

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

December 10, 2015

7:00 pm

Agenda

A. CALL TO ORDER/ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: September 10, 2015; October 8, 2015; and Special October 16, 2015; November 12, 2015

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

1. Letter from Manager Jeff Jabusch to Farm Island residents within the Phillips Subdivision regarding easement concerns.
2. Letter from Lisa Torgramsen re. Agenda Item G2 - requesting reconsideration of the approved condition of 50 foot buffers.

F. OLD BUSINESS

1. Vacation request of two easements, road and waterline easements, within the Remainder of Lot A-2, Torgramsen-Smith Subdivision, more specifically, within the lot area as described as the proposed Lot C of the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Lisa Torgramsen.

G. NEW BUSINESS

1. Final plat approval for a lot line adjustment, a replat of Lots 3B and 4, Block 22, USS 1119, Wrangell Townsite, zoned Single Family Residential requested by Jeff Barlow. -
2. Approval of Findings of Fact to the Request for a Contract Zone for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen.
3. Discussion of Zoning of Entitlement Lands and other remote areas of the Borough: Crittenden Creek and Mill Creek and Sunny Bay

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

November 12, 2015

7:00 pm

A. CALL TO ORDER/ROLL CALL

Chairperson Terri Henson called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 pm on November 12, 2015 in the Wrangell Borough Assembly Chambers. Commissioners' Don McConachie, Apryl Hutchinson, Duke Mitchell and Jim Shoemaker was in attendance via conference call.

Recording Secretary Lavonne Klinke and Zoning Administrator Carol Rushmore were present.

B. AMENDMENTS TO THE AGENDA

Commission welcomes our new Commissioner Duke Mitchell to the P&Z Board.

McConachie moves to approve Jim Shoemaker attending by teleconference, Mitchell seconds, all approved via poll vote.

Lisa Torgramsen is attending via conference call regarding items G2.

C. APPROVAL OF MINUTES:

September 10, 2015; October 8, 2015; and Special October 16, 2015

No minutes submitted.

D. PERSONS TO BE HEARD

None

E. CORRESPONDENCE

None

F. OLD BUSINESS

G. NEW BUSINESS

1. Final plat review of the Meyer Family Subdivision, a subdivision of Lot 9 USS 2673, creating Lots 9-A and 9-B, zoned RMU-M, requested by Ronald and Cheryl Ann Meyer.

Moved by Mitchell, seconded by Hutchinson, motion passed by unanimous vote.

2. Final plat review of the Mitchell-Buhler Replat, a replat of Lots 6,7,8 and 9 USS 2589, creating lots 6A and 6B, 7A and 7B, 8A and 8B, 9A and 9B USS 2589, zoned Industrial and Waterfront Development, requested by Mark Mitchell, owned by Silver Bay Logging Inc.

Moved by McConachie, seconded by Hutchinson, motion passed by unanimous vote with Commissioner Mitchell excusing himself due to conflict of interest.

3. ~~**WITHDRAWN:** Temporary Use request to use the former "airplane pull out" at 4.5 Mile Zimovia Highway, within Tract D-1, ATS 1531, SBPL Subdivision, for the staging of equipment and short term containerized soil storage prior to shipping during the clean-up of the nearby Junkyard, requested by City and Borough of Wrangell for Alaska Department of Environmental Conservation overseeing the clean-up by NRC Alaska.~~

4. Vacation request of two easements, road and waterline easements, within the Remainder of Lot A-2, Torgramsen-Smith Subdivision, more specifically, within the lot area as described as the proposed Lot C of the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Lisa Torgramsen.

Open Public Hearing

Lisa Torgramsen, PO Box 1959, Wrangell Alaska, confirms this is about the Torgramsen-Glasner subdivision. Ms. Torgramsen asked about Lot B and staff explained that the lot has since been combined into the bigger lot, but was an agreement between adjacent landowners resolving a encroachment issue. She also asked about the easements through the trailer park, if they were still open or if there had been construction on top of the easements. Staff indicated they would do more research to be able to provide an answer. She was questioning the life of the water line, if it had not been used for 15 years, was it still viable.

Close Public Hearing

Staff explained that the waterline easement belongs to the City but that it is a viable line and could utilized as a back up service if the primary line breaks. The road easement belongs to the USFS and was established in 1961. At the time, the USFS owned the reservoir parcels where easement goes to. Staff will provide USFS contact information to facilitate communication regarding the easement vacation request.

Item Tabled till future meeting to give Staff time to do further research.

5. Request for a Contract Zone for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen.

Open Public Hearing

Esther Ashton, 727 Shax'teen Circle, Wrangell, Alaska. Read a letter summarizing their formal request for the Contract Zone Change into the record. Her comments summarizing the letter that was submitted by Bill Willard identifying the cooperative agreements with the tribe, positive impacts, jobs created, activities trying to grow – road development, trails, and their need for land.

She indicated they would take positive steps to not impact neighbors. Would have an office and storage of 2 trucks. Site plan would be done by a professional and willing to bring it back to Planning and Zoning Commission for approval. Will construct the buildings closer to the proposed Lot C where a contract zone for a storage unit will be constructed. Lighting will be designed specifically for the use, one entrance, buffers will be in place and there should be no noise or noise meeting the code requirements. Traffic would be to and from the office which currently has 5 employees. The comprehensive plan supports expanding economic opportunities.

Bruce Smith, 1.8 Mile Zimovia Hwy, just purchased a lot adjacent to the land in this request and has concerns of the area being changed from a Residential Zone to an Industrial Zone. Purchased the property with the understanding it was residential. I am concerned about the industrial nature of the use and noise. Maybe only two trucks now but if they grow and need new equipment noise and activity could grow. Not appropriate use in a residential area.

Bill Willard, 426 Front Street, part of Wrangell Co Operative, looking for future opportunities and to help build our community. Does not see the use as an industrial use. Not going into construction business to compete with construction businesses.

Close Public Hearing.

Mitchell moves to approve the Request for a Contract Zone for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen. McConachie seconds.

Commissioner Shoemaker steps down due to possible Conflict of Interest regarding this item.

Henson feels this use should be directed more to the Industrial Area. There are lots there. City cannot enforce when a use does not abide by its approvals.

Willard indicated they had looked at the Industrial Lots and had a geotech person from Federal Highways tell them they would have to dig out the muskeg, maybe up to 25 foot deep. Extension of utilities would all add too much to the cost.

Staff indicated that they had been working with WCA trying to identify sites, such as corner of Spur Road, Institute, LI on Wrangell Avenue, Industrial Park but sites were too small or needed infrastructure extensions.

Commission's responsibility to make sure uses of property meet requirements, or try and address impacts.

Henson suggests 75' buffer.

McConachie moves to amend motion to add staff's recommendations with one change:

- 1) Approval Of final site plan
- 2) Require indoor storage
- 3) 50' minimum green belt buffers on highway and adjacent properties
- 4) Lighting that will not affect adjacent neighbors

Mitchell seconds.

Amendment: Mitchell – yes, McConacie – yes, Hutchinson – Yes, Henson – no

Amended Motion: McConachie – yes, Hutchinson – yes, Mitchell – yes, Henson – no

6. Discussion of Zoning of Entitlement Lands and other remote areas of the Borough: Earl West Cove, Wrangell Island East

Potential land uses to consider for Earl West Cove – home sites, commercial recreation/lodges, recreational, habitat, selective harvesting when state does adjacent sale,

Potential land uses to consider for Wrangell Island East – access issues, residential settlement, commercial recreational, larger lots, steep slopes, recreation, timber harvesting in select areas

Shoemaker – we discuss potential uses of lodges, but they have specific criteria. They need large land areas, potable water, discharge/mixing zones, prevailing winds, access to fishing areas.

Should also consider remote land areas for Land Banks – potential revenue generation

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Rushmore explained to the Commission that there are some disagreements on Farm Island between a few land owners regarding use of easements. The City is trying work with landowners where possible.

J. ADJOURNMENT

City and Borough of Wrangell, Alaska

Wrangell Planning and Zoning Commission

SPECIAL MEETING MINUTES October 16, 2015

1. CALL TO ORDER/ROLL CALL

McConachie, Keegan, Shoemaker, Briskar, Hutchinson, Henson
Vice-Chairperson McConachie called the Special Meeting of the Wrangell Planning and Zoning Commission to order at 12:30 PM on October 16, 2015 in the Wrangell Borough Assembly Chambers. Commissioners' Betty Keegan, April Hutchinson, Shoemaker (via Telephonic) were present, Commissioners Briskar and Henson were absent.

Recording Secretary Lavonne Klinke and Zoning Administrator were present.

All agree to Commissioner Shoemaker to attend and participate via teleconference.

- 2. PUBLIC HEARING AND DISCUSSION:** Preliminary Plat review of the Mitchell-Buhler Replat, a replat of Lots 6,7,8 and 9 USS 2589, creating lots 6A and 6B, 7A and 7B, 8A and 8B, 9A and 9B USS 2589, zoned Industrial and Waterfront Development, requested by Mark Mitchell, owned by Silver Bay Logging Inc.

Open public hearing
Close public hearing

Hutchinson moves to approve the Preliminary Plat review of the Mitchell-Buhler Replat, a replat of Lots 6,7,8 and 9 USS 2589, creating lots 6A and 6B, 7A and 7B, 8A and 8B, 9A and 9B USS 2589, zoned Industrial and Waterfront Development, requested by Mark Mitchell, owned by Silver Bay Logging Inc., with additions of staff recommendations as noted on utility and access easements, Keegan seconds.

Mark Mitchell, 6 Mile Zimovia, spoken with Mr. Buhler who realizes he will need to provide an alternative access to the lower lots. Mr. Mitchell's agreement with Mr. Buhler is only with the "A" lots. He does not see a need for easements on each property line.

Hutchinson amends the original motion to remove the easements between lot 5 and lot 6A; between Lot 7a and 8a; and 5' easement on south side of Lot 9A . Keegan seconds the amended motion.

Shoemaker asked about the proposed recommendations of staff, regarding the 30' access easement, does this accomplish what is needed with the 30' easement if staff is not requiring a right of way. There has been some uncertainty as to what Mr. Buhler plans to do with the property, and if it is broken up and lot 8 which has the current access is sold separately, then the new 30' access easement guarantees some sort of access to the larger yard area. Shoemaker recommends to stay with the 30' easement now.

The amended motion passes by unanimous vote.

The main motion passes by unanimous vote.

3. ADJOURNMENT 12:44 pm

DRAFT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

October 8, 2015

7:00pm

A. CALL TO ORDER/ROLL CALL

Chairperson Henson calls roll call but due to lack of quorum the Meeting is recessed to October 9, 2015 at 12:30 pm.

Meeting called to order 12:30 October 9, 2015, Secretary reads into the minutes of notice that Commissioner Shoemaker is attending via teleconference and is counted in attendance and for voting purposes. All Commissioners in favor.

Roll Call: Shoemaker, Briskar, Hutchinson, and Shoemaker are in attendance.

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: June 11, 2015, August 13, 2015, (deferred) September 10, 2015

Hutchinson moves to approve, Briskar seconds, all approved.

D. PERSONS TO BE HEARD None

E. CORRESPONDENCE None

F. OLD BUSINESS Deferred

1. Zoning of Entitlement Lands and other remote areas of the Borough.
2. Discussion regarding use of containers in all zones.

G. NEW BUSINESS

1. Preliminary Plat review of the Meyer Family Subdivision, a subdivision of Lot 9 USS 2673, creating Lots 9-A and 9-8, zoned RMU-M, requested by Ronald and Cheryl Ann Meyer.

