obscuring vegetated buffer of at least 25 feet must be maintained pursuant to WMC 20.52.200 to adjacent residential properties
- 2) Lighting at the facility should be angled downward and guarded from the sides so as not to disturb adjacent residences.
- 3) Operating Hours should be restricted to between 7 and 8 at night.

May 27, 2015

Borough Of Wrangell
Planning And Zoning Department

Att: Carol Rushmore

Re: Zoning And Uses Permitted

We would like to purchase proposed vacant lot consisting of 2.412 acres adjacent to Blooms Trailer Park.

The property is presently zoned residential. Our intended use for this property would ,to build a steel building ,slab on grade with crushed gravel surface surrounding the building foot print. Proposed building would be away from all property lines.

The building would consist of 14 garage bay doors , 2 of the bays would house personal items, with intentions of trying to rent individual garage bays for storage use .

We are asking if this property could be changed from residential to Light Industrial for this use.

Pending Purchaser

Donald Glasner
201-370-7970
donglasner@yahoo.com

Present Land Owner


Lisa Torgensen
907-874-3545
305-0579

Hand delivered by Lisa on 5/26/15

OUR 50 YEAR STRUCTURAL WARRANTY

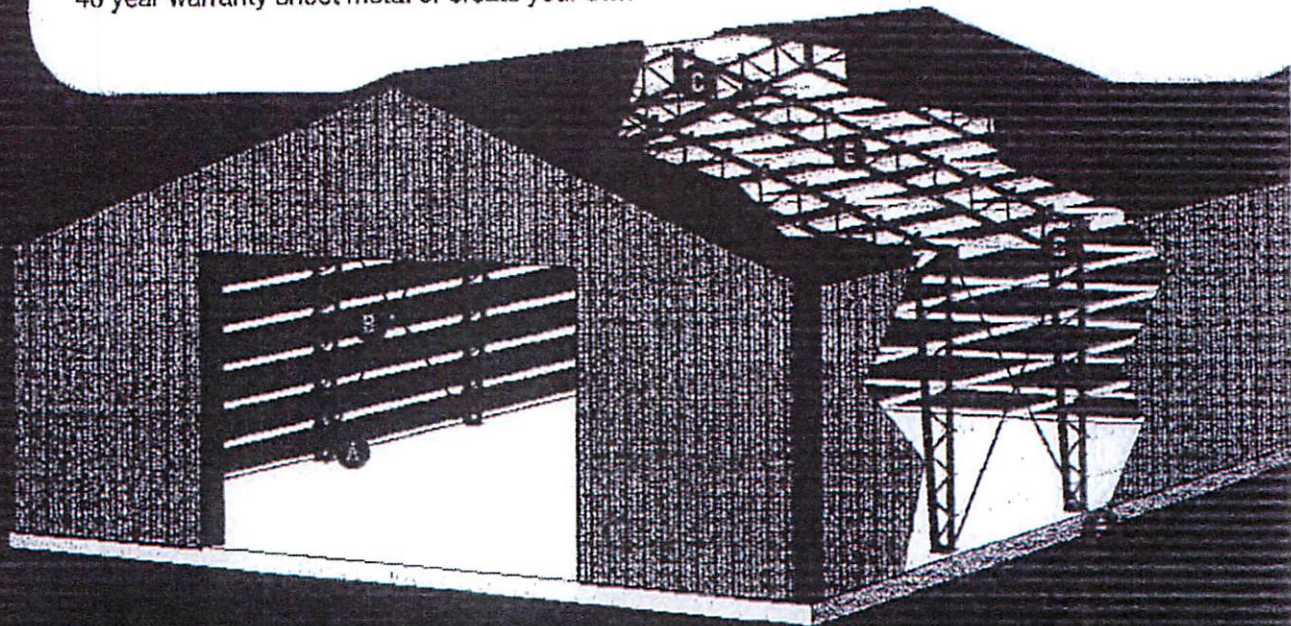
The most versatile, strongest steel building available

Worldwide Steel Buildings is the leading manufacturer of pre-engineered steel buildings with a unique open web truss design. Since 1983 Worldwide buildings have survived tornadoes, hurricanes, earthquakes, blizzards and ice storms without a single report of structural damage.

Our buildings feature a unique all steel or hybrid (wood) secondary framing system edge-mounted combined with our open web steel trusses to create a versatile and superior strength structure. Match the color of an existing building with our 40 year warranty sheet metal or create your own

distinctive look with brick, stucco, wood, stone or other options of your choice. Choosing a Worldwide Steel Building is an investment you will be proud of, like thousands of other satisfied customers who have protected their valuables with a Worldwide Steel Building.

Our reputation of offering the strongest building in the market at an economical price sets Worldwide apart from the competition. With a combined 100+ years experience our staff will help you design the building that is right for you.



Designed

Worldwide design can meet all snow & wind loads. Our building provides maximum protection against extreme weather conditions including heavy roof loads and high winds. There is no substitute for steel, with our bolt together framework our buildings go up fast without requiring heavy cranes and gives you superior strength.

Versatility

Worldwide buildings are available in a variety of sizes making them ideal for a number of applications: Garages, Shops, Hangars, Boat / RV storage, Churches, Farms, Residential, Recreational, Commercial and Industrial. We also specialize in custom / Unique designs to meet your specifications.



To: Carol Rushmore, Economic Development Director

June 11, 2015

From: Bruce Smith Jr.

