



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, March 10, 2022
6:00 PM

Location: Borough Assembly Chambers
City Hall

PZ Meeting 3-10-22
6:00 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

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

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

1. (PH) Conditional Use permit application for a short term vacation rental on Tract L2 of USS 2321 per Plat No. 80-1 a Resubdivision of a portion of Tract L and Tract M, zoned Rural Residential 1, requested by Tyla and Jim Nelson
2. Final Plat review of the Brown Replat, a replat of Lot A, Block 84, P.C. Resubdivision (Plat No. 97-16), and the vacation of a portion of Peninsula Street R.O.W., creating Lot A-1, Brown Replat, zoned Single Family Residential, requested by David Brown and Lilia Pegeder
3. Discussion of an update to the Comprehensive Plan

H. OLD BUSINESS

1. Discussion of potential land uses of entitlement lands

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT



City and Borough of Wrangell
Planning and Zoning Commission
MINUTES

Item 1.

Thursday, January 13, 2022
6:00 PM

Location: Borough Assembly Chambers
Zoom

PZ Meeting 1-13-22
Minutes

A. CALL TO ORDER / ROLL CALL

Meeting was called to order at 6:06pm.

Present: Jillian Privett; Apryl Hutchinson; Alex Angerman; Vice Chair Don McConachie

Staff: Carol Rushmore

B. AMENDMENTS TO THE AGENDA - None

C. CONFLICTS OF INTEREST - None

D. APPROVAL OF MINUTES

1. **JP moves to approve of the Minutes of the Regular meeting of October 14, 2021; regular meeting of November 10, 2021 and regular meeting of December 9, 2021.**
AA Seconds
Approved unanimous

E. PERSONS TO BE HEARD

E. CORRESPONDENCE

1. State of Alaska public notice for an Oyster and Kelp farm at Mosman Inlet on Etolin Island
2. Correspondence regarding needs of St. Frances Animal Rescue

G. NEW BUSINESS

1. Variance permit application request for a reduction in the side yard setback requirements for a garage, Lot SP2, Block 84, (Plat No. 75-8) zoned Single Family Residential, owned and requested by Jeff and Kay Jabusch.

OPEN PUBLIC HEARING

Jeff Jabusch: Our garage burned down. We want to rebuild slightly bigger. Have dry storage above. The trusses will stick out further than what they did. Currently 3' from the property line. Plan to have larger eaves, but move the foundation over slightly. Propose to be 2' from the property line. Can't move the garage over much more cause of the slope up would be too steep.

CLOSE PUBLIC HEARING

JP moves to approve findings of fact and a variance permit for a two foot setback (3 foot variance) for a garage on the mutual side property line with property owned by Dave Brown.

AH Seconds

Approved Unanimous

2. Review and Discussion of Entitlement land uses

The Commission and the Economic Development Committee began land use discussions for the Borough Entitlement lands back in 2017-2018. The Borough currently has management authority for the lands but not the patent/title yet so they cannot be sold. We have made a request for Survey status on the lands and hopefully will hear back from Dept. of Natural Resources next month. The St. Johns land on Zarembo is currently the only land that we have the patent. The attached spreadsheet is the summary of the discussion of both groups.

The Commission needs to review the land uses that were previously discussed, identify other uses, or concur with what is existing. The EDC will also be reviewing these again as well. From this zoning for each area should be developed – most of the areas will likely be part of the RMU district but not all of them.

Staff have been discussing the potential for utilizing some of these properties to generate Carbon Credits as a revenue stream. Staff is researching all that it takes to develop a Carbon offset program and what uses can occur on the land or not.

Sunny Bay: Reason it was selected was so that it would not go to University of Alaska. Borough was asked by Alaska Crossings to select so they could utilize for remote camping for their students. They were having difficulty with USFS permitting. DM suggests portion for use as carbon credits but not all of it.

Wrangell Island West: portion if suitable timber land should be made available to Mike Allen. See if the USFS has topography information. Perhaps allow commercial cabins/lodges. Could encompass into the Rural Residential 1 district. Question about access on the north end – can it be accessed from the quarry road by Pats Creek.

Mill Creek: Probably shouldn't be sold. But on waterfront, could there be cabins for rent like the USFS? Tent platform, picnic area. A comprehensive recreational area. No commercial lodge but personal use.

Next meeting focus on Crittenden Creek; Sunny Bay; Zarembo

3. Discussion of Community Garden improvement plans

Community Gardens with WCA is proposing to install a commercial composter, fix the fence, and do some rockwork. Staff is asking the Commission to concur that what they are proposing is within the existing Conditional Use permit issued in 2009.

H. OLD BUSINESS

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT

City and Borough of Wrangell, Alaska

Wrangell Planning and Zoning Commission

SPECIAL MEETING February 18, 2022 MINUTES

Open Meeting: 1:00pm

Roll Call: Present is Apryl Hutchinson, Alex Angerman, Jilliam Privett, Vice Chair Don McConachie
Also present, WCA Staff; Staff Carol Rushmore

Conflicts of Interest: Alex Angerman declared a conflict with Item D3 regarding the WCA request to modify the bridge access location because she works for WCA.

Persons to be Heard: None

New Business:

1. Final Plat of Stewart Replat
JP moves to approve the Final Plat
AA 2nds
Approved unanimously
2. Final Plat of the Johnson-Harrison Replat
JP moves to approve the Final Plat
AA 2nds
Approved unanimously
3. WCA request to change access to Chief Shakes Island

Alex Angerman steps down due to conflict of interest.

Esther Ashton, Tribal Administrator provides background information regarding the current bridge status. 2013 bridge pilings were replaced and expected life of bridge at that time was 10 years. Want to move the bridge over to the larger parking lot. Grid would remain intact and be the City's responsibility. Want to revitalize their culture. Provide structures and restroom at new bridge entrance. Would like approximately 25' X 100' parcel of land. Will need to have the bridge engineered.

AH – will the driveway down to the grid be impacted? No

City owns the parking lot.

AH moves to recommend to the Assembly to approve the conceptual plan presented by WCA for the modified access location for Chief Shakes Island.

JP 2nds

Approved Unanimous

City and Borough of Wrangell, Alaska

Wrangell Planning and Zoning Commission

**SPECIAL MEETING
February 28, 2022
MINUTES**

Open Meeting: 1:02pm

Roll Call: Present is Apryl Hutchinson, Alex Angerman, Vice Chair Don McConachie
Also present, Davey and Lilia Brown; Staff Carol Rushmore

Conflicts of Interest: None

Persons to be Heard: None

New Business:

Open Public Hearing

Close Public Hearing

Update: The preliminary plat changed slightly to not include the portion of ROW that has the Prunella encroachments. Mrs. Prunella has said that she will purchase that portion and replat her property.

AA Moves to approve the Brown Replat subject to the addition of an easement for the fire hydrant.

AH seconds.

Approved unanimous.

City and Borough of Wrangell

Agenda Item G1

Date: March 4, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

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

Background: The applicants have been operating a short term rental on this property for the last year. This is an after the fact application for a short term rental.

Review Criteria:

Rural Residential 1 District: Chapter 20.28

Standards: Chapter 20.52

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

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

Findings of Fact:

The applicants began operating a short term rental on the lot they own in April of 2021. Staff had spoken to the applicants regarding the necessary permits. In July of 2021, a letter reminding them of the need for a conditional use permit was written, and a follow up letter was sent in September. In February, a conversation was held with the applicant who has since submitted the after the fact conditional use permit application. The applicants are seeking to be approved for a Cottage Industry to operate a short term rental. They have been listed on AirBnb.com since April 2021. Sometimes bed and breakfast type rentals are considered a home occupation, but because the applicants do not live there, the business would be considered a Cottage industry (WMC 20.08.200).j

The proposed use is similar to the surrounding residential uses, the occupants change frequently rather than a long term rental. A long term rental is permitted without the need for a conditional use permit. The lot is just under an acre at 39,800sq ft and is hooked into City sewer and water. Parking is available on site.

Conditions of Approval for conditional use applications include:

- 1) **Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.**

The property is zoned Rural Residential 1 which allows cottage industry as a conditional use. Cottage Industry (WMC 20.08.200) requires a conditional use permit and is for uses that are compatible with the underlying zone but could potentially have impacts to the adjacent property owners. An extended stay or Bed and Breakfast type facility of short term duration (under 30 days) could see an increase in traffic to the neighborhood of short duration as the visitors or group party

come and go from their overnight stay. However, often the traffic would be equivalent to a permanent renter or resident. The increase in traffic is likely to be minimal and no different than if a family were to live there. Access is provided directly from Zimovia Highway which is the only access to residents from 2 mile on so the traffic for the short term rental should be unnoticeable.

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

3) Entrances and off-street parking available without safety issues:

Access to the property is from Zimovia Highway and does not pass other residents. There is more than enough space for parking and turn around so there is no 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: Tyla Nelson
2.9 mile zumovia
Wrangell AK 99929

Applicant's Phone Number: 907.305.0832

II. Owners's Name and Address: Tyla + Jim Nelson
930 Evergreen Ave
Wrangell AK 99929

Owner's Phone Number: 907.305.0832

III. Legal Description: Lot _____, Block _____, U.S. Survey _____

Parcel No. 03-004-439

IV. Zoning Classification: residential RR1

V. Specific Request: Operation of a short term rental.

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: Tyla Nelson **DATE:** 2/24/22

SIGNATURE OF APPLICANT: Tyla Nelson **DATE:** 2/24/22

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

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

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

TRACT 2 PARCEL 03-004-439

Lot (s) size of the petition area .92 Acre

Existing zoning of the petition area gural residential

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

Proposed change that requires this variance

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

Explain details of the proposed development Operation of a

short term rental on property

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: There will be
no impact on any other property.

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.

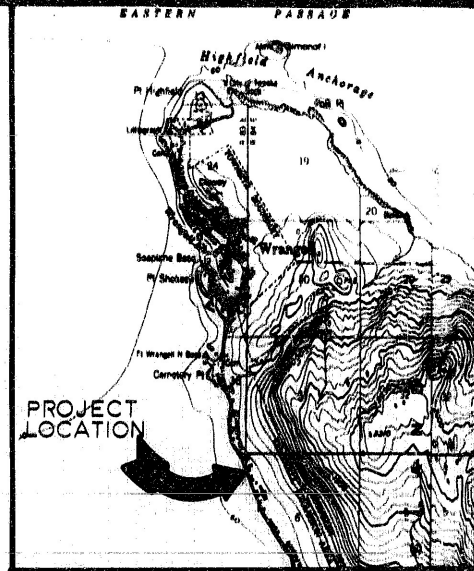
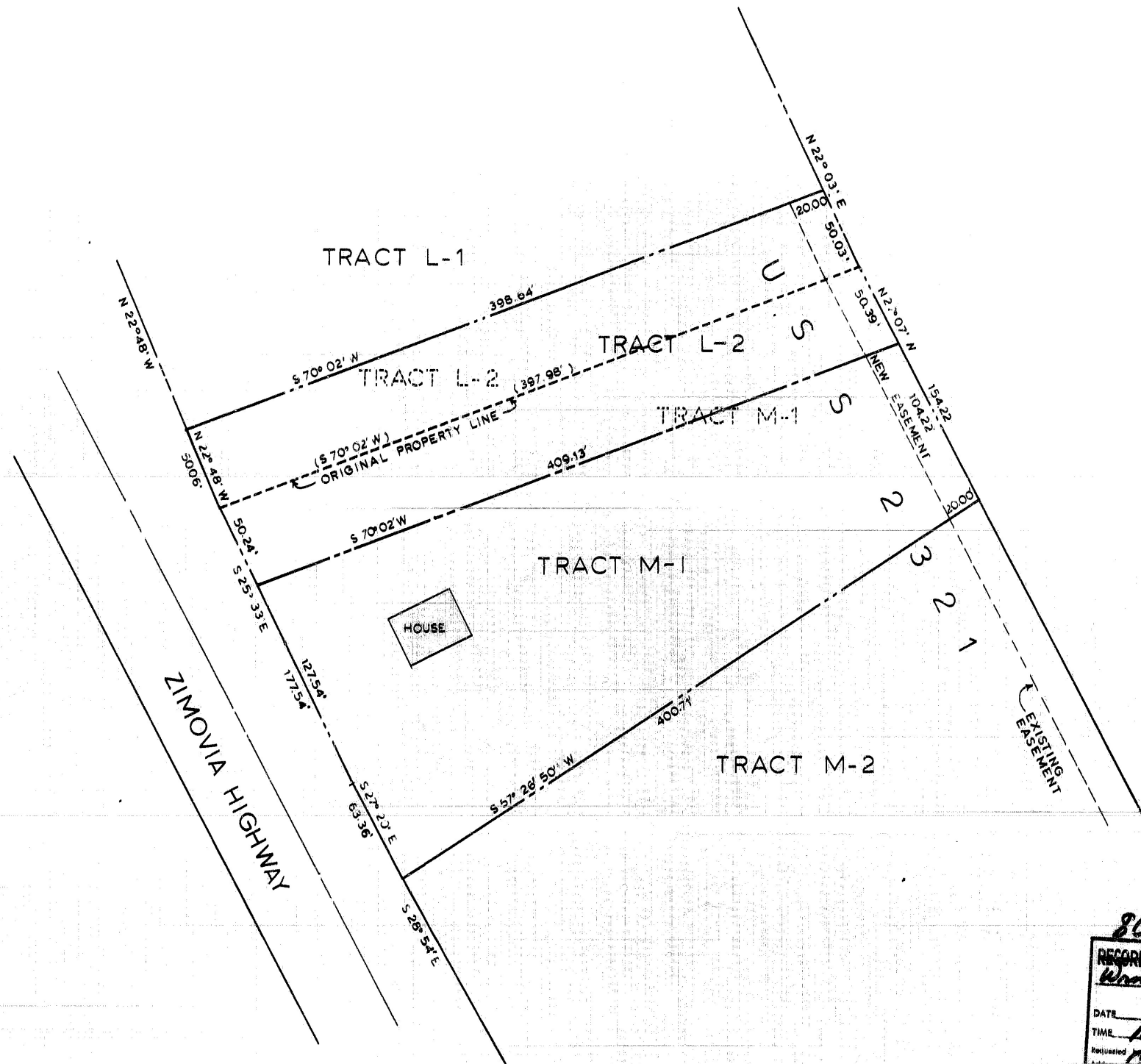
Wita Nelson
PRINT PETITIONER'S NAME

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

PO Box 1333
ADDRESS

2/24/22
DATE

305-0832
TELEPHONE



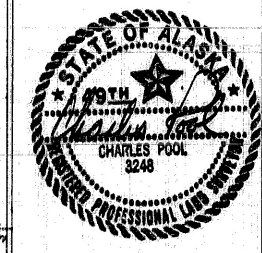
VICINITY MAP
SCALE IN MI.



80-2
RECORDED - FILED 10-
Wrangell REC. DIST.
DATE 6/19 1980
TIME 11:42 A.M.
Requested by Charles Pool
Address 3248
Wrangell, AK.
99929

CERTIFICATION OF APPROVAL BY THE ZONING
AND PLANNING COMMISSION
I hereby certify that this plat shown hereon has been found
to comply with the regulations of the Wrangell Zoning and Plan-
ning Commission and has been approved by the Commission.
Date 6/19/80
Planning Com.

CERTIFICATE OF OWNERSHIP
I, the undersigned, hereby certify that
I am the owner of TRACTS L-2 & M-1
as shown hereon. I hereby approve
this survey and plat.
June 17, 1980
date Agnatha Johansen
Subscribed and sworn before me on
June 6, 1980
Charles Pool
Notary Public for the State of Alaska
My commission expires 7-31-82



RESUBDIVISION		
TRACT L-2 & M-1 USMS 2321		
FOR AGNATHA JOHANSEN WRANGELL, ALASKA		
CHARLES POOL & ASSOCIATES, INC. CONSULTING ENGINEERS & SURVEYORS 1225 TONGASS AVE., KETCHIKAN, ALASKA 99901		
DATE 9-24-79	NAME OF SURVEYOR: C. POOL	PROJ. NO. 13293-01-00
SCALE 1" = 50'	DRAWN BY GAB	

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 1.



1 inch = 372.406622 feet

12

re: 3/7/2022

Public Map

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

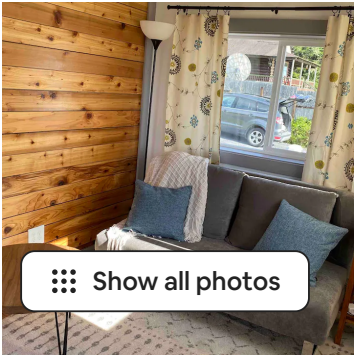


Item 1.

Private Cabin (Tiny home)

★ 5.0 · [12 reviews](#) · 🏠 Superhost · [Wrangell, Alaska, United States](#)

🔗 [Share](#) ❤️ [Save](#)



🖼️ [Show all photos](#)

Entire cabin hosted by Tyla
2 guests · 1 bedroom · 2 beds · 1 bath



🔑 **Self check-in**
Check yourself in with the lockbox.

🏆 **Tyla is a Superhost**
Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

📅 **Free cancellation before May 6**

Private cabin at 2.9 mile Zimovia Highway looking out over Zimovia Straits.

Item 1.

Where you'll sleep



Bedroom

1 double bed, 1 sofa bed

What this place offers

- Beach access
- Kitchen
- Wifi
- Free parking on premises
- Air conditioning
- Private patio or balcony
- Hair dryer
- Refrigerator
- Dedicated workspace
- Long term stays allowed

Show all 33 amenities

\$150 / night ★ 5.0 · [12 reviews](#)

CHECK-IN 5/11/2022	CHECKOUT 5/13/2022
GUESTS 2 guests	

Reserve

You won't be charged yet

<u>\$150 x 2 nights</u>	\$300
<u>Service fee</u>	\$42
<hr/>	
Total before taxes	\$342

[Report this listing](#)

2 nights in Wrangell

May 11, 2022 - May 13, 2022

City and Borough of Wrangell

Agenda Item G2

Date: March 4, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

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

Background: Applicants requested to vacate a portion of Peninsula Street in front of their property which was approved by the Assembly in October 2021. This is the preliminary plat.

Recommended Motion:

Staff recommends approval of the final plat Brown Replat

Findings of Fact:

The Planning and Zoning Commission recommended vacating a portion of Peninsula Street right-of-way in September of 2021 and the Assembly approved the request in October. This is the plat reflecting the approval.

The adjacent lot owned by the Brown's where the Peninsula Street right-of-way (ROW) vacation was approved is zoned Single Family Residential. The applicant is seeking to construct on the lot a residential/garage/shop and is seeking the vacation to provide adequate room for fire access due to the rock slope on the back of the property.

The final plat addresses an easement for the fire hydrant and eliminates the area where Mrs. Prunella's house and deck encroach. She will be purchasing that area separately.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND KNOWLEDGE OF THE RIGHTS OF ALL ADJACENT OWNERS, WALLS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ DAVID W. BROWN
DATE _____ LILIA J. PEGEDER

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DUTY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ 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.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____.

LIEN HOLDER CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE LIEN HOLDERS OF LOT 1 WITHIN BLOCK 84, ACCORDING TO PLAT 97-16 WITHIN THE WRANGELL RECORDING DISTRICT, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATION OF ALL STREETS, ALLEYS, WALLS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ FIRST BANK
DATE _____ PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DUTY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ 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.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____.

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL
ATTEST: _____
CITY CLERK

CERTIFICATE STATE OF ALASKA
(FIRST JUDICIAL DISTRICT'S)

I THE UNDERSIGNED AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH 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 AND BOROUGH OF WRANGELL, IN THE NAME OF _____ 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 20____ WILL BE DUE ON OR BEFORE OCTOBER 15, 20____ DATED THIS _____ DAY OF _____.

ASSESSOR CITY AND BOROUGH OF WRANGELL

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 AND BOROUGH OF WRANGELL AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ CHAIRMAN, PLANNING COMMISSION
SECRETARY _____

SURVEYOR'S CERTIFICATE

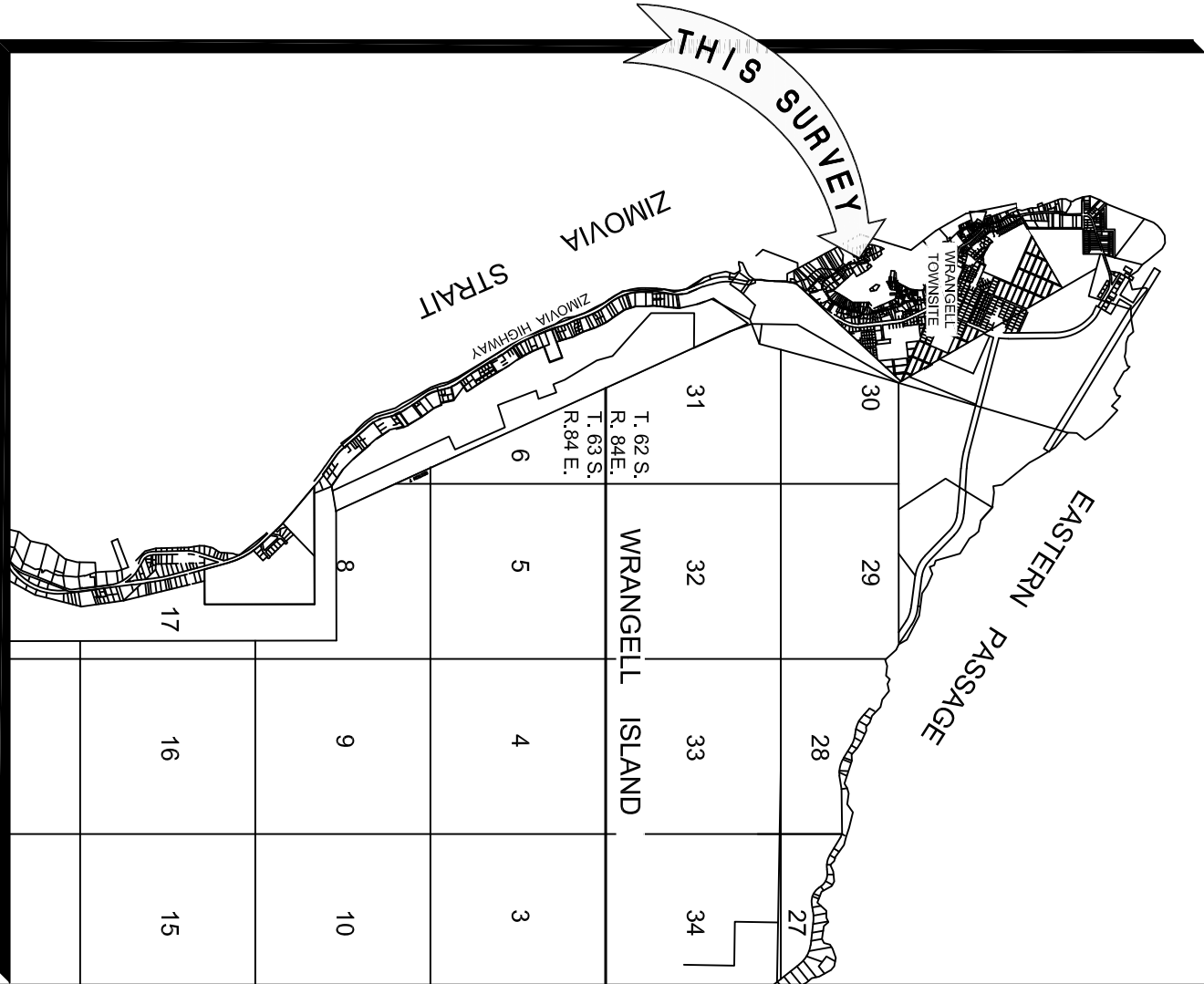
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A CORRECT AND TRUE STATEMENT OF THE SURVEY AND THAT THE DIMENSIONS, MONUMENTS, SHOWN HEREON, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

CHRISTOPHER G. PIERURN, PLS # 107552

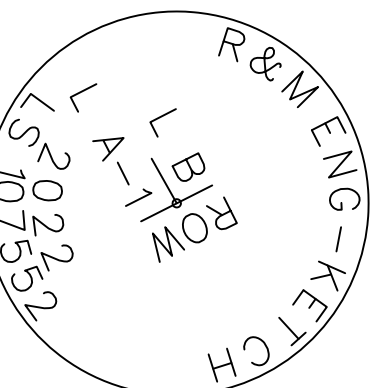


VICINITY MAP



1" = 1 MILE

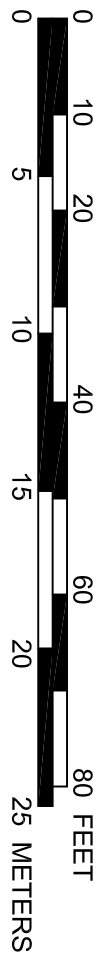
TYPICAL SECONDARY MONUMENT
SET THIS SURVEY



SET 5/8" X 30" LONG REBAR
(UNLESS OTHERWISE NOTED) AND
2" ALUMINUM CAP WITH PLASTIC
INSERT

SCALE 1"=20'

