



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, March 09, 2023
5:30 PM

Location: Borough Assembly Chambers
City Hall

PZ meeting 3-9-23
5:30 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

1. Approval of the December 8, 2022 Regular Meeting Minutes, December 12, 2022 Special Meeting Minutes, and January 12, 2023 Regular Meeting Minutes.

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

1. (PH) Variance permit application request for a variance to the side yard setback for a residential structure on Lot 1, Byrd Subdivision, (Plat No. 2001-5) zoned Rural Residential 1, requested and owned by Kim and Mike Lane.
2. (PH) Conditional use permit application request for parking a business trailer longer term than the parking area allows in the City Parking lot between Front Street and Brueger Street, Lots 17 and 18, Block 1A, Wrangell Tidelands, zoned Commercial, requested by Canoe Lagoon Oysters, LLC.
3. (PH) Conditional use permit application request for a home occupation to operate a hair salon within the residence on Lot 4c, Block 1, South Wrangell Subdivision USS 3709 (Plat No. 84-4), Zoned Rural Residential 1, owned and requested by Solvay and James Gillen
4. (PH) The City and Borough of Wrangell is proposing to create Chapter 20.24 Single Family Medium Density District (SFMD) in Title 20 of the Wrangell Municipal Code.
5. (PH) The City and Borough of Wrangell is proposing to create Chapter 20.42 Rural Commercial District (RC) in Title 20 of the Wrangell Municipal Code.
6. (PH) The City and Borough of Wrangell is proposing to modify Chapter 20.20 Multi Family Residential (MF) in the Wrangell Municipal Code.
7. (PH) The City and Borough of Wrangell is proposing to rezone all parcels comprising the former Wrangell Institute property from the current zone of Holding to Single Family Medium Density, Rural Commercial, and Multifamily. Lots 1-5, Block 1; Lots 1-5,

Block2; Lots 1-3, Block3; and Tract A, Shoemaker Bay Subdivision Amended (Plat 87-9); and a portion of Lot 26, USS 3403 is proposed to be rezoned to Single Family Medium Density as part of the proposed Alder Top Village Subdivision. The remaining portion of Lot 26, USS 3403 is proposed to be rezoned to Single Family Medium Density, Rural Commercial and Multi Family.

H. OLD BUSINESS

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT



City and Borough of Wrangell
Planning and Zoning Commission
MINUTES

Thursday, December 08, 2022
6:00 PM

Location: Borough Assembly Chambers
City Hall

PZ Meeting 12/8/22
6:00 PM
Minutes

A. CALL TO ORDER / ROLL CALL
Call to order: 6:00pm

Commissioners Present: Jillian Privett, Don McConachie, Apryl Hutchinson

Staff Present: Robbie Marshall, Carol Rushmore

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES (deferred)

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

1. Preliminary Plat review of the GPV Tidelands Replat, a replat of Lot A, Block 84, GPV Replat (Plat No. 2022-12), and Lots 6 and 7, Block 84D, Wrangell Tidelands Addition (Plat 65-87), creating Lot A-1 and Lot 6-1, zoned Waterfront Development, requested by Micony, LLC and owned by the City and Borough of Wrangell

Privett Moves to approve

Hutchinson seconds

Vote Unanimous

2. Final Plat review of the Massin Replat, a replat of Lot B, Block 67, Edgley-Massin Subdivision (Plat No. 2015-7) and Lot AA, Block 67 of the Good/Edgley Subdivision (Plat 2018-4) creating Lots A-1 and B-1 zoned Single Family Residential, requested and owned by Michelle Massin and owned by Chloe Edgley

Hutchinson moves to approve

Privett seconds

Vote Unanimous

3. Preliminary Plat review of the Rooney Replat, a replat of Lot B of McCloskey/Rooney Replat (Plat No. 2015-4) creating Lots B1 – B6, Zoned Rural Residential 1, requested and owned by Thomas and Mary Rooney

Privett Moves to approve

Hutchinson seconds

Vote Unanimous

H. OLD BUSINESS

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT

Adjourned: 6:11pm



City and Borough of Wrangell
Planning and Zoning Commission
MINUTES

Tuesday, December 13, 2022
1:00 PM

Location: Borough Assembly Chambers
City Hall

PZ Special Meeting 12/13
1:00 PM
MINUTES

A. CALL TO ORDER / ROLL CALL

Call to order: 1:01pm

Commissioners Present: Kathy St. Clair, Jillian Privett, Don McConachie, Terri Henson

Staff Present: Robbie Marshall, Carol Rushmore

B. CONFLICTS OF INTEREST

C. PERSONS TO BE HEARD

D. NEW BUSINESS

1. Final Plat approval of the GPV Tidelands Replat, a replat of Lot A, Block 84, GPV Replat (Plat No. 2022-12), and Lots 6 and 7, Block 84D, Wrangell Tidelands Addition (Plat 65-87), creating Lot A-1 and Lot 6-1, zoned Waterfront Development, requested by Micony, LLC.

McConachie moves to approve

Privett Seconds

Vote: Unanimous

E. ADJOURNMENT

Adjourned: 1:03pm



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Item 1.

Thursday, January 12, 2023
6:00 PM

Location: Borough Assembly Chambers
City Hall

PZ meeting 1/12/23
6:00 PM
MINUTES

A. CALL TO ORDER / ROLL CALL

Chair McConachie opens the meeting at 6:05pm.

Present: Jillian Privett, Kathy St. Claire and Don McConachie.

Staff present Carol Rushmore

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

1. Approval of the September 8, 2022, October 13, 2022, and November 9, 2022 regular meeting minutes.

JP moves to approve all minutes. KS seconds. Approved unanimously

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

1. James Leslie request to purchase tidelands

JP moves to recommend to the Assembly to sell the requested tideland to James D Leslie

KS seconds

The property was filled in early 70s. land locked.

approved

2. Presentation regarding potential development opportunity for the old hospital property

Jim Freeman and Eric Freeman presentation.

Vice Chair: We will be reviewing the proposal from the zoning perspective.

Jim: Background on the project. Been coming here for a while, looking at how to help the community. There is a housing problem and we want to fill that need.

How do you attract folks in? What is for sale is out of price change? Things are very expensive.

5 phases overall. Phase 1 and 2: Convert the old hospital building into a senior living center. Still doing the due diligence. Want commitment from the Borough so we will spend the time and money for the investment. 2nd phase is property behind the hospital. Convert into town homes or condos. Similar deal, want opportunity for the due diligence.

Phase 3: Green house. Guidance for what areas available for the green house. Land needs a few things. Water. Electricity

Phase 4: Seafood export... may not require zoning issues. Help to achieve more money for fishermen.

Phase 5: Fertilizer processing. What land is available.

Independent Senior Center is not a nursing home. 55 or better. Independent. Active. Place to live. Providing better quality of life convenient for Seniors.

Mt Lodge type of facility. Rock and wood elements.

Overall costs is 3.2 million. Due diligence is still yet to be done. Want to put the money out to bring in the professionals

Sign to elevate on top of building.... Fun Sr. Living Center on top of building. Not a neon sign. Not intrusive but shows what the facility is and trying to create.

Looking to attract middle to high income

All inclusive. Seems high but if you add up your utilities, mortgage, food etc.

Other deposits in the budget is sort of like a contingency.. vendor might need deposit. Misc.

May contract or will cater to the facility.

About 21 rooms.. but need to get in there to see what works. Want the time to make the assessment.

Phase 2... townhouses on the additional 6 lots. Would like the headstart property if on the table.

The theme more of the Mt. Lodge look and goes in line with the Senior facility. Feel like great area to convert to town homes and condos.

Investment of 6 million. Looking at 50k for all 6 lots, 25k down and a similar feasibility study. To get to the image to be marketable.

A lot of trees, create some green space so not right on top of each other

Need to look at the ingress/egress roads.

Sign requirements

Parking requirements

Height

Green land and wetlands

Phase 3. Green house. Separate from the other two phases but still dependent to some degree. Huge opportunity to grow and provide locally. Shipping expensive. Cheaper when sold to grocery store.

800 square ft. per unit. Need land that can accommodate 8 units or more. Build out 2 or 3. and then grow to 8. Access to power, sunlight, water. Would like guidance for what land can make offer on.

Phase 4. Seafood export... shrimp tacos in our business come from Asia. How can we get the shrimp from here to Sacramento. Once pave that road would be huge demand on the product from here. Issue is getting it from here to Seattle then they can move south. This a premium shrimp.. seasonal. And no problem.

Phase 5. A lot of waste occurs from seafood processing. Want to have access to that and convert to fertilizer available to farmers and for greenhouses. Global scale. Disruptions in fertilizer and supply chain. Land might be guided by city as to what area is good to be able to do that. Mill site seems a natural area. Small operation but potential for there.

Symbiotic relationship room for all phases including AML and impact off of downtown area. Having a facility that can do that and create the jobs. There are areas. What is economical. And what is zoning?

Wetland area.. mitigation but can allow for trails.

The 6 lots behind the hospital is on rock fill. Trying to create synergy with businesses here.

JP. Great idea.

DM. what is the timeline? 3-5 years. Our problem is getting stuff approved and going through the process. May have to change road for emergency vehicles

Will not be skipping steps but would like quicker than 5 years for ROI

DM zoning changes will be required and there is a time element there.

How do you want to have seafood shipped out? How do you work with the local folks here?

Will not be in competition. Looking at a food product to go to Sysco. Newport has a fertilizer by using the by product. Kelp... have an open fire at dump and could use the ash. Coffman Cove has hydroponic system and some going to Petersburg. Greenhouse will be steady year round. For them to sell fish they have to process on boat to avoid the permit issues that occur on land. At the mill property... would condense product at the mill site with the barge activities.

Parking: yes looking at some covered and recognize need for each unit and staff

3. Review of the modifications to the proposed new Single Family Medium Density (SFMD) Draft Code

Changes of the attorneys were reviewed. Changed min size of Attached dwelling unit to 800 sq ft.

Eliminated C in accessory uses regarding # of vehicles.

Home occupations are allowed outright, but does not allow cottage industries.

Prohibited uses include excessive noise or smell

Discussion of co-generation

Changed it to 1 detached dwelling unit per lot not per 15000 sq. ft.

Discuss with attorneys the height issue with ladder.

Yes to listing the not allowed activities, even with the rewrite of a.

Standards are going to go into the Standard section

Need to modify the height standard and clean up the language

For Rural Commercial.. need to reference the marijuana code

Add odors to the noise uses prohibited

Discussion about minimum lot size of 5000 sq. ft.. is it adequate for parking

Parking standards may need to be addressed and modified. Need offstreet parking

Shared parking area definition. Parking area for multiple business. Public or two businesses coming together. Originally we were talking about city providing for multiple business... but would have to be addressed in the platting phase. But potentially could also be between 2 businesses.

Multi family

Accessory uses paragraph was modified opposite to the other two codes.

Animal establishments - leave in or adjust

Additional discussion questions regarding presentation for the Hospital.

Utilities for greenhouse property on running track could they do at the institute?

RC at institute.

MOA for lions ball field between parks and rec and WCA. wanted 8 units.

Jillian will not be here for the March Meeting if need for a quorum she could call in.