RE: Planning & Zoning Agenda Item G9

I have reviewed the current packet of information before the Planning and Zoning commission and felt the need to write a letter in reference to the Agenda G9; A request by Mr. Glasner for a zone change from single family to light industrial of the Torgramsen lot bordering the Panhandle Trailer Court. I have a vested interest in this area as I am also purchasing a lot from Mrs. Torgramsen (current Agenda Item G2).

I have no problem with the proposed use of the lot in question as a storage area with a metal storage building(s). I would not expect this type of activity to affect the residential neighborhood. My concern is that opening the zoning to Light Industrial may open the way for future non-desirable industrial activities not wanted in a residential area. The current proposed owner may not be the same person with the same plans ten years from now.

I am in support of your recommendation to the Commission that there not be a zone change to Light Industrial. I also support your recommendation that there be a specific use permit authorized for the proposed steel storage building as outlined.


Bruce Smith Jr.

RECEIVED

JUN 11 2015

WRANGELL CITY HALL

Agenda Item 3b

CITY & BOROUGH OF WRANGELL

BOROUGH ASSEMBLY PUBLIC HEARING AGENDA ITEM July 28, 2015

INFORMATION:

PROPOSED ORDINANCE NO. 904: AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING CHAPTER 13.12 OF THE WRANGELL MUNICIPAL CODE TO RENAME THE CHAPTER "PARKS & RECREATION DEPARTMENT" AND ADD A NEW SECTION ESTABLISHING FEE SCHEDULES FOR USE OF PARKS AND RECREATION FACILITIES *(second reading)*

Attachments:

1. Memo from Kate Thomas, Parks Director
2. **Proposed Ordinance No. 904**
3. Proposed Fee Schedule as stated in the Ordinance (user-friendly version)
4. Mission Statement

MEMORANDUM

TO: HONORABLE MAYOR AND THE WRANGELL BOROUGH ASSEMBLY

FROM: KATE THOMAS, PARKS AND RECREATION DIRECTOR

SUBJECT: PARKS ORDINANCE, ADDING DEPARTMENTAL FEE SCHEDULE AND AMENDING THE DEFINITION OF VEHICLES.

DATE: JUNE 18, 2015

BACKGROUND

The Parks & Recreation Department, in conjunction with the department's Advisory Board has been reviewing department-wide user fees since Summer 2014. The last known review of fees, in particular the pool facility fees, was performed in 2010.

On January 21, 2015, following the opposition of the first reading of Ordinance 891, a workshop was held by members of the Parks and Recreation Advisory Board and the Borough Assembly. In March, under a change in the department's director, the fee schedule review continued with additional opportunities for public feedback. Consequently, the board reviewed the proposed rate changes line by line. Discussion topics included the daily rate versus the pass rates, the increased expense of the family pass, the community center rental rates and the corporate pass.

During both the May 6th and June 10th, 2015 Parks and Rec Advisory board meeting, the board moved to recommend the changes associated with department's user fee schedule, as reflected in the fee schedule in the proposed Ordinance 904 (attached).

OVERVIEW

POOL FACILITY

The 1-Month, 3-Month and Annual passes were, in general, adjusted to the following percentage savings over the daily fee: 1-Month at 25%; 3-Month at 35%; 6-Month at 45%; Annual at 55%. The group should note that the department does not currently offer a 6-Month pass; however, the committee determined the need to have such a rate; therefore, one has been included in the proposed new fee structure.

The fees listed in the first column are the current rates for the facility. The second column is the proposed rates for the FY16. Take notice to the daily user rates which on average increase 46%. However, patrons are encouraged to purchase monthly and annual passes, whereby the rates are discounted based on the percentage savings over the daily fee: 1-Month at 25%; 3-Month at 35%; 6-Month at 45%; Annual at 55%.

Parks & Recreation currently has a Corporate Rate fee structure which is based on the number of employees a corporation or other organization have as their members. After determining the various per-person cost that each group pays to Parks & Recreation, the committee immediately identified a large disparity between the fees paid by those groups and those paid by individuals without a group affiliation. In attempt to rectify the inequality while still maintaining incentive for corporations, local businesses and 501C3 entities, the Parks and Rec advisory board has created an "Employee Wellness Benefit", wherein

corporations, local businesses and 501C3 entities, provide a list of employees to the department of parks and recreation. Those employees would receive a 5% discount off the total cost of their individual pass. There is not a minimum number of employees required to gain this discount. Corporations, local businesses and 501C3 entities, are free to and encouraged to provide a reimbursement to employees who make it a priority to participate in recreation opportunities in and above the 5% discount offered to the employees through Parks and Rec.

COMMUNITY CENTER FACILITY

The Community Center rental rates have been adjusted, wherein a new pass rate has been established for monthly, 3 month, 6 month, and 1 year rates for the Community Center. Historically, user groups have negotiated a rate based on the groups or individual financial capacity, with recent efforts to streamline the process, whereby each user group was charged the rental rate of 40\$/hr. Athletic user groups, such as the AAU basketball team, Garnet Grit Betties and Swim Club, have been vocal in their opposition of this current facility rental rate. In an attempt to maintain affordable and sustainable (see mission statement) access to the Community Center, the Parks and Rec Advisory Board and Staff, proposed and accepted the Community Center pass rates, which is included in Ordinance 904. With the acceptance of Ordinance 904, Athletic user groups will gain access to the facility through a pass, which may be purchased for length of the time their respective group uses the facility. Although there is not a pass rate for the entire group, the total individual cost of passes purchased will come in under the total cost of rentals, if paid for by the hour.