Open Public Hearing
Close Public Hearing

Hutchinson Moves to approve the Preliminary Plat review of the Meyer Family Subdivision, a subdivision of Lot 9 USS 2673, creating Lots 9-A and 9-8, zoned RMU-M, requested by Ronald and Cheryl Ann Meyer with Staff recommendations. Briskar seconds.

Shoemaker questions the structures that appear to be on and over the property line and outside the property boundaries on the submitted as-built survey.

Mr. Meyer comments that these structures were built prior to Borough formation, Chairperson Henson poses the question to who owns the beach and that the front structure is over the property line. If this is a possible encroachment issue, Mr. Meyer will need to deal with this issue.

2. Final Plat review of the Torgramsen-Glasner Subdivision within USS 3823, a subdivision of the remainder of Lot A-2, Torgramsen-Smith Subdivision, creating Lot C within the remainder of lot A-2, Zoned Single Family Residential, requested by Don Glasner, owned by Lisa Torgramsen. **Deferred**
3. Final Plat review of a Replat of Lot 3, Block A Sortyard Subdivision and Lots 10, 11 & 12 Block SA, ATS 83, zoned Waterfront Development, requested by Charles Jenkins Jr., owned by Christine Jenkins. **Deferred**

H. PUBLIC COMMENT None

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS None

J. ADJOURNMENT 1:15 pm

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

September 10, 2015

7:00pm

RESECHEDULED FOR SEPTEMBER 11, 2015

A. CALL TO ORDER/ROLL CALL

Chairperson Don McConachie called the rescheduled regular meeting of the Wrangell Planning and Zoning Commission to order at 12:00 pm on September 11, 2015 in the Wrangell Borough Assembly Chambers. Commissioners' Betty Keegan, Jim Shoemaker and April Hutchinson were present.

Commissioners Briskar and Henson were absent.

Recording Secretary Lavonne Klinke and Zoning Administrator Carol Rushmore were also present

B. AMENDMENTS TO THE AGENDA

McConachie would like to amend the Agenda to remove the old business. Shoemaker 2nds. All approved.

C. APPROVAL OF MINUTES: June 11, 2015 August 13, 2015 (both deferred)

D. PERSONS TO BE HEARD None

E. CORRESPONDENCE Correspondence will be heard under G3

F. OLD BUSINESS (Deferred to a future meeting)

G. NEW BUSINESS

1. Preliminary Plat review of the Torgramsen-Glasner Subdivision within USS 3823, a subdivision of the remainder of Lot A-2, Torgramsen-Smith Subdivision, creating Lot C within the remainder of lot A-2, Zoned Single Family Residential, requested by Don Glasner, owned by Lisa Torgramsen.

Shoemaker states he may need to step down due to possible conflict of interest, a possible financial gain.

Four member need to be available to vote. Item will be deferred until Commission Briskar arrives. Shoemaker steps down.

Open public hearing.

Staff request a 10' utility easement on the mutual lot line between proposed Lot C and remainder of lot 2.
Close public hearing.

Motion passed unanimously by poll vote.

Shoemaker re-joins the Commission.

2. Final Plat review of the V.E. Resubdivision, a Resubdivision of Lots 6 & 7 Block 2 ASLS 83-7 Wrangell Island West Subdivision, creating Lots 6A and 7A.

Shoemaker moves to approve, Keegan 2nds. Staff needs to note a change, they have just recorded deeds that they have paid off the lands to Mental Health Trust and are now owned by Mr. Verhey and Ms. Etefagh.

Motion Passed by unanimous vote.

3. Final Plat review of the R&J Rusaw Subdivision, a subdivision of Lot 1 Block 4 ASLS 83-7 Wrangell Island West Subdivision creating Lots 1A and 1B, zoned Rural Residential, requested by Robert and Jamie Rusaw

Question by applicant about the utility easements. Staff states this is for utilities only but allows in some distant future to provide services should land be further subdivided and if utilities are provided.

Shoemaker moves to approve with Staff Recommendations, Briskar 2nds.

Motion Passed by unanimous vote.

H. PUBLIC COMMENT: none

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS:

Carol not here in October, October 8 next meeting.

J. ADJOURNMENT: 12:23pm



**CITY AND BOROUGH
OF WRANGELL**

INCORPORATED MAY 30, 2008

P.O. BOX 531 (907)-874-2381
Wrangell, AK 99929 FAX (907)-874-3952

December 1, 2015

To: All property owners of the Farm Island Phillips Subdivision
Wrangell Police Department

Cc: Carol Rushmore, Planning and Zoning Director

Subject: Farm Island Phillips Subdivision Access Easements

To Whom It may Concern;

The City and Borough of Wrangell have been approached by several citizens with interest in the Farm Island Phillips Subdivision and by the Wrangell Police Department concerning access easements.

The City and Borough of Wrangell does not provide legal opinions on disputes between private property owners and in this particular situation we are not taking sides or issuing a legal opinion. However, because we have been approached with concerns regarding the easements, we offer the following facts and observations:

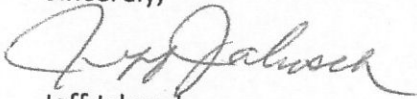
Plat 93-7 created the Phillips Subdivision. This subdivision provided for access easements for access to the various lots in the subdivision. On the plat there did not appear by our review to be any restrictions on these access easements. Later, individuals purchased these lots by deed. The deeds we looked at referenced Plat 93-7 as part of the description along with the particular lot number. This means that even if an actual deed did not reference an access easement as such, the access easement still exists because the reference to the plat brings with it the easements created in the subdivision plat. In Alaska, if the terms of an easement are not identified or are ambiguous, easement use shall be reasonable and appropriate to the nature of the land and the purposes of the easement. Easements provide access to the properties, and are not limited to specific people. For example, if these easements provide the only access to the back lots, it would seem reasonable for the friends, visitors and tenants of the

December 1, 2015

back lots to use the easements. The Borough is not saying that is the case, only pointing out an observation depending on the facts of each use.

The above observation and information is based on our review of Plat 93-7 and some of the deeds. As stated above, the Borough is not providing a legal opinion to any of the property owners or for the use of any of the property owners or as to any kind of enforcement based on a difference of opinion between property owners. If there is any disagreement between the property owners as to the legal implications of and the use of the easements, those disagreements must be resolved by the property owners.

Sincerely,

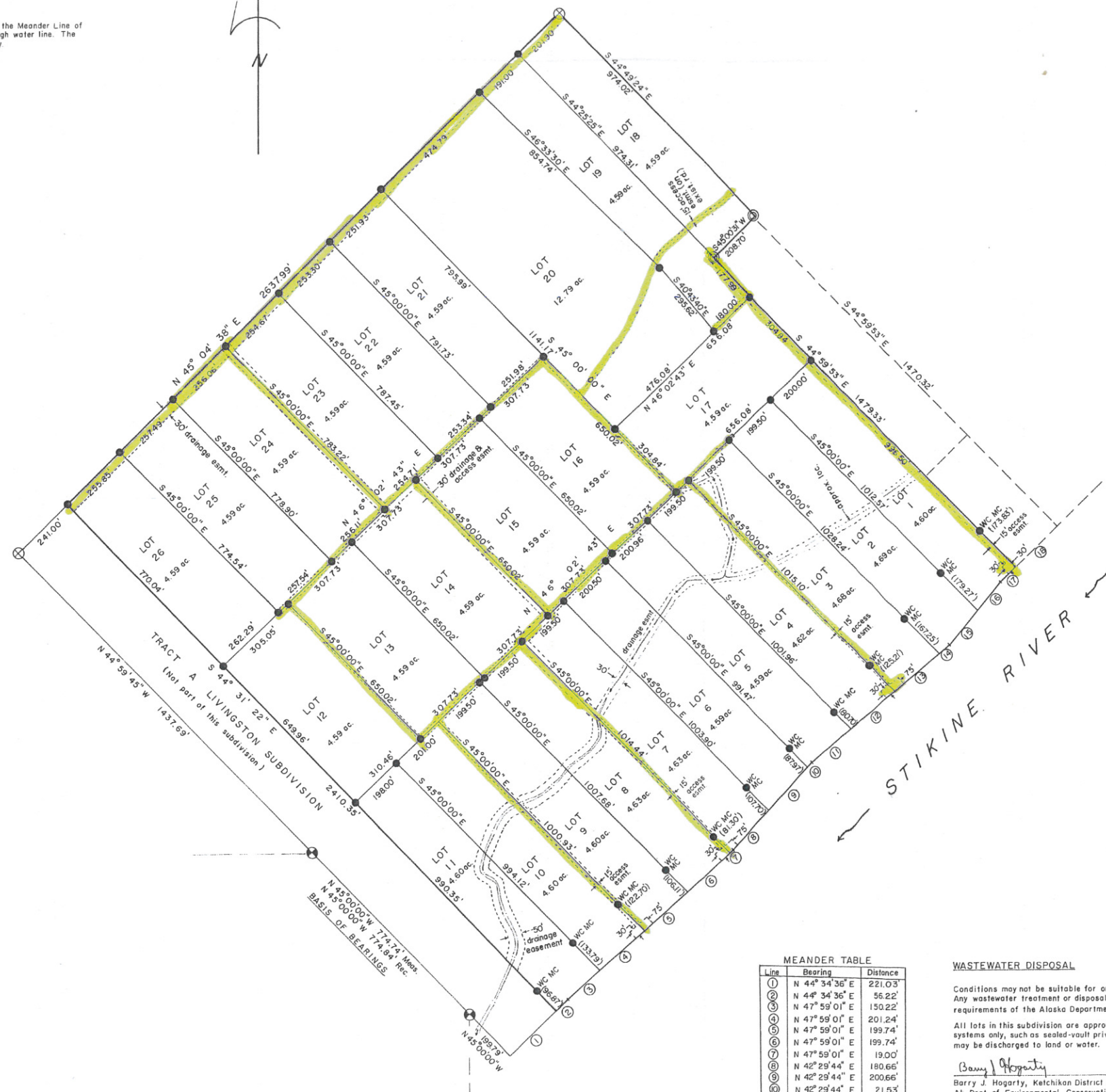
A handwritten signature in cursive script, appearing to read "Jeff Jabusch".

Jeff Jabusch

Borough Manager

NOTES

- ACCESS EASEMENTS:** Where access easements meet the ordinary high water line of the Stikine River, they shall remain a width of 30' from said high water line if the river bank moves due to natural action.
- DRAINAGE EASEMENTS:** Where drainage easements follow the existing slough/creek (and are not on lot lines), said easements shall be centered on the existing slough/creek.
- RIVER MEANDER LINE:** Where lot lines intersect the Meander Line of the river, they actually terminate at the ordinary high water line. The lengths of these lot lines are for computations only.



93-7
 WRANGELL REC DIST 20
 DATE AUGUST 27 1993
 TIME 1:25 PM
 Requested By RON PHILLIPS ENTERPRISES
 Address PO Box 1438
 WRANGELL, AK 99929

MEANDER TABLE

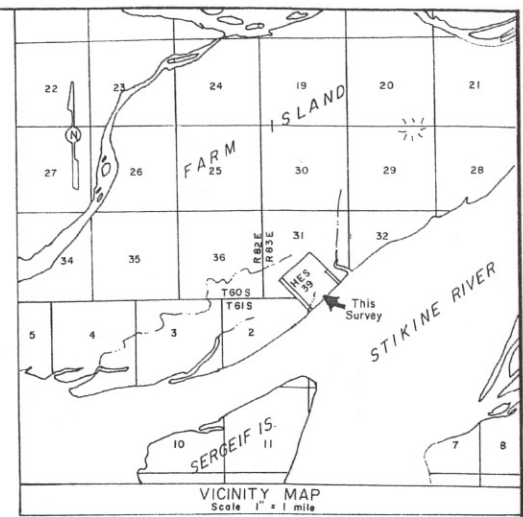
Line	Bearing	Distance
1	N 44° 34' 36" E	221.03'
2	N 44° 34' 36" E	56.22'
3	N 47° 59' 01" E	150.22'
4	N 47° 59' 01" E	201.24'
5	N 47° 59' 01" E	199.74'
6	N 47° 59' 01" E	199.74'
7	N 47° 59' 01" E	19.00'
8	N 42° 29' 44" E	180.66'
9	N 42° 29' 44" E	200.66'
10	N 49° 48' 32" E	21.53'
11	N 49° 48' 32" E	180.05'
12	N 49° 48' 32" E	200.17'
13	N 49° 48' 32" E	200.17'
14	N 49° 48' 32" E	44.27'
15	N 39° 12' 51" E	156.15'
16	N 39° 12' 51" E	119.40'
17	N 44° 43' 52" E	81.14'
18	N 44° 43' 52" E	208.70'

WASTEWATER DISPOSAL

Conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

All lots in this subdivision are approved for non-water carried waste disposal systems only, such as sealed-vault privies or incinerator toilets. No graywater may be discharged to land or water.

