



CITY & BOROUGH OF WRANGELL
PUBLIC HEARING AGENDA
Tuesday, December 10, 2013
6:30 p.m.

1. Call to Order
2. Roll Call
3. Public Hearing Items:
 - a. PROPOSED ORDINANCE No. 871: AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTIONS 14.01.030 E., 14.11.010 F., 14.13.005, 14.13.010 B.1., 14.13.030 A.& B.1.&3., and 14.13.035B. & C. AND CHANGING NUMBERED SECTION 14.13.040 TO 14.13.050 AND BY ADDING NEW SECTIONS 14.09.110, 14.13.040 AND 14.13.060 TO THE CITY OF WRANGELL MUNICIPAL CODE RELATING TO THE MANAGEMENT, IMPOUNDMENT AND SALE OF VESSELS (*second reading*)
 - b. PROPOSED ORDINANCE No. 872: AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING CHAPTER 6.04 OF THE WRANGELL MUNICIPAL CODE RELATING TO ALCOHOLIC BEVERAGES TO AMEND SECTION 6.04.100 ON HOURS OF SALE AND SECTION 6.04.110 ON SALES ON ELECTION DAYS, AND REPEAL SECTION 6.04.120 ON CLEARING THE PREMISES (*second reading*)
 - c. ALLEY VACATION REQUEST TO VACATE AN ALLEY BETWEEN LOT 1, BLOCK 3, USS 1593 OWNED BY TODD AND CATHERINE WHITE AND LOT 2, BLOCK 3, USS 1593 OWNED BY WILLIAM TOMMILA, ZONED SINGLE FAMILY RESIDENTIAL.
4. Written Testimony
5. Oral Testimony
6. Adjournment

Agenda Item 3a

CITY & BOROUGH OF WRANGELL

BOROUGH ASSEMBLY PUBLIC HEARING ITEM December 10, 2013

INFORMATION:

PROPOSED ORDINANCE No. 871: AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTIONS 14.01.030 E., 14.11.010 F., 14.13.005, 14.13.010 B.1., 14.13.030 A.& B.1.&3., and 14.13.035B. & C. AND CHANGING NUMBERED SECTION 14.13.040 TO 14.13.050 AND BY ADDING NEW SECTIONS 14.09.110, 14.13.040 AND 14.13.060 TO THE CITY OF WRANGELL MUNICIPAL CODE RELATING TO THE MANAGEMENT, IMPOUNDMENT AND SALE OF VESSELS (*second reading*)

Attachments

1. Memo from Port Commission, dated October 17, 2013
2. Proposed Ordinance No. 871

Wrangell Port Commission

Memo

October 17, 2013

To: Mayor, City Council and City Manager

From: Recording Secretary – Sherri Cowan

RE: Ordinance change related to Derelict and Abandoned Vessels and Idle Vessel Removal

The Port Commission at their Special Meeting on October 17, 2013 approved to accept the new draft ordinance related to Derelict and Abandoned Vessels and Idle Vessels Removal and forward onto the Assembly for Approval.

CITY AND BOROUGH OF WRANGELL, ALASKA

ORDINANCE NO. 871

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTIONS 14.01.030 E., 14.11.010 F., 14.13.005, 14.13.010 B.1., 14.13.030 A.& B.1.&3., and 14.13.035B. & C. AND CHANGING NUMBERED SECTION 14.13.040 TO 14.13.050 AND BY ADDING NEW SECTIONS 14.09.110, 14.13.040 AND 14.13.060 TO THE CITY OF WRANGELL MUNICIPAL CODE RELATING TO THE MANAGEMENT, IMPOUNDMENT AND SALE OF VESSELS

BE IT ORDAINED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA:

SEC. 1. Action. This ordinance amends section 14.11.001 E. of the City and Borough of Wrangell Municipal Code by deleting those words or letters that are bolded and in brackets and by adding those words that are underlined:

E. “Derelict” and “Abandoned” have the meanings given to those words in AS 30.30.010, .090 and .120 and generally mean[s] any vessel which is or appears to be forsaken, abandoned, deserted or cast away, or which in the opinion of the harbormaster is unsound, unseaworthy, and unfit for its trade or occupation.

SEC. 2. Action. This ordinance adds section 14.09.110 to the City and Borough of Wrangell Municipal Code by adding those words and the new section that are underlined:

14.09.110 Idle Vessel Removal.

No vessel will be allowed to remain within the Wrangell Marine Service Center for longer than 24 consecutive months and such vessel is thereafter subject to impoundment and sale per sections 14.13.005-.060 hereof.