THIS DRAWING MAY BE REDUCED. VERIFY SCALE BEFORE USING



1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

SHEET 1 OF 1



PRSM DESIGN, INC.
7780 REVILLA ROAD, SUITE 300
KETCHIKAN, AK 99901
Phone: (907) 225-2917
Fax: (907) 225-2441
WRANGELL OFFICE
P.O. BOX 2206
WRANGELL, AK 99929
Phone: (907) 305-0820

CERTIFICATE OF AUTHORIZATION #: C576

BROWN REPLAT

A REPLAT OF
LOT A, WITHIN BLOCK 84, OF WRANGELL TOWNSITE, ACCORDING TO P.C.
RESUBDIVISION, RECORDED AS PLAT 97-16; AND THE VACATION OF A
PORTION OF PENINSULA STREET R.O.W.;

LOCATED WITHIN
WRANGELL TOWNSITE (U.S. 1119)
WRANGELL, ALASKA 99929
WRANGELL RECORDING DISTRICT

LOCATED WITHIN
WRANGELL TOWNSITE (U.S. 1119)
WRANGELL, ALASKA 99929
WRANGELL RECORDING DISTRICT

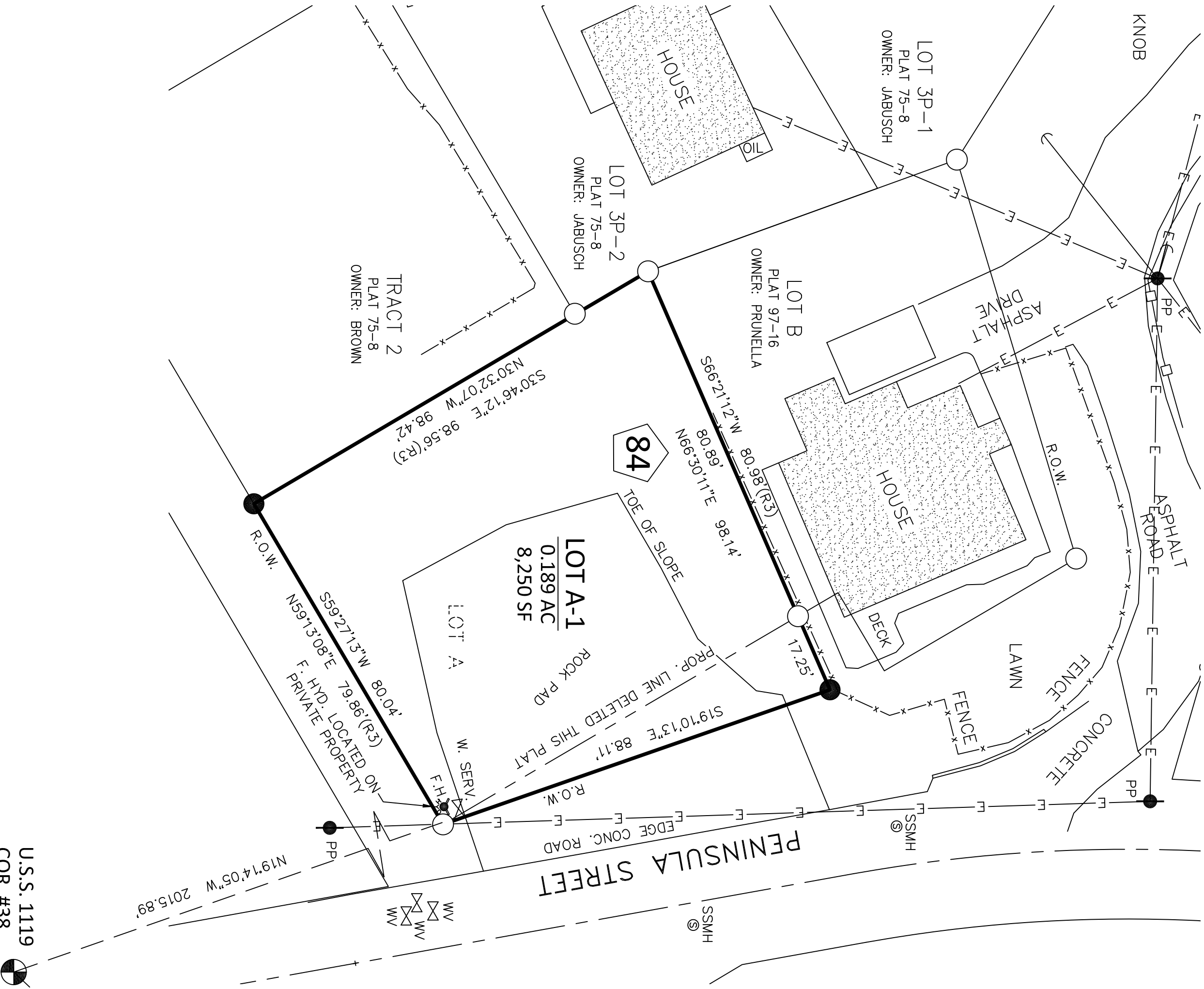
SURVEYED BY: MCH
DATE: NOVEMBER 2021 -
DRAWN BY: MCH
DATE: NOVEMBER 2021 -

SCALE: 1"=20'
CHECKED: CGP
R&M PROJECT NO: 212789

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REFERENCE AK, ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. XXXX.
4. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - U.S. No. 1119 (WRANGELL TOWNSITE)
 - PLAT 68-46
 - PLAT 75-8
 - PLAT 75-8
 - PLAT 75-8
 - PLAT 81-6
 - PLAT 94-10 (PENINSULA STREET R.O.W.)
 - PLAT 97-16 (P.C. RESUBDIVISION)
 - DEED 2020-000365-0

LEGEND	
	BLOCK NUMBER
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	PRIMARY MONUMENT RECOVERED
	UNSURVEYED
	SURVEYED
	ROW CENTERLINE
	FENCE LINE
	OVERHEAD ELECTRICAL
	MEASURED DATA
	RECORD PER U.S. 1119 (WRANGELL TOWNSITE)
	RECORD PER PLAT 94-10 (PENINSULA STREET R.O.W.)
	RECORD PER PLAT 97-16 (P.C. RESUBDIVISION)

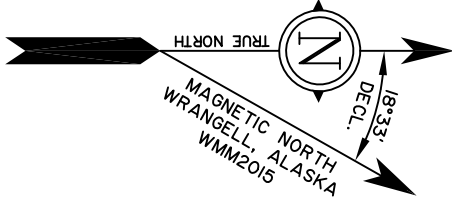


ENCROACHMENT NOTES

1. A FIRE HYDRANT ALONG PENINSULA STREET ENCRACHES ONTO THE SOUTHEAST CORNER OF LOT A-1.

BASIS OF BEARING

BEARINGS SHOWN ARE WMD, 83120111(EP0CH-2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R8-3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 1.1.1. DISTANCES SHOWN ARE MEASURED ALONG THE SURFACE OF THE EARTH AND REDUCED TO HORIZONTAL FIELD DISTANCES.



U.S.S. 1119 (WRANGELL TOWNSITE)
COR. #37
ORIGINAL STONE MONUMENT

U.S.S. 1119
COR. #38
BASIS OF BEARING

City and Borough of Wrangell, Alaska

Agenda Item G3

Date: March 7, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Discussion of Comprehensive Plan Update

Commissioners,

The Comprehensive Plan was completed in 2010 and so many things have changed since then. Typically a plan should be updated at least every 10 years. There have been short conversations regarding an update off and on since 2018-2019, but no substantive work.

The full plan can be found online at: <https://www.wrangell.com/planning/comprehensive-plan>. I will be happy to make you a hard copy if you would like one.

Attached for reference and initial discussion is Chapter 6: Land Use and Future Growth.

I hope to discuss with the Commission how to proceed to update the plan. Initially, my hope is to at minimum identify major changes, needs and policies in each Chapter over the course of the year – as a bullet list, priority list etc.



6 Land Use and Future Growth

GOALS

Designate and zone land in appropriate locations to meet current and future commercial, residential, industrial, public and recreational needs of all communities in the Borough.

Revise and update the zoning code and maps to implement the City and Borough of Wrangell Comprehensive Plan.

This chapter describes land ownership in the City and Borough of Wrangell, discusses current conditions, concerns and opportunities, lists goals, policies and implementing actions, and establishes Future Growth Maps to guide land use over the next 10-20 years in an efficient and logical manner. The section includes:

1. The review of historic and current land ownership, management and use;
2. Consideration of future municipal, resident and business land needs;
3. Identification of suitable locations to meet these needs; and
4. The establishment of Future Growth Maps and policies and implementing actions to guide and implement Wrangell's desired future land use.

6.1 A Brief Land Use History

People have lived in the Wrangell area for a long, long time (Figure 6-1). According to clan history, the Tlingit people migrated down the Stikine River during a time when the river still flowed underneath glaciers. The population slowly moved down the river with later

settlements on the coast including Anita Bay, Mill Creek, the site of the Wrangell Institute at Shoemaker Bay, Anan and many others. The petroglyphs found at Petroglyph Beach near Wrangell and throughout the Borough and the shell middens found on Etolin Island are evidence of the long settlement in the area.

The Stikine River has been a trade route to the interior used by the Tlingit since arriving in the area. Tlingits were trading furs with Russians in the area as early as 1811. In 1834, the Russians built a fort near Chief Shakes Tribal House on Shakes Island in the Wrangell Inner Harbor. The fort was later leased to the Hudson's Bay Company and renamed Fort Stikine. By 1849, the sea otter and beaver stocks were depleted and Fort Stikine was abandoned. Fort Stikine remained under British control until the United States purchased Alaska in 1867, when a US military post was established at the site. The gold rushes of 1861, 1874-1877 and 1897 brought many prospectors to the area and the community grew up around the fort.

In 1877, the Presbyterian Church in Alaska was founded near its current location at 220 Church Street. Reverend S. Hall Young was stationed in Wrangell and worked among both miners and the Tlingit. He also established the Fort Wrangell Tlingit Industrial School on a large property south of town to teach young Tlingit men American trades such as printing, boatbuilding and construction. This institution later developed into the Wrangell Institute, a boarding school for Alaska Natives through the mid 20th century.

By the beginning of the 20th century, Wrangell had a population of 850 and the City was incorporated in 1903. Fishing and forestry were growing industries, and four canneries and a cold storage plant were constructed by the late 1920's. In the 1930's, cold packing of crab and shrimp was occurring. Abundant spruce and hemlock resources helped to expand the lumber and wood products industry. With all this activity, Wrangell became firmly established as a trading center in central southeast Alaska.

Front Street was originally constructed of boards placed on pilings over the water. Unfortunately, two devastating fires, one in 1906 and the other in 1952, destroyed most of the historic buildings. Wrangell's population continued to grow slowly, with residential areas growing up on the hills surrounding the harbor. In 1994, the Alaska Pulp Corporation sawmill, Wrangell's largest employer, closed. The past and present economic activities have clearly shaped the Wrangell of today. Downtown Wrangell's busy harbors are still home to many commercial fishermen.

The community has always been a major home to the Tlingit *Kiks.ádi* and *Naanyaa.aayí* clans, as well as the only home of the *Kayaashkiditaan*, *S'iknax.ádi*, *Xook'eidí*, *Kaasx'agweidí*, and *Taalkweidí* clans. Today the Wrangell Cooperative Association, a Tlingit IRA council and the federally recognized tribe for the area, maintains Shakes Island in Wrangell's Inner Harbor, Chief Shakes House and the totem park. Chief Shakes House is a replica of traditional Tlingit houses and was constructed in the 1930's using traditional knowledge and methods. The house is now 80 years old and fundraising is currently underway to replace deteriorating sills and beams.

Figure 6-1. Cultural and Historic Resources.

Wrangell Territory showing aboriginal use and ownership and present (1946) uses.

Source: Haa Aani Our Land, Water R. Goldschmidt and Theodore H. Haas. 1946.

Figure 6-1. Cultural and Historic Resources.

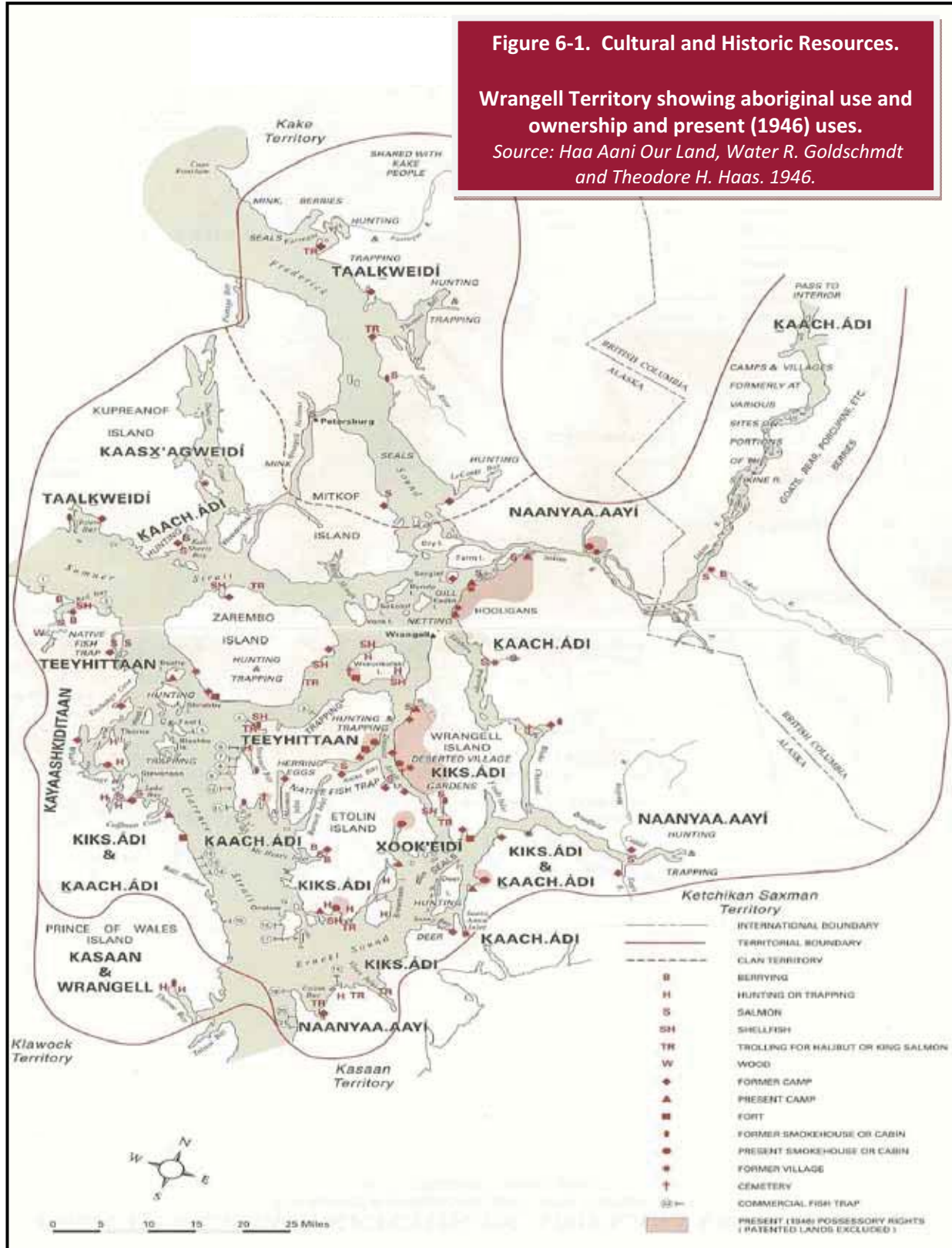
Wrangell Territory showing aboriginal use and ownership and present (1946) uses.

Source: Haa Aani Our Land, Water R. Goldschmidt and Theodore H. Haas. 1946.

Figure 6-1. Cultural and Historic Resources.

Wrangell Territory showing aboriginal use and ownership and present (1946) uses.

Source: Haa Aani Our Land, Water R. Goldschmidt and Theodore H. Haas. 1946.



On May 6, 2008, a local election was held to decide whether to dissolve the City of Wrangell and incorporate as the unified City and Borough of Wrangell, that would include the communities of Meyers Chuck, Union Bay, Thoms Place, Olive Cove and Farm Island and stretch from Cleveland Peninsula on the south end to the Stikine River on the north, and Zarembo and Etolin Islands on the west. Two-third (64 percent) of the area's residents voted in favor of this proposal and on May 30, 2008, the City and Borough of Wrangell was incorporated. The area and extent of the new borough reflects the long standing connection between Wrangell, its Tlingit territory, and the surrounding land and water; minerals and gravel are extracted from the Stikine and brought into Wrangell, fish caught in surrounding waters are processed in local plants, logs harvested from Etolin, Zarembo and Shrubby Islands and other areas supported the Wrangell mills, residents of the remote areas use Wrangell as a transportation and supply hub, and visitors to Wrangell often travel to the rest of Wrangell Island, the Stikine River and Anan Wildlife Observatory.

6.2 Land Ownership

The City and Borough of Wrangell encompasses 2,582 square miles of land and 883 square miles of water. The federal government is by far the largest landowner in the borough, followed by the State of Alaska (including Alaska Mental Health Trust), the City and Borough of Wrangell and a variety of individual and corporate private sector land owners (Table 6-1). See Figure 6-2.

Table 6-1. City and Borough of Wrangell Land Status

Land Owner	Square Miles	Percent of Total
Federal (all)	1,597,021	97.28%
State	40,713	2.48%
Alaska Mental Health Trust	2,590	0.16%
City and Borough of Wrangell	1,296	0.08%
Private	2,709	0.17%
	1,641,740	100.00%

6.3 Wrangell Municipal Entitlement

State law provides that as cities or boroughs form they are entitled to a grant of State land. Under current law, each new municipality is entitled to receive 10 percent of the maximum total State acreage that is classified as Vacant, Unappropriated, Unreserved (VUU) land within the boundaries of the municipality between the date of its incorporation and two years and six months after that date. However, because there is so little State land in the region this would have resulted in transfer of only about 1900 acres to Wrangell to meet its municipal needs. Therefore, Wrangell worked with its legislators and on June 25, 2010, Senate Bill 273 was adopted that transferred 9,006 acres of State land to the City and

Borough of Wrangell. This land will help to meet future municipal needs and provide land for residential, economic development and recreational use.

There are just under 41,000 acres of State uplands in the Borough. Table 6-2 lists the approximately 25,000 acres of State land that are designated in a manner that make it VUU land and thus available to select as part of the Borough's municipal entitlement. Lands eligible for municipal selection (VUU land) are shown in black on Figure 6-3.

**Table 6-2. State Land within the City and Borough of Wrangell
Eligible for Municipal Entitlement Selection (*only uplands listed*)**

State Parcel #	Parcel Name	Designation	Acres
W-01	Crittenden Creek area	Gu	3,410
W-02	St John Harbor (Zarembo Island)	Gu, S	1,679
W-08	Western bank of Eastern Passage (Wrangell Island)	Gu	1,679
W-10	Pats Creek Drainage	Gu	3,061
W-12	Earl Cove West**	Gu	3,564
W-14	Thoms Place (west half)	Gu, S	2,360
W-15	Olive Cove Drainage (Etolin Island)**	Gu, Ru	450
W-19	North bank of Bradfield Canal	Gu	880
W-20	South bank of Bradfield Canal	Gu	574
W-21	Bradfield River floodplain	Gu	2,778
W-23	McHenry Anchorage frontage including Kelp Point and Avon Island (Etolin Island)	Ru	752
W-27	Uplands above coastal plain south of Pat Creek Campground (Wrangell Island)	Gu	694
W-28	West of Thoms Place	Ru	408
C-01	Sunny Bay and Watkins Point frontage and uplands (Cleveland Peninsula)**	Gu	2,514
C-04	Union Park and Vixen Harbor area	Ru, Pr	421
C-05	Small parcel in Meyers Chuck	Sc	1
<i>Sources: Alaska DNR Central/Southern Southeast Area Plan, November 2000 The data on this table is from the DNR Area Plan and does not reflect any changes since 2000. ** Parcels that will go to University if not selected by Borough.</i>			

The 2009 Community Opinion Survey asked residents their opinions on different reasons for picking municipal entitlement land (Table 6-3). The reasons with highest support are selecting land to help facilitate an electrical intertie, land with deep-water access and potential for industrial development, land with potential for community recreational use, and ensuring selections do not conflict with existing use by other communities in the Wrangell Borough.

A series of maps now follows that shows Land Status:

- General land ownership in the City and Borough of Wrangell (Figure 6-2)
- State land in the City and Borough of Wrangell that is available to select for Wrangell's municipal entitlement (Figure 6-3)
- a 9-map series detailing ownership in the former city where most residents live today (Figures 6-4 to 6-12)

Maps showing land ownership for Meyers Chuck, Union Bay, Thoms Place, Olive Cove, Wrangell East and the Farm Island area are found in the Chapter 10.

**Table 6-3. Net Support /Opposition on Reasons to
Select Land for Municipal Entitlement**

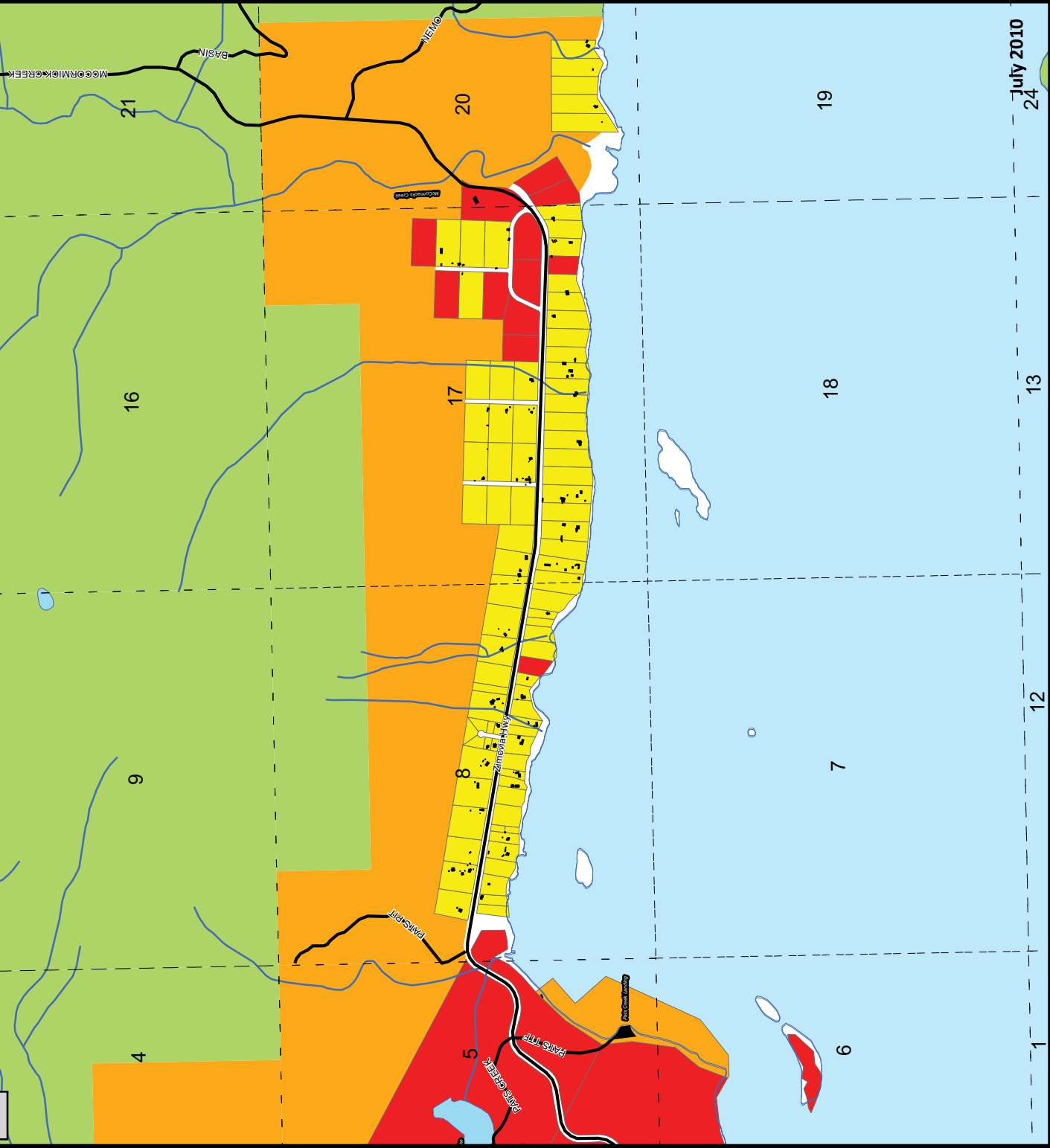
	Net Support	Net Opposition
Would facilitate development of a Southeast electrical intertie	78%	8%
Has deep-water access and potential for industrial development	78%	12%
Has potential for community recreational use	77%	12%
Land that does not conflict with existing use by other communities in the Wrangell Borough	74%	9%
Has potential for remote residential development	68%	21%
Has potential for tourism use	61%	31%
Is suitable for commercial timber harvest	60%	30%
Is adjacent to saltwater with potential for oyster farms and other similar uses	58%	32%
Has historic or cultural significance	56%	28%
Is adjacent to streams with good salmon runs	40%	48%
<i>Source: 2009 Comprehensive Plan Community Opinion Survey</i>		

