

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

**April 11, 2013
7:00pm**

Agenda

A. CALL TO ORDER/ROLL CALL

B. AMENDMENTS TO THE AGENDA

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

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

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

F. OLD BUSINESS

1. Outdoor Wood Boilers

G. NEW BUSINESS

1. Final Plat review of Goodale Replat, the resubdivision of Lot 5 and a portion of Lot 6, Block 11, USS 1119, Wrangell Townsite, zoned Single Family Residential, requested by William and Chery Goodale.
2. Final Plat review of Neyman Replat, the subdivision of Lot 4, within Government Lot 5, Sec 2 T61S, R83E, CRM creating Lot 4A, Lot 4B and Lot 4C, Zoned Remote Residential Mixed-Use Farm Island 2 (RMU-F2), requested by Arlen Neyman.

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

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

MEMORANDUM

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

**FROM: MS. CAROL RUSHMORE
ECONOMIC DEVELOPMENT DIRECTOR**

**SUBJECT: MENTAL HEALTH LAND TRUST TIMBER SALE BEHIND FORMER
INSTITUTE PROPERTY**

DATE: March 18, 2013

BACKGROUND:

The Planning and Zoning Commission at their regular meeting of March 14, 2013, listened to public comments from Daryl Gross and a few other nearby landowners regarding their concerns about the upcoming timber sale behind the Institute property as well as behind some of the residential property south of the former Institute Property.

In August of 2012, Mental Health Trust issued a Preliminary Best Interest Decision document soliciting input from the public regarding a proposed timber sale in a portion of Lot 3, USS 3709. The area proposed for Timber Harvest is located beginning on the north at the power lines behind the Institute property, and terminating behind residential property just south of where the satellite fire station is located. The area is zoned Timber Management and is an area that the Trust Land Office has not proposed to include in the MHLT/USFS Land trade. Access to the timber harvest area is through a lot owned by Mental Health Land Trust adjacent to Mr. Daryl Gross. Many of the residents along this stretch did comment on the proposed sale. The Borough also commented, requesting that MHLT listen to the requests of the adjacent residents, minimize impacts from the sale, and leave at least 100 foot buffer between the sale and residential property.

Mr. Daryl Gross is upset as to the lack of notice that Mental Health Trust provided to the residents and that the Borough did not notify landowners. He is also very concerned as to the disruption in his life that will be caused by the logging trucks passing by his house. He is also concerned as to the safety and health issues that could result from the timber harvest. Mr. Gross is concerned that the asbestos abatement and removal project at the Institute has created contaminated trees and will stir up any remaining asbestos resulting in further contamination and health risks for the residences and park users.

Staff has copies of reports conducted by the contractors of the hazardous clean up effort for the asbestos and soil. Air monitoring stations were established on the perimeter but showed no contamination from airborne asbestos. Staff is still looking into the long term contamination potential and health risks with Department of Environmental Conservation.

Staff has been in contact with representatives of ALCAN that was awarded the timber harvest contract. They should be coming to town and have been invited to meet with staff regarding their plans.

RECOMMENDATION:

This memo is for information only at the request of the Planning and Zoning Commission. The Commission wants the Assembly to be aware that residents along this stretch are not in favor of the timber harvesting.

ATTACHMENTS:

1)Mental Health Best Interest Decision

Carol Rushmore

From: GK [g.sterling.knight@gmail.com]
Sent: Friday, April 05, 2013 8:09 PM
To: clerk@wrangell.com
Cc: tdrooney@wrangell.com; Carol Rushmore; djack80@hotmail.com
Subject: Planning and Zoning Commission

Dear Kim...

Please accept my resignation from the Planning and Zoning Commission for the City and Borough of Wrangell, effective Friday, April 12, 2013.

I am making this move in order to avoid any conflict with the looming issue of zoning or land use at the Alaska Mental Heath Trust land sale site near 5.25 Zimovia Highway.

To former Mayor McConachie and Mayor Jack, Thank you for the opportunity to serve the citizens of this fine city.

Greg Knight
470-6397

The TRUST LAND OFFICE

April 2, 2013

Wrangell Mayor David Jack
P.O. Box 531
Wrangell, Alaska 99929

RE: Wrangell Institute Timber Sale (MHT 9100723)

Dear Mayor Jack,

As you are aware, the Trust Land Office (TLO) working on behalf of the Alaska Mental Health Trust (Trust) has recently offered a timber sale adjacent to the southeast corner of the Wrangell Institute property. The TLO is aware there have been concerns raised by private citizens residing in the area. This letter will clarify the decision process which preceded this sale, outline steps the TLO has taken to mitigate concerns, and assure you and the citizens of Wrangell that the TLO and its contractor will take prudent steps to make this a safe operation.

