



Thursday, September 12, 2024
5:30 PM

Location: Borough Assembly Chambers
City Hall

Planning and Zoning Commission
5:30 PM

1. CALL TO ORDER

2. ROLL CALL

3. AMENDMENTS TO THE AGENDA

4. CONFLICTS OF INTEREST

5. APPROVAL OF MINUTES

- a. Regular Meeting Minutes from August 8th, 2024

6. CORRESPONDENCE

- a. Economic Development Department Report August 2024
- b. Wrangell Development News Issue 1 (August 2024)

7. PERSONS TO BE HEARD

8. NEW BUSINESS

9. UNFINISHED BUSINESS

- a. Final 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.
- b. Review and discussion of a draft language for an ordinance creating a new zoning district to establish terms and standards for a mixed-use zoning district that incorporates light industrial and commercial uses with single-family residential. The new district is intended for a tract of land along Zimovia Highway. No action will be taken.

10. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

11. ADJOURNMENT

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

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

2. ROLL CALL

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

3. AMENDMENTS TO THE AGENDA

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

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

Director Thomas provided reasoning.

Approved by all in favor.

4. CONFLICTS OF INTEREST: NONE.

5. APPROVAL OF MINUTES

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

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

Approved by all in favor.

6. CORRESPONDENCE: NONE.

7. PERSONS TO BE HEARD

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

8. NEW BUSINESS

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

Public Hearing Opened

Public Hearing Closed

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

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

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

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

Approved by polled vote.

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

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

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

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

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

Approved by polled vote.

- ~~c. Request from Wrangell Cooperative Association to purchase Borough owned real property identified as a portion of Lot C of the Healthcare Subdivision, according to Plat No. 2010-4, zoned Open Space Public.~~
- d. Discussion Item: Direction from the Borough Assembly and Manager to create a new zoning designation in the Wrangell Municipal Code for multi-use activity and provide a recommendation to the Borough on how to rezone an area that currently hosts commercial, restricted light industrial and single-family residential within a tract of land; and, eliminate contract zone agreements either at expiration or by execution of a mixed-use rezoned; and, Review Chapter 20.72 Variances of the Wrangell Municipal Code and reconcile the differences with State statute; and, Provide a recommendation to improve the code such that variances may be used as a helpful tool for the Borough in the future.

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

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

9. UNFINISHED BUSINESS: NONE.

10. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS: NONE.

11. ADJOURNMENT:

Adjourned at 7:30 PM.

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

ATTEST: _____
Matt Henson, Secretary

Terri Henson, Chair

CITY & BOROUGH OF WRANGELL

Economic Development Report

August 22nd, 2024



CITY & BOROUGH OF WRANGELL
GATEWAY TO THE STIKINE

Item a.

TO: HONORABLE MAYOR AND MEMBERS OF THE
ASSEMBLY OF CITY AND BOROUGH OF WRANGELL

CC: MASON VILLARMA, BOROUGH MANAGER
PLANNING AND ZONING COMMISSION
ECONOMIC DEVELOPMENT BOARD
WRANGELL CONVENTION AND VISITORS BUREAU

FROM: KATE THOMAS, ECONOMIC DEVELOPMENT DIRECTOR

SUBJECT: AUGUST MONTHLY ECONOMIC DEVELOPMENT REPORT

DATE: August 22, 2024

General Administration

- Past meetings include:
 - Economic Development Board meeting was held on June 19, 2024.
 - Planning and Zoning Commission meetings were held on June 13, July 11, and August 8.
 - There were no WCVB meetings during June, July, and August.
 - APEI Manager Human resource training on August 19 and 20.
 - Weekly meetings with the Borough Manager to review priorities and projects.
- Upcoming meetings include:
 - Economic Development Board Meeting on September 3, 2024.
 - Planning and Zoning Commission Meeting on September 12, 2024.
 - Wrangell Convention and Visitors Bureau Meeting September 17, 2024.
- Upcoming events, conferences and conventions:
 - “Seagriculture”, 3rd International Seaweed Conference USA, Ketchikan September 11-12.
 - SE Conference Economic Summit and Annual Meeting, Ketchikan, September 24-26.
 - Alaska Travel Industry Association Annual Convention and Trade Show, Juneau, October 22-24.
 - Travel and Adventure Show, Chicago, February 1-2.

- Capitol Christmas Tree Community Event, Wrangell, October 26. More details are forthcoming.
- Economic Development Community Engagement
 - Join us for informal discussions on the future of our community. Share your knowledge, generate ideas, and take an active role in shaping our future.
 - Meetings will be held on the 3rd Friday of every month from October - March.
 - Various Locations TBD.
 - Dates: subject to change.
 - October 18, November 15, December 20, January 17, February 21, March 21.
 - Some dates will have specific subjects for discussion.

Economic Development

- Staff have been connecting with education institutions, industry experts, and government agencies on prospective workforce development initiatives. This includes meetings with the AVTEC Chief Administrator, local CTE faculty, USDOT, Port & Harbor Director, Representative Peltola, Port Townsend Wooden Boat School, Northwest Maritime, and Prince of Wales vocational programs.
- The department has offered support services to fishermen who were affected by the 2020 Salmon Disaster. Funding has been made available for permit holders and vessel crew through the PSMFC 2020 Salmon Fishery Disaster Relief program. Anyone wishing to seek services can schedule an appointment through the office.
- Engaged with SE Conference regarding the Heat Pump initiative to ensure Wrangell is positioned to benefit from and support the successful implementation of that program funding.
- Met with EDB Chair, Bob Dalrymple to review the agenda and initiatives of the department for the upcoming meeting.
- Met with Borough Manager and members of the 86th Engineers Dive Team of the US Army for Innovative Readiness Training which supports local efforts to salvage the sunken barge/vessel at the Six-Mile-Deep Water Port site.
- Submitted Bid Proposal for the Heritage and Cultural Tourism Conference. While Wrangell did not receive the bid, it did rank highly among the committee. Staff are working with the Nolan Center team to create a meeting, conventions, and conferences manual and marketing material to solicit more economic opportunity for the facility. All non-profit organizations and conference organizers will receive detailed information to encourage more bookings of this nature.
- Met with the USFS and SAF team regarding Capitol Christmas Tree events. Staff are planning a community event to be held on October 26th to celebrate the tree and commemorate its journey to Washington DC.
- Toured the Marine Service Center with the Port Director, Public Works, and Electrical staff to identify utility layouts, congested areas, and possible solutions for increased activity.

- Fundraised for the Alaska Recreation and Parks Association and supported the local department in the planning and implementation of conference duties.
- Completed Title VI pre-obligation requirements for PIDP grant.
- Worked with Borough Manager and Mr. Wayne Johnson on Hospital sales.
- Developed application form for Mobile Food Truck permits.
- Crafted the Economic Development newsletter framework and created a template for publication. The release of the first publication will be on August 23rd, 2024.
- Continued work with Thriving Communities' capacity-building team.

