

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

March 8, 2012

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 pm on March 8, 2012 in the Wrangell Borough Assembly Chambers. Commissioners' August Schultz, Betty Keegan, Rudy Briskar, Stan Schnell and John Taylor attended. Commissioner Teri Henson and Jeannie Lindley were absent. Recording Secretary, Lavonne Klinke and Zoning Administrator, Carol Rushmore attended.

B. AMENDMENTS TO THE AGENDA

Staff mentions agenda for the Open Meetings Act presentation being held over at the Nolan Center.

B. APPROVAL OF MINUTES: February 9, 2012

Shultz moves to approve the February 9, 2012 minutes, Schnell 2nds. Minutes approved by unanimous vote.

C. PERSONS TO BE HEARD

None

D. CORRESPONDENCE

None

E. OLD BUSINESS

None

G. NEW BUSINESS

1. Variance application for a variance to the back yard setback of proposed Lot 20A of proposed White-Beers Subdivision for a warehouse, zoned Rural Residential, requested by Stephan Beers.

Open public hearing
Close public hearing.

Shultz moves to approve the Variance application for a variance to the back yard setback of proposed Lot 20A of proposed White-Beers Subdivision for a warehouse, zoned Rural Residential, requested by Stephan Beers, Keegan 2nds. Motion passed by unanimous vote.

2. Preliminary Plat review of the proposed White-Beers Subdivision, the subdivision of Lot 10, Block 2, South Wrangell Alaska Subdivision and Lot 20, USS 2900, creating Lots 10A-E and Lot 20A, zoned Rural Residential, requested by Clifford White and Stephan Beers.

Open Public Hearing
Close Public Hearing

Schultz moves to approve the Preliminary Plat review of the proposed White-Beers Subdivision, the subdivision of Lot 10, Block 2, South Wrangell Alaska Subdivision and Lot 20, USS 2900, creating Lots 10A-E and Lot 20A, zoned Rural Residential, requested by Clifford White and Stephan Beers, with staff recommendations, Keegan seconds.

Staff states that a request from Clay Hammer, Wrangell Municipal Light and Power Electrical Superintendent, requests that a 5' easement be placed on the south property line along lot 20A and 10E. Shultz make a friendly amendment to include the 5' easement along the south property line, Schnell seconds the friendly amendment.

Motion passed by unanimous vote.

3. Variance application for a variance to the back yard setback of Lot 13A, Block 19, USS 1119, for a garage, zoned Single Family Residential, requested by Sandra Churchill.

Open Public Hearing
Close Public Hearing

Schultz moves to approve the Variance application for a variance to the back yard setback of Lot 13A, Block 19, USS 1119, for a garage, zoned Single Family Residential, requested by Sandra Churchill, Schnell seconds.

Staff states that they have received complaints about the storage van perpendicular to Webber Street and the limited view for oncoming traffic.

Jim Haley 224, Webber St. representing Sandy Churchill, regarding the complaints about the sight being restricted by the current container van in place. Need to move the van in order to avoid problem with sight around the corner. The van will be removed once the garage is complete. This is the only spot on property to place the van at this time.

Commission asks if the van be moved forward 7' from Reid Street. Keegan states that when walking along Reid Street it is affecting the sight distance. Haley states he could possibly move it three feet forward but then there are trees in the way then this would make 5' forward. Due to the equipment being brought in there is not enough room to work around. Keegan asked if the police haven't said anything, possibly need to get an opinion from the Police Department to determine the issue with the van, possibly defer till after Commission gets an opinion, Staff states maybe move it as far forward and give them a time limit to get the van removed. Could be two more weekends till the current garage is emptied, but then it will be determined by the contractor.

Taylor asks if the exceed the percentage of lot coverage and staff says no. Haley states garage will be 26x25 so extending an additional 10' moving to Reid St.

Jim request till the end of May to move the container van, Taylor suggest May 15, 2012 to remove the van.

The original motion remains with the condition that the van in the yard must be removed by May 15, 2012.

Motion passed by unanimous vote.

4. Variance application for a variance to the Noise Standards for road construction on Etolin Avenue to exceed the hours of operation as described in Chapter 20.52.060, requested by Ketchikan Ready Mix, construction contractor to the City and Borough of Wrangell.

Open public hearing

Taylor states the current regulation for noise ordinance is Monday through Friday 7am to 8 pm, Saturday, Sunday and Holiday's are 10 am to 8 pm

Requesting 8am on weekends and Holidays and will be completed by June 2012.

Andrew Hoyt, 938 Ash Street. Can hear the backup alarms and has young children, this is a residential area, and feels the hours are there for a reason. Why is this going to take until June? Staff say utilities are to be in by middle of May. The road way to the property line not sure if this is going to be crushed rock for now. Mr. Hoyt states concrete trucks are very loud. Why not 7am – 8pm week day 10-8 on weekends and Monday that are holidays. Why do they need four more hours? He opposes it due to the noise level; the regulations are there for a reason.