Figure 6-2 (11x17)

Figure 6-3 (11x17)

City and Borough of Wrangell Comprehensive Plan

Figure: 6-4

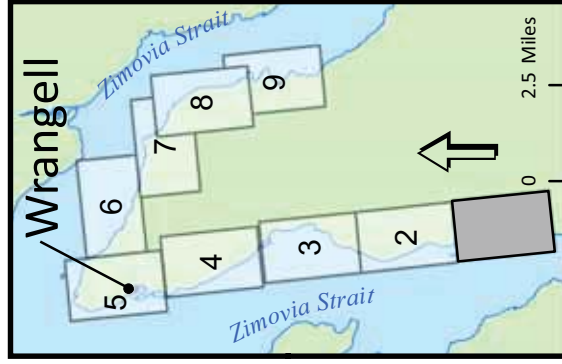


Land Status

Land and Tidelands

- Federal -
- Tongass Nat'l Forest
- State of Alaska
- Alaska Mental Health Trust
- City and Borough of Wrangell
- Private

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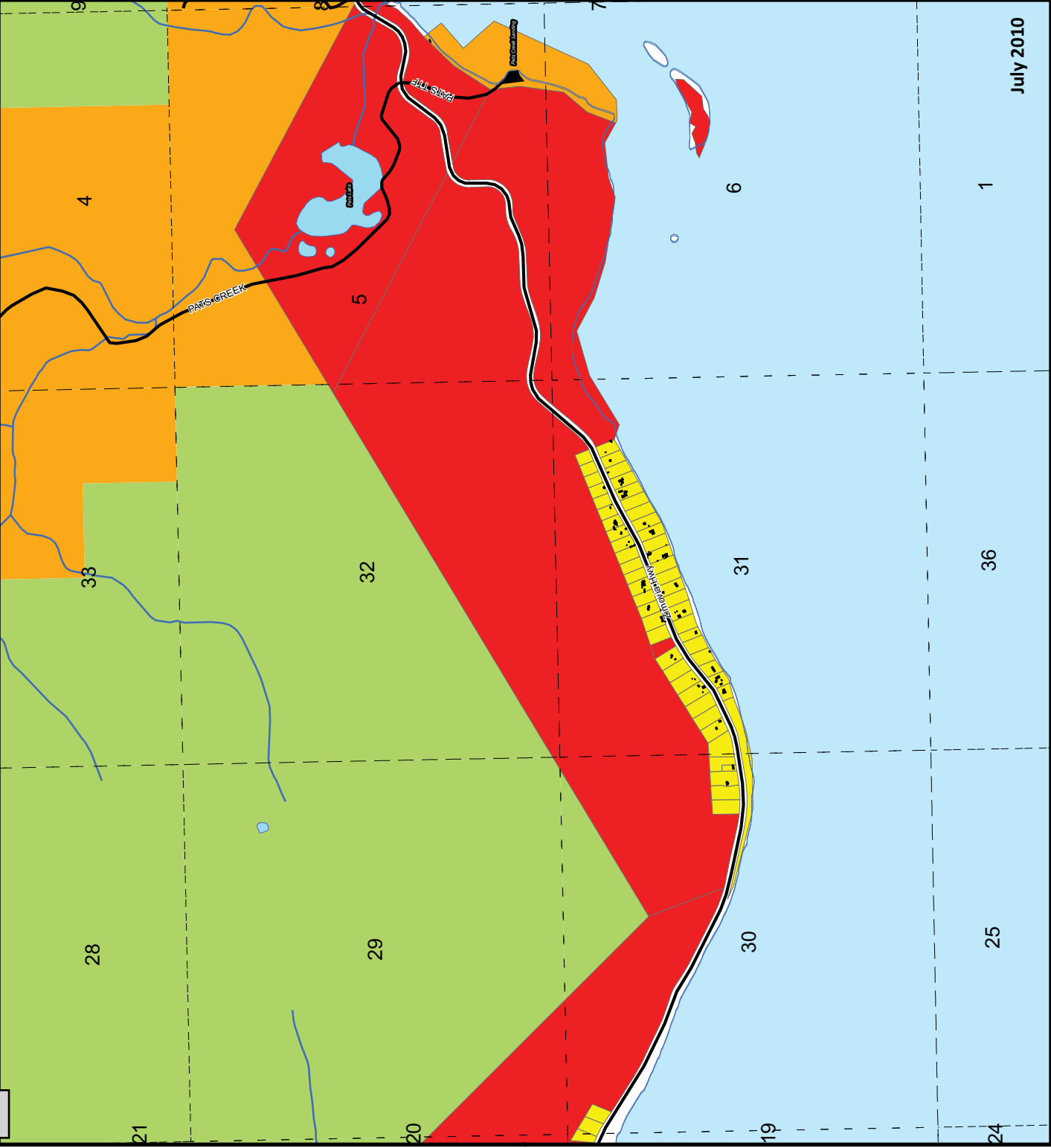
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City and Borough of Wrangell Comprehensive Plan

Figure: 6-5

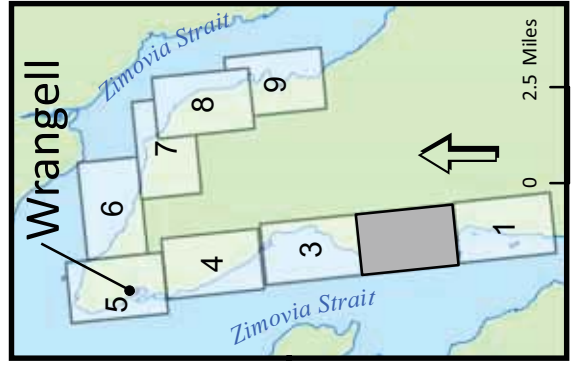
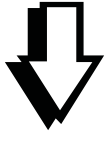


Land Status

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- Tongass Nat'l Forest
- State of Alaska
- Alaska Mental Health Trust
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- Private

0 1,000 Feet



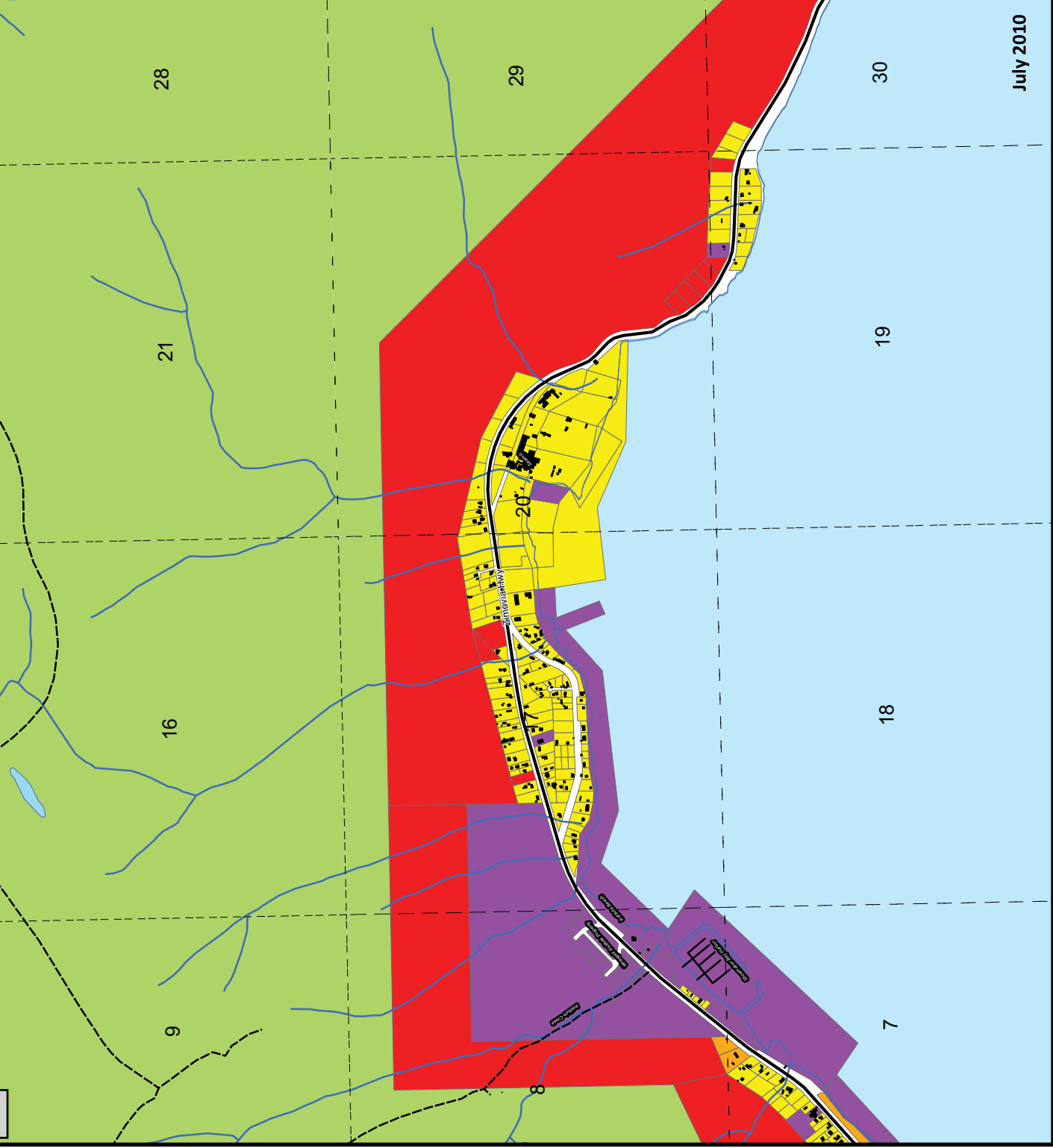
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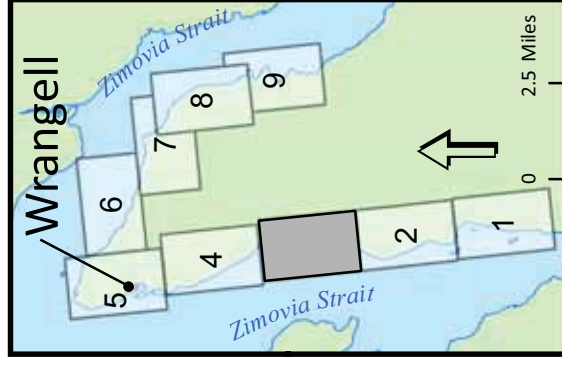


Land Status

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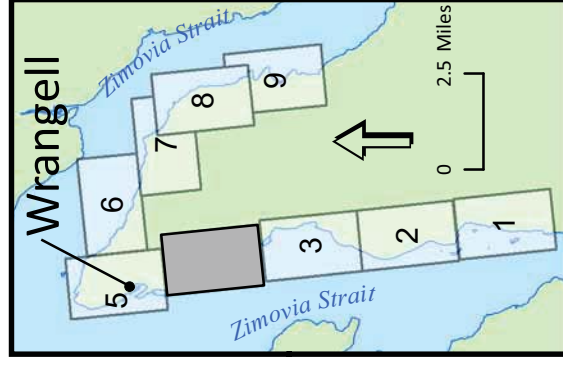
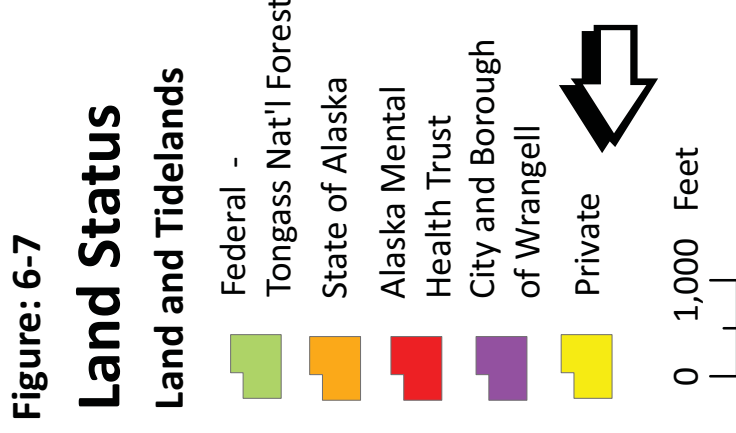


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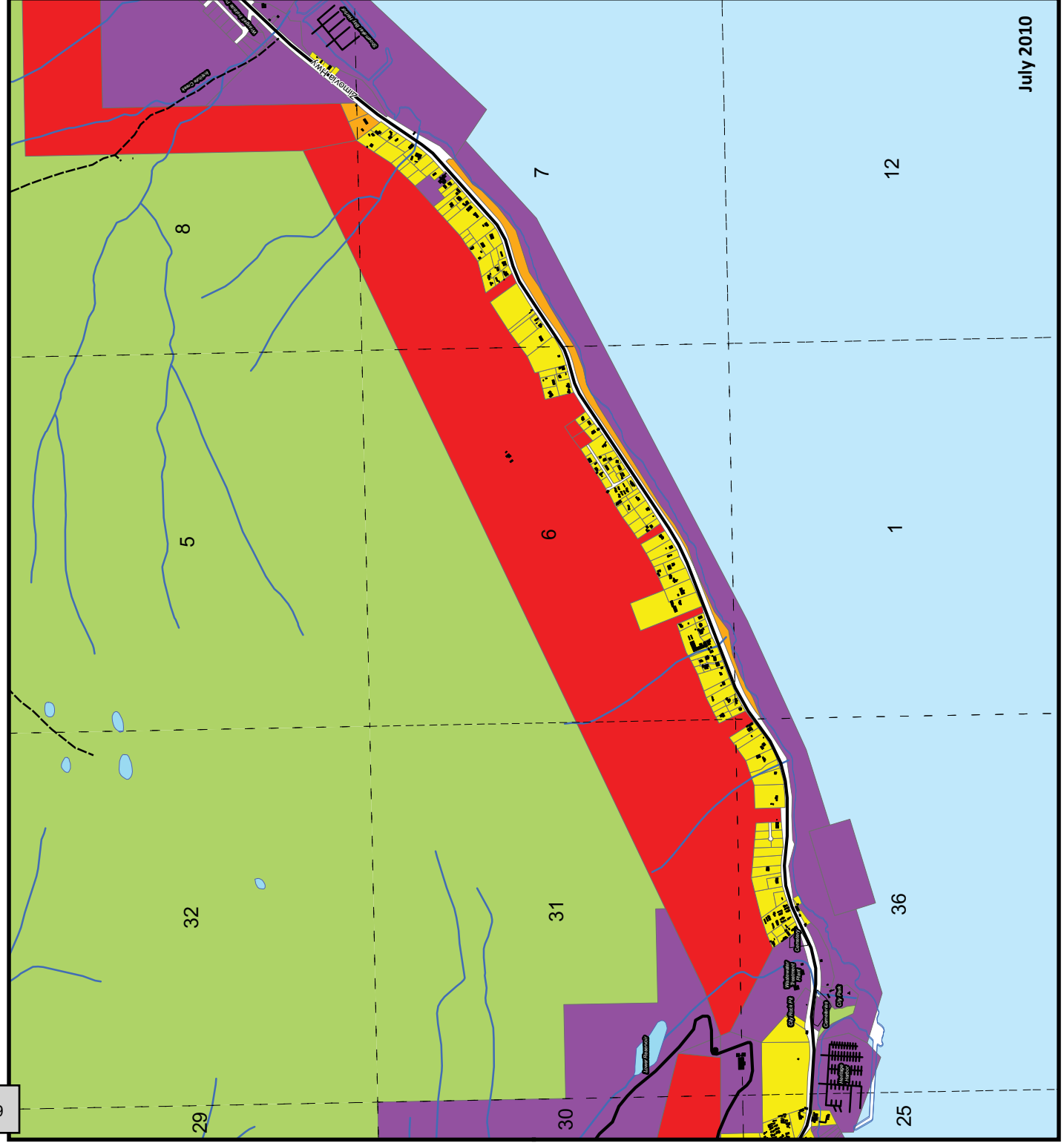
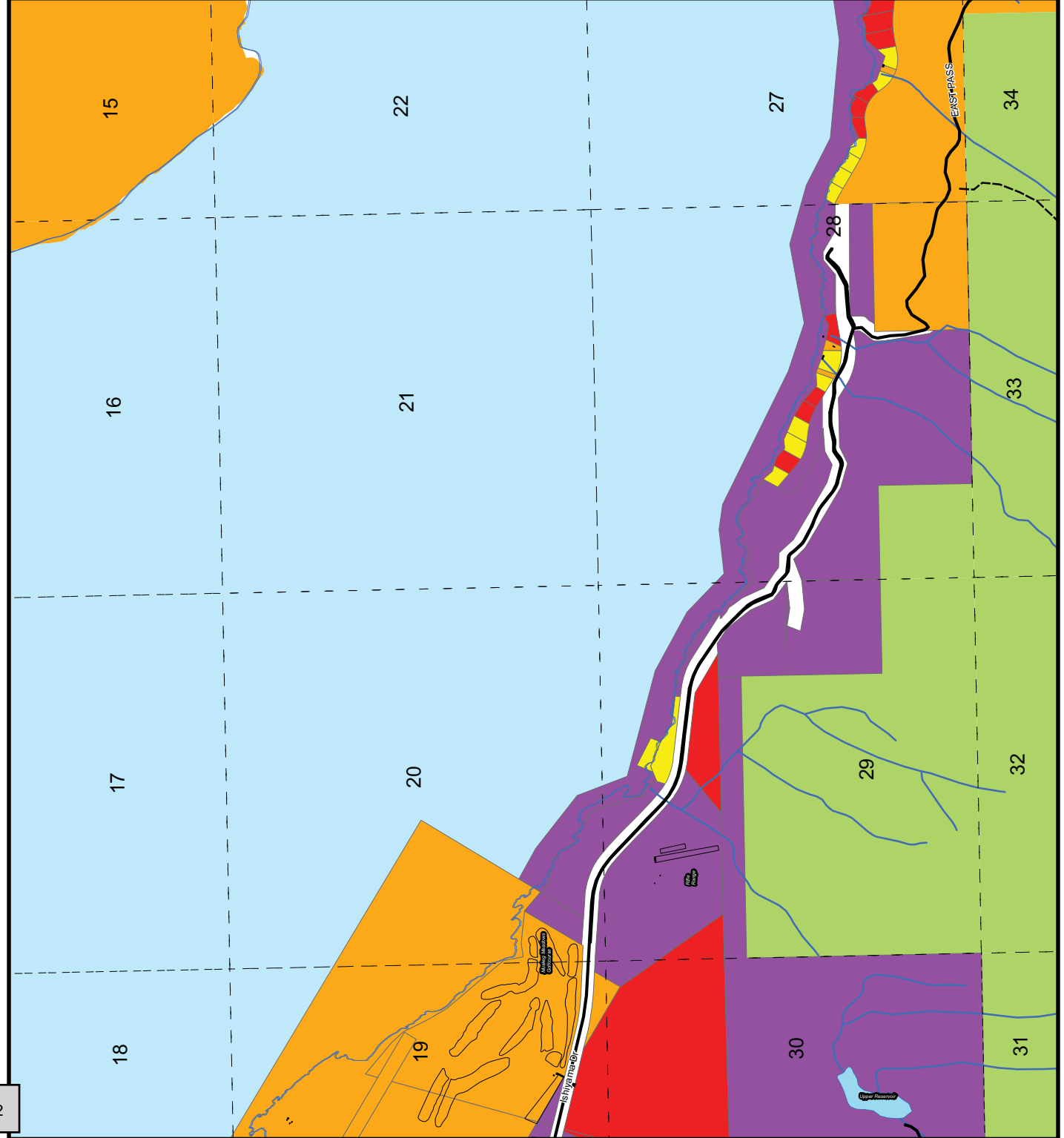
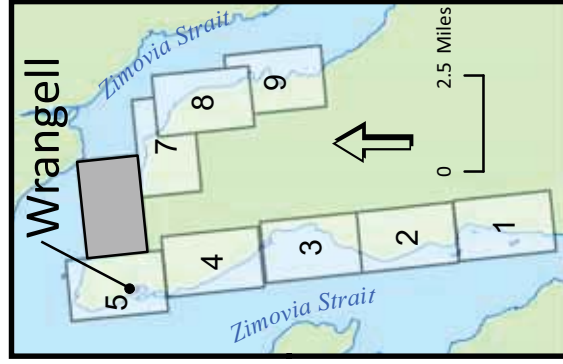
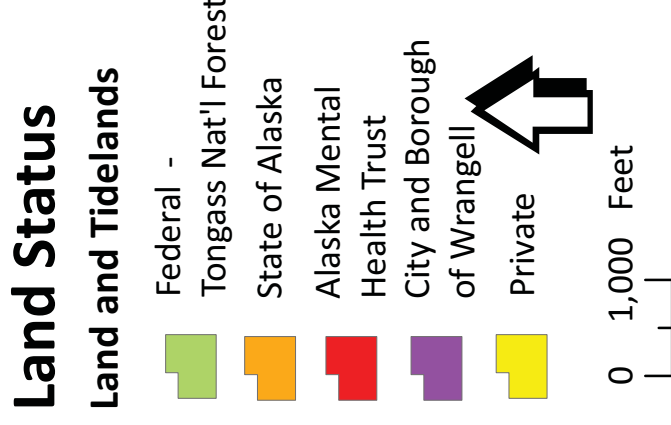


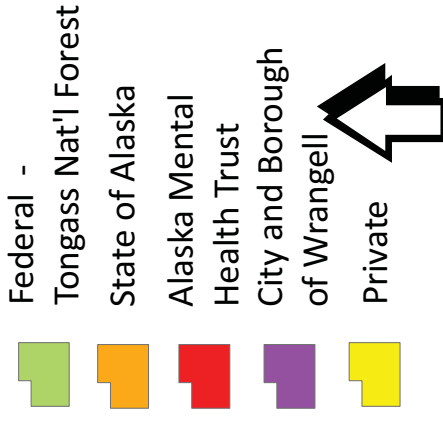
Figure 6-8 (11x17)

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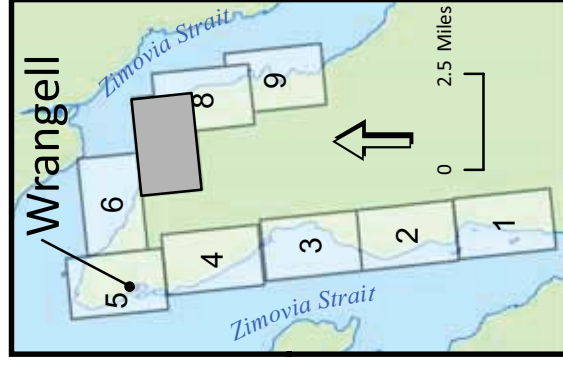