Planning and Zoning

- BRIC funding notices have been delayed due to FEMA status for immediate needs only. CBW applied for BRIC funding to update our Hazard Mitigation Plan. Due to the delay and an opportunity to consult with Katmai Solutions, who is also performing the Emergency Operations Plan update, the Borough has decided to withdraw its application and expand the scope of Katmai Solutions to include the HAZMIT plan.
- Issued two notices of code violations and began working with residents to correct those violations. Violations include right-of-way obstruction, failure to obtain a conditional use permit, failure to obtain a building permit, and failure to connect to municipal services when within 200ft.
- Assisted residents with planning services ranging from conditional use permits to rezone petitions to land acquisition totaling 12 different planning items brought forward to the Commission.
- Completed the scope of work and Request for Qualifications for the Community Addressing project.
- Received the data for parcel updates for the GIS import. Import will be complete by September 5, which will ensure all property information is correctly reflected on the online parcel mapping feature.
- Met with Police Chief, Building Official, Clerk and Manager regarding Nuisances and General Code Enforcement.
- Studied Contract Agreements and consulted with the Attorney on the benefits and risks of their use.
- Studied and research development of Mixed-Use zones to be incorporated into select areas only of Wrangell Borough.
- Met with the Borough Manager and WCA Administrators regarding land acquisition.
- Met with Borough staff on 5th and 6th Avenue land sale.

Tourism Management

- The 2024 cruise ship season has been a success. Despite the loss of three large vessels, which resulted in a 6,000 passenger decrease in total visitors, we were pleased to welcome an estimated 24,000 passengers. This was the first year Wrangell has welcomed a large class of ships since the early 2000s. The Queen

Elizabeth made two stops in Wrangell, while the Nieuw Amsterdam made one sailing. Both crews and passengers reported positive experiences in Wrangell. Borough Staff were on the ground to observe the flow of passengers, check in with local businesses and ensure public safety.

- Wrangell is expected to receive more than 40,000 passengers in 2025. Borough staff recently met with Cruise Line Agencies of Alaska to discuss the draft schedule for 2025/2026. As of now, there are 11 sailings of ships that have a carry capacity of more than 1,000 passengers.
- Prince of Wales Chamber of Commerce announced a new biking route that is available for visitors online at [Ride with GPS](#). This initiative serves as an opportunity for joint marketing towards recreation travelers.
- The department has decided to allocate funds towards participating in the Travel and Adventure Show in Chicago instead of the Seattle Boat Show. This decision is based on a desire to diversify and expand the reach of the department's marketing efforts beyond the marine recreation community. The Travel and Adventure Show offers a larger audience of travel enthusiasts, including a high-income demographic, and aligns better with the department's objectives of reaching a targeted audience, enhancing brand awareness, generating leads, networking with industry professionals, and staying up-to-date on industry trends. While the department will continue to target the marine recreation community through other channels, this strategic shift is expected to enhance the department's overall impact on the independent travel and recreation industries.
- Continued meetings with the business sector along Front Street.
- Met with PhD student Ryan Naylor to review preliminary findings from his research.
- Worked with partners to conduct 40 visitors' surveys throughout the season.
- Connected with McKinley Research on tourism management plans and local research.

Marketing and Communications

- Completed the on-the-job training program with Ander Edens.
- Hosted Boat Show Trip giveaway winners.
- Continued working with a consultant and CBW staff on brand completion.
- Media field trips to capture content for Travel Wrangell's annual marketing campaign which begins in October 2024.
- Promoted mobile mapping application and installed sidewalk stickers at points of interest.
- Continued weekly job promotions and meeting notices through Facebook.
- Designed and ordered new backdrops for trade shows and southeast map.
- Formatted, branded and printed budget workbooks for manager and assembly.
- Solicited native files of Spawn branding project.

- Designed Tourism Best Management practices partner badge and created online signup system.
- Designed advertisements for Alaska Business Magazine. Worked with creative content writer to craft story on the development of the Six-Mile-Deep Water port.
- Provided images and worked with Anchorage Daily News on editorial regarding Deep Water Port development.
- Completed media design for Conde Nast and New Yorker publications.
- Built email campaign templates for customer relationship engagement.
- Completed Communications Plan.
- Coordinated access for DNS and Domain registration for staff.
- Processed media from field trips.
- Supported P&R Touch a Truck event and captured media for P&R.

Sincerely,

Kate Thomas
Economic Development Director



WRANGELL DEVELOPMENT NEWS

We're excited to launch this new initiative, a monthly newsletter dedicated to fostering economic growth and prosperity in our vibrant community! The Economic Development Department aims to be a valuable resource for Wrangell's businesses and residents.

Through this newsletter, we'll share updates on:

- Local Business Opportunities
- Success Stories
- Initiatives and Programs

We believe in empowering our community with the tools they need to succeed. This newsletter will serve as a platform to connect residents with resources, celebrate our collective success, and fuel economic growth.

Want to Share Your Story?

If you're a local business owner with a success story to share or have information you'd like to contribute to the newsletter, we encourage you to get in touch!

Contact the Economic Development Office

Contact: Kate Thomas

Phone: 907-874-2381

Email: kthomas@wrangell.com

Let's work together to ensure a bright future for Wrangell!

Back to **School**

As a community, we're excited to see our students return to school for another successful year. As you navigate the busy school zones, please remember to exercise caution and prioritize the safety of our children. Our Police Department and Public Works have recently installed new speed signs to help remind drivers to slow down. We wish our students, teachers, and parents a productive and fulfilling school year. Let's work together to create a safe and supportive learning environment for all.



Ander Edens | **Summer Internship**

Starting in June, Ander Edens began interning within the Economic Development Department, with a focus in marketing and tourism. Ander was instrumental in helping clean and import data into our customer relationship management system (CRM) called iDSS, a system we onboarded in the early spring. Ander also participated as a photographer for two large media days and assisted with the ingesting and processing of all media captured. This effort helped our department capture a diversity of media ranging from stills to video to 360-degree photos spheres of recreational locations.

Click on the image below to see a 360-degree photo from Berg Bay!



Candidacy for Local Elections Closes August 30th, 2024. October 1 Municipal election

There are several seats open for election on the October 1st Borough Ballot. If you are a qualified Borough resident and voter, you may run for Borough Mayor, Borough Assembly, Port Commission or School Board.

For more information about candidate qualifications or filing forms contact the Borough Clerk's Office at 874-2381 ext. 5 or pick up the declaration form at City Hall.

The filing period ends August 30th at 4:00 p.m.

Expanded Maritime Skills: Online and In-Person Training

person training, there are countless opportunities to expand your maritime skills. Renowned institutions like the Port Townsend Wood Boat School, Northwest Marine, and AVTEC offer a diverse range of courses, both online and in-person, to cater to your learning style and interests.

Explore these top-notch programs:

- Port Townsend Wood Boat School: <https://nswb.edu/>
- Northwest Marine: <https://northwestmaritimeacademy.com/about-us/>
- AVTEC: <https://avtec.edu/>
- University of Alaska Southeast: <https://uas.alaska.edu/>

Discover your ideal learning path and embark on a journey of maritime mastery.

Does your business require a conditional use permit?

Are you interested in starting a home-based business, such as running an Airbnb or developing an e-commerce venture? If so, a conditional use permit (CUP) may be necessary. CUPs are handled by the Planning Department located at City Hall.

Whether or not a CUP is required depends on the zoning district in which you reside. To determine if a CUP is necessary for your specific home-based business, please contact the Planning Administrator.

Conditional Use Permit applications can be accessed via the button below.