SEC. 3. Action. This ordinance amends section 14.11.010 F. of the City and Borough of Wrangell Municipal Code by deleting those words that are bolded and in brackets and by adding those words that are underlined:

F. Lien for Unpaid Fees. In addition to all other remedies available by law, the City and Borough of Wrangell shall have a lien on any registered vessel and a maritime lien and charge against the master and owner of any documented vessel for any fees and interest provided by this title and costs of collection, including attorney’s fees, upon [**any**] such vessel (including all equipment, tackle, and gear)

and property giving rise to such fees.

SEC. 4. Action. This ordinance amends section 14.13.005 A., B., C. and D. of the City and Borough of Wrangell Municipal Code by deleting those words or letters that are bolded and in brackets and by adding those words that are underlined:

The harbormaster is authorized to impound a vessel under any of the following circumstances:

A. The vessel is within the harbor and is a derelict or abandoned [**a nuisance**] as defined in this title;

B. The fees for which the City and Borough of Wrangell has a lien on the registered vessel or a maritime lien and charge against the owner and master on a documented vessel are delinquent;

C. The vessel is located in the harbor and is in violation of any rule or regulation of the harbor; or [**and**]

D. The owner, operator, master or managing agent is not aboard the vessel and the vessel is not properly identified under State or Federal law by a name and/or number.

SEC. 5. Action. This ordinance amends sections 14.13.010 B.1. of the City and Borough of Wrangell Municipal Code by deleting those words that are bolded and in brackets and by adding those words and the new section that are underlined:

B.1. Mailed by certified mail, return receipt requested, to the last known owner and to the master, or managing agent, of the vessel and all lienholders of record against the vessel at their last known addresses; and

SEC. 6. Action. This ordinance amends sections 14.13.030 A.& B.1.&3. of the City and Borough of Wrangell Municipal Code by deleting those words that are bolded and in brackets and by adding those words and the new section that are underlined:

A. Contents. [**Prior to the sale of any**] Immediately upon impounding [**ed**] a vessel, the harbormaster shall prepare a written notice of impoundment and sale of the vessel. The notice shall contain:

B. Distribution. The notice of impoundment and sale shall be, at least 30 days before the sale:

1. Mailed by certified mail, return receipt requested, to the last known owner, and to the master, or managing agent, of the vessel and all lienholders of record against the vessel at their last known addresses;

3. Published in a newspaper of general circulation in the borough at least once,

not less than five (5) days before the auction sale.

SEC. 7. Action. This ordinance amends sections 14.13.035B. & C. of the City and Borough of Wrangell Municipal Code by deleting those words that are bolded and in brackets and by adding those words and the new section that are underlined:

B. Bids. The minimum acceptable bid shall be a sum equal to all fees against the vessel, including interest and costs to be paid in cash at time of sale. The proceeds of such sale shall be applied to the cost of sale, then to interest, then to fees accrued, and the balance, if any, shall be disposed of per .060. [held in trust by the borough for the owner of the vessel to claim. If such balance is not claimed within two years, the balance shall be forfeited to the borough.] Upon sale being made, the borough shall make and deliver its bill of sale, without warranty, conveying the vessel to the buyer per AS 30.30.080.

C. No Bids. If at the public sale there are no acceptable bids for the vessel, the borough may destroy, sell at a private sale, or otherwise dispose of the vessel per .040. The dispossession is to be made without liability to the owner, master or managing agent, person in possession of the vessel, or lienholder of the vessel.

SEC. 8. Action. This ordinance renumbers section 14.13.040 to become section 14.13.050 of the City and Borough of Wrangell Municipal Code:

Section 14.13.040 Emergency impoundment, shall re renumbered Section 14.13.050 Emergency impoundment.

SEC. 9. Action. This ordinance adds section 14.13.040 to the City and Borough of Wrangell Municipal Code by adding those words and the new section that are underlined:

14.13.040 When Public auction not required. Public auction is not required when the appraised value of an abandoned vessel, as determined by an independent appraiser, is less than \$100. The appraiser must have at least one year of experience in the sale, purchase, or appraisal of vessels. Upon that determination and after public advertisement has been made once in a newspaper of general circulation, the state agency or municipality may sell the vessel by negotiation, dispose of it as junk, donate the vessel to a governmental agency, or destroy it.

SEC. 10. Action. This ordinance adds section 14.13.060 to the City and Borough of Wrangell Municipal Code by adding those words and the new section that are underlined:

14.13.060 Disposition of proceeds. The authorized seller of the abandoned vessel is entitled to the proceeds of the sale to the extent that compensation is due

to the seller for services rendered with respect to the vessel, including reasonable and customary charges for towing, handling, storage, and the cost of notices and advertising required by AS 30.30.130. A lienholder shall receive priority of payment from the balance of the proceeds to the extent of the lien. Any remaining balance shall be forwarded to the registered owner of the vessel, if the registered owner can be found. If the registered owner cannot be found, the balance shall be deposited with the commissioner of administration and shall be paid out to the registered owner of the vessel if a proper claim is filed for it within one year from the execution of the sale agreement. If no claim is made within that year, the money shall escheat to the state.

