



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Tuesday, June 01, 2021
2:30 PM

Location: ZOOM

PZ Special Meeting June 1, 2021
2:30 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. PERSONS TO BE HEARD

E. NEW BUSINESS

1. (PH) Preliminary Plat review of the Shoemaker Bay Subdivision II (the former Institute Property), a modification to the previously approved preliminary plat, a subdivision and replat of Lot 26, USS 3403; Blocks 1-3 and Tract A of Shoemaker Bay Subdivision (Plat 87-5) including vacations of existing right-of-ways and utility easements, creating Lots 1-22 within Block 1, and Tract A within Block 2, zoned Holding, owned by the City and Borough of Wrangell.
2. (PH) Request for a zone change for Lot Y2-Tract Y, USS 2321 (former Junkyard area) from Light Industrial to Rural Residential 1, owned and requested by the City and Borough of Wrangell.
3. (PH) Proposed modification of uses to WMC 20.28 Rural Residential I adding Condominiums to conditionally allowed uses, requested by the City and Borough of Wrangell.

F. ADJOURNMENT

City and Borough of Wrangell, Alaska

Agenda Item E1

Date: May 27, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of the Shoemaker Bay Subdivision II (Phase I) (the former Institute Property), a subdivision and replat of Lot 26, USS 3403; Blocks 1-3 and Tract A of Shoemaker Bay Subdivision (Plat 87-5) including vacations of existing right-of-ways and utility easements, creating Lots 1-22 within Block 1, and Tract A within Block 2, zoned Holding, owned by the City and Borough of Wrangell

Background:

Changes to the Institute Master Plan design by the Assembly included single family residential for the entire northern portion of the property. A preliminary plat of the northern half of the property was approved in April. This is the preliminary plat of PHASE I to begin the development phase.

Recommendation:

Staff recommends approving the preliminary plat.

Recommended Motion:

Move to approve the Preliminary plat of the Shoemaker Bay Subdivision II, with vacations of existing right-of-ways and utility easement subject to the following:

- 1) The name of the subdivision will change**

Findings:

In April, a preliminary plat of a full subdivision of the northern portion of the Institute consisting of 40 lots was approved by the Commission. The draft development costs of roads, sewer, water, electrical and storm water was presented to Staff and the Assembly. Due to the cost of development, the subdivision has now been broken down into two Phases to manage the development costs. This preliminary plat represents Phase 1 development. On page 2 of the 4 pages, the 22 lots of the preliminary plat are in bold and the remainder of the proposed development as part of the Master plan is presented in lighter line work.

The recommended changes to the Master Plan as developed by the Commission in January will be presented to the Assembly at their meeting on June 8. An appraiser will provide estimated value of the 22 lots to help determine potential revenue that can be generated from sale of the lots for a finance development plan. The proposed zones are still being reviewed but should

come back to the Commission soon for a public hearing. The Corps of Engineers wetland fill permit is out on public notice and under correspondence.

Lots vary in size from 17,000 square feet to 41,000 square feet. There is at least a 100' setback between the streams on each side of the development (Institute Creek and the unnamed creek traverseing the middle of the property).

There had been earlier discussions with Wrangell Cooperative Association about naming the Subdivision as part of the healing process of past memories and the cooperative effort to develop the land. WCA is working on the naming of the Subdivision.

The existing platted right-of-ways and utility easements through the property per Plat No. 87-9, in the area of the former buildings, are being vacated in this plat and new streets and utility and public access easements are being created.

The property is zoned Holding, and the Commission has been working on a Medium Density Residential District for the lots within this proposed subdivision. This draft district along with the others the Commission have developed are still being reviewed by the Attorney and staff, and hopefully will come to the Commission for a public hearing soon.

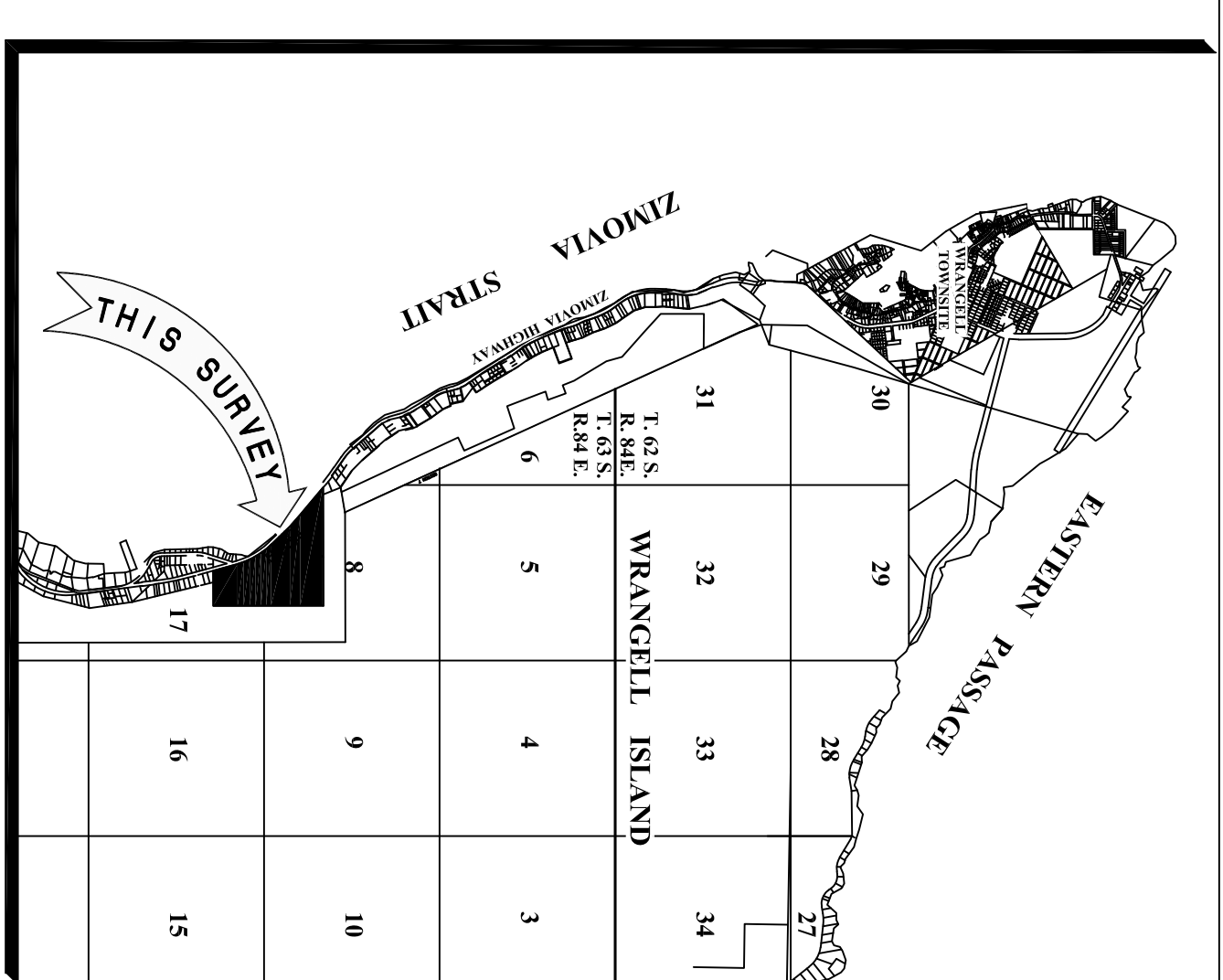
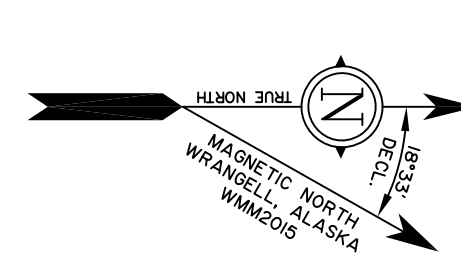
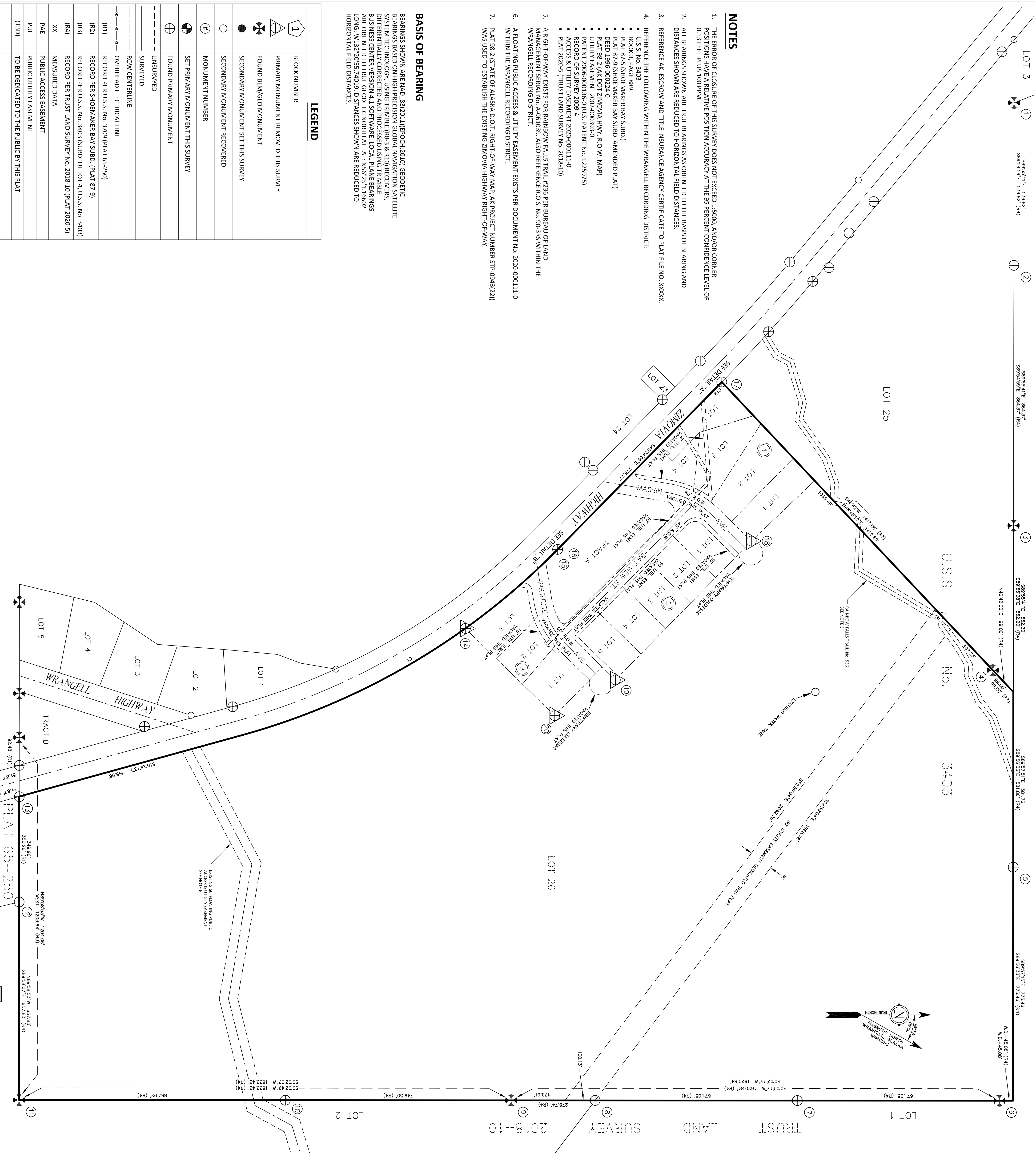
The 30' public access and utility easement not part of this preliminary plat but just behind the second row of lots and parallel to the highway through the center of the development follows the drainage behind the existing fill of the former developed site. The idea was to keep the drainage path for stormwater flow and potentially have trail access from the undeveloped southside to Institute Creek.