PARKS

RV Park fees have been stagnant for some time. Those using electrical services pay \$25/night and those staying overnight without electrical pay \$15/night. Comments from RV users consistently include: 1) an indication that the price is reasonable and 2) requests to add a restroom at the park location. Board members should note that current rates also include free access to the swimming pool and rec center as well as free wifi at the rec center. Given the free added services already being offered and the need to consider additional amenities at the park, the committee has considered a small increase in the nightly RV fees.

The park shelters are very popular among locals for a variety of events, including picnicking, birthday parties, wedding celebrations, reunions, etc. The current reservation rate is \$15, but with no stipulation on the reservation's duration. So you can reserve the shelter for one hour or from dawn to dusk for the same \$15 reserve fee. The Parks and Rec Advisory Board and Staff considered establishing one fee for a period of up to three hours and a second fee for a period over three hours over the course of a given day.

RECOMMENDATION

Staff recommends the Borough Assembly approval of the proposed Ordinance 904 amending Wrangell Municipal Code, Chapter 13.12 to rename the chapter "Parks and Recreation Department" add a section establishing departmental user fees, and amend the definition of "Vehicles."

ATTACHMENTS

2. Ordinance 904
3. Proposed Fee Schedule for FY16 (user-friendly version)
4. Mission Statement

CITY AND BOROUGH OF WRANGELL, ALASKA

ORDINANCE NO. 904

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING CHAPTER 13.12 OF THE WRANGELL MUNICIPAL CODE TO RENAME THE CHAPTER “PARKS & RECREATION DEPARTMENT” AND ADD A NEW SECTION ESTABLISHING FEE SCHEDULES FOR USE OF PARKS AND RECREATION FACILITIES

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

[The changes to the existing code are shown as follows: the words that are underlined are to be added and the words that are **[bolded and in brackets are to be deleted]**.]

SEC. 1. Action. The purpose of this ordinance is to amend Chapter 13.12 of the Wrangell Municipal Code, currently entitled Parks, to rename the chapter and add a new section establishing fee schedules for use of parks and recreation facilities.

SEC. 2. Amendment. The title and list of sections of Chapter 13.12 of the Wrangell Municipal Code are amended to read:

Chapter 13.12
PARKS & RECREATION DEPARTMENT

Sections:

- 13.12.010 Definitions.
- 13.12.020 Reservations for use – Preferences.
- 13.12.030 Camping and overnight parking regulations.
- 13.12.040 Vehicle regulations.
- 13.12.045 Park trees regulations.
- 13.12.050 Fee Schedules.
- 13.12.0~~5~~60 Additional regulations.

SEC. 3 Amendment. Subsection F of Section 13.12.010, Definitions, is amended to read:

13.12.010 Definitions.

...

F. "Vehicle" is any motorized [wheeled] conveyance, including, but not limited to, cars, trucks, motorcycles, heavy equipment, golf carts, and ATVs. This term shall not include wheelchairs [whether motor powered, animal drawn, or self-propelled. The term shall include any trailer in tow of any size, kind or description]. Exception is made for [baby carriages and] vehicles in the service of the borough parks.

...

SEC. 4. New Section. Chapter 13.12 of the Wrangell Municipal Code is amended to by the addition of a new Section 13.12.050 to read:

13.12.050 Fee schedules.

The assembly hereby establishes the following fees for use of City and Borough of Wrangell owned parks and recreation facilities. Such fees may be amended from time to time by the assembly. Unless amended by the assembly, the schedule of fees established by this section shall be automatically adjusted annually beginning on July 1, 2015, as shown in the fee schedules without further need for assembly action.

A. Swimming Pool and Recreation Center

Pool, Weight Room, Showers			
4 Years and Under	\$	1.25	\$ 2.00
Youth: 5 Years to 17 Years	\$	2.50	\$ 3.00
Adult: 18 Years and Older	\$	3.25	\$ 5.00
Seniors: 65 Years and Older	\$	1.25	\$ 3.00
Families	\$	10.00	\$ 12.00
Disabled	Free		Free
10% Discount on 10-Punch Card	\$	29.25	\$45.00
15% Discount on 20-Punch Card	\$	55.25	\$80.00

Pool Passes	1 Mo = 25% discount (based on 3X/wk use) / 3-Mo = 35% discount / 6-Mo= 45% discount / Annual = 55% discount (Adult Couple = Additional 10% discount)		
Youth - 1 Month	\$	40.00	\$ 27.00
Youth - 3 Months	\$	90.00	\$ 70.00
Youth - 6 Months	NA		\$ 119.00
Youth - 1 Year	\$	150.00	\$ 195.00
Adult - 1 Month	\$	60.00	\$ 45.00
Adult - 3 Months	\$	140.00	\$ 117.00
Adult - 6 Months	NA		\$ 198.00
Adult - 1 Year	\$	300.00	\$ 324.00
Adult Couple - 1 Month	NA		\$ 81.00
Adult Couple - 3 Months	NA		\$ 211.00
Adult Couple - 6 Months	NA		\$ 356.00
Adult Couple - 1 Year	NA		\$ 583.00
Senior - 1 Month	\$	40.00	\$ 27.00
Senior - 3 Months	\$	90.00	\$ 70.00
Senior - 6 Months	NA		\$ 119.00
Senior - 1 Year	\$	150.00	\$ 195.00
Family - 1 Month	\$	130.00	\$81.00 + \$6.75 each youth
Family - 3 Months	\$	225.00	\$211.00 + \$18.00 each youth
Family - 6 Months	NA		\$356.00 + \$30.00 each youth
Family - 1 Year	\$	450.00	\$583.00 + \$50.00 each youth
Employee Wellness Annual Pass	\$	300.00	\$324PP less 5% discount
	Definition of Adult Couple: Two adults in a domestic partnership		
	Definition of Family: Up to two domestic partnership adults and their children		
	Employee Wellness Benefit: This benefit is for Local businesses and 501c3 entities. Employees will receive a 5% discount off the total cost of the employees pass price.		

