

# *City and Borough of Wrangell, Alaska*

## **WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA**

**June 13, 2013  
7:00pm**

### **Agenda**

#### **A. CALL TO ORDER/ROLL CALL**

#### **B. AMENDMENTS TO THE AGENDA**

#### **C. APPROVAL OF MINUTES:** Regular Meeting of April 11, 2013, May 9, 2013

#### **D. PERSONS TO BE HEARD**

#### **E. CORRESPONDENCE**

#### **F. OLD BUSINESS**

1. Outdoor Wood Boilers (defer)

#### **G. NEW BUSINESS**

- |         |  |
|---------|--|
| Pub Hrg | 1. Conditional use permit application for a 2 room bed and breakfast on Lot 6A, Block 17, Presbyterian Mission Subdivision, zoned Single Family Residential, requested by Steve and Lynn Prysunka.   |
| Pub Hrg | 2. Temporary use permit application for use of a portion of the Institute Property within the fenced area, Lots 1-5, Block 1; Lots 1-5, Block 2; Lots 1-3, Block 3; and Tract A, Shoemaker Bay Subdivision; for sorting and processing wood obtained from the adjacent Trust Land timber sale, zoned Holding, and request to construct an access road through the Institute Property to the Mental Health timber sale area, also zoned Holding, requested by Brian Brown of Alcan Forest Products, owned by the City and Borough of Wrangell |
| Pub Hrg | 3. Temporary use permit application for a rock crusher and asphalt plant on Lots 24, 26,28, USS 3398, zoned Rural Residential, requested by Michael Short of SECON, owned by Brett Woodbury.   |

#### **H. PUBLIC COMMENT**

#### **I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS**

#### **J. ADJOURNMENT**

# *City and Borough of Wrangell, Alaska*

## **WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES**

**April 11, 2013**

**7:00pm**

### **A. CALL TO ORDER/ROLL CALL**

Chairman John Taylor called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 pm on April 11, 2013 in the Wrangell Borough Assembly Chambers. Commissioners' Kipha Valvoda, Betty Keegan, Terri Henson attended Commissioners' Knight, Briskar, Schnell were absent Recording Secretary, Lavonne Klinke and Zoning Administrator, Carol Rushmore attended.

### **B. AMENDMENTS TO THE AGENDA**

Henson suggested move wood boilers to after new business, the info is the same as last meeting, and Renee Claggett is looking in to her part for further information on the monitoring. Valvoda moves to approve the agenda as presented, Henson seconds. Agenda stands all approved.

### **C. APPROVAL OF MINUTES:** Regular Meeting of March 14, 2013

Moved by Keegan, Seconded by Henson to approve the Minutes of March 14, 2013. Motion passed by unanimous vote.

### **D. PERSONS TO BE HEARD**

Dee Gross, 5.52 Mile Zimovia, would like to speak about the Mental Health. She thought all things were done as it should have, but they felt they didn't have much information. Now it's now a logging road in a residential area.

Property owners have to follow guidelines to be able to do stuff on their properties. Feels the access area is dangerous. Mental health does not have to get a permit, the contractor is the one to be required to get permits. When trucks should go by, this will shake their house due to the house is on pilings. Concerned on how many trucks using the logging road will affect her home. She considers her property area a wetlands.

Winds with recent storm affected her house, and when they log this area they are going to remove the buffer trees to the winds when the wind come off the mountain. The winds came from a not usual area. Noise will be a problem and can run 6 am to 8 pm. Not against logging, but logging in past was not close to residential areas. People don't want to see the cleared off lands when coming to Wrangell. Lots of lands available to log out near pats lake area.

What can be done in the future for people that may be affected by logging operations? Suggesting that there be variance rules, had no options to bring forward to help this problem.

Taylor mentions a letter to the City of Wrangell, did other people get a copy of the letter sent by Mental Health. Alaska Mental Health will have to get permits from State and Federal agencies. This is a driveway access to their property, not a road. By code that type of activity hours of use are 7-8 weekdays and 10-8 on weekends which is in the ordinance. No proposals for extending working hours at this time.

