



Thursday, November 14, 2024
5:30 PM

Location: Borough Assembly Chambers
City Hall

Planning and Zoning Commission
5:30 PM

1. CALL TO ORDER

Call to order: 5:30 pm

2. ROLL CALL

Commissioners Present: Gary Watkins, Jillian Privett, Kathy St. Clair, Terri Henson

Absent: Apryl Hutchinson (arrived late)

Staff Present: Kate Thomas/Economic Development Director, Rob Marshall/Borough Controller

3. AMENDMENTS TO THE AGENDA

4. CONFLICTS OF INTEREST

5. APPROVAL OF MINUTES

- a. Approval of the regular meeting minutes from October 10th, 2024.

M/ Jillian Privett

S/ Kathy St. Clair

Vote: Unanimous

6. CORRESPONDENCE

- a. Economic Development Director Report - November 2024
- b. Letter addressed to the commissioners from Carol Rushmore about Ordinance 1069.
Read into the record.

7. PERSONS TO BE HEARD

8. NEW BUSINESS

- a. Request from Wrangell Cooperative Association to purchase Borough-owned real property identified as a portion of Lot C of the Healthcare Subdivision, according to Plat No. 2010-4, zoned Open Space Public (Parcel No. 02-035-310)

M/ Jillian Privett

S/ Apryl Hutchinson

Motion:

Move to recommend to the Borough Assembly approval of the sale of a portion of Lot C to the Wrangell Cooperative Association (WCA) for the purpose of expanding their campus to accommodate additional facilities and programs for the benefit of their members and the public with the following conditions:

1. Wrangell Cooperative Association consults with the Borough staff throughout the survey and re-platting process; and,
2. All expenses associated with the survey and appraisal are the responsibility of the Wrangell Cooperative Association; and,
3. A minimum of a 50-foot green belt buffer between the property and the Wood Street right-of-way is created and shown in the re-plat; and,
4. The Wrangell Cooperative Association provides for the on-site control of excess runoff resulting from any development of Lot C to prevent adverse effects on neighboring parcels; and,
5. Use of the land shall be compatible with or customarily subordinate to the provisions of the new zoning district, Zimovia Highway-Mixed Use, pending approval of Ordinance 1069 and 1070.

Discussion:

Administrative report given by Kate Thomas

Jillian Privett: Asked about the type and scope of recycling. Inquiring specifically about whether it would accommodate all types of refuse or limited to pop cans.

Ester Reese: Provided an explanation as to why the application was delayed, citing the access point for the new property. WCA wishes to gain access via Wood Street. The goal is to expand the current WCA campus based on program demands and increased capacity from the tribe. Need additional land in order to expand facilities and programs. Currently using the totem building as multi use. Once the totem building was used for its intended purpose, it was clear more space was needed. Additional explanation given on the construction of an assembly hall, with apartments on the upper level. Esther stated that the recycling would be a small-scale enclosed facility. No noise, smells or other nuisances would be created from the development. WCA wishes to acquire a glass crusher, to utilize the recycled material in replacement of ice melt. Esther restated their commitment to being good neighbors and complying with require zoning provisions. The recycling unit would have a small footprint. WCA also desires to construct a garden/greenhouse facility. Esther stated that they are amenable to the fact that recycling may not be an allowable use. Additional information was shared on a commercial kitchen within the gathering hall.

Terri Henson: Recycling is not currently allowed within the zoning district. Further, Recycling centers is incompatible with the prospective mixed-use zone. Terri stated that even if the operation is small, it is still not compatible and does not want to start out the new district with concessions or violations of the intent. Terri suggested WCA consider other municipal locations such as the dump.

Gary Watkins: Clarify that WCA wants to buy the south end of Lot C.

Kate explains the request by WCA. WCA is seeking to purchase the entirety of Lot C, excluding the 50-foot buffer the Borough is requiring. Kate explained further and referenced the Exhibit 2 from WCA showing the buffer, with a proposed subdivision initially, although the application was amended to reflect the entirety of Lot C. The only requirement of the Borough is the 50 foot buffer. Kate stated it is prerogative of the Commission to consider a subdivision. Further discussion was had regarding the access to Lot C. Kate stated that the ultimate goal is to gain access via Wood Street, although no

guarantees have been made. WCA has been informed that they may have to access Lot C through one of their existing properties along Zimovia highway via an access easement.