Next meeting at 5:30pm

Adjourned 7:54pm

City and Borough of Wrangell

Agenda Item G1

Date: March 6, 2023

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance permit application request for a variance to the side yard and front yard setbacks for a residential structure on Lot 1, Byrd Subdivision, (Plat No. 2001-5) zoned Rural Residential 1, requested and owned by Kim and Mike Lane

Background: Applicants are proposing to convert an existing Boat Shed into a one bedroom living unit.

Review Criteria:

Rural Residential I: Chapter 20.28

Standards: Chapter 20.52

Variance Permits: Chapter 20.72

Recommendation: Staff recommends approval of the variance request.

Recommended Motion:

Move to approve findings of fact and the Variance request for a side yard setback for a structure from 2 ft at the front side corner to 15 ft at the back (maximum 13 ft setback reduction at the front side corner) and a 1' to 2' front yard setback (a 19' setback reduction) for the residential structure conversion.

Findings of Fact:

The applicant is seeking to construct 40' long by 14' wide small residence on their property (560 sq ft). The existing structure that is being expanded is 24' x 14' and currently does not meet either the front yard or side yard setback requirements. It is unknown the date of the original construction but was there long before the first subdivision in 2001.

The property is zoned Rural Residential 1. The property is 30,954 square feet. While the Planning and Zoning Commission is considering amending the code to allow for Detached Dwelling Units, the code currently requires that the owner show that the property CAN be subdivided if there is interest in having a second primary dwelling unit on the property. Minimum square footage in the RR1 District is 10,000 sq ft if on sewer and water, which both houses will have. Applicant's drawing roughly shows that the property could be cut in half so that each residence would have just over 15,000 sq ft of property. Setbacks in the RR1 District is 15' for sides and 20' for front and back.

Applicant is seeking to add on a room and deck to the existing structure in the back toward the beach. This is expanding the side yard setback encroachment and thus requires the Variance approval for the room and portion of the deck expansion. The structure was existing for an unknown

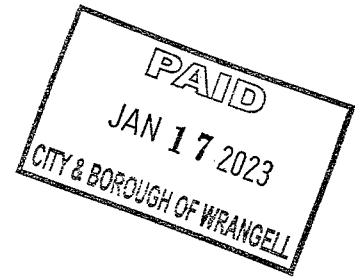
amount of time, but probably since the area became part of the City. There are no planned changes for the front of the structure, but since it is encroaching, it is being requested to approve the existing encroachment as is as part of this approval.

A Variance application must meet four criteria (WMC 20.72.050).

1. **Exceptional Physical Circumstances:** The lot is relatively flat and filled. Part of the lot is beach. The exceptional physical circumstance is with the existing structure, probably constructed prior to this area becoming part of City Limits. The existing structure they are trying to renovate and expand is within the property lines but also within the setbacks area.
2. **Strict application would result in practical difficulties or unnecessary hardships:** Strict application would require that the existing structure be demolished and a completely new structure be constructed or the foundation and structure moved.
3. **That the granting of the variance will not result in prejudice to others, or be detrimental to public health, safety or welfare:** The granting of the variance will not prejudice others in the area with similar construction. The Shoemaker Loop Road has an excessively wide Right-of-Way and thus there are many structures within front yard setbacks. It will not create a public health issue, nor will it affect site distance along the road.
4. **Granting of the variance is not contrary to the comp plan for single family residential development.**

APPLICATION FOR VARIANCE

CITY OF WRANGELL
PLANNING AND ZONING
P.O. BOX 531
WRANGELL, AK 99929
Application Fee \$50.00



I. The undersigned hereby applies to the City of Wrangell for a variance.

II. Description: (use additional paper if necessary)

Legal description of the area requested for the variance Lot 1 Byrd Subdivision

Lot (s) size of the petition area 30,964 sq ft

Existing zoning of the petition area Rural Residential

Current zoning requirements that cannot be met (setbacks, height, etc.):
Setback

Proposed change that requires this variance Remodeling Existing Structure and proposing to add 8' to the structure (front water side) which would require a 5' Setback Variance on that side.

III. Application information: (use additional paper if necessary)

Explain details of the proposed development Remodeling Existing Structure and proposing to add 8' to the structure (front water side) which would require a 5' Setback Variance on that side.

A variance may be granted only if all four of the following conditions exist:

That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

That the strict application of the provisions of this ordinance would result in practical difficulties or unnecessary hardships.

That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

That the granting of the variance will not be contrary to the objectives of the Comprehensive Plan.

Explain how your application meets these conditions: _____
Does not affect adjoining property owner or the right of way.

Note: A variance shall not be granted because of special conditions caused by actions of the person seeking relief or for reasons of pecuniary hardship or inconvenience. A variance shall not be granted which will permit a land use in a zone in which that use is prohibited.

A schematic site plat must be attached showing the type and location of all Proposed uses on the site, and all vehicular and pedestrian circulation patterns relevant to those uses.

I hereby affirm that the above information is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or the authorized agent thereof for the property subject herein.

James M. Lane

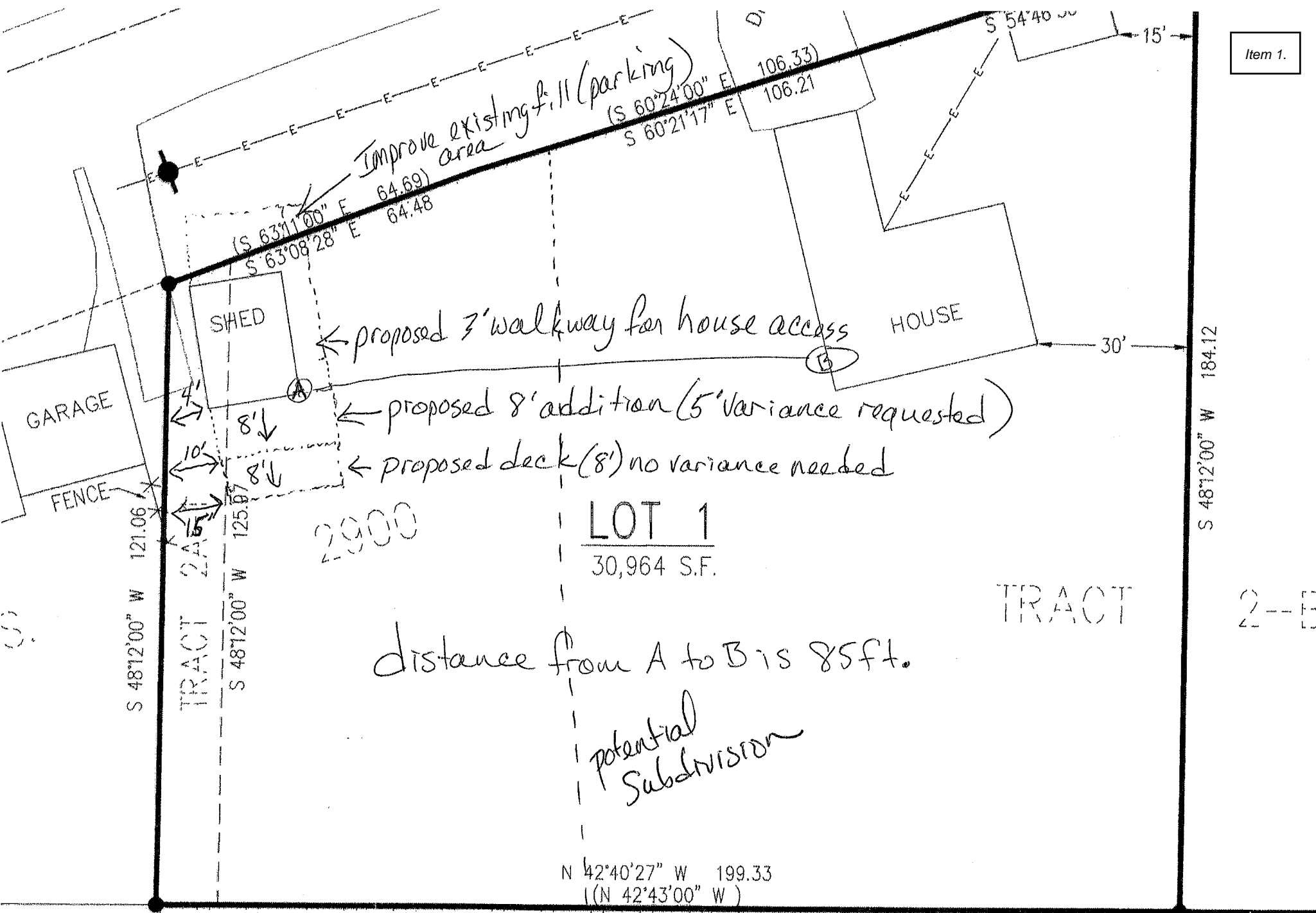
PRINT PETITIONER'S NAME

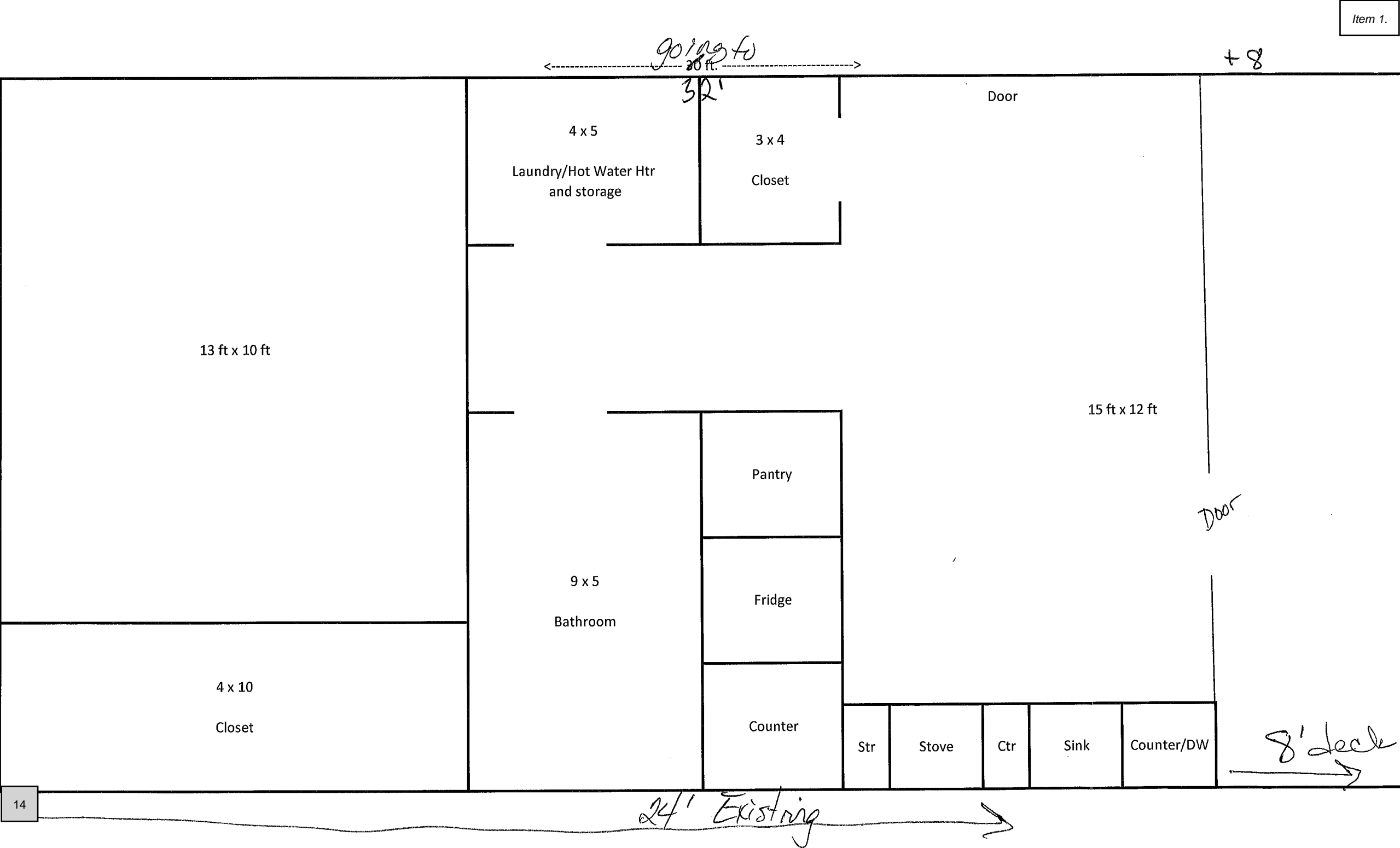
SIGNATURE (S) OF THE OWNER (S) OF THE LAND IN PETITION AREA

ADDRESS

DATE

TELEPHONE





TO ME KNOW, TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND 2001-5 ACKNOWLEDGED TO ME THAT 2001-5 SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

Gregory G. Scheff
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 4/15/2005

STATE OF ALASKA
OFFICIAL SEAL
GREGORY G. SCHEFF
NOTARY PUBLIC
My Commission Expires 4/15/2005

**CERTIFICATE STATE OF ALASKA
(FIRST JUDICIAL DISTRICT)**

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING SHERIFF FOR THE CITY OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY OF WRANGELL IN THE NAME OF None.