Swimming Lessons			
1st Child	\$ 40.00	\$ 40.00	
2nd Child	\$ 30.00	\$ 35.00	
3rd Child	\$ 25.00	\$ 30.00	
Pool Rentals			
Lockers per Month / per Year	\$10 / \$100	\$10 / \$100	
0-15 People with 2 Guards	\$50.00 /hr	\$50.00 /hr	
16-30 People with 3 Guards	\$75.00 /hr	\$75.00 /hr	
31-45 People with 4 Guards	\$100.00 /hr	\$100.00 /hr	
46-60 People with 5 Guards	\$125.00 /hr	\$125.00 /hr	
46-60 People with 5 Guards	\$125.00 /hr	\$150.00 /hr	
With Nessie Water Feature:			
0-15 People with 3 Guards	\$75.00 /hr	\$75.00 /hr	
16-30 People with 4 Guards	\$112.50 /hr	\$100.00 /hr	
31-45 People with 5 Guards	\$150.00 /hr	\$125.00 /hr	
46-60 People with 6 Guards	\$187.50 /hr	\$150.00 /hr	
46-60 People with 6 Guards	\$187.50 /hr	\$175.00 /hr	

B. Community Center

Community Center Rentals			
Gymnasium Per Hour	\$40.00	\$30.00	
Gymnasium Day	\$150.00 /day	\$170.00	
Classroom Per Hour	\$20.00 /hr	\$25.00	
Classroom Day	\$65.00 /day	\$140.00	
Kitchen Per Hour	\$40.00 /4hrs	\$25.00	
Kitchen Per Day	\$60.00 /day	\$140.00	
Table + 6 Chairs	\$10.00/set	\$10.00/set	
Tot Gym Toys	NA	\$2 / riding toy or set of other toys	

Community Center	1 Mo = 25% discount (based on 3X/wk use) / 3-Mo = 35% discount / 6-Mo= 45% discount / Annual = 55% discount (Adult Couple = Additional 10% discount)		
Open Gym			
17 Years and Under	\$2.50	\$	3.00
18 Years and Older	\$3.25	\$	4.00
10% Discount on 10-Punch Card	N/A		\$36.00
15% Discount on 20-Punch Card	N/A		\$64.00
	Current		Fees Beginning
Item Description	Cost		7/1/2015
Youth - 1 Month	NA	\$	27.00
Youth - 3 Months	NA	\$	80.00
Youth - 6 Months	NA	\$	118.00
Youth - 1 Year	NA	\$	238.00
Adult - 1 Month	NA	\$	36.00
Adult - 3 Months	NA	\$	94.00
Adult - 6 Months	NA	\$	158.00
Adult - 1 Year	NA	\$	260.00

C. Recreation Programs

Recreation Programs			
Youth Basketball	\$ 40.00	\$	40.00
Wolfpack Wrestling	\$ 40.00	\$	40.00
Summer Recreation: 1st Child	\$10.00 /day		\$12/day
2nd Child	\$7.50 /day		\$10/day
3rd Child	\$5.00 /day		\$8/day
Co-ed Softball	\$ 15.00		\$100/team
Co-ed Adult Wallyball	\$50.00/team		\$50.00/team
Lifeguard Class	\$ 150.00	\$	150.00
WSI Class	\$ 200.00	\$	200.00
Swim Lessons	\$40.00		\$50.00

D. Parks

RV Park			
Non-Electric Site / Night	\$ 15.00	\$	20.00
Site with Electric Hook-Up / Night	\$ 25.00	\$	30.00

Park Rentals			
Park Shelter Reservation - Up to 3-Hrs	\$ 15.00	\$	15.00
Park Shelter Reservation - Over 3-Hrs	NA	\$	30.00

SEC. 5. Amendment. Section 13.12.050 of the Wrangell Municipal Code is amended to be renumbered 13.12.060 to read:

13.12.0[5]60 Additional regulations.

The director may promulgate such additional and other park regulations as deemed necessary and advisable and submit them to the assembly for approval. Such regulations shall become effective upon adoption by ordinance incorporating said regulations and posting notice thereof at park areas.

SEC. 6. Classification. This ordinance is of a permanent nature and shall be codified in the Wrangell Municipal Code.

SEC. 7. 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. 8. Effective Date. This ordinance shall be effective upon adoption.

PASSED IN FIRST READING: June 23, 2015.

PASSED IN SECOND READING: _____, 2015.