- NOTES**
1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITION ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
 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. XXXXX.
 4. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - U.S.S. No. 3403
 - BOOK 3, PAGE 889
 - PLAT 87-5 (SHOEMAKER BAY SUBD.)
 - PLAT 87-9 (SHOEMAKER BAY SUBD. AMENDED PLAT)
 - DEED 1996-000224-0
 - PLAT 98-2 (KODOT ZIMOVIA HWY, R.O.W. MAP)
 - PLAT 2006-000136-0 (U.S. PATENT NO. 1225975)
 - PATENT 2006-000136-0 (U.S. PATENT NO. 1225975)
 - RECORD OF SURVEY 2009-4
 - ACCESS & UTILITY EASEMENT 2020-000111-0
 - PLAT 2020-5 (TRUST LAND SURVEY NO. 2018-10)
 5. A RIGHT-OF-WAY EXISTS FOR RAINBOW FALLS TRAIL #236 PER BUREAU OF LAND MANAGEMENT SERIAL NO. A-06039. ALSO REFERENCE R.O.S. NO. 90-3RS WITHIN THE WRANGELL RECORDING DISTRICT.
 6. A FLOATING PUBLIC ACCESS & UTILITY EASEMENT EXISTS PER DOCUMENT NO. 2020-000111-0 WITHIN THE WRANGELL RECORDING DISTRICT.
 7. PLAT 98-2 (STATE OF ALASKA D.O.T. RIGHT-OF-WAY MAP, AK PROJECT NUMBER STP-094322) WAS USED TO ESTABLISH THE EXISTING ZIMOVIA HIGHWAY RIGHT-OF-WAY.

BASIS OF BEARING

BEARINGS SHOWN ARE NAD, 83(2011) (EPOCH:2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE R8-3 & R10 RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE TRIPSCORER SOFTWARE. ALL DISTANCES AND BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: 56°25'11.6802" LONG: W132°20'55.24019". DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

LEGEND	
1	BLOCK NUMBER
	PRIMARY MONUMENT REMOVED THIS SURVEY
	FOUND BLM/GLO MONUMENT
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
+	MONUMENT NUMBER
⊕	SET PRIMARY MONUMENT THIS SURVEY
⊕	FOUND PRIMARY MONUMENT
---	UNSURVEYED
---	SURVEYED
---	ROW CENTERLINE
---	OVERHEAD ELECTRICAL LINE
(R1)	RECORD PER U.S.S. No. 3709 (PLAT 65-250)
(R2)	RECORD PER SHOEMAKER BAY SUBD. (PLAT 87-9)
(R3)	RECORD PER U.S.S. No. 3403 (SUBD. OF LOT 4, U.S.S. No. 3403)
(R4)	RECORD PER TRUST LAND SURVEY NO. 2018-10 (PLAT 2020-5)
XX	MEASURED DATA
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(TRD)	TO BE DEDICATED TO THE PUBLIC BY THIS PLAT



PRELIMINARY

SCALE 1"=150'
 THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING
 1 METER=3.280833 U.S. SURVEY FEET
 1 U.S. ACRE=0.4047 HECTARES

SHEET 1 OF 4

RS&M
 RAYMOND R. SHOOK, INC.
 1000 W. 10TH AVENUE, SUITE 300
 KETCHIKAN, AK 99901
 Phone: (907) 252-9917
 Fax: (907) 252-9401
 WRANGELL OFFICE
 1000 W. 10TH AVENUE, SUITE 300
 WRANGELL, AK 99999
 Phone: (907) 306-8820

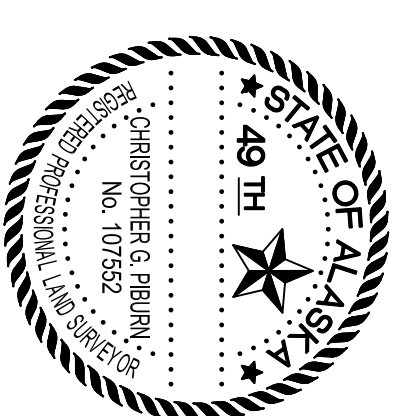
SHOEMAKER BAY SUBDIVISION II

A SUBDIVISION AND REPLAT OF
 LOT 26, OF U.S.S. NO. 3403,
 BLOCKS 1 - 3, & TRACT A, OF SHOEMAKER BAY SUBDIVISION (PLAT 87-5),
 AND
 PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT VACATIONS
 CREATING
 LOTS 1 - 22 WITHIN BLOCK 1, AND TRACT A WITHIN BLOCK 2,
 SHOEMAKER BAY SUBDIVISION II
 CONTAINING 121.86 ACRES MORE OR LESS

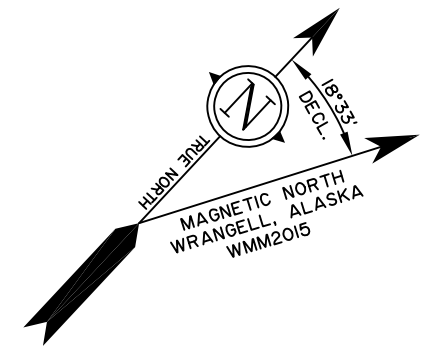
LOCATED WITHIN
 SECTIONS 8 & 17, TOWNSHIP 63 SOUTH, RANGE 84 EAST
 COPPER RIVER MERIDIAN, ALASKA
 WRANGELL RECORDING DISTRICT

