



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, April 14, 2022
6:00 PM

Location: Borough Assembly Chambers
City Hall

PZ meeting 4-14-2022
6:00 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

1. Minutes of March 10, 2022

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

1. USFS requesting comments on a Recreational Cabin Environmental Assessment

G. NEW BUSINESS

1. (PH) Conditional Use request for a tanning salon to be located in a trailer on Lot Block Daniels/Villarma Subdivision, Plat No. , zoned Multi-Family Residential, requested and owned by Laura Massin.

H. OLD BUSINESS

1. Discussion of Potential Land Uses of entitlement lands
2. Discussion of Comprehensive Plan Updates

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT



City and Borough of Wrangell
Planning and Zoning Commission
MINUTES

Thursday, March 10, 2022
6:00 PM

Location: Borough Assembly Chambers
City Hall

PZ Meeting 3-10-22
MINUTES
6:00 PM

A. CALL TO ORDER / ROLL CALL Present: Alex Angerman, Jillian Privett, Acting Chair Apryl Hutchinson.

Also present: Staff Carol Rushmore

B. AMENDMENTS TO THE AGENDA none

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

1. JP moves

All second

No objection

Approval of minutes of regular meeting January 13, 2022; special meeting February 18, 2022; and special meeting February 28, 2022.

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

1. (PH) Conditional Use permit application for a short term vacation rental on Tract L2 of USS 2321 per Plat No. 80-1 a Resubdivision of a portion of Tract L and Tract M, zoned Rural Residential 1, requested by Tyla and Jim Nelson

Open Public Hearing

Close Public Hearing

JP moves to Move to approve findings of fact and the conditional use permit request for a cottage industry allowing a residence to be used as a short term vacation rental, subject to the following condition:

1) Provide Guest Guidance or similar document on noise and expected behavior to encourage respect for the residential district and neighbors.

AA seconds

Approved unanimous

2. Final Plat review of the Brown Replat, a replat of Lot A, Block 84, P.C. Resubdivision (Plat No. 97-16), and the vacation of a portion of Peninsula Street R.O.W., creating Lot A-1, Brown Replat, zoned Single Family Residential, requested by David Brown and Lilia Pegeder

JP Move to approve final plat Brown Replat

AAk seconds

Approved unanimous

3. Discussion of an update to the Comprehensive Plan

There was discussion about how to potentially update the Comp plan or at least identify changes that should be necessary. It was suggested to have work session the end of March to go through Chapter 6 and identify a list of issues to address in an update.

H. OLD BUSINESS

1. Discussion of potential land uses of entitlement lands

Discussion about Zarembo lands and Sunny Bay and the spread sheet of potential uses was updated

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT 6:52pm

General Use Discussions of Entitlement Areas					
LOCATION	SIZE in ACRES	USES - PZ	USES - EDC	2013	2015
Thoms Place	1306.69	Some logging in specific areas away from existing residential; residential; larger lot sizes; allow commercial lodges/cabins; recreation; Thoms Creek habitat; cultural sites	Same as PZ; protect Thoms Creek; utilize road access	1146.69	160
Olive Cove	463.92	Protect habitat area of the stream. New area allow same uses as RMU-O.	Same as PZ	463.92	
Wrangell Island West	696.32	uses as RR1; former road behind existing lots - work with USFS to open in Wrangell Island Sale. 2022 - portion of timber could be available for harvest; can access be from the north end road to quarry; zoned RR1 same as adjacent subdivisions; commercial recreational uses - cabins,lodges.	Same as PZ; provide some additional Industrial land near existing Allen sawmill along roadway;	696.32	
Wrangell Island East	874.91	Currently has road access issues; residential; commercial recreation; larger lots; analyze steep slopes and remaining timber; recreation	Large lots; maintain space between developments; commercial recreation - cabins/lodges; analyze timber lands;	874.91	
Earl West Cove	895.29	Habitat issues along fish streams; home sites; recreation; commercial recreation; selective harvesting when adjacent landowners might have sales	Where is DOT road easement to mainland?; maintain development area for road; Recreation; Commercial Recreation; Residential along shoreline	895.29	
Crittenden Creek	405.79	Recreation; selection is along shoreline - residential; cultural sites; habitat - fish; potential logging coinciding with adjacent landowners; LTF use with State	residential; future uses as necessary for DOT road easement; don't see commercial use; keep timber option open if Fed/States have a sale	405.79	
Mill Creek	148.57	Recreation; cultural sites near by; Fish - habitat 2022 - shouldn't be sold. Cabins for rent like USFS, comprehensive recreational area, no commercial lodge but personal uses.	recreation; habitat; commercial recreation - minimal uses	148.57	
Sunny Bay	2507.62	Recreation; AK Crossing uses - define use; habitat. 2022 - portion consider for Carbon Credits; commercial recreational uses	productive fishing grounds; mariculture; recreation; commercial recreation; continue Ak Crossing use; leave option open for some timber harvesting, but not priority use	2507.62	