David L. Jack, Mayor

ATTEST:

Kim Lane, Borough Clerk

Wrangell Parks & Recreation					
Proposed Multi-Year Fee Schedule Increase					
	Current		Fees Beginning	Increase/Decrease	%
<u>Item Description</u>	Cost		7/1/2015		
Pool, Weight Room, Showers					
4 Years and Under	\$ 1.25	\$	2.00	+	60%
Youth: 5 Years to 17 Years	\$ 2.50	\$	3.00	+	20%
Adult: 18 Years and Older	\$ 3.25	\$	5.00	+	38%
Seniors: 65 Years and Older	\$ 1.25	\$	3.00	+	140%
Families	\$ 10.00	\$	12.00	+	20%
Disabled	Free		Free	N/A	N/A
10% Discount on 10-Punch Card	\$ 29.25		\$45.00	+	53%
15% Discount on 20-Punch Card	\$ 55.25		\$80.00	+	44%
Pool Passes	1 Mo = 25% discount (based on 3X/wk use) / 3-Mo = 35% discount / 6-Mo= 45% discount / Annual = 55% discount (Adult Couple = Additional 10% discount)				
Youth - 1 Month	\$ 40.00	\$	27.00	-	33%
Youth - 3 Months	\$ 90.00	\$	70.00	-	22%
Youth - 6 Months	NA	\$	119.00	N/A	N/A
Youth - 1 Year	\$ 150.00	\$	195.00	+	30%
Adult - 1 Month	\$ 60.00	\$	45.00	+	25%
Adult - 3 Months	\$ 140.00	\$	117.00	-	24%
Adult - 6 Months	NA	\$	198.00	N/A	N/A
Adult - 1 Year	\$ 300.00	\$	324.00	+	8%
Adult Couple - 1 Month	NA	\$	81.00	N/A	N/A
Adult Couple - 3 Months	NA	\$	211.00	N/A	N/A
Adult Couple - 6 Months	NA	\$	356.00	N/A	N/A
Adult Couple - 1 Year	NA	\$	583.00	N/A	N/A
Senior - 1 Month	\$ 40.00	\$	27.00	-	33%
Senior - 3 Months	\$ 90.00	\$	70.00	-	22%
Senior - 6 Months	NA	\$	119.00	N/A	N/A
Senior - 1 Year	\$ 150.00	\$	195.00	+	30%
Family - 1 Month	\$ 130.00		\$81.00 + \$6.75 each youth	-	33%
Family - 3 Months	\$ 225.00		\$211.00 + \$18.00 each youth	+	2%
Family - 6 Months	NA		\$356.00 + \$30.00 each youth	N/A	N/A
Family - 1 Year	\$ 450.00		\$583.00 + \$50.00 each youth	+	41%
Employee Wellness Annual Pass	\$ 300.00		\$324PP less 5% discount	N/A	N/A
	Definition of Adult Couple: Two adults in a domestic partnership				
	Definition of Family: Up to two domestic partnership adults and their children				

	Employee Wellness Benefit: This benefit is for Local businesses and 501c3 entities. Employees will receive a 5% discount off the total cost of the employees pass price.				
Swimming Lessons					
1st Child	\$ 40.00		\$ 40.00	N/A	N/A
2nd Child	\$ 30.00		\$ 35.00	+	17%
3rd Child	\$ 25.00		\$ 30.00	+	20%
Pool Rentals					
Lockers per Month / per Year	\$10 / \$100		\$10 / \$100	N/A	N/A
0-15 People with 2 Guards	\$50.00 /hr		\$50.00 /hr	N/A	N/A
16-30 People with 3 Guards	\$75.00 /hr		\$75.00 /hr	N/A	N/A
31-45 People with 4 Guards	\$100.00 /hr		\$100.00 /hr	N/A	N/A
46-60 People with 5 Guards	\$125.00 /hr		\$125.00 /hr	N/A	N/A
46-60 People with 5 Guards	\$125.00 /hr		\$150.00 /hr	+	20%
With Nessie Water Feature:					
0-15 People with 3 Guards	\$75.00 /hr		\$75.00 /hr	N/A	N/A
16-30 People with 4 Guards	\$112.50 /hr		\$100.00 /hr	-	11%
31-45 People with 5 Guards	\$150.00 /hr		\$125.00 /hr	-	17%
46-60 People with 6 Guards	\$187.50 /hr		\$150.00 /hr	-	20%
46-60 People with 6 Guards	\$187.50 /hr		\$175.00 /hr	-	6%
Park Rentals					
Park Shelter Reservation - Up to 3-Hrs	\$ 15.00		\$ 15.00	N/A	N/A
Park Shelter Reservation - Over 3-Hrs	NA		\$ 30.00	N/A	N/A
Recreation Programs					
Youth Basketball	\$ 40.00		\$ 40.00	N/A	N/A
Wolfpack Wrestling	\$ 40.00		\$ 40.00	N/A	N/A
Summer Recreation: 1st Child	\$10.00 /day		\$12/day	+	20%
2nd Child	\$7.50 /day		\$10/day	+	33%
3rd Child	\$5.00 /day		\$8/day	+	60%
Co-ed Softball	\$ 15.00		\$100/team	+	N/A
Co-ed Adult Wallyball	\$50.00/team		\$50.00/team	N/A	N/A
Lifeguard Class	\$ 150.00		\$ 150.00	N/A	N/A
WSI Class	\$ 200.00		\$ 200.00	N/A	N/A
Swim Lessons	\$40.00		\$50.00	+	25%
RV Park					
Non-Electric Site / Night	\$ 15.00		\$ 20.00	+	33%
Site with Electric Hook-Up / Night	\$ 25.00		\$ 30.00	+	20%

