

**Minutes of Planning & Zoning Commission
Held on December 14, 2023**

1. CALL TO ORDER: Call to order at 5:33pm.

2. ROLL CALL:

PRESENT: Chair Terri Henson, Apryl Hutchinson, Jillian Privett, Kathleen St. Clair

ABSENT: NONE

STAFF PRESENT: Kate Thomas, Matt Henson

3. AMENDMENTS TO THE AGENDA: NONE.

4. CONFLICTS OF INTEREST: NONE.

5. APPROVAL OF MINUTES

- a. Approval of the Planning and Zoning meeting minutes from October 12, 2023.

M/S: JP/KS move to approve the Planning and Zoning Regular Meeting Minutes from October 12th, 2023.

Approved by all in favor.

6. CORRESPONDENCE: NONE.

7. PERSONS TO BE HEARD: NONE.

8. NEW BUSINESS

- a. (PH) Request from Don Glasner to purchase a portion of Borough Real Property identified as Parcel 7, A.S.L.S 84-83, zoned Commercial adjacent to the Torgramsen-Glasner Subdivision.

Public Hearing Opened

Public Hearing Closed

M/S JP/KS move to recommend to the Borough Assembly to approve the sale of borough-owned real property identified as Parcel 7, A.S.L.S 84-83, zoned commercial to Mr. Don Glasner for the purposes of a land exchange to preserve a utility easement demonstrating site control on behalf of the Borough for the Water Treatment Plant Improvement project, as required by federal funding partners under the following conditions:

1. Mr. Glasner shall grant a utility easement in an area of 10' (w) x 215' (l) equating to 2,150 sq. ft. within Parcel 03-002-306 to the Borough; and

2. Mr. Glasner shall grant an extension of the utility easement to the above reference utility easement to the Borough in an area of 10' (w) x 125' (l) equating to 1,250 sq. ft.; and

3. Mr. Glasner shall receive no more than \$1.50 per square foot of land area within the established easement boundaries; and

4. A survey shall be conducted for the purpose of adjusting the back property line of Parcel 03-002-306 (owned by Mr. Glasner) acquiring a portion of Parcel 7 (owned by the Borough) not to exceed an area of 125' x 235' or 29,375 sq. ft.; and

5. Mr. Glasner shall pay no less than half of the shared survey costs with the Borough; and

6. Mr. Glasner shall pay no less than \$0.50 per square foot for the land he has requested to purchase from the Borough; and

7. Mr. Glasner shall work cooperatively with the Borough to finalize the survey and plat.

Henson stated she has an issue with the cost but that is not a concern of the commission. She also stated that this is the reason we do not want to sell property with infrastructure. Privett asked if the pipe going through land is abandoned. Thomas confirmed and stated the borough would need to gain site control for a future utility easement.

Recommendation approved by all in favor.

- b. (PH) Petition to Rezone Lot 5, Block 1, according to Plat 83-11 of Wrangell Island West, zoned Rural Residential changing the zoning district from Rural Residential (RR) to Rural Remote Unit (RMU) requested by Christian Ryll.**

Public Hearing Opened

Christian Ryll, Wrangell Resident. Stated he is requesting that like properties be zoned the same. Property tax assessment was based on not similar lots. Other lots have existing access to the highway. The primary difference between Rural Residential and Rural Mixed-Use zoning is the lack of access to the road system. The Rural Mixed-Use zoning is more restrictive but the Rural Residential is compatible with RMU. Stated he does not understand why there would be any restrictions on re-zoning.

Public Hearing Closed

M/S: JP/AH move to approve the Mr. Christian Ryll's petition to rezone Lot 5, Block 1, according to Plat No, 83-11 of the Wrangell Island West Subdivision, zoned Rural Residential 1, changing the zoning to Remote Mixed Use.

Henson states she is not in favor of re-zoning. There are utilities that could be accessed with proper investment. Other properties in Wrangell have similar issues and have not changed the zoning. Spot zoning opens issues.

Thomas stated, per the letter received, the letter is interpreted as an issue with road access. Access could be established by extending the current driveway and this could be tied into the highway and utilities could be run to the parcel. Thomas also stated that the borough's comprehensive plan states that there are currently 41 lots in the same state as Mr. Ryll's and those lots have not been re-zoned.

See findings of fact in the staff report for the Ryll Rezone Petition.

Motion Fails with commissioners Privett, Hutchinson, St. Clair and Chair Henson voting no.

9. UNFINISHED BUSINESS: NONE.

10. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS: NONE.

11. ADJOURNMENT: Adjourned at 5:52pm. Next meeting is scheduled for January 11th, 2024.

ATTEST: _____
Matt Henson, Secretary

Terri Henson, Chair