SEC. 11. Classification. This ordinance is of a permanent nature and shall be codified in the Wrangell Municipal Code.

SEC. 12. Severability. If any portion of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

SEC. 13. Effective Date. This ordinance shall be effective upon adoption.

PASSED IN FIRST READING: November 12 _____, 2013.

PASSED IN SECOND READING: _____, 2013.

Attest: _____

Kim Lane
Borough Clerk

David L. Jack
Mayor

Agenda Item 3b

CITY & BOROUGH OF WRANGELL

BOROUGH ASSEMBLY PUBLIC HEARING ITEM December 10, 2013

INFORMATION:

PROPOSED ORDINANCE No. 872: AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING CHAPTER 6.04 OF THE WRANGELL MUNICIPAL CODE RELATING TO ALCOHOLIC BEVERAGES TO AMEND SECTION 6.04.100 ON HOURS OF SALE AND SECTION 6.04.110 ON SALES ON ELECTION DAYS, AND REPEAL SECTION 6.04.120 ON CLEARING THE PREMISES (*second reading*)

Attachments

1. Memo from Borough Clerk Lane, dated November 4, 2013
2. Proposed Ordinance 872

MEMORANDUM

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

**FROM: KIM LANE
BOROUGH CLERK**

**SUBJECT: ORDINANCE NO. 872
AMENDING CHAPTER 6**

DATE: November 4, 2013

BACKGROUND:

In May of 2012, members of the Borough Assembly, the Borough Manager, and the Borough Clerk were appointed to the Charter and Code Review Committee. The purpose of the Code Review Committee is to review and make appropriate changes to the Wrangell Municipal Code. These changes (after Borough Attorney review), are to be brought to the Borough Assembly for consideration.

It was decided that the Code Review would hold all changes and bring them forward all at once. However, members of the community have asked that the proposed ordinance to amend chapter 6 of the WMC be brought forward now.

The code review committee has reviewed the attached ordinance and recommended the changes proposed. The borough attorney made some minor changes that brought the recommended changes by the code committee into compliance with state law.

Recommended Action:

Move to approve first reading and move to a second with a public hearing to be held on December 10, 2013.

CITY AND BOROUGH OF WRANGELL, ALASKA

ORDINANCE NO. 872

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING CHAPTER 6.04 OF THE WRANGELL MUNICIPAL CODE RELATING TO ALCOHOLIC BEVERAGES TO AMEND SECTION 6.04.100 ON HOURS OF SALE AND SECTION 6.04.110 ON SALES ON ELECTION DAYS, AND REPEAL SECTION 6.04.120 ON CLEARING THE PREMISES

BE IT ORDAINED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA:

[The changes to the existing code are shown as follows: the words that underlined are to be added and the words that are bolded and in brackets are to be deleted.]

SEC. 1. Action. The purpose of this ordinance is to amend Chapter 6.04 of the Wrangell Municipal Code relating to alcoholic beverages to modify the sections on hours of sale and sales on election days, and to repeal the section on clearing the premises.

SEC. 2. Amendment. Section 6.04.100 of the Wrangell Municipal Code is amended to read:

6.04.100 Hours of sale; presence on licensed premises during closing hours.

[No person, firm or corporation may consume, sell, offer for sale, give, furnish or deliver upon or from an authorized license any intoxicating liquor on any licensed premises within the borough at any time or times between the lawful closing and opening times which are established as follows:]

A. **[Opening Hours.]** Hours of Sale.

1. A person may not sell, offer for sale, give, furnish, deliver, or consume an alcoholic beverage on premises licensed under Title 4 of the Alaska Statutes between the hours of 2:00 a.m. and 8:00 a.m. on Monday through Friday of each week.
2. A person may not sell, offer for sale, give, furnish, deliver, or consume an alcoholic beverage on premises licensed under Title 4 of the Alaska Statutes between the hours of 3:00 a.m. and 8:00 a.m. on Saturday and Sunday of each week.

B. Presence on licensed premises during closing hours. A licensee, an agent, or employee may not permit a person to enter and a person may not enter the licensed premises between the hours of 2:00 a.m. and 8:00 a.m. on Monday through Friday of each week, and between the hours of 3:00 a.m. and 8:00 a.m. on Saturday and Sunday of each week. This subsection does not apply to common carriers or to an employee of the licensee who is on the premises to prepare for the next day's business. A person may enter or remain on the premises of a bona fide restaurant or eating place licensed under Title 4 of the Alaska Statutes to consume food or nonalcoholic beverages.

[B. Closing Hours. Beverage dispensary establishments and premises shall be closed no later than the hour of 2:00 a.m. of every day in the calendar year except when such closing hours would fall on Sundays and legal holidays; and retail liquor sales establishments (package liquor sales) and premises shall be closed no later than the hour of 3:00 a.m. of every day of the calendar year except when such closing hours would fall on Sundays and legal holidays. Closing hours falling on Sundays and legal holidays shall be no later than 3:00 a.m. for beverage dispensary establishments, and 4:00 a.m. for retail liquor sales establishments.]