Conditional Use Permit Application

RECENT HIGHLIGHTS

See Wrangell's New Look Online!



We're excited to announce the launch of our updated Travel Wrangell website! This redesigned platform showcases the best of our beautiful community and makes it easier than ever for visitors to plan their trip.

Take a look and see how we've integrated destination marketing efforts to highlight Wrangell's unique attractions, events, and experiences.

Visit <https://travelwrangell.com/> today!



A Heartfelt Thank You

We want to express our sincere gratitude to all our residents for their cooperation and support throughout the bustling tourism season. Your patience and understanding as we navigate the influx of visitors are truly appreciated. Additionally, we extend our deepest thanks to our local businesses for their unwavering perseverance, exceptional services, and commitment to safety. Your dedication to providing a positive experience for both residents and tourists alike is instrumental in making Wrangell a welcoming and memorable destination.

Economic Coffee Chats

Join us for informal discussions on the future of our community. Share your knowledge, generate ideas, and take an active role in shaping our future. Meetings will be held on the third Friday of every month from October - March.

Stay tuned for more information.



Support Your Local Businesses: Shop Front Street

Let's keep our vibrant downtown thriving! By shopping local on Front Street, you're not only getting unique and quality products but also supporting our community's economy. Every purchase helps local businesses grow, create jobs, and contribute to our town's charm. So, the next time you're looking for something special, remember to shop Front Street first!

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Wrangell's T3 program.

From the Wrangell Sentinel:

Thanks to the U.S. Forest Service, [explore.org](https://www.explore.org) and 14 Wrangell high school students in the T3 Program, anyone worldwide can view Anan's fish-crazed black and brown bears. Last week, after months of preparation, planning and prototyping, the two livestream cameras went online at [explore.org](https://www.explore.org)'s website. The cameras allow viewers 24-hour access to the lower falls of Anan Creek, a popular feeding location for bears.

[Watch the bears here!](#)

Kids Club

Ingle Public Library have collaborated to create a Wrangell Kids Club!

This will create a safe, engaging, and inviting environment for children to attend after school on Mondays, Wednesdays, and Fridays from 2:30-5:00pm. Find details on the flyer below!!

If you are interested in donating snacks or funds for snacks, please reach out to Sarah Scambler at 907-874-3535.

Feel free to give us a call with questions! | 907-874-2444

CITY & BOROUGH OF WRANGELL

WRANGELL KIDS CLUB

SEPTEMBER 9 - DECEMBER 16
Join us for after school fun!

2:30pm-5:00pm

Mondays @ Community Center:
Open Gym
Board Games
Coloring

Wednesdays @ Irene Ingle Public Library:
STEM Activities & Crafts

Fridays @ Nolan Center:
Movie in the theater

NO COST

For children between the ages of 7-13.
Participants will be given time to work on homework before activities start. Please note: children will be free to come and go as they please, staff will not restrict participants from leaving the facility.

Children 6 and under must be accompanied by a guardian 14 years or older.

Snacks will be provided based upon donation availability
No registration required
Must have waiver on file @ Parks & Rec: 907-874-2444

RESOURCES FOR LOCALS

Borough Calendar

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Item b.

[View the calendar here](#)

Fisheries Services

Relief funds available to permit holders and vessel crew for the 2020 Southeast Alaska salmon fishery. This includes the Troll, Seine and Gillnet sectors of the Salmon fishery. Applications for relief funds are open to permit holders through August 24th and vessel crew through September 28th.

The City and Borough of Wrangell Economic Development Department is available to assist applicants through its office, located in City Hall at 205 Brueger Street. Please contact administrator, Kate Thomas to schedule an appointment.

Contact Name: Kate Thomas
Phone: 907-874-2381
Email: kthomas@wrangell.com

Additional questions can be directed to PSMFC contacts at akfishdisaster@psmfc.org or 888-517-7262.

[Link to Application](#)



Fuel your startup success with a loan tailored for you!

Spruce Root's Fast Start Loan can make your entrepreneurial dreams come true with loan amounts up to \$50,000 with a personalized and expedited application process.

Rural Microentrepreneur Assistance Program in Alaska

RMAP is a program that helps small businesses in rural areas get started and grow. It provides loans and grants to organizations that support these businesses.

How does RMAP work?

- **Loans:** RMAP provides loans to help small businesses get the money they need to start or expand.
- **Grants:** RMAP also provides grants to organizations that offer training and support to small businesses.

Who is eligible?

- **Small businesses:** Businesses with 10 or fewer full-time employees located in rural areas are eligible.
- **Organizations:** Nonprofits, tribes, and colleges can apply to receive loans and grants from RMAP.

What kind of funding is available?

- **Loans:** Loans can be up to \$500,000.
- **Grants:** Grants can be up to \$100,000.

How can I apply?

To apply for RMAP, contact your local USDA Rural Development office.

The deadlines for completed applications to be received in the RD State Office for quarterly funding competitions are no later than 11:59 p.m. Eastern time on:

- First Quarter, September 30, 2024
- Second Quarter, December 31, 2024
- Third Quarter, March 31, 2025
- Fourth Quarter, June 30, 2025

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Item b.

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City and Borough of Wrangell, Alaska
Planning and Zoning Commission
Regular Meeting September 12th, 2024
Staff Report

Agenda Item: New Business, 9A

From: Kate Thomas, Economic Development Director

Subject: Final 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.

Review: Applicants are proposing a lot line adjustment between two properties, creating Lots 12A and 13A. This is the final plat. The Planning and Zoning Commission approved the preliminary plat with no conditions on February 15th, 2024.

Recommendation: Staff recommends approval of the final plat of the Pavlina-Villarma Replat.

Motion: Move to approve the final plat for the Pavlina-Villarma Replat as presented, owned, and requested by Dennis Pavlina and Carmen Villarma.

Review criteria:

Chapter 19: Subdivisions

Chapter 20: Standards

Attachments:

1. Final plat, 2. Aerial Map of Property

Findings of Fact:

The minimum lot size for lots zoned Single Family Residential is 5,000 square feet (WMC 20.52.090). The applicant is proposing to adjust the lot line between a portion of lots 13 and 14, creating two new lots 13A and 12A. As per the application, this replat addresses a settlement between Lots 13 and 14. Both lots are greater than the minimum lot size.

CITY AND BOROUGH OF WRANGELL, ALASKA

Item a.



1 inch = 106.368459 feet
Date: 1/26/2024

Public Map



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

CITY & BOROUGH OF WRANGELL
PLANNING DEPARTMENT
PO BOX 531 WRANGELL, AK, 99929 | +1 (907) 874-2381



LAND USE APPLICATION

WMC 19.04.010 - 19.04.020 & WMC 19.12.010 - 19.12.040 & WMC 20.76.010 - 20.76.040

OFFICIAL USE ONLY	RECEIVED BY	DATE RECEIVED	PAYMENT	CHECK <input type="checkbox"/>
	<input type="text"/>	<input type="text"/>	CREDIT CARD <input type="checkbox"/>	CASH <input type="checkbox"/>

SECTION I.

TYPE OF APPLICATION ZONING CHANGE \$150 SUBDIVISION/PRELIMINARY PLAT \$100

All application fees must be complete prior to review by the Planning Director and Commission. Additional fees will be applied following approval of the final plat through the borough clerk's office to record the plat map with the Department of Natural Resources Recorder's Office.