Zarembo	1791.9	Residential - view lots and shoreline lots; Timber harvest potentially - could fund development costs; Community dock/ boat launch and access roads; adjacent mineral claims - provide land for development of mineral resources	2022- similar comments	Farming, pasture land; Large 20-40 acre tracts; residential; recreation; commercial recreation; smaller lots along shoreline; shallow bay- restricted access to some shorelines	498.9	1293	
TOTAL	9091.01				7638.01	1453	9091.01



Tongass National Forest

Forest Service News Release

Public Affairs and Partnerships Staff Officer: Paul Robbins Jr

907-617-2063

paul.robbs@usda.gov

www.fs.usda.gov/tongass

Forest Service holds online workshop for new cabin locations

WRANGELL, Alaska, April 5, 2022 – The Wrangell and Petersburg Ranger Districts are seeking public input during a collaborative, online workshop about potential recreation cabin locations. The workshop is Thursday, April. 14, 2022 from 6:30 p.m. to 8 p.m. on Zoom.

The workshop will focus on hearing from the public regarding potential cabin locations and preferred amenities. Maps will be shown during the meeting, so attendees may find it helpful to use a device with a larger screen. The meeting will be recorded and posted to the project website.

Connection Information:

Zoom meeting ID: 160 2709 6714

<https://usfs.zoomgov.com/j/16027096714>

How to Comment

If you cannot attend the meeting but would like to provide input, submit written comments by May 15, 2022, in one of the following ways:

- **Online** (preferred): <https://cara.fs2c.usda.gov/Public//CommentInput?Project=61944>
- **Fax** to 907-772-5995
- **Hardcopy:**
- **Mail**

Petersburg Ranger District
ATTN: New Cabins
PO Box 1328
Petersburg, AK 99833

Wrangell Ranger District
ATTN: New Cabins
PO Box 51
Wrangell, AK 99929

- **Hand Deliver:**
Petersburg Ranger District
12 North Nordic Drive
Petersburg, AK 99833

Wrangell Ranger District
525 Bennett Street
Wrangell, AK 99929

Hand delivery is by appointment only and can only be accepted during weekday business hours, between 8 a.m. and 4:30 p.m., excluding holidays.

-more-

Information about this project will be updated on the project webpage at:
<https://www.fs.usda.gov/project/?project=61944>. This webpage contains a link to access the comment mailbox and meeting information.

If you have any questions about the workshop or project, contact recreation planner Dee Galla at 907-874-2323 or email dee_galla@usda.gov.

For interviews and information to be used for publication, contact the Tongass Public Affairs Officer at 907-617-2063 or paul.robbsins@usda.gov.

###

“USDA is an equal opportunity provider, employer and lender.”

City and Borough of Wrangell

Agenda G1

Date: April 11, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use request for a tanning salon to be located in a trailer on Lot 8 Block Daniels/Villarma Subdivision, Plat No. , zoned Multi-Family Residential, requested and owned by Laura Massin.

Back ground: The applicant is seeking to move a trailer and Sundash Tanning Salon Business from the Industrial Park to her lot on Case Avenue that also contains a 3 unit apartment building.

Review Criteria:

Multi-Family: Chapter 20.20

Standards: Chapter 20.52

Findings of Fact:

The applicant's business has been located on a lot owned by Bernie Massin in the Industrial Park.

The Multi Family District 20.20.040 Conditional Uses allows "Cottage Industry" .

Ms. Massin is proposing to relocate a trailer to her property that also has a 3 unit apartment building. The Trailer will house the Sundash Tanning Salon. It will be located at least 10 feet from the apartment complex. Off street parking is available for clients. There needs to be a minimum of 5 off-street parking places, one each for the apartments, the new business and an approved B&B in one of the apartment units. The property is connected to utilities and the new business will require hook up to utilities. The Trailer will need Fire Marshal approval for commercial development.

Setbacks in the Multi Family District are 5 feet sides, front 10 feet, and back yard 15 feet. The Trailer will need to be at least 10 feet from the apartment complex and possibly more depending on Fire Marshal requirements. Per the drawing, the structure should have adequate room to meet all setbacks.