Land Status

Land and Tidelands



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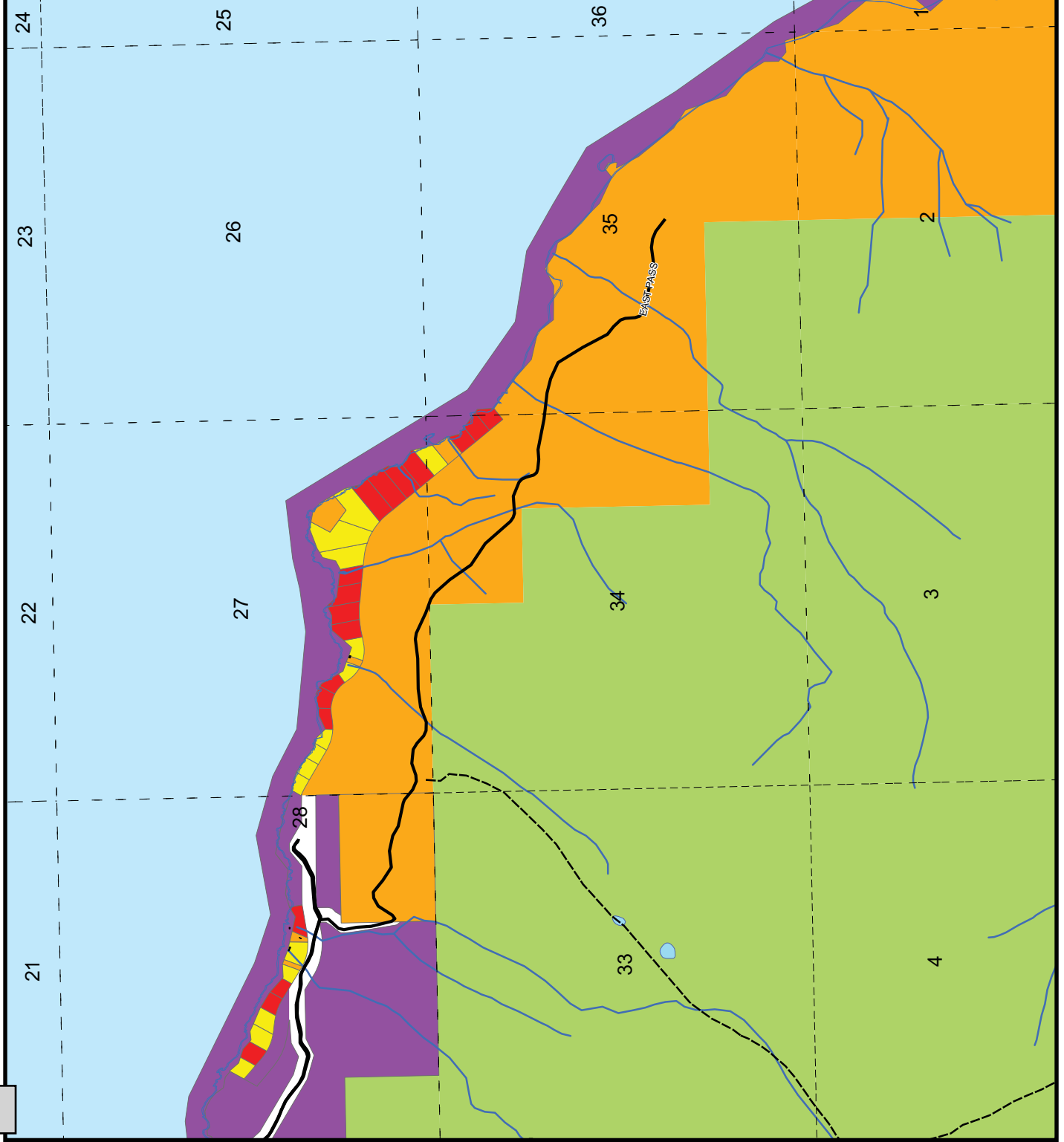


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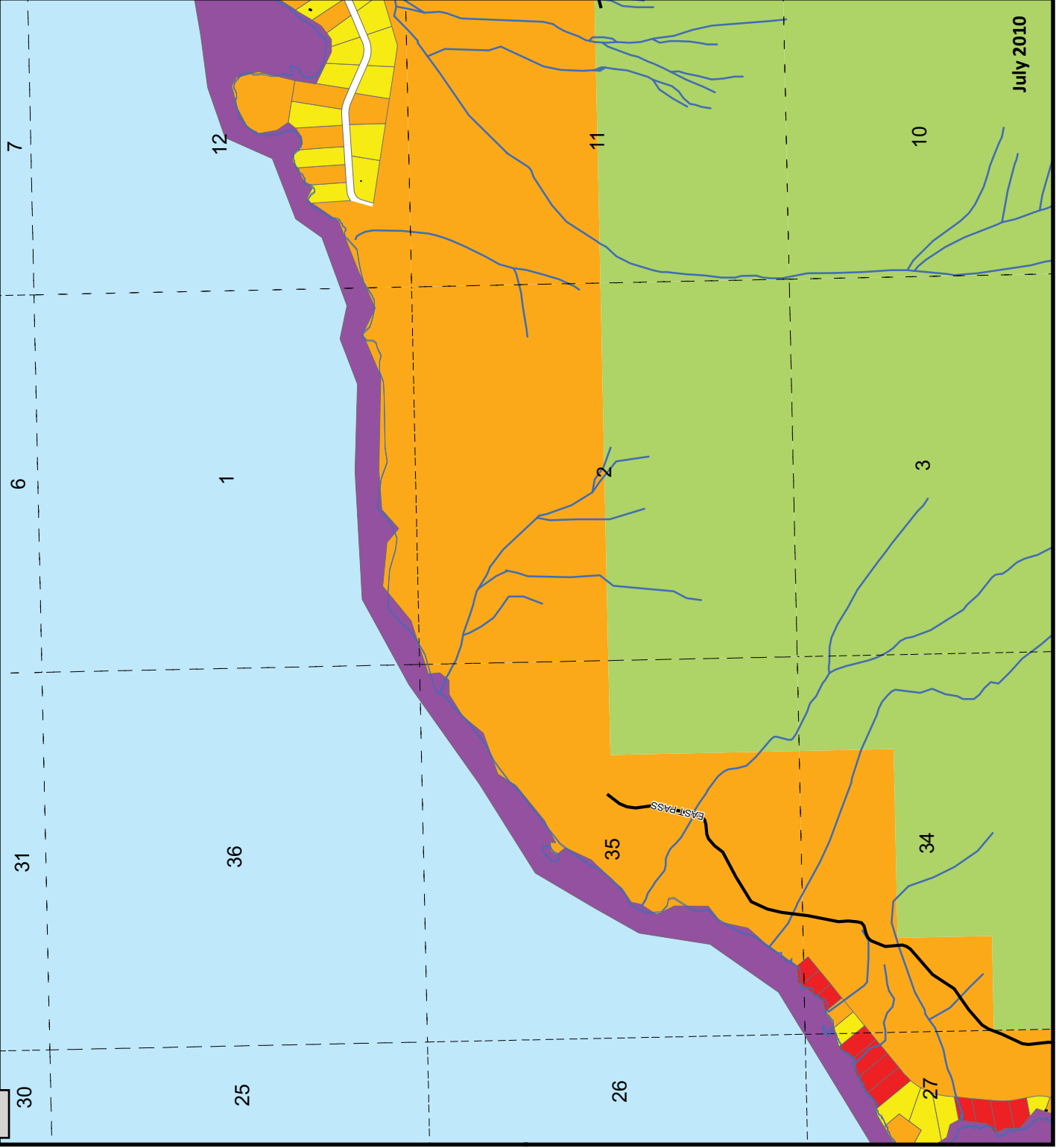
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City and Borough of Wrangell Comprehensive Plan

Figure: 6-11

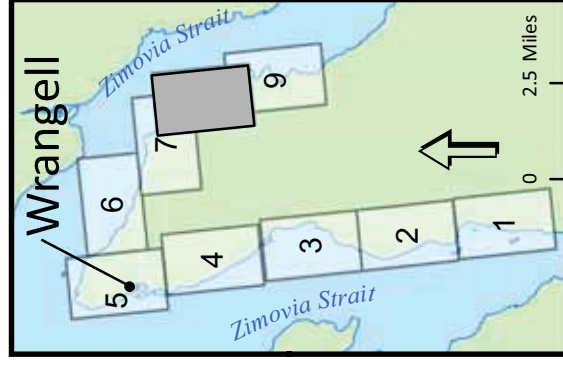


Land Status

Land and Tidelands

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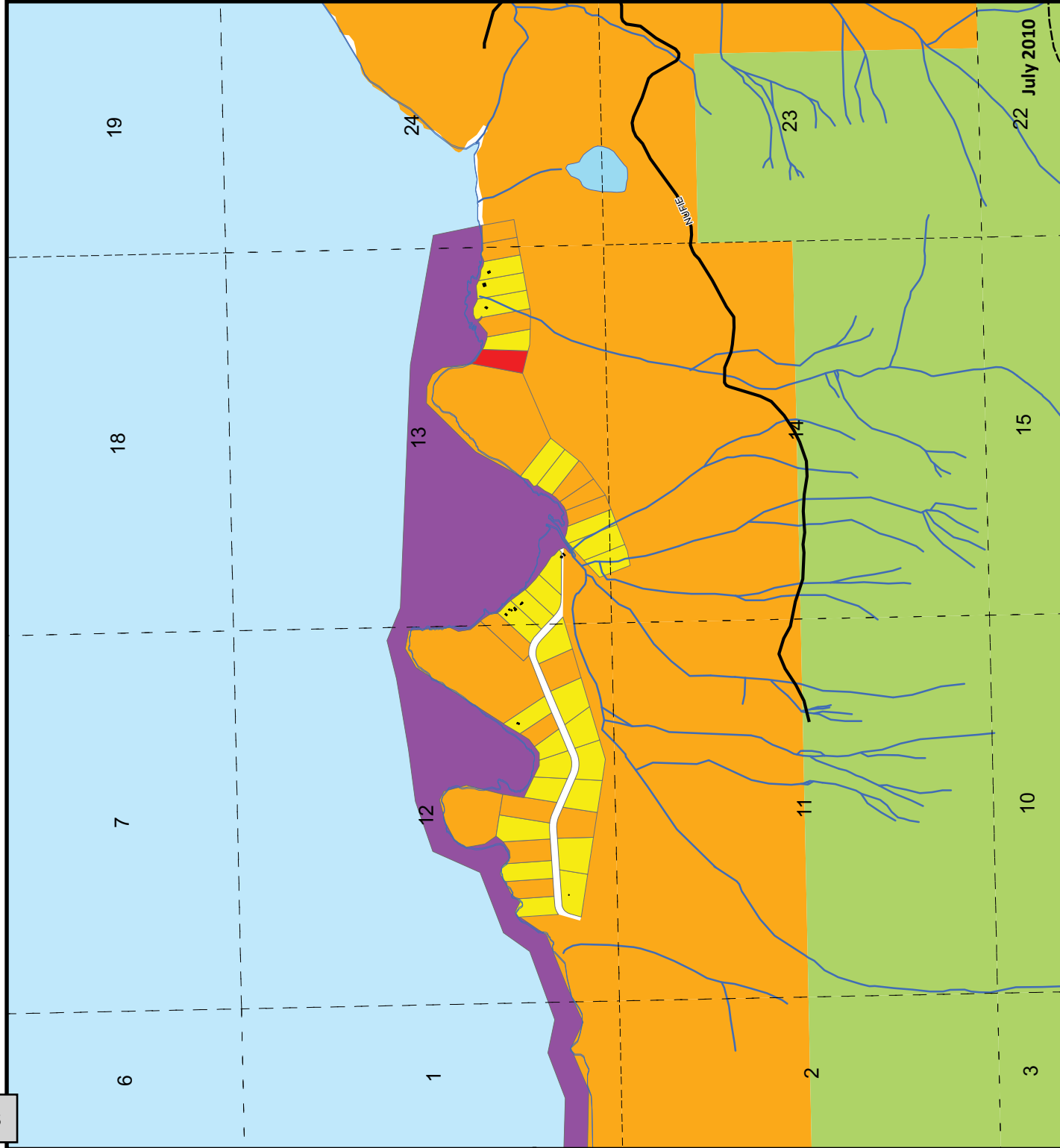
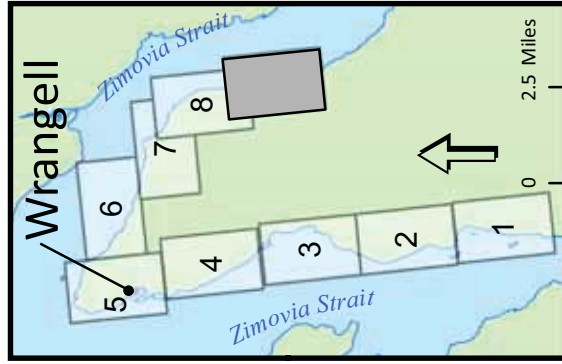
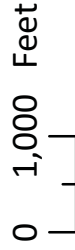
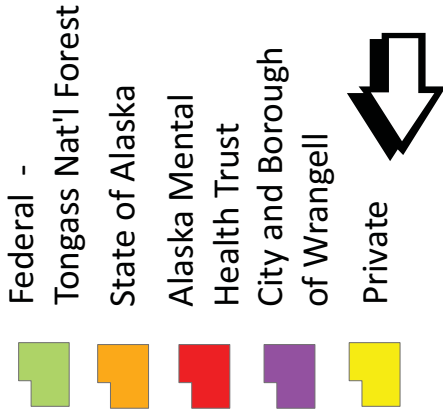
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Land Status

Land and Tidelands



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6.4 Land Management

Most large landowners have plans that establish direction and intent for use of the land that they manage. When this Comprehensive Plan was developed the City and Borough of Wrangell paid close attention to large landowner's published intent and maps in order to promote compatible land use and management within the Borough.

6.4.1 U.S. Forest Service

Most of the land within the City and Borough of Wrangell is part of the Tongass National Forest, the nation's largest national forest. The US Forest Service's (USFS) management intent is established in the 2008 Tongass Land and Resource Management Plan. There are nine Land Use Designations (LUDs) for USFS land that is within the City and Borough of Wrangell (Figure 6-13).

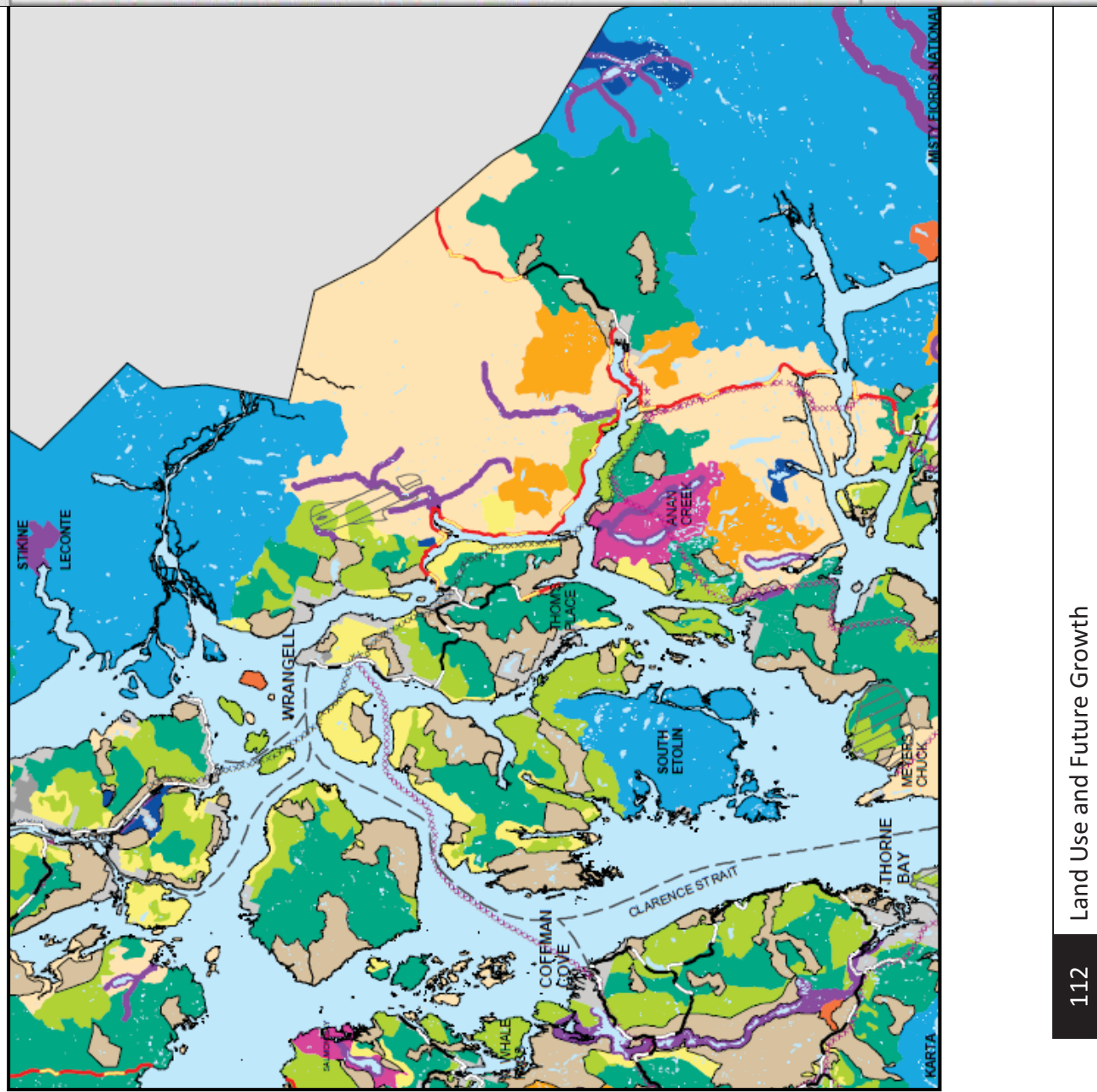
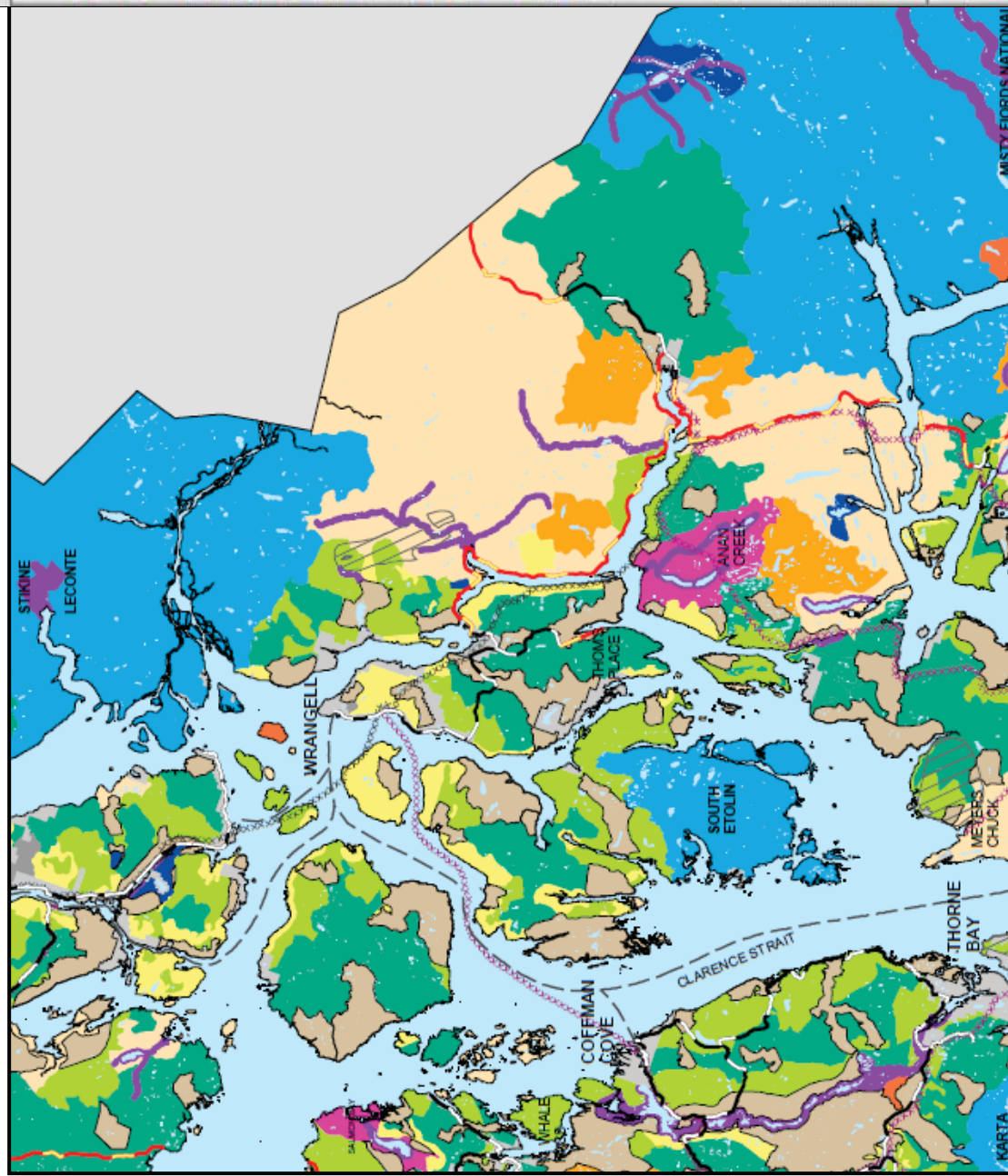
With four exceptions, Wrangell's Future Growth Map designations are consistent with the USFS LUDs. The USFS LUDs have been grouped into five Wrangell Borough Future Growth Designations as shown on the table below.

Table 6-4. Comparing USFS LUDS and Wrangell Future Growth Map Designations

Wrangell Borough Future Growth Designation	USFS LUD
Parks, Recreation or Open Space	<ul style="list-style-type: none"> • Semi-Remote Recreation • Remote Recreation • Wild-Scenic-Recreational Rivers • Municipal Watershed
Wilderness	<ul style="list-style-type: none"> • Wilderness Areas (the Stikine-LeConte and the South Etolin) • LUD II
Important Habitat/Special Areas	<ul style="list-style-type: none"> • Old Growth Habitat • Research Natural Area • Special Interest Area
Resource Development	<ul style="list-style-type: none"> • Timber Production
Resource Development with Scenic Protection	<ul style="list-style-type: none"> • Scenic Viewshed • Modified Landscape

The four areas where the Wrangell Future Growth Maps differ from the underlying USFS LUD are each described in this land use chapter (two at Olive Cove, one at Nemo, one at Union Bay).

Figure 6-13. Tongass National Forest Land and Resource Management Plan



In 2007, the USFS completed an analysis of the road network in the Wrangell District and recommended a future maintenance level for each road. This is the USFS Access and Travel Management Plan. Roads are to be maintained for either high or low clearance vehicle passage, stored and decommissioned. Generally, where future timber harvest is planned, roads will be maintained or stored until they are needed. Where the USFS does not plan to maintain a road, access for recreation and subsistence activities will be more difficult, which in turn will impact potential land use in the area. This is described in more detail and depicted in Chapter 5 – Transportation.

6.4.2 State of Alaska

The Alaska Department of Natural Resources (DNR) manages approximately 41,000 acres of uplands and additional tideland acres within the Borough in accordance with the Central/Southern Southeast Area Plan (November 2000). When this Plan is updated in the future the DNR will have to work with and attempt to maintain compatibility with the Wrangell Comprehensive Plan, as Wrangell has attempted to do herein when preparing its Future Growth Maps.

6.4.2.1 Alaska Mental Health Trust

The Alaska Mental Health Trust (AMHT) manages approximately 2,590 acres of state land in the Borough, with large parcels on Wrangell Island (see Figures 6-4 through 6-12) and near Meyers Chuck. The AMHT also owns smaller parcels in residential subdivisions in Wrangell Island East, Wrangell Island West, Olive Cove, Thoms Place and Meyers Chuck. AMHT has lots available for sale over the counter in Wrangell Island East, Wrangell Island West and Meyers Chuck.

The AMHT was established by Congress in 1956. The Trust Land Office manages AMHT land to generate income to provide revenue that will improve the lives and circumstances of trust beneficiaries with mental illnesses. Thus Trust land is managed to maximize revenue over the long term, protect and enhance the value of the land, and to work in partnership with others to accomplish its mission.

In 2004, the AMHT signed a timber sale agreement with Silver Bay Logging to authorize the sale of 40 million board feet of timber between mile 9.5 and mile 10.3 on Zimovia Highway. The area was logged in 2007 and this proved to be controversial. Some residents were upset as the area was within the direct viewshed of many Wrangell homes, when vegetation was removed on these steep slopes in areas it caused rock falls, tree debris on roadway and impacts to surface water supplies of residences, and the opportunity for public input was deemed insufficient. Other Wrangellites applauded the sale as it generated jobs and kept the mill running.

As this plan goes to print there is an attempt to trade parcels of AMHT land, including much of it on Wrangell Island, for a consolidated block of USFS land elsewhere in Southeast that would be suitable for timber harvest. It is unknown whether this effort will be successful or not. This underscores the importance of this City and Borough of Wrangell Comprehensive Plan because all landowners will need to follow the intent set out on the Future Growth Maps.

6.4.2.2 *University of Alaska*

In 2005, the University of Alaska was granted approximately 250,000 additional acres of state land. These lands were selected to be added to the University Land Grant Trust for the exclusive use and benefit of the University. The University can develop, lease or sell the lands or resources to generate revenue for the University's Land Grant Trust Fund. Proceeds from the fund are used for scholarships, natural resources related education and research and developing the University's land portfolio.

The majority of the parcels identified in the land grant to be were conveyed to the University on July 1, 2008, however, a successful court challenge stopped this from occurring and as a result a new and almost identical University Lands Bill was proposed during the 2010 Legislative session.

Eight parcels in the Wrangell and Petersburg area were set aside pending borough formation. These parcels cannot be conveyed to the University if the land is included in a borough formed before July 1, 2009 and the land is selected by the Borough as part of its municipal entitlement.

