

**Minutes of Public Hearing  
Held January 26, 2016**

Mayor David L. Jack called the Public Hearing to order at 6:30 p.m., January 26, 2016, in the Borough Assembly Chambers. Assembly Members Mitchell, Blake, Powell, Prysunka were present. Assembly Member Rooney and Decker were absent. Borough Manager Jeff Jabusch and Borough Clerk Kim Lane were also in attendance

**Public Hearing Items:**

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

**WRITTEN TESTIMONY - None**

**ORAL TESTIMONY**

**Bill Willard, Wrangell Cooperative Association, 426 Front Street**, stated that he had submitted written testimony and that it should be in their packet; explained the need for the property; requested that the Assembly review and consider the paperwork that he had submitted to Planning & Zoning.

**Lisa Torgramsen, 1048 Zimovia Hwy.**, stated that the majority of the Planning & Zoning Commission (at their last meeting) were willing to reconsider the 50' buffer and move it back to the ordinance requirement of a 25' buffer however, for the expedience of time, it was recommended that it stay as-is, and to make a plea to the Assembly to change it.

Ms. Torgramsen requested that the Assembly grant the Conditional Use Permit to WCA Transportation Department with the ordinance requirement of a 25' buffer, and without additional parameters; the 25' buffer would already require WCA to give up almost an acre of land that they could not use; the punitive amount that WCA would be paying for land that they could not use if the 50' buffer were to be enforced would be an excess \$55,000.

Ms. Torgramsen stated that there were several mixed business/resident neighborhoods in our community; WCA was planning on keeping normal business hours and would not make any noise at all after 4:30 p.m.; if they have security lights, they would be directing them in accordance with City ordinances; WCA would possibly be employing up to 10 people.

**Bruce Smith, 1.8 Mile Zimovia Hwy.**, explained that he had previously purchased one of the lots from Ms. Torgramsen. Mr. Smith stated that the more he listened to what was being proposed, it sounded more reasonable; might be better to have one business that closed at 4:00 p.m. instead of a densely populated housed neighborhood.

Mr. Smith stated that his concern was the equipment; had been told that the equipment would be minimal; once the permit was issued, it would possibly be in place forever; he requested that the Assembly at least consider the 50' buffer on the residential side of the property.

Mr. Willard requested that since "indoor storage" was in the recommended motion, that it be defined and addressed when the Agenda Item was considered.

Assembly Member Mitchell explained that the requirement in the proposed motion was in addition to what was normally allowed under light industrial in the Wrangell Code.

**Carol Rushmore, Economic Development Director**, explained that this was a request for a Contract Zone, which allows someone to spot zone, which means that they would be taking one use in a different zone that was not permitted in the actual zoning of that land. She further explained that in this case, the land is Single Family Residential; if the Assembly approved the request for the Contract Zone, they would be allowing Light Industrial activities in a Single Family Residential area. In addition, Rushmore stated that with the approval of a Contract Zone, the Assembly can set parameters and/or conditions that they want to set.

Assembly Member Powell asked that if WCA were to be approved for the Contract Zone and they used the property for something other than what was allowed, they could be asked to vacate the land and that it would revert back to Single Family Residential?


Ms. Rushmore stated that if they did something other than what was allowed, they would be in violation of the contract.


Assembly Member Blake asked if there were any other Contract Zones in town that had restrictions.

Ms. Rushmore stated that yes, there were. She gave the example of a recently approved Contract Zone for a Storage Unit in the area. Ms. Rushmore stated that Planning & Zoning has requested Site Plan reviews as well as requiring indoor storage and lighting in the past. i.e. Shoemaker Bay Harbor.

Public Hearing Adjourned at 6:52 p.m.

ATTEST:

  
Kim Lane, MMC, Borough Clerk

  
David L. Jack, Mayor