[C. Opening Hours Extended. Upon application therefor, opening hours may be extended by special permit by the borough manager to permit licensed premises holding a club license (as defined by Alaska law) to open between the hours of 8.m. and 10:00 a.m. of any calendar day during those days when licensed premises may be otherwise open under Alaska law. The permit may be issued for only those days and the establishment may only be open for those days covered by the permit. Said special permit may be given only for special occasions in conjunction with a convention or similar activity. From April 15th through September 30th, all package liquor stores may be open at 8:00 a.m. to accommodate the charter and tourism industries.]

SEC. 3. Amendment. Section 6.04.110 of the Wrangell Municipal Code is amended to read:

6.04.110 Election days.

The provisions of AS 04.16.070(a) prohibiting sale of alcoholic beverages on elections days shall not apply within the City and Borough of Wrangell.

[A. All licensees shall be prohibited to sell, give, barter, or exchange upon any licensed premises any intoxicating liquor, or to permit the consumption or removal of any intoxicating liquor upon or from a licensed premises during the hours of holding a national election, or state and municipal elections where a candidate for office appears on the ballot.]

[B. The borough rejects its right of local option conferred pursuant to AS 04.15.120. Liquor establishments shall not be allowed to remain open in accordance with the preceding code section during municipal elections whenever candidates are running for office.]

SEC. 4. Repeal. Section 6.04.120 of the Wrangell Municipal Code is repealed in its entirety as follows:

6.04.120 Reserved. **[Clearing the premises.]**

[A. Beverage dispensary establishments and premises shall be cleared of customers and patrons no later than 30 minutes after closing time; a 15 minute period shall similarly apply to retail liquor sales establishments. No intoxicating liquors shall be sold or dispensed during the respective clearing periods.

B. Except for the clearing periods set forth as provided in subsection (A) of this section, no person shall be on any licensed premises between the lawful closing and opening time as established in WMC 6.04.100. This section shall not apply to bona fide employees of the licensed owner who are on the premises for the purpose of cleaning or preparing for the next day's business, or to persons remaining on the premises of a bona fide restaurant for the purpose of consuming food or nonalcoholic beverages. It shall be similarly unlawful for the person, partnership, corporation, or firm owning or managing the licensed premises to knowingly permit persons to remain beyond closing hours.]

SEC. 5. Classification. This ordinance is of a permanent nature and shall be codified in the Wrangell Municipal Code.

SEC. 6. Severability. If any portion of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

SEC. 7. Effective Date. This ordinance shall be effective upon adoption.

PASSED IN FIRST READING: November 12,_____ 2013.

PASSED IN SECOND READING: _____, 2013.

Attest: _____

Kim Lane
Borough Clerk

David L. Jack
Mayor

Agenda Item 3c

CITY & BOROUGH OF WRANGELL

BOROUGH ASSEMBLY PUBLIC HEARING ITEM December 10, 2013

INFORMATION:

Alley vacation request to vacate an alley between Lot 1, Block 3, USS 1593 owned by Todd and Catherine White and Lot 2, Block 3, USS 1593 owned by William Tommila, zoned Single Family Residential

Attachments:

1. Memo from Lavonne Klinke, Planning & Zoning Secretary, dated November 22, 2013
2. Staff report to P&Z from Carol Rushmore, Economic Development Director, dated November 10, 2013
3. Correspondence & application from Todd & Catherine White, dated October 18, 2013
4. Maps & aerial of proposed area
5. Memorandum from Carl Johnson, dated November 13, 2013
6. Email correspondence from effected land owner, Karen Benedetti, POA for William Tommila

Memo

To: Kim Lane, City Clerk
From: Lavonne Klinke, Planning & Zoning Secretary
CC: City Council Members
Date: 11/22/2013
Re: **Vacation of an alley between Lot 1, Block 3, USS 1593 owned by Todd and Catherine White and Lot 2 Block 3, USS 1593 owned by William Tommila, zoned Single Family Residential.**

The Planning and Zoning Commission at their regular meeting of November 14, 2013 unanimously recommend to the Assembly to approve the vacation of an alley between Lot 1, Block 3, USS 1593 owned by Todd and Catherine White and Lot 2, Block 3 USS 1593 owned by William Tommila, Zoned Single Family Residential subject to the following:

- 1) Maintain a utility and access easement the full width of the current alleyway to 20 feet from Evergreen, then continue the length of the current alley as a 10 foot utility/access easement centered on the mutual property line;
- 2) Both properties will be surveyed to encompass the alley vacation; and
- 3) Each adjacent land owner will receive half of the vacated alleyway, with the above described easement;

City and Borough of Wrangell, Alaska

Agenda Items G-2 and G-3

Date: November 10, 2013

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request for Vacation of an alley between Lot 1, Block 3, USS 1593 owned by Todd and Catherine White and Lot 2, Block 3, USS 1593 owned by William Tommila, zoned Single Family Residential, requested by Todd and Catherine White.