SURVEYED BY: R&M
 DATE: JULY 2020
 DRAWN BY: MCH
 DATE: AUGUST 2020 - MARCH 2021

SCALE: 1"=150'
 CHECKED: CGP
 R&M PROJECT NO: 202725



U.S.S. No. 3403

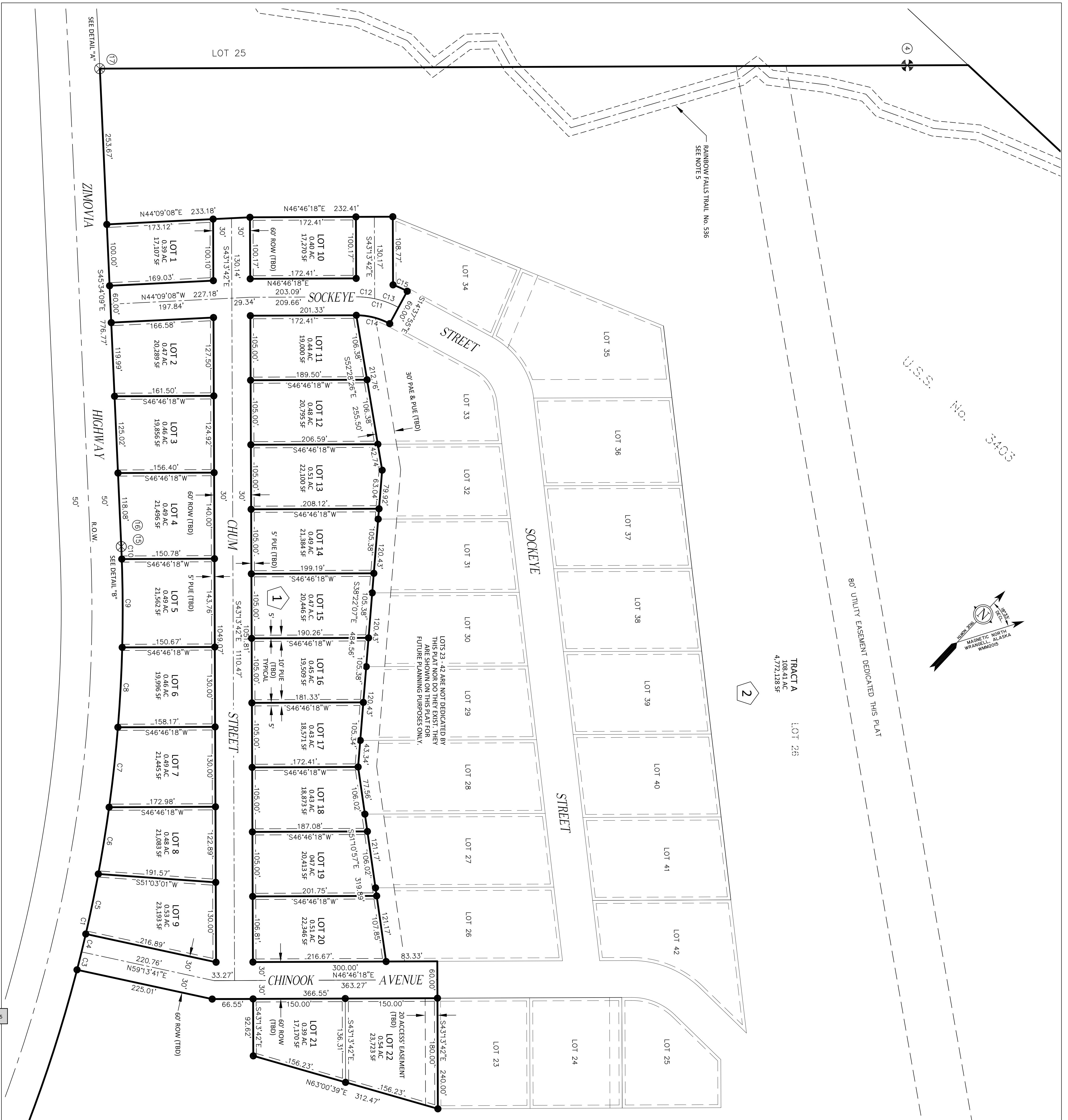


80' UTILITY EASEMENT DEDICATED THIS PLAT

TRACT A
108.41 AC
4,772,128 SF

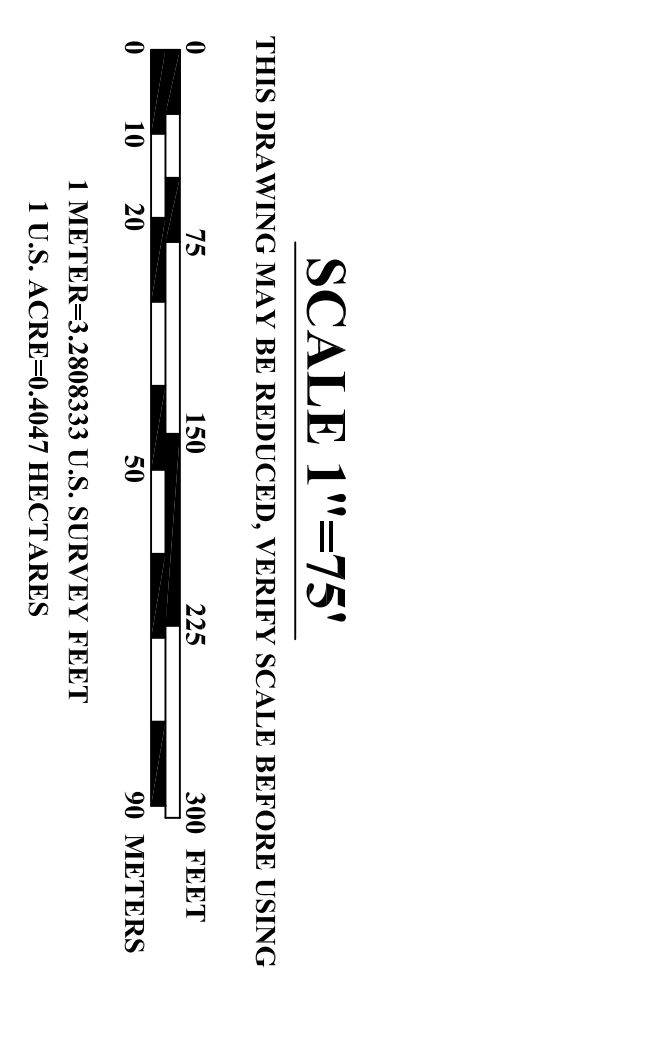
2

RAINBOW FALLS TRAIL, No. 536
SEE NOTE 5



LEGEND	
	BLOCK NUMBER
	PRIMARY MONUMENT REMOVED THIS SURVEY
	FOUND BLM/GLO MONUMENT
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	MONUMENT NUMBER
	SET PRIMARY MONUMENT THIS SURVEY
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(R4)	RECORD PER TRUST LAND SURVEY, No. 2018-10 (PLAT 2020-5)
XX	MEASURED DATA
P/AE	PUBLIC ACCESS EASEMENT
P/UE	PUBLIC UTILITY EASEMENT
(TBD)	TO BE DEDICATED TO THE PUBLIC BY THIS PLAT

CURVE TABLE					
CURVE DELTA	RADIUS ARC	CHORD	CH.	BEARING	
C1	30°09'57"	2343.15	1233.65	N80°29'13"W	
C2	13°07'45"	2343.15	536.93	S51°58'08"E	
C3	0°44'02"	2343.15	30.02	S28°54'01"E	
C4	0°44'01"	2343.15	30.01	S29°38'03"E	
C5	2°26'16"	2343.15	99.70	S31°13'12"E	
C6	2°41'32"	2343.15	110.10	S33°47'06"E	
C7	3°11'59"	2343.15	130.84	S36°43'52"E	
C8	3°11'04"	2343.15	130.22	S39°55'23"E	
C9	3°30'57"	2343.15	143.76	S43°16'24"E	
C10	0°32'19"	2343.15	22.03	N45°18'02"W	
C11	28°35'47"	143.49	71.62	70.88	S61°04'11"W
C12	12°04'04"	143.49	30.22	30.17	S52°48'20"W
C13	16°31'43"	143.49	41.39	41.25	S67°06'14"W
C14	28°35'47"	113.49	56.64	56.06	S67°04'11"W
C15	8°21'49"	173.49	25.33	25.30	S71°11'11"W
C16	0°00'02"	5614.08	0.06	0.06	N45°34'09"W
C17	0°02'27"	2343.15	1.67	1.67	S45°32'58"E



PRELIMINARY

SHEET 2 OF 4

RAVEN ENGINEERING & SURVEYING, INC.
1000 W. BROADWAY, SUITE 300
MIRAMONTE, AK 99601
Phone: (907) 252-9917
Fax: (907) 252-9411
Phone: (907) 306-4830



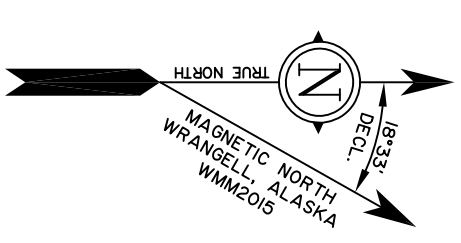
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CONTAINING 121.86 ACRES MORE OR LESS

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WIRANGELL RECORDING DISTRICT