The initial steps leading to this timber sale were actually generated from the US Forest Service – Alaska Mental Health Trust (USFS – AMHT) proposed land exchange. In the spring and summer of 2012, active negotiations were conducted between the TLO, USFS, and Wrangell City and Borough staff regarding areas of inclusion for the proposed exchange. Concern was expressed by both the City and USFS that sufficient lands for future growth remain in private (non-federal) ownership. The only lands fitting these criteria currently belong to the Trust. The District Ranger, Robert Dalrymple, was also concerned with expanding the urban interface of USFS holdings while Carol Rushmore, Wrangell Planning and Zoning, wanted to insure adequate areas for future community growth. The TLO wanted to include as much Trust land around Wrangell as possible. The resulting negotiations are reflected in the map package dated September 4, 2012. Copies of this package are available at: <http://www.mhtrustland.org/> The area of the current timber sale was included in the exchange in the TLO's initial offering, but excluded after input from community leaders previously mentioned.

The Tyee power lines form the eastern and northern border of this timber sale (see enclosed map). The areas on both the north and south side of this sale area are currently included in the USFS – AMHT proposed exchange. Protection of the view shed as seen from the Rainbow Falls Trail was a primary concern during the exchange negotiations. The involved parties believe that the currently identified exchange areas adequately address this issue. The current timber sale will not be visible from the Rainbow Falls trail.

Recently, we have become aware that during the March 26, 2013 assembly meeting, several residents expressed concern about the upcoming Wrangell Institute Timber Sale. There were

Mayor Jack
Page | 1 of 3

Alaska Mental Health Trust Land Office

2600 Cordova Street, Suite 100 Anchorage, Alaska 99503 Tel: 907-269-8658 Fax: 907-269-8905 www.mhtrustland.org

several comments and concerns the TLO believes require clarification. Among the issues raised were the following:

Public notice concerns. Although certain residents believe they were not adequately engaged and/or notified of the proposed sale, the TLO followed its regulatory process¹ and went beyond those requirements. Notification was provided in the Wrangell Sentinel (September 10, 2013), and on the local radio. Complaints were received by the TLO from at least one resident prior to the final decision and comments were considered and addressed in the Best Interest Decision Affirmed (BIDA). A copy of the BIDA was mailed to all those who submitted written comments.

Water quality and wind throw. Concessions were made by the TLO, in our final decision, to the harvest plan in the form of creating a restricted “no cut buffer” (100-foot wide) between Trust Lands and the adjacent residential subdivision. Then, an additional restriction in the form of a 100-foot wide partial cut strip was imposed upon the harvest plan. The TLO considers that this 200 foot graduated buffer, coupled with the muskeg timber type located adjacent to the subdivision area, should adequately negate wind throw. The topography is moderate, generally less than 15%, which will also reduce potential water degradation and erosion. Road construction will adhere to Alaska Forest Resources and Practices Act standards that have proven to provide adequate water quality safeguards, according to studies and the Alaska Department of Environmental Conservation.

Rainbow Falls Trail viewshed. The TLO, USFS, and the City Borough of Wrangell addressed the issue of protecting the view shed of the Rainbow Falls Trail during the proposed land exchange negotiations. TLO staff inspected the trail and concurred that visibility of the timber sale from the trail should not be an issue. The TLO believes it has addressed and implemented the recommendations in the letter from Tim Rooney, Borough Manager, dated October 15, 2012.

Loss of personal income. Another issue raised during public comments to the Assembly on March 26, 2013 was a reference to the loss of “blueberries picked to subsidize personal income”. While we concede that some residents adjacent to the harvest will be impacted in some ways, no valid rights to commercially harvest Trust assets has been granted. The lands owned by the Trust are regulated as private lands solely in the interest of the Trust and its beneficiaries. Members of the public have no legal right to benefit from the resources without compensating the Trust according to state law².