Community Center Rentals					
Gymnasium Per Hour	\$40.00		\$30.00	-	25%
Gymnasium Day	\$150.00 /day		\$170.00	+	13%
Classroom Per Hour	\$20.00 /hr		\$25.00	+	25%
Classroom Day	\$65.00 /day		\$140.00	+	7%
Kitchen Per Hour	\$40.00 /4hrs		\$25.00	+	150%
Kitchen Per Day	\$60.00 /day		\$140.00	+	133%
Table + 6 Chairs	\$10.00/set		\$10.00/set	N/A	N/A
Tot Gym Toys	NA		\$2 / riding toy or set of other toys	+	
Community Center		1 Mo = 25% discount (based on 3X/wk use) / 3-Mo = 35% discount / 6-Mo= 45% discount / Annual = 55% discount (Adult Couple = Additional 10% discount)			
Open Gym					
17 Years and Under	\$2.50		\$ 3.00	+	20%
18 Years and Older	\$3.25		\$ 4.00	+	23%
10% Discount on 10-Punch Card	N/A		\$36.00	N/A	N/A
15% Discount on 20-Punch Card	N/A		\$64.00	N/A	N/A
	Current		Fees Beginning	Increase/Decrease	%
<u>Item Description</u>	Cost		7/1/2015		
Youth - 1 Month	NA		\$ 27.00	N/A	N/A
Youth - 3 Months	NA		\$ 80.00	N/A	N/A
Youth - 6 Months	NA		\$ 118.00	N/A	N/A
Youth - 1 Year	NA		\$ 238.00	N/A	N/A
Adult - 1 Month	NA		\$ 36.00	N/A	N/A
Adult - 3 Months	NA		\$ 94.00	N/A	N/A
Adult - 6 Months	NA		\$ 158.00	N/A	N/A
Adult - 1 Year	NA		\$ 260.00	N/A	N/A

Wrangell Parks and Recreation's Mission is to support active lifestyles through a variety of health, wellness and wilderness opportunities.

Core Values

Build Relationships

Building relationships with patrons and strengthening our network with other organizations enhances our success.

Integrity

We strive to be open, honest and logical in our decision making with the community's best interest in mind.

Sustainability

We work diligently to maintain our programming, facilities, customer service and affordability.

Embrace Change

Unlimited thinking creates unlimited opportunities

Value Community

We love Wrangell!

Create Fun

We are enthusiastic and joyful. Our excitement for recreational programming improves the quality of life on the island.

Educate

We strive to teach the community the importance of healthy living and to provide outlets for patrons to reach their goals.

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

July 9, 2015

7:00pm

Agenda

A. CALL TO ORDER/ROLL CALL 701 pm

Chairperson Terri Henson called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:01 pm on July 9, 2015 in the Wrangell Borough Assembly Chambers. Commissioners' Don McConachie, Jim Shoemaker, Betty Keegan, April Hutchinson were present. Commissioner Rudy Briskar was absent.

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

B. AMENDMENTS TO THE AGENDA

Item not on the agenda is the discussion of Mrs. Wickman's concern from last month regarding container vans and waterfront development uses on front street. Moved Item to g3.

C. APPROVAL OF MINUTES: June 11, 2015 (deferred)

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

F. OLD BUSINESS

G. NEW BUSINESS

1. Temporary Use permit request to store crab pots and associated on-shore activities associated with commercial crabbing in a 200X200 square foot upland area along shoreline in municipal entitlement land of Wrangell Island near Thoms Place, Section 36 Township 65S Range 85E, requested by Mark Mitchell, owned by the City and Borough of Wrangell.

Open public hearing

Mark Mitchell 11.1 Zimovia Hwy submitting request to stack gear in a vacant area near fishing grounds to avoid running back and forth to town to get gear. Would only be 2 months of use and would like to be able to re-use the area year after year.

Public hearing closed

Subject area is in Section 35 in the range 85E Township 65S (not Section 36 as originally identified). A modified map with the location was provided to Commission prior to the meeting.

McConachie moves to approve Temporary Use permit request to store crab pots and associated on-shore activities associated with commercial crabbing in a 200X200 square foot upland area along shoreline in municipal entitlement land of Wrangell Island near Thoms Place, Section 36 Township 65S Range 85E, requested by Mark Mitchell, owned by the City and Borough of Wrangell, Keegan 2nds.

Henson feels that a short term lease would be more favorable and would like to make the area smaller. Keegan removes her second to the original motion. Motion dies

McConachie moves to approve the request but with only utilizing a 2000 sq ft area. Keegan 2nds the motion.

Henson moves to amend the main motion to make it a short term lease expiring December 31, 2015. Undergrowth, but no trees, can be removed. Shoemaker 2nds

Amended Motion passes by unanimous vote.

Main motion passes by unanimous vote.

Commissioner Shoemaker suggests that a bond be required in case damage and cleanup become and issue if the lessor walks away and leaves item behind requiring clean-up

2. Variance application for reduction in side yard setbacks on Lot 23, Block 10 and Lot 6, Block 10A, USS 1119 zoned Single Family Residential, requested by George Woodbury, owned by Brett Woodbury.

Open public hearing

George Woodbury, 5 mile loop road. Asking for an encroachment into the setback area because property is narrow, and wanting to put a small home on the lot, and to satisfy agencies and neighbors. The eaves will be the only things encroaching into the setback area.

Letter from Jeni Hay Thielmann read into the record.

McConachie asks if this item will be a problem. Woodbury states that there will be gutter for water runoff.

Shoemaker asks about snow runoff, Woodbury will put snow stops on the roof.

Close public hearing.

Steve Murphy, 233 Stikine Ave. arrives late and asks to speak opposed to the dock being built by Woodbury due to possible logs being held by the dock and possible damage to neighboring parcels.

