

**Minutes of Planning & Zoning Commission
Held on February 15, 2024**

1. CALL TO ORDER: Call to order at 5:34 PM.

2. ROLL CALL

PRESENT: Kathy St Clair, Gary Watkins, Jillian Privett, Apryl Hutchinson

ABSENT: Terri Henson

STAFF: Kate Thomas, Matt Henson

3. AMENDMENTS TO THE AGENDA: NONE

4. CONFLICTS OF INTEREST: NONE

5. APPROVAL OF MINUTES: NONE

6. CORRESPONDENCE: NONE

7. PERSONS TO BE HEARD: NONE

8. NEW BUSINESS

- a. Final plat review of the Eilertsen Replat, a replat and subdivision of Lot 4, Block 5, of the Wrangell Island West Subdivision (A.S.L.S 83-7) according to Plat No. 83-11, creating Lots 4A and 4B, zoned Rural Residential 1, owned and requested by James and April Eilertsen.

M/S AH/KS move to approve the final plat for the Eilertsen Replat as presented, owned and requested by James and April Eilertsen.

Director Thomas provided administrative report.

Approved by polled vote.

- b. Preliminary plat review of the Pavlina-Villarma Replat, a replat of a portion of Lots 12 and 13, Block 12, within the Wrangell Townsite, according to USS1119 and a portion of Lot 14, Block 12 within Wrangell Townsite according to Plat 86-5 creating Lots 12A and 13A, zoned Single Family Residential, owned and requested by Dennis Pavlina and Carmen Villarma.

M/S AH/KS move to approve the preliminary plat for the Pavlina-Villarma Replat as presented, owned and requested by Dennis Pavlina and Carmen Villarma.

Director Thomas provided Commissioner Watkins comments. He asked if both petitioners are owners of lots. Thomas stated the GIS data is outdated and that she can confirm that petitioners own the lots. Watkins also asked about the outcome of lot 13B. Thomas stated that the parcel in question is not reflected in the plat because 13B was combined with an adjacent lot in a previous deed according to the surveyor. The lot no longer exists on the plat due to it being vacated. GIS will be updated to correct the error. Privett asked about the utility easement on the petitioner's lot. Thomas provided a brief history on the road project on evergreen and discussions between the City and Pavlina/Villarma household. Mr. Pavlina has requested a separate discussion to negotiate the utility easement acquisition. Privett asked if the owner was responsible for relocating the utility poles underground or to another location closer to the ROW. Thomas stated

there would need to be further discussion on this to determine land value, responsibility of property owner versus the Borough and how the utility lines may or may not be relocated or buried underground. Hutchinson asked if the easement issue needs to be addressed before the replat can take place. While easements are not a requirement of a legally approved plat, it is preferred to address any utility easements when land undergoes a replat/survey. In this case, since there is a history to the discussion, Thomas suggested that the easement and plat approval be handled separately.

Approved by polled vote.

- c. Request from Mr. Wayne Johnson to purchase Borough Owned Real Property within the Wrangell Townsite, Lot 2, 3, 4, 5, 8 and 9, of the Subdivision Plat Block 54, according to Plat No. 68-81, zoned Open Space.

M/S GW/AH move to recommend approval of Mr. Wayne Johnson request to purchase Borough Owned Real Property within the Wrangell Townsite, Lot 2, 3, 4, 5, 8 and 9, of the Subdivision Plat Block 54, according to Plat No. 68-81, zoned Open Space with the condition that the Wrangell Medical Center (old hospital) property sale agreement between Mr. Wayne Johnson and the City and Borough of Wrangell is approved and executed.

Director Thomas provided administrative report.

Privett asked if Mr. Johnson has presented his ideas to the city yet. Thomas stated that Mr. Johnson has only expressed interest, but he will speak in more detail in the future and that the decision to sell the Wrangell Medical Center will undergo the prescribed public process. Privett stated that the lots proximate to the school will limit activities due to the nature of the school and restrictions as to what activity is or is not permitted within 500 feet of any school building. Hutchinson asks that when demolition of the old hospital occurs, will the community and transportation impacts be addressed in a negotiation? Thomas stated that this question will be shared borough staff. Watkins asked if these lots currently have property tax collected on them? Thomas confirmed and stated that currently the lots do not generate property tax revenue. Hutchinson stated that lots 6 and 7 are owned by Tlingit and Haida which are adjacent to the lots being requested for purchase. Apryl expressed concern and stated that she wants to make sure those lots will not be negatively affected. Thomas stated that all adjacent property owners will be notified of the development plans and have ample opportunity to submit public comment through the public hearing process.

Approved unanimously by polled vote.

9. UNFINISHED BUSINESS: NONE

10.COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Hutchinson states that she will be out of town for the next meeting. Watkins asked if there was a special meeting scheduled. Thomas stated that there may be a special meeting scheduled on the 29th at 5:30PM for the hospital sale.

Privett stated that there will be a Home Buyers and Builders event on February 24th at the Nolan Center.

11.ADJOURNMENT

Adjourned at 6:04 PM.

Next regular meeting is scheduled for March 14th at 5:30 PM.

ATTEST: _____
Matt Henson, Secretary

Terri Henson, Chair