The four parcels that fall within City and Borough of Wrangell are at Earl West Cove, Olive Cove, Thoms Place, and Sunny Bay. They are each marked with a (**) on Table 6-2. The City and Borough of Wrangell is selecting all or part of each of these parcels as part of its municipal entitlement (Figure 6-3).

6.5 Wrangell Municipal Code and Zoning

Wrangell municipal code Title 16 applies to Public Lands, Title 19 to Subdivisions, and Title 20 to Zoning. These sections of the municipal code should follow the vision and direction set out in the Wrangell Comprehensive Plan. Ensuring that this is so, including rezoning as needed and ensuring future development approvals are compatible with the Comprehensive Plan, is one of the major actions to implement the plan.

Prior to borough formation no areas outside the former City of Wrangell had zoning. A separate but related study done at the same time as this Comprehensive Plan was to establish zoning for the entire borough. A new zoning district, Remote Residential Mixed-Use, was recommended as part of this work that would apply to much of the land in the smaller communities or settlements in the Wrangell Borough.

6.6 Current Land Use

Current land use in Wrangell is shown on Figure 6-14. This is not land ownership or zoning, this is literally how land is being used. The map shows subdivided parcels that are undeveloped (which includes approximately 53 acres of privately-owned and 18 acres of Borough-owned land) as well as the actual way land is being used. Current land use is depicted in one of the following categories:

- recreation or open space
- single family, duplex or multi-family residential
- commercial or mixed use commercial/residential
- parking
- storage
- industrial or mixed uses industrial/residential
- public
- undeveloped

Whether developing Future Growth Maps or thinking about zoning issues, a map showing current land use is a good tool. Current land use shows what land is vacant and undeveloped and, when compared to a zoning map, it highlights places where development does and does not match zoning and desired community growth. It is important to step back from time to time and look at current land use as the reality of physical constraints (e.g. too steep, too wet, no access), historic land ownership patterns and local economic conditions traditionally dictate what is built where. The current land use map also shows undeveloped areas and parcels available to meet future community needs.

6.7 Future Growth Plan and Maps - Introduction

This section addresses City and Borough of Wrangell's current residential, commercial, industrial and recreational land use and future needs. The Future Growth Maps are a big picture, long-term vision to provide development in an orderly manner. They were created by taking into account future community needs, economic development opportunities, physical character of the land base, resident's views, and land owner's interests.

The Future Growth Maps and accompanying narrative are to *guide* growth over the next 10-20 years. Proposed development projects should be compatible with and follow the direction set out on the maps and in this Comprehensive Plan. The boundaries between recommended land uses on the Future Growth Maps, however, should be considered 'soft' and site specific review of proposed development projects and conditions is needed and appropriate. The Comprehensive Plan's Future Growth Maps and policies are not enforceable law, but they do establish direction with which future development must be compatible. Municipal zoning and other enforceable codes should be revised over time to implement the vision in this chapter and the Future Growth Maps. Finally, the

Comprehensive Plan should be reviewed and updated every five years or so because conditions change over time and all future challenges and conditions cannot be anticipated.

The Future Growth Maps (Figures 6-16 through 6-20) have 11 designations:

- Residential
- Remote Residential
- Commercial
- Public and Community Facilities
- Industrial/Light Industrial
- Waterfront Development
- Resource Development
- Resource Development with Scenic Protection
- Recreation, Parks or Open Space
- Important Habitat /Special Areas
- Wilderness

Current land use conditions and future growth for residential, commercial, waterfront, industrial and parks, recreation or open space land within the City and Borough of Wrangell is now discussed.

6.8 Residential Growth

6.8.1 Current Conditions

The number of dwelling units in the community of Wrangell grew approximately four percent between 1990 and 2000, from 1,054 dwelling units to 1,098 (US Census). Based on building permits issued, an estimated 120 dwelling units have been constructed since 2000, bringing the total to about 1,220. Approximately three-quarter of Wrangell's homes are north of City Park in town and one-quarter are south of City Park and out Zimovia Highway. Over the last 15 years new housing has primarily been constructed on Etolin Street, Pine Street, Council Drive, and out along Zimovia Highway.

There are also remote residential areas located at Meyers Chuck, Thoms Place, Olive Cove, Union Bay, Farm Island and Wrangell East. About 130 properties have some type of improvement, many of which are residential dwellings. Residential growth in these areas is addressed in Chapter 10.

Much, but not all, of Wrangell north of the City Port that is zoned residential and has water, sewer and road access is already developed. Undeveloped residentially zoned land in town includes 14 vacant lots that have access and are serviced, 13 lots that are borough-owned and adjacent to the landfill, 41 lots that are missing either access, services or both, and 16 parcels that could be serviced and subdivided into smaller residential lots. There are also

Figure 6-14 (11x17)

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approximately 23 dwellings in town that are currently vacant and in a state of disrepair (this does not include houses that are for sale and in good condition).

Approximately two-thirds of Wrangell's current housing stock is single-family dwellings. A June 2009 field survey of town counted 720 total dwelling units of which 473 were single family dwellings including 399 'stick-built' and 74 mobile home units, 18 dwellings in duplexes, 187 units in multi-family buildings, and 42 dwelling units in mixed-use buildings.

Approximately one quarter of Wrangell's population lives south of City Park along Zimovia Highway. These are predominantly single family dwellings on larger lots. Minimum lot size is 10,000 square feet (sf) where city services exist or 15,000 sf lots (four dwelling units per acre) where residences provide their own septic system. City water and sewer services are in place up to the 6-Mile mill site; residences to the south have individual septic systems and rely on rainwater or wells for their water supply.

One residential issue that needs more consideration is whether Wrangell's single family versus multi-family zoning districts are in the right areas, given that residential buildings are often not being constructed at zoned densities. Most land zoned multi-family in town, with the exception of ASHA housing on Cedar Street and the two mobile home parks, is developed with single family homes and a few multi-family homes mixed-in. It is fair to ask whether single versus multi-family zoning districts are desired or needed; it may be that it is the appearance and character of the housing that matters more than the density. The correct zoning district for mobile homes parks should also be considered.

A residential overlay for "Historic Town" or other special zoning is needed to recognize that development is, and will continue to occur on existing small lots in older parts of town. Zoning in this overlay district should allow a broader mix of uses and eliminate the need for variances to dimensional requirements.

As areas along Zimovia Highway become more residential and denser housing enclaves some uses that were appropriate at one time will increasingly detract from residential investments and lifestyles. For example, there are currently about ten small gravel and rock quarries along a ten-mile stretch of road. Over time some pits should be phased out and the few quarries with the best quality and largest volume of rock, ideally located away from denser residential areas, should be promoted.

6.8.2 Future Residential Growth

Strategies to meet the City and Borough of Wrangell's future housing demand include:

- Ensuring that zoning and other municipal codes and policies encourage infill on the undeveloped serviced lots in town;
- Accomplishing select road and utility extensions to provide access and utilities to vacant lots in town;

- Promoting redevelopment of dilapidated vacant homes;
- Developing higher density (condominium style) housing to meet the growing demand for this type of dwelling as baby boomers downsize but wish to stay in Wrangell;
- Allocating land (including municipal entitlement acres) for residential development out Zimovia Highway;
- Promoting higher-density style housing for part of the Wrangell Institute property in conjunction with the desired educational-cultural complex in that area; and
- Selecting municipal entitlement land to have a supply of remote residential and cabin sites available for the future.

The Future Growth Maps (Figures 6-16 to 6-20 and 10-2, 10-4, 10-6, 10-8 and 10-11) allocate land for residential development to accomplish these strategies and meet future needs. There are two broad land use designations to encourage residential development, Residential and Remote Residential.

Residential

The purpose of this designation is to encourage the development of a healthy, safe and pleasant environment for residential living protected from incompatible and disruptive uses. A variety of residential living is encouraged to meet all needs including single-family dwellings, duplexes, townhouses, condominiums, apartments and mobile home parks. Parks, churches and home occupations are expected in these areas. Small pockets of neighborhood commercial development are encouraged in locations that are easily accessible to many residents and where traffic will not create conflict. Higher density residential is desired near to schools, commercial areas or other community destinations. This designation also will have larger-lot residential living outside of downtown where a more rural lifestyle is valued and protected from incompatible and disruptive activities. In more rural areas large lots are needed unless public water and sewer exists. It is important that wastewater discharge occurs in a manner that does not harm neighboring properties or the local environment.

- Areas recommended for future Residential Development are an area east of Etolin Street; portions of the area between Mt Dewey, Stough's Mobile Home Park, Evergreen Road and Airport Loop; portions of the alpine area near where the new Wrangell Medical Center will be built; and select locations along and east of Zimovia Highway.

Remote Residential

The purpose of this designation is to encourage the development of a healthy, safe and pleasant environment for remote residential use. These areas typically are not on a road network nor connected to community utilities. Lots are generally larger to ensure protection of drinking water and ensure sanitary wastewater disposal. Development and land use has a quiet, remote feel for people who want to "get away from it all." Gardening, farming, fishing, hunting and gathering activities as well as small personal-

use sawmills are a common part of the remote lifestyle. Commercial uses and activities are appropriate on some properties and most commonly involve commercial fishing or uses that cater to tourism activities such as lodges, bed and breakfasts, fishing charters, guided hunting, and small supporting business in some places such as art galleries, shops and other home occupations. Commercial uses should not negatively impact residential quality of life.

Areas recommended for future Remote Residential growth are undeveloped lots at Farm Island and Union Bay; undeveloped lots and select adjacent areas along the back side of Wrangell Island, Olive Cove, Thoms Place, Wrangell East, and Meyers Chuck; select areas along the shoreline at Earl West Cove, north of Crittenden Creek, McHenrys Anchorage on Etolin Island (partly to enable and support mariculture development), and St. Johns Harbor area on Zarembo Island.

Three areas designated on the Future Growth Maps for Residential use, for which a more detailed explanation is needed are now reviewed. An area in Olive Cove that requires additional information is covered in Chapter 10 - Remote Areas.

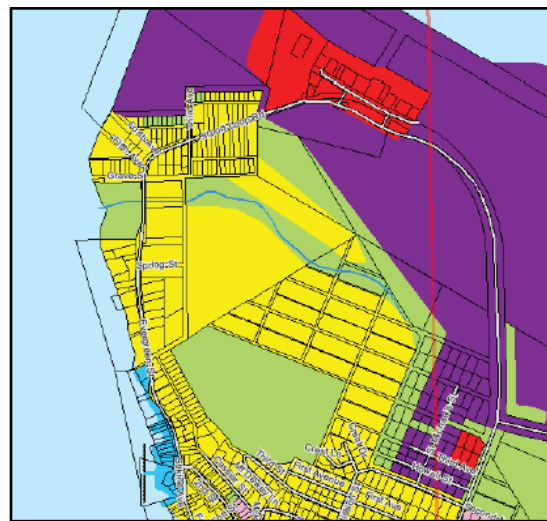
6.8.2.1 Mt Dewey Area

There is a 150 acre undeveloped area located north of Mount Dewey, east (behind) Stough's Mobile Home Park, and between Evergreen Street and the Airport Loop Road. Landowners in this area are the City and Borough of Wrangell, the State and a few individuals.

The area upland from Stough's mobile home park would be a good location for a mix of higher and lower density residential development as it is adjacent to existing residential uses, near to services and relatively close to downtown Wrangell. The current industrial park (by the US Forest Service offices) can be expanded as the current park is nearly full. In the 2009 Community Opinion Survey respondents stated that the area adjacent to the existing industrial park would be the best area for industrial expansion. Wetlands can become open space corridors, ideally with walking trails connecting these areas and Mt. Dewey. Specific boundaries for each of these proposed uses



Excerpt from Future Growth Map of the 150 acre undeveloped area between the industrial park-Mt Dewey and the airport. Yellow= residential, Purple=industrial, Green= open space and recreation.



will need to be based on more detailed planning-level Master Plan for the area to delineate developable versus environmentally constrained areas and show logical access and utility extensions.

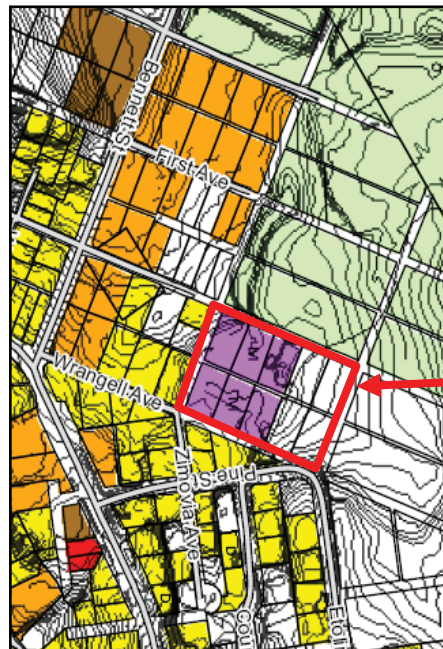
6.8.2.2 Alpine Area by Water Reservoirs and Access Road

This undeveloped area is located between the Borough's drinking water reservoirs, Zimovia Highway and the residences along Ash Street and is comprised of parcels owned by the Borough, Alaska Mental Health Trust, and private individuals.

The Borough recently donated land to build a new Wrangell Medical Center complex and a new Alaska Island Community Services (AICS) facility here. Other private sector medical and health related offices and services could be encouraged to (re)locate in the area to develop a medical campus of related uses. As access and utilities are extended, land for residential use will become available. This is a good area for lower density residential development as it is adjacent to existing low density housing and water and sewer services could easily be extended. This is a suitable location for a public facility such as a hospital because it is near where residents live, the public safety building and Zimovia Highway enabling access to the residential areas south of town. Specific boundaries for each of these proposed uses will need to be based on more detailed study. Analysis would include potential access routes, topography, wetlands and soil type, and appropriate buffers between various land uses. Trail connections should also be considered. Protection of the community's drinking water supply must also be considered.

6.8.2.3 Block between Reid Street and Wrangell Avenue

There are 10 lots (six are privately owned) between Reid Street and Wrangell Avenue, at the end of Zimovia Avenue that are zoned light industrial whose current land use is a mix of light industrial and residential.



Current Land Use is a mix of light industrial (purple) and undeveloped (white). Surrounding use is residential (yellow) and open space (green).



Future Growth Map recommends residential development here.

Surrounding parcels are zoned open space/public or residential (including a large undeveloped area slated for future residential development). There are single family houses

to the south and west of this parcel, vacant lots to the east and an area set aside for wetlands mitigation to the north. The surrounding area is generally residential in nature and expected to continue this way in the future, thus, future residential growth in this area will be most compatible with neighboring land use. Increased light industrial activity here could generate additional noise, dust or traffic could have a negative impact on the quality of life of surrounding residents.

To promote compatibility and encourage a contiguous residential area the Future Growth Maps show residential growth here over time. Current property owners are allowed to continue the current uses on these properties. The Future Growth Map designation will however influence future zoning and development approvals.

6.9 Housing

6.9.1 Current Conditions

Housing is Wrangell's primary land use. The number of dwelling units grew 4% between 1990 (1054 units) and 2000 (1098 units) according to the US Census. Both census information and a June 2009 field survey show approximately 75% of the population of the Wrangell community lives north of City Park and 25% lives south of City Park along Zimovia Highway.

Housing costs are a key measure of a community's affordability. Of the areas surveyed by the Alaska Housing Finance Corporation, Wrangell has the lowest average rent in Alaska, along with the highest vacancy rate (12.7 percent). Juneau's vacancy rate is five percent. The national average is a ten percent vacancy rate.

Table 6-5. Average Rental Prices and Vacancy Rates, 2006

	Average Rent	Vacancy Rate
Wrangell	\$777	12.7%
Anchorage	\$875	6.9
Juneau	\$1,085	4.9
Statewide	\$832	8.2
<i>Source: Alaska Housing Market Indicators, Rental Market Survey 2006</i>		

According to the 2000 US Census, the average owner-occupied house value in Wrangell was \$132,100. This compared to \$144,200 in Alaska, and \$195,100 in Juneau, making Wrangell homes more affordable than in other parts of Alaska. Dwelling type data from the 2000 census showed an increase in the number of multi-family units and in the number of vacant homes, between 1990 and 2000.

Today, Wrangell residents are generally satisfied with the current housing situation.

According to the 2009 Community Opinion Survey, 67 percent of respondents are satisfied with their current housing situation, 30 percent of respondents are somewhat satisfied and only 3 percent are not satisfied. Home owners expressed a higher degree of satisfaction (74 percent were very satisfied), whereas renters tended to be less satisfied (only 49 percent were very satisfied) with their housing situation. Of the respondents who were not satisfied with their housing situation 67 percent said that it was because the housing was substandard, 21 percent said that it is because their current house is not big enough, and 13 percent said they would like to buy but can't afford it.

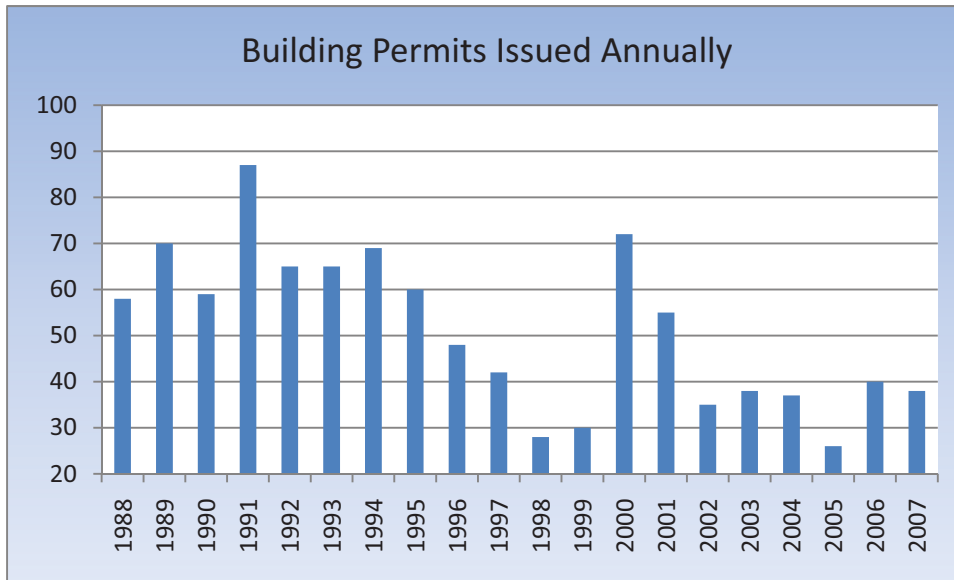
Table 6-6. Wrangell Population by Housing Structure Type

Type of Dwelling Unit	2000 Census	1990 Census
Single Family Detached:	626	586
Single Family Attached:	23	10
Duplex:	54	51
Multi-Family Units:	199	158
Trailers/Mobile Homes:	184	185
Boats/Other Types:	12	64
Total	1098	1054
Occupied Housing:	907	942
Vacant Housing:	185	112
<i>Source: US Census Data, 1990 and 2000</i>		

Table 6-7. Overall, are you satisfied, somewhat satisfied, or not satisfied with your current housing situation?

Type of Respondent	% of Total
All Respondents	
Very satisfied	67%
Somewhat satisfied	30%
Not satisfied	3%
Don't know	--
Respondents Who Own Their Home	
Very satisfied	73%
Somewhat satisfied	26%
Not satisfied	2%
Don't know	--
Respondents Who Rent Their Home	
Very satisfied	40%
Somewhat satisfied	49%
Not satisfied	9%
Don't know	2%
<i>Source: 2009 Community Opinion Survey</i>	

The Borough Public Works Department requires and issues building permits for new construction or renovation projects. The number of building permits issued annually is shown on the graph on the next page. Five permits for new home construction were issued in 2008 and four in 2007; this is less than the average of 11 annual new home permits issued in the early 1990's before the mill closed.



Source: City and Borough of Wrangell

6.9.2 Concerns and Opportunities

The population of Wrangell is aging and, in order to retain retirees, it is important to provide a range of housing options suitable for seniors. A 23-unit senior housing apartment complex on Bennett Street is usually full. There is one small private assisted living facility in Wrangell. In the 2009 Community Opinion Survey, 55 percent of respondents said the quality of the assisted living facilities in Wrangell was very important in the decision about whether to stay in Wrangell after retirement.

The Public Works Department is not able to provide complete building inspections and building inspectors from elsewhere must be brought in when inspections are required for mortgages. This cost could be eliminated if public works employees had the qualifications and training to conduct these inspections. Permitting fees would need to increase to cover this service. It will be difficult and expensive, and probably not practical to provide building inspection services off the road network in the Borough. Local codes should be changed to address this so that those living in remote communities are not in violation of unrealistic requirements. A check with other boroughs in Alaska with remote residential development areas to see how this is addressed would be appropriate.

There are several vacant homes in Wrangell. Several buildings were identified during the 2009 field survey that are vacant and approximately 23 are in poor and dilapidated condition. Housing stock that sits vacant tends to become run down and can be both unsightly and dangerous. Work with property owners to demolish buildings that are not inhabitable should occur. This may be covered in Section 18.4 Dangerous Buildings, of the Wrangell Municipal Code.

There are approximately 15 subdivided lots in Wrangell that are privately owned, zoned for residential use and currently undeveloped. In some cases, such as on the northern end of

Cassiar Street, the lots cannot be developed until the road and services are extended. In other cases, such as on Council Drive and Etolin Street, there are lots ready for residential development.

There is currently one condominium type development in Wrangell and this is forecast to be increasingly in demand as residents age and no longer wish to own single family homes but want to stay in the community. While development is generally a private sector matter, the Borough can assist by ensuring that appropriate land is available and zoned for higher densities. Land with views and that is close to downtown Wrangell would be ideal.

When the number of privately offered lots or homes is not keeping up with the demand, or the vacancy rate gets very low, it is the Borough's role to make land available that is suitable for housing (multi-family, single family, townhouse, etc). Future residential areas are designated on the Future Growth Maps.

6.10 Commercial and Public/Community Facilities

6.10.1 Current Conditions

Wrangell's core commercial and business area is found along Front Street and Brueger Street. This area contains the majority of the community's stores, offices and services. This concentration of stores and services in one area within easy walking of two of the city's harbors and many of its residences is one of Wrangell's community strengths. Many buildings have mixed-use development with commercial uses on the bottom floor and apartments on upper floors. There were some significant changes in downtown Wrangell in 2009; Trident Seafoods took over operation of the Borough's cold storage and freezer facility and began investing in the adjacent seafood processing plant. In early 2010 an old warehouse was renovated into a bunkhouse facility for its workers. Alaska Island Community Services expanded in 2009 to take over several vacant downtown commercial buildings. There are now approximately five buildings (or parts of buildings) along Front Street that are vacant, used for storage or available for redevelopment. Continued gradual growth will mean that new commercial space will be required over the next 10 to 20 years.

The revitalization of Front Street that will begin in 2011 will improve the environment for pedestrians, make it more attractive for residents and visitors alike, and reinforce Front Street as the business heart of Wrangell. The project's first construction phase is occurring in 2011 and includes new paving, widened sidewalks in areas, landscaping and spots for parallel parking.

There are also a few pockets of smaller commercial service areas outside this core, including the convenience store and gas station on Zimovia Highway, U.S. Forest Service office buildings, and the shuttered hardware store on Evergreen.

Public facility and institutional uses in Wrangell include schools, the Wrangell Medical Center, City Hall, Public Safety Building, Library, Nolan Center, Kadin Building (for state offices) and the federal post office. Most of these facilities are also located in the center of town. Public services that are more industrial in nature (sewage treatment, landfill, etc) are not included in this designation.

6.10.2 Future Commercial and Public/Community Facility Growth

Strategies to meet the City and Borough of Wrangell's future commercial and public/community facility needs include:

- Encouraging commercial (re)development in two areas of town, and rejecting it in other locations in order to keep a compact, walkable commercial core in downtown, one of Wrangell's assets enjoyed by fishermen, residents and visitors alike.
- A Life Long Learning Center at Wrangell Institute with neighborhood scale commercial and higher density housing (including for seniors) integrated into this predominately education-cultural oriented development.

The Future Growth Maps allocate land for commercial and public needs to accomplish these strategies and meet future needs. There are two broad land use designations to encourage this type of growth, Commercial and Public/ Community Facilities, each now described.

Public / Community Facilities

This designation is for institutional and public facilities. This includes schools, colleges, hospitals, libraries, assisted living facilities. These buildings tend to be larger in scale, meet community needs, generate traffic and require parking. When new institutional and public use facilities are built, care should be taken to choose locations that will not have a negative impact on existing land uses.

The two areas that do not already have public facilities which are recommended for a Public/Commercial Facilities designation are the area where the new Wrangell Medical Center and AICS facility will be built, and, a portion of the Wrangell Institute property.