Conditions of Approval for conditional use applications include:

1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.* The proposed business will be located on Multi-family zoned property that contains a small apartment complex. The lot immediately adjacent is a single family residence. Across Case Avenue are marine oriented businesses, including an aluminum boat construction business located within a large building. The business is only by appointment and is not expected to create additional traffic for this area. Ash Street intersection with Case Avenue is one of the main connection points to Case Avenue and generates considerable traffic in front of the apartment complex. There is more than enough parking

for Sundash Tanning, for her Bed and Breakfast she has within one of the units and for the apartment complex itself. Due to the nature of the business, noise should not be an issue.

2) *Provisions of sewer and water:* The property is connected to sewer and water and the business will require utility hook-up.

3) *Entrances and off-street parking available without safety issues:* Access to the structure will be from Case Avenue. The applicant indicates she has at least 6 parking places, more than required for the use.

Recommendation:

Staff recommends approval of the conditional use request for a tanning salon on Lot Block Daniels/Villarma Subdivision subject to the following:

- 1) Sewer, Water and Electrical hook-ups to the trailer are required.
- 2) 5 parking places minimum are maintained.
- 3) Fire Marshal approval received.

CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

PLANNING AND ZONING COMMISSION
P.O. BOX 531

WRANGELL, ALASKA 99929

Application Fee: \$50

RECEIVED
 MAR 04 2022
 WRANGELL CITY HALL

I. Applicant's Name and Address: Laura Massin / SunDash Tanning.
824 Cade Ave
Wrangell AK 99929

Applicant's Phone Number: 907 305 0053

II. Owners's Name and Address: Laura Massin
824 Cade Ave.

Owner's Phone Number: 907 305 0053

III. Legal Description: Lot 781, Block 26, U.S. Survey 94-8
 Parcel No. 02 - 034-105 Plat Daniels/Villama
subdivision

IV. Zoning Classification: _____

V. Specific Request: I will be moving the existing tanning
booth from 3rd ave to 824 Cade Ave, with the
intent to continue offering tanning services.

Requesting permission for a Conditional use.

Thank you!

VI. Site Plan shall be submitted with the application. The plan shall show existing and proposed structures, driveways, roadways, existing and proposed grading. Additional information shall be furnished upon request of the Zoning Administrator.

VII. Construction Schedule: BEGIN: _____ END: _____

SIGNATURE OF OWNER: Laura Massin DATE: 3.4.22

SIGNATURE OF APPLICANT: Laura Massin DATE: 3.4.22

If more than one owner or if more than one parcel is involved, attach all signatures on a separate piece of paper identifying which parcels are owned by which persons.

Written authorization of the property owner must be submitted with this application if the applicant is other than the owner.