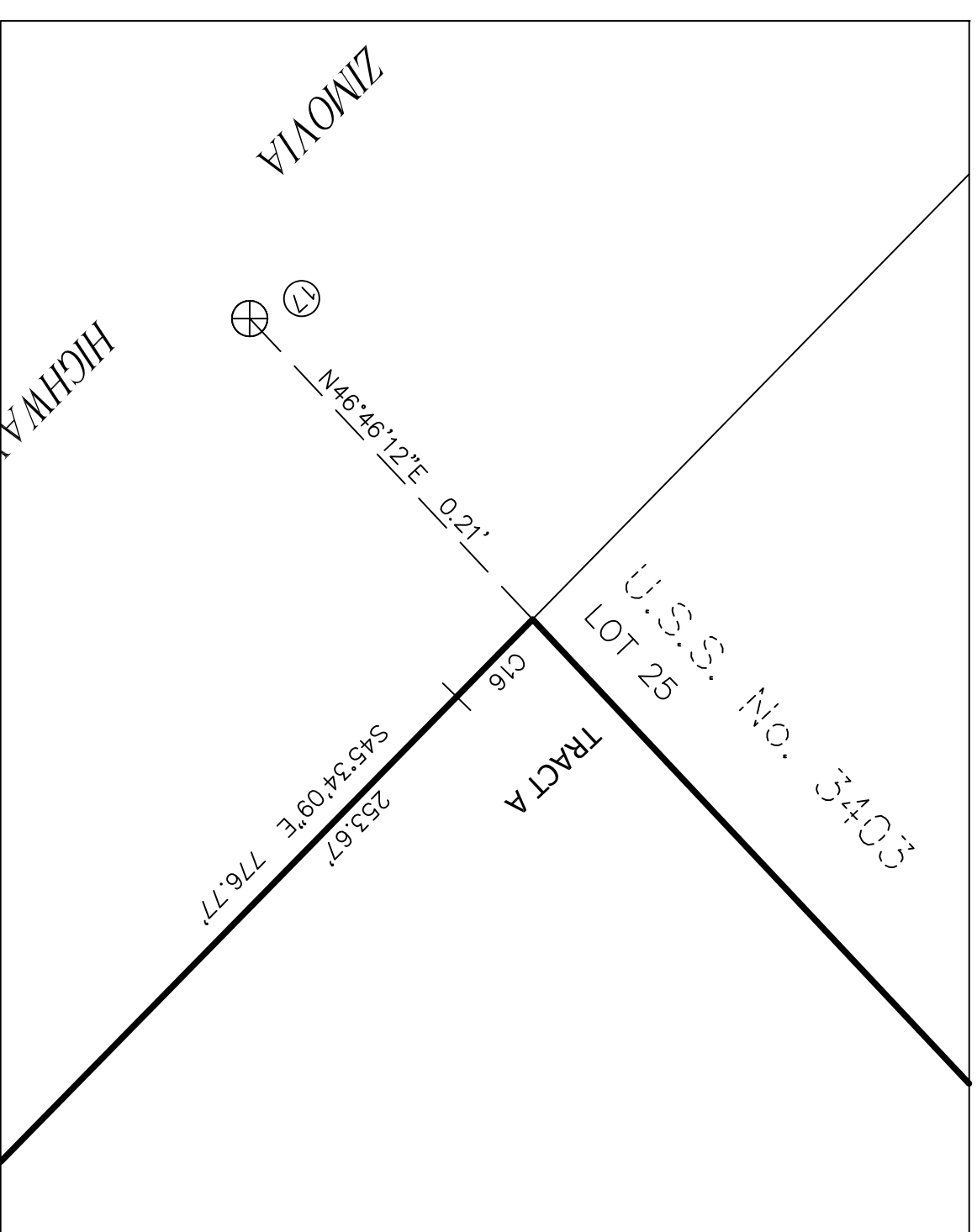
DRAWN BY: MCH
DATE: AUGUST 2020

CHECKED: CGP
R&M PROJECT NO.: 202725

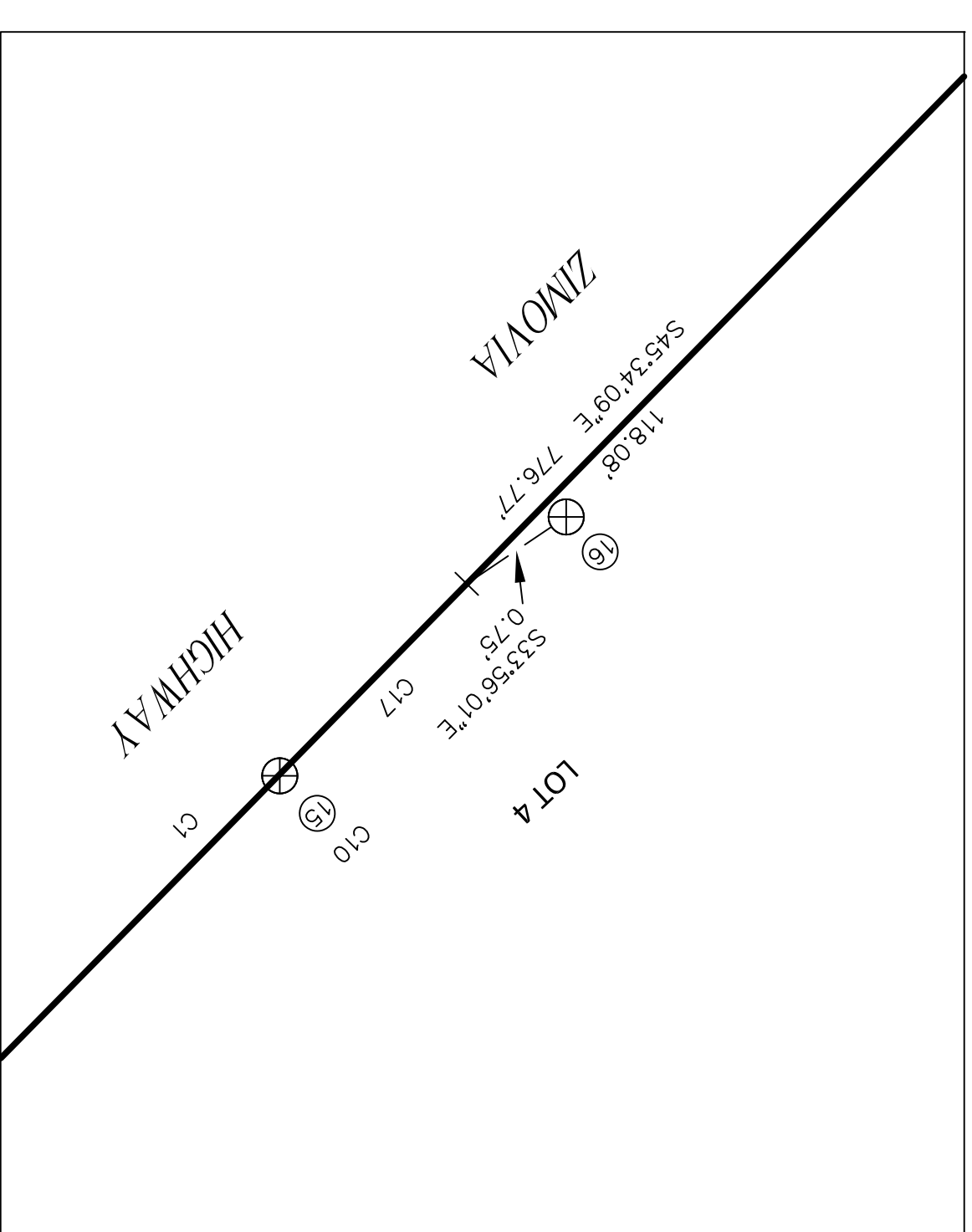


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(T80)	TO BE DEDICATED TO THE PUBLIC BY THIS PLAT

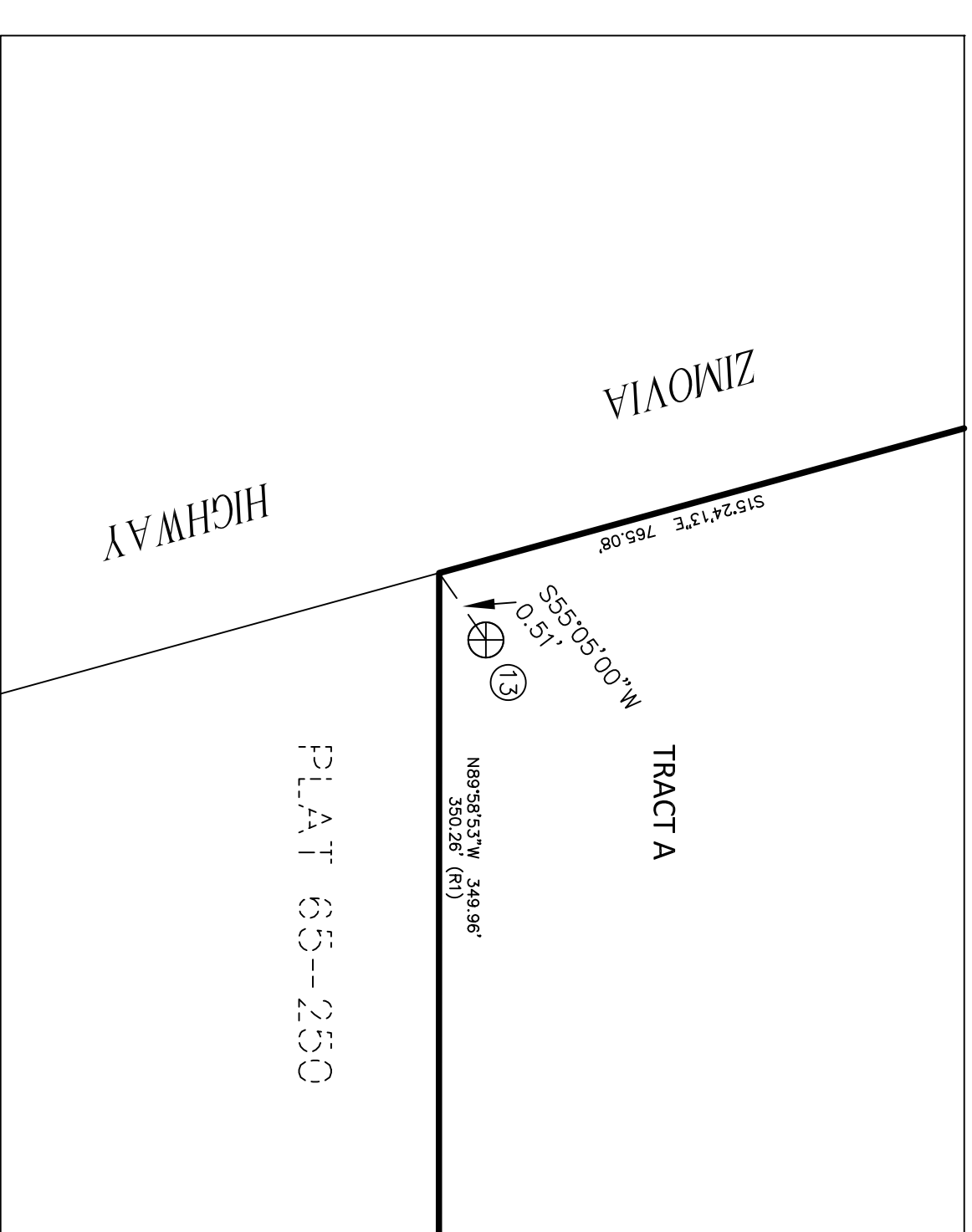
DETAIL A
SCALE: 1" = 1'



DETAIL B
SCALE: 1" = 1'



DETAIL C
SCALE: 1" = 1'



PRELIMINARY

SHEET 2 OF 4

PRISM
 RAY FENNER BERG-KATCHELIKAN, INC.
 1000 W. 11TH AVE., SUITE 300
 KETCHIKAN, AK 99901
 Phone: (907) 225-9917
 Fax: (907) 225-9411
 WRANGELL OFFICE
 100 W. 11TH AVE., SUITE 300
 WRANGELL, AK 99929
 Phone: (907) 306-4820

CERTIFICATE OF AUTHORIZATION #: CS76

SHOEMAKER BAY SUBDIVISION II

A SUBDIVISION AND REPLAT OF
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LOCATED WITHIN
 SECTIONS 8 & 17, TOWNSHIP 63 SOUTH, RANGE 84 EAST
 COPPER RIVER MERIDIAN, ALASKA
 WRANGELL RECORDING DISTRICT

SURVEYED BY: R&M
 DATE: JULY 2020
 DRAWN BY: MCH
 DATE: AUGUST 2020

SCALE: 1" = 150'
 CHECKED: CGP
 R&M PROJECT NO: 202725



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 WITHOUT ANY RESERVATIONS, EXCEPTIONS, WAIVERS, PAUSES AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ CITY & BOROUGH OF WRANGELL
 PRINTED NAME & 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, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED TO ME KNOWING 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 SIGNED THE SAME WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREBY WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

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 AS THEY EXIST AT THE DATE OF THIS APPROVAL 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 DISTRICTS)

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 AS THEY EXIST AT THE DATE OF THIS APPROVAL 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

HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA THAT THIS PLAT REPRESENTS A SOUND SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, THAT THE BOUNDARIES SHOWN THEREON HAVE BEEN MEASURED AND FOUND TO BE CORRECT AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

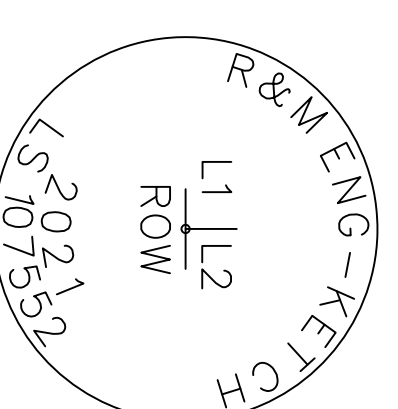
DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552