McConachie moves to approve Variance application for a 3 foot reduction in side yard setbacks (2' from Property Line) on Lot 23, Block 10 and Lot 6, Block 10A, USS 1119 zoned Single

Family Residential, requested by George Woodbury, owned by Brett Woodbury, Shoemaker seconds.

Henson moves to amend motion to include staff recommendation to add gutters to the eaves and snow stops to prevent damage to neighbor's properties. McConachie 2nds.

Amendment passed by unanimous vote.

Main motion passed by unanimous vote.

3. Containers and Waterfront Development uses on Front Street.

Sherri Wickman was concerned about the development proposed by Chuck Jenkins. Last time containers were discussed was in 2011, and Commission made a recommendation of placing a moratorium on them except for in the Service Center yard, but it was turned down by the Assembly. Commission had suggested some code additions to address containers, but ended up not pursuing matter further.

Terri asks about where we go from here regarding use of containers. Staff states that Mr. Jenkins development meets within the current zoning requirements. He will not be using containers.

Concerned about container storage along Front Street as there has been too much investment on the development to Front Street and these structures could deter from the improvements made to front street.

Chuck Jenkins 4 mile Zimovia Hwy., owns the lots Ms. Wickman was concerned about. He is subdividing the lot to have a Front Street and back street lot. I will not be using the containers. Building an arched steel structure with a fabric covering. Walls will be similar to Tridents building on Case Avenue. Going to be an open structure. Will be accessing off of Silvernail so no impediments to Front Street traffic. Not exceeding the height requirements as it will be a 45x80' structure – 35-45 feet high. No higher than the Museum. The boatyard is running out of space and is why these containers are no longer there.

The front of the area will be mostly parking. Commission looks at a draft survey provided by Mr. Jenkins.

Regarding containers, Henson states we should try and avoid container use. The container issue was brought to the Assembly and they didn't do anything with the suggestions provided. Bring back to agenda for August meeting.

4. Zoning of Entitlement Lands and other remote areas of the Borough.

Entitlement is complete and 9006 acres has transferred to the Borough. Borough has management authority. Land will need to be surveyed to sell or construction of permanent development. Borough received a letter of survey determination from DNR that St. Johns has been surveyed and will make the formal request to transfer the property. Maps are provided.

Zoning of these lands is currently Transition Zoning. Commission needs to explore how some of these lands should be zoned... if different from the RMU districts. And what uses should be allowed or not in each area. The Economic Development Committee is also looking at these lands and what uses they think should or should not be allowed and establishing priorities for use and disposal. A workshop this fall with both Committees should be held.

Olive Cove was used as an example to start discussion. This lot may have been already previously zoned when the whole Olive Cove Subdivision was zoned RMU-O – but staff points out that clarification needs to be made so some of the lands surrounding RMU districts. Zoning Commission must identify the zoning prior to the disposal of any of the lands. Simplest for this Olive Cove Parcel is to zone it RMU-O – just as the existing private lands are. Then the City can determine what part of that parcel to sell or do something with at the time of survey. Some of this land was acquired for the valuable habitat along the salmon stream. Another option would be to rezone the habitat area as a Resource protection zone – however some determination needs to be made what is that area. Commission seemed in agreement for zoning RMU-O

Areas to discuss next time Thoms Place and/or Sunny Bay.

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Mission Hill information regarding hill drainage reminder for next meeting.

Container use in downtown areas.

Zoning for Thomas Bay and sunny Bay on August 13, 2015.

J. ADJOURNMENT 8:35pm

Agenda Item 3c

CITY & BOROUGH OF WRANGELL

BOROUGH ASSEMBLY PUBLIC HEARING AGENDA ITEM July 28, 2015

INFORMATION:

Approval of a request from Mark Mitchell to enter into a short term agreement for the temporary use of storing crab pots on Wrangell Island, near Thoms Place

Attachments:

1. Memo from Carol Rushmore, Economic Development Director
2. Staff Report to P&Z Commission
3. Map of the proposed area
4. Draft Minutes of the P&Z Commission
5. Request from Mark Mitchell

MEMORANDUM

**TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY
CITY AND BOROUGH OF WRANGELL**

**FROM: MS. CAROL RUSHMORE
ECONOMIC DEVELOPMENT DIRECTOR**

**SUBJECT: Temporary Use permit request to store crab pots and other on-shore activities
associated with commercial crabbing in a 2000 square foot upland area along
the shoreline in municipal entitlement land of Wrangell Island near Thoms
Place, Section 35, requested by Mark Mitchell, owned by the City and Borough
of Wrangell.**

DATE: JULY 13, 2015

BACKGROUND:

Mr. Mitchell has requested a Temporary Use as described above, but for a longer time period and for more land area. Staff review of the request generated questions pertaining to use of public lands and how the Wrangell Municipal code may or may not address this and similar other requests that could be submitted for the new Borough lands in the remote areas. Some of these are outlined in the attached staff report. The Planning and Zoning Commission looked strictly at the proposed land use, recognizing that the Borough Manager or Assembly would be responsible for the other issues.

RECOMMENDATION:

The Planning and Zoning Commission recommends Borough Assembly approval of a Temporary Use Permit for 2000 square feet of property in Section 35, Township 65S, Range 85E north of Thoms Place Subdivision until December 31, 2015 with the condition that minimal undergrowth can be removed, but no trees and there should be no subleasing of the property.