Keegan suggest that Wilson and Steadman are available to hear their concerns.

Darryl Gross, 5.5 Mile Zimovia, going to affect him directly due to disabilities, forcing them off their property due to noise for them and their renters. Mr. Gross has talked to mental health and they said this is our job. Still feels they were not notified.

Maureen Maxand 5.5 mile Zimovia, has not been aware of anything about this logging operation, noise, congestion there are other areas that could be developed to log. Other options should have been considered. Wind currents have affected tourism, real estate values decrease, insurance premiums could go up.

## **E. CORRESPONDENCE**

1. Memo from Carol Rushmore to Assembly at request of Planning and Zoning Commission regarding citizen concern over the Mental Health Trust timber sale (in March 22, 2013 Borough Manager Report)
2. Letter of resignation from Greg Knight
3. Letter from Paul Slenkamp to Mayor David Jack regarding the Mental Health Timber Sale

## **F. OLD BUSINESS**

1. Outdoor Wood Boilers

Last workshop stated wanted to review more information what does P&Z want to do with basic standards. Henson would like to review the data more, and see what Renee Claggett has to bring to the commission, start with education, possibly a word burning workshop for residents.

She has to go through a procedure for funding through the association.

Staff feels there are many issues that need to be discussed.

- Enforcement
- Who will do this
- New or old buildings
- Fines implemented for violations
- Setting regulations

- Hire someone to gather the data
- Cost to determine how to gather data

John suggests having someone study this in depth and then come back to the commission with valuable data.

## **G. NEW BUSINESS**

1. Final Plat review of Goodale Replat, the resubdivision of Lot 5 and a portion of Lot 6, Block 11, USS 1119, Wrangell Townsite, zoned Single Family Residential, requested by William and Chery Goodale.

Henson moves to approve the Final Plat review of Goodale Replat, the resubdivision of Lot 5 and a portion of Lot 6, Block 11, USS 1119, Wrangell Townsite, zoned Single Family Residential, requested by William and Chery Goodale, seconded by Valvoda. Motion passed by unanimous vote.

2. Final Plat review of Neyman Replat, the subdivision of Lot 4, within Government Lot 5, Sec 2 T61S, R83E, CRM creating Lot 4A, Lot 4B and Lot 4C, Zoned Remote Residential Mixed-Use Farm Island 2 (RMU-F2), requested by Arlen Neyman.

Keegan moves to approve Final Plat review of Neyman Replat, the subdivision of Lot 4, within Government Lot 5, Sec 2 T61S, R83E, CRM creating Lot 4A, Lot 4B and Lot 4C, Zoned Remote Residential Mixed-Use Farm Island 2 (RMU-F2), requested by Arlen Neyman seconded by Henson.

Valvoda feels that this is going the way of Meyers Chuck, smaller lots.

Taylor thought that any new ordinance was effective back to borough formation date. No, the new ordinance was effective at the time of passing in January.

Motion passed with Henson, Keegan and Taylor voting yes, Valvoda voting no.

3. Conditional Use permit application for a bunkhouse on Lot 18 and Lot 18A, Block 7A, portion of ATS 83, Zoned Waterfront Development, requested by Trident Corporation.

Taylor has a conflict of interest and steps down, but now there is not a quorum to vote. Possible reconvene on tomorrow at lunch to revote?

Open public hearing  
Close public hearing

Due to lack of quorum, Item G2 is recessed until Friday at 1:00pm City Hall.

## **H. PUBLIC COMMENT**

Darryl Gross is wanting to comment on letter from Paul Slenkamp to the Mayor the letter is insinuating that the Gross's are making a profit off blueberries



harvested on Mental Health Land. Gross's are losing income from their rental, not the blueberries. This is incorrect.

## **I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS**

Secretary will no longer deliver packets. Keegan discusses free chickens by Ottesens, John says for \$1.00 a piece. 100 sold and conversation is that people want more chickens. Animal establishment is Ordinance 20.52, but need to go to the definitions addresses what and where Single Family over 10 need conditional use permit. Over 11 adult is in violation.