APPLICANT'S FULL NAME	EMAIL ADDRESS	PHONE NUMBER
<input type="text" value="Dennis W. Pavlina"/>	<input type="text" value="dennis.pavlina@tmgnorthwest.com"/>	<input type="text" value="360 518-5663"/>

APPLICANT'S PHYSICAL ADDRESS

APPLICANT'S MAILING ADDRESS

LEGAL OWNER'S FULL NAME (IF DIFFERENT)

SECTION II.

PLEASE PROVIDE THE PARCEL ID NUMBER AS WELL AS EITHER THE PHYSICAL ADDRESS OR LEGAL DESCRIPTION OF THE PROPERTY.

PARCEL ID NUMBER	PHYSICAL ADDRESS
<input type="text"/>	<input type="text"/>

LOT: 12, 13, 14 BLOCK: 12 SUBDIVISION: 1119

LEGAL ACCESS TO LOTS (STREET NAME)

CURRENT ZONING OF PROPERTY	LOT SIZE
<input type="text" value="Single Family"/>	<input type="text" value="28,840/18,375"/>

**CITY & BOROUGH OF WRANGELL
LAND USE APPLICATION
CONTINUED FROM PAGE 1**

SECTION III.

FOR A ZONING CHANGE, PLEASE STATE THE REQUESTED NEW ZONING AND EXPLAIN THE NEED FOR THE CHANGE.

N/A

FOR SUBDIVISION OR PRELIMINARY PLAT APPLICATIONS, PLEASE DESCRIBE THE PROPOSED CHANGES TO THE LOT AND SUBMIT A PREPARED PLAT MAP AS REQUIRED BY THE WRANGELL MUNICIPAL CODE.

We are requesting to adjust property lines to correct a settlement between Lots 13 & 14 and then to combine the balance of lot 13 with lot 14 creating the new lot.

SECTION IV.

I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.

SIGNATURE OF APPLICANT

Almit Polina

DATE

1-25-2024

SIGNATURE OF OWNER

Almit Polina

DATE

1-25-2024

OPTIONS TO PROCEED

1. Maintain Zoning Code, Rezone WCA, Glasner and Mach lots Light Industrial outright.
2. Maintain area as Single-Family District as underlying zone and create a light industrial overlaying zone.
3. Establish a Highway Mixed Use Zoning District under specific terms intended to protect residential uses from incompatible commercial and heavy industrial uses.

By default, all options would eliminate the use of contract zones. Contract zone agreements will be eliminated from the municipal code.

GENERAL NOTES FROM COMMISSIONERS

- Low impact as far as noise, odors, and visual eye sores
- Conflicts resolved in favor of residential
- Establish Buffers
- Limit commercial operating hours from 8:00 AM-10:00 PM.
- The zone be limited to gated/enclosed storage facilities, daycares, learning facilities, low-impact in-home businesses, and Government facilities (including tribal) that follow the same guidelines for hours, odor, and visual.
- include multifamily housing not to be greater than 4 units per acre (as an example) that way if they have a three-acre lot they could have 12 units, the units could be in one area, they would not be able to subdivide but it would create a nice outdoor area that could be used for recreation for the residents or gardening/greenhouses.
- Consider allowing one type of industrial use per lot.

LIST OF REQUIRED AMENDMENTS TO TITLE 20

1. 20.08- Definitions
2. 20.12- Districts Established - Boundaries
3. 20.26 - Highway Mixed-Use Zone
4. 20.52 - Standards

20.08 DEFINITIONS

- A. Townhouse - A type of residential dwelling that is attached to one or more other dwellings on one or more sides, sharing a common wall or party wall, not to exceed 6 contiguous units on a single lot of land. Townhouses have separate entrances and are designed to provide a sense of individual ownership or privacy.
- B. Condominium-A form of housing ownership by which a person may purchase and own one dwelling unit in a multiunit building or development. Each owner owns a common interest in such things as the underlying land, common walls, stairwells, elevators, lobbies, laundry rooms and recreation rooms.

20.12 - DISTRICTS ESTABLISHED – BOUNDARIES

Note: need to create language for the new zone within these standards.

- A. Density – Minimum lot size: WMC 20.52.090;
- B. Coverage – Minimum open areas: WMC 20.52.100;

CHAPTER 20.26 – HMU DISTRICT – HIGHWAY MIXED-USE

20.26.010 Purpose

The Highway Mixed-Use Zone is intended to accommodate highway oriented commercial activities such as offices, medium density residential uses, certain light industrial uses and limited personal services that require substantial outdoor space, parking and which also serve the nearby residences, and which do not materially detract from nearby residential areas. Uses are regulated to protect uses from incompatible commercial and heavy industrial uses.

20.26.020 Principal Uses Permitted

The following are principal permitted uses in this district:

- A. One-family (WMC 20.08.240) and two-family dwellings (WMC 20.08.250) to include modular dwellings or manufactured housing (WMC 20.08.520); (SF)
- B. Second-story residential use; (C)
- C. Townhouses; (MF)
- D. Transportation and transshipment facilities; (LI)
- E. Warehouses and enclosed storage facilities;(LI)
- F. Business and professional offices; (C)
- G. Government and civic buildings, including tribally owned offices; (C)
- H. Public parks and playgrounds associated with a high-density residential development;(LI)

20.26.030 Accessory Uses Permitted

The following are permitted accessory uses in this district:

- A. Accessory dwelling units, as defined in Chapter 20.53 WMC; (SF)
- B. Private garages and required off-street parking; (SF)
- C. Greenhouses and tool sheds; (SF)
- D. Home occupations as defined in WMC 20.08.380; (SF)
- E. Cottage industry as defined in WMC 20.08.200; (CU from SF)
- F. Private docks, moorage, boat houses, and net houses; (SF)
- G. Uses and structures which are incidental and subordinate to permitted principal uses and which will not create a nuisance or hazard are permitted as accessory uses in this zone. (SF)

20.26.040 Conditional Uses

Note: could consider no conditional uses and merge these with the principal permitted uses above