Commercial

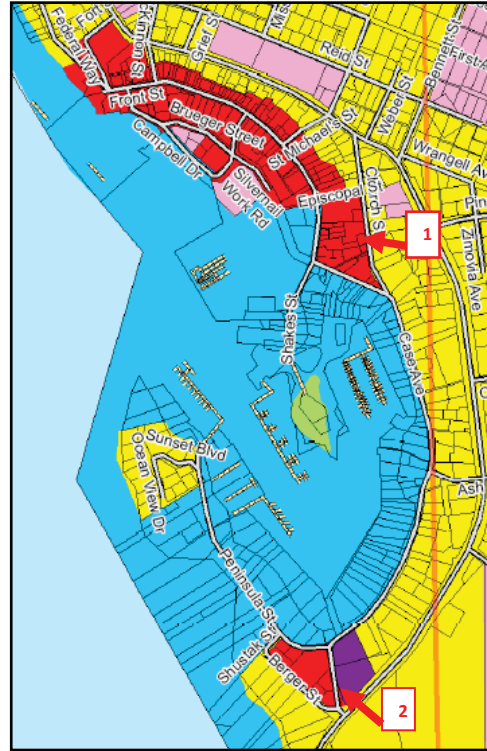
The purpose of the commercial designation is to encourage commercial development including buildings that host retail services, the sale of goods and services, businesses, offices, and hotels and motels. Mixed-use buildings, with residential uses on the upper floors are encouraged. Downtown Wrangell is where most commercial land is found, but, small pockets of neighborhood-scale commercial development are desired too where a convenience store provides services to nearby residential areas so items can be picked up by foot or bike and long vehicle trips can be avoided. Along Front Street, new buildings should be compatible with the historic streetscape.

Areas recommended for future commercial development are an expansion of downtown's existing commercial area to include the block from Episcopal to Case Streets, between Church and Front Streets; a discrete area between Berger and Peninsula Streets; at a small portion of the Wrangell Institute Property; and medical-related offices (not retail-oriented commercial) in a portion of the "Alpine" area (Figures 6-18 and 6-20). These four areas and a fifth area that is not recommended for commercial development are now reviewed.

6.10.2.1 Town's Commercial Core

Expansion of town's existing commercial area from Episcopal to Case Streets, between Church and Front Streets.

Current land use here is a mix of industrial, an older multi-family apartment building complex, Raymes Bar and a mixed-use residential/industrial building. There are several properties in this area that are run down and prime for redevelopment, and the area is immediately adjacent to the existing commercial core. It will also be part of the Front Street Revitalization project which will improve pedestrian access and use, is across the street from the Marine Service Center, and is a walking route that many use to and from Shakes Island. Commercial expansion towards the Public Safety Building should also be considered.



Excerpted from Future Growth Map.
Areas in red are for Commercial Growth.

6.10.2.2 Discrete area between Berger and Peninsula Streets

This area is adjacent to the City and Borough of Wrangell public works and light and power facilities. Current land uses include a motel/lodge, industrial uses and storage. Commercial growth is appropriate here because there are already commercial uses (motel, storage), it is located close to high-volume Zimovia Highway and on the route of all who walk back and forth along Case Street to and from Heritage Harbor or SeaLevel Seafoods.

6.10.2.3 Medical related offices but not retail-oriented commercial for parts of the "Alpine" area

This is designated for public/community facility growth and is an appropriate site for the new hospital. While it makes sense for there to be medical and health related offices (commercial use) developed here; this area is not generally recommended for retail style commercial development because it is close enough to the downtown commercial core that it would compete with town by pulling business away.

6.10.2.4 A small portion of the Wrangell Institute Property

This 140 acre parcel of Borough-owned land is located on Zimovia Highway across from Shoemaker Bay Harbor. A 12-acre site that formerly housed buildings has been remediated. The area is immediately adjacent to several well-used recreation sites. The Wrangell Institute property is slated for an Institute of Lifelong Learning (a public/ community facility) with a discrete area for commercial business to provide convenience shopping to adjacent residences (including seniors), and an area for residential development (which could include senior housing). In the 2009 Community Opinion Survey residents were asked their opinion about various development options for this property, and their answers reaffirmed the strong interest in educational related development (Table 6-8).

An Institute for Life Long Learning is envisioned as an education-oriented facility catering to both residents and targeted visitors. It would be an 'anchor' tenant in this location. The other anchor tenant is higher density residential development; the views are spectacular from the area and there are harbor and recreation amenities close by. This would be a good location for moderate to higher end townhouses and condominiums, as well as for senior housing desired by the community. Higher density development can be supported by readily available municipal water, sewer and power.

A limited amount of neighborhood-scale, well designed commercial development (not a strip mall) would be appropriate to serve nearby residents and those living farther out Zimovia Highway to the south. A store(s) with items like books and educational items that support studies at the Lifelong Learning Center, groceries for seniors living there and those who live in the homes out Zimovia Highway, fishing gear and similar items would be appropriate.

Several places in the area were considered for neighborhood-scale commercial, including on the north side of the Institute property across the street from Shoemaker Bay Harbor, and adjacent to and on the same side of the street as Shoemaker Bay Harbor. The recommendation is to avoid strip-style development by concentrating neighborhood-scale commercial development in one area, and, ideally integrated as part of a larger Wrangell Institute for Life Long Learning complex.

**Table 6-8. Net Support /Opposition
Development Concepts Wrangell Institute Property**

	Net Support	Net Opposition
Development of an Institute for Life Long Learning that would provide educational and cultural learning	77%	16%
Development Seniors Housing	73%	21%
Medical services-related development	65%	29%
Commercial harvest of timber on the property	62%	30%
Residential development with compatible commercial pockets	56%	35%
Subdivide the property into various size lots and make them available for sale or lease and allow a mixture of uses	55%	37%
Tourism and visitor-oriented development	49%	46%
<i>Source: 2009 Wrangell Community Opinion Survey</i>		

Motorized and pedestrian/bicycling access to the area and throughout the parcel should be considered.

6.10.2.5 Commercial Growth is Not Recommended for Evergreen Street.

There is a shuttered hardware store on Evergreen Street across from the mobile home park that is zoned commercial. The surrounding area is residential and a continued commercial use in this area is not recommended. Expanded commercial use in this area would add extra traffic in a residential area, is non-conforming with surrounding zoning, is along that part of the Evergreen Street that is being improved to encourage pedestrian access to and from nearby Petroglyph Beach, and would pull business away from the downtown core.

6.11 Waterfront Development

6.11.1 Current Conditions

The waterfront in downtown Wrangell is a busy place with many uses competing for space. Current uses are the Marine Service Center with its haul-out, shipyards and other boat repair facilities; access for a privately owned boat haul-out; Trident Seafood's seafood plant; the Nolan Center, the community's civic and museum facility; barge and shipping yards; private residences; both the City and Borough of Wrangell's dock and the State ferry terminal dock; and an open space with picnic benches and ocean views that is the community's only downtown waterfront park. Well-organized and efficient management of available waterfront space is key to the economic vitality of the community.

There are three Wrangell Borough-owned harbors with boat launches along the waterfront; at the Downtown Harbor, Heritage Harbor, and Shoemaker Bay. There is an unimproved USFS owned boat launch that is a log transfer facility (LTF) at Pats Creek, a privately-owned launch facility off Spur Road that is sometimes used with the owner's permission by Wrangell Island East residents, and a USFS launch (LTF) at Earl Cove West. More detail about harbor facilities is in Chapter 5 -Transportation. A site for a publicly owned boat launch and parking area on the northeast side of Wrangell Island should be identified for Wrangell Island East residents and also to provide easy access to water passages in the area.

Other water-dependent industrial uses include the barge landing and storage yard in downtown; a sand and gravel shipping, crushing and sales operation near the airport; the municipal waste water treatment and disposal operation by the main Borough rock pit just south of Heritage Harbor; SeaLevel Seafoods processing facility at Heritage Harbor, and Breakwater Seafoods facility near the end of Peninsula Road; and the 6-Mile log receiving, shipping and sawmill facility (not currently in operation).

6.11.2 Future Waterfront Development

Connecting central Southeast Alaska to British Columbia through the Bradfield Canal for cultural exchange, recreation, an electrical intertie, transshipment of mining ore, and other purposes has long been of interest to Wrangell. Land is designated on the Future Growth Map, and Wrangell is selecting municipal entitlement land to facilitate this development, which is discussed in more detail in section 4.10 of the chapter on Economy and Economic Development.

In addition there is a high level of interest in locating a regional solid waste facility in the City and Borough of Wrangell. Potential sites for this facility, which would need water access, should be identified.

Strategies to meet the City and Borough of Wrangell's future waterfront development needs are to follow the guidelines set out in the waterfront future growth definition below, and designate and zone land accordingly. The Future Growth Maps have one designation for Waterfront Development, to:

Waterfront Development

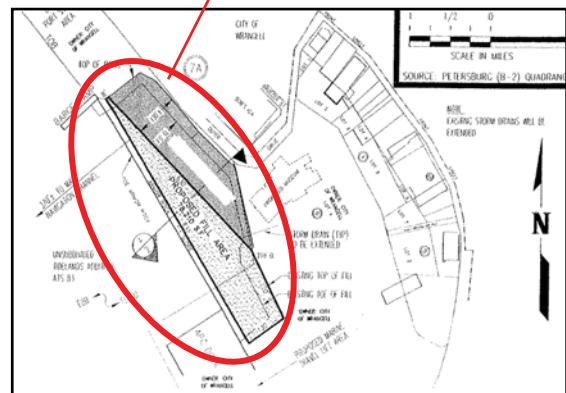
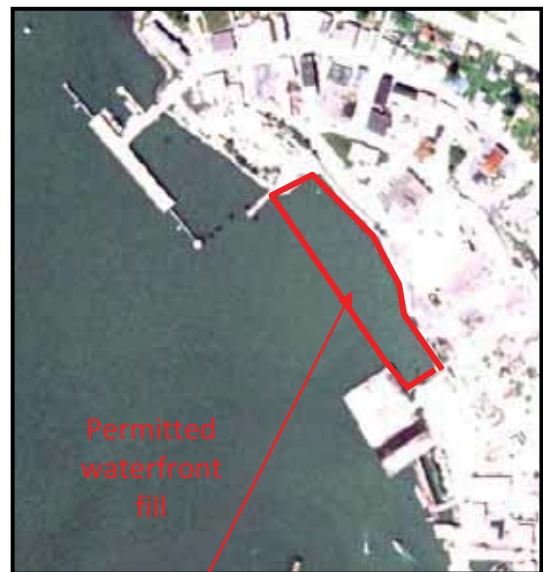
The purpose of this designation is to encourage land uses and activities that are water-dependent, water-oriented or promote enjoyment of the waterfront. Activities are primarily of an industrial or commercial nature; residential uses that are secondary to the water use occur in places.

Five areas designated on the Future Growth Maps for Waterfront Development, for which either an explanation of this designation or the desired use is needed, are now reviewed.

6.11.2.1 Downtown Waterfront Fill Area

The City and Borough of Wrangell has obtained a permit from the Army Corps of Engineers to fill a 3.4 acre intertidal area north of the existing marine services yard and adjacent to the Nolan Center and City Hall. This area is to be used to enhance the port and Marine Service Center.

All agree that expansion of the Marine Service Center and aiding the fishing fleet benefits the economy and can create additional jobs in



Waterfront Fill Area

Wrangell. However, the fill is also adjacent to the Nolan Center and the landscaped picnic area that provides the only place to sit next to the water in downtown Wrangell. Concern has been raised that boat storage, containers and additional industrial uses will block views, access to, and the ability to enjoy the waterfront making the entire area less appealing.

There is enough area here that these uses can co-exist if placement of facilities, directional signage and landscaping/buffering is done well. This is an area valuable both for building the economy and for supporting downtown's vibrant atmosphere. Careful design and placement of buildings, facilities, buffers and walkways is needed in this location to accommodate industrial and marine-service related development; pedestrian use and the water views enjoyed by residents, visitors and downtown workers; provide an opportunity to view and celebrate the working harbor and its importance to town; and ensure the use of and protect the investment in the Nolan Civic and Convention Center.

A simple Waterfront Development Plan is warranted for the fill and surrounding area that the port commission, WCVB, planning commission, and private businesses in the area work on together.

6.11.2.2 Relocation of Downtown Barge Landing

The location of the downtown barge landing is convenient for quick transport of goods to local businesses; in fact forklifts carrying palletted goods sometimes travel right down Front Street or side streets to deliver goods. On the other hand, it is adjacent to Wrangell's major waterfront hotel and in a part of the downtown waterfront more oriented to water-related tourism and enjoyment by visitors and resident with a lot of pedestrian traffic. Relocation to a suitable waterfront location that is not in the middle of the town would reduce congestion and help to transition this part of the waterfront, between the city dock/cruise ship dock and the Nolan Center, to a less industrial nature.

In the 2009 Community Opinion Survey residents were asked about their level of support or opposition for two potential new barge landing locations. Two-third (66 percent) support relocation to the 6-Mile sawmill area while 28 percent oppose this. Just over half (56 percent) supported relocation to a waterfront site off Spur Road two miles past the golf course. Advantages of the 6-Mile area site are that it is more centrally located in terms of shipping throughout the region and it is protected from the wind. Eventual relocation to the 6-Mile mill site vicinity would need a review to ensure that Zimovia Highway is able to handle the increased truck traffic.

6.11.2.3 Residences along the Waterfront

Zoning along the downtown waterfront is oriented toward water-related commercial and industrial use, not residential development. There are homes along the Inner Harbor waterfront though that have either been grandfathered in or were approved arguing that the 1st floor principal use is for marine related activity and the 2nd floor residence is

secondary and incidental. In reality, several larger homes with marine garages on the 1st floor that may only be for personal use have been built. Since people like to live near the water there will likely continue to be pressure to allow housing along the downtown waterfront. To reserve a working waterfront for marine-oriented commercial and industrial use the zoning code may need an overlay district, new zone or change to the zoning district definition to prohibit residential along defined parts of Peninsula-Case Streets.

6.11.2.4 The Next Boat Harbor

Even though Heritage Harbor is just being completed, it is time to identify a harbor area to meet community needs for the next 10-20 years since it takes about ten years to complete planning, design and financing. Two possible locations are at Pats Creek or adjacent to Shoemaker Bay Harbor. An advantage of Pats Creek is that it could serve the growing population out Zimovia Highway. A challenge could be ensuring continued access to the LTF and the fact that the access road and surrounding uplands are owned by the USFS and AMHT respectively. Some argue that this is too far removed from the community's population center and marine service facilities. Only activities and uses that are compatible with surrounding residential uses are appropriate at Pats Creek. For these reasons expansion of the Shoemaker Bay Harbor may be more desirable for meeting future needs.

6.11.2.5 Boat Launch and Parking Area for Wrangell East

There is a privately-owned launch facility off Spur Road that is sometimes used with the owner's permission by Wrangell Island East residents and others. More reliable access for these residents and also to water passages on the east side of the island is needed. On this Plan's Future Growth Map, approximately half of the waterfront between the golf course and Ballards (the private landowners that sometimes allow boat launching from their property) is designated for Waterfront Development; the other half is designated for Remote Residential. The Waterfront Development designation is appropriate for a use like a boat launch. This is an example where flexibility may be called for as closer study may show that a remote residential area is best for a marine launch, and this public need should take precedence.

6.12 Industrial Development

6.12.1 Current Conditions

Industrial land uses typically involve manufacturing and processing, and create noise and odors or use hazardous materials and thus need to be segregated from other uses. Lighter industrial uses do not create the same level of land use conflicts in the normal course of operation and are often located in industrial parks.

Wrangell's industrial properties that do not require direct water access (such as seafood processing facilities and marine repair) are found by the airport including the airport, a state rock quarry, and the municipal landfill; scattered rock pits along and off of Zimovia Highway and USFS roads around the island; smaller sawmills; auto repair and fabrication facilities; oil tanks; and the Wrangell Light and Power and Southeast East Power Agency (SEAPA) facilities and electrical transmission lines throughout the Borough.

Wrangell has an industrial park west of Bennett Street behind the USFS building. Most of these lots have been sold to private entities and developed for industrial use. There are two or three lots left with developed access and utilities. Approximately 20 adjacent lots owned by the Borough are zoned for industrial use but development will be complicated by wetlands.

On Wrangell Island and in other parts of the Borough mining and timber harvest are industrial activities that have and are occurring. Figures 4-1, 4-2 and 4-3 in Chapter 4 – Economic Development, show former mines and current mineralized areas in the Borough and past timber harvest areas and current timber resources.

6.12.1.1 Future Industrial Growth

The Future Growth Maps include three types of industrial growth areas.

Industrial/Light Industrial

This designation is to encourage land uses and activities that are industrial nature such as manufacturing, processing, repairing, assembling, shipping and storing goods. Performance standards or buffers from neighboring uses may be applied to address noise, odors, waste and other impacts. Zoning makes a distinction between light industrial and industrial uses. Sewage treatment facilities, landfills, airports, rock quarries, and light and power facilities are examples of this type of use.

Resource Development

The purpose of this designation is for remote land where resource development and extraction activities occur or are reasonably expected, including uses such as timber harvest, mineral extraction and quarries, electrical generation and transmission lines, and other industrial activity. Resource development should be conducted to maintain critical habitat

areas and the quality of life for any nearby residents. Depending upon the location, it may be important to pay special attention to viewshed protection. Again depending on the area, the viewshed to maintain may be that visible from the water, the road, or from neighboring properties.

Resource Development with Scenic Protection

This is an overlay designation for resource development in areas where activities and uses should pay special attention to viewshed protection and scenic quality. This overlay designation is not prohibiting resource development uses or activities. Depending on the area, the viewshed and scenic qualities that are important to maintain may be those that are visible from the water, the road, or from neighboring properties. Economic viability of any proposed resource development opportunity must be considered when addressing concerns. The Tongass National Forest LUDs *Scenic Viewshed* and *Modified Landscape* areas are included in this future growth designation.

Two areas designated on the Future Growth Maps for Industrial use are reviewed in more detail now.

6.12.1.2 New Industrial Park

The current industrial park (by the USFS offices) is nearly full and can likely be expanded, though some areas are too wet for reasonably priced development. In the 2009 Community Opinion Survey respondents stated that the area adjacent to the existing industrial park would be the best area for industrial expansion. A planning-level Master Plan for the area is needed to delineate developable versus environmentally constrained areas and show logical access and utility extensions.

6.12.1.3 Site for a Regional Solid Waste Facility

There is strong support for locating a regional solid waste facility in the area. While people

Table 6-9. Potential New Industrial Park Locations

	Net Support	Net Opposition
Adjacent to the current location near the Forest Service office	80%	13%
At the six mile sawmill site	63%	29%
On Spur Road past the golf course	63%	30%
Across the street from the current industrial park at the corner of the Spur Road and Bennett Street beside the golf course	47%	45%
On a portion of the Wrangell Institute property	36%	57%
<i>Source: 2009 Wrangell Community Opinion Survey</i>		

Table 6-10. Level of Support for Wrangell Competing to Establish a Regional Solid Waste facility

	% of Total
Strongly support	47%
Support	39%
Neutral	2%
Oppose	5%
Strongly oppose	1%
Don't know/Refused	6%
<i>Source: 2009 Community Opinion Survey</i>	

often do not equate trash with economic development, a regional facility would create several jobs. Wrangell received federal funding in 2009 to participate in a pilot project to look at compressing household plastic waste to reduce waste volume, and possibly create marketable products. When residents were asked if they supported Wrangell pursuing this kind of small, high-tech industry to reduce solid waste volume, almost all (91 percent) responded they were supportive or very supportive. There is also strong support for recycling; three-quarters of the residents in the 2009 Community Opinion Survey were supportive or strongly supportive of more recycling, even if their garbage fees were increased slightly.

Residents were asked about three possible sites for a regional solid waste facility. Almost three-quarter support a site, “On the Wrangell Island road system outside of town.” Two possible locations that meet these conditions are identified on the Future Growth Maps and labeled for industrial development, one at the 6-Mile mill site and the other at the east end of Pats Creek Road on the backside of Wrangell Island. Both sites are on, or close to, the road system, on or close to power, and have water access. An environmental and economic suitability analysis for both (and other sites in Southeast Alaska) will be needed eventually. The 6-Mile mill site may also be suitable for residential or waterfront development.

**Table 6-11. Net Support /Opposition to
Potential Regional Solid Waste Facility Locations in Wrangell Borough**

	Net Support	Net Opposition
On the Wrangell Island road system outside of town	73%	14%
Off of the Spur road past the golf course	55%	36%
On a remote parcel of land, off the road system not adjacent to Wrangell or another community	55%	34%
<i>Source: 2009 Community Opinion Survey</i>		

6.13 Parks, Recreation or Open Space

6.13.1 Current Conditions

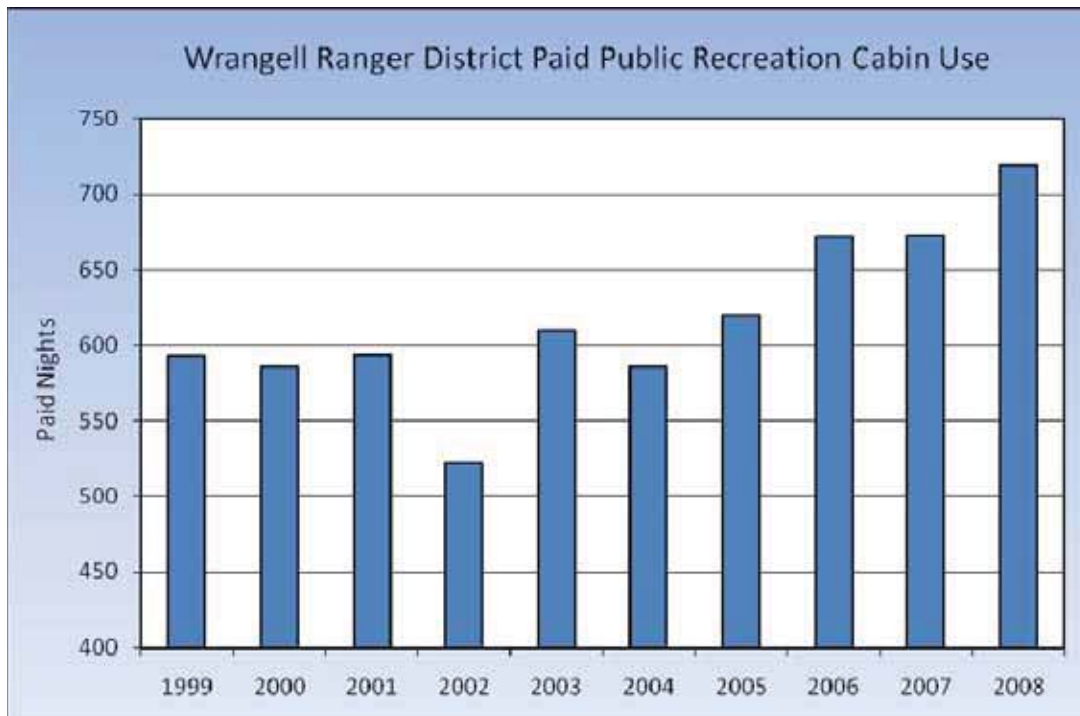
There are a wide variety of easily accessible parks and recreation areas that support a range of activities and opportunities. Local facilities include Volunteer Park, City Park, Kyle Angerman Playground, Mount Dewey, Petroglyph Beach Park, Shoemaker Park, Muskeg Meadows golf course, Wrangell’s rifle range, the Zimovia Highway bike path, Pats Lake, Rainbow Falls and numerous other USFS trails and campgrounds. Indoor recreation facilities include the swimming pool, the community center and the indoor rifle range. These are described in more detail in Chapter 9-Public Services.

Outdoor recreation areas and opportunities are discussed now, followed by a focus on land that is designated for Parks, Recreation or Open Space on the Future Growth Maps. There is a diversity of outdoor recreational opportunities for City and Borough of Wrangell residents

and visitors including, but not limited to hunting, fishing, hiking, biking, camping, sea kayaking, using ATVs and snowmobiles, skiing and viewing wildlife. The USFS maintains 15 trails, several campgrounds, 22 cabins, picnic areas and waysides on Wrangell Island and within the Borough (See Figure 6-15). In 2008, the most popular cabins were Virginia Lake (103 paid nights), Anan Bay (60 paid nights) and Harding River (51 paid nights).

The USFS operates the Anan Wildlife Observatory, located off the south end of Wrangell Island at the mouth of the Bradfield Canal. At the site there is a covered deck area that allows visitors to watch the bears up close, a short trail and a recreation cabin. In the summer, Forest Service staff are on site to provide information to the public. This is a very popular visitor destination and is accessible by boat or plane and between July 5 and August 25, when bears are most active, a permit is required to visit the site. Sixty permits are sold and issued per day. Many permits are granted to commercial tour operators.