Traci Davidson 428 Ash Street. Contractors are out her back door, can hear the equipment with no problems, and as it is now they are starting earlier. The fire that was going was raining burning tinder's on house and her cars. Can hear the construction with no problem, and will only get worse house is shaking while they work. Rules are there for a reason.

Jim Nelson, 821 Lemieux Street. There is a limited amount of time to get the construction done. If they work they will get done sooner. His family hasn't had any problems with the construction. Asks the hours be approved to get this done in a timely manner. No caps please, only a few are affected, it will be done by June 30th please approve.

Andy Hoyt, 938 Ash St., the fire burned for 11 days and was low on the houses, but believes the fire is done. If he is at home there is muskeg under his house, shakes houses terribly when the equipment scrapes rock near the houses. This does affect many people, has experience in construction, would work extra hours during the week so residents could enjoy the weekends. It is very loud, and the houses shake.

Traci davidson 428 Ash Street, the contractors are not even using the extended hours option in the week, they are done daily by 3 or 4...use the extra hours during the week rather than extend the weekend hours.

Close public hearing

Shultz moves to approve the Variance application for a variance to the Noise Standards for road construction on Etolin Avenue to exceed the hours of operation as described in Chapter

20.52.060, requested by Ketchikan Ready Mix, construction contractor to the City and Borough of Wrangell, Schnell 2nds

Keegan states that all of the homes up in the affected area, only two people are talking against the proposition, Andrew Hoyt from the audience asks to have the commission come up and look at the area. Keegan states that at times we need to make adjustments. Hoyt leaves the meeting.

What is best for the majority?

Medical clinic is about done hospital could lose funding by delays? What is the greatest benefit? The best benefit would to allow Saturday and Sunday work till the end of June 2012. This will be 3.25 months of construction Shultz suggested 2 hours more on Saturday and no additional on Sunday.

Schnell states that this has been approved but it needs to be done, the money is the factor. Feels for the people, but this needs to be completed.

Taylor states when the original plat there was a floating easement, utilities will be coming through this floating easement. Should this have come through P&Z as a public comment? Staff states it will once there is an As-Built complete. Community will then have the ability to comment on the floating easement, John's question's is/was there public comment about this floating easement/road. This was part of the hospital site plan, through the hospital public comment and subdivision.

Utilities will be water and sewer electrical is going up Wood Street.

Augie states again have 2 extra hours on Saturday and no extra hours on Sunday.

Taylor states the contractor should have already known the noise ordinances.

Augie amends the motion to 2 extra hours on Saturday and no additional hours on Sunday, Brisker seconds. (Saturday 8-8, Sunday and holidays will be 10-8)

Motion passed by unanimous vote.

5. Street Vacation request to vacate Howell Avenue between Lot 3, Block 63A and Lot 3 Block 63B, Wrangell Industrial Park Expansion Subdivision, and vacate Third Avenue between Lot 8, Block 63B and Lot 3, Block 64, Wrangell Industrial Park Expansion Subdivision, and Vacate Fourth Avenue between Lot 8A, Block 64 and Lot 3, Block 65, of the Amended Industrial Park Subdivision III, Zoned Industrial, requested by the City and Borough of Wrangell, Josh Blatchley and Steve and Lynda Thomassen.

Open meeting
Close public hearing

Schultz moves to approve the Street Vacation request to vacate Howell Avenue between Lot 3, Block 63A and Lot 3 Block 63B, Wrangell Industrial Park Expansion Subdivision, and vacate Third Avenue between Lot 8, Block 63B and Lot 3, Block 64, Wrangell Industrial Park Expansion Subdivision, and Vacate Fourth Avenue between Lot 8A, Block 64 and Lot 3, Block 65, of the

Amended Industrial Park Subdivision III, Zoned Industrial, requested by the City and Borough of Wrangell, Josh Blatchley and Steve and Lynda Thomassen. Keegan seconds.

Taylor asked if this is vacating what staff recommends, Carl Johnson, Public Works Director, is requesting the 1st 25 feet be retained and right of way and the rest be vacated.

If there is an existing fire hydrant there will be an easement. 20' utility easement down the center will be retained.

This is just a recommendation to the Assembly.

Motion passed by unanimous vote.

6. Discussion about requiring as-built drawings for construction projects

Schultz feels this is a good idea, Taylor asks Greg Scheff a simple as-built survey may cost.

Greg Scheff, 325 Church St; A plot plan is different than an as-built. A plot plan is a picture of what you intend to do at the site. An as-built is completed after construction. A plot plan can verify accuracy of lot details before construction. Wrangell has been lenient of verifying information. To have the information before construction is completed could save a lot of trouble after the fact. About \$3000.00 for a completed as-built survey, but would save on future problems. In bigger cities this is a requirement. Commission is taking the word of the owner that his data is accurate. Tabled idea for now pending more future discussions.

H. PUBLIC COMMENT

None

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Commission welcomes back Betty Keegan to the Planning and Zoning Board

J. ADJOURNMENT 8:03 p.m.