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL THAT CURRENT TAXES FOR THE YEAR 2001 WILL BE DUE ON OR BEFORE AUGUST 15, 2001, DATED THIS 13 DAY OF April, 2001.

REGISTRAR CITY OF WRANGELL (PLAT CLERK)

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 20, DATED 2001, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE April 20, 2001
William J. Smith
CHAIRMAN, PLANNING COMMISSION

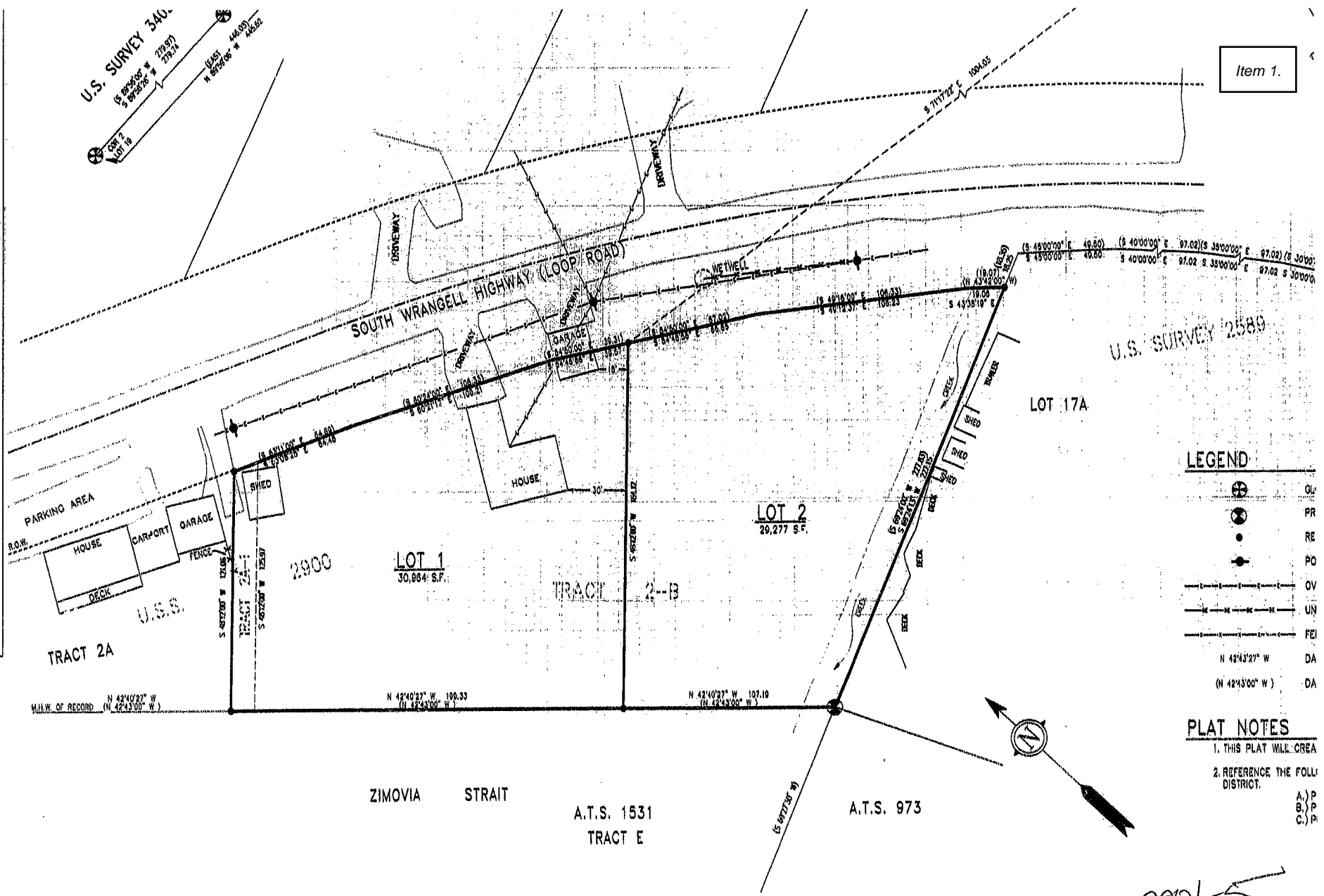
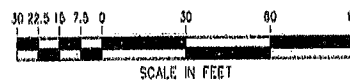
DATE April 20, 2001
Gregory G. Scheff
SECRETARY

CERTIFICATE OF APPROVAL BY THE COUNCIL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL COUNCIL AS RECORDED IN MINUTE BOOK PAGE 20, DATED 2001, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE April 20, 2001
Christie Johnson
MAYOR, CITY OF WRANGELL

ATTEST:
Christie Johnson
CITY CLERK



LEGEND	
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PLAT NOTES

1. THIS PLAT WILL CORRA

2. REFERENCE THE FOLLOWING DISTRICT.

A.) P
B.) P
C.) P

SHEET 1 OF 1	DESIGNED: <u>Gregory G. Scheff</u>	SURVEYOR'S CERTIFICATE			GREG SCHEFF & ASSOCIATES LAND SURVEYORS	BOX 1331 WRANGELL, ALASKA 99929 PHONE (907) 874-2177 FAX (907) 874-2187	PROJECT: BYRD THE SUBDIVISION WRANGELL R
	DRAWN: <u>Gregory G. Scheff</u>						
	CHECKED: <u>Gregory G. Scheff</u>						
	DATE OF SURVEY: <u>March 2001</u>						
	DATE OF PLAT: <u>April 20, 2001</u>						
SCALE: <u>As Shown</u>	I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN MARCH 2001, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.	3-23-01	<u>Gregory G. Scheff</u> GREGORY G. SCHEFF, LS 4700	CLIENT: MARGE BYRD BOX 46 WRANGELL, ALASKA 99929			
SURVEYOR: <u>Gregory G. Scheff</u>							
PROJECT NO. <u>2001-5</u>							



City and Borough of Wrangell, Alaska

Item G2

Date: March 7, 2023

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional use permit application request for parking a business trailer longer term than the parking area allows in the City Parking lot between Front Street and Brueger Street, Lots 17 and 18, Block 1A, Wrangell Tidelands, zoned Commercial, requested by Canoe Lagoon Oysters, LLC.

Background: Applicant is seeking to park a storage trailer in the City owned parking lot behind the building in which he rents business space.

Review Criteria:

Commercial District: WMC 20.44
 Standards: WMC 20.52.190 Off-street Parking
 Parking Lot Regulations: WMC 11.30
 Conditional Use Permits: WMC 20.68

Recommended Motion:

Staff recommends approval of the conditional use permit request subject to the following conditions:

- 1) The permit is not to exceed 1 year, at which time it will be reviewed for the impacts or issues regarding the parking allowance. The request may be renewed or cancelled based on parking impacts.
- 2) Any appeals or complaints regarding the parking allowance for Canoe Lagoon Oysters will go to the Assembly for a final decision on the trailer parking meeting the parking regulations.
- 3) Driving lane within the parking lot will not be blocked.
- 4) Signage must be provided on the trailer "Parking permitted by Conditional Use Permit through X date".
- 5) Security is the responsibility of applicant.

Findings of Fact:

The applicant is seeking to semi permanently park a 14' enclosed white trailer in the City owned Parking lot along Brueger Street for supplies and warehouse inventory. It will be used in conjunction with their office space accessed by the public on Lynch Street with a back door to the privately owned portion of the parking lot. The request for the trailer's location is perpendicular to Brueger Street, facing the sidewalk and near the electrical poles and the current signage for No Parking Over 24 Hours.

Curtis-Wimberly Investments owns the building on Lynch Street where Canoe Lagoon Oysters has a store front. They also own the adjacent Kadin Building on Front Street. There is some

parking for renters of these two buildings behind the structures, but not enough, so overflow utilizes the City owned portion of the parking lot.

WMC 11.30 Parking Lot Regulations establishes the regulations for the parking lots owned by the City. The Assembly establishes the lots and sets the basic requirement of the lots. This particular lot, based on the signs posted in the lot does not permit parking longer than 24 hours. Per WMC11.30.030, any person leaving a vehicle in a parking space in excess of the time permitted is guilty of an infraction. WMC11.30.050 establishes that nonoperating vehicles or container storage vans are prohibited.

WMC 20.52.190 (D) Off-Street Parking requires off-street parking to be on the same premises, but it also allows the Planning and Zoning Commission to grant a Conditional Use Permit to a business to use a city lot within 500 feet. Typically Conditional Use permits allow conditions on the permit, but allowing the Commission to modify the regulations is questionable.

Staff have reached out to the applicant to query if they have pursued a long term arrangement with the land owner Curtis-Wimberly Investments and have not yet heard back. Staff will update this report once contact is made.

Staff spoke with the Police Chief Tom Radke as the Police Department enforces the parking lots. He said that if a conditional use permit was approved, they would abide by the decision. His concern however, is setting a precedent for allowing vehicles not necessarily allowed, and for staying beyond the posted signage. It could convert to abuse by not only existing applicant but others. Chief Radke recommended limiting the time to 6 months, term of lease, or some other tangible time period until alternatives to what they need can be worked out.

WMC 20.68 Conditional Use Permits establishes the process and conditions for permits. A conditional use permit may be modified or revoked or cancelled by the Commission for failure to comply with the conditions.

Conditions of Approval for conditional use applications include:

- 1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.* The proposed modification to allow a trailer to be parked in the City owned parking lot will not impact noise or traffic of the area. It will permanently remove parking available to businesses adjacent to the lot.
- 2) *Provisions of sewer and water:* The business is renting office space that is connected to sewer and water. The parking lot itself is not connected.
- 3) *Entrances and off-street parking available without safety issues:* Current access to the parking lot is from Brueger Street. The building owner where Canoe Lagoon Oysters has space owns two buildings with limited space behind each for parking for renters. Overflow needs use the City owned parking areas. The request for the location to park the trailer would be perpendicular to Brueger Street, facing the sidewalk and near the electrical poles.