Variance permit application (only if the above request for alley vacation be denied) to the side yard setback requirements on Lot 1, Block 3, USS 1593, zoned Single Family Residential, requested by Todd and Catherine White.

Background: Applicant White is seeking to construct a house on the beach.

Review Criteria:

The proposal must comply with the following sections:

Chapter 20.16: Single -Family Residential District
Chapter 20.52: Lot Standards

Findings: The Applicant is seeking to vacate an alleyway that extends from Evergreen Road to Zimovia Straits between his Lot 1, and Lot 2 owned by William Tommila. The two lots are located below the level of Evergreen. Mr. White has constructed a driveway on his property to access the lower lots. Lot 1 is 31,971 square feet.

The alley, while not needed for City utilities, may be needed for a pump station for each adjacent landowner or for future pedestrian access to the beach.

Public Works Director did meet with Greg Scheff at the property site to identify property corner markers and site lines for the alley boundary. The corners for the alley boundary along Evergreen are marked, but not the lower corners in/adjacent to the ocean, although a site line marker midway down was placed.

The Commission's decision is a recommendation to the Assembly.

Recommendation for alley vacation:

Staff recommends that the Planning and Zoning Commission forward a recommendation to the Assembly to vacate the requested alleyway, subject to a utility and access easement the full width of the property adjacent to Evergreen and extending approximately 20 feet down the alley and then 10 foot centered over the mutual property line the rest of the alleyway length.

RECEIVED

OCT 18 2013

WRANGELL CITY HALL

Oct 18, 2013

TO: CBW P & Z

Box 531

Wrangell, Alaska 99929

From: Todd & Catherine White

Box 523

Wrangell, Alaska 99929

We are requesting the vacation
of the alley between lot 1 &
lot 2 Block 3 USS 1593

We would provide any easement
required for the CBW on such
property. The Alley is extremely
steep. This easement would help
us straighten out our property
line for building purposes. If
not then we would like to request
a zero lot line set back on such
property. Thank you for your time
and consideration.