Barry J. Hogarty 8-27-93
 Barry J. Hogarty, Ketchikan District Manager Date
 Ak. Dept. of Environmental Conservation



CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby approve this plot of this survey.

Orden Phillips *Nadine Phillips*
 Orden Phillips Nadine Phillips

Ronald D. Phillips *Janice E. Phillips*
 Ronald Phillips Janice Phillips

John Keso

NOTARY'S ACKNOWLEDGMENTS

Subscribed and sworn to before me this 28th day of August, 1993 for *John Keso*

Darlene Amundson
 Notary Public for the State of Alaska
 My Commission Expires *Nov 3, 1994*

Subscribed and sworn to before me this 13th day of August, 1993 for *ORDEA O. AND NADINE PHILLIPS*

Shirley J. Clark
 Notary Public for the State of Alaska
 My Commission Expires *06/08/96*

Subscribed and sworn to before me this 13th day of August, 1993 for *RONALD D. AND JANICE E. PHILLIPS*

Shirley J. Clark
 Notary Public for the State of Alaska
 My Commission Expires *06/08/96*

SURVEYOR'S CERTIFICATE

I hereby certify that this plot represents a survey made by me and that the monuments shown hereon actually exist as described and that all dimensions and other details are correct to the best of my knowledge.

Craig L. Templin
 Craig L. Templin, R.L.S.
 8/2/93
 Date

PHILLIPS SUBDIVISION

A RESUBDIVISION OF TRACTS B THRU K, LIVINGSTON SUB. (Plat No. 92-12, Wrangell Rec. Dist.) Located within H.E.S. No. 39, T. 60 S. and T. 61 S., R. 83 E., C.R.M., FARM ISLAND, ALASKA Containing 127.89 acres.

SURVEYED FOR: ORDEN & RON PHILLIPS PO BOX 1438 WRANGELL, AK. 99929	SURVEYED BY: TEMPLIN LAND SURVEYING PO BOX WWP-Whale Pass KETCHIKAN, AK. 99950 Phone (907) 846-5120
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SCALE: 1" = 200 ft. Drawn by: C.L.T.
 DATE: July, 1993

- LEGEND**
- ⊙ BLM/GLO brass cap found
 - ⊙ 3" iron pipe, found
 - ⊙ 2" iron pipe, found
 - 5/8" rebar w/alcap set this survey

WRANGELL 93-7

revised
12/2/15

12/01/15

Lisa Torgramsen

PO Box 1959

Wrangell, AK 99929

907-305-0579

To the Wrangell Planning & Zoning group,

I would like to respond to some remarks that were made at the 11/12/15 Wrangell P&Z meeting regarding Wrangell Cooperative Association, Transportation Dept./ Bill Willard's (*WCA for the rest of this letter*) request to build an office building and equipment storage facility on property currently owned by me & zoned as residential.

There was a concern voiced by Bruce Smith, who now owns the lot directly behind my house, about the possibility of his daytime sleep schedule being disturbed if WCA should build their facility on the lot that they are considering which adjoins both Bruce's lot and my home site. WCA's facility would be occupied & operate during normal business hours of 8 am to 4pm.

Bruce's concern was followed by statements made from the P&Z panel, one of whom was so opposed to WCA's proposal as to have made what I feel were extreme projections. This same commissioner, very inappropriately, went so far as to cross an ethical boundary by suggesting, at least twice, that Mr. Willard abandon his selection of my property and instead consider purchasing specific lots owned by the City of Wrangell. I do believe there are guidelines of propriety about government agencies competing against private enterprise, and I believe it was wrong for that line to have been crossed. So completely against allowing WCA's request for permits to build their facility on my residential zoned property that further remarks from this commissioner projected a litany of "out of control" scenarios, including, among others, excessive noise and traffic flow in & out of the property, a negative environmental impact, and visual detriment to the area and just a general all around disaster if allowed.

I ask that the P&Z commissioners, and ultimately the Wrangell City / Borough assembly please consider the following points.

My property, in its undivided state, is bordered on one side by a gas station/minimart, duplex rental, multi bay garage that once housed an auto repair shop, and a newly built Medical clinic. Directly behind the whole of the property is city owned property & Wrangell's reservoir. The entire other side of my property is a shared border with a large, fully occupied trailer court. Diagonally across the street from that corner is an electrical plant, the City of Wrangell shop / office complex and equipment storage. Sprinkled in here and

there on nearly all sides are single family residences. Somehow, enforcing strictly residential zoning doesn't seem quite the norm on any of the property directly adjacent to mine, which makes WCA's request all the more plausible and reasonable, and certainly not out of keeping with the entire area.

WCA is considering a lot that is just under 7 acres in size. If the same lot is sold to a developer of residential lots there could easily be as many as 25 lots, possibly more, constructed on that site. The impact of such a development, when compared to the same list of concerns voiced against WCA - of excessive noise, traffic flow in & out of the property, negative environmental impact, a visual detriment to the area, etc, and also the significant impact on existing water & sewer services, *would certainly be far greater* than what we would experience with WCA as a neighbor.

WCA's written proposal reflected a very thorough and thoughtful research of the ordinance requirements as determined and published by the government to be applied as the guideline for development by our community members. WCA, as part of their request for permission to build an office building & storage facility went line by line through each concern outlined within the ordinance for contract zoning and provided full disclosure & description of their intention to comply and how they would accomplish compliance on all points.

WCA submitted a clearly outlined construction plan, and also discussed details of their intentions with me in subsequent conversations. Their office building will be a beautifully & tastefully done structure with landscape that will reflect their respect for and unity with the environment. They do not intend to build a big noisy construction yard. Their equipment storage will be kept reasonably tidy and placed so as to have the least negative aspect as possible. A layout that will not be achievable if the P&Z's initial recommendation for twice or more of the standard greenbelt is adopted.

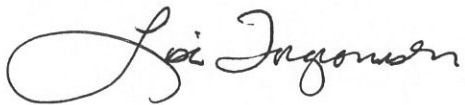
WCA is a genuine business entity with a verifiable record. They have several existing projects here in Wrangell that clearly demonstrate that they are an established organization, and have proven their experience and level of standard in the execution of their endeavors. When one considers WCA's historical integrity and their commitment to the betterment of the community they serve, their proposed use of this property should be welcomed, not discouraged. Nor should they be penalized with excessive greenbelt requirements & easements beyond the established zoning ordinance requirements that others are held to. A 25' greenbelt is completely acceptable to the development plan they are proposing, and is probably why that is the depth required by ordinance. It is certainly about 25' more than the buffer between the city shop equipment yard & the highway. The natural density of the trees & brush on my property would afford a more than adequate buffer at the 25' standard. If WCA were to choose to add an additional hedge the barrier would be solid. My personal experience is that one row of fairly closely spaced shrubbery across the front edge of my yard, with no brush, cuts the road noise

down by more than half & provides an adequate privacy screen between my home & the road.

I respectfully request that WCA be allowed the contract zoning they have asked for, without additional restrictions placed on them outside of the published ordinance requirements. They will fit unobtrusively into our existing neighborhood and continue as a greater asset to our community.

Thank you,

Lisa Torgramsen

A handwritten signature in cursive script, reading "Lisa Torgramsen". The signature is written in black ink and is positioned below the typed name.

City and Borough of Wrangell

Agenda Items F1

Date: December 4, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Vacation of a road easement and waterline easement within Remainder of Lot A-2, Torgramsen-Smith Subdivision, more specifically, within the lot area as described as the proposed Lot C of the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Lisa Torgramsen.

At the November Planning and Zoning Commission meeting, a public hearing was opened and closed regarding the above vacation requests. Staff indicated that the Water Line was an easement by the City and the City wanted to maintain that line for potential future needs. The road easement was a USFS easement and Staff indicated that a request to vacate had been submitted to them, and they were looking into the issue and what might be involved. I said that I would provide the contact information to the applicant. Both issues were tabled in order for Staff to respond to several other inquiries by the applicant.

Ms. Torgramsen was seeking information regarding the following issues:

- 1) What is Lot B in the bottom corner? Lot B was a lot created in 1997 (Plat # 97-7) from Torgramsen property to be owned by the owner of the Trailer park and is the result of a settled dispute over encroachments. Lot B has since been joined into the current larger Lot C of the Bloom/Phillips/Christian Subdivision Plat # 98-8.
- 2) Has the adjacent trailer park constructed on top of the water line or road easement?
- 3) What is the life expectancy of the water line?

Staff is investigating these last 2 questions.

A

City and Borough of Wrangell

Agenda Items G4

Date: November 9, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Vacation of a road easement and waterline easement within Remainder of Lot A-2, Torgramsen-Smith Subdivision, more specifically, within the lot area as described as the proposed Lot C of the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Lisa Torgramsen.

Background:

The Planning and Zoning Committee and subsequently the Assembly approved a Contract Zone for a storage unit within the lot area as described as the proposed Lot C of the proposed Torgramsen-Glasner Subdivision. The Planning and Zoning Commission approved the preliminary plat at the September 10, 2015 meeting. During the preparation of the Final Plat, two easements crossing a portion of the property were re-discovered.

The landowner and the prospective buyer are seeking to vacate both easements and adjust the preliminary plat accordingly.

Findings:

Normally, these easements would have been dealt with during the preliminary plat review as a result of a title search as part of the subdivision process. Because they are easements granted by the federal government, they did not turn up on my review on the State's recorder's office. Further review of our documents and Bureau of Land Management's website revealed information on these same easements on previous plats of the Torgramsen property in 1997 and 2012.

The water line easement was granted to the City in 1906 and was utilized as the main distribution line until about 15 years ago. The water was piped into a chlorinator located within the Trailer park. Once the Water treatment plant was constructed, the main now traverses from the plant along Wood Street.

The road easement was granted to the USFS in 1961, and at the time the USFS owned the lands surrounding the City's reservoirs. The lands were transferred to the State who then transferred the land to the City in late 1990's at our request and as part of our municipal entitlement (not borough entitlement). The road easement appears to still be valid. Staff has been trying to determine the process the applicant and landowner will need to go through with the BLM to seek the vacation.

Amber Al-Haddad, Public Works Director has been reviewing the easement information with PW staff and at this time are recommending that the easement NOT be vacated. The line could be a by-pass alternative if the main should break or other issues occur and it is needed for fire suppression or drinking water. Please see the attached memo from Amber Al-Haddad.

The easement looks to be approximately 20-25 feet from the property line at it's farthest distance and should be in any green belt buffer between residential and the storage unit contract zone area, so should not impact proposed development.

Recommendation:

Staff recommends that the Commission NOT recommend vacating the Water easement.