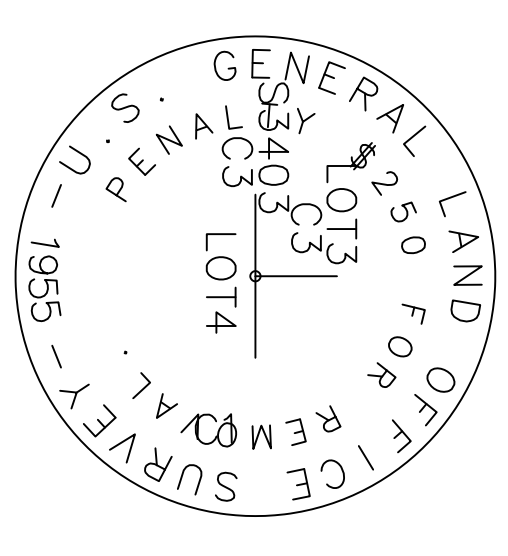
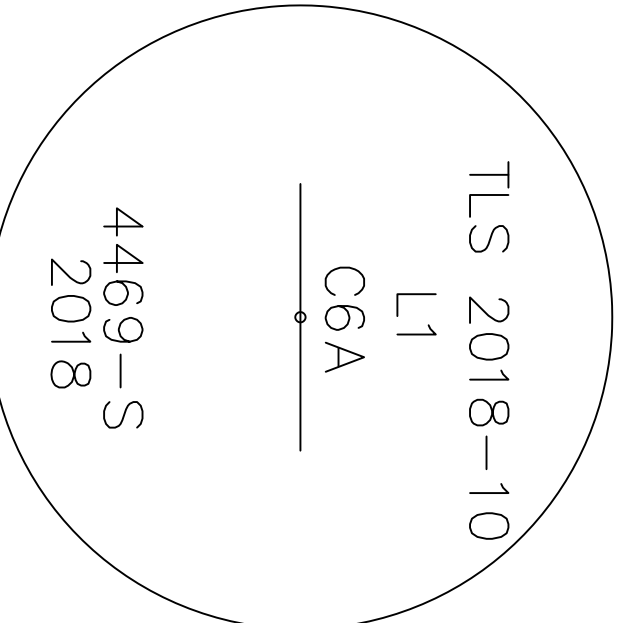
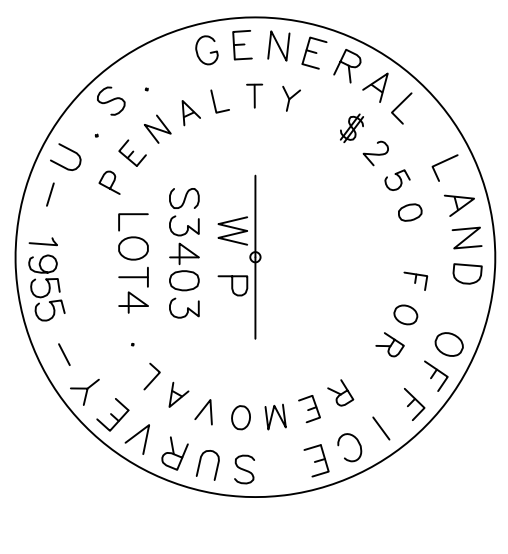
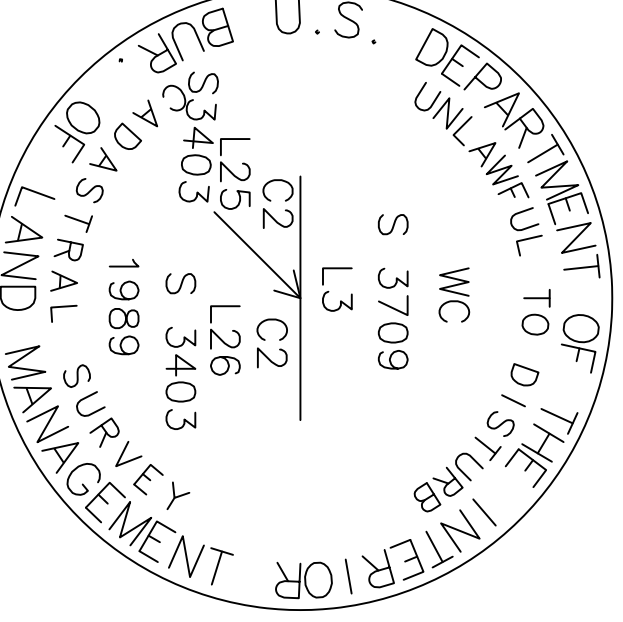
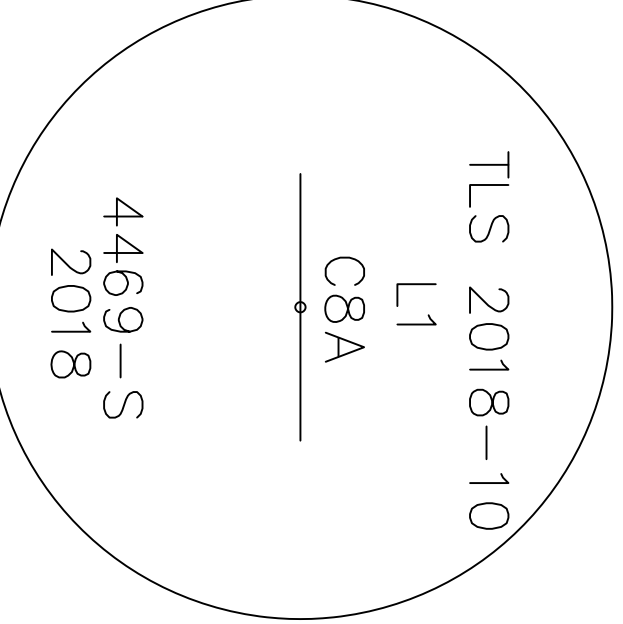
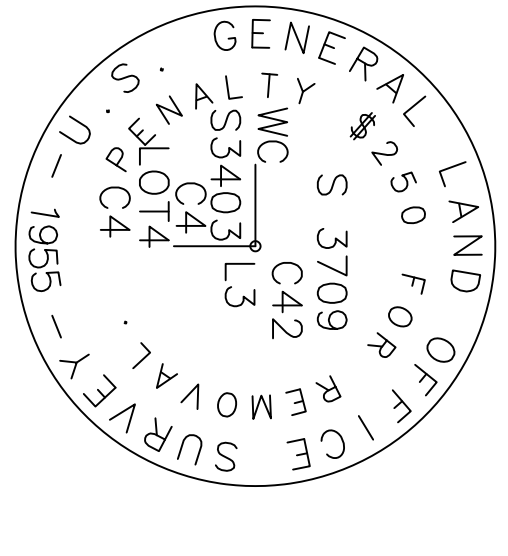
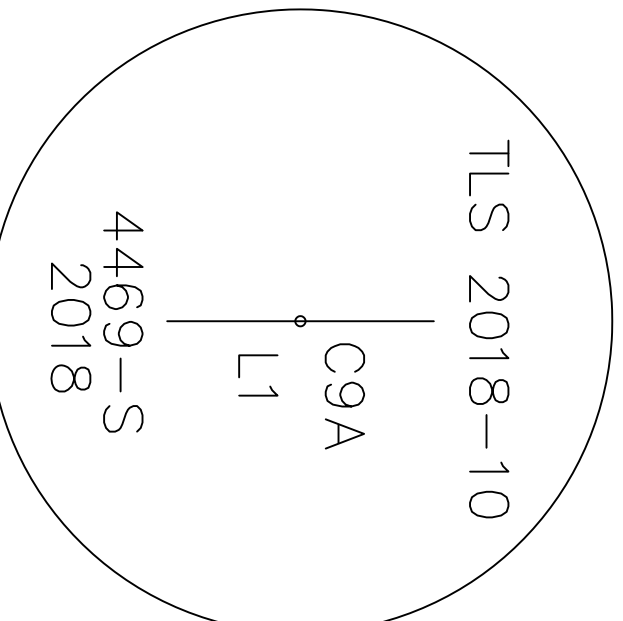
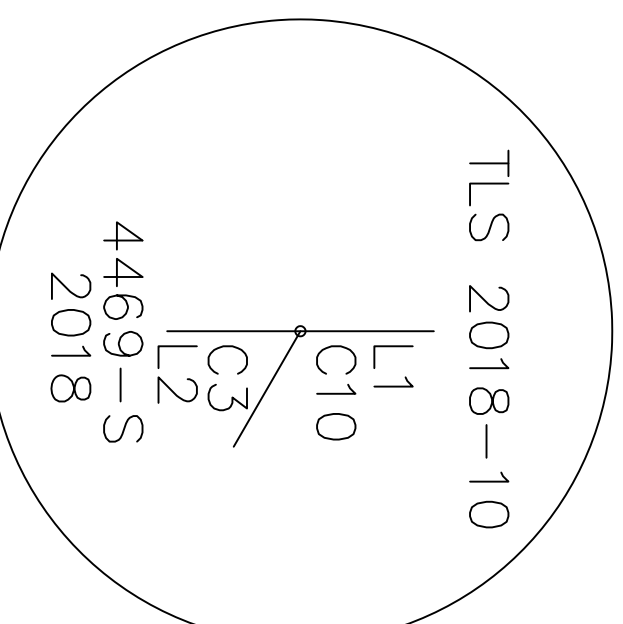
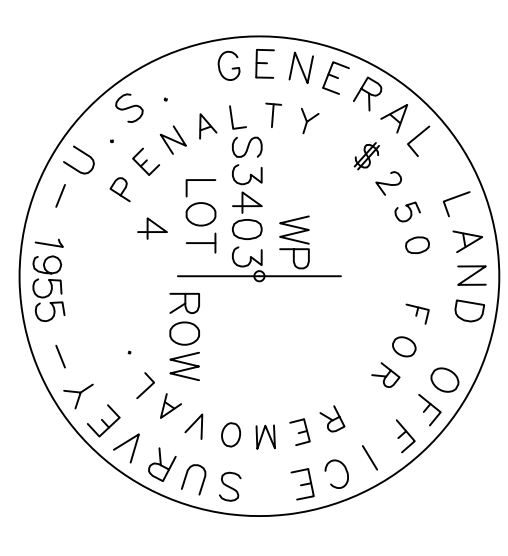
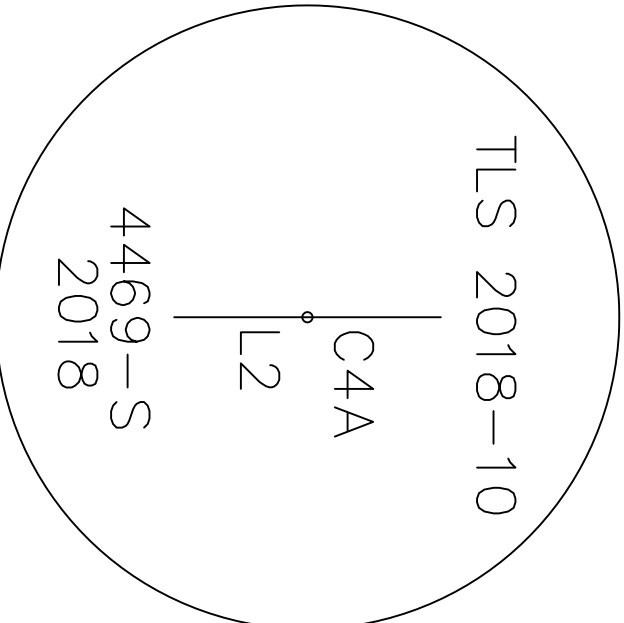
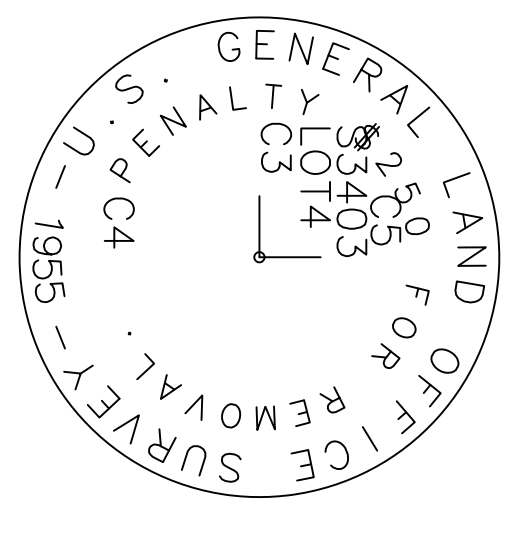
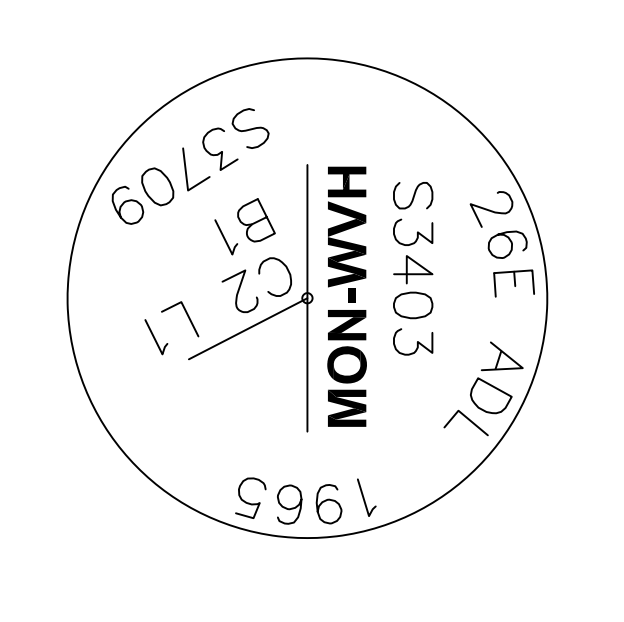