Schedule for harvest. Although the timber sale contract has a three year term, it is anticipated that actual construction and logging should take 90 to 120 days to complete. This schedule has been proposed by the timber contractor. Timber sales are market dependant. The timber markets have highs and lows, to maximize revenue it is important to provide an adequate contract length to harvest during market highs. It is the TLO's understanding that the contractor will harvest this sale immediately and then close this sale.

¹ 11 AAC 99.050 Public notice.

² 11 AAC 99.020 states that mental health trust land shall be managed consistently with trust responsibilities accepted by the state under the Alaska Mental Health Enabling Act, which means that management shall be conducted solely the best interest of the trust and its beneficiaries.

Allowable harvest area. The timber sale map was published and accompanied the BIDA (attached). This map depicts the timber sale harvest area which will total 68 acres; 10 acres may be partially harvested at the purchasers' option. It is not the intention of the TLO to increase the size of this timber sale.

Access concerns. The previously mentioned map also depicts a Trust owned parcel where road access for the timber harvest has been identified (through Lot 3, Block 1, South Wrangell Alaska Subdivision). Although this may not be the most desirable route to local residents, it is the only practical and legal access owned by the Trust. The TLO is open to alternative options for access to the harvest units but is not in a position to negotiate for the contractor. If an alternative were acceptable to the contractor the TLO would consider altering the contract requirements for road construction through Lot 3, Block 1, South Wrangell Alaska Subdivision.

The above information is intended to address the concerns that we are aware of related to this timber sale. If there are other questions please do not hesitate to contact me. Please note that activity on the site should begin within the next few weeks as this timber sale is presently under contract to ALCAN LP.