RR can have and animal establish but if becomes commercial needs conditional use permit.

## **J. ADJOURNMENT 8:15 pm Meeting recessed until April 12, 2013 1:00 pm**

**Commissioner Henson, called to order the reconvened meeting of April 11, 2013 on April 12, 2013 1:00 pm**

Commissioners' Keegan, Henson Briskar and Schnell were present, Commissioner Knight, and Chairperson Taylor were absent. Recording Secretary Lavonne Klinke and Zoning Administrator were present.

Schnell moves to approve the Conditional Use permit application for a bunkhouse on Lot 18 and Lot 18A, Block 7A, portion of ATS 83, Zoned Waterfront Development, requested by Trident Corporation 2<sup>nd</sup> by Briskar. Motion Passed by unanimous vote.

Adjourned 1:04 pm April 12, 2013

# *City and Borough of Wrangell, Alaska*

## AGENDA G1

Date: June 7, 2013

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional use permit application for a 2 room bed and breakfast on Lot 6A, Block 17, Presbyterian Mission Subdivision, zoned Single Family Residential, requested by Steve and Lynn Prysunka.

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Background: Applicants are seeking to start a bed and breakfast in their home.

Review Criteria:

Chapter 20.16: Single Family Residential  
Chapter 20.52: Lot Standards:  
Chapter 20.68: Conditional Use Permits

Findings:

Applicant is seeking to start a Bed and Breakfast in their home on First Avenue. Their lot is 12,120 square feet.

Conditions of Approval for conditional use applications include:

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

It is unlikely that traffic would increase noticeably due to the Bed and Breakfast use..

Many visitors do not have vehicles, although some do and a few rent cars. The rooms have existing private entrance so the use should not change yard appearance or design.

2) *Provisions of sewer and water:* The lots have connection to City sewer and water.

3) *Entrances and off-street parking available without safety issues:* Access is via either Mission Street or St. Michaels Street. Off-street parking is available in the driveway for the residence and for 2 guests, meeting the parking requirements for the proposed use.

Staff recommends approval of the request, subject to two off-street parking spaces being provided and maintained for users of the Bed and Breakfast.



CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 74.483277 feet

DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.  
PROPERTY LINES ARE APPROXIMATE. UPDATED MARCH 2013





**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:** Lynn and Stephen Prysunka  
327 First Ave  
Box 2294

**Applicant's Phone Number:** 907 305 3016

**II. Owners's Name and Address:** Same as above

**Owner's Phone Number:** Same as above

**III. Legal Description:** Lot 6A, Block 17, U.S. Survey Presbyterian Mission  
Subdivision  
Parcel No. 02-021-187

**IV. Zoning Classification:** \_\_\_\_\_

**V. Specific Request:** Operation of Bed and Breakfast. Two existing rooms both with private entrance. Parking will be provided in current driveway.

**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:** [Signature] **DATE:** 04/11/13

**SIGNATURE OF APPLICANT:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

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

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

[Signature] 04/11/2013

# *City and Borough of Wrangell, Alaska*

## AGENDA G2

Date: June 7, 2013

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Temporary use permit application for use of a portion of the Institute Property within the fenced area, Lots 1-5, Block 1; Lots 1-5, Block 2; Lots 1-3, Block 3; and Tract A, Shoemaker Bay Subdivision; for sorting and processing wood obtained from the adjacent Trust Land timber sale, zoned Holding, and request to construct an access road through the Institute Property to the Mental Health timber sale area, also zoned Holding, requested by Brian Brown of Alcan Forest Products, owned by the City and Borough of Wrangell.

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**Background:** Alcan Forest Products was awarded the contract from Mental Health Trust Land Office (TLO) to harvest timber on the TLO property located directly behind the former Institute Property from the electrical transmission lines south behind residences to approximately near where the City's fire substation is located. Alcan is asking to utilize a portion of the fenced in area of the former Institute Property and construct a logging road to access the timber on Mental Health land. The Commission may issue a Temporary Use permit for seasonal activities normally not permitted in the district.