25

26

26

ME MEETINGS

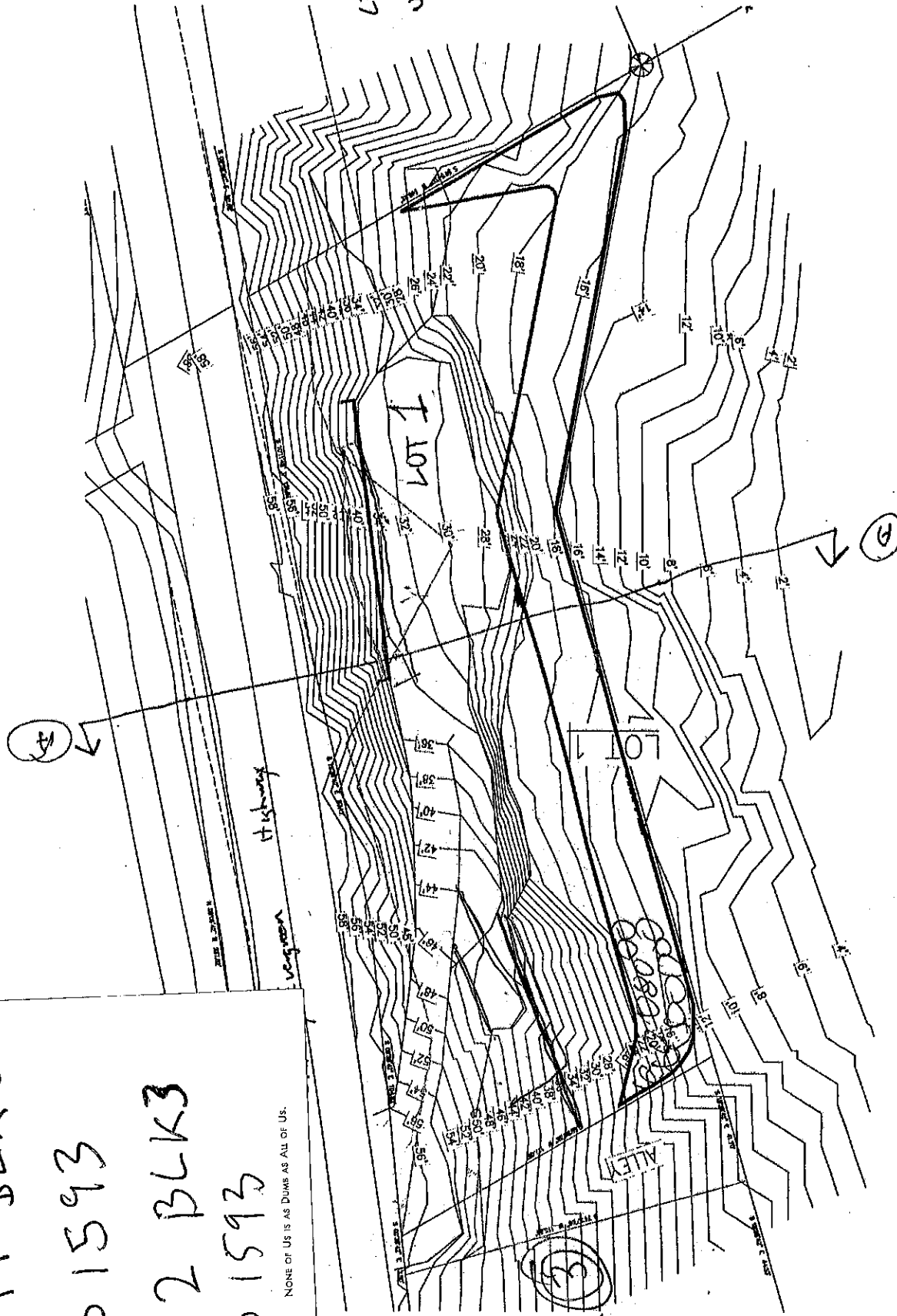
Lot 1 BLK 3

USS 1593

Lot 2 BLK 3

USS 1593

NONE OF US IS AS DUMB AS ALL OF US.



General

USS 1119

USS 1119

APPLICATION FOR VARIANCE

CITY OF WRANGELL
PLANNING AND ZONING
P.O. BOX 531
WRANGELL, AK 99929
Application Fee \$50.00

I. The undersigned hereby applies to the City of Wrangell for a variance.

II. Description: (use additional paper if necessary)

Legal description of the area requested for the variance LOT 1

BLK 3 USS 1593

Lot (s) size of the petition area 31000 sq ft

Existing zoning of the petition area SINGLE FAMILY

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

SIDE SETBACK

Proposed change that requires this variance

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

Explain details of the proposed development BECAUSE OF STEEPNESS OF PROPERTY TO MAKE FOOTING WORK GRAD ETC.

A variance may be granted only if all four of the following conditions exist:

That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

That the strict application of the provisions of this ordinance would result in practical difficulties or unnecessary hardships.

That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

That the granting of the variance will not be contrary to the objectives of the Comprehensive Plan.

Explain how your application meets these conditions: IF I HAVE THE SET BACK IT WILL WORK

Note: A variance shall not be granted because of special conditions caused by actions of the person seeking relief or for reasons of pecuniary hardship or inconvenience. A variance shall not be granted which will permit a land use in a zone in which that use is prohibited.

A schematic site plat must be attached showing the type and location of all Proposed uses on the site, and all vehicular and pedestrian circulation patterns relevant to those uses.

I hereby affirm that the above information is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or the authorized agent thereof for the property subject herein.

Tood White
PRINT PETITIONER'S NAME

[Signature]
SIGNATURE (S) OF THE OWNER (S) OF THE LAND IN PETITION AREA
BOX 523 WRG 99929 115325T
ADDRESS

10/29/13
DATE
305-0544
TELEPHONE

U.S. SURVEY NO. 3753

SCALE: 1" = 100'