Since the road easement belongs to with the USFS, the City is not able to approve the vacation of the Road easement. Staff will work with the landowner and the applicant to see that the request moves forward through the USFS and/or BLM.

rec'd 10/28/15

October 28, 2015

To Carol Rushmore and members of Planning Commission

I have a request, to please be considered as soon as possible, in regards to the portion of my property labeled as LOT C on the enclosed plat copy. I am asking that you please vacate any easements that may still exist for the abandoned roadway, and for the obsolete water line, both of which are hilited in yellow on the LOT C diagram. The roadway is very old and has not functioned or been maintained as a road for a very long time, not for at least the last 45 years that I am certain of, and the person buying this lot will not be reconstructing it or acknowledging it in any way. The old water line is recorded as having been installed in 1906, and although I do not have any certain knowledge of it's history, I don't believe it is still used as no one had appeared to have any memory of it until earlier this month when it was revealed by an old document, and if it were still viable I believe the maintenance crew of the current water system would be aware of it.

Thank you,

Lisa Torgramsen

PO Box 1959

Wrangell AK 99929

Lisa Torgramsen
10-28-15

MEMORANDUM

TO: Carol Rushmore, Zoning Administrator, and Planning & Zoning Commission
FROM: Amber Al-Haddad, Public Works Director
SUBJECT: Water Utility Easement Vacation Request by Lisa Torgramsen
DATE: November 9, 2015

Dear Carol and Planning & Zoning Commission:

Thank you for the opportunity to comment on the request to vacate a portion of the road access easement and the utility easement located on the Torgramsen's Zimovia Highway property.

While we have no objection to vacating the road access easement, it is critical that the City & Borough of Wrangell preserve the existing previous high-pressure waterline, which crosses a section of the Torgramsen property.

This previous waterline served as the Borough's main water supply, providing water from the water plant to town prior to the new water treatment plant's start-up in the late 1990's. Once the new water treatment plant opened, the water chlorination building on Zimovia Highway was demolished; however, the previous waterline was preserved as a backup water supply. The new waterline, which lies within the Wood Street Right-of-Way, ties into this previous waterline at a location above the existing road, and new valves were installed both at the new waterline tee-connection and at a new connection made at the water main located in Zimovia Highway.

While a section of the previous waterline, a portion of which is located on the Torgramsen property, does not currently serve as the main water supply to the community, we have the ability to open the valves on either end of this line to allow water to flow in case of an emergency or other unusual circumstance whereby we would require another water supply route.

Due to the critical nature of this waterline's potential water service to our community, it is my recommendation that the Borough protect the needs of the community and thus the waterline by maintaining the existing utility easement.

If you have any questions about Wrangell's water system and needs for its preservation, please feel free to contact me.

Sincerely,

Amber Al-Haddad
Public Works Director
City & Borough of Wrangell

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 DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____
LISA ANNE TORGRAMSEN

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 KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

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

I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR 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 AUGUST 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 PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. _____ DATED _____, 20____, 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

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

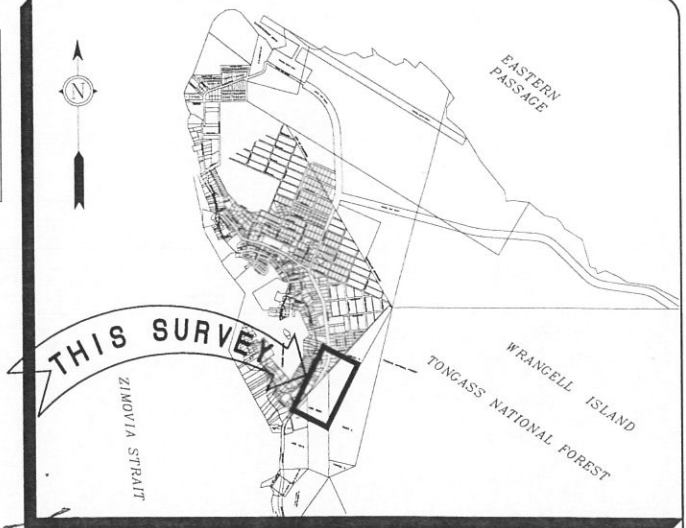
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AS RECORDED IN MINUTE BOOK _____ PAGE _____ DATED _____, 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE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

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

CITY CLERK

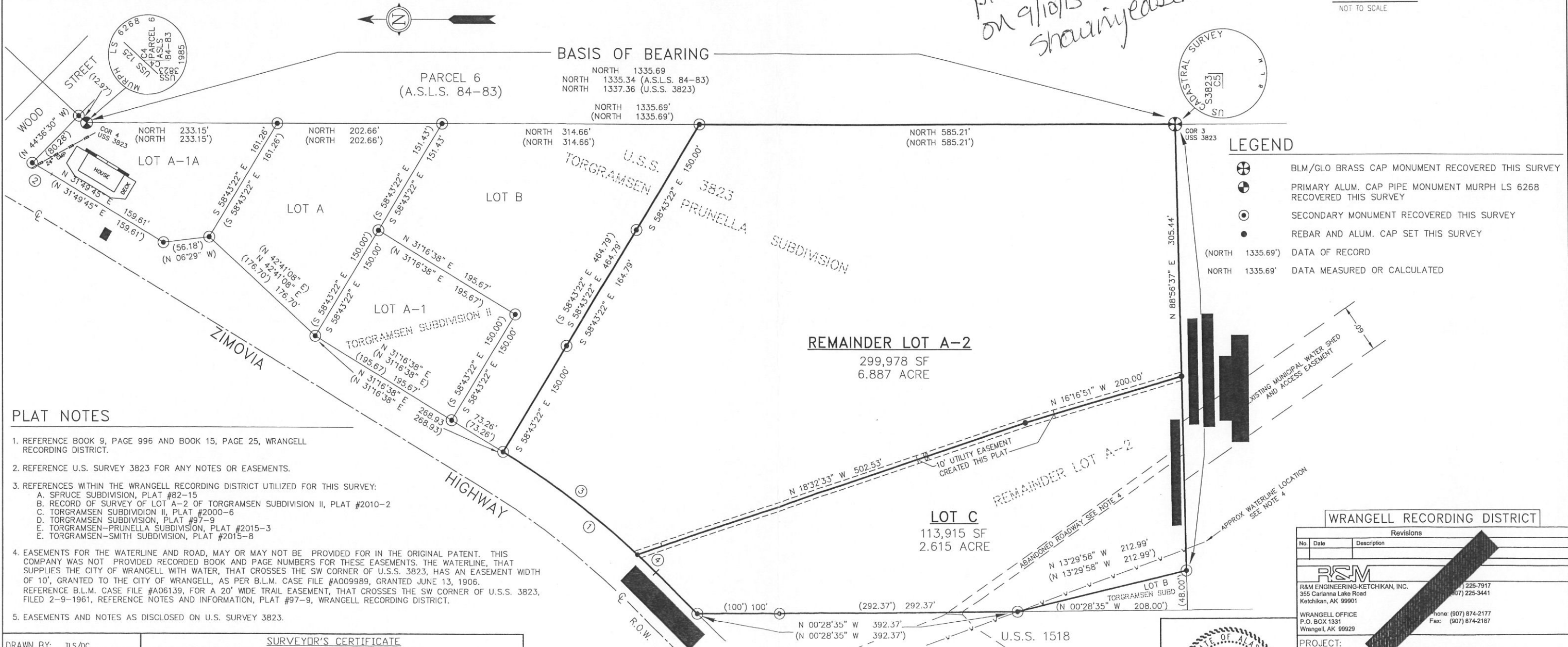
RECORD CURVE DATA

①	Δ = 11°43'54"	②	Δ = 01°46'41"
	R = 1004.93'		R = 1004.93'
	L = 205.764'		L = 31.188'
	C = 205.404'		C = 31.19'
	CHD. BRG. = N37°08'34"E		CHD. BRG. = N43°53'51.95"E



VICINITY MAP
NOT TO SCALE

modification to preliminary plat approved on 9/10/15 showing easement



LEGEND

- ⊕ BLM/GLO BRASS CAP MONUMENT RECOVERED THIS SURVEY
- ⊙ PRIMARY ALUM. CAP PIPE MONUMENT MURPH LS 6268 RECOVERED THIS SURVEY
- ⊙ SECONDARY MONUMENT RECOVERED THIS SURVEY
- REBAR AND ALUM. CAP SET THIS SURVEY
- (NORTH 1335.69') DATA OF RECORD
- (NORTH 1335.69') DATA MEASURED OR CALCULATED

PLAT NOTES

- REFERENCE BOOK 9, PAGE 996 AND BOOK 15, PAGE 25, WRANGELL RECORDING DISTRICT.
- REFERENCE U.S. SURVEY 3823 FOR ANY NOTES OR EASEMENTS.
- REFERENCES WITHIN THE WRANGELL RECORDING DISTRICT UTILIZED FOR THIS SURVEY:
 - A. SPRUCE SUBDIVISION, PLAT #82-15
 - B. RECORD OF SURVEY OF LOT A-2 OF TORGRAMSEN SUBDIVISION II, PLAT #2010-6
 - C. TORGRAMSEN SUBDIVISION II, PLAT #2000-6
 - D. TORGRAMSEN SUBDIVISION, PLAT #97-9
 - E. TORGRAMSEN-PRUNELLA SUBDIVISION, PLAT #2015-3
 - F. TORGRAMSEN-SMITH SUBDIVISION, PLAT #2015-8
- EASEMENTS FOR THE WATERLINE AND ROAD, MAY OR MAY NOT BE PROVIDED FOR IN THE ORIGINAL PATENT. THIS COMPANY WAS NOT PROVIDED RECORDED BOOK AND PAGE NUMBERS FOR THESE EASEMENTS. THE WATERLINE, THAT SUPPLIES THE CITY OF WRANGELL WITH WATER, THAT CROSSES THE SW CORNER OF U.S.S. 3823, HAS AN EASEMENT WIDTH OF 10', GRANTED TO THE CITY OF WRANGELL, AS PER B.L.M. CASE FILE #A009989, GRANTED JUNE 13, 1906. REFERENCE B.L.M. CASE FILE #A06139, FOR A 20' WIDE TRAIL EASEMENT, THAT CROSSES THE SW CORNER OF U.S.S. 3823, FILED 2-9-1961, REFERENCE NOTES AND INFORMATION, PLAT #97-9, WRANGELL RECORDING DISTRICT.
- EASEMENTS AND NOTES AS DISCLOSED ON U.S. SURVEY 3823.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN _____, OCTOBER 2015, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE _____ GREGORY G. SCHEFF LS 6700



DRAWN BY: TJS/DC
CHECKED BY: GGS
DATE PLATTED: 07/30/2015
DATE SURVEYED: JUL-OCT 2015
SCALE: 1"=60'
SURVEYED BY: GREGORY G. SCHEFF
PROJ NO.: 152726

CLIENT: DON GLASNER
BOX 192
HILLSDALE, NEW JERSEY 07642



WRANGELL RECORDING DISTRICT

Revisions	
No.	Description

R&M ENGINEERING-KETCHIKAN, INC.
355 Carlanna Lake Road
Ketchikan, AK 99901
Phone: (907) 225-7917
Fax: (907) 225-3441

WRANGELL OFFICE
P.O. BOX 1331
Wrangell, AK 99929
Phone: (907) 874-2177
Fax: (907) 874-2187

PROJECT:
TORGRAMSEN-GLASNER SUBDIVISION

A SUBDIVISION OF REMAINDER LOT A-2,
TORGRAMSEN-SMITH SUBDIVISION,
CREATING LOT C OF REMAINDER LOT A-2
TORGRAMSEN-GLASNER SUBDIVISION
WITHIN U.S. SURVEY 3823,
WRANGELL RECORDING DISTRICT

City and Borough of Wrangell

Agenda Items G1

Date: December 7, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final plat approval for a lot line adjustment, a replat of Lots 3B and 4, Block 22, USS 1119, Wrangell Townsite, zoned Single Family Residential requested by Jeff Barlow.

