

*City and Borough of Wrangell, Alaska*

**Wrangell Planning and Zoning Commission**

**SPECIAL MEETING AGENDA**

**December 23, 2015**

**12:00pm Assembly Chambers**

**1. CALL TO ORDER/ROLL CALL**

- 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. ADJOURNMENT**

# *City and Borough of Wrangell*

Date: December 18, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: 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.

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## **Background:**

At the November Planning and Zoning Commission meeting, the Commission held a public hearing on the above request.

Staff had recommended denial of the request based on the land use of the proposed request with the surrounding uses and zoning designation.

The Commission moved to approve 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, with the following conditions after amending the original motion:

- 1) Approval of the Site plan
- 2) Require indoor storage
- 3) 50 ' minimum green belt buffers on highway and adjacent properties
- 4) Lighting that will not affect adjacent neighbors

Both the amendment and the amended original motion passed 3-1. One Commissioner excused themselves from the discussion due to a conflict of interest.

## **Findings:**

The recommendations of contract zones by the Commission must include the three findings (Amendments 20.76 WMC.030 (C) Commission Hearing and Report listed below. The Contract zone process follows the procedures in WMC 20, 76.020(C), 20.76.030 and 20.76.040 A and B for Zoning Amendments :

Within 45 days from the date of the hearing as set forth in this section, the commission shall study the proposed change and shall make a report in writing to the borough assembly. The report shall include the following:

1. Justification for the proposed change, including the effect on the objectives of the comprehensive plan
2. Effect of the proposed change on property owners, including traffic flow, population, density, parking, sewer and water
3. Recommendation as to approval or disapproval

Below are draft Findings of Fact based on the discussion of the Commission. The Commission needs to modify and/or approve findings of fact prior the request moving forward to the Assembly.

The Commission has also received two letters that were under Correspondence on the November Agenda, from WCA and from the landowner requesting that the Commission reconsider the 50' buffer that was approved. For the Commission to act on this request, a new public hearing would need to be held. The Commission could schedule another public hearing or allow the letters to be forwarded to the Assembly for their consideration of the Contract Zoning Requirements.

**DRAFT FINDINGS OF FACT:**

1. **Justification for the proposed change, including the effect on the objectives of the comprehensive plan:** The Commission deems it in the best interest of the community to approve the requested contract zone change in Single Family Residential for the specific use of a Transportation office, storage, and equipment maintenance area on the specific land requested by WCA. The use will not be a construction company, per Mr. Willard, but will be a Transportation office with associated staging area. The activities of the proposed use provides positive benefits to the community. The proposed use may not meet the objectives of the Future Residential Growth of the Comprehensive Plan (Ch 6.8.2) nor does it fall within the Future Growth Map 6-18 for Residential development, but it does meet expectations of employment trends and opportunities. "Economic sectors showing the most growth (Table 4-1) are Local and Tribal Government..." The activities by the Transportation office to date have created jobs and built roads as well as conducted road and trail improvements for the USFS, and expectations are that the office will grow. The Activity meets Economic Development Policies and Actions, Policy 10: Maintain and support existing businesses and employers, including both private sector and the community's government jobs. The Commission feels it meets Land Use and Future Growth Policies and Actions Policy 32 Designating areas for commercial and industrial development in logical locations to promote economic opportunity and satisfy current and future needs.
2. **Effect of the proposed change on property owners, including traffic flow, population, density, parking, sewer and water:** The Commission finds that the impacts to adjacent property owners will be minimal and approved conditions to minimize further some of the potential concerns expressed by Commissioners and an adjacent resident. The concerns included noise, visual, and lighting impacts. Conditions approved by the Commission to minimize these were to approve the Site plan once the design is drafted by WCA; require indoor storage; require a 50 ' minimum green belt buffers on highway and adjacent property lines; and provide lighting that will not affect adjacent neighbors. The Commission did not believe that traffic flow issues on Zimovia Highway would increase significantly or that sewer and water services should be an issue.
3. **Approval or Disapproval:** The Commission moved to approve the Request for a Contract Zone 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, with the following conditions after amending the original motion:

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