CITY AND BOROUGH OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

PLANNING AND ZONING COMMISSION

P.O. BOX 531

WRANGELL, ALASKA 99929

Application Fee: \$50

I. Applicant's Name and Address: Canoe Lagoon Oysters LLC
Brian Herman
106 Lynch St C-3 Wrangell AK 99929

Applicant's Phone Number: 928 301 3372

II. Owners's Name and Address: City and Borough of Wrangell

Owner's Phone Number: _____

III. Legal Description: Lot 17, Block 1A, U.S. Survey _____
Parcel No. 02-011-132

IV. Zoning Classification: C

V. Specific Request: Request to semi-permanently park a 14' enclosed box trailer
In the parking lot adjacent to the AICS building off of Brueger St. across from city hall
The trailer will be used to warehouse inventory and material for use in conjunction
with our brick and mortar operation located at 106 Lynch st C-3. Our rear entrance to the
building leads to the same parking lot. The trailer will be moved on occasion to AML when
Material arrives on the barge, but will spend almost all of its time on the parking lot
We are requesting this location due to its proximity to our place of business.
Proposed trailer is less than 6 months old and is in new conditon.

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: upon approval END: 1 hour of time required

SIGNATURE OF OWNER: _____ **DATE:** _____

SIGNATURE OF APPLICANT: Brian Herman **DATE:** 2/14/23

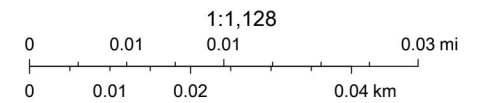
If more than one owner or if more than one parcel is involved, attach all signatures on a separate piece of paper identifying which parcels are owned by which persons.

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

Wrangell Public Map



February 14, 2023



City and Borough of Wrangell, Esri Canada, Esri, HERE, Garmin, USGS, EPA, USDA, AAFC, NRCan



Chapter 11.30 PARKING LOT REGULATIONS

Sections:

[11.30.010 Off-street parking lots established.](#)

[11.30.020 Off-street parking lot use control.](#)

[11.30.030 Parking in excess of posted time limit – Parking lots.](#)

[11.30.040 Proper parking required – Parking lots.](#)

[11.30.050 Vehicles and objects prohibited – Parking lots.](#)

[11.30.060 Penalty for violation.](#)

11.30.010 Off-street parking lots established.

The assembly confirms the establishment of and/or establishes off-street parking lots as follows:

- A. In that block bounded by Front Street, Campbell Drive, Brueger Street and Lynch Street said parking lots more particularly described as Lot 17 and Lot 18, Block 1-A, Wrangell Tidelands Addition;
- B. In that block bounded by Front Street, Brueger Street and Lynch Street, said parking lots more particularly described as Lot 13, Block 1-A, Wrangell Tidelands Addition;
- C. Lot 17, Block 7, USS 1119, Lot 9-A, Block 7-A, subdivision of Lot 9, Block 7-A, Wrangell Tidelands Addition;
- D. Reliance Harbor: Lots 36, 37, 38, Block 7, Wrangell Townsite and Lots 16, 17, Block 7-A, Wrangell Townsite and unsubdivided tidelands (02-024-104, 105, 125, 127, 311); Lot 17, Block 7, Wrangell Townsite;
- E. Inner Harbor; Unsubdivided tidelands – filled;
- F. Shoemaker: S.B.P.L. Subdivision (subdivision of Lot 24, USS 3403 and Tract D, ATS 1531, creating Lots 1 – 5 USS 3403 and Tract D-1, ATS 1531);
- G. Heritage Harbor: Lot 2, Sealevel Subdivision II, Plat 2015-2. [Ord. 910 § 14, 2015; Ord. 686 § 4, 2000; Ord. 480 § 4, 1985.]

11.30.020 Off-street parking lot use control.

The assembly may establish parking time limits, prohibit parking, establish the charge if any to be made for parking or use thereof, establish the method of collection, establish speed limits, and such other matters as the assembly deems necessary for proper control and operation of municipal off-street parking lots by having

appropriate signs, pavement markings, or curb markings, or a combination of the same, erected or placed thereon. When such signs or markings have been erected or so placed, it is unlawful for any person to park, or operate a vehicle in violation thereof. All assembly actions to be accomplished in this section shall be by resolution. [Ord. 480 § 4, 1985.]

11.30.030 Parking in excess of posted time limit – Parking lots.

Any owner or operator of a vehicle who parks or leaves such vehicle in a parking space in the herein established parking lots in excess of the time permitted is guilty of an infraction. No person in charge of a vehicle shall park or leave such vehicle in a parking space in the herein established parking lots in excess of the posted time limit. [Ord. 910 § 15, 2015; Ord. 480 § 4, 1985.]

11.30.040 Proper parking required – Parking lots.

Every vehicle parked or left in a parking space shall be parked or left at the approximate angle indicated by the signs, lines, or other marking identifying said space, and within the space marked by the lines or other identification. Any person parking or leaving a vehicle in such a parking space in any manner contrary to this section is guilty of an infraction. [Ord. 910 § 15, 2015; Ord. 480 § 4, 1985.]

11.30.050 Vehicles and objects prohibited – Parking lots.

No person shall drive, pull, roll, push, or otherwise cause to be located on the public facilities any of the following vehicles or objects: skateboards, roller skates, all terrain vehicles, tricycles, wagons, sleds, nonoperating vehicles or container storage vans. [Ord. 910 § 15, 2015; Ord. 480 § 4, 1985.]

11.30.060 Penalty for violation.

Any person violating any provision of this chapter is guilty of an infraction and shall be punished by the fine established in the WMC 1.20.050 fine schedule if the offense is listed in that fine schedule or by a fine of up to \$500.00 if the offense is not listed in the WMC 1.20.050 fine schedule. [Ord. 910 § 15, 2015; Ord. 480 § 4, 1985.]

20.52.190 Off-street parking.

A. In all districts, except the RMU district, there shall be provided, at the time any main commercial or industrial building is constructed, altered, enlarged or subjected to a change in use, off-street parking for the use of occupants, employees or patrons. It shall be the responsibility of the owner and/or occupant of any such building or structure to provide, and thereafter maintain, the minimum number of free off-street parking facilities as required under this chapter.

B. No existing parking area and no parking area provided for the purpose of complying with the provisions of this title shall be relinquished or reduced in any manner below the requirements established in this chapter.

C. A site plan showing all parking and loading areas shall accompany all applications for building permits. The plan shall show the dimensions of spaces, curb cuts and other information necessary to determine compliance with provisions of this chapter. The zoning administrator shall approve or reject the site plan on the basis of compliance with the requirements of this chapter. No certificate of compliance or building permit shall be issued unless the parking site plan is approved.

D. Any parking space provided pursuant to this chapter shall be on the same lot with the main use it serves or on an adjoining lot, except that the planning and zoning commission by a conditional use permit as specified in Chapter 20.68 WMC may allow parking spaces to be on any lot within 500 feet of the use if it determines that it is impractical to provide parking on the same lot.

E. All parking areas shall be of sufficient size and shall conform to the following standards:

1. Each parking space shall be 170 square feet in area exclusive of access and circulation aisles and shall be 10 feet by 17 feet, except for handicapped parking spaces which shall be 11.5 feet by 17 feet.
2. All parking lots shall be provided with a durable, well-drained surface.
3. Any lighting of parking lots shall be arranged to reflect away from the public rights-of-way and from any adjoining residential areas.
4. Curb cuts shall be located so as to avoid traffic hazards and shall be approved by the zoning administrator.
5. Curb cuts shall be no more than 25 feet wide and no less than 12 feet wide.
6. All parking lots, where feasible, shall be buffered and constructed so as to minimize erosion and water pollution by controlling storm runoff.

F. Where there is more than one use in a single structure or on a single site (e.g., attorney and retail store) or two or more separate instances of the same use, off-street parking requirements shall be the sum of the requirements for various uses.

G. The planning and zoning commission shall use these parking standards as guidelines and may require fewer total parking spaces for a particular use where appropriate. Parking spaces fewer than the minimum shall be allowed where the following situations exist:

- 1. Public parking capable of accommodating some of the parking demand generated by the land use is available within 500 feet of such use.
- 2. Two or more uses share the same parking accommodations in such a way that the hours or days of peak usage are so different that a lower total number of spaces will provide adequately for all uses.
- 3. The clientele of the use is such that a reduced number of spaces is appropriate, as in the case of a business having a large number of pedestrian customers.

H. Off-street parking space shall be provided in the following proportions:

Use	No. Spaces	Per Unit
Residential dwelling (single or multifamily)	1	Dwelling unit
Hotel/motel	1	Five rental units
High volume retail business or professional offices gross	1	400 sq. ft. of floor area
Lodges and meeting halls, no fixed seating	1	400 sq. ft. of gross floor area
Schools	1	1/2 for each employee plus 1 for each 20 students over 16 years of age
Churches and auditoriums, with fixed seating	1	20 seating spaces in the main assembly room
Theaters or other places of assembly	1	20 seating spaces
Furniture, plumbing supplies or clothing stores or shoe repair or similar large commercial uses	1	800 sq. ft. of gross floor area
Service station	1	1,000 sq. ft. of lot area
Industrial uses	1	2 employees working the shift having the greatest number of employees
Home occupation	1	In addition to those required for residential use

Use	No. Spaces	Per Unit
Restaurants/taverns	1	10 fixed seating spaces and/or 100 square feet of nonfixed seating
Public buildings	1	Each employee

I. Floor areas for the purpose of computing parking requirements shall be the sum of the horizontal area within the exterior walls of the several floors of the building, excluding storage or service areas. Whenever off-street parking is required, the parking area and space shall be designated, constructed and maintained in accordance with the minimum provisions and standards in this chapter.

J. If it appears to the planning and zoning commission that additional parking spaces beyond the minimums required are necessary, the commission may require additional open areas be kept in reserve for this purpose.

K. The requirements of WMC 20.52.200 are inapplicable in the RMU district. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

City and Borough of Wrangell

Agenda G3

Date: March 3, 2023

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional use permit application request for a home occupation to operate a hair salon within the residence on Lot 4c, Block 1, South Wrangell Subdivision USS 3709 (Plat No. 84-4), Zoned Rural Residential 1, owned and requested by Solvay and James Gillen

Background: Ms. Gillen is seeking to operate a hair salon within the residence.

Recommendation:

Staff recommends approval with conditions.

Recommended Motion: Move to approve the Findings of Fact and the conditional use permit as requested for a hair salon within the above described residential structure with the following conditions:

- 1) There needs to be at least one parking area reserved for the business in front of the house along Zimovia Highway.
- 2) State licensing requirements must be obtained.

Review Criteria:

Rural Residential 1: Chapter 20.28

Standards: Chapter 20.52

Findings of Fact:

A home occupation located within a residence that could impact neighbors due to traffic, hours of operation or other factors, requires a conditional use permit. (WMC 20.28.040(A)).

The applicant is proposing to operate a hair salon from her residence. There will be no employees. She will provide all salon services to customers. The approval of this permit is necessary to move forward with State licensing requirements. Business is by appointment.