Background:

The property owners are not creating a subdivision, but adjusting the lot line between the pieces of property.

Findings:

Per Wrangell Municipal Code 19.04.020 (B)(3), sale or exchange of land between adjoining property owners are exempted from platting of subdivision requirements if new lots are not created. A public hearing for the lot line adjustment is not necessary.

Both lots still remain above the minimum lot size of 5000 square feet.

Staff recommends approval of the replat.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY GIVE THE STATE OF ALASKA WITH OUR FREE CONSENT AND INTENT TO DEDICATE THE STRAIGHT LINE, BENCH MARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____
 ZETTY BARLOW (OWNER)
 OWNER OF LOT 3B-1

NOTARY'S ACKNOWLEDGMENT

STATE OF ALASKA
 CITY AND BOROUGH OF WRANGELL

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY GIVE THE STATE OF ALASKA WITH OUR FREE CONSENT AND INTENT TO DEDICATE THE STRAIGHT LINE, BENCH MARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____
 ZETTY T. BARLOW (SIGNATURE)
 OWNER'S LOT #4

NOTARY'S ACKNOWLEDGMENT

CITY AND BOROUGH OF WRANGELL
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY GIVE THE STATE OF ALASKA WITH OUR FREE CONSENT AND INTENT TO DEDICATE THE STRAIGHT LINE, BENCH MARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

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

DATE: _____
 TOWN OF WRANGELL PLANNING COMMISSION

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

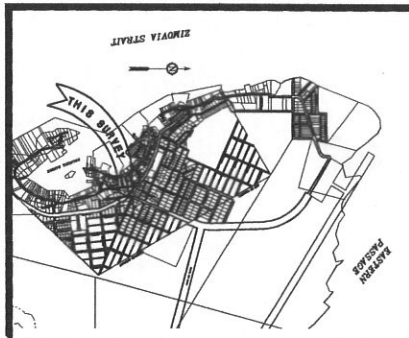
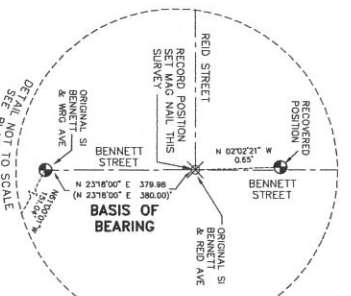
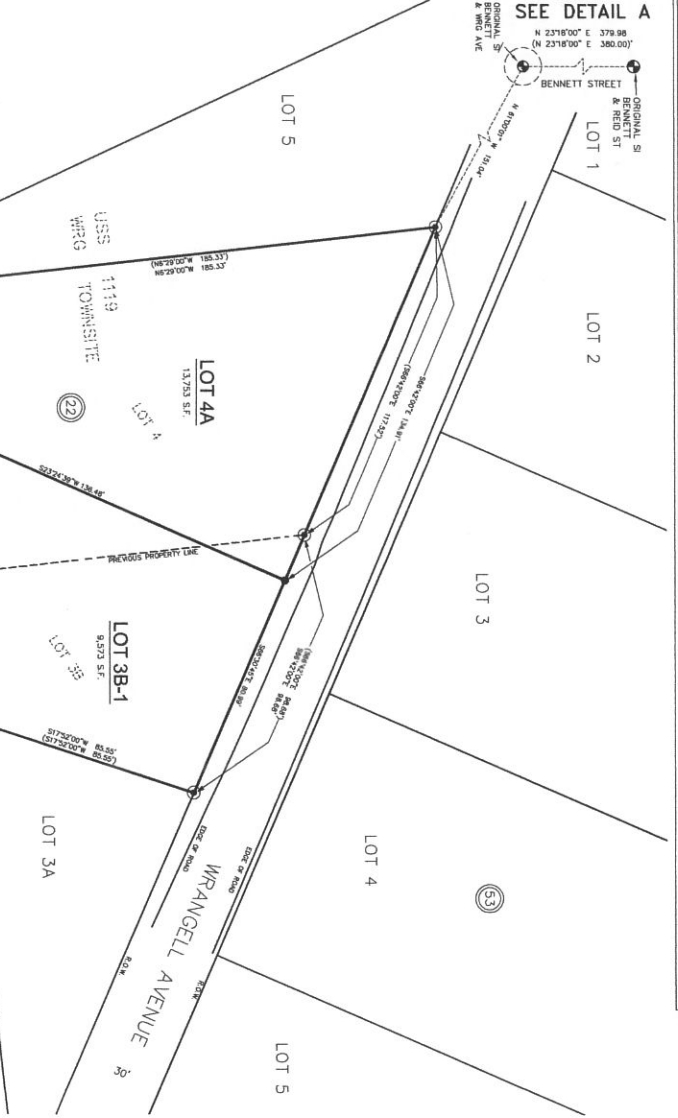
DATE: _____
 TOWN OF WRANGELL PLANNING COMMISSION

CERTIFICATE STATE OF ALASKA (FIRST ALASKA DISTRICTS)

THE UNDERSIGNED, BEING DULY SWORN AND QUALIFIED AS AN ACTIVE ASSESSOR OF THE FIRST ALASKA DISTRICTS, HEREBY CERTIFY THAT THE RECORDS IN MY POSSESSION OF THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF _____, ARE TRUE AND CORRECT AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAX ASSESSED LANDS SHOWN HEREON WILL BE DULY PAID ON OR BEFORE MARCH 15, 2022. DATED THE _____ DAY OF _____, 2022.

DATE: _____
 ASSESSOR CITY AND BOROUGH OF WRANGELL

BASIS OF BEARING SEE DETAIL A



PLAT NOTES

1. REFER TO THE FOLLOWING WITHIN THE WRANGELL RECORDS DISTRICT:
 - A. STATUTORY OUTLAW DEED, DOC. 2015-000238-0
 - B. STATUTORY OUTLAW DEED, DOC. 2015-000737-0
 - C. STATUTORY OUTLAW DEED, DOC. 2015-000737-0
 - D. USS 1119, WRANGELL TOWNSHIP SURVEY
2. THE BRASS CAP MONUMENT LOCATED AT THE ORIGINAL STREET INTERSECTION (S) OF BEAR ST. AND BENNETT ST. IS NOT ACCEPTED AS BEING IN THE CORRECT POSITION, A MAG NAIL WAS SET AT THE CORRECT LOCATION AS SHOWN, SEE PREVIOUS SURVEY DATA FROM THIS COMPANY'S RECORDS WAS USED TO CORRECTLY LOCATE THE ORIGINAL STREET INTERSECTION.

CLIENT: JEFF BARLOW
 BOX 72
 WRANGELL, ALASKA 99829

FORMAL BY: JBC
 CHECKED: JBC
 DATE PLATTED: 10/20/2023
 DATE SURVEYED: 06/20/2023
 SCALE: 1"=60'
 SURVEYOR: BARLOW & SORGET
 PROJ. NO.: 187214

SUBDIVISION'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR LICENSED IN THE STATE OF ALASKA AND THAT I AM THE REGISTERED SURVEYOR OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I AM THE REGISTERED SURVEYOR OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE: NOVEMBER 24, 2023
 JEFF BARLOW
 REGISTERED SURVEYOR

LEGEND
 ● PRIMARY MONUMENT RECOVERED THIS SURVEY
 ● SECONDARY MONUMENT RECOVERED THIS SURVEY
 ● REBAR AND ALUM. CAP SET THIS SURVEY
 (XXX) DATA OF RECORD
 XXX MEASURED DATA



WRANGELL RECORDING DISTRICT
 PROJECT: REBAR AT THE JUNCTION OF LOTS 3B AND 4 BLOCK 22, USS 1119, WRANGELL TOWNSHIP SURVEY, DOC. 22, 10/20/2023

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, ALASKA. PLAT RESOLUTION NO. _____ DATED _____ 20____ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

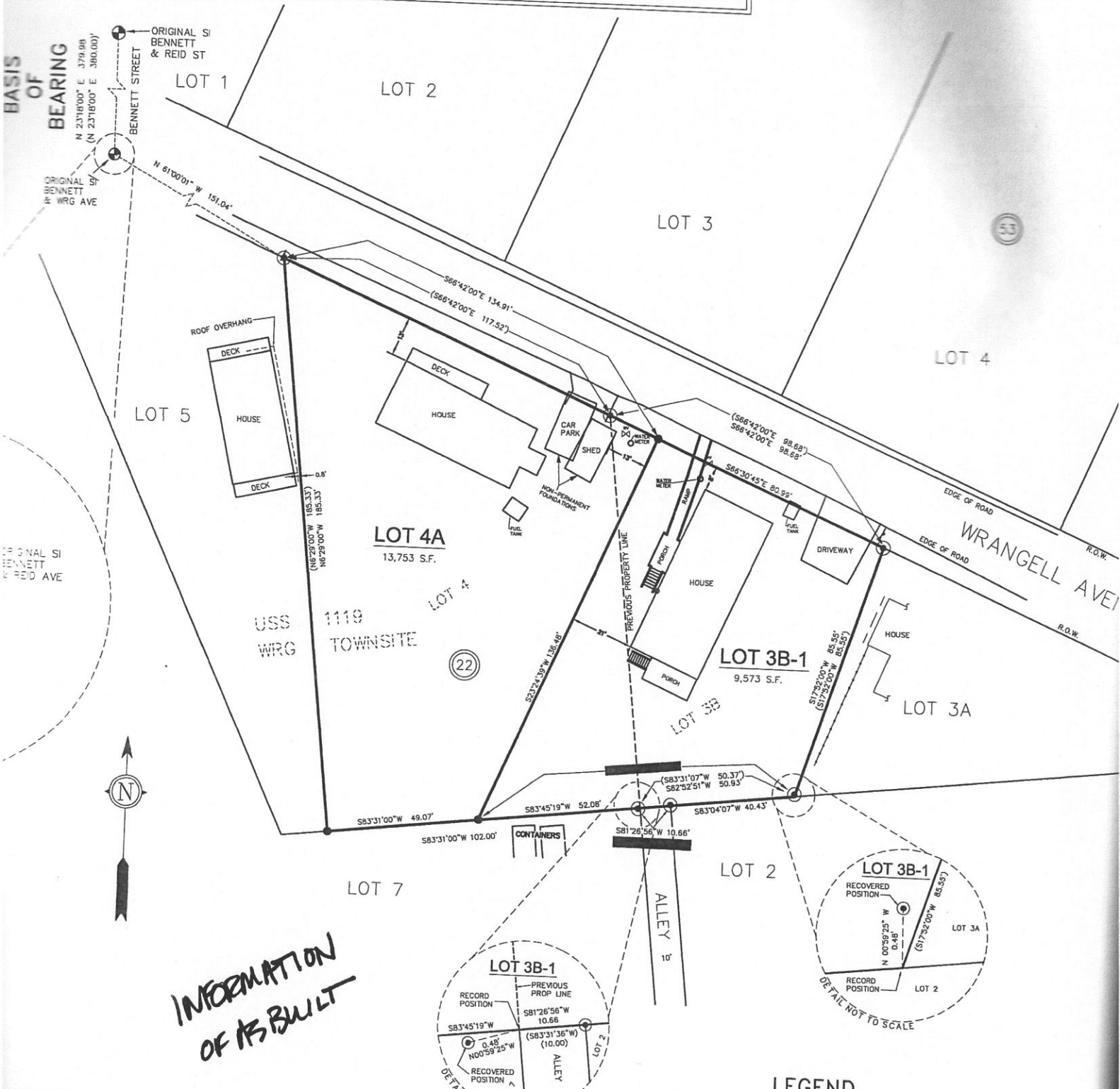
MAYOR, CITY AND BOROUGH OF WRANGELL

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

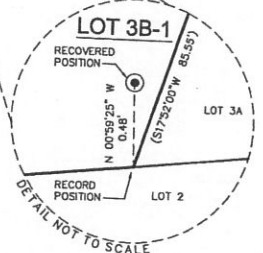
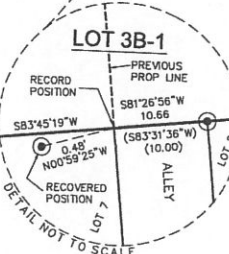
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL, ALASKA. PLAT RESOLUTION NO. _____ DATED _____ 20____ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE,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

DATE _____ CHAIRMAN, PLANNING COMMISSION

SECRETARY

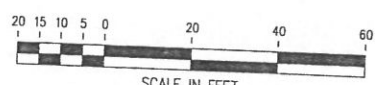


INFORMATION OF AS BUILT



LEGEND

- ⊕ PRIMARY MONUMENT RECOVERED THIS SURVEY
- SECONDARY MONUMENT RECOVERED THIS SURVEY
- REBAR AND ALUM. CAP SET THIS SURVEY
- (XXX) DATA OF RECORD
- XXX MEASURED DATA



FOR, LICENSED IN THE STATE OF ALASKA, HEREIN DESCRIBED LANDS WAS AT THIS PLAT IS A TRUE AND ACCURATE MEASUREMENT, AND THAT ALL DIMENSIONS AND FIELD NOTES.

