

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

December 10, 2015

7:00 pm

AMENDED Agenda

A. CALL TO ORDER/ROLL CALL

B. AMENDMENTS TO THE AGENDA

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

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

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

F. OLD BUSINESS

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

G. NEW BUSINESS

1. Final plat approval for a lot line adjustment, a replat of Lots 3B and 4, Block 22, USS 1119, Wrangell Townsite, zoned Single Family Residential requested by Jeff Barlow. -
2. Approval of Findings of Fact to the Request for a Contract Zone for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen.
3. Discussion of Zoning of Entitlement Lands and other remote areas of the Borough: Crittenden Creek and Mill Creek and Sunny Bay

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

WRANGELL COOPERATIVE ASSOCIATION

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December 3, 2015

Planning and Zoning Committee
City and Borough of Wrangell
P.O. Box 531
Wrangell, AK 99929

Dear Planning and Zoning Committee:

We would like to thank you for your consideration and approval of our contract zoning request regarding "Torgramsen Prunella Subdivision, the remainder Lot A-2." Wrangell Cooperative Association (WCA) has made it a priority to complete projects which provide economic development and community benefit to the citizens of Wrangell. We are very appreciative of Planning and Zoning's willingness to work with us as we continue to improve transportation corridors in our community.

We are writing to respectfully request that Planning and Zoning reconsider restrictions placed on the property for greenbelt requirements. At the November 12, 2015 meeting, a 50 foot buffer was required to be included in contract zoning for this property.

Per Wrangell Municipal Code (WMC) Buffers 20.52.200: "Buffers shall be 25 feet in width, and shall be 75 percent sight-obscuring. When composed of plants, buffers shall be 50 percent of full size within one year and average eight feet in height. Buffers shall be composed of natural terrain and vegetation where possible. If fences are used they should be aesthetically pleasing and compatible with the character of the area."

Due to the shape and size of the property, enacting a 50 foot buffer requirement would limit WCA's ability to develop the property. A buffer of this size would result in WCA purchasing property of which 38% is unusable. It would also apply a standard to WCA which is not required of others in a similar situation.

The Wrangell Municipal Code was written to prevent "smoke, noise, traffic, aesthetics and potential hazards" from industrial uses to "adjoining areas." WCA respectfully requests that Planning and Zoning alter the contract zoning to the buffer specifications which were found to be sufficient in the Wrangell Municipal Code. We request the contract zoning be altered to reflect a 25 foot required buffer.

Thank you for your consideration.

Sincerely,



William Willard
Transportation Program Manager



Lisa Torgramsen
Property Owner