The residence is connected to sewer and water. Access is from Zimovia Highway on a shared driveway, but the applicant's residence is fronting Zimovia Highway, first on the driveway. The business is not expected to increase traffic on Zimovia Highway as it is the only road for residents south of town. It should not increase traffic on the driveway access as there would only be one maybe two customers at a time by appointment, similar to friends visiting a residence.

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 within her residence. Current access is from Zimovia Highway on a shared

driveway, however applicants house is the first on the driveway access. The business does not create noise. There will be no modifications to the yard area and plenty of parking exists for the business and residence.

2) *Provisions of sewer and water:* The property is connected to sewer and water.

3) *Entrances and off-street parking available without safety issues:* Current access is from Zimovia Highway on a shared driveway, however applicants house is the first on the driveway access. At least one parking space is required for the business and one for the residence. Applicant has adequate room to accommodate more vehicular parking if necessary. There is room to turn around within the parking area or backing into the driveway so that vehicles can head front first onto the highway, not backing into the highway.

CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

PLANNING AND ZONING COMMISSION

P.O. BOX 531
 WRANGELL, ALASKA 99929

Application Fee: \$50



I. Applicant's Name and Address:

Solway Gillen
 P.O. Box 791
 Wrangell AK 99929

Applicant's Phone Number:

907-660-7150

II. Owners's Name and Address:

Solway Gillen
 53 Zimovattung
 Wrangell, AK
 99929

Owner's Phone Number: 907-660-7150

III. Legal Description: Lot 4C, Block 1, U.S. Survey 3709

Parcel No. 03-009-308

IV. Zoning Classification:

V. Specific Request: Opening a Salon in home.

Would like to offer a full service salon. We
are working towards approval for
shopowner licence once business licence
is complete. This is the first step to
secure business licence.

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: _____

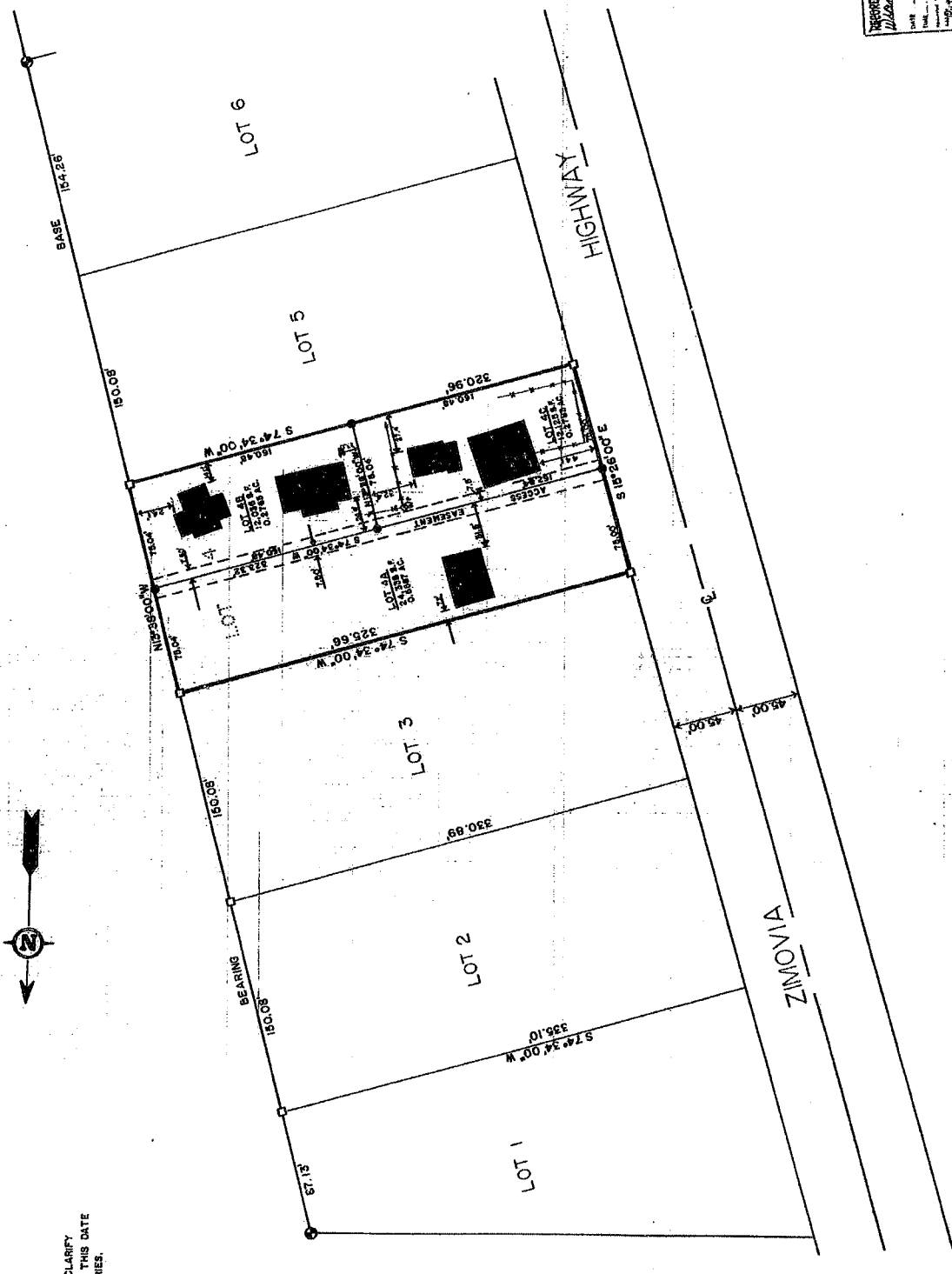
SIGNATURE OF OWNER: Solway Gillen **DATE:** 1/17/23

SIGNATURE OF APPLICANT: _____ **DATE:** _____

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.

① THIS PLAT IS TO CORRECT AND CLARIFY THE DEEDS WRITTEN, AND FROM THIS DATE ON WILL BE THE TRUE BOUNDARIES.



PRIMARY B.C. MOI
1" X 3" WOOD POE
REBAR & PLASTIC
FENCE

• • •

RECORDED - FILED 10.00
W. Langell REC. COPY.
DATE 11-9-1954
FILED 1222
RECORDED BY SUPERINTENDENT
FBI - LOS ANGELES

PLAT OF RECORD
LOT 4, BLOCK 1
SOUTH, WRANGELL, ALASKA
FOR BILL & DONNA GROVER
BOX 942, WRANGELL, ALASKA
MURPHY
PETERSEN
Sept. 16, 1984
LOCAL High = constant
WRANGELL 84-4

SURVEYOR'S CERTIFICATE

I, John A. Smith, do hereby certify that I am a registered Surveyor, licensed in the State of Alaska, and that on 10/15/1984 a survey of the herein described land was conducted under my direct supervision and that this plat is a true and correct representation of the field notes of said survey, and that all dimensions and other data are correct according to said field notes.

9/25/84 Alan J. Murphy

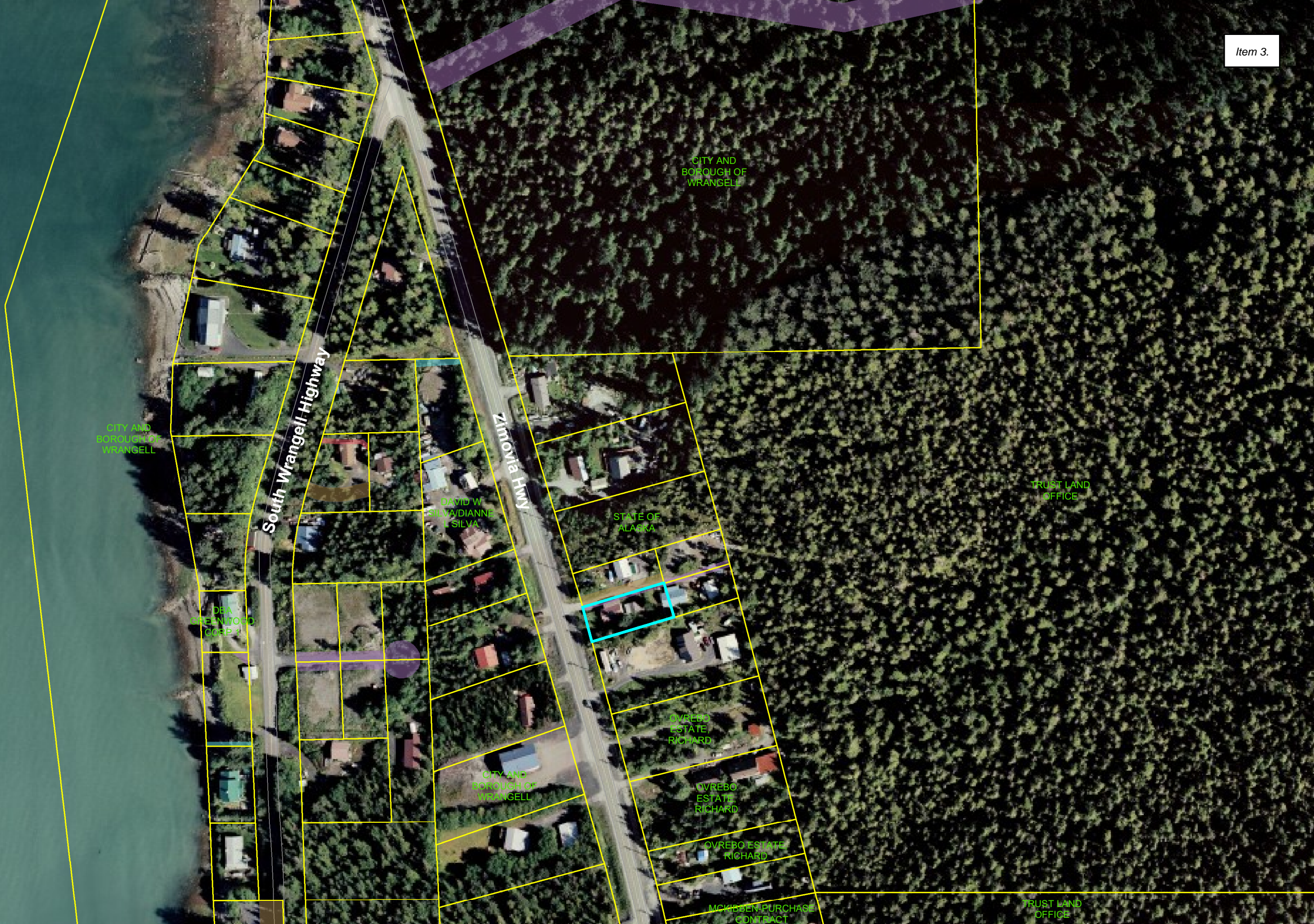
NAME: William C. Edwards
 ADDRESS: Memphis, Tennessee
 PHONE: 666-2222
 MAILING ADDRESS: 1000 1/2 N. 1st St.
 CITY: Memphis STATE: Tenn.

ON THIS DAY OF 1958,
 DISCHARGED, A NOTARY PUBLIC IN
 INDIA, DUTY COMMISSIONED AND SWORN
 OFFICIAL INDIVIDUAL(S) MENTIONED
 IN THE FIRST AND SECOND PARAGRAPHS
 TO HAVE FREELY AND VOLUNTARILY FOR
 SOLEMNLY SPECIFIED.
 REAL BELL-THE DAY AND YEAR IN
 SOLEMN WRITTEN.