The Stikine River in the northeast part of the Borough is the fastest free flowing navigable river in North America. It is 380 miles long with only the last 40 miles in the United States. The portion in the US is within the Tongass National Forest in the Sitkine-LeConte Wilderness Area. The Stikine is world renowned destination and every year hundreds visit either on a multi-day raft trip that generally starts in Telegraph Creek, BC or by jet boat on a day trip from Wrangell. Soaking in the Chief Shakes Hot Springs is another popular activity along the River.



Source: USFS

The Stikine River delta is a significant stopover on the Pacific Flyway for migrating birds. The migration begins in mid-April with over 14,000 snow geese, over 10,000 sandhill cranes and over 1,600 eagles arriving on the Stikine River delta and converging on the area. The concentration of eagles is the largest reported springtime concentration in North America. Toward the end of April and early May, over 100,000 shorebirds begin arriving. Some 123 species are represented at any one time. In addition, the delta swarms with seals and sea lions.

6.13.2 Concerns and Opportunities

The Future Growth Maps include three designations for land that is to receive low intensity use:

Parks, Recreation or Open Space

The purpose of this designation is to promote recreational use and preserve open space. Some places will be undeveloped whereas others will see more intensive recreation use and support commercial visitor-related activities. Municipal drinking water sources and watersheds are included in this designation and must be managed to ensure that any activities with them do not jeopardize the ability to meet State drinking water standards. A range of more and less intensive uses will occur on this land with this designation including:

- Active recreational use such as playgrounds, sports fields and board-walked or paved trails in more urban places;
- More passive recreation activities such as bird and wildlife observation, picnics, walking, canoeing and biking;
- Areas set aside for wetlands mitigation and to protect community drinking water sources; and
- Mostly or completely undeveloped land for hunting, fishing or simply enjoying the view.

This designation includes Tongass National Forest land designated *Semi-Remote Recreation, Remote Recreation, Wild-Scenic or Recreational Rivers, and Municipal Watershed* LUDs to promote compatible land management.

Important Habitat /Special Areas

This designation is for Tongass National Forest designated *Old Growth Habitat, Research Natural Areas* and *Special Interest Areas*, to promote compatible land management. These are areas where there is unique, important or fragile habitat. Opportunities for remote recreation can be developed, but landscapes should remain essentially unmodified.

Wilderness

This designation is for Tongass National Forest designated *Wilderness* and *LUD II* land to promote compatible land management. These are areas to preserve essentially

Figure 6-15 (11x17)

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unmodified landscape and provide opportunities for solitude and primitive recreation. Fish and wildlife improvements may be permitted.

Most of the areas with one of the designations above are based on underlying USFS LUDs or else are well-used recreation areas. Places where this is not true, or where there is a new approach or piece of information, are highlighted now.

Five areas designated on the Future Growth Maps for Recreation, Parks or Open Space use, for which a more detailed explanation is needed are now reviewed. Land in Union Bay and Olive Cove that are designated for Recreation, Parks or Open Space are covered in Chapter 10- Remote Areas.

6.13.2.1 Protect Quality of Drinking Water Sources

The municipal watershed that feeds Wrangell's two drinking water reservoirs and dams merits an open space designation to ensure safe drinking water in the future. Any development here must be done in a manner that ensures state drinking water standards can be met. The USFS has designated the portion of this watershed that is on its land as Municipal Watershed. The watershed that feeds the Meyers Chuck public drinking water source must also be protected.

6.13.2.2 Designate Mitigation Areas Required to Remain Undeveloped

Several areas must remain undeveloped as part of the mitigation that was required for wetland development. These areas should be designated for Parks Recreation or Open Space so there is an accurate sense of vacant developable land in town, which these areas are not. One area is adjacent to the industrial park on Bennett Street, another is west of the trail development at Volunteer Park. A third mitigation area is planned south of City Park as part of the fill permit for the Marine Service Center expansion. Consideration should be given to other areas within the Borough that could be set aside for future mitigation activities or as a mitigation land bank.

6.13.2.3 Area between Nemo Loop Road and the shoreline (Figure 6.15)

The area between Nemo Loop Road and the shoreline includes four small campsites/picnic areas (Yunshookuh Loop, Three Sisters View Point, Anita Bay Overlook and Highline). The USFS LUD for this area is Scenic Viewshed, which would correspond on Wrangell's Future Growth Maps to Resource Development with a Scenic Protection overlay. Instead,



*Excerpt from Wrangell's Future Growth Map.
Green is Recreation, Parks or Open Space Designation*

this area is designated on Wrangell's Future Growth map for Parks, Recreation or Open Space. The USFS has invested in several recreation improvements here, as seen on the graphic on the previous page, and the area is well used by both residents and visitors. It is especially important to residents because it is easily accessible from town. There are beautiful vistas of Zimovia Strait and Etolin Island from this area. Wrangell is interested in having the area maintained and enhanced for recreational uses.

6.13.2.4 Pats Lake

The land around Pats Lake is owned by the Alaska Mental Health Trust (AMHT) and slated on the Future Growth Maps for Recreation, Parks or Open Space on the Future Growth Map. Pats Lake is heavily used and highly valued by Wrangell residents for recreation and open space. This is an easy to access, quiet, spiritual kind of place where families hike and picnic, children fish and individuals seek solitude. AMHT proposed timber harvest in the area in 2007-08 and for the reasons just cited Wrangell residents and the City and Borough of Wrangell were opposed. Timber harvest would not be compatible with the Recreation, Parks or Open Space Future Growth designation for this area.



Pats Lake

6.13.2.5 Earl West Cove

The City and Borough of Wrangell will select part or all of this state-owned parcel as part of its municipal entitlement lands. Earl West Cove is at the end of a USFS road that all vehicles, including RVs can use. The area is well used for recreation and an overlook at top of the bluff provides stunning vistas of the Narrows, Channel Island and Eastern Passage. A log transfer facility at the cove provides marine access and there is a picnic area. Regardless of landowner, Wrangell's intent, as shown on the Future Growth Maps, is to see the land managed



View from Overlook above Earl West Cove, looking due north.

for a variety of uses from timber harvest with scenic protection to remote residential to active recreational use (Figure 6-19). The area has a lot of recreation and residential potential, and good road and marine access. This parcel will be acquired by the University if not selected by the Borough.

6.14 Future Growth Maps

A series of maps now follow that show (Figures 6-16 to 6-20):

- Generalized Future Growth Map for the City and Borough of Wrangell (Figure 6-16)
- Future Growth Map for Wrangell Island (Figure 6-17)
- Future Growth Map for north part of Wrangell Island focusing on (former) city (Figure 6-18)
- Future Growth Map for Earl West Cove (Figure 6-19)
- Future Growth Map for Shoemaker Bay - Pats Creek area (Figure 6-20)

Future Growth Maps for Wrangell Island East, Farm Island, Thoms Place, Olive Cove, Union Bay and Meyers Chuck are found in the Chapter 10.

City and Borough of Wrangell's 11 Future Growth Designations

Residential

Encourage the development of a healthy, safe and pleasant environment for residential living protected from incompatible and disruptive uses. A variety of residential living is encouraged to meet all needs including single-family dwellings, duplexes, townhouses, condominiums, apartments and mobile home parks. Parks, churches and home occupations are expected. Small pockets of neighborhood commercial development are encouraged in locations that are easily accessible to many residents and where traffic will not create conflict. Higher density residential is desired near to schools, commercial areas or other community destinations. This designation also will have larger-lot residential living outside of downtown where a more rural lifestyle is valued and protected from incompatible and disruptive activities. In these areas large lots are needed unless public water and sewer exists. It is important that wastewater discharge occurs in a manner that does not harm existing or future neighbors.

Remote Residential

Encourage the development of a healthy, safe and pleasant environment for remote residential use. Areas typically are not on a road network nor connected to community utilities. Lots are generally larger to ensure protection of drinking water and ensure sanitary wastewater disposal. Development and land use has a quiet, remote feel for people who want to "get away from it all." Gardening, farming, fishing, hunting and gathering activities as well as small personal-use sawmills are a common part of the remote lifestyle. Commercial uses and activities are appropriate on some properties and

most commonly involve commercial fishing or uses that cater to tourism activities such as lodges, bed and breakfasts, fishing charters, guided hunting, and small supporting business in some places such as art galleries, small shops and other home occupations. Commercial uses should not negatively impact residential quality of life.

Commercial

Encourage commercial development including retail, the sale of goods and services, businesses, offices, and hotels and motels. Mixed-use buildings, with residential uses on the upper floors are encouraged. Downtown core commercial areas are included with residential units in building top floors (mixed-use) and also much smaller pockets of neighborhood-scale commercial where convenience stores are encouraged to service residential areas so items can be picked-up by foot or bike and avoid long vehicle trips. Along Front Street, new buildings should be compatible with the historic streetscape.

Public and Community Facilities

This designation is for institutional and public facilities. This includes schools, colleges, hospitals, libraries, and assisted living facilities. These buildings tend to be larger in scale, meet community needs, generate traffic and require parking. When new institutional and public use facilities are built, care will be taken to choose locations what will not have a negative impact on existing land uses.

Industrial/Light Industrial

Encourage land uses and activities that are industrial nature such as manufacturing, processing, repairing, assembling, shipping and storing goods. Performance standards or buffers with neighboring uses may be applied to address noise, odors, waste and other impacts. Zoning makes a distinction between light industrial and industrial. Sewage treatment facilities, landfills, airports, rock quarries, and light and power facilities are examples of this type of use.

Waterfront Development

Encourage land uses and activities that are water-dependent, water-oriented or promote enjoyment of the waterfront. Activities are primarily of an industrial or commercial nature; residential uses that are secondary to the water use occur in places.

Resource Development

Purpose is for land where resource development and extraction activities occur or are reasonably expected, including uses such as timber harvest, mineral extraction and quarries, electrical generation and transmission lines, and other industrial activity. The Tongass National Forest LUD *Timber Production* is included in this future growth designation. Resource development should be conducted to maintain critical habitat areas and the quality of life for any nearby residents.

Resource Development with Scenic Protection

This is an overlay designation for resource development in areas where activities and uses should pay special attention to viewshed protection and scenic quality. This overlay designation is not prohibiting resource development uses or activities. Depending on the area, the viewshed and scenic qualities that are important to maintain may be those that are visible from the water, the road, or from neighboring properties. Economic viability of any proposed resource development opportunity must be considered when addressing concerns. The Tongass National Forest LUDs *Scenic Viewshed* and *Modified Landscape* areas are included in this future growth designation.

Recreation, Parks or Open Space

Purpose is to promote recreational use and preserve open space. Some places will be undeveloped whereas others may develop with more intensive recreation use and to support commercial visitor-related activities. Municipal drinking water sources and watersheds also are in this designation and must be managed to ensure that any activities with them do not jeopardize the ability to meet State drinking water standards. A range of more and less intensive uses will occur on this land, depending upon the location, including: 1) Active recreational use such as playgrounds, sports fields and board-walked or paved trails in more urban places; 2) More passive recreation activities such as bird and wildlife observation, picnics, walking, canoeing and biking; 3) Areas set aside for wetlands mitigation and to protect community drinking water sources; and 4) Mostly or completely undeveloped land for hunting, fishing or simply enjoying the view. This designation includes Tongass National Forest land designated *Semi-Remote Recreation*, *Remote Recreation*, *Wild-Scenic* or *Recreational Rivers*, and *Municipal Watershed* LUDs to promote compatible land management.

Important Habitat /Special Areas

This designation is for Tongass National Forest designated Old Growth Habitat, *Research Natural Areas* and *Special Interest Areas*, to promote compatible land management. These are areas where there is unique, important or fragile habitat. Opportunities for remote recreation can be developed, but landscapes should remain essentially unmodified.

Wilderness

This designation is for Tongass National Forest designated *Wilderness* and *LUD II* land to promote compatible land management. These are areas to preserve essentially unmodified landscapes and provide opportunities for solitude and primitive recreation. Fish and wildlife improvements may be permitted.

6.15 Land Use and Future Growth Policies and Actions

Policy 30. Coordinate land planning in the Borough with state and federal agencies and other large landowners.

Action: Exercise formal coordination rights provided per City and Borough of Wrangell Resolution 05-09-1151 and subsequent notification provided to the federal and state government. (CBW)

Action: Ensure the City and Borough of Wrangell has an opportunity to engage in coordination and provide timely input by requiring federal and state (including Trust Land Office) government agencies to give advance notice to the municipal manager or clerk of:

- a. Any intent to acquire, sell or exchange land;
- b. Any land management plans, actions, direction or policies being considered, or
- c. Any memorandums of agreement or understanding being signed among landowners or managers within the City and Borough of Wrangell.

(CBW)

Action: Monitor management of federal and state land and water to ensure access for resident fishing, hunting and gathering. (CBW, CWA)

Policy 31. Support development of a range of housing types/living arrangements over time in Wrangell, south of town along Zimovia Highway, and in remote areas.

Action: Identify and designate areas for future residential development in town, along Zimovia Highway, and in remote areas, and update zoning as needed.

(CBW)

Action: Make Borough land available for residential development consistent with land use goals. (CBW)

Action: Extend the road and utilities on the northern end of Cassiar Street. (CBW)

Action: Enact zoning that encourages construction of a diversity of housing types. (CBW)

Action: Support development of senior housing, and of an assisted living facility, possibly 'wedding' the two as a unified transitional living center. (CBW, WMC, Senior Services)

Policy 32. Designate areas for commercial and industrial development in logical locations to promote economic opportunity and satisfy current and future needs.

Figure 6-16 (11x17)

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Figure 6-18 (11x17)

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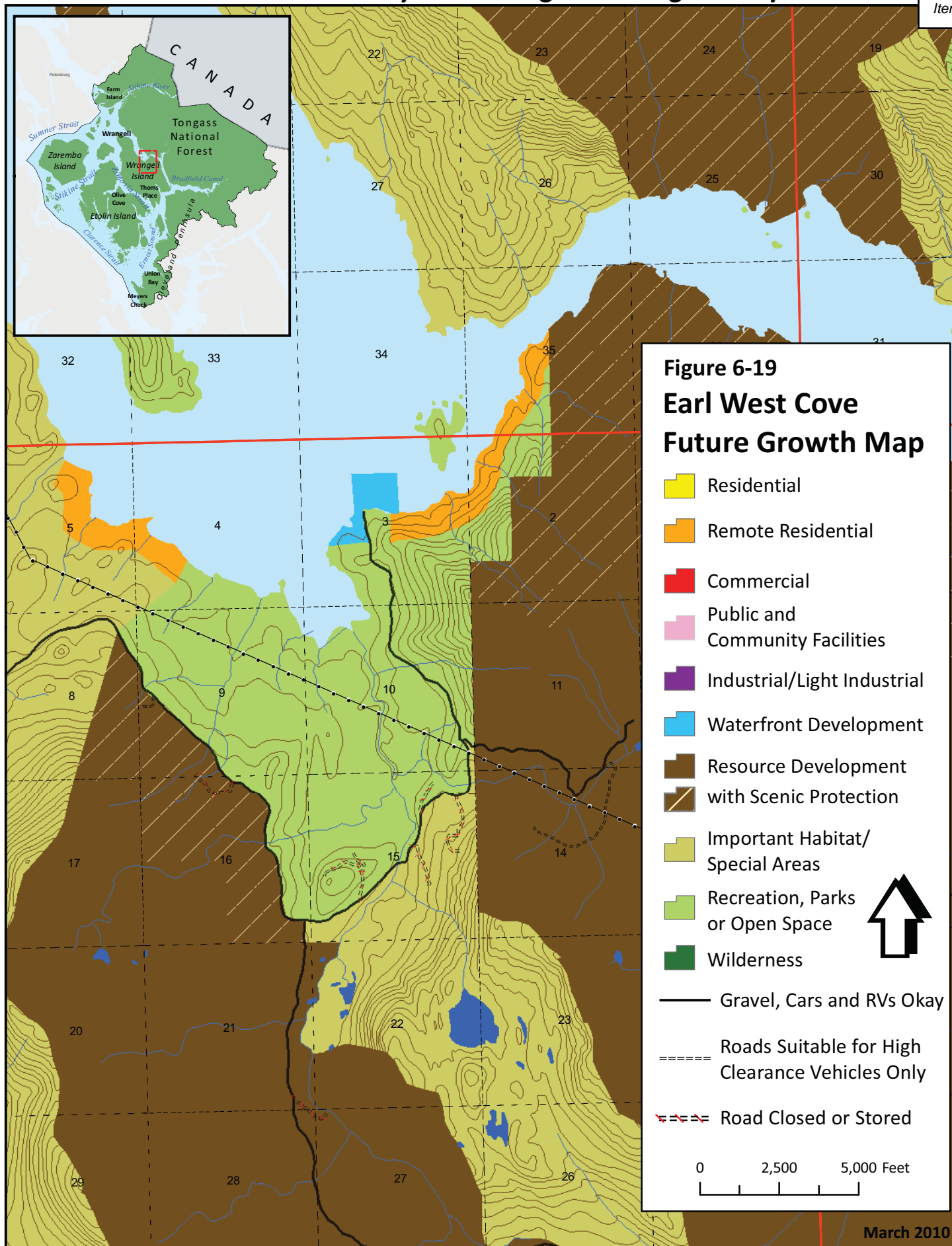
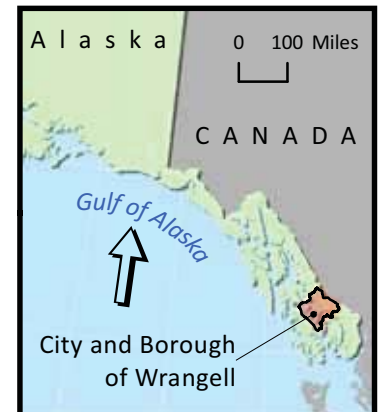
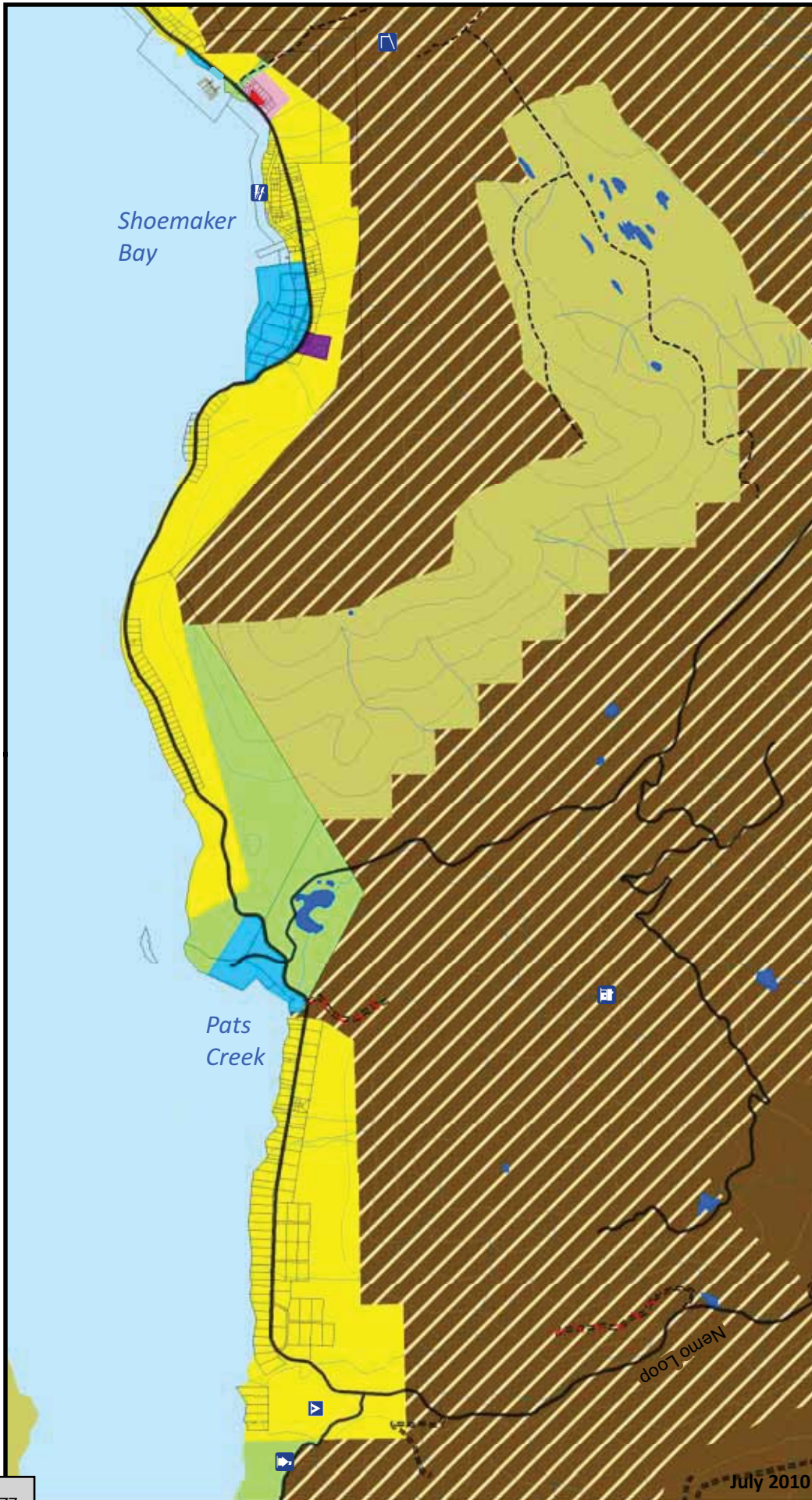


Figure: 6-20

Item 3.

Future Growth Map



Action: Identify and designate an area for a future Borough rock and gravel source/quarry, as well as appropriate areas for private sources, away from residential development, and as needed update zoning. (CBW)

Action: Identify and designate areas for commercial use and business development, and as needed update zoning. (CBW)

Action: Identify areas suitable for a regional solid waste facility and designate for industrial use, and as needed update zoning. (CBW)

Action: Expand existing Industrial Park. (CBW)

Action: Designate waterfront areas for a future harbor and an east side boat launch ramp and parking. (CBW)

Action: Prepare a Master Development Plan for the 150 acre area 'behind' Mt Dewey, Stoughs Mobile Home Park, Airport, and Bennett Street. It should delineate areas with environmental constraints that impact development feasibility and cost, buildable areas, and propose access to the area. Land uses should be in concert with Future Growth Map Designations and include a mix of housing, commercial or industrial uses and green space that connects walking/hiking paths and protects wetlands. (CBW)

Action: Designate and zone an area for a downtown waterfront park and picnic area where downtown workers, residents and visitors can take a break and enjoy the spectacular vistas. Complete in conjunction with a Waterfront Master Plan. (CBW)

Action: Revisit and redevelop a Master Plan, market and develop the 140 acre Wrangell Institute property for concept that combines three uses: a) an education oriented community facility, possibly with health related uses and services; b) housing, both lower and higher density residential development including for seniors; and c) space for discrete neighborhood-scale commercial businesses that support community uses in the building, the nearby harbor, and that provide convenience shopping for residents in the immediate area and out Zimovia Highway. Motorized and non-motorized access to the area and throughout the parcel should be considered. (CBW, CWA, other partners)

Policy 33. Promote compatibility between adjacent land uses and users.

Action: Require buffers (landscaping, retaining vegetation, setbacks, fences etc.) between differing land uses to promote efficient land use, harmony and good neighbors. (CBW)

Action: On the 3+ acre waterfront fill, promote compatibility among users and activities in the area through use of landscaping, defined pedestrian paths, signage, and site design to buffer between differing uses and provide safe motorized and non-motorized movement. Area users are the business-commercial district's shoppers and workers; the working waterfront used by fisherman, the fishing fleet, related businesses, and the seafood industry; and the civic, cultural, public use and facility areas frequented by both residents and visitors. Create simple Waterfront Master Plan for this and adjacent areas to accomplish. (CBW-multiple departments)

Action: Over time consolidate or phase-out land uses along Zimovia Highway that conflict with residential use and small pockets of neighborhood commercial. (CBW, AMHT)

Action: Design and operate a regional solid waste facility in a manner to protect nearby residences from light, noise or odor impacts. (CBW)

Policy 34. Provide and maintain a variety of active and passive outdoor recreation opportunities including dispersed outdoor recreation, picnic areas, parks, trails, and athletic fields to encourage fitness and add to local quality of life. (Indoor recreation facilities and services are covered in the Public Services policies and chapter.)

Action: Improve and add directional signage to help locate trail heads (CBW, USFS, lodging businesses, Friend of Tongass cabins)

Action: Upgrade and improve the visibility of trail and other destination signage to interpret local history, culture, natural history and geography. This will add to resident, particularly school children, and visitor's experience. (CBW, USFS, schools, WCVB, Friend of Tongass Cabins)

Action: Add exercise stations along the Volunteer Park trails. (CBW)

Action: Develop a track and multi-purpose sports field at Volunteer Park. (CBW)

Action: Identify a suitable location for a BMX bike course and skateboard park, and construct. (CBW, schools)

Action: Develop a picnic area at the floatplane pullout. (CBW)

Policy 35. Select new Borough land through the municipal entitlement program to provide diverse economic and residential opportunities.