City and Borough of Wrangell

Agenda Items G2

Date: December 5, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Approval of Findings of Fact to the Request for a Contract Zone for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen.

Background:

At the November Planning and Zoning Commission meeting, the Commission held a public hearing on the above request.

Staff had recommended denial of the request based on the land use of the proposed request with the surrounding uses and zoning designation.

The Commission moved to approve the Request for a Contract Zone for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen, with the following conditions after amending the original motion:

- 1) Approval of the Site plan
- 2) Require indoor storage
- 3) 50' minimum green belt buffers on highway and adjacent properties
- 4) Lighting that will not affect adjacent neighbors

Both the amendment and the amended original motion passed 3-1. One Commissioner excused themselves from the discussion due to a conflict of interest.

Findings:

The recommendations of contract zones by the Commission must include the three findings (Amendments 20.76 WMC.030 (C) Commission Hearing and Report listed below. The Contract zone process follows the procedures in WMC 20, 76.020(C), 20.76.030 and 20.76.040 A and B for Zoning Amendments :

Within 45 days from the date of the hearing as set forth in this section, the commission shall study the proposed change and shall make a report in writing to the borough assembly. The report shall include the following:

1. Justification for the proposed change, including the effect on the objectives of the comprehensive plan
2. Effect of the proposed change on property owners, including traffic flow, population, density, parking, sewer and water
3. Recommendation as to approval or disapproval

Below are draft Findings of Fact based on the discussion of the Commission. The Commission needs to modify and/or approve findings of fact prior the request moving forward to the Assembly.

DRAFT FINDINGS OF FACT:

- 1. Justification for the proposed change, including the effect on the objectives of the comprehensive plan:** The Commission deems it in the best interest of the community to approve the requested contract zone change in Single Family Residential for the specific use of a Transportation office, storage, and equipment maintenance area on the specific land requested by WCA. The use will not be a construction company, per Mr. Willard, but will be a Transportation office with associated staging area. The activities of the proposed use provides positive benefits to the community. The proposed use may not meet the objectives of the Future Residential Growth of the Comprehensive Plan (Ch 6.8.2) nor does it fall within the Future Growth Map 6-18 for Residential development, but it does meet expectations of employment trends and opportunities. "Economic sectors showing the most growth (Table 4-1) are Local and Tribal Government..." The activities by the Transportation office to date have created jobs and built roads as well as conducted road and trail improvements for the USFS, and expectations are that the office will grow. The Activity meets Economic Development Policies and Actions, Policy 10: Maintain and support existing businesses and employers, including both private sector and the community's government jobs, and the Commission feels it meets Land Use and Future Growth Policies and Actions Policy 32 Designating areas for commercial and industrial development in logical locations to promote economic opportunity and satisfy current and future needs.
- 2. Effect of the proposed change on property owners, including traffic flow, population, density, parking, sewer and water:** The Commission finds that the impacts to adjacent property owners will be minimal and approved conditions to minimize further some of the potential concerns expressed by Commissioners and an adjacent resident. The concerns included noise, visual, and lighting impacts. Conditions approved by the Commission to minimize these were to approve the Site plan once the design is drafted by WCA; require indoor storage; require a 50 ' minimum green belt buffers on highway and adjacent property lines; and provide lighting that will not affect adjacent neighbors. The Commission did not believe that traffic flow issues on Zimovia Highway would increase significantly or that sewer and water services should be an issue.
- 3. Approval or Disapproval:** The Commission moved to approve the Request for a Contract Zone for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the

lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen, with the following conditions after amending the original motion:

- a) Approval of the Site plan
- b) Require indoor storage
- c) 50 ' minimum green belt buffers on highway and adjacent properties
- d) Lighting that will not affect adjacent neighbors

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City and Borough of Wrangell

Agenda Items G5

Date: November 9, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request for a Contract Zone for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen.

Background:

The Wrangell Cooperative Association has been in discussions with the Borough for lands on which to develop a Transportation office and equipment storage and maintenance area.

The Commission is reviewing the request of the WCA and is making a recommendation to the Assembly.

Findings:

WCA has been exploring opportunities to develop a Transportation office and yard area for their expanding Roads program and need for larger area for their activities. They have worked cooperatively with the Borough on several road projects, as well as the USFS, and the hope is that the transportation division of WCA will continue to grow, create local jobs, and benefit the community in a variety of ways.

WCA approached the City regarding any remaining lots in the Industrial Park, and any other additional lands that could work. Most sites looked at to date have some issues affecting further development – expensive utility extensions, land development costs due to muskeg, distance, size, and potential land use conflicts. Other areas looked at include the Industrial Park, portion of the Institute Property, Borough lands on the Spur Road and across the street from the Industrial Park and light Industrial lands on Pine Street/Wrangell Avenue. The Assembly, upon reviewing their request for land in the Industrial Park along with other interested parties, directed Staff to work with WCA to find suitable land.

The City has minimal land area available for Industrial or Light Industrial uses.

The WCA had investigated the Torgramsen property sales and inquired as to their zoning. They watched with interest the request for a zone change and subsequent approval of a Contract Zone for a storage unit facility requested by Mr. Glasner. The remaining land area meets their size requirements, utility availability, and surface composition, but needs

Should the Commission move toward recommending approval of the Contract zone request, the Commission should consider conditions that might help minimize potential impacts:

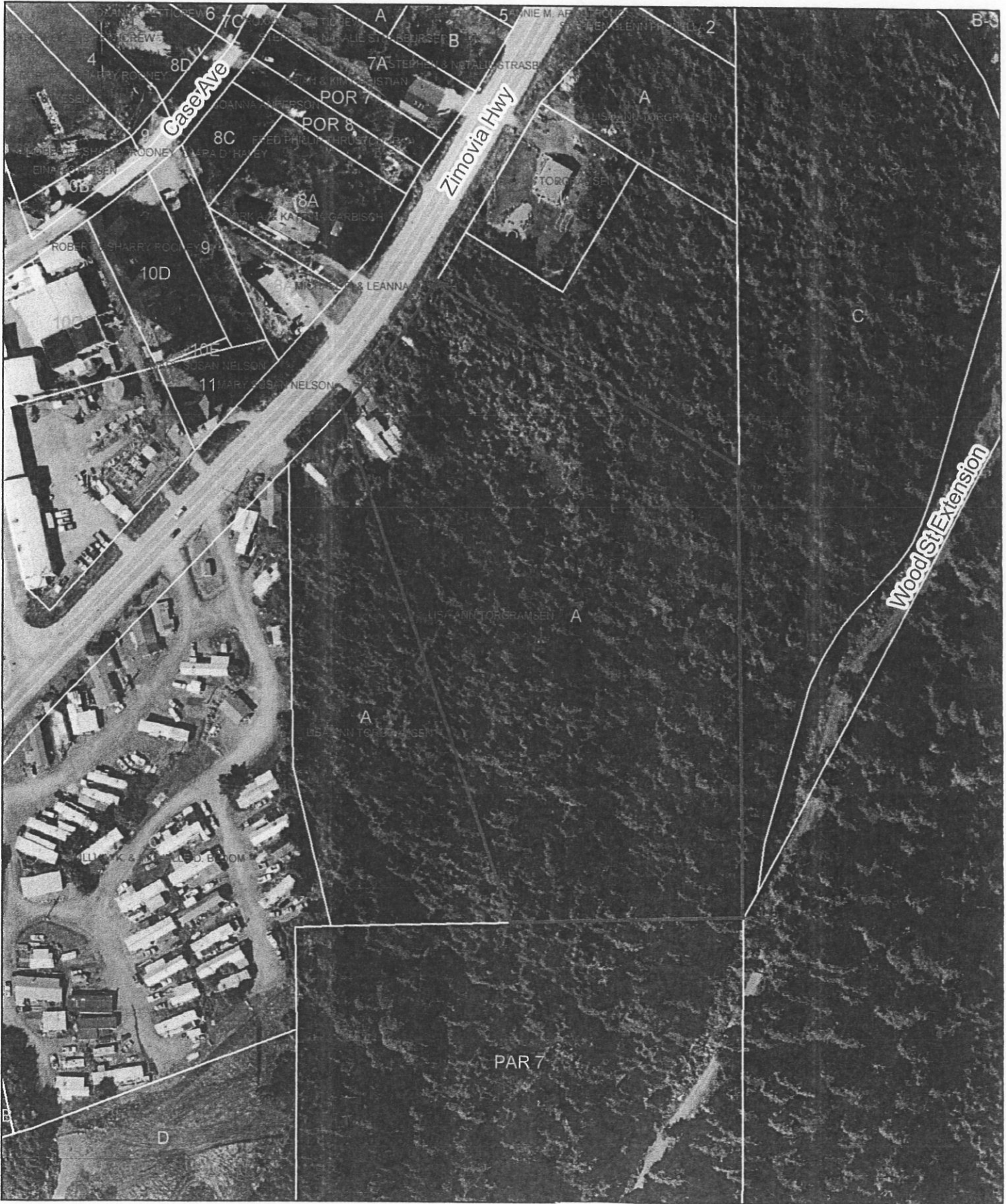
Approval of final site plan

Requiring only indoor storage

25 foot minimum green belt buffers with the highway and adjacent properties

Lighting that will not affect adjacent neighbors

CITY AND BOROUGH OF WRANGELL, ALASKA



Based on proposed Torggransen-Glasner Subdivision



1 inch = 166.666667 feet

DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE. UPDATED MARCH 2013.
AERIAL PHOTO 2002.



WRANGELL COOPERATIVE ASSOCIATION

P.O. Box 2331 • Wrangell, Alaska 99929

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Fax: (907) 874-4305

Email: wwillard@wca-t.com

October 28, 2015

Planning and Zoning Committee
City and Borough of Wrangell
P.O. Box 531
Wrangell, AK 99929

Dear Planning and Zoning Committee:

The purpose of this letter is to request contract zoning for the "Torgramsen Prunella Subdivision, Remainder Lot A-2." The lot is currently zoned single family residential. We are writing to request a consideration of contract zoning to allow building a Wrangell Cooperative Association Transportation office, storage, and an equipment maintenance area per Chapter 20.77 of the Wrangell Municipal Code (WMC). It is important to note the proposed Wrangell Cooperative Association (WCA) office, storage, and maintenance space would not be utilized as a construction site and would follow WMC Noise 20.525.060 to ensure noise is not objectionable to surrounding properties. WCA is conscious of the issues surrounding contract zoning and will do everything possible to minimize impacts to adjacent lots.