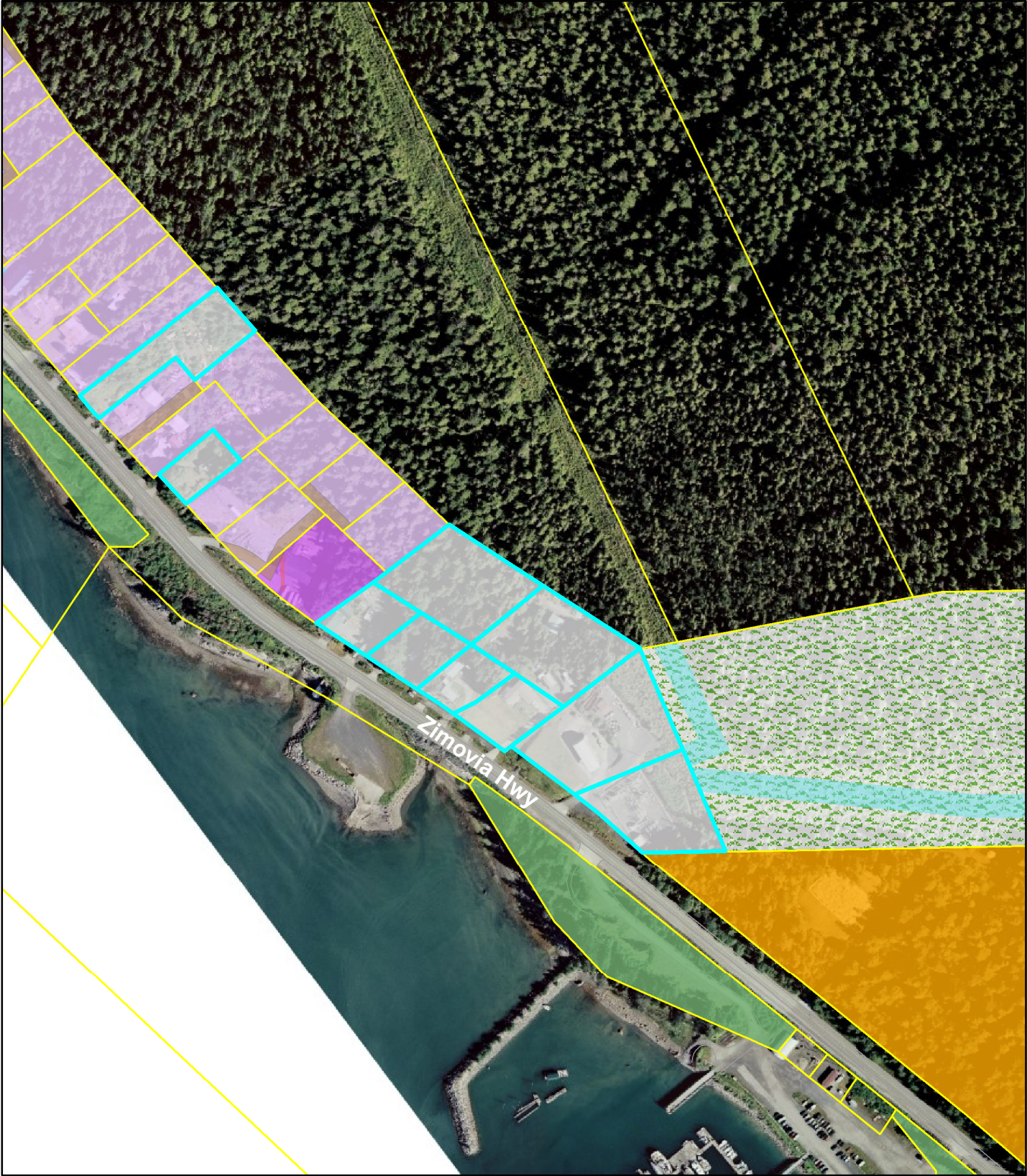
- A. Nursery schools, private kindergartens, and childcare centers; (SF)

- B. Assembly halls; (C)
- C. Vacation rental dwellings and bed and breakfast inns. (MF)

20.26.050 Standards

Standards found in Chapter 20.52 WMC applicable to this district are

- C. Standards policies: WMC 20.52.005;
- D. Principal structures per lot: WMC 20.52.010;
- E. Traffic vision impediments: WMC 20.52.020;
- F. Distances between buildings: WMC 20.52.030;
- G. Air, land and water quality: WMC 20.52.040;
- H. Volatile products storage: WMC 20.52.050;
- I. Noise: WMC 20.52.060;
- J. Building height: WMC 20.52.080;
- K. Density – Minimum lot size: WMC 20.52.090;
- L. Coverage – Minimum open areas: WMC 20.52.100;
- M. Setbacks – Yards: WMC 20.52.110;
- N. Drainage: WMC 20.52.150;
- O. Dredge and fill: WMC 20.52.160;
- P. Home occupations: WMC 20.52.170;
- Q. Off-street parking: WMC 20.52.190;
- R. Buffers: WMC 20.52.200;
- S. Signs: WMC 20.52.210;
- T. Traffic generation: WMC 20.52.230;
- U. Recreation: WMC 20.52.250;
- V. Firewood storage: WMC 20.52.260;



1 inch = 354.561529 feet
 Date: 9/11/2024

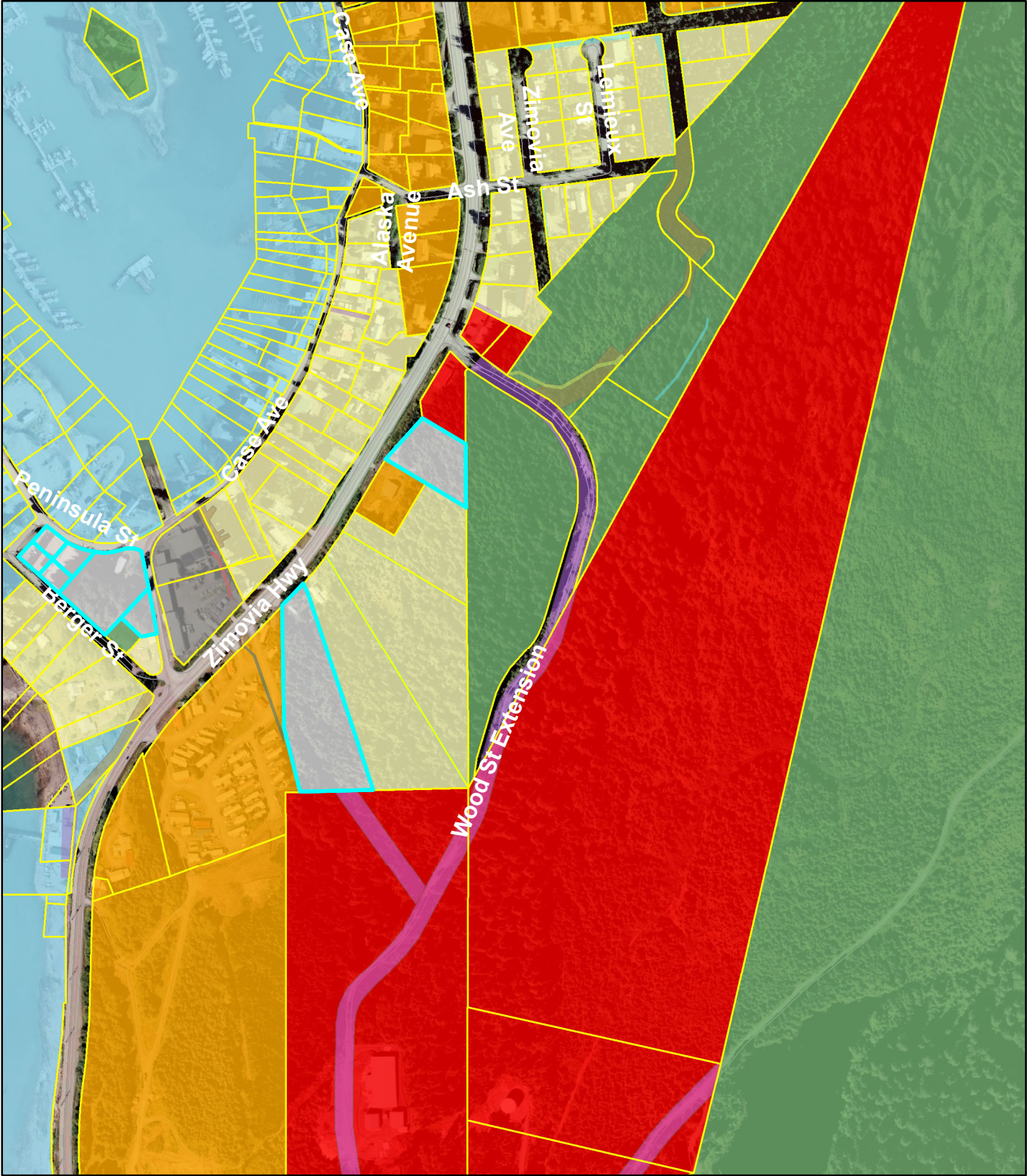
Public Map



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

CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



1 inch = 443.201911 feet
30 e: 9/11/2024

Public Map



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

CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



1 inch = 221.600956 feet

31 e: 9/11/2024

Public Map



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

Chapter 20.51 IL DISTRICT – LIGHT INDUSTRIAL

Sections:

20.51.010 Purpose.

20.51.020 Principal uses permitted.

20.51.030 Accessory uses permitted.

20.51.040 Conditional uses.

20.51.050 Standards.

20.51.010 Purpose.

The light industrial district is intended to provide for an area of light industrial and high density residential uses. Uses are regulated to protect residential uses from incompatible commercial and heavy industrial uses while, at the same time, permitting warehousing and other light industrial uses. Development requirements are intended to protect areas without public sewers from contamination, and to allow space for storage, expansion and off-street parking. [Ord. 867 § 1, 2013; Ord. 632 § 5, 1997; Ord. 462 § 6, 1984.]

20.51.020 Principal uses permitted.

The following are principal permitted uses in this district:

- A. Transportation and transshipment facilities;
- B. Warehouses and storage;
- C. Manufacturing, fabricating, assembling, and storage of a light industrial nature meeting the development requirements stated under this chapter;
- D. Auto repair, and subordinate or incidental retail sale of supplies or parts. [Ord. 867 § 1, 2013; Ord. 632 § 5, 1997; Ord. 462 § 6, 1984.]

20.51.030 Accessory uses permitted.

Uses and structures which are incidental and subordinate to permitted principal uses and which will not create a nuisance or hazard are permitted as accessory uses in this zone. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

20.51.040 Conditional uses.

The following are uses which may be permitted in the light industrial district by action of the commission under the conditions and procedures specified in Chapter 20.68 WMC:

- A. Those commercial uses as specified in WMC 20.44.020;
- B. Recreational vehicle parks;
- C. Multifamily structures, dormitories, roominghouses, bunk houses and boardinghouses;
- D. Public parks and playgrounds associated with a high density residential development;
- E. Animal establishments;
- F. Licensed marijuana retail store facility;
- G. Licensed marijuana testing facility;
- H. Licensed marijuana product manufacturing facility, with the exception of solvent based manufacturing processes which are not allowed;
- I. Licensed standard cultivation marijuana facility (500 or more square feet under cultivation); and
- J. Licensed limited cultivation marijuana facility (fewer than 500 under cultivation). [Ord. 926 § 10, 2016; Ord. 867 § 1, 2013; Ord. 785 § 27, 2006; Ord. 632 § 6, 1997; Ord. 462 § 6, 1984.]

20.51.050 Standards.

The following standards shall apply within the light industrial district:

- A. Standards policies: WMC 20.52.005;
- B. Air, land and water quality: WMC 20.52.040;
- C. Volatile products storage: WMC 20.52.050;

D. Noise: WMC 20.52.060;

E. Building height: WMC 20.52.080;

F. Setbacks – Yards: WMC 20.52.110;

G. Drainage: WMC 20.52.150;

H. Off-street parking: WMC 20.52.190;

I. Buffers: WMC 20.52.200;

J. Signs: WMC 20.52.210;

K. Animal establishments: WMC 20.52.270. [Ord. 867 § 1, 2013; Ord. 785 § 28, 2006; Ord. 586 § 11, 1993; Ord. 462 § 6, 1984.]

20.52.040 Air, land and water quality.

A. No smoke, heat, odor, fumes, dust, glare, vibration or water pollution shall be detectable beyond the boundaries of property upon which a permitted use occurs, except where such results from occasional maintenance operations or from normal wood smoke emissions from stoves or fireplaces.

B. Variances from the above standards under the procedures set forth in Chapter 20.72 WMC shall be granted only upon a determination that a proposed discharge would be within applicable state and federal standards, that a private hardship or public need justifying the variance exists or would occur if the variance is denied, and that adjacent properties would not suffer significant adverse effects.

C. No materials or wastes shall be deposited upon a lot in such a manner as to make them subject to transportation off the lot by natural forces or causes. Nor shall any substance be allowed to enter any stream or watercourse which carries the potential for contamination, or otherwise may render such stream or watercourse undesirable as a source of water, as a place for recreation or as a place which will support healthy aquatic life. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

20.52.050 Volatile products storage.

A. No highly inflammable or explosive liquids, solids, or gases shall be stored in bulk above ground, except for tanks or drums of fuel connected directly with fuel-consuming devices or

heating appliances located and operated on the same lot as such storage containers. This subsection is applicable to all uses in all districts, except as where such use is permitted in the industrial district, light industrial district and remote residential mixed-use district. In the RMU districts, this section is inapplicable where multiple 55-gallon tanks of fuel or propane may be stored in safe and secure areas, with adequate ventilation, away from structures used for living quarters.

B. Permitted uses involving the design, construction, reconstruction or use of toxic material or petroleum storage facilities shall provide for the prevention and cleanup of spills and shall provide for the disposal of such materials by the owners thereof. Uses involving the design of petroleum storage facilities shall be governed by the U.S. Environmental Protection Agency, Spill Prevention, Control and Counter-Measure (SPCC) guidelines (40 CFR Section 112.3), and the National Fire Protection Association's codes for storage and loss control of oil products. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

20.52.060 Noise.

For regulations relating to noise, refer to WMC 9.08.085. [Ord. 956 § 2, 2019; Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

20.52.080 Building height.

The purposes of building height standards are to prevent loss of life, excessive property damage, and to minimize risk of fires, by enabling firefighters to reach upper stories or roofs, and to help maintain the character of neighborhoods.

A. No structure within a single-family residential district should exceed a height of 25 feet absent a variance.

B. Church spires, water towers, elevator shafts, or smoke stacks not used for human occupancy, and cables, antennas or similar accessories, are exempt from the height requirements of this section.

C. No building within the single-family medium density district or rural commercial district should exceed a height of 30 feet absent a variance.

D. Portions of a building may exceed 35 feet in height where 50 percent of the building's roof perimeter lies within the 35-foot height limit, from an existing grade accessible to fire suppression personnel and rescue equipment, not including perimeter areas which provide access only to portions of the building used for storage, or where all dwelling units and work

spaces can be reached and evacuated through windows or balconies lying within the 35-foot height limit of borough firefighting equipment. The approval of the borough's fire chief and the zoning administrator shall be required before permits are issued for the construction of buildings exceeding the 25-foot limit. Measurements shall be taken from the base of the building to the perimeter of the roof.