SOUTHEAST APPRAISAL SERVICES, LLC
PLAT MAP

File No. 02-16-040
 FHA# 111-1656449

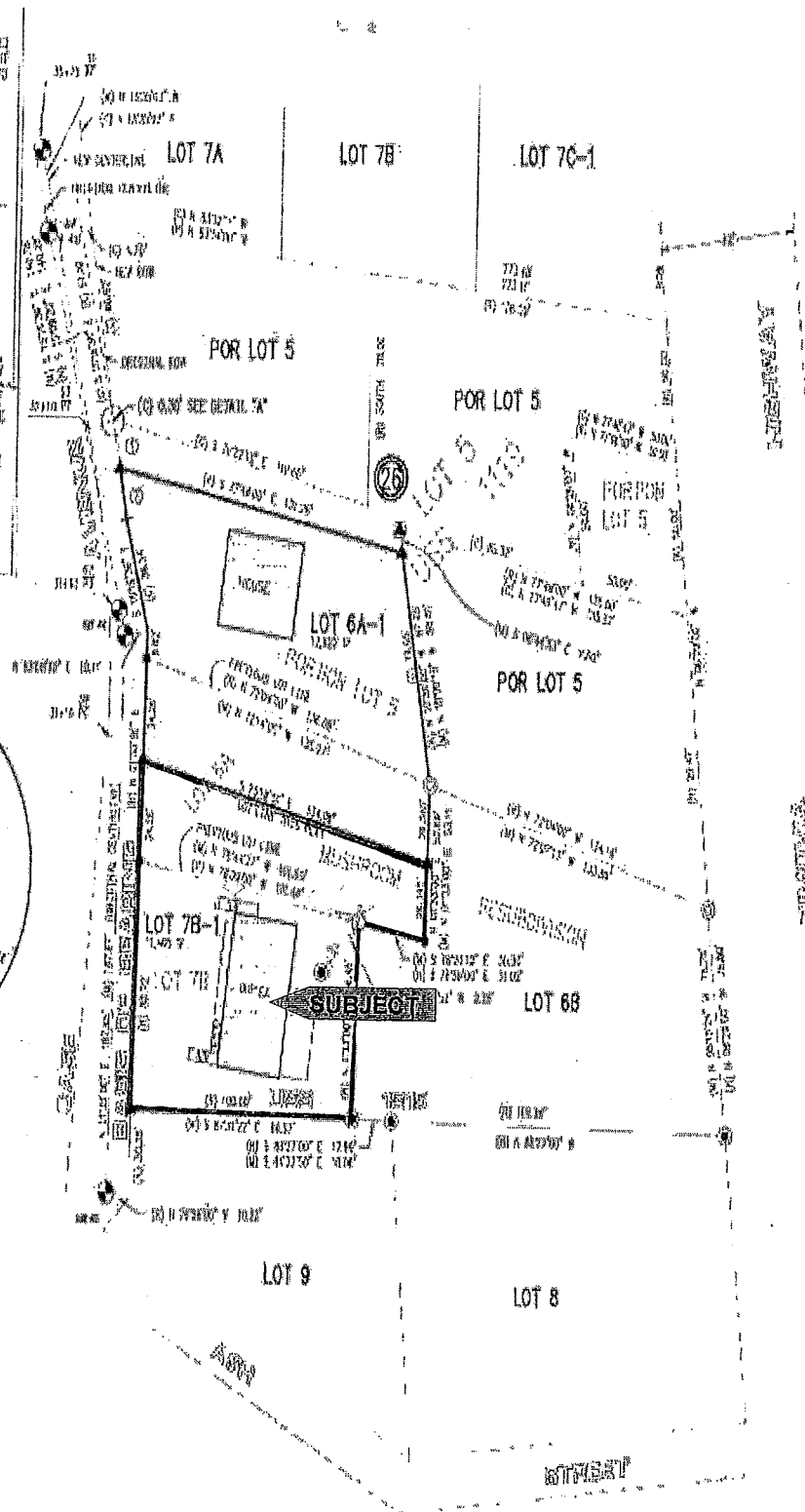
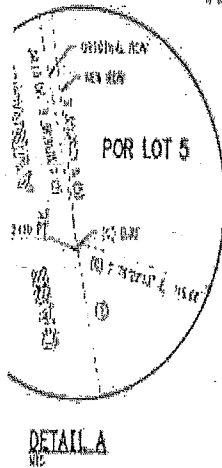
Item 1.

Borrower	Tony & Laura Massin		
Property Address	824 Case Ave.		
City	Wrangell	County	Wrangell Borough
		State	AK
		Zip Code	99929-
Lender/Client	Alaska USA Federal Credit Union / FHA	Address	4000 Credit Union Dr., Anchorage, AK 99503

DEED AND DEDICATION
 THE PROPERTY SHOWN AND DESCRIBED
 IS HEREBY DEDICATED TO THE PUBLIC
 PARKS AND OTHER OPEN SPACES TO

1/10/02
 [Signature]
 [Title]

WARRANTY
 THE DONOR, [Name], OF THE CITY OF
 WRANGELL, ALASKA, DOES HEREBY
 WARRANT THAT THE DONOR HAS
 THE RIGHT TO MAKE THE DONATION
 AND THAT THE DONATION IS NOT
 IN VIOLATION OF ANY LAW,
 ORDINANCE, OR CONTRACT.
 AND THAT THE DONOR HAS THE
 RIGHT TO MAKE THE DONATION
 FREE OF ALL ENCUMBRANCES
 AND CLAIMS.