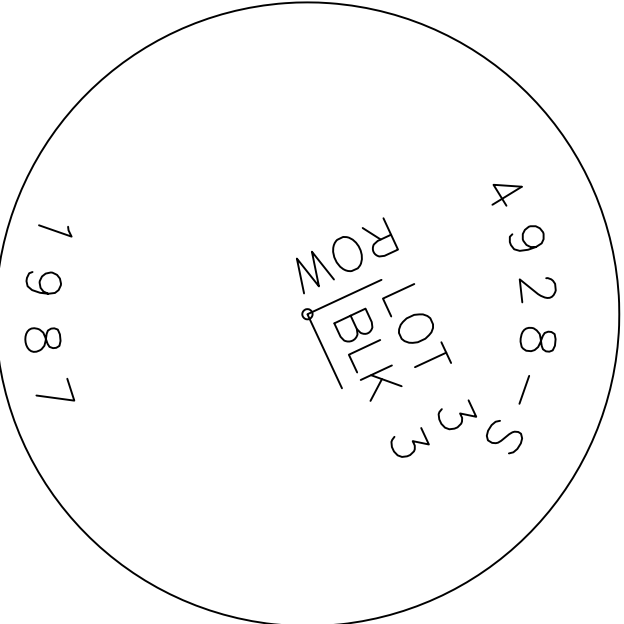
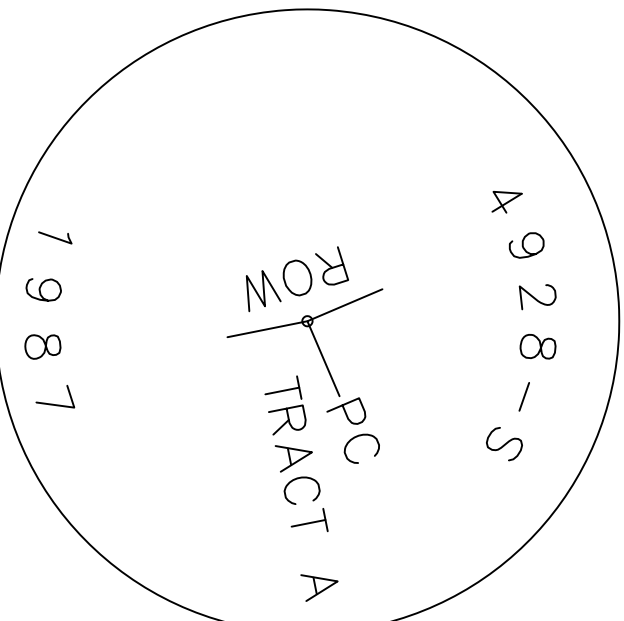
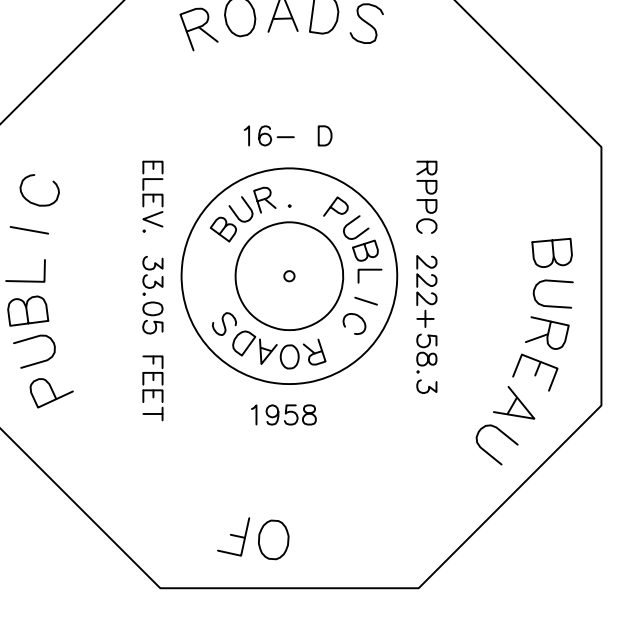
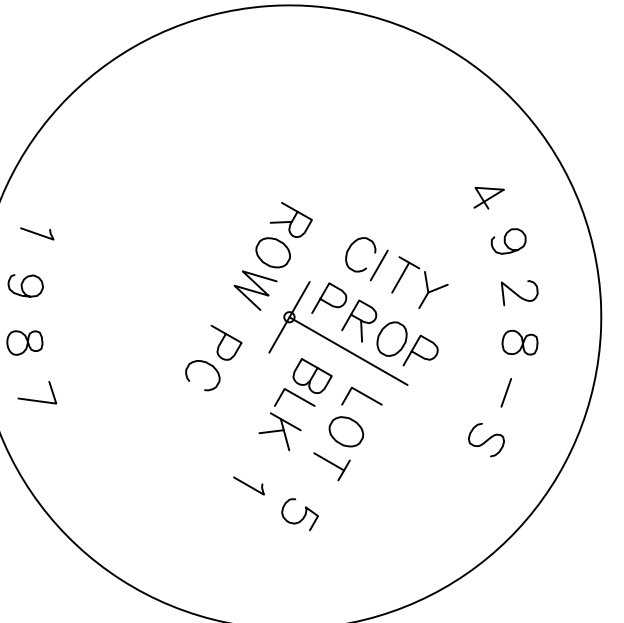
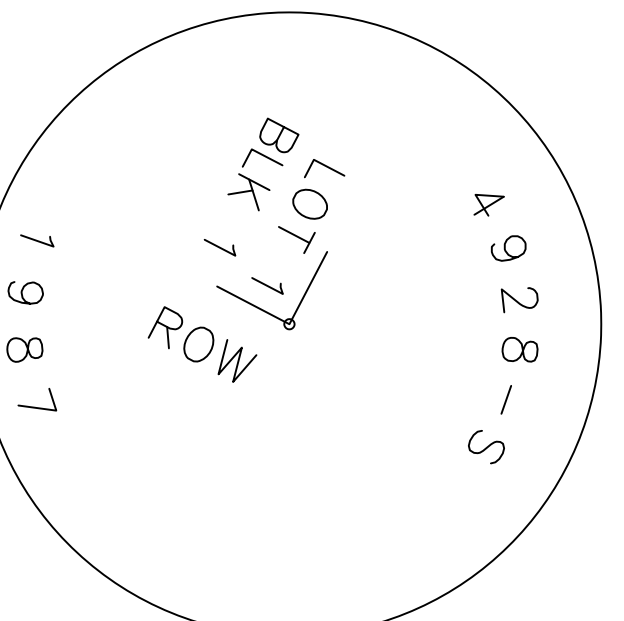
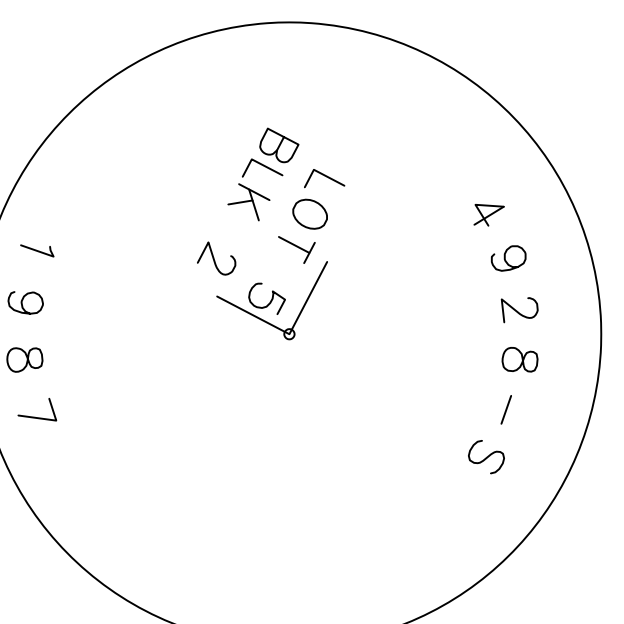
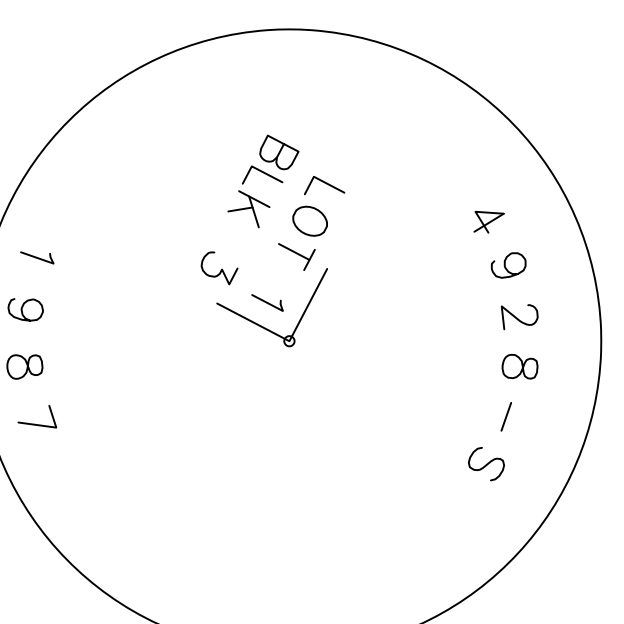