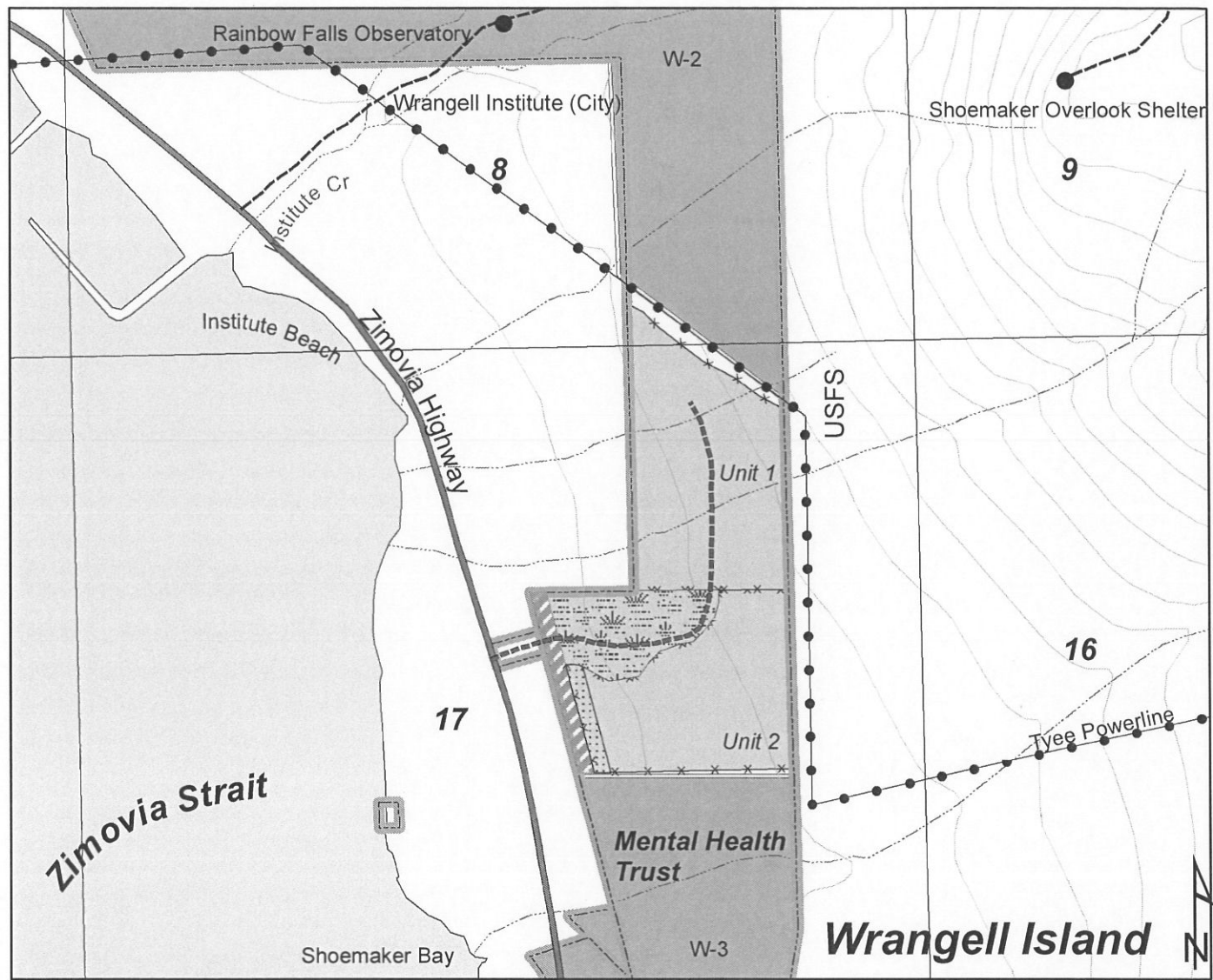
Sincerely,



Paul Slenkamp
Senior resource Manager
Trust Land Office

Cc: Tim Rooney
Carol Rushmore
Greg Jones
Marcia Menefee

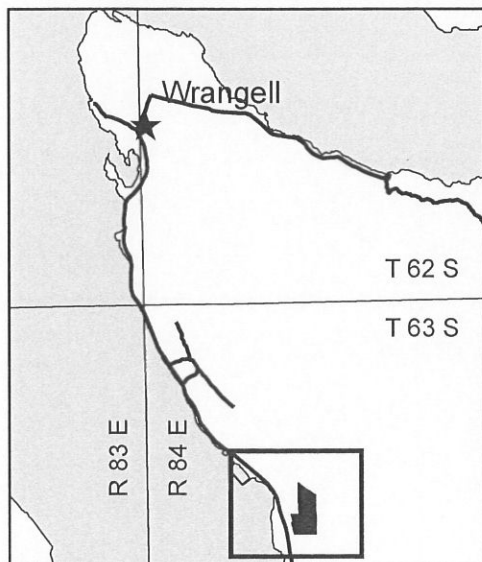
Attachments:
Wrangell Institute Timber Sale Area Map



0 0.1 0.2 0.3 Miles
1 inch = 1,000 feet

T63S R84E C.R.M

Contour Interval = 100 feet



Vicinity Map

1 inch = 2 miles



WRANGELL INSTITUTE TIMBER SALE AREA MAP

Unit 1, 32 Acres

Unit 2, 26 Acres

Marginal Harvest Area 10 Acres

100 Foot No Harvest Zone 3 Acres

28+00 Proposed Road Construction

Alaska Mental Health Trust

Date: 11/13/2012 cw

City and Borough of Wrangell

Workshop
Agenda F1

Date: March 14, 2013

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Outdoor Wood Boilers

Commissioners: After your March Workshop and discussion at the meeting, you wanted to review the material I had provided at the workshop a bit more. If you need another copy of the draft ordinances and information I provided at last month's meeting, please let me know and we can print it off or email it to you. This memo is from the last meeting as well. I may try to provide you some draft standards to consider if that is the direction you choose to go.

Back ground: Planning and Zoning Commission last discussed this issue in 2011. There have been complaints specific to an individual's operation of an Outdoor Wood boiler and the smoke generated from the equipment as being a health nuisance.

During the summer of 2012, Wrangell hosted an intern. I requested the intern do some research for me on several of the land use and zoning issues that you have discussed on occasion, wood boilers being one the topics. Attached is his memo to me.

I have also done a bit of research looking at ordinances and how different communities might handle Outdoor Wood Burners. Large populated areas seem to regulate heavily or ban them. Rural areas have less regulations and sometimes none at all. The issue surrounding the boilers is usually the smoke emissions from the boilers. Many communities that have ordinances regarding the boilers, ALSO have ordinances in place for smoke emissions.

Primary issues regarding the outdoor wood boilers as cited by the Commission:

Health

Quality of Life

Appropriate locations for their use

Standards for their use

Wrangell's zoning code for air quality is as follows:

20.52.040 Air, land and water quality.

A. No smoke, heat, odor, fumes, dust, glare, vibration or water pollution shall be detectable beyond the boundaries of property upon which a permitted use occurs, except where such results from occasional maintenance operations or from normal wood

smoke emissions from stoves or fireplaces.