Apryl Hutchinson: How long until the project starts? Esther said this is a multi-phased project. Acquisition of the land is first, then environmental planning and any other grant driven requirements. It could take several years to complete the project.

Terri: Brought up interest from other property owners in acquiring a portion of Lot C, largely due to the perception that there was going to be a subdivision and that WCA only wanted a portion of it. Since they want the entirety, Terri made the comment that other parties are interested specifically Bruce Smith. Terri stated that she would refrain from further discussion as there could be a conflict of interest because of Bruce Smith interest (son of Terri). Recommends selling property with consideration of land available to adjacent owners.

Bruce Smith: Stated interest in acquiring a portion of Lot C to square up his back property line and add an additional buffer between his property and the commercial/industrial development of the WCA. Bruce stated that he was under the impression based on Exhibit 2 that WCA was only seeking a portion of Lot C, north of his property. He explained his intent to communicate with the Borough on his interest and submit an application. Kate Thomas gives an explanation of the purchase process if the property is available.

Esther stated that she is not in a position to amend the application and that the issue would need to be brought back to the WCA council.

Kate Thomas: Any amendments to the original motion must be considered without comment and action from Terri Henson due to the conflict of interest. Kate explained that had there not been a comment or interest from Bruce there would be no conflict, but because there is personal interest in the matter Terri must abstain from the vote. Commissioners should consider their own opinion and motion to amend if they see fit. The amendment would affect the original motion. Terri may vote on the original motion as written, but not the amendment.

M/ Apryl Hutchinson (amendment to allow consideration for adjacent owners to purchase land)

S/ Kathy St. Clair

Vote: Yes 3/1 (Jillian Privett voted no, Terri abstained from the vote)

Original Motion: Approved Unanimous

9. UNFINISHED BUSINESS

- a. (PH) Review and approval of Ordinance 1069 of the assembly of the City and Borough of Wrangell, Alaska, adding Chapter 20.26, Zimovia highway mixed-use district (ZMU) and amending several sections in Title 20 – Zoning, to add and reference Zimovia highway mixed-use to the Wrangell Municipal Code

Public Hearing: None

M/ Gary Watkins

S/ Kathy St. Clair

Motion:

Move to approve Ordinance 1069 of the Assembly of the City and Borough of Wrangell, Alaska, adding Chapter 20.26, Zimovia highway mixed use district (ZMU) and amending several sections in Title 20 – Zoning, to add and reference Zimovia highway mixed-use to the Wrangell Municipal Code.

Kate Thomas: Administrative Report and discussion. Minimal discussion due to the fact that the Commission has reviewed this item over the past four meetings.

M/ Jillian Privett, amend with verbiage: "Non-residential development shall be designed to minimize impacts on adjacent residential areas. Design elements, including building placement, parking, signage, lighting, and landscaping, shall be carefully considered to ensure compatibility."

S/ Kathy St. Clair

Original Motion Vote Unanimous

Amended Motion: Vote: Unanimous

- b. (PH) Review and approval of Ordinance 1070 of the Assembly of the City and Borough of Wrangell, Alaska, amending the zoning map to effect a change to several lots of the Torgramsen Subdivisions from Single-family residential to Zimovia highway mixed-use and Lot C of the Health Care Subdivision from open space to Zimovia highway mixed-use

Public Hearing: None

M/ Jillian Privett

S/ Apryl Hutchinson

Motion:

Move to approve the findings of fact and Ordinance 1070 of the Assembly of the City and Borough of Wrangell, Alaska, amending the zoning map to effect a change to several lots of the Torgramsen Subdivision(s) from Single-family residential to Zimovia highway mixed-use and Lot C of the Health Care Subdivision from open space to Zimovia highway mixed-use.

Discussion:

Gary Watkins: Asks confirmation that Lot C will be included in ZMU. Kate confirms.

Kate Thomas: Administrative Report

Gary Watkins: Asks if zone changing will change the value of the property. Kate confirms that zone changes may change the value of the property.

Vote: Unanimous

10. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

11. ADJOURNMENT

Adjournment: 6:54pm