A similar request for the log storage area was proposed by Whale Bay Woods in March 2013, but when the contract was awarded to Alcan, their request was withdrawn.

**Review Criteria:**

Rural Residential: Chapter 20.28

Temporary Use: Chapter 20.54

Standards: Chapter 20.52

**Findings:**

Alcan Forest Products is seeking to utilize approximately 2 acres of the fenced in area of the former Institute Property for log storage and sorting from the TLO timber sale located directly behind the Institute Property. In addition, they are seeking to construct a 2400'-2500' long logging road through the southern portion of the former Institute property to access the timber on the Mental Health property. This road would be utilized for the harvest, rather than the proposed road TLO provided the contractor located between Daryl Gross' and Bruce Smith properties. Alcan estimates that the harvesting would be completed by summer of 2014.



The Planning and Zoning Commission will be making a recommendation to the Assembly. Typically on Temporary Use permits, the Commission is the final decision, but because the request is for use of public lands, the Commission will be making a recommendation to the Assembly regarding the proposed use and any conditions of approval. The Assembly would approve or disapprove of the request and establish the necessary fee structure.

At the March Planning and Zoning Commission meeting, Mr. Gross and other residents had voiced concerns about the timber access road being located between two residences. According to Paul Slenkamp of the TLO, if Alcan is allowed to construct a road for the harvest through the Institute Property, they would not be required to build the access road through the contract designated access location, unless they wanted. Mr. Slenkamp did stress that Mental Health proposed access could be utilized in the future for subdivision or other proposed activities for the Mental Health Trust Land.

Also at the meeting, Mr. Gross discussed his concern for hazardous materials on the Institute property and health risks that could result from harvesting the Mental Health lands. I have not spoken to Mr. Gross regarding this request, but the issue may be voiced again since there would be harvesting required for the 12' wide logging road construction. As stated at the previous meeting, any hazardous material at the Institute Property has been cleaned and the property has been cleared by the Alaska Department of Environmental Conservation. There are two small surveyed and recorded hazardous sites on the southern edge of the fenced area, but not in the area proposed for use by Alcan.

The Economic Development Committee has developed a prospectus to seek development proposals for the Institute Property and is currently preparing the advertising notices and information for publication. There was some concern at their last meeting over Whale Bay Wood proposal and how it might affect potential proposals. The consensus at that time was it would not affect proposals, but a road was not part of the earlier proposal. Staff does not believe that a logging road would affect future development proposals. It will provide greater short term access to the property and also potential public uses if the Assembly chooses to allow public access.

Alcan has also mentioned in their letter that if the Borough wanted any harvesting done on the Institute property, the road construction would enable access to Borough timber. At this time, the request being reviewed is strictly for the log storage area and for the access road.

Staff recommends making a approval of the request to utilize a portion of the Institute Project for log storage, and to construct a proposed logging road through the Institute to access TLO timber sale, subject to the following conditions:

- 1) The Log storage area will be cleaned of bark and debris and returned to its state prior to use. If any fuels are spilled, the contaminated area should be excavated and replaced with clean material
- 2) Establish a permanent gate between the Institute Property and Mental Health lands at the end of the harvest period.
- 3) Provide signage during use periods to warn of logging truck traffic.
- 4) Install proper culverts over resident creeks for fish passage in case future fish should be discovered in them

# Alcan Forest Products

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May 30, 2013

Carol Rushmore  
Economic Development Director  
City and Borough of Wrangell  
P.O. Box 531  
Wrangell AK 99929

Dear Carol,

This is a proposal for use of the cleared area on the Institute property for processing logs and an access road to the MHT Timber Sale.

The road will be constructed to logging road standards 12' wide with culvert cross drainage as needed. On completion of use the road will be graded and left in useable condition. The area for log processing will be cleared of brush and restored to clear ground when the log processing is complete. Area needed for processing logs is about 2 acres.

This will eliminate the need for the access road from Zimovia Highway on to the MHT property for harvesting the sale.

In the event there is interest for logging any of the Institute timber from the access road following are some points for your consideration.