PRELIMINARY

TYPICAL SECONDARY MONUMENT SET THIS SURVEY



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

MON. 1	MON. 2	MON. 3	MON. 4	MON. 5	MON. 6	MON. 7	MON. 8				
 RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION	 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 2" ABOVE A MOUND OF STONE. IN GOOD CONDITION	 RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION	 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 3" ABOVE A MOUND OF STONE. IN GOOD CONDITION	 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 3" ABOVE THE GROUND. IN GOOD CONDITION	 RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION	 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 2" ABOVE THE GROUND. IN GOOD CONDITION	 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 2" ABOVE THE GROUND. IN GOOD CONDITION				
 RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT PROJECTING 13" ABOVE THE GROUND. BENT WESTERLY. SHOT BASE OF PIPE.	 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 2" ABOVE THE GROUND. IN GOOD CONDITION	 RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION	 RECOVERED 2.5" DIA. BRASS CAP ON A 2" STEEL PIPE MONUMENT PROJECTING 11" ABOVE GROUND. IN GOOD CONDITION	 RECOVERED 2.5" DIA. BRASS CAP ON A 2" STEEL PIPE MONUMENT PROJECTING 8" ABOVE GROUND. IN GOOD CONDITION	 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 6" ABOVE THE GROUND. IN GOOD CONDITION	 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 3" ABOVE THE GROUND. IN GOOD CONDITION	 RECOVERED BRASS OCTAGON MON. CAST IN CONCRETE FLUSH WITH THE GROUND. IN GOOD CONDITION	 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 3" ABOVE THE GROUND. IN GOOD CONDITION	 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 7" ABOVE THE GROUND. IN GOOD CONDITION	 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 3" ABOVE THE GROUND. IN GOOD CONDITION	 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 1" ABOVE THE GROUND. IN GOOD CONDITION

SHOEMAKER BAY SUBDIVISION II

A SUBDIVISION AND REPLAT OF LOT 26, OF U.S.S. NO. 3403; BLOCKS 1 - 3, & TRACT A, OF SHOEMAKER BAY SUBDIVISION (PLAT 87-51); PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT VACATIONS CREATING SHOEMAKER BAY SUBDIVISION II CONTAINING 121.86 ACRES MORE OR LESS

LOCATED WITHIN SECTIONS 8 & 12, TOWNSHIP 63 SOUTH, RANGE 64 EAST, COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT

SURVEYED BY: R&M DATE: JULY 2020 DRAWN BY: MCH

CHECKED: CGP DATE: AUGUST 2020 R&M PROJECT NO: 202725

R&M SURVEYING AND RECORDING, INC.
 218 W. BIRCH AVE., SUITE 200, KETCHIKAN, AK 99901
 Phone: (907) 252-9917 Fax: (907) 252-9441
 WRANGELL OFFICE Phone: (907) 506-8820
 WRANGELL, AK 99929

CERTIFICATE OF AUTHORIZATION #: CS76

SHEET 4 OF 4



City and Borough of Wrangell

Agenda Items E2

Date: May 26, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request for a zone change for Lot Y2-Tract Y, USS 2321 (former Junkyard area) from Light Industrial to Rural Residential 1, owned and requested by the City and Borough of Wrangell

Background:

The Borough is proposing a subdivision on the former junkyard site. Surrounding uses are residential, thus the Borough is seeking the rezone to maintain existing land use prior to disposal of public lands.

Recommendation:

Staff recommends a zone change from Light Industrial to Rural Residential 1.

Recommended Motion:

Move to approve the zone change on Lot Y2, Tract Y, USS 2321 from Light Industrial to Rural Residential 1

Review Criteria:

Amendments: Chapter 20.76
Rural Residential 1: Chapter 20.28
Light Industrial: Chapter 20.51

Findings:

The decision of the Planning and Zoning Commission is a recommendation to the Assembly.

The Borough is proposing to rezone the former Junkyard site at 4 mile Zimovia Highway that was cleaned to residential standards by the State of Alaska several years ago. The current zone of the property and immediate surrounding properties is Light Industrial (LI), even though the actual use of the lots in the area is Residential. Rural Residential 1 (RR1) zoned property surround the LI zoned properties. Borough staff proposes to rezone the larger full parcel to Rural Residential 1 prior to the proposed subdivision that is being surveyed and developed now in order to assure current surrounding residential land uses are sustained when the Borough

sells the lots created. Selling larger parcels with the current LI Zoning designation would allow potentially conflicting uses with the residential neighborhood.

The Commission reviewed the zone change in 2019 and actually recommended a zone change to the Assembly. The Assembly had a discussion on subdivisions and uses of the property, including the zoning. The ability to construct Condominiums was discussed at length with the Assembly as a potential use of the former junkyard property. With the surrounding land use being residential, rezoning the former junkyard site to RR1 assures compatibility with the residential uses surrounding the tract. Mr. Molinek and Mr. Byford, owners adjacent to this parcel and also zoned Light Industrial do not wish to rezone their property at this time. Ms. Wood has been difficult to track down as the mailing address in our tax rolls is undeliverable. Also on the Commission agenda is a proposed modification of conditional uses to the Rural Residential 1 District to allow as a conditionally approved use Condominiums.

The Planning and Zoning Commission needs to make the following findings:

- 1. Findings as to need and justification for the proposed change including findings as to the effect which the proposed change would have on the objectives of the comprehensive plan;**

Lot Y2 of Tract Y is surrounded by residential land use, even though three of the adjacent lots are zoned Light Industrial. The Borough is in the process of developing a subdivision to sell the parcels created. Selling lots zoned Light Industrial could create conflicting used to the surrounding existing land uses. Rezoning to RR1 will uphold the residential nature of the area.

The zone change meets Comprehensive Plan Policy 31 and two action items and Comprehensive Plan Policy 33 and one action item.

Comprehensive Plan 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. Action: Enact zoning that encourages construction of a diversity of housing types.

Comprehensive Plan Policy 33: Promote compatibility between adjacent land uses and users. Action Item: Over time consolidate or phase-out land uses along Zimovia Highway that conflict with residential use and small pockets of neighborhood commercial.

2. Findings as to the effect which the proposed change would have on property owners in the area of proposed boundary changes, including changes in traffic flow, population, density, off-street parking, sewer and water services;

The proposed rezone from Light Industrial to Rural Residential 1 would not have any negative impacts to the adjacent properties since all surrounding land uses are residential, even for those properties zoned Light Industrial. The rezone will negate potential conflicting industrial type uses with the surrounding residential land use.

3. Recommendation as to the approval or disapproval of the change.

Commission recommends approval of the zone change from Light Industrial to Rural Residential 1 for Lot Y2, Tract Y USS 2321

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 2.



1 inch = 166.66667 feet

11 Date: 5/27/2021

Public Map



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

**Chapter 20.51
IL DISTRICT – LIGHT INDUSTRIAL**

Sections:

[20.51.010 Purpose.](#)

[20.51.020 Principal uses permitted.](#)

[20.51.030 Accessory uses permitted.](#)

[20.51.040 Conditional uses.](#)

[20.51.050 Standards.](#)

20.51.010 Purpose.

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

20.51.020 Principal uses permitted.

The following are principal permitted uses in this district:

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

20.51.030 Accessory uses permitted.

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

20.51.040 Conditional uses.

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

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

20.51.050 Standards.

The following standards shall apply within the light industrial district:

- A. Standards policies: WMC 20.52.005;
- B. Air, land and water quality: WMC 20.52.040;
- C. Volatile products storage: WMC 20.52.050;
- D. Noise: WMC 20.52.060;
- E. Building height: WMC 20.52.080;
- F. Setbacks – Yards: WMC 20.52.110;
- G. Drainage: WMC 20.52.150;
- H. Off-street parking: WMC 20.52.190;
- I. Buffers: WMC 20.52.200;

J. Signs: WMC 20.52.210;

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

**Chapter 20.28
RR-1 DISTRICT – RURAL RESIDENTIAL**

Sections:

[20.28.010 Purpose.](#)

[20.28.020 Principal uses permitted.](#)

[20.28.030 Accessory uses permitted.](#)

[20.28.040 Conditional uses.](#)

[20.28.050 Standards.](#)

20.28.010 Purpose.

The rural residential district is intended to provide for low impact land and water uses and activities in areas that are not suitable or desirable for intensive development due to their distance from established utility service areas, existing large lot development or existing rural lifestyles. These areas shall be protected from high density or incompatible development in order to maintain their character and avoid the high public costs associated with utility service for outlying or scattered development. Within the RR-1 district, low density uses, compatible with the character of the district, are encouraged provided they will not require public sewers, water systems or high volume traffic arteries. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984; Ord. 219 § 5, 1969; prior code § 95.33.010.]

20.28.020 Principal uses permitted.

The following are principal permitted uses in this district:

- A. One- and two-family dwellings to include modular and manufactured housing and mobile homes;
- B. Public parks and playgrounds. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984; Ord. 219 § 5, 1969; prior code § 95.33.020.]

20.28.030 Accessory uses permitted.

The following are permitted accessory uses in this district provided they do not create a nuisance or hazard:

- A. Private garages;
- B. Houses and tool sheds;
- C. Private docks, moorage, boat houses and net houses;
- D. Uses and structures which are customarily accessory and clearly subordinate to permitted uses;

E. Animal establishments other than commercial animal establishments. [Ord. 867 § 1, 2013; Ord. 785 § 10, 2006; Ord. 462 § 6, 1984; Ord. 219 § 5, 1969; prior code § 95.33.030.]

20.28.040 Conditional uses.

The following are the uses which may be permitted in the RR-1 district by action of the commission under the conditions and procedures specified in Chapter 20.68 WMC:

- A. Home occupations;
- B. Public and private elementary and secondary schools and colleges;
- C. Nursery schools, private kindergartens, and child care centers;
- D. Public buildings and structures;
- E. Hospitals, sanitariums, nursing homes and convalescent homes;
- F. Churches and cemeteries;
- G. Radio and television transmitters and towers;
- H. Mobile home parks;
- I. Neighborhood-oriented commercial development (e.g., neighborhood grocery);
- J. Quarrying, material extraction and processing;
- K. Energy-related facilities;
- L. Commercial animal establishments;
- M. Fisheries enhancement/aquaculture;
- N. Recreational vehicle parks;
- O. Marine ways;
- P. Storage of equipment for private and/or commercial use only;
- Q. Cottage industry;
- R. Licensed retail marijuana store facility, provided the facility must be located on one acre or more of land and

meet setbacks;

S. Licensed marijuana testing facility, provided the facility must be located on one acre or more of land and meet setbacks;

T. Licensed marijuana product manufacturing facility, with the exception of solvent based manufacturing processes which are not allowed, and provided the facility must be located on one acre or more of land and meet setbacks;

U. Licensed standard cultivation marijuana facility (500 square feet or more under cultivation), provided the facility must be located on two acres or more of land and meet setbacks;

V. Licensed limited cultivation marijuana facility (fewer than 500 square feet under cultivation), provided the facility must be located on one acre or more of land and meet setbacks. [Ord. 926 § 3, 2016; Ord. 867 § 1, 2013; Ord. 785 § 11, 2006; Ord. 462 § 6, 1984.]