STATE OF ALASKA

[illegible]

C. Brown, Norma J. Brown and
Robert J. White & Lawrence Hills and



CITY AND
BOROUGH OF
WRANGELL

DBA
GREENWOOD
CORP.

DAVID W.
SILVA/DIANNE
L. SILVA

Zimovia Hwy

STATE OF
ALASKA

OVREBO
ESTATE
RICHARD

OVREBO
ESTATE
RICHARD

OVREBO ESTATE
RICHARD

MCWIBBEN PURCHASE
CONTRACT

CITY AND
BOROUGH OF
WRANGELL

CITY AND
BOROUGH OF
WRANGELL

TRUST LAND
OFFICE

TRUST LAND
OFFICE

City and Borough of Wrangell

Agenda G4

Date: March 2, 2023

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: The City and Borough of Wrangell is proposing to create Chapter 20.24 Single Family Medium Density District (SFMD) in Title 20 of the Wrangell Municipal Code.

Background: The Planning and Zoning Commission has been developing a new residential zoning district for Alder Top Village Subdivision, the former Institute property.

Recommended Motion: Move to recommend to the Assembly to approve the draft Single Family Medium Density district (SFMD) code with standards and definitions as proposed.

Findings of Fact:

The Assembly approved an Institute Master Plan in 2017. Originally the plan included space for ANSEP, but the concept did not reach regional or statewide support. An alternative design for the Master Plan added more residential units in order to help alleviate the housing crunch.

The Commission began developing a residential code that was more appropriate for the property than existing codes. The Property is currently zoned Holding, until such time that is rezoned. The Single Family Medium Density Residential District (SFMD) responds to public comments and needs. It allows for larger lots, and adjusts some uses to alleviate conflicts found in the Single Family District.

This is a public hearing for the public to comment on the draft Zone. Changes can certainly be made after the hearing, or after further discussion between the Commissioners. The Commission is making a recommendation to the Assembly to approve.

Chapter 20.24

SFMD - Single Family Residential – Medium Density District

Sections:

- 20.24.010 Intent.
- 20.24.020 Permitted principal uses and structures.
- 20.24.030 Permitted accessory uses and structures.
- 20.24.040 Conditional uses.
- 20.24.050 Prohibited uses and structures.
- 20.24.060 Minimum lot requirements.
- 20.24.070 Minimum setback requirements.
- 20.24.080 Maximum lot coverage by all buildings and structures.
- 20.24.090 Maximum height of buildings and structures.
- 20.24.100 Required off-street parking and loading.
- 20.24.110 Signs.

20.24.010 Intent.

The Single Family Residential –Medium Density District (SFMD) is intended to include lands away from the core town area that are specifically for one and two family dwelling units but with larger required minimum land area. Public utility services are a requirement for this district. The district is primarily for residential development providing larger area for yards and allowable accessory structures.

20.24.020 Permitted principal uses and structures.

In the SFMD zone, the following uses and structures are permitted outright:

- A. Single-family dwellings, including manufactured and modular dwellings.
- B. Duplexes
- C. Home occupations
- D. A detached Accessory Dwelling Unit with a footprint not to exceed 800 sq. ft., including an attached deck.

20.24.030 Accessory buildings and uses permitted.

In a SFMD zone, the following accessory buildings and uses, when customarily incidental and subordinate to the permitted principal uses and structures listed in Section 20.24.020, are permitted:

- A. Accessory buildings in conjunction with a permitted or conditional use such as a private garage, workshop or greenhouse;
- B. Automobile parking in conjunction with the permitted or conditional uses;
- ~~C-E.~~ Nets, gear and equipment must be stored inside an enclosed building;
- D. ~~F.~~ Parks, playgrounds and greenspace.

20.24.040 Conditional uses.

In the SFMD zone, the following uses are authorized by a conditional use permit granted by the Planning Commission in accordance with WMC 20.68:

- A. In home childcare services;
- B. In home church services;
- C. Condominiums, townhouses, cluster housing and planned unit developments;
- D. Municipal uses such as fire stations or sewer lift stations;
- E. Vacation Rental Dwellings or Bed and Breakfast Inns

20.24.045 Prohibited uses and structures.

- A. In the SFMD district, any use or structure which is not specifically authorized under WMC 20.24.020-040 is prohibited.
- B. Any personal or commercial use which causes or may reasonably be expected to cause excessive noise per WMC 9.08.085 or odor nuisance.
- C. ~~D.~~ Auto and boat repair services
- D. ~~E.~~ Conex/Container Vans
- E. ~~F.~~ Travel Trailers, Recreational Vehicles and mobile homes as short term or permanent residences.
- F. ~~G.~~ Outside storage of broken/ non working vehicles, boats, nets, gear or equipment.

20.20.050 Standards.

The standards found in Chapter 20.52 WMC applicable to this district are:

- A. Standards policies: WMC 20.52.005;

- B. Principal structures per lot: WMC 20.52.010;
- C. Traffic vision impediments: WMC 20.52.020;
- D. Distances between buildings: WMC 20.52.030;
- E. Air, land and water quality: WMC 20.52.040;
- F. Volatile products storage: WMC 20.52.050;
- G. Noise: WMC 20.52.060;
- H. Airport interference: WMC 20.52.070;
- I. Building height: WMC 20.52.080;
- J. Density – Minimum lot size: WMC 20.52.090;
- K. Coverage – Minimum open areas: WMC 20.52.100;
- L. Setbacks – Yards: WMC 20.52.110;
- M. Drainage: WMC 20.52.150;
- N. Dredge and fill: WMC 20.52.160;
- O. Home occupations: WMC 20.52.170;
- P. Mobile homes and mobile home parks – Defined: WMC 20.52.180;
- Q. Off-street parking: WMC 20.52.190;
- R. Signs: WMC 20.52.210;
- S. Traffic generation: WMC 20.52.230;
- T. Recreation: WMC 20.52.250;
- U. Firewood storage: WMC 20.52.260;
- V. Animal establishments: WMC 20.52.270.
- W. Vacation Rental Dwelling: WMC 20.08.720
- X. Bed and Breakfasts Inn: WMC 20.08.100

The following are Standards.... Identified here as part of the zoning district for ease of reading. The Zoning Code currently places all standards in a Chap.20.50 rather than part of the zone, thus these will need to be incorporated appropriately within the Ch20.50 if we remain consistent.

20.24.060 Minimum lot requirements.

In the SFMD district:

- A. The minimum lot width is 100 feet.
- B. The minimum lot area is 15,000 square feet.
- C. Only one detached accessory dwelling unit is allowed per lot.

20.24.070 Minimum setback requirements.

In the SFMD district, the minimum setback requirements are:

- A. Front yard: twenty feet.
- B. Side yard abutting another lot: ten feet. For a corner lot, the side yard adjacent to the side yard right-of-way: 15 feet.
- C. Rear yard: fifteen feet.
- D. Exceptions. Accessory structures, such as a storage shed or greenhouse, two hundred square feet or less, and not on a permanent foundation, may encroach into the rear and side yard setbacks only; provided, the structure is located on the back twenty-five percent of the parcel and is a minimum of five feet from both the rear and side lot lines.

20.24.080 Maximum lot coverage by all buildings and structures.

In the SFMD, buildings and structures may cover a maximum of fifty percent of the lot.

20.24.090 Maximum height of buildings and structures.

Principal buildings and structures shall not exceed thirty feet in height, as long as the roof line can be reached by the ladders of the Wrangell Volunteer Fire Department.

To Add Definitions:

20.08.655 Recreational vehicle means a vehicle primarily designed and intended as temporary living quarters for recreation, camping, or travel uses, which either has its own motive power or is mounted on or drawn by another vehicle for moving from one location to another without a change in structure or design, and identified or required to be identified by a license number, registration number, serial number, or motor number for operation on state highways.

20.08.703 Trailer means a utility structure standing on wheels, towed or hauled by another vehicle, carrying materials, goods or objects.

20.08.705 Travel Trailer, similar to a recreational vehicle, designed and intended as temporary living quarters for recreation, camping, or travel uses, which either has its own motive power or is mounted on or drawn by another vehicle for moving from one location to another without a change in structure or design.

20.08.530 Mobile home (Part of this is existing code, red new) “Mobile home” means any coach, motor home, trailer, or other vehicle or structure built prior to or after 1979 or less than 24 feet in width designed or intended for or capable of human dwelling or sleeping purposes which is mounted on a chassis with wheels or supports and capable of being moved by its own power or transported by a vehicle, where such mobile home is used or intended for permanent occupancy. Any Mobile home that is not built to the **Manufactured Home Construction and Safety Standards** (HUD Code) shall only be located in Mobile Home Parks.

City and Borough of Wrangell

Agenda G5

Date: March 2, 2023

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: The City and Borough of Wrangell is proposing to create Chapter 20.42 Rural Commercial District (RC) in Title 20 of the Wrangell Municipal Code.

Background: The Planning and Zoning Commission has been developing a new neighborhood commercial district for the Rural area adjacent to the Alder Top Village Subdivision, at the former Institute property.

Recommended Motion: Move to recommend to the Assembly to approve the draft Rural Commercial (RC) zoning code with standards and definitions as proposed.

Findings of Fact:

The Assembly approved an Institute Master Plan in 2017. Originally the plan included space for ANSEP, but the concept did not reach regional or statewide support. An alternative design for the Master Plan added more residential units in order to help alleviate the housing crunch. The Master Plan also included Multi-Family and Some neighborhood commercial areas.

The Commission began developing a commercial code that was more appropriate for the property than existing commercial district. The Property is currently zoned Holding, until such time that is rezoned. The Rural Commercial District (RC) responds to public comments and potential needs for some commercial activities for residents in Rural Residential 1 and in the subdivision at the former Institute site.

This is a public hearing for the public to comment on the draft Zone. Changes can certainly be made after the hearing, or after further discussion between the Commissioners. The Commission is making a recommendation to the Assembly to approve.

Chapter 20.42

RC - Rural Commercial District

Sections:

- 20.42.010 Intent.
- 20.42.020 Permitted principal uses and structures.
- 20.42.030 Permitted accessory uses and structures.
- 20.42.040 Conditional uses.
- 20.42.050 Prohibited uses and structures.
- 20.42.060 Minimum lot requirements.
- 20.42.070 Minimum setback requirements.
- 20.42.080 Maximum lot coverage by all buildings and structures.
- 20.42.090 Maximum height of buildings and structures.
- 20.42.100 Required off-street parking and loading.
- 20.42.110 Signs.

20.42.010 Intent.

The Rural Commercial (RC) district is intended to provide services and facilities that complement and support the needs of residents within the Rural Residential and Single Family Medium Density District. It is intended to encourage the development of small and compact areas for -business establishments which serve the - adjacent residential neighborhoods.

20.42.020 Permitted principal uses and structures.

In the RC district, the following uses and structures are permitted outright.

- A. An owner or manager's apartment, provided it is located above a commercially allowed enterprise;
- B. Barbershops and beauty shops;
- C. Drugstores;
- D. Eating and drinking establishments;
- E. Grocery and convenient stores;
- F. Laundromat;
- G. Retail stores.