ATTACHMENTS:

1. Staff Report to the Planning and Zoning Commission
2. Map of proposed location
3. Draft Minutes of Planning and Zoning Commission meeting

City and Borough of Wrangell, Alaska

AGENDA Item G1

Date: July 6, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Temporary Use permit request to store crab pots and other on-shore activities associated with commercial crabbing in a 200 X 200 square foot upland area along the shoreline in municipal entitlement land of Wrangell Island near Thoms Place, Section 36 Township 65S Range 85E, requested by Mark Mitchell, owned by the City and Borough of Wrangell.

Background:

Mark Mitchell is requesting to utilize for multiple years approximately a 200 X 200 square foot piece of property (40,000 sq ft) on the shoreline just north of Thoms Place subdivision for the purposes of storing crab pots and other related on-shore activities associated with commercial crabbing.

Review Criteria:

Temporary Use: Chapter 20.54

Findings:

Temporary Use permits for less than a year may be issued by the Planning and Zoning Commission following the same process it requires for Variances (public hearing/decision) (WMC 20.54). A Temporary Use Permit is issued for seasonal operations (ie construction, timber harvest) or for temporary uses such as a portable saw mill operations and usually for less than a year. Multi year permits must be reviewed by the Assembly with a Temporary Use issued for a maximum of 5 years.

The applicant is seeking a temporary use, indefinitely, on land the Borough recently acquired through the municipal entitlement process. The use would be for commercial crabbing related activities near where he typically crabs. Applicant has indicated there will be no vegetation removal on site. He would like to tie a float up anchored to two trees on site. Mr. Mitchell has provided a latitude longitudinal location of 56N 11,434 and W 132 11,990 – and the location is approximated on the attached map.

Current zoning of the property is Transition per WMC 20.12.060, until such time as all the lands can be classified.

The Planning and Zoning Commission decision could be final if the use were for less than one year, and if on his own property and if this were a City sponsored activity. However, because the request is for multiple years and on public lands, the Commission will be making a recommendation to the Assembly regarding the proposed use and any

conditions if approved. The Assembly will make a final decision and establish any additional requirements or necessary fee structure.

Staff has no objection to the proposal and use, but when reviewing the proposal a number of questions and potential issues surfaced – some of which are more pertinent to the Assembly than to the Planning and Zoning Commission. What could be a simple proposal and decision became murky because of the private use of public land and related decisions or obligations the Borough as a public entity might need to address regarding use of public lands. The proposal could be determined to be an Economic Development related activity (per WMC 4.10) which might streamline some of the public land issues for a short term use.

The Planning and Zoning Commission should focus on the land use activity and whether it is appropriate for the area for which it is being requested and does it meet the terms of the Temporary Use Permit. Some of the issues the Commission should consider are: location, conflicting uses, potential impacts, long term impacts and benefits.

Some of the issues the Assembly will need to consider include: 1) does use of the land need to go to public bid for short; 2) what kind of contract or agreement should be required; 3) what is the basis for the rental/lease fee; 4) insurance; 5) penalties for damage; 6) process for other/similar uses and requests on entitlement lands- economic development or personal use; 7) economic development use; and 8) restoration plan.

The Commission can issue Temporary Use Permits for seasonal activities and up to a year for uses normally not permitted in the district. The proposal could be considered a seasonal use as crabbing occurs from June until August and then again October to November. The requested land area is not immediately adjacent to any private property, but was selected due to the sheltered cove and easy access to the beach. Depending on specific activities, if storing crab pots on site were the only proposed use per the letter, 40,000 square feet is more than enough space. The applicant indicated to staff they would like to tie a float from two trees on the property and perhaps set up a camping area and other similar uses.

Staff has considered the proposed use and finds that the use should not impact the land, nor impact residents living nearby on Islands or in Thoms Place. Because of the number of issues identified above that may need to be sorted out by the Assembly prior to a long term use, Staff is not recommending that a long term permit be approved, nor approval of use for such a large piece of land, until such time that the Assembly can identify a process required.

Staff recommends the Commission recommend to the Assembly approval of the temporary use request to store crab pots on 2000 square feet of land at the proposed site near Thoms Place until December 31, 2015 with the following conditions: No vegetation will be removed, nor will the property be otherwise damaged.

updated location map

CITY AND BOROUGH OF WRANGELL, ALASKA

3c-3



S35 ~~535~~ R85C T65S

1 inch = 2,508.572443 feet

DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE. UPDATED MARCH 2013.
AERIAL PHOTO 2002.



RECEIVED
MAY 15 2015
WRANGELL CITY HALL

May 15, 2015

Attention: Carol Rushmore and Jeff Jaybuch

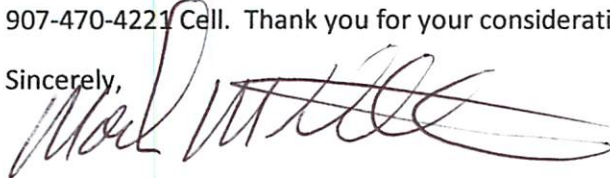
City and Borough of Wrangell

Wrangell, AK 99929

This letter is a request for the Borough to consider a temporary lease of property in the Village Islands area on Wrangell Island for the purpose of storing crab pots on a temporary basis before the crabbing season and during the time between seasons in August. There would be minimal to no impact.

Vegetation will not be removed and the site will be cleaned after use. I would be willing to pay a reasonable rental fee. Time is of the essence, the crab season begins June 15. You can contact me at 907-470-4221 Cell. Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Mark Mitchell', written over a horizontal line.

Mark Mitchell

PO Box 80

Wrangell, AK 99929