E. In the remote residential mixed-used district, structures should not exceed a height of 35 feet absent a variance. [Ord. 1039 § 5, 2023; Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

20.52.110 Setbacks – Yards.

Setbacks are required to ensure sufficient open area, sunlight, views, privacy, fire separation and visual relief between structures. Setbacks from lot lines shall be 20 feet whenever property abuts a state highway right-of-way. Otherwise, applicable setbacks shall be: single-family residential district, front yards – 20 feet, side yards – five feet, back yards – 20 feet; single-family medium density district, front yards – 20 feet, side yard abutting another lot – 10 feet, side yard of a corner lot abutting a right-of-way – 15 feet, back yards – 15 feet; multifamily residential district, front yards – 10 feet, side yards – five feet, back yards – 15 feet; rural residential-1 and -2 districts, front yards – 20 feet, side yards – 15 feet, back yards – 20 feet; rural commercial district, front yards – five feet, side yards – five feet, back yards – 15 feet; remote residential mixed-use district, all yards – 10 feet, except that structures existing in the remote residential mixed-use district as of January 22, 2013, containing setbacks of less than 10 feet are allowed by right.

A. Zero setbacks and other setbacks not conforming to the minimums set forth for each zone above may be allowed where the planning and zoning commission determines that the structure:

1. Will not negatively impact adjacent property, existing or future views, road expansion, or the passage of sunlight to adjacent property;
2. Conforms to all applicable fire regulations; and
3. Contains a design feature which may serve as the basis for approval of a nonconforming setback, such as designs which accommodate view or solar exposures, irregular lots, retention of trees, or the employment of a cluster housing concept.

All applications for nonconforming setbacks shall be submitted to the commission at least 10 days before the meeting or 20 days if located in the RMU district, at which time such application will be considered, so that commission representatives can serve written notice of the application upon adjacent property owners.

B. Accessory structures in the single-family medium density district, such as a storage shed or greenhouse, 200 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 25 percent of the parcel and is a minimum of five feet from both the rear lot line and side lot lines abutting other lots.

C. The zoning administrator shall review plans for all proposed structures to determine whether such structures will substantially obstruct an adjacent lot's exposure to sunlight or to views. The commission may require increased or offsetting setbacks or a reduction in height for the planned structure.

D. Where nonconforming setbacks result in less than 10 feet between dwelling units, a fire-rated wall shall be required in lieu of a setback so as to provide adequate fire separation.

E. In recognition of the sensitivity of beaches to alteration and development that interrupt the natural movement of sand and other aggregates along shorelines which can result in erosion of adjacent shorelines, and in recognition of the scenic and recreational values of beaches, the development of beaches is discouraged. Any development on or alteration of sand or gravel beaches shall require prior planning and zoning commission approval. [Ord. 1039 § 5, 2023; Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

20.52.150 Drainage.

A. Use of natural, undisturbed drainage is required where usable. Existing surface drainage channels on a site shall be determined prior to approval by the planning and zoning commission for development. Regrading, stripping of vegetation or filling is permitted in these areas; provided, that:

1. The time of concentration of stormwater flows remains unchanged or is lengthened; and
2. Any resultant new drainageways have less velocity than pre-existing ones or reduce erosion through the provision of erosion control measures.

B. Each new development, for instance, site preparation or construction, shall provide for the on-site control of excess runoff resulting from that development so as to prevent such runoff from adversely affecting neighboring parcels. For the purpose of this section, excess runoff shall include all increases in runoff resulting from:

1. Any increase in the impervious surface of the site, including additions to buildings, roads and parking lots;

2. Changes in soil absorption caused by compaction during development;
3. Modifications to land contours, including filling or draining of small land depressions; and
4. Alteration of drainageways or facilities for handling wastewater from domestic uses.

C. Stormwater runoff shall be directed away from any known shellfish or kelp beds or other sensitive marine resources. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

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.

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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

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Use	No. Spaces	Per Unit
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
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.]

20.52.200 Buffers.

Due to smoke, noise, traffic, aesthetics and potential hazards, all new or expanded port facilities, industrial uses, unenclosed home occupation uses abutting another property with a residential use, and mobile home parks (over three units) shall have buffers between such areas and adjoining areas. Buffers shall be 25 feet in width, and shall be 75 percent sight-obscuring. When composed of plants, buffers shall be 50 percent of full size within one year and average eight feet in height. Buffers shall be composed of natural terrain and vegetation where possible. If fences are used they should be aesthetically pleasing and compatible with the character of the area.

Buffers shall not be used for storage of equipment or materials or for waste disposal, but may be used for outdoor recreation. Portions of such buffers may be used for light motor vehicle parking if the design of such facilities is found by the planning and zoning commission to be consistent with the comprehensive plan of the borough. Buffer requirements may be waived if the commission determines that natural or manmade land forms upon the site sufficiently serve the purpose of this section. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

20.52.210 Signs.

A. A permit shall be obtained from the zoning administrator prior to the installation of any sign or advertising structure excepting those less than six square feet (e.g., two feet by three feet) in area. Construction and erection of signs shall be in accordance with this chapter and with all other pertinent regulations.

B. Signs shall advertise only those businesses or activities engaged in on the immediate premises.

C. No signs shall be erected in any location where, by reason of the position, shape or color of such sign, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device. No sign shall exceed the height of the structure to which it is attached or exceed 10 feet in height if freestanding.

D. No sign other than public signs shall be placed within 10 feet of any intersection as measured from the nearest corner created by two intersecting street rights-of-way.

E. Flashing signs and intermittent illumination are to be permitted only in commercial and industrial zones.

F. In all residential districts, lighting shall be direct and shielded from adjacent property.

G. Except as approved with a conditional use permit for a commercial use in the remote residential mixed-use district, only the following signs are permitted in a residential district:

1. Real Estate Signs. One sign not exceeding eight square feet, advertising only the sale, rental or lease of the building or premises on which it is maintained.

2. Signs Identifying Home Occupations. One sign per use, not exceeding nine square feet in area; such sign shall be no closer than 10 feet from any property line.

3. Bulletin Boards. Bulletin boards used to display announcements of meetings to be held on the premises are permitted for churches, schools, community centers and public, charitable or institutional uses. Unless otherwise permitted in the district, such

signs shall contain no more than 20 square feet in area and may be located no closer than 10 feet from any street lot line. Only one such sign shall be permitted for each street frontage.

4. Construction Signs. During construction, repair or alteration of a structure, temporary signs which denote the architect, engineer, contractor or builder, or which denote the name of construction and its use or occupants-to-be or other construction participants or structure users, may be placed within any required yard setbacks as ground, wall or roof signs. Each sign shall be 20 square feet or less in size and not more than one such sign shall be permitted for each construction participant or structure user.

5. Signs Identifying Other Permitted and Conditional Uses. One sign per use not to exceed 20 square feet in area for the purpose of identifying multifamily dwellings, clubs, offices and other similar uses may be placed flat against the building in which such use occurs and shall be no closer than 10 feet from any property line.

6. Signs for Nonconforming Uses. A legal, nonconforming use in a residential area may have one sign per property, unlighted, and no larger than 20 square feet in area. Such sign shall be located no closer than 10 feet from any property line.