Action: Select land and assist in its development and use for the following community priorities: southeast electrical intertie, deep-water access and industrial support, community recreational use, remote residential development, tourism opportunities, timber harvest, support for mariculture development. (CBW)

Policy 36. Maintain and improve surface water, groundwater and marine water quality in the City and Borough of Wrangell so that waters are in compliance with federal and state water quality standards.

Action: Ensure that development along anadromous fish streams and in drinking water source areas uses best management practices. These include setbacks to maintain natural water flow and water quality, reduce erosion, and maintain natural vegetation and fish passage and habitat. (CBW)

Policy 37. Support local food agriculture, gardening and food production.

Action: Identify and designate an area(s) suitable for community gardens. (Community Garden Group, CBW, Wrangell Traditional Foods Board)

Action: Encourage public events and business sales of locally produced food of all types. (CBW, Wrangell Traditional Foods Board)

Action: Ensure the zoning code promotes and allows small-scale food production. (CBW)

Policy 38. Support development of or ensure recognition of and protection of cultural and historic resources throughout the Borough. (CBW, CWA, USFS)

City and Borough of Wrangell

Agenda Item H1

Date: March 3, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Use of Entitlement Lands – Zoning development

Information provided in January:

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

In January, the Commission discussed Sunny Bay, Wrangell Island West, and Mill Creek. This meeting discussion will be for Crittenden Creek, Sunny Bay, Zarembo.

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

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

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

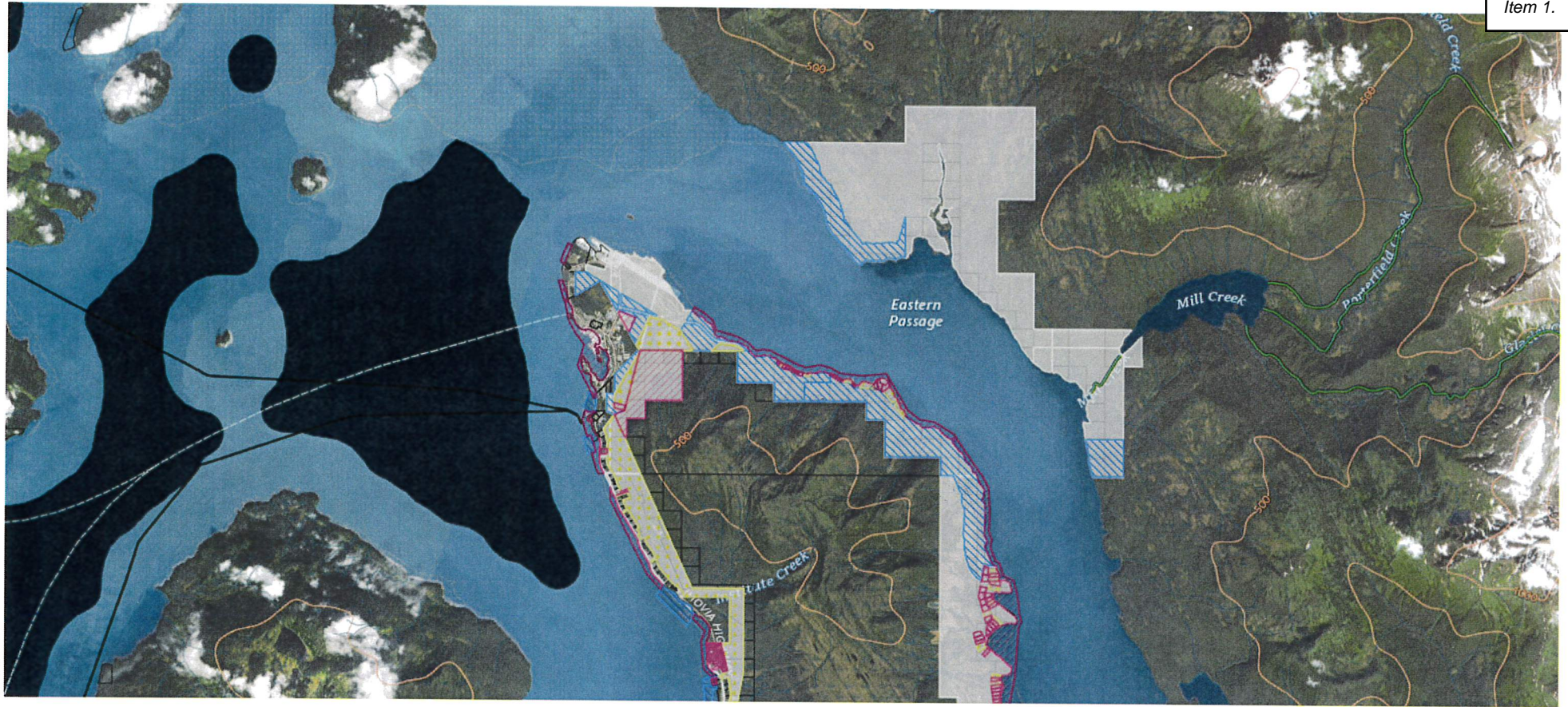
The conversation from 2018 needs to be reviewed and continued and appropriate zones designated or created.

General Use Discussions of Entitlement Areas - 2017					
LOCATION	SIZE in ACRES	USES - PZ	USES - EDC	2013	2015
Thoms Place	1306.69	Some logging in specific areas away from existing residential; residential; larger lot sizes; allow commercial lodges/cabins; recreation; Thoms Creek habitat; cultural sites	Same as PZ; protect Thoms Creek; utilize road access	1146.69	160
Olive Cove	463.92	Protect habitat area of the stream. New area allow same uses as RMU-O.	Same as PZ	463.92	
Wrangell Island West	696.32	Residential for portion; Concerned about slides; New area allow same uses as RR1; former road behind existing lots - work with USFS to open in Wrangell Island Sale	Same as PZ; provide some additional Industrial land near existing Allen sawmill along roadway;	696.32	
Wrangell Island East	874.91	Currently has road access issues; residential; commercial recreation; larger lots; analyze steep slopes and remaining timber; recreation	Large lots; maintain space between developments; commercial recreation - cabins/lodges; analyze timber lands;	874.91	
Earl West Cove	895.29	Habitat issues along fish streams; home sites; recreation; commercial recreation; selective harvesting when adjacent landowners might have sales	Where is DOT road easement to mainland?; maintain development area for road; Recreation; Commercial Recreation; Residential along shoreline	895.29	
Crittenden Creek	405.79	Recreation; selection is along shoreline - residential; cultural sites; habitat - fish; potential logging coinciding with adjacent landowers; LTF use with State	residential; future uses as necessary for DOT road easement; don't see commercial use; keep timber option open if Fed/States have a sale	405.79	
Mill Creek	148.57	Recreation; cultural sites near by; Fish - habitat	recreation; habitat; commercial recreation - minimal uses	148.57	
Sunny Bay	2507.62	Recreation; AK Crossing uses - define use; habitat	productive fishing grounds; mariculture; recreation; commercial recreation; continue Ak Crossing use; leave option open for some timber harvesting, but not priority use	2507.62	
Zarembo	1791.9	Residential - view lots and shoreline lots; Timber harvest potentially - could fund development costs; Community dock/ boat launch and access roads; adjacent mineral claims - provide land for development of mineral resources	Farming, pasture land; Large 20-40 acre tracts; residential; recreation; commercial recreation; smaller lots along shoreline; shallow bay- restricted access to some shorelines	498.9	1293
TOTAL	9091.01			7638.01	1453

9091.01



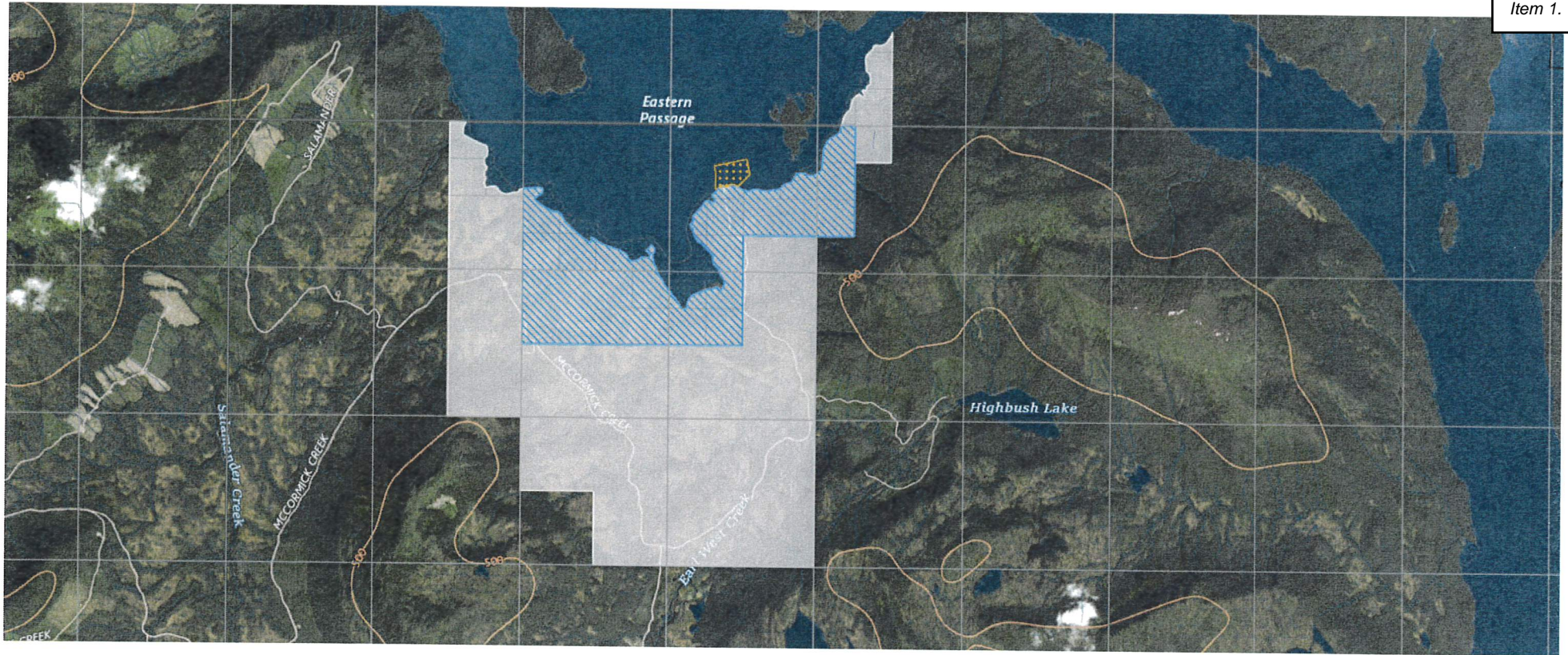
Sunny Bay



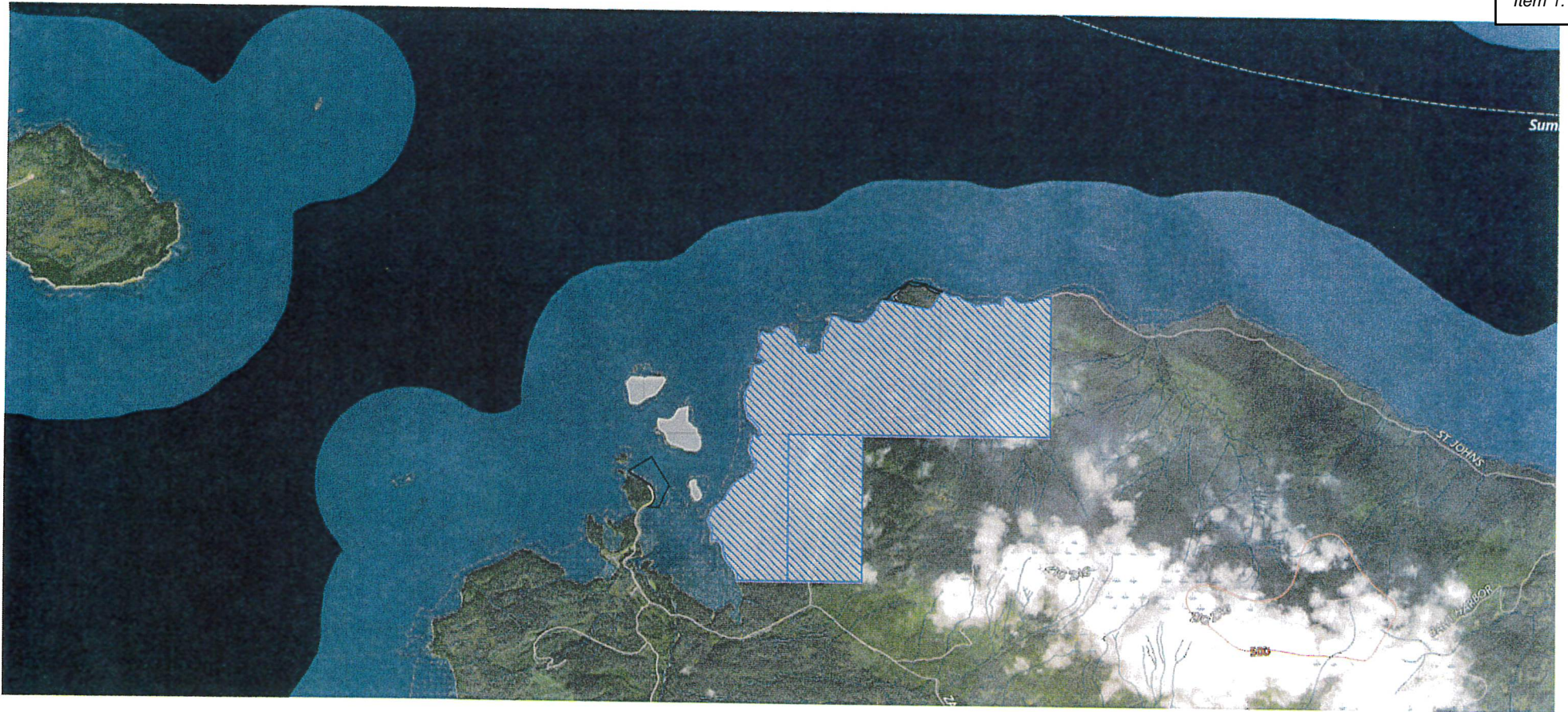
Crittendon
Wagon Mill Creek
Wangel Island East



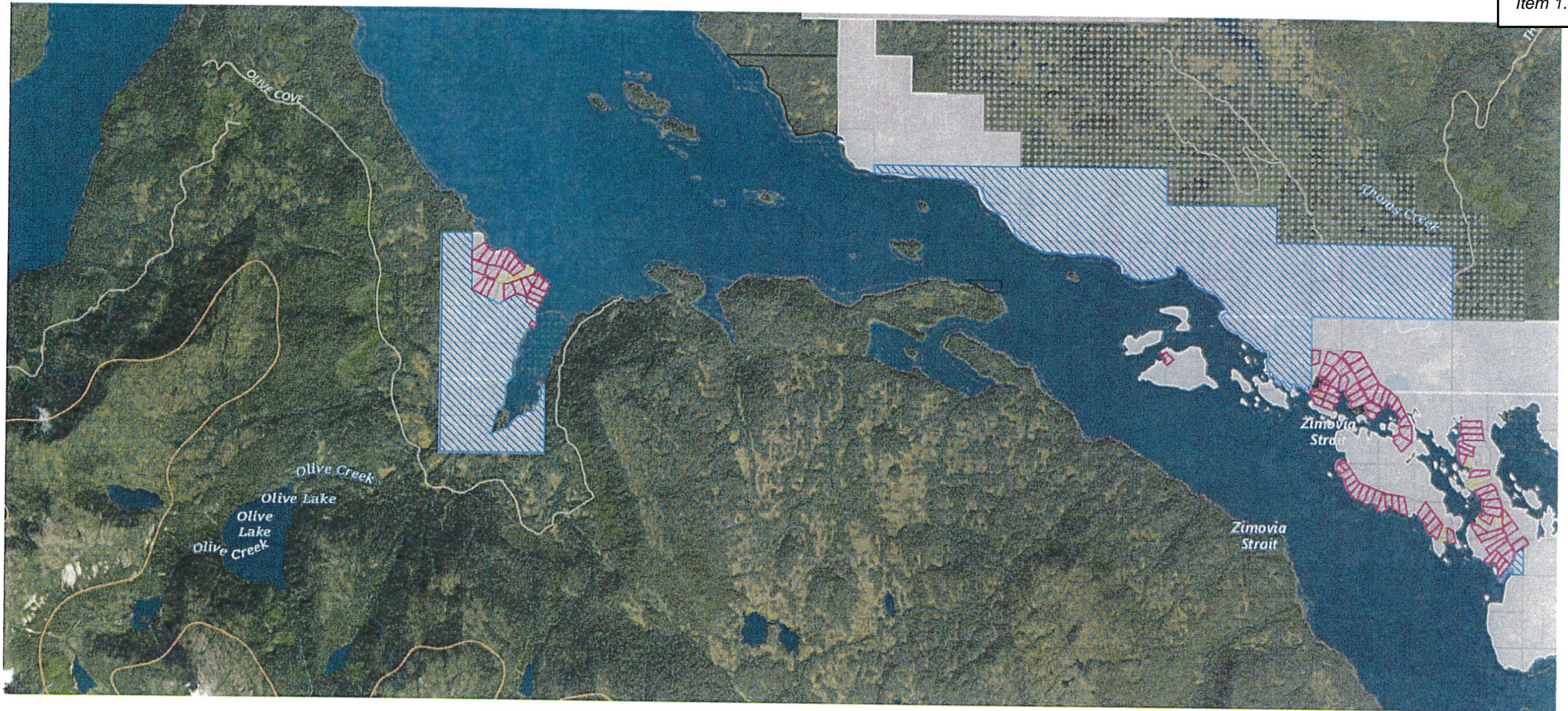
Wrangell West



Earl West Cove

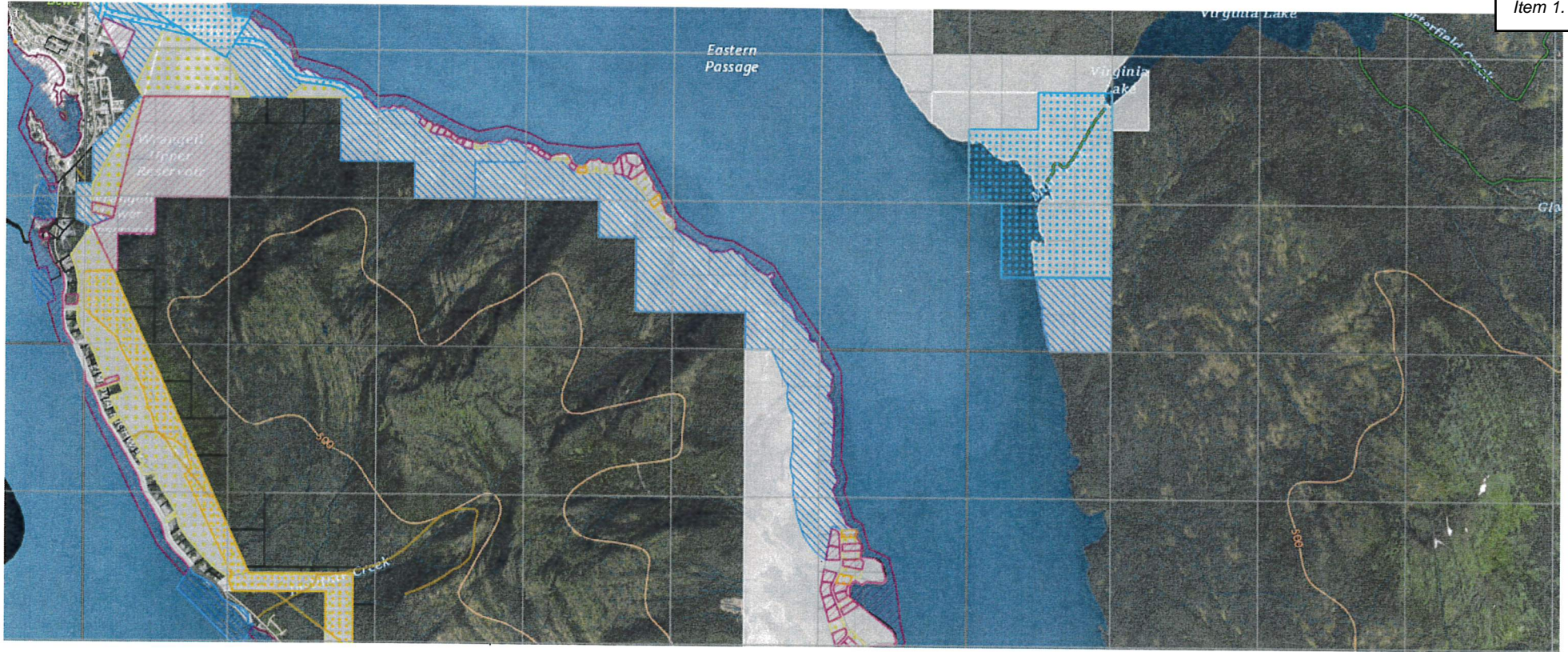


Zaremba St. John



Olive Cove

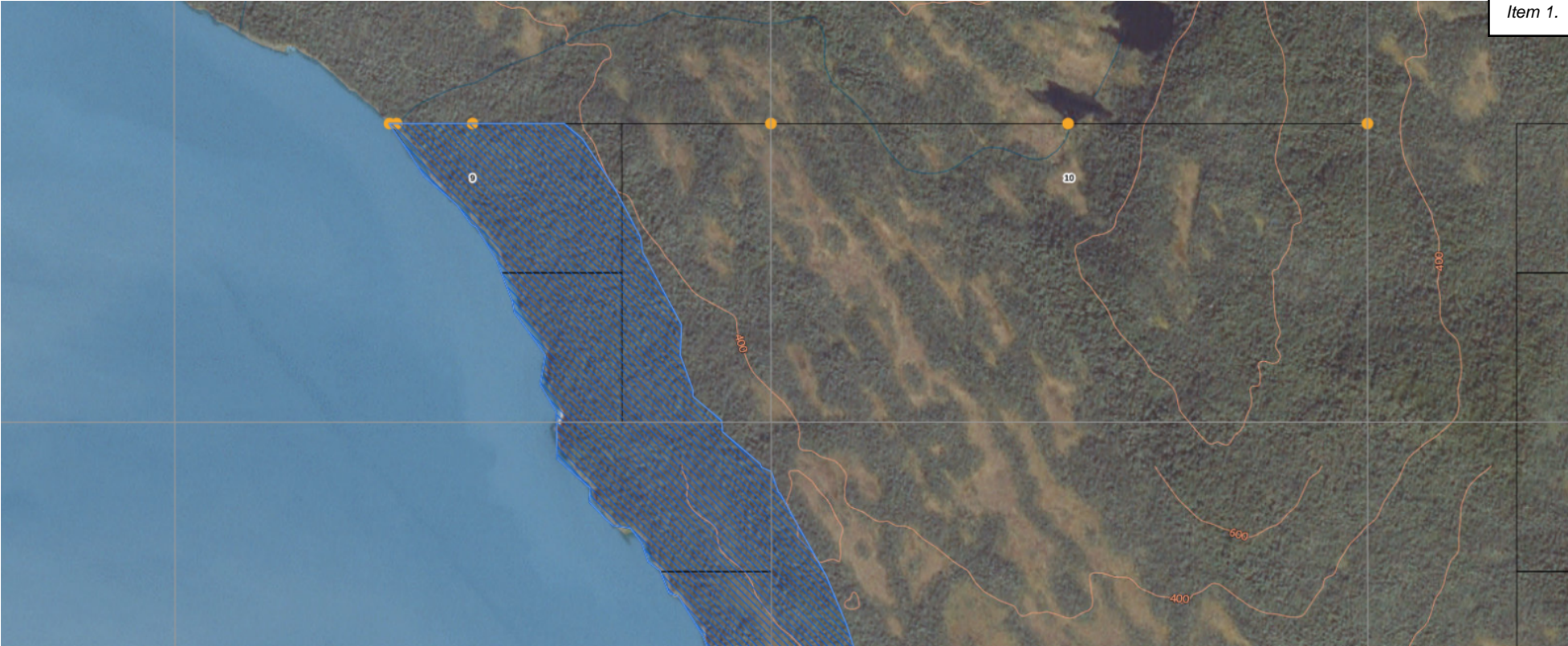
Thoms



Mill Creek
Wrangell Island East

Item 1.

Item 1.



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