B. Variances from the above standards under the procedures set forth in Chapter 20.72 WMC shall be granted only upon a determination that a proposed discharge would be within applicable state and federal standards, that a private hardship or public need justifying the variance exists or would occur if the variance is denied, and that adjacent properties would not suffer significant adverse effects.

C. No materials or wastes shall be deposited upon a lot in such a manner as to make them subject to transportation off the lot by natural forces or causes. Nor shall any substance be allowed to enter any stream or watercourse which carries the potential for contamination, or otherwise may render such stream or watercourse undesirable as a source of water, as a place for recreation or as a place which will support healthy aquatic life.

This standard does not differentiate between types of wood burning equipments. It would be difficult to enforce this standard consistently because there are many small wood stoves, distinguished from the larger wood burning boilers, that do not meet this standard for smoke emissions. In a high density neighborhood, smaller wood stoves can also produce smoke emissions that would not meet this standard. Smoke emission in high density neighborhoods may not dissipate quick enough before traveling past the property boundary.

A definition of an outdoor wood boiler is probably necessary in order to distinguish between a wood stove and the larger units. These larger wood boiler units are also called Hydronic Heaters. However, the hydronic heaters are not regulated by EPA, rather the emissions should meet certain standards.

An EPA-certified appliance must adhere to regulatory emission requirements established by EPA. At this time only wood stoves may be considered "EPA certified." Fireplaces and hydronic heaters (outdoor wood boilers) are not currently regulated by EPA. However, manufacturers of these appliances may choose to meet voluntary emission standards set by EPA. Appliances that meet the voluntary requirements are considered "EPA-qualified." While these units are NOT certified by EPA, they do burn more cleanly than older models that are not qualified. (EPA Burnwise website)

Wrangell does not have an Air Pollution Control Officer, so whatever standards/permits or other regulation the might be developed to address wood smoke, must be reasonable and enforceable. A permit system could be established, but at what point does the borough over regulate? Who would approve the installation, the selection of the furnace, etc? How much land area does one need for wood burning furnaces of any type.

Some useful websites:

State of Alaska Department of Environmental Quality Division of Air Quality
<http://www.dec.state.ak.us/air/index.htm>

EPA website on woodburning
<http://www.epa.gov/burnwise/>

EPA: List of cleaner Hydronic Heaters
<http://www.epa.gov/burnwise/owhhlist.html>

EPA: List of ordinances to reduce wood smoke
<http://www.epa.gov/burnwise/ordinances.html>

Outdoor Furnace Facts: Industry information
<http://outdoorfurnacefacts.com/>

Wisconsin Department of Health Services Fact sheet
<http://www.dhs.wisconsin.gov/eh/hlthhaz/fs/waterstoves.htm#WhatIsIt>

Wisconsin DHS links to local ordinances (some pertain to OWB, some deal with nuisance smoke)
<http://www.dhs.wisconsin.gov/eh/Air/OWBordinances.pdf>

Linn County Iowa – Air Quality Ordinance (p. 34-37)
<http://www.linncleanair.org/Content/Regulations/Residential-Heater-Registration-Permits.aspx>

Indiana Department of Environmental management Outdoor Hydronic Heater rule
http://www.in.gov/idem/files/factsheet_outdoor_hydronic_heater_rule.pdf

Pennsylvania Department of Environmental Protection Model Ordinance for Outdoor Wood-fired boilers
<http://www.dep.state.pa.us/dep/deputate/airwaste/aq/openburn/docs/ModelBoilOrd.pdf>

City and Borough of Wrangell

Agenda G1

Date: April 8, 2013

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

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

Back ground and Findings: The applicant is combining two lots into one lot. No outside property boundaries are being modified. The house currently straddles the middle property line that is being removed.

No new lot is being proposed, therefore by WMC19.04.020(B)(3), no public hearing on a preliminary plat is required.

Recommendation: Staff recommends approval of the final plat and forwarding of the plat to the Borough Assembly for final approval and recording.

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 8/26/99

MAYOR - CITY OF WRANGELL

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS 26 DAY OF August, 1999, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED William B. Haver TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED, AND WHO EXECUTED THE WITHIN PLAT AND he ACKNOWLEDGED TO ME THAT he 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.

Christie Schuman
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 7-2-2000

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY 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 OF WRANGELL, IN THE NAME OF A.T.S. 1531

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 1999