Wrangell Cooperative Association has not yet started negotiations or purchased the Torgramsen Prunella Subdivision, Remainder Lot A-2. Our purchase of the property will be contingent on the contract zoning decision.

We would like to address:

1. Our need for land.
2. Additional information required for a contract zoning application (numbered per Wrangell Municipal Code):

- 20.77.020 A. The use to which the property will be put;
- 20.77.020 B. The term desired for the agreement;
- 20.77.020 C. The dimensions, square feet, and height of the improvements;
- 20.77.020 D. Site plan;
- 20.77.020 E. Estimated number of persons that will be employed;
- 20.77.020 F. Estimated solid waste generated and proposed method of disposal;
- 20.77.020 G. Amount of traffic generated;

20.77.020 H. Noise or odor generated; and

20.76.020 C. 3. Effect of proposed change on the objectives of the Comprehensive Plan.

As an introduction, the Wrangell Cooperative Association (WCA) is a federally recognized Tribe incorporated April 30, 1942 under Section 16 of the Indian Reorganization Act of 1934, as amended for Alaska in 1936. WCA serves a membership of 400 Alaska Native and American Indians. An eight-member Tribal Council, elected by the WCA membership, serves as the governing body and sets policy for programs and administration. WCA is a non-profit entity.

WCA has a government-to-government relationship with the Federal Highways Administration (FHWA) for the Tribal Transportation Program. WCA receives funding from the FHWA to plan, design, manage, rehabilitate, and maintain roads, paths, trails, and bridges that are included in WCA's Tribal Transportation Inventory.

WCA has made it a priority to complete projects which provide economic development and community benefit to the citizens of Wrangell under a model of collaboration. One such example is the Shtax-Heen Roadway Project. WCA, in partnership with the City and Borough of Wrangell, collaborated to provide improved access along this roadway for drivers and pedestrians. WCA funded the \$2 million project, which involved paving the roadway and installing pedestrian walkways. Prior to construction, only 400 of the 2,700 feet of roadway were paved. The Shtax-Heen Roadway project was a high-priority improvement, as many residents live along the corridor and benefitted from improved access and safety.

The Weber Street Reconstruction Project is another success in collaboration between WCA and the City and Borough of Wrangell, which provided significant benefits to community residents. Although the project was shorter than the Shtax-Heen Roadway Project, the improvements were more extensive. The \$750,000 project included installing storm drain systems, curb and gutter, sidewalk, and concrete paving along 500 feet of Weber Street. The project successfully assured safe vehicular and pedestrian access, minimized hazards and dust, and addressed drainage issues.

Under the model of collaboration, WCA also has the goal of economic development through job creation and job training. In 2013, WCA performed routine maintenance on U.S. Forest Service trails. The trail work expanded into road maintenance, and in 2014 and 2015, WCA replaced 25-year-old culverts on Nemo Loop Road, Pat's Lake Road, and McCormack Creek Road, which were critical to the lifespan of these transportation systems. The road maintenance project continued the trails goal of tangibly building capacity through workforce development. Both the trail work and the road work provided jobs to Wrangell residents and completed projects which otherwise would not have been possible given budgetary constraints of the U.S. Forest Service.

WCA is appreciative of the relationships built and fostered over the years, working together with the City and Borough of Wrangell, and other entities, to improve transportation and provide economic development opportunities for the residents of our community. The government-to-government

relationship between WCA and the City and Borough of Wrangell is a model of successful collaboration, which we anticipate continuing into the future.

1. Our need for land:

The next step in the development of the Tribal Transportation Program is to secure facilities to enable WCA to continue to provide economic development and community benefit. Currently, WCA is renting office space on Lynch Street and storing equipment for transportation projects at local storage facilities. With the lack of available industrial lots, we have searched for quite some time for land to build an office. We believe that, working under contract zoning, the Torgramsen Prunella subdivision would be an ideal location for WCA.

2. Additional information required for contract zoning application (numbered per Wrangell Municipal Code):

20.77.020 A. The use to which the property will be put

If approved, WCA will construct an office building, storage, and equipment maintenance area. All improvements to the property will be consistent with the guidelines specified in WMC Standards 20.51.050.

20.77.020 B. The term desired for the agreement

WCA has served the Wrangell community since 1942. As a local government, we request the most generous terms, specified in WMC Contract Zoning 20.77.020 B.: “the estimated useful life of the improvements that are or will be constructed on the property.”

20.77.020 C. The dimensions, square feet and height of the improvements

The construction of all buildings, including office space, storage facilities, and equipment maintenance, will consistently follow WMC Building Height 20.52.080. The square footage will follow the specifications in WMC Setbacks 20.52.110, and WMC Buffer 20.52.200 guidelines will be implemented.

20.77.020 D. Site plan

As we come closer to a resolution on contract zoning, WCA can begin the process of purchasing Lot A-2, Torgramsen Prunella Subdivision. After purchase, WCA will hire appropriate professionals to design buildings and landscape architecture.

We anticipate requesting the plan include buildings which are closer to Lot C, Torgramsen Prunella Subdivision, for which Mr. Glassner received zoning approval for a storage area. As this is not a residential area and has industrial characteristics, we plan on focusing on building closer to Lot C.

The property will have one Zimovia Highway entrance. We will utilize generous buffers, composed of natural terrain, vegetation, and a fence which is “aesthetically pleasing and compatible with the character of the area,” per WMC Buffers 20.52.200.

20.77.020 E. Estimated number of persons that will be employed

WCA currently has 5 full-time employees and 3 seasonal employees. We would like to build with the vision of eventually having 10 full-time and 6 seasonal employees.

20.77.020 F. Estimated solid waste generated and proposed method of disposal

WCA will connect with the City and Borough of Wrangell water, sewer, and electricity. We will not have any solid waste generated that would not be served by these utilities.

20.77.020 G. Amount of traffic generated

Traffic generated would primarily be composed of the employees, previously mentioned, driving to and from the office building.

20.77.020 H. Noise or odor generated

WCA will not allow “smoke, heat, odor, fumes, dust, glare, vibration or water pollution” to be “detectable beyond the boundaries” of the property for which the contract zoning applies, except as results from “occasional maintenance operations” per WMC Air, Land and Water Quality 20.52.040.

WCA will not allow noise to be objectionable to surrounding properties. In accordance with WMC Noise 20.525.060, the noise from the property will not “exceed 90 decibels between the hours of 7:00 a.m. and 8:00 p.m. weekdays and the hours of 10:00 a.m. and 8:00 p.m. weekends and holidays, and 40 decibels at other hours.” Normal WCA office hours are Monday through Friday, 8:00 a.m. to 4:00 p.m. WCA is very conscious of issues, such as noise, involved in contract zoning and will do everything possible to minimize impacts to adjacent lots.

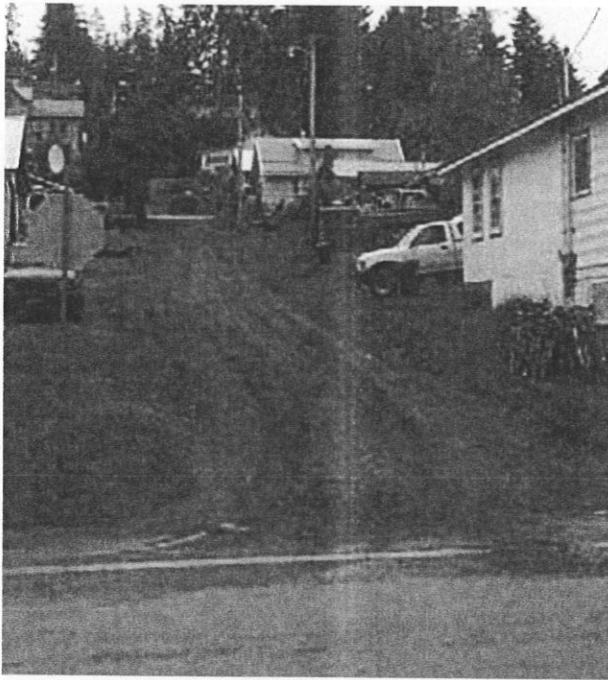
20.76.020 C. 3. Effect of proposed change on the objectives of the Comprehensive Plan

Providing WCA with contract zoning for the remainder of Lot A-2 of the Torgramsen Prunella Subdivision will have tangible positive benefits to the objectives of the Comprehensive Plan.

According to the Comprehensive Plan, the City and Borough of Wrangell would like to: “expand the industries and economic sectors currently providing employment and income.” The plan states that “economic sectors showing the most growth (Table 4.1) are Local and Tribal Government.” As one of the economic sectors showing the highest growth in Wrangell, providing the Tribal government the ability to build a Department of Transportation in order to expand and bring jobs and income to our community would uphold a core objective of the Comprehensive Plan.

In addition, in the last few years, WCA has helped the CBW meet Action Items of the Comprehensive Plan. The plan states: “Action: Team with WCA and others to jointly plan, fund and accomplish street maintenance and improvements. (CBW, WCA, ADOT&PF).” Another Action Item is: “Action: Reconstruct and pave Weber and Cassiar Streets. Pave all dirt roads in community (CBW, WCA).”

The following picture is included in the Comprehensive Plan:



“Weber Street – Example of a Wrangell street that needs paving”

As previously mentioned, WCA completed the Weber Street Reconstruction Project, which installed storm drain systems, curb and gutter, sidewalk, and concrete paving along Weber Street. Below are updated pictures of Weber Street, after the reconstruction project:



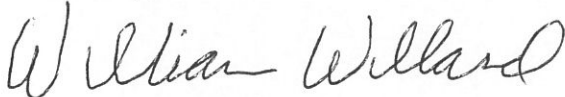
Another Action Item WCA helped accomplish is to “Work with the USFS on road management planning to ensure continued access to areas Wrangellites use for recreation, hunting, fishing and other harvesting activities. (CBW, USFS, WCA).” WCA hired employees and replaced deteriorating culverts along USFS roads, which lengthened the lifespan of the roads and guaranteed continued access. Through the Road Maintenance Project, 268 culverts were replaced in 2014 and 2015. WCA looks forward to continuing this work to ensure access on important USFS roads.

The Comprehensive Plan also includes information about rezoning land to ensure future development: "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" (emphasis added). WCA is requesting a conservative approach to the property. As opposed to rezoning, we are requesting a contract zone to set parameters under which the WCA Department of Transportation would be built and operated.

In closing, we respectfully request the Planning and Zoning Committee consider contract zoning for the Torgramsen Prunella Subdivision, the remainder of Lot A-2 and enable WCA to build a much-needed office, storage, and maintenance area. The proposed areas would not be utilized as a construction site and would follow WMC Noise 20.525.060 to ensure noise is not objectionable to surrounding properties. WCA will work closely with the City and Borough of Wrangell and surrounding residents to ensure this development would be a positive use of the land, would not affect residents negatively, and will provide employment and economic development benefit for the community of Wrangell.

Thank you for considering our request.