The timber that could be logged to the access road could produce up to \$300,000 in stumpage fees. If the desire is to partial cut the timber the amount of stumpage will be relative to the amount of timber removed.

If there were a desire to build the road to a different standard and or location in order to enhance development of the area the additional cost would reduce the stumpage if institute timber were to be logged or a price for the additional cost would be negotiated if there were no harvest.

If there is interest in harvest, the area proposed for harvest is shown on the attached map. Broken white line is the harvest boundary and the solid white line is the road. Buffers have been included along Zimovia Highway and adjacent to private and proposed lots. Not harvesting within 300 feet of the creek and trail to the East and not harvesting the area above the power line will buffer the Rainbow Falls creek and trail.

# Alcan Forest Products

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The cutting boundary around the cleared area is not defined, in order to establish the line the status of the proposed lots and the desired buffering needs to be determined.

If partial cut is preferred designating the timber to be left by describing the type and size of tree that would not be cut would make it possible to estimate the volume of timber that would be cut and the stumpage that could be realized.

This request is for utilizing 2 acres of the cleared area on the institute property for processing logs harvested on the MHT timber sale and for an access road from the cleared area to the MHT timber. The road is shown on the attached map, the 2-acre area is at the start of the road. Log trucks will exit the property using the existing road. It is anticipated that there will be 15-20 Loads per day leaving the property over a 2-3 month period. Constructing the access road will require rock trucks hauling for 2-3 weeks at the rate of 20 loads per day depending on the rock source.

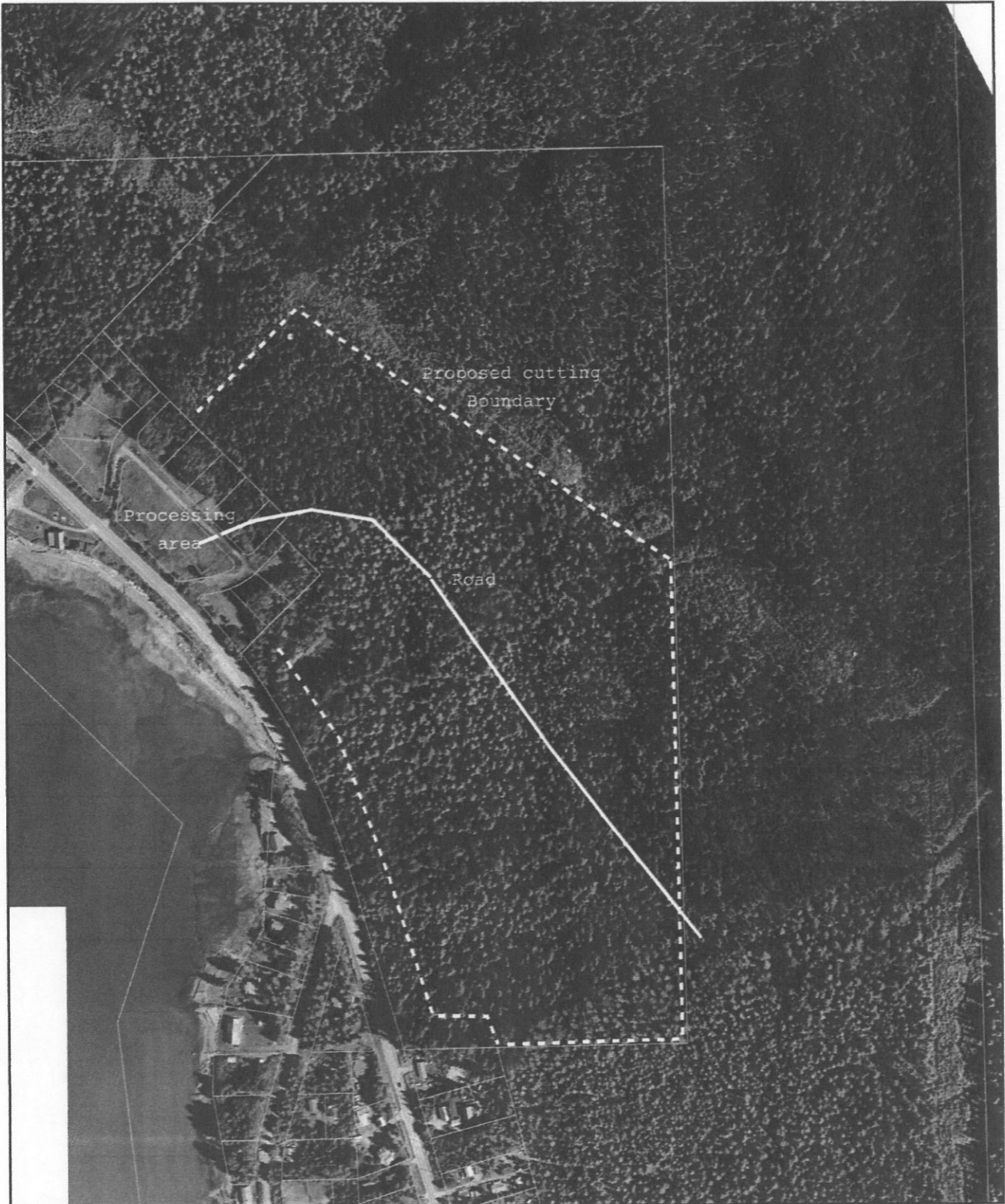
If there is interest in logging any of the Institute timber, please let us know.

