

**Minutes of Planning & Zoning Commission
Held on August 08, 2024**

1. CALL TO ORDER: Call to order at 5:30 PM.

2. ROLL CALL

PRESENT: Gary Watkins, Jillian Privett, Kathy St Clair, Chair Terri Henson, Apryl Hutchinson
STAFF: Kate Thomas, Matt Henson

3. AMENDMENTS TO THE AGENDA

Director Thomas asked for Item 8c to be removed from the agenda.

M/S: JP/KS move to remove item 8c from the agenda.

Director Thomas provided reasoning.

Approved by all in favor.

4. CONFLICTS OF INTEREST: NONE.

5. APPROVAL OF MINUTES

a. Approval of the Regular Meeting Minutes from July 11th, 2024

M/S JP/KS move to approve the Regular Meeting Minutes from the July 11th, 2024, Planning and Zoning Meeting as presented.

Approved by all in favor.

6. CORRESPONDENCE: NONE.

7. PERSONS TO BE HEARD

Esther Reese - Item 8b – Thanked the commission for removing Item 8c. Stated the vision of the memorial at Alder Top Village subdivision. Stated that this would be an open public space and are looking for funding for a pergola style building with art from students that attended the Wrangell Institute. Would like to include a healing totem for the site carved by a master carver.

8. NEW BUSINESS

a. (PH) Conditional Use Permit application request for the purposes of operating an Escape Room (Cottage Industry) within Lot 1 of the Evergreen Park Subdivision within Wrangell Townsite, according to Plat No. 68-75 of the Wrangell Recording District, zoned Single Family Residential, owned by Lucas and Lisa Messmer.

Public Hearing Opened

Public Hearing Closed

M/S: KS/JP move to approve the findings of fact and the conditional use permit request submitted by Lucas and Lisa Messmer for a cottage industry business allowing the primary residence to serve as an Escape Room, under the following conditions;

1. Two off-street parking places must be provided; and,

2. Business must be conducted during semi-normal business hours (e.g. 8:00AM-8:00PM)

Business will be located in the downstairs area of the residence. Henson asked what hours the business will be running. Messmer stated she doesn't know but generally opens at request within the stated operating hours. Watkins asked if all surrounding residences were notified. Thomas stated yes.

Approved by polled vote.

- b. Disposition (donation/gift) of Borough Property to the Wrangell Cooperative Association to develop a memorial at Alder Top Village subdivision identified as a portion of Tract A, of the Shoemaker Bay Subdivision, according to Plat No. 87-9.

M/S: JP/GW move to recommend to the Borough Assembly approval of the conveyance of land identified as Lots 1 and 10 within Block 1 of the Shoemaker Bay Subdivision II from the City and Borough of Wrangell to the Wrangell Cooperative Association (WCA) for the purpose of developing a memorial park within the Alder Top Village Subdivision following the final installation of the public utilities and subject to the approval of the final plat.

Privett stated that she is glad the borough is donating the land. Henson stated her concern is how much money the borough is investing in the overall development but not the gifting of the lot. Watkins asked if the full acre will be needed?

Ed Rialtos stated that their vision is to have enough land for people visiting the memorial to have enough room to gather and grieve.

Director Thomas stated that there is nothing in the WMC that precludes the assembly from waiving provisions in the code for disposition. The assembly has a desire to help build a spot to memorialize the site. She also stated that this is a part of a three-phased development of land for multiple parcels of land for home development. Hutchinson stated that she believes that this is very cohesive with the city as this memorial was a topic at the beginning of the Alder Top Village subdivision development.

Approved by polled vote.

- ~~c. 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.~~
- d. Discussion Item: Direction from the Borough Assembly and Manager to create a new zoning designation in the Wrangell Municipal Code for multi-use activity and provide a recommendation to the Borough on how to rezone an area that currently hosts commercial, restricted light industrial and single-family residential within a tract of land; and, eliminate contract zone agreements either at expiration or by execution of a mixed-use rezoned; and, Review Chapter 20.72 Variances of the Wrangell Municipal Code and reconcile the differences with State statute; and, Provide a recommendation to improve the code such that variances may be used as a helpful tool for the Borough in the future.

Commissioners reviewed the content provided by the administrator on the development of mixed-use code provisions. Further discussion was held on the principal uses appropriate for the area, and the underlying need to maintain the residential nature of the area. Commissioners

suggest that conflicts between industry and residential use should be resolved in favor of the residential proponent. The administrator will bring a draft ordinance for a new district under the concept of mixed-use. The goal is to bring forward the first reading of an ordinance at the October assembly meeting. Adjacent property owners will be notified of the proposed ordinance in the next meeting, as required for public hearings of the commission.

{The minutes from the August 8th meeting have been amended by a motion and approval by the Planning and Zoning Commission at the September 12th meeting. The minutes are to reflect the general opinion of the Commissioners regarding the rezoning direction from the Borough Manager. Commissioners stated the grounds for their decision NOT to approve the petition to rezone, citing that the area should be reserved for Single Family Residential use. Other previous decisions to rezone under contract in this area were based on the value of public benefit, specifically the Tribal Facilities. And the value of increasing the buffer between the Mobile Home Park and other residential lots, specifically the Storage Facility owned by Glasner. Commissioners stated that they did not want to further expand light industrial uses and approve them outright as those uses may have an adverse impact on the residential nature of the area. Commissioners voted to amend the minutes from this meeting to clearly state that they are not in favor of rezoning this parcel, nor are they in favor of an interim solution, but will work to create terms for an established zone as directed to the best of their ability. Commissioners expressed concern regarding precedent and how the outcome of this issue may affect future zoning issues within the community.}

See the attached memo in the packet detailing the direction provided by Borough Manager Villarma.

9. UNFINISHED BUSINESS: NONE.

10.COMMISSIONERS' REPORTS AND ANNOUNCEMENTS: NONE.

11.ADJOURNMENT:

Adjourned at 7:30 PM.

The next meeting is scheduled for September 12th at 5:30 PM.

ATTEST: _____
Matt Henson, Secretary

Terri Henson, Chair