20.28.050 Standards.

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

- A. Standards policies: WMC 20.52.005;
- B. Principal structures per lot: WMC 20.52.010;
- C. Traffic vision impediments: WMC 20.52.020;
- D. Distances between buildings: WMC 20.52.030;
- E. Air, land and water quality: WMC 20.52.040;
- F. Volatile products storage: WMC 20.52.050;
- G. Noise: WMC 20.52.060;
- H. Airport interference: WMC 20.52.070;
- I. Building height: WMC 20.52.080;
- J. Density – Minimum lot size: WMC 20.52.090;
- K. Coverage – Minimum open areas: WMC 20.52.100;
- L. Setbacks – Yards: WMC 20.52.110;

M. Shoreline dependency: WMC 20.52.120;

N. Piers, docks, shoreline protection and shoreline construction: WMC 20.52.130;

O. Drainage: WMC 20.52.150;

P. Dredge and fill: WMC 20.52.160;

Q. Home occupations: WMC 20.52.170;

R. Mobile homes and mobile home parks – Defined: WMC 20.52.180;

S. Off-street parking: WMC 20.52.190;

T. Signs: WMC 20.52.210;

U. Traffic generation: WMC 20.52.230;

V. Recreational vehicle parks: WMC 20.52.240;

W. Recreation: WMC 20.52.250;

X. Firewood storage: WMC 20.52.260;

Y. Animal establishments: WMC 20.52.270. [Ord. 867 § 1, 2013; Ord. 785 § 12, 2006; Ord. 586 § 6, 1993; Ord. 486 § 7, 1985; Ord. 462 § 6, 1984.]

City and Borough of Wrangell

Agenda Items E3

Date: May 25, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Proposed modification of uses to WMC 20.28 Rural Residential I adding Condominiums to conditionally allowed uses, requested by the City and Borough of Wrangell

Background: The Borough's intent to subdivide and sell the former Junkyard site at 4 mile Zimovia Highway precipitated a review of potential uses for the site and appropriate zoning.

Recommendation:

Staff recommends approving the proposed modification to the Rural Residential 1 (RR1) District to include Condominiums, if municipal sewer and water are available, as a conditionally permitted use.

Recommended Motion:

Move to recommend to the Assembly to approve the findings of fact and the proposed Rural Residential 1 District zone modification to allow Condominiums if municipal sewer and water are available as a conditionally approved use and to develop an ordinance for the RR1 zone modification for Assembly approval.

Review Criteria:

Amendments: Chapter 20.76

Rural Residential 1: Chapter 20.28

Findings:

The decision of the Planning and Zoning Commission is a recommendation to the Assembly.

The Borough is proposing to rezone the former Byford Junkyard site that was environmentally cleaned to residential standards by the State of Alaska several years ago. The proposed zone change for that parcel is also on your agenda this evening. The upcoming subdivision and sale of the lots in the proposed subdivision precipitated a review of proposed development uses for that lot and discussion as to what would be an appropriate zone. The current zone of the property and immediate surrounding properties is Light Industrial (LI), even though the actual uses of the lots are Residential.

The Commission reviewed the zone change for the former junkyard in 2019 and actually recommended a zone change to Rural Residential 1(RR1) to the Assembly at that time. The Assembly had a discussion regarding the junkyard property, including the zoning. The ability to construct Condominium use on that parcel came up during the discussion with the Assembly as a potential use of the former junkyard property. Light Industrial, the current zone, allows with a conditional use permit, multi-family structures (WMC20.51.040 (C)) which is how the current Roadhouse Condominiums were permitted. The proposed Condominium use addition to the

conditional uses allowed in Rural Residential 1 District would provide an opportunity for similar development activities after Planning and Zoning Commission review to ensure there is adequate parking, access, green and open spaces, and that density is appropriate for the surrounding area. This new use would be conditionally allowable on all RR1 zoned properties, not just the old junkyard site.

The Planning and Zoning Commission needs to make the following findings:

- 1. Findings as to need and justification for the proposed change including findings as to the effect which the proposed change would have on the objectives of the comprehensive plan;**

The proposed Condominium use addition to the conditionally approved uses in Rural Residential 1 provides another development option for properties from the cemetery all the way to McCormack's Creek. Roadhouse Condominiums has been a successful venture such that additional similar developments could be appropriate. There are currently no standards for density in RR1 (WMC 205.090) other than minimum lot size requirement. That may be something the Commission wants to consider changing. Any current proposal, if the use is approved, would be reviewed on its own merit looking at lot size, number of units, parking, storage, and other shared spaces as designated within the application. The proposed zoning modification meets the Comprehensive Plan Policy 31 and two action items.

The Comprehensive Plan 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. Action: Enact zoning that encourages construction of a diversity of housing types.

- 2. Findings as to the effect which the proposed change would have on property owners in the area of proposed boundary changes, including changes in traffic flow, population, density, off-street parking, sewer and water services;**

The proposed conditionally approved use allowing Condominiums in Rural Residential 1 could potentially affect certain properties. A condominium development could increase the residential density of the immediate surrounding area. Lot size and configuration could affect how much of an increase or impact to the neighbors there would be from additional traffic, parking, density and utilities. The Condominium use could be modified that condominiums would only be allowed on lots that have municipal sewer and water in order to guarantee environmental controls for waste disposal. Standards could also be developed for number of units per land area, similar to multi-family structure standards or as mentioned above, the proposal can be reviewed on a case by case basis subject to the Commission's conditions. A proposal like this also might be appropriate in certain areas utilizing the proposed Planned Unit Development code recently drafted by the Commission.

- 3. Recommendation as to the approval or disapproval of the change.**

Commission recommends approval of the zone modification to allow Condominiums if municipal sewer and water are available as a conditionally approved use.

**Chapter 20.28
RR-1 DISTRICT – RURAL RESIDENTIAL**

Sections:

[20.28.010 Purpose.](#)

[20.28.020 Principal uses permitted.](#)

[20.28.030 Accessory uses permitted.](#)

[20.28.040 Conditional uses.](#)

[20.28.050 Standards.](#)

20.28.010 Purpose.

The rural residential district is intended to provide for low impact land and water uses and activities in areas that are not suitable or desirable for intensive development due to their distance from established utility service areas, existing large lot development or existing rural lifestyles. These areas shall be protected from high density or incompatible development in order to maintain their character and avoid the high public costs associated with utility service for outlying or scattered development. Within the RR-1 district, low density uses, compatible with the character of the district, are encouraged provided they will not require public sewers, water systems or high volume traffic arteries. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984; Ord. 219 § 5, 1969; prior code § 95.33.010.]

20.28.020 Principal uses permitted.

The following are principal permitted uses in this district:

- A. One- and two-family dwellings to include modular and manufactured housing and mobile homes;
- B. Public parks and playgrounds. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984; Ord. 219 § 5, 1969; prior code § 95.33.020.]

20.28.030 Accessory uses permitted.

The following are permitted accessory uses in this district provided they do not create a nuisance or hazard:

- A. Private garages;
- B. Houses and tool sheds;
- C. Private docks, moorage, boat houses and net houses;
- D. Uses and structures which are customarily accessory and clearly subordinate to permitted uses;

E. Animal establishments other than commercial animal establishments. [Ord. 867 § 1, 2013; Ord. 785 § 10, 2006; Ord. 462 § 6, 1984; Ord. 219 § 5, 1969; prior code § 95.33.030.]

20.28.040 Conditional uses.

The following are the uses which may be permitted in the RR-1 district by action of the commission under the conditions and procedures specified in Chapter 20.68 WMC:

- A. Home occupations;
- B. Public and private elementary and secondary schools and colleges;
- C. Nursery schools, private kindergartens, and child care centers;
- D. Public buildings and structures;
- E. Hospitals, sanitariums, nursing homes and convalescent homes;
- F. Churches and cemeteries;
- G. Radio and television transmitters and towers;
- H. Mobile home parks;
- I. Neighborhood-oriented commercial development (e.g., neighborhood grocery);
- J. Quarrying, material extraction and processing;
- K. Energy-related facilities;
- L. Commercial animal establishments;
- M. Fisheries enhancement/aquaculture;
- N. Recreational vehicle parks;
- O. Marine ways;
- P. Storage of equipment for private and/or commercial use only;
- Q. Cottage industry;
- R. Licensed retail marijuana store facility, provided the facility must be located on one acre or more of land and

meet setbacks;

S. Licensed marijuana testing facility, provided the facility must be located on one acre or more of land and meet setbacks;

T. Licensed marijuana product manufacturing facility, with the exception of solvent based manufacturing processes which are not allowed, and provided the facility must be located on one acre or more of land and meet setbacks;

U. Licensed standard cultivation marijuana facility (500 square feet or more under cultivation), provided the facility must be located on two acres or more of land and meet setbacks;

V. Licensed limited cultivation marijuana facility (fewer than 500 square feet under cultivation), provided the facility must be located on one acre or more of land and meet setbacks. [Ord. 926 § 3, 2016; Ord. 867 § 1, 2013; Ord. 785 § 11, 2006; Ord. 462 § 6, 1984.]

20.28.050 Standards.

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

- A. Standards policies: WMC 20.52.005;
- B. Principal structures per lot: WMC 20.52.010;
- C. Traffic vision impediments: WMC 20.52.020;
- D. Distances between buildings: WMC 20.52.030;
- E. Air, land and water quality: WMC 20.52.040;
- F. Volatile products storage: WMC 20.52.050;
- G. Noise: WMC 20.52.060;
- H. Airport interference: WMC 20.52.070;
- I. Building height: WMC 20.52.080;
- J. Density – Minimum lot size: WMC 20.52.090;
- K. Coverage – Minimum open areas: WMC 20.52.100;
- L. Setbacks – Yards: WMC 20.52.110;

M. Shoreline dependency: WMC 20.52.120;

N. Piers, docks, shoreline protection and shoreline construction: WMC 20.52.130;

O. Drainage: WMC 20.52.150;

P. Dredge and fill: WMC 20.52.160;

Q. Home occupations: WMC 20.52.170;

R. Mobile homes and mobile home parks – Defined: WMC 20.52.180;

S. Off-street parking: WMC 20.52.190;

T. Signs: WMC 20.52.210;

U. Traffic generation: WMC 20.52.230;

V. Recreational vehicle parks: WMC 20.52.240;

W. Recreation: WMC 20.52.250;

X. Firewood storage: WMC 20.52.260;

Y. Animal establishments: WMC 20.52.270. [Ord. 867 § 1, 2013; Ord. 785 § 12, 2006; Ord. 586 § 6, 1993; Ord. 486 § 7, 1985; Ord. 462 § 6, 1984.]