Sincerely,



Brian Brown, Alcan Forest Products

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 500 feet

DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.  
PROPERTY LINES ARE APPROXIMATE. UPDATED MARCH 2011





# *City and Borough of Wrangell, Alaska*

## AGENDA G3

Date: June 7, 2013

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Temporary use permit application for a rock crusher and asphalt plant on Lots 24, 26, 28, USS 3398, zoned Rural Residential, requested by Michael Short of SECON, owned by Brett Woodbury.

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**Background:** SECON was awarded the Zimovia Highway paving contract (from Bennett Street to end of pavement). According to SECON, DOT identified the rock source for the asphalt project as coming from Brett Woodbury's 9 mile rock pit. SECON is seeking a temporary location to set up the asphalt plant adjacent to the rock source for this construction season.

### **Review Criteria:**

Rural Residential: Chapter 20.28  
Temporary Use: Chapter 20.54  
Standards: Chapter 20.52

### **Findings:**

SECON was awarded the Zimovia Highway paving contract (from Bennett Street to end of pavement). SECON is seeking a Temporary Use permit (WMC 20.54) to operate a rock crusher and asphalt plant on quarry property currently owned by Brett Woodbury at approximately 9 Mile Zimovia Highway. The Commission may issue a Temporary Use permit for seasonal activities normally not permitted in the district.

According to the applicant, Mr. Woodbury's property was a site selected as the rock source for the paving project. The paving is expected to be completed by the end of September. The contract is for production of 35,000ton asphalt SECON has a Department of Environmental Conservation (DEC) permit for an Astec Super Six Drum Mix Asphalt Plant. The permit issued is an MG3 (Minor General Permit 3) and the permit requirements and applications are standardized statewide and can be found: (<http://www.dec.state.ak.us/air/ap/docs/MG3%20Final%20Permit%204-8-09.pdf>) . The plant was built prior to 1974 and has a diesel engine greater than 600 hp. According to the applicant, the plant was not used in 2012, but was used in 2011 and monitoring was conducted as required by DEC. Based on records sent to me by DEC, there was only one day with a compliance issue and it appears to be a production compliance issue.



While much of the information found in the permit application are technical requirements, some of the requirements are summarized below.

According to the MG3 permit requirements, Permittee must inspect each emission point for visibility standards (Section 2 MG3)- this includes the plant itself as well as the engine running the plant. The permittee must conduct a Particulate Matter source test on the plant and engine, although if the plant meets certain criteria, these tests do not have to be conducted but every five years. Sulfur Compound emissions of the engine must also be tested depending on the sulfur content of the fuel.