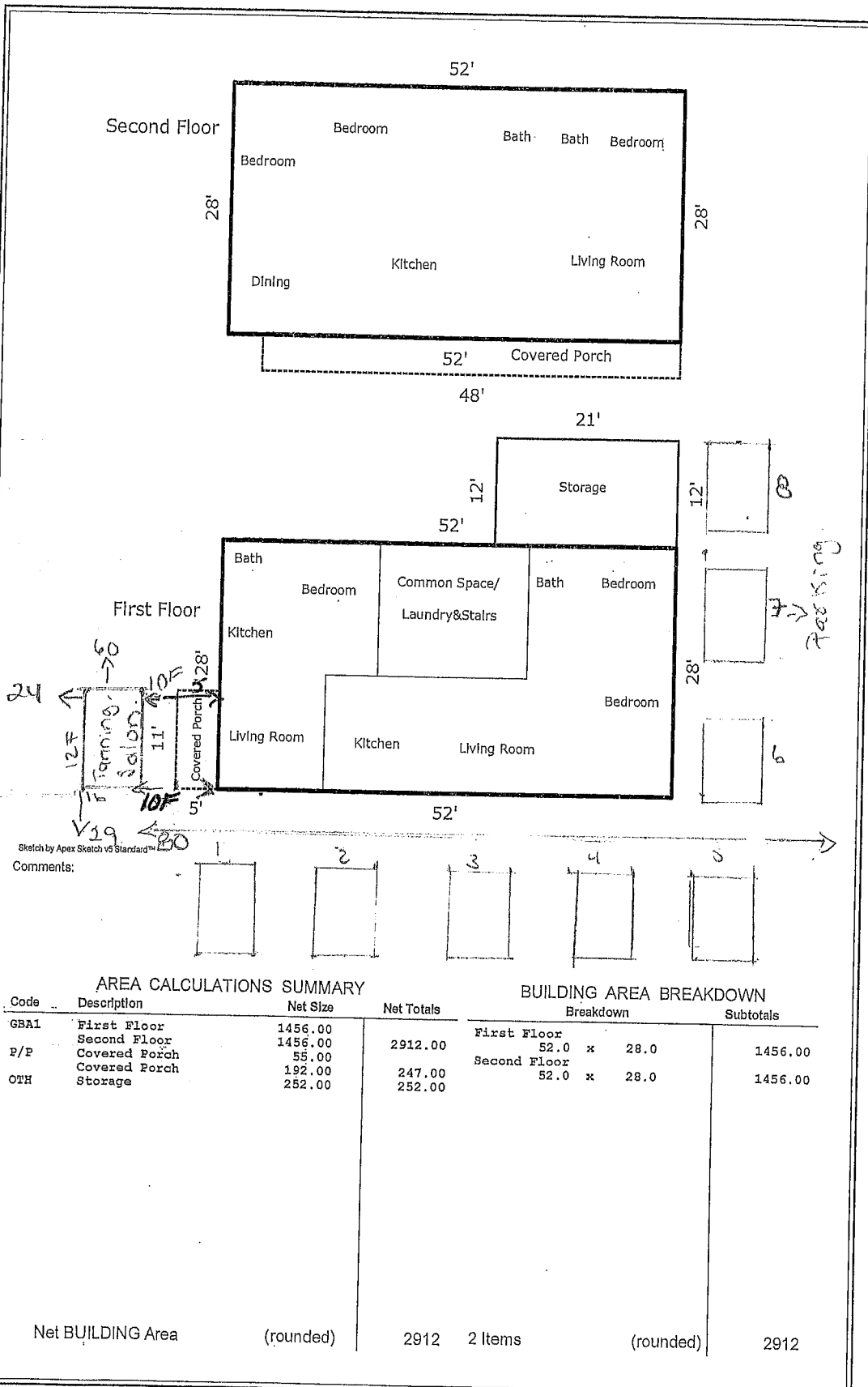


SOUTHEAST APPRAISAL SERVICES, LLC
SKETCH ADDENDUM

File No. 02-16-040
 FHA# 111-1656449

Item 1.

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 City Wrangell County Wrangell Borough State AK Zip Code 99929-
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CITY AND BOROUGH OF WRANGELL, ALASKA

Item 1.



1 inch = 125 feet
Date: 4/12/2022

13

Public Map



**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.**

City and Borough of Wrangell

Agenda Item H1

Date: April 11, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Use of Entitlement Lands – Zoning development

Information provided in January and updated March:

The Borough completed the entitlement land selection process in 2016 for a total of 9006 acres. The Borough has management authority but until lands are surveyed and patent received, the land cannot be sold. Only one area (St. John's on Zarembo) has been transferred to us with the patent. Requests have been made of Alaska Department of Natural Resources to determine survey status of the other parcels but we have not yet heard back.

In January, the Commission discussed Sunny Bay, Wrangell Island West, and Mill Creek. In March there was discussion on Crittenden Creek, Sunny Bay, Zarembo. April work session prior to the meeting will discuss Earl West Cove, Thoms Place and Olive Cove. Wrangell Island East and West areas are the final areas to discuss.

In 2017-2018 the Planning and Zoning Commission and Economic Development Committee started discussing what types of uses might be appropriate in each area. The attached spreadsheet is what was discussed between the two Boards in 2018.

Some areas are adjacent to areas that have already been zoned (Remote Mixed Residential Use) – Wrangell Island West, Wrangell Island East, Olive Cove, and Thoms Place which may or may not be appropriate. Other areas may need a new zoning district. I need to correct the GIS mapping as I have been finding some inconsistencies and errors in the designated zoning within the mapping.

The 2010 Comprehensive Plan provides valuable information about discussion on growth and land uses (<http://www.wrangell.com/planning/comprehensive-plan>) for some of the areas.

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Item 1.



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