20.42.030 Permitted accessory uses and structures.

In an RC district, the following accessory buildings and uses, when customarily incidental and subordinate to the permitted principal uses and structures listed in Section 20.42.020, are permitted:

A. Accessory buildings in conjunction with a permitted commercial use such as a greenhouse, or enclosed storage building;

20.42.040 Conditional uses.

In a RC district, the following uses are authorized by a conditional use permit granted by the Planning Commission in accordance with WMC 20.68:

A. Municipal uses such as fire stations or sewer lift stations;

B. Licensed marijuana establishment facilities per WMC 5.09.010 as follows: retail store, testing, limited indoor cultivation (fewer than 500 square feet under cultivation), and product manufacturing with the exception of solvent based manufacturing processes which are not allowed;

C. Mobile food units.

20.42.045 Prohibited uses and structures.

A. In an RC district, any use or structure which is not specifically authorized under WMC 20.42.020-040 is prohibited.

B. Any personal or commercial use which causes or may reasonably be expected to cause excessive noise per WMC 9.08.085 or odor nuisance.

C. Auto and boat repair services

D. Conex/Container Vans

E. Recreational Vehicles

F. Outside storage of gear and equipment.

20.42.050 Standards.

The standards found in Chapter 20.52 WMC applicable to this district are:

A. Standards policies: WMC 20.52.005;

B. Principal structures per lot: WMC 20.52.010;

- C. Traffic vision impediments: WMC 20.52.020;
- D. Distances between buildings: WMC 20.52.030;
- E. Air, land and water quality: WMC 20.52.040;
- F. Volatile products storage: WMC 20.52.050;
- G. Noise: WMC 20.52.060;
- H. Airport interference: WMC 20.52.070;
- I. Building height: WMC 20.52.080;
- J. Density – Minimum lot size: WMC 20.52.090;
- K. Coverage – Minimum open areas: WMC 20.52.100;
- L. Setbacks – Yards: WMC 20.52.110;
- M. Drainage: WMC 20.52.150;
- N. Dredge and fill: WMC 20.52.160;
- O. Home occupations: WMC 20.52.170;
- P. Mobile homes and mobile home parks – Defined: WMC 20.52.180;
- Q. Off-street parking: WMC 20.52.190;
- R. Signs: WMC 20.52.210;
- S. Traffic generation: WMC 20.52.230;
- T. Recreation: WMC 20.52.250;
- U. Firewood storage: WMC 20.52.260;
- V. Animal establishments: WMC 20.52.270.
- W. Vacation Rental Dwelling: WMC 20.08.720
- X. Bed and Breakfast Inn: WMC 20.08.100
- Y. Mobile Food Units: WMC 20.08.525

The following are Standards.... Identified here as part of the zoning district for ease of reading. The Zoning Code currently places all standards in a Chap.20.50 rather than part of the zone, thus these will need to be incorporated appropriately within the Ch20.50.

20.42.060 Minimum lot requirements.

In the RC District:

- A. The minimum lot width is 40 feet.
- B. The minimum lot area is 5000 square feet.

20.42.070 Minimum setback requirements.

In the RC District, the minimum setback requirements are:

- A. Side setbacks: Five feet
- B. Front yard setback: Five feet
- C. Back yard setback: Fifteen feet

20.42.080 Maximum lot coverage by all buildings and structures.

- A. In the RC District, buildings and structures may cover a maximum of sixty percent of the lot.
- B. If a public parking area is provided, buildings and structures may cover a maximum of seventy percent of the lot.

20.42.090 Maximum height of buildings and structures.

Principal buildings and structures shall not exceed thirty feet in height, except as otherwise provided in this title.

20.42.100 Required off-street parking and loading.

Adequate off-street parking and loading spaces shall be provided in connection with any permitted use in accordance with the requirements set forth in Section 20.52.190 and could vary if shared public parking is provided.

20.42.110 Signs.

Signs no larger than 32 square feet, against the external building wall, are allowed. Lighted, neon or flashing signs are not permitted externally.

Add Definition:

20.08.525 Mobile Food Unit includes any restaurant or other stand, vehicle, cart or other movable structure or other means, by which food is sold to the public upon public streets, sidewalks, alleys or other public ways or rights-of-way, or upon private property not in a structure affixed to the land.

DRAFT

City and Borough of Wrangell

Agenda G6

Date: March 2, 2023

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: The City and Borough of Wrangell is proposing to modify Chapter 20.20 Multi Family Residential (MF) in the Wrangell Municipal Code.

Background: The Planning and Zoning Commission has been developing new zoning codes for development at the former Institute Property. Part of the proposed zoning for the larger site included some Multi-Family Residential zoning utilizing the existing code with changes.

Recommended Motion: Move to recommend to the Assembly to approve the suggested changes to Chapter 20.20 Multi-Family Residential District as proposed.

Findings of Fact:

The Assembly approved an Institute Master Plan in 2017. Originally the plan included space for ANSEP, but the concept did not reach regional or statewide support. An alternative design for the Master Plan added more residential units in order to help alleviate the housing crunch. The Master Plan also included Multi-Family and some neighborhood commercial areas.

The Commission began developing a new residential and commercial code that was more appropriate for the property than existing districts. The Property is currently zoned Holding, until such time that is rezoned. The Commission also reviewed the existing Multi-Family District and felt that this district was appropriate for the envisioned MF District at the former Institute site. The Commission reviewed the District and have recommended modifications to the existing District that will apply to the existing MF district zoning areas and any newly zoned MF District areas.

This is a public hearing for the public to comment on the propose Multi-Family Zone changes. Changes can certainly be made after the hearing, or after further discussion between the Commissioners. The Commission is making a recommendation to the Assembly to approve.

Chapter 20.20

MF DISTRICT – MULTIFAMILY RESIDENTIAL

Sections:

- 20.20.010 Purpose.
- 20.20.020 Principal uses permitted.
- 20.20.030 Accessory uses permitted.
- 20.20.040 Conditional uses.
- 20.20.050 Standards.

20.20.010 Purpose.

The purpose of the multifamily (MF) district is to protect and enhance present medium density residential areas and to provide additional areas suitable for duplexes, apartments, planned unit developments and ~~other relatively higher-high~~ density residential uses. The multifamily residential district encourages the concentration of ~~residences and people~~ development near schools, shopping areas, places of work and other community centers to ~~enable~~ promote affordable housing and community walkability. ~~economical utility service, to reduce dependence upon the automobile, and to provide convenient proximity to designation points.~~
[Ord. 867 § 1, 2013; Ord. 462 § 6, 1984; Ord. 349 § 5, 1976; prior code §§ 95.31.010, 95.31.055.]

20.20.020 Principal uses permitted.

The following are principal uses in this district:

- A. Apartments;
- B. Condominiums;
- C. Townhouses;
- D. Duplexes;
- E. Single-family residences to include modular and manufactured housing;
- ~~F. Residential planned unit developments;~~
- F. G. Parks and playgrounds;
- G. H. Schools;
- H. I. Churches.

[Ord. 867 § 1, 2013; Ord. 462 § 6, 1984; Ord. 349 § 5, 1976; prior code §§ 95.31.020.]

20.20.030 Accessory buildings and uses permitted.

Accessory buildings, as defined in WMC 20.08.020, and accessory uses, as defined in WMC 20.08.030, are permitted in the multifamily residential district. ~~Uses and structures which are incidental and subordinate to principal permitted uses and which will not create a nuisance or hazard are permitted as accessory uses.~~ [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984; Ord. 349 § 5, 1976; prior code § 95.31.030.]

20.20.040 Conditional uses.

The following activities are authorized by a conditional use permit granted by the Planning Commission in accordance with WMC 20.68. ~~are uses which may be permitted by action of the commission under the conditions and procedures specified in Chapter 20.68 WMC:~~

~~A. Office buildings;~~

~~B. Government and civic buildings;~~

C. Churches;

~~D. Institutions;~~

E. Mobile home parks;

F. Private clubs, lodges, and halls except those whose chief activity is customarily carried on as a business;

G. Multi-unit housing projects for senior citizens;

H. Boardinghouses and rooming houses;

I. Nursery schools, private kindergartens;

K. Animal establishments other than establishments for livestock;

L. Home Occupations

M. Cottage industry.

N. Planned Unit Developments and Cluster Housing developments

O. Vacation Rental Dwellings and Bed & Breakfasts

[Ord. 867 § 1, 2013; Ord. 785 § 8, 2006; Ord. 462 § 6, 1984; Ord. 349 § 5, 1976; prior code § 95.31.040.]

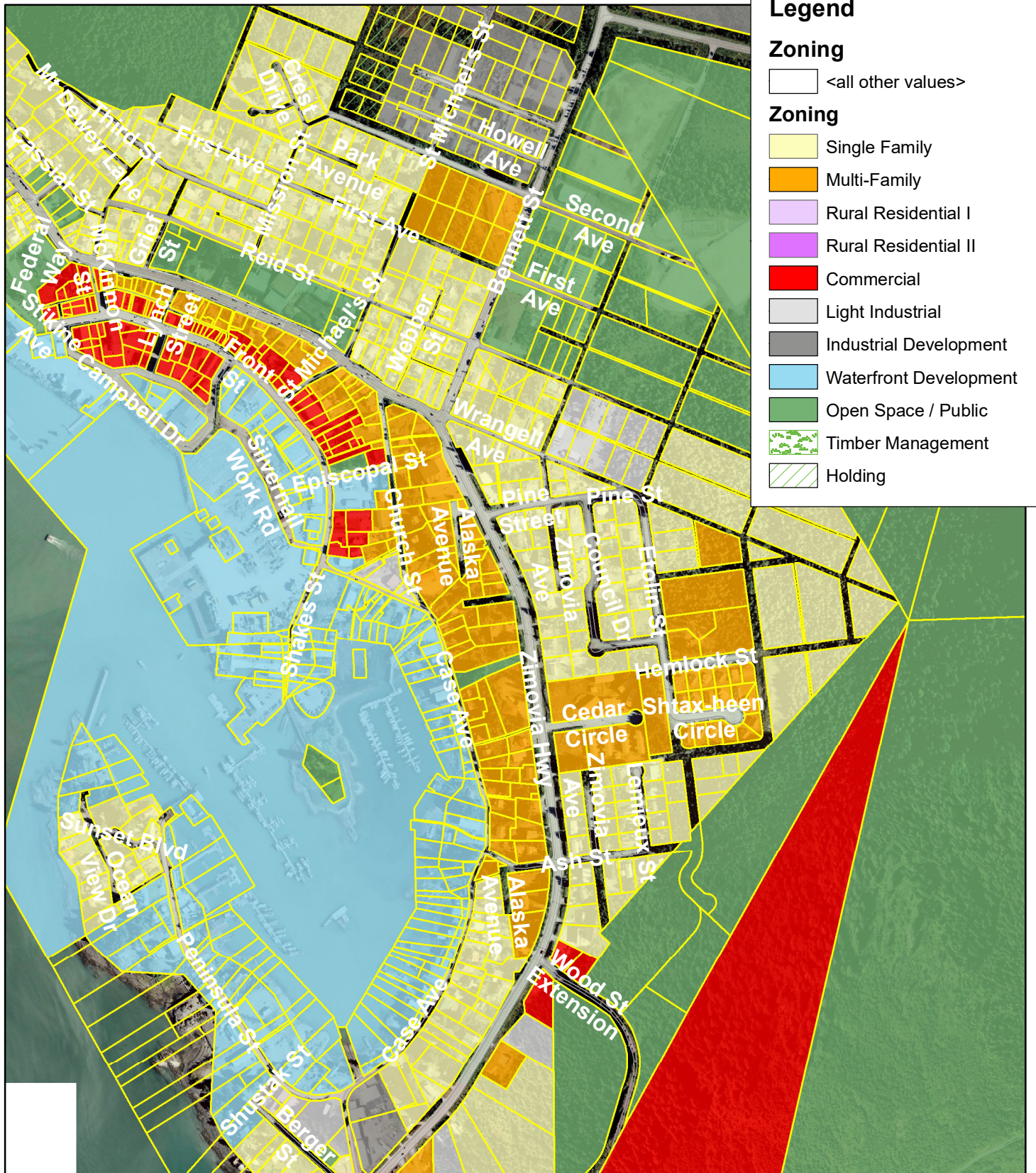
20.20.050 Standards.