Section 2, Condition 18.1 establishes plant emission point proximity to residential development as being a minimum of 330 feet from the nearest occupied structure. The closest residence (Fisher) to portions of the plant as proposed in the submitted plans is less than or right at 330'. It appears as if the generator and the bag house, the primary emission points are beyond the 330' requirement. According to the applicant, the drawings were superimposed on the mapping and may not be at exact scaling. The plant can be shifted somewhat as necessary. Staff has requested that accurate drawings be presented at the meeting. According to our mapping program, the contours estimate that the Fisher's house is located at approximately 400-500 feet above sealevel, (and this is strictly an estimation as no ground truthing has been conducted on the contour data), and the plant is located at approximately 1200 feet elevation.

Another concern within the permit is what is called "fugitive dust" resulting from vehicular traffic, movement or processing of materials etc. There are mechanisms and actions that can be conducted to minimize this dust so as not to impact adjacent residents. One easy solution would be to regularly wet the surface of the pit area and a material during sunny days to minimize the dust. Should wind direction be directly to residents located below the road creating air pollution injurious to human health or welfare, the conditions go so far as to require ceasing all activity.

Odor is not specifically limited in the General Permit, but is always of concern to nearby residents. Odor cannot be modeled, therefore it is not included in the reporting and analysis.

I spoke with DEC regarding some of the reporting/monitoring requirements. The owner must regularly visually monitor the plant to assure that it is meeting the visual emissions. Should it exceed the requirements a report must be filed immediately and DEC will immediately act upon it. The actual monitoring reports are filed twice a year, once during the May-Oct construction season, and another during Nov-April.

Staff requested last year's monitoring and compliance (or the year the plant was last used) reports for the asphalt plant that is scheduled and permitted to be in Wrangell to determine past compliance issues. SECON can with a 10 day notice to DEC move a larger or different plant to Wrangell. The information was sent and it appears that the non-compliance issue was more in the reporting timely than exceeding emission limits.

**Recommendation:**

Staff recommends that the Commission approve the Temporary Use Permit for the crusher and asphalt plant to be located in the Woodbury rock pit with the following conditions:

- 1) Emission points must be beyond the required 330 foot proximity requirement of an active residential structure, and Secon should provide an accurate map that certifies the actual location and distance of the emission points of the plant
- 2) Secon should provide the Borough notice of non compliance when advising DEC if emissions exceed standard and copy Borough on any complaints. Multiple non compliance issues would be grounds for the Commission to review and/or revoke the permit.
- 3) Fugitive dust needs to be kept to a minimum, using watering trucks or other methods to minimize impacts

## Chapter 20.54 TEMPORARY USE PERMITS

### Sections:

- 20.54.010 Issuance – Duration.
- 20.54.020 Applications.
- 20.54.030 Noncompliance.

### **20.54.010 Issuance – Duration.**

The commission may issue a temporary use permit for a use not normally permitted in a district. The temporary use permit shall be for seasonal operations such as construction or timber harvest or temporary uses such as portable sawmill operations. While a temporary use permit should not normally be issued for longer than a 12-month period, the borough assembly may issue a multi-year permit for major construction projects, subject to annual review of the performance of the applicant by the commission. The maximum length for any temporary use permit shall be five years. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

### **20.54.020 Applications.**

Applications for temporary use permits shall be processed by the commission in its capacity as authorizing agency as it would treat applications for variances. Multi-year applications shall be processed in a manner similar to applications for zoning changes with the added provision that the owner of the property must file a plan for the restoration and use of the property after the temporary use is removed. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

### **20.54.030 Noncompliance.**

Failure to comply with the provisions of a temporary use permit issued under this chapter shall be grounds for the revocation of such permit and prosecution under the terms of this code. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

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**The Wrangell Municipal Code is current through Ordinance  
868, passed April 9, 2013.**

Disclaimer: The Borough Clerk's Office has the official version of the Wrangell Municipal Code. Users should contact the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above. Click here  
(<http://www.wrangell.com/administration/approved-ordinances>)

To: Wrangell Planning and Zoning Commission

From: Bruce H. Eagle

9.57 mile Zimovia

I support the Temporary Use Permit for rock crushing and asphalt plant on lots 24, 26, 28, USS3398. Brett has been a good neighbor and has always worked with us to minimize effects on the neighborhood. Susan and I are supportive of the activities in the pit and the jobs that are created in the private sector.