U.S. SURVEY BOUNDARY	U.S. SURVEY BOUNDARY
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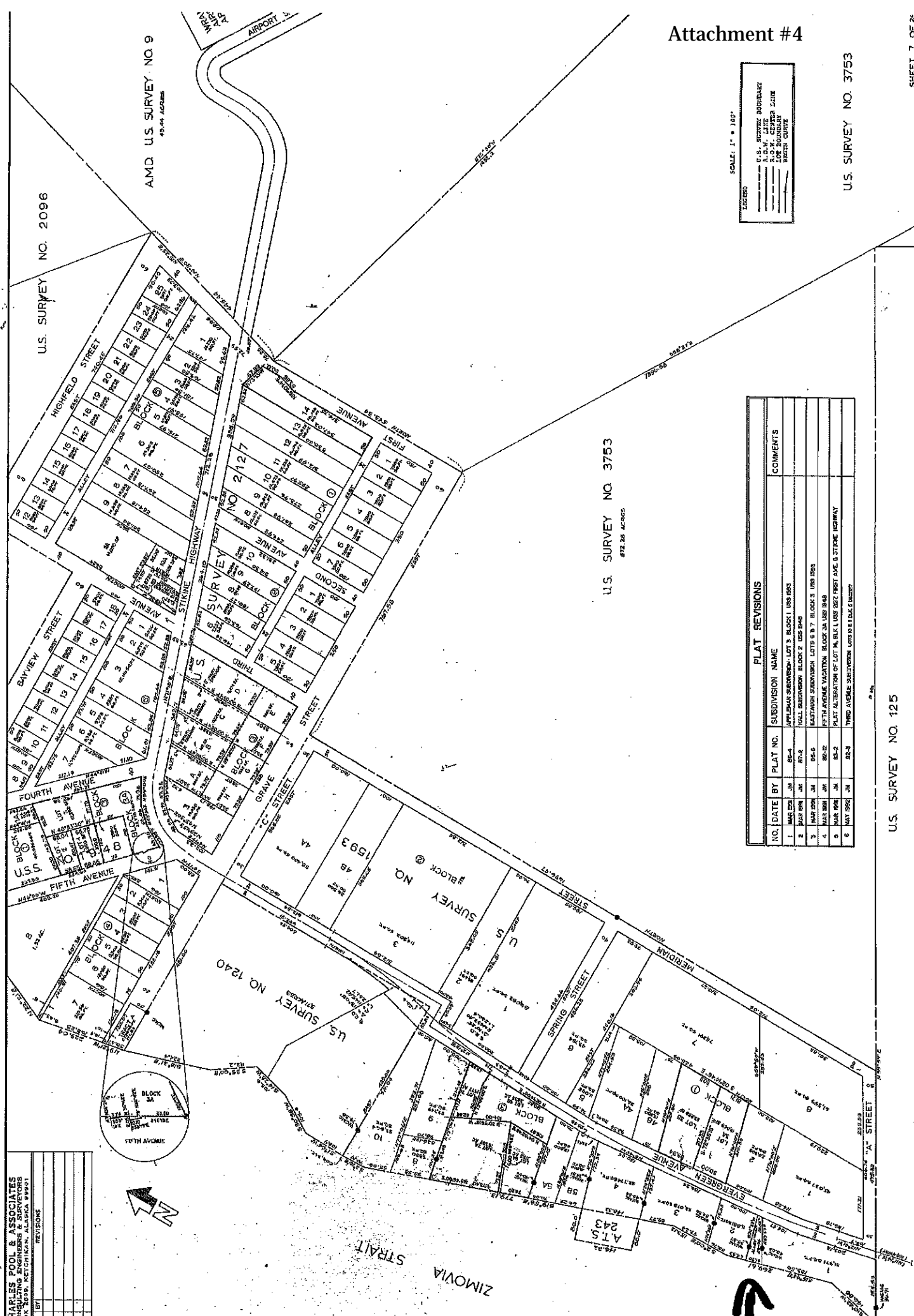
PLAT REVISIONS			
NO.	DATE BY	PLAT NO.	SUBDIVISION NAME COMMENTS
1	MAR 05E JH	68-4	APPLICANT SUBDIVISION LOT 3 BLOCK 1 U.S. 653
2	MAR 05E JH	67-2	HALL SUBDIVISION BLOCK 2 U.S. 648
3	MAR 05E JH	68-6	EASTAUBURN SUBDIVISION LOTS 5 & 7 BLOCK 3 U.S. 2593
4	MAR 05E JH	68-2	FIFTH AVENUE VILLAGE BLOCK 3A U.S. 948
5	MAR 05E JH	68-2	PLAT ALLOCATION OF LOT 14, BLK 1 U.S. 2022 FIRST AVE & STONE HIGHWAY
6	MAY 05E JH	68-2	

