

Minutes of Planning & Zoning Commission

Held on July 11, 2024

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

2. **ROLL CALL:**

PRESENT: Gary Watkins, Jillian Privett, Chair Terri Henson, Apryl Hutchinson

ABSENT: Kathy St Clair

STAFF: Kate Thomas, Matt Henson

3. **AMENDMENTS TO THE AGENDA**

Director Thomas asked to have Item 9a removed from the agenda. The lots requested are in holding for wetland mitigation and therefore the borough is not permitted to sell the lots.

Removed by polled vote.

4. **CONFLICTS OF INTEREST:** NONE.

5. **APPROVAL OF MINUTES**

a. Approval of the regular meeting minutes from June 13th, 2024.

M/S: GW/TH move to approve the regular meeting minutes from the Planning and Zoning regular meeting held on June 13th, 2024.

Approved unanimously by polled vote.

6. **CORRESPONDENCE:** NONE.

7. **PERSONS TO BE HEARD:** NONE.

8. **NEW BUSINESS**

a. (PH) Conditional Use Permit application request for a proposed 150-foot self-support tower and unmanned ground equipment owned by the Central Council of the Tlingit & Haida Indian Tribes of Alaska within Tract C of the Meissner Subdivision according to Plat No. 97-10 of the Wrangell Recording District.

Public Hearing Opened

Asia, Project Manager of Tidal Network: Provided background on Tidal Network. Mentioned that all employees working for Tidal Network are local to Southeast Alaska.

Public Hearing Closed

M/S: GW/TH move to approve the findings of fact and the conditional use permit request for a 150-foot self-support tower and unmanned ground equipment for the purpose of a cellular tower with the following conditions:

1. Fencing should be site obscuring facing residential properties; and,

2. Security lighting should be no higher than 15 feet from grade and angled down and side blocked to not impact adjacent residences; and,

3. All required setbacks for the Rural Residential 1 district must be met; and,

4. Generator will be for backup power supply only and muffled as much as possible.

Director Thomas provided administrative report. She stated that this specific lot is a Flag Lot. She believes that Chuck Meissner sold this lot for this specific development. This is the first cell tower developed on property abutting other residential lots with livable dwellings.

Privett asked if the previous cell tower developments have come to fruition. Henson stated that she believes that Planning and Zoning approved that conditional use for a tower, although there was public concern regarding the hazards.

Watkins asked if this truly is a cell tower. Asia stated that this tower is primarily a broadband tower but would have spaced rented to other cell providers.

Approved unanimously by polled vote.

9. UNFINISHED BUSINESS

- ~~a. Request from Steve Thomassen to purchase Borough Real Property identified as Lot 2, Block 63A, Industrial Park Subdivision II, according to Plat No. 2000-9, zoned Holding.~~
- b. Request from Brett Woodbury to purchase Borough Real Property (8 lots) identified as Lot 5A, Block 61, Industrial Park Subdivision II, according to Plat No. 2001-7, zoned Industrial, and Lots 8, 7, 9, 10, 11, 12, and 13, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial.

Tabled Motion:

M/S KS/AH move to recommend to the Borough Assembly approval of Mr. Brett Woodbury's request to purchase Borough Owned Real Property identified as:

Lot 5A, Block 61, Industrial Park Subdivision II, according to Plat No. 2001-7, zoned Industrial 5 Item a.

Lot 8, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial

Lot 7, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial

Lot 9, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial

Lot 10, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial

Lot 11, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial

Lot 12, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial

Lot 13, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial

The sale of the aforementioned lots shall have "Construction as condition of sale - Construction completion terms for industrial development" as per WMC 16.12.150. All terms of the Wrangell Municipal Code from Title 16 and Title 20 shall apply to development of the requested lots.

Privett asked who the contract for the road was awarded to. Thomas stated that Ketchikan Redi-Mix was the winner. Privett acknowledged Mr. Woodbury's request and thanked him for his direct interest.

Motion fails with all commissioners voting no.

10.COMMISSIONERS' REPORTS AND ANNOUNCEMENTS : NONE.

11.ADJOURNMENT:

Adjourned at 5:50 PM

Next regular meeting scheduled for August 8th, 2024.

ATTEST: _____
Matt Henson, Secretary

Terri Henson, Chair