Bruce

Tu

RECEIVED  
JUN 06 2013  
WRANGELL CITY HALL

## [Department / Division Name]

State of Alaska &gt; DEC &gt; Air Quality &gt; AQS &gt; Air Permits, Approvals &amp; Public Notices



## Air Permits, Approvals &amp; Public Notices

Active Permits &amp; Approval Search

Public Notices

Permit Application Queue

## Search Criteria

Search By ☐ Permit ID OR ☒ Permit Type/Owner/Facility

Permit/Approval Type Minor General - Asphalt Plant - Title I (MG3)

Owner Name Colaska Inc, dba Secon

Facility Name ---ALL---

Search

4 Search Results (found in 00:00.21)

Filtered by Permit/Approval Type: **MG3**, Owner Name: **Colaska Inc, dba Secon**, Facility Name: **ALL**

4 matches: Minor General - Asphalt Plant - Title I (MG3)

PERMITTEE	STATIONARY SOURCE	ID	LOCATION
Colaska Inc, dba Secon	AEDCO Hot Plant	AQ0341MG302P (AQ0341MG302)	Juneau
Colaska Inc, dba Secon	Asphalt Plant, All-Mix	AQ0626MG302P (AQ0626MG302)	Thane Rock Dump, Juneau AK
Colaska Inc, dba Secon	Astec Super Six Drum Mix Asphalt Plant	AQ0247MG301P (AQ0247MG301)	Wrangell
Colaska Inc, dba Secon	Polar Asphalt Plant Model PBA-2420T-1	AQ0631MG301P (AQ0631MG301)	Airport Road, Mile Post 0.1 miles on 8502 Road outside of Hoonah.

Showing 1 to 4 of 4 entries



Fax 907-874-3952

CITY OF WRANGELL, ALASKA  
CONDITIONAL USE APPLICATION

RECEIVED

MAY 24 2013

PLANNING AND ZONING COMMISSION  
P.O. BOX 531

WRANGELL, ALASKA 99929

Application Fee: \$50

WRANGELL CITY HALL

I. Applicant's Name and Address:

Colacka Hwy SECON  
Michael Short Engineering Manager  
P.O. Box 32159, Sitka, AK 99803

Applicant's Phone Number:

780-1225

II. Owners's Name and Address:

Mr. Jack Woodberry

Owner's Phone Number:

(907) 305-0083

III. Legal Description: Lot \_\_\_\_\_, Block \_\_\_\_\_, U.S. Survey \_\_\_\_\_

Parcel No. \_\_\_\_\_

IV. Zoning Classification: \_\_\_\_\_

V. Specific Request:

Temporary place a rock crusher and  
asphalt plant at Mr. Woodberry's quarry located at  
Mile 2.1 on Hwy. We are to crush aggregate  
and mix asphalt for the ADOT project. 2.1 mile  
Hwy Pavement Rehabilitation.

LOTS 24, 26, 28

US 3398

03-015-236

03-015-238

03-015-240

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:

June 10 2013

END: Sept 15 2013

SIGNATURE OF OWNER:

DATE:

SIGNATURE OF APPLICANT:

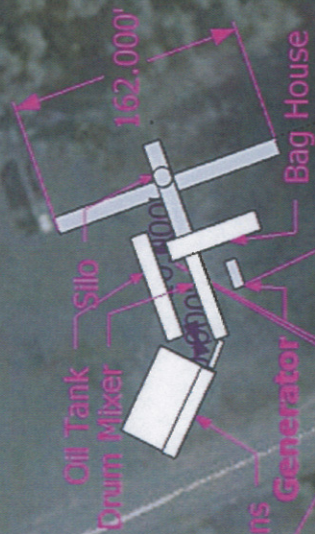
DATE:

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

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



# Woodberry Pit



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