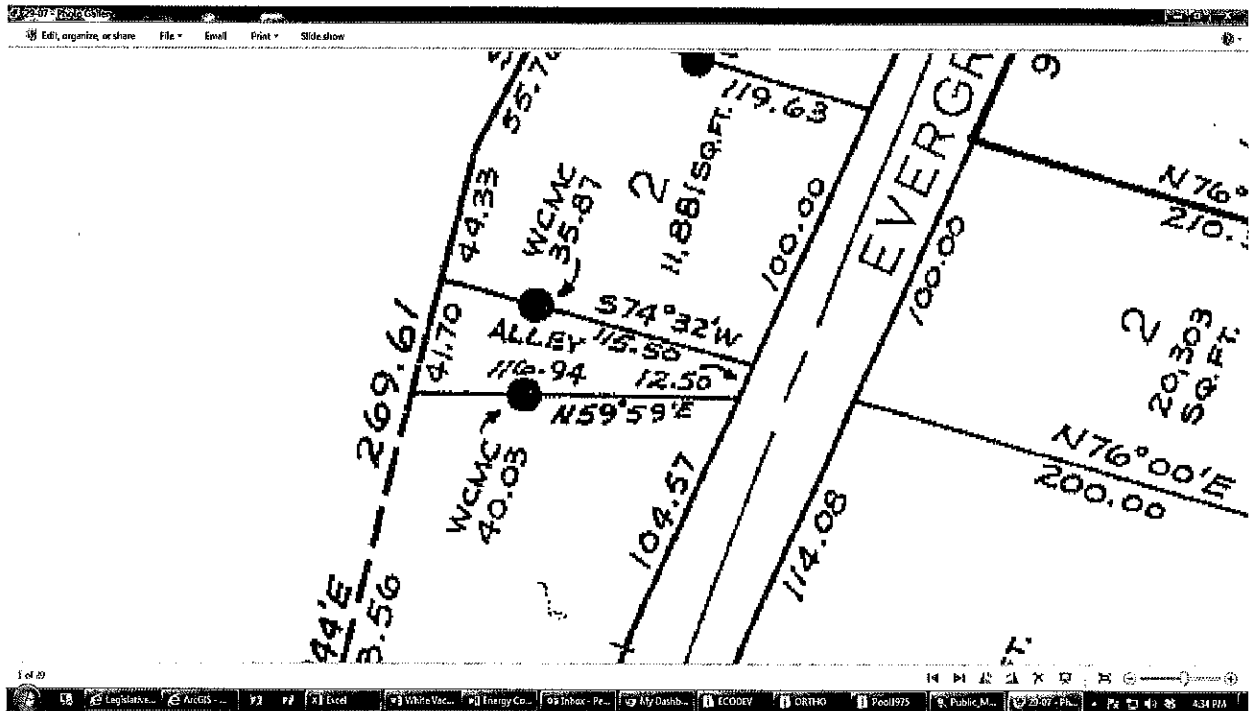
U.S. SURVEY NO. 3753
872.26 ACROSS

U.S. SURVEY NO. 125

REVISIONS	
NO.	DATE
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HARLES POOL & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
247500, KETCHIKAN, ALASKA 99901





CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 166.666667 feet

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



**City & Borough of Wrangell
Public Works Dept.**

Memo

To: Carol Rushmore
From: Carl Johnson
CC: Planning and Zoning
Date: November 13, 2013
Re: White Vacation Request

Carol,

Regarding the request from Todd White to vacate the unnamed alley between lots 1 and 2. Block 3, I don't have an objection to vacating the alley but I believe the City needs to retain a portion of the alley or an easement adjacent to the Evergreen ROW.

The City has existing water and sewer mains stubbed into the alley to serve the lots on either side of the alley. These area around these utilities needs to either be retained by the City or protected by an easement. Also, both adjacent lots will need to be accessed from the comparatively flat area at the alley and this access should be protected to the extent possible. I also believe the City should be maintaining at least a 60 foot minimum ROW width, as required by municipal code, whenever possible. The Evergreen ROW at this location is 40 feet wide and it is possible that additional ROW will be required when DOT paves Evergreen in 2015. It seems foolish to give up property the City owns with the possibility a portion may have to be purchased back for the upcoming project.

There is a possibility that the developers of the adjacent parcels will build lower than the existing sewer and will require a pump station but I believe the municipal code is clear that any pump stations required for new homes connecting to existing mains would be the property owners' responsibility. Thus the City will not be responsible for any future pump stations for these parcels and will not need an easement for that purpose.

I recommend the City retain the top 25 feet of the alley and vacate the lower portion.

Thank You,

Carl Johnson
Public Works Director

Carol Rushmore

From: Karen Benedetti <karenbenedetti51@gmail.com>
Sent: Tuesday, November 12, 2013 2:03 PM
To: Carol Rushmore
Subject: Re: Wrangell - request to vacate alley way adjacent to Tommila property

Hi Carol,

Thanks for contacting me concerning my step-father, William Tommila's Wrangell property. I am his power of attorney and handle his affairs. He has asked me to be the "go between" for this issue.

Bill would be in support of vacating the alleyway but has several concerns that would need to be addressed before his final decision/approval.

I'm not sure if these need to be addressed at this time but here are his concerns.

1. That the alleyway be evenly split down the center and whatever width easement the city would require, would be centered on that line.
2. That he would still be able to access the property unimpeded by this easement, i.e. driveway, parking pad, pathway, etc.
3. That the city's standard side-yard building setback apply to both sides of this new line or easement.
4. That when surveyed, the property lines of his lot, both north and south, east and west be accurate and "undisputed" by his neighbors to the north as well as the Whites to the south. According to the plat maps that we have, it looks like this action would add approximately 6 ft. to the "top" property line along the road, and approx. 20 ft. to the "bottom" line along the shoreline, both on the south corners.
5. Bill is on a fixed income and lives in an assisted living facility. He is concerned that the overall cost of this process be too great a burden on him at this time. We would need to have an estimate of what the overall cost will be.

Sorry I missed your call. Please let me know if there are any questions/issues we need to discuss.

Thanks,
Karen Benedetti, POA for
William Tommila