The standards found in Chapter 20.52 WMC applicable to this district are:

- A. Standards policies: WMC 20.52.005;
- B. Principal structures per lot: WMC 20.52.010;
- C. Traffic vision impediments: WMC 20.52.020;
- D. Distances between buildings: WMC 20.52.030;
- E. Air, land and water quality: WMC 20.52.040;
- F. Volatile products storage: WMC 20.52.050;
- G. Noise: WMC 20.52.060;
- H. Airport interference: WMC 20.52.070;
- I. Building height: WMC 20.52.080;
- J. Density – Minimum lot size: WMC 20.52.090;
- K. Coverage – Minimum open areas: WMC 20.52.100;
- L. Setbacks – Yards: WMC 20.52.110;
- M. Drainage: WMC 20.52.150;
- N. Dredge and fill: WMC 20.52.160;
- O. Home occupations: WMC 20.52.170;
- P. Mobile homes and mobile home parks – Defined: WMC 20.52.180;
- Q. Off-street parking: WMC 20.52.190;
- R. Signs: WMC 20.52.210;
- S. Traffic generation: WMC 20.52.230;
- T. Recreation: WMC 20.52.250;
- U. Firewood storage: WMC 20.52.260;
- V. Animal establishments: WMC 20.52.270
- W. Vacation Rental Dwelling: WMC 20.08.720
- X. Bed and Breakfasts Inn: WMC 20.08.100

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 6.



Public Map



1 inch = 666.66667 feet

48 Date: 3/7/2023

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

City and Borough of Wrangell

Agenda G7

Date: March 2, 2023

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: The City and Borough of Wrangell is proposing to rezone all parcels comprising the former Wrangell Institute property from the current zone of Holding to Single Family Medium Density, Rural Commercial, and Multifamily. Lots 1-5, Block 1; Lots 1-5, Block2; Lots 1-3, Block3; and Tract A, Shoemaker Bay Subdivision Amended (Plat 87-9); and a portion of Lot 26, USS 3403 is proposed to be rezoned to Single Family Medium Density as part of the proposed Alder Top Village Subdivision. The remaining portion of Lot 26, USS 3403 is proposed to be rezoned to Single Family Medium Density, Rural Commercial and Multi Family.

Background: The Planning and Zoning Commission has been developing and modifying zoning codes for development at the former Institute Property. The Commission is proposing to rezone the former Institute Property to include Single Family Medium Density, Rural Commercial and Multi Family.

Recommended Motion: Move to recommend to the Assembly to modify the official zoning maps and rezone the former Institute property per the attached map to include Single Family Medium Density District, Rural Commercial District, and Multi Family District.

Findings of Fact:

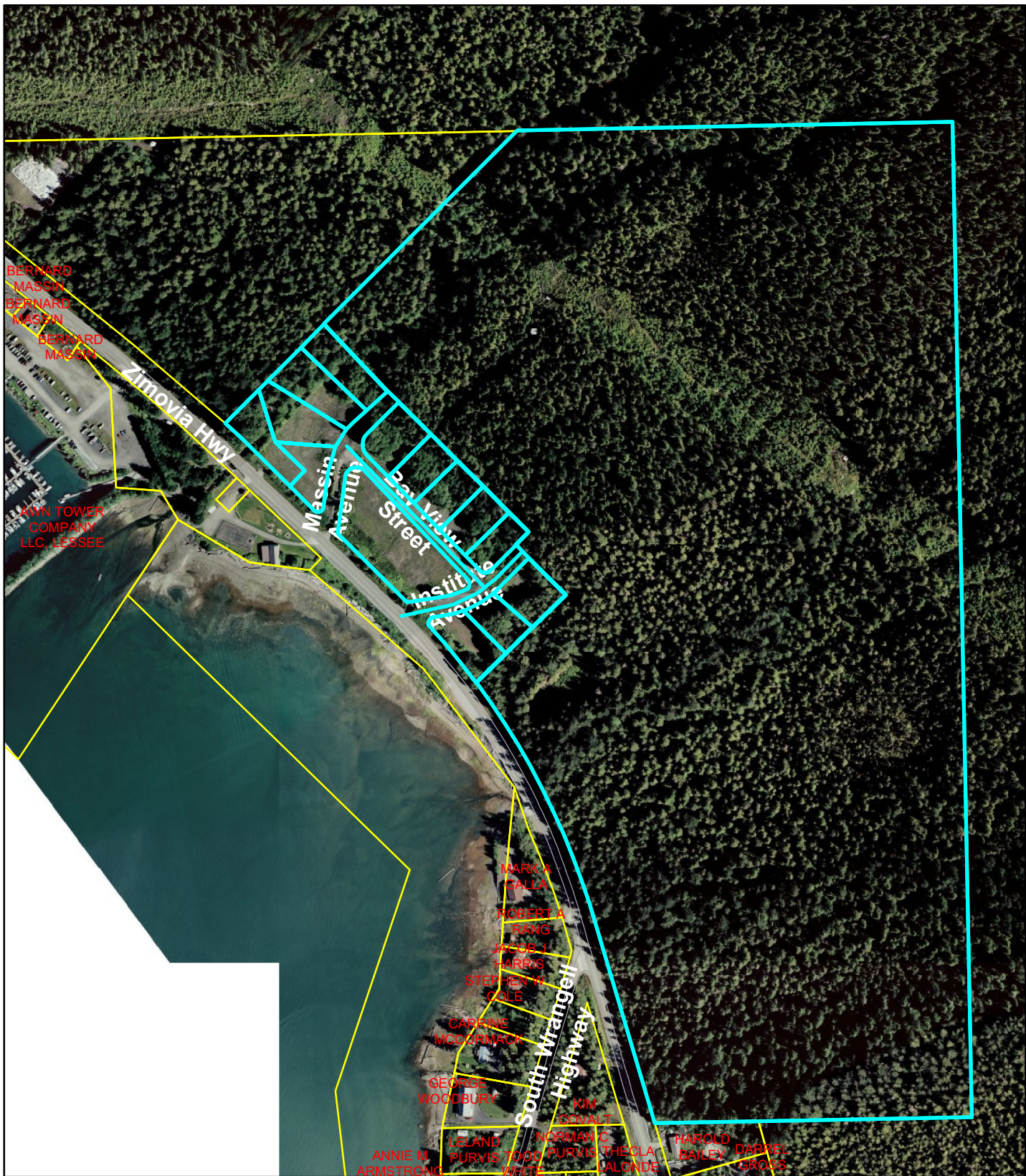
The Assembly approved an Institute Master Plan in 2017. Originally the plan included space for ANSEP, but the concept did not reach regional or statewide support. An alternative design for the Master Plan added more residential units in order to help alleviate the housing crunch. A preliminary plat was approved in 2021 for a portion of the Master Plan area that included 22 residential parcels. The Master Plan also included Multi- Family and some neighborhood commercial areas.

The Commission began developing a new residential and commercial code that they felt was more appropriate for the property than existing districts. The Property is currently zoned Holding, until such time that it is rezoned. The Commission also reviewed the existing Multi-Family District and felt that this district was appropriate for the envisioned MF District at the former Institute site. The Commission reviewed the District and have recommended modifications to the existing MF code that will apply to the existing MF zoned areas and any newly zoned MF District areas, for example at the former Institute site.

This is a public hearing for the public to comment on the propose zoning map. The Commission will be making a recommendation to the Assembly to amend the zoning maps and rezone the former Institute parcel per the attached map to include Single Family Medium Density District, Rural Commercial District, and Multi Family District.

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 7.



1 inch = 458.333333 feet

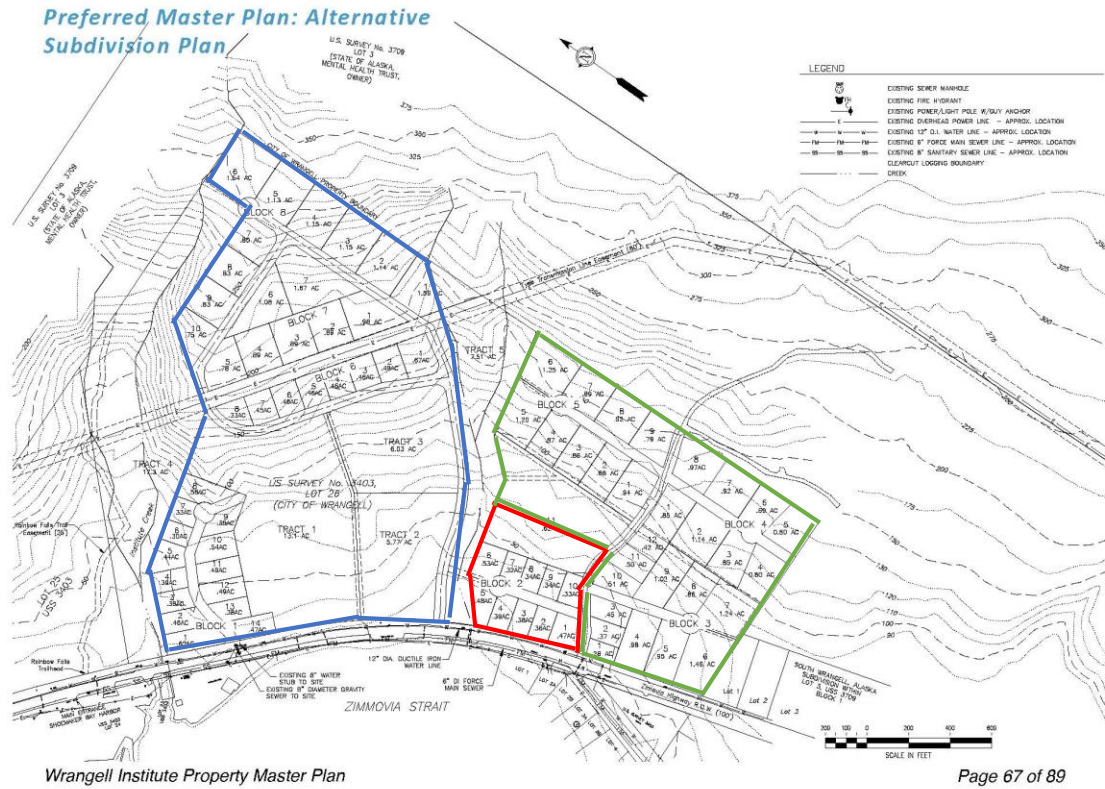
50

8/30/2019

Public Map



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



The above conceptual design is from the original Master Plan proposal. This design has since been modified into a slightly different surveyed configuration. The land areas as outlined above are recommended zoning as proposed by the Planning and Zoning Commission

Blue: Single Family Medium Density

Red: Rural Commercial

Green: Multi Family