7. Subdivision Signs. Signs advertising the sale or lease of lots or buildings within new subdivisions of at least five lots are permitted, providing they are not directly or indirectly illuminated and do not exceed 50 square feet in area. Not more than one such sign shall be located at each major approach to the subdivision, with such signs located within the required setback yards applicable to the principal structures and located no closer than 10 feet from the nearest property line.

8. Public Safety Signs. Temporary, private ground or wall signs exclusively relating to the safety of the public (e.g., "No Parking Today," "Use Covered Walkway," "Do Not Enter," "Danger," or "Loading Zone") may be located as needed for public safety without limitation as to number, size or location under this section.

H. In addition to the requirements of Chapter 13.05 WMC, the following regulations shall apply to signs in commercial and industrial districts:

1. Signs shall be located flat against a building or a marquee.

2. One ground, pole, or projecting sign is permitted, per property, not to exceed 50 square feet in area; provided, that signs projecting beyond the lot line may be no closer than six inches from the curblin and must be at least eight feet above the finished sidewalk grade.

I. Signs in the rural commercial district may be no larger than 32 square feet and must be located against the external building wall. Lighted, neon or flashing signs are not permitted externally.

J. Signs which do not conform to the requirements of this title shall be eliminated within three years from the effective date of the ordinance codified in this title. [Ord. 1039 § 5, 2023; Ord. 867 § 1, 2013; Ord. 841 § 2, 2009; Ord. 462 § 6, 1984.]

20.52.270 Animal establishments.

Animal establishments may be located in those districts where such use is allowed, subject to the following:

A. The owner of any animal establishment must provide, according to the needs of the animal:

1. Adequate shelter from the elements;
2. Adequate facilities to keep the animals on the owner's property and prevent straying;
3. Adequate procedures and facilities to avoid unreasonable off-site odor or noise disturbance to adjacent properties;
4. Adequate facilities for keeping the kennels, stables and other animal housing areas clean and free of filth; and
5. Adequate food, water and vaccinations.

B. No animal establishment shall cause any nuisance, hazard or damage to persons or to other property by:

1. Disposal of water and waste products;
2. Risks to health and well-being;
3. Destruction of surface vegetation and soils; or
4. Straying animals.

C. Animal establishments for horses, mules and donkeys shall comply with subsections (A) and (B) of this section and the following:

1. Shelters shall be roofed to allow the animal protection from the elements. Depending on the needs of the animal, the shelter must be divided into stalls large enough for the animal to turn completely around while standing inside. Manure and wet bedding shall be cleaned out regularly.
2. The owner shall prepare and maintain the ground in such a way that the area in which the animals are standing does not retain water and minimizes mud. Wood chips or some other similar porous material that will allow moisture to drain away from where animals are standing is ideal.
3. Adequate corrals must be provided and be enclosed by safe fencing. Barbed wire is not allowed. There must be adequate room in the corral for the animals to move about and self exercise without hurting themselves or others. Corrals shall not be allowed to accumulate a build-up of manure and/or filth.
4. Feed containers should have bottoms to prevent feed from coming in contact with the ground. The feed container should always be located on dry ground areas so that the animals will be forced to stand on the dry ground while feeding.
5. Storage of grain feed shall be in secure, rodent-proof, closed containers.
6. Clean drinking water shall be provided at all times.
7. Manure on any stabling site shall be bermed such that there is no runoff beyond the limits of the site.
8. Manure shall be removed from the site regularly and disposed of in a legal manner.
9. There must be adequate vegetative buffers between stabling areas and adjacent property.
10. Minimum lot size must be 15,000 square feet for one animal plus an additional 5,000 square feet for each additional animal. In all zoning districts there must be 5,000 square feet of free space for each animal to allow the animal to move. Where the property owner submits a current detailed site plan and can demonstrate that adequate facilities for the exercise of the animals will be provided (for example, a commercial stable with an arena area), a conditional use permit may be granted with less restrictive minimum lot size requirements.
11. Corrals shall have a grade allowing water to drain away from the animals. Ditches or channels around the more elevated areas of the corral to catch and direct water away from the corral are recommended. Ditches or channels draining the corral to lower

grades shall discharge water in compliance with the Wrangell Municipal Code. [Ord. 867 § 1, 2013; Ord. 785 § 29, 2006.]

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Chapter 20.44

C DISTRICT – COMMERCIAL

Sections:

20.44.010 Purpose.

20.44.020 Principal uses permitted.

20.44.030 Accessory uses permitted.

20.44.040 Conditional uses.

20.44.050 Standards.

20.44.010 Purpose.

The commercial district is intended to provide for the continued use and expansion of Wrangell's commercial center. This land will be regulated to concentrate commercial development and to prevent uses which would have any adverse effects upon nearby properties or would needlessly compete for designated commercial space. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984; Ord. 349 § 5, 1976; prior code § 95.37.010.]

20.44.020 Principal uses permitted.

The following are permitted uses in this district:

- A. Retail and wholesale businesses;
- B. Business and professional offices;
- C. Banks;
- D. Barbershops and beauty shops; laundries and other consumer services;
- E. Restaurants, cafes and bars;
- F. Theaters and assembly halls;
- G. Clubs, lodges, fraternal organizations and union halls;

H. Hotels and motels;

I. Government and civic buildings;

J. Second-story residential use; and

K. Animal establishments other than establishments for livestock. [Ord. 867 § 1, 2013; Ord. 785 § 21, 2006; Ord. 462 § 6, 1984; Ord. 349 § 5, 1976; prior code § 95.37.020.]

20.44.030 Accessory uses permitted.

Uses and structures which are clearly incidental and subordinate to principal uses permitted and which will not create a nuisance or hazard are permitted in this district as accessory uses. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

20.44.040 Conditional uses.

The following are uses which may be permitted in the commercial district by action of the commission under the conditions and procedures specified in Chapter 20.68 WMC:

A. Gasoline/service stations;

B. Licensed marijuana retail store facility;

C. Licensed marijuana testing facility;

D. Licensed marijuana product manufacturing facility, with the exception of solvent based manufacturing processes which are not allowed;

E. Licensed standard cultivation marijuana facility (500 or more square feet under cultivation), provided the facility must be located indoors only and must be limited to no more than a 2,000 square foot grow area;

F. Licensed limited cultivation marijuana facility (fewer than 500 square feet under cultivation). [Ord. 926 § 7, 2016; Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

20.44.050 Standards.

The following standards under Chapter 20.52 WMC shall apply within the commercial district:

A. Standards policies: WMC 20.52.005;

- B. Air, land and water quality: WMC 20.52.040;
- C. Volatile products storage: WMC 20.52.050;
- D. Noise: WMC 20.52.060;
- E. Airport interference: WMC 20.52.070;
- F. Building height: WMC 20.52.080;
- G. Setbacks – Yards: WMC 20.52.110;
- H. Shoreline dependency: WMC 20.52.120;
- I. Piers, docks, shoreline protection and other shoreline construction: WMC 20.52.130;
- J. Off-street parking: WMC 20.52.190;
- K. Buffers: WMC 20.52.200;
- L. Signs: WMC 20.52.210;
- M. Redevelopment: WMC 20.52.220;
- N. Animal establishments: WMC 20.52.270. [Ord. 867 § 1, 2013; Ord. 785 § 22, 2006; Ord. 462 § 6, 1984.]