Sincerely,



William J. Willard
WCA Transportation Program Manager



Lisa Torgramsen
Property Owner

City and Borough of Wrangell

Agenda Items G3

Date: December 7, 2015

To: Planning and Zoning Commission

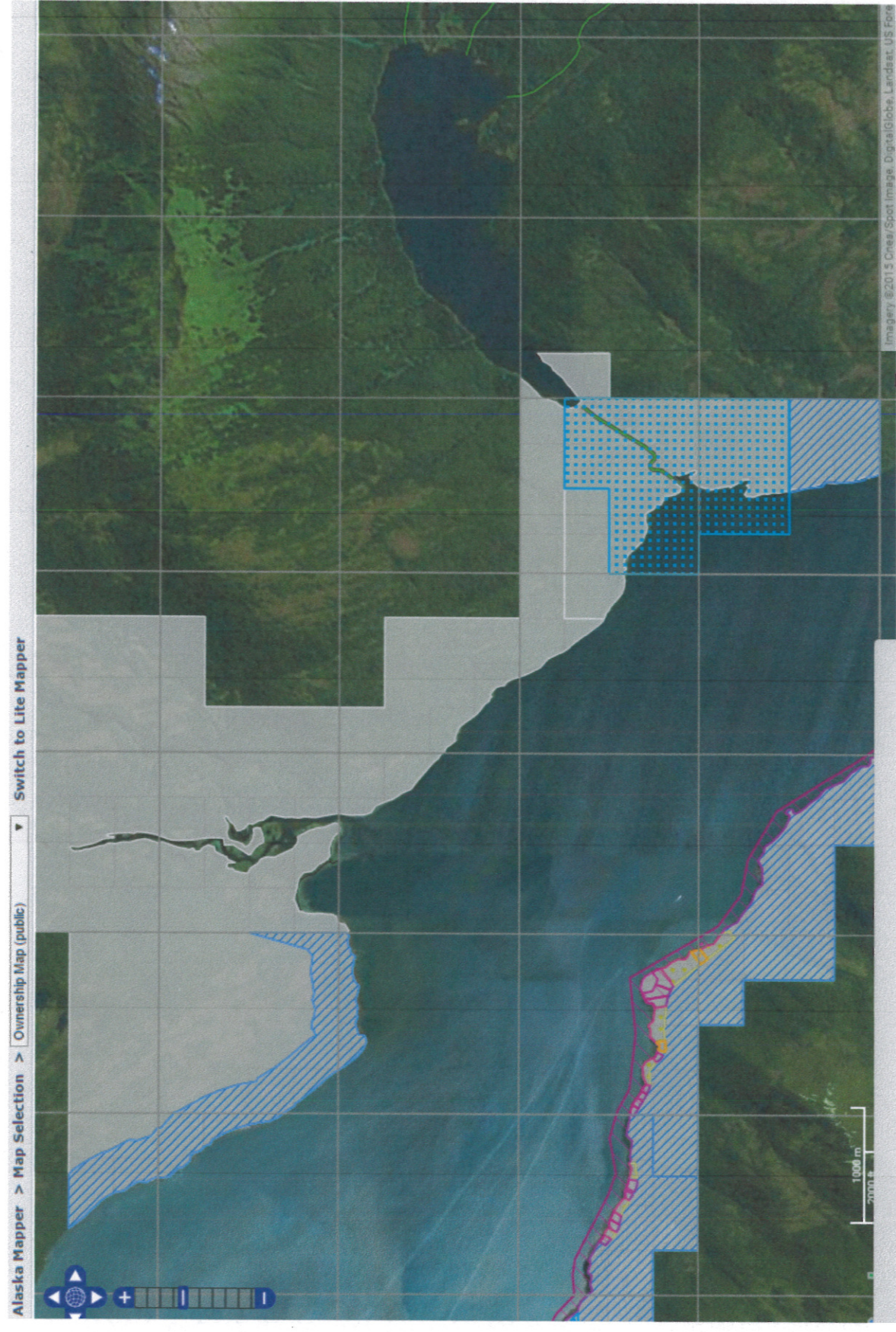
From: Carol Rushmore, Economic Development Director

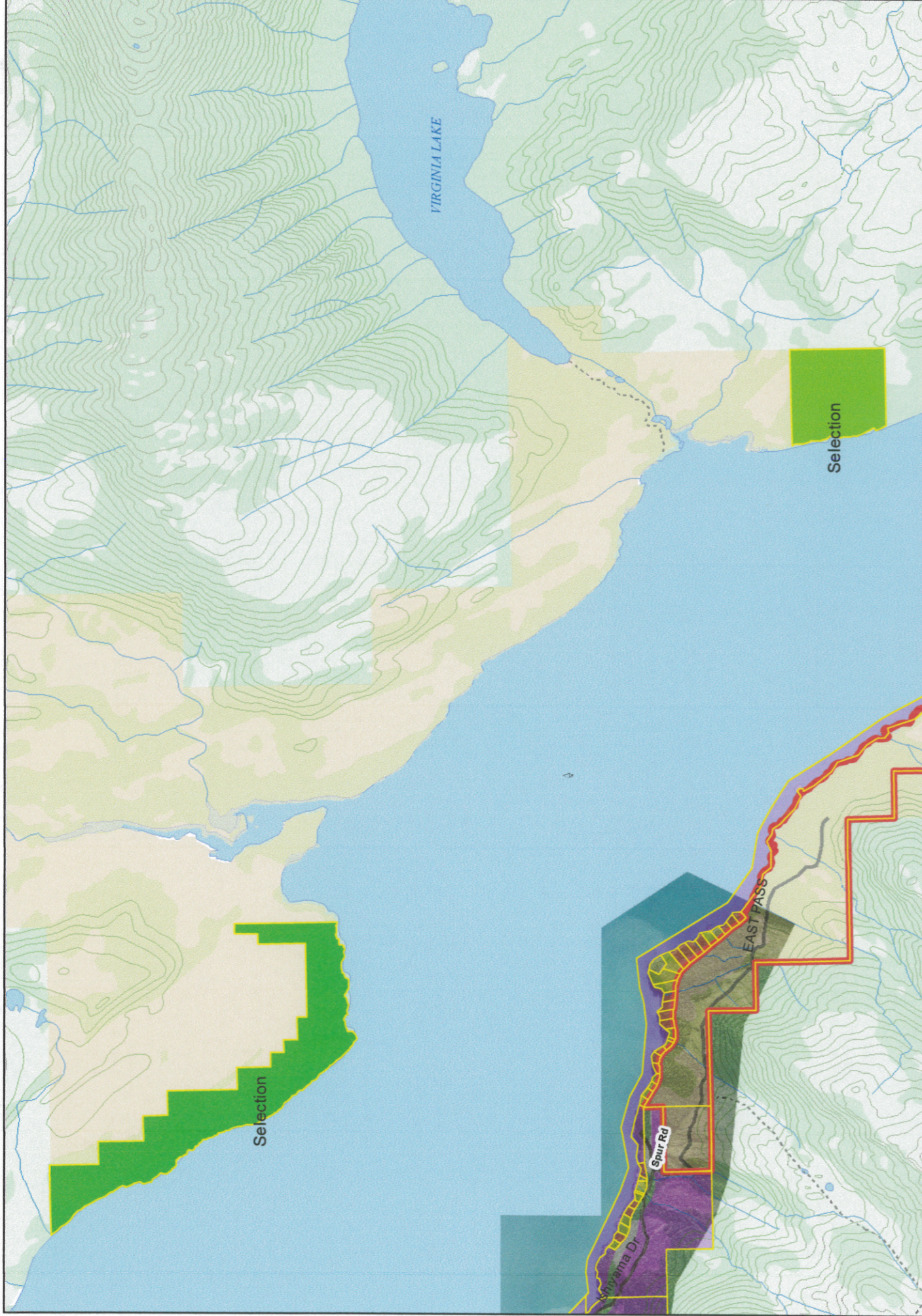
Re: Discussion of potential land uses in Crittenden Creek and Mill Creek and Sunny Bay areas.

Background:

See attached maps for the specific areas.

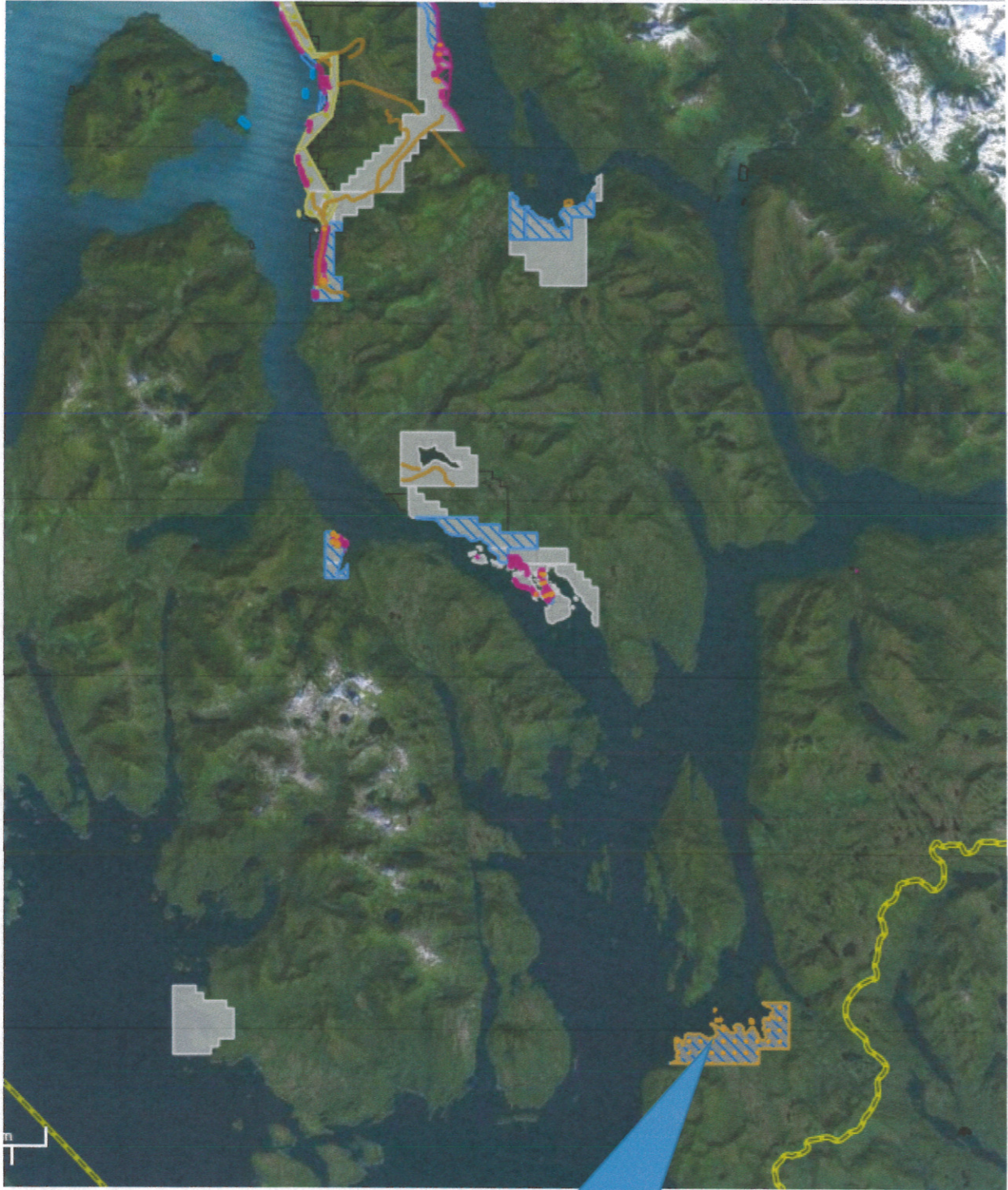
CRITTENDEN CREEK AND MILL CREEK





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PROPERTY LINES ARE APPROXIMATE. UPDATED MARCH 2013.
AERIAL PHOTO 2002.

1 inch = 3,500 feet



SUNNY BAY

Sunny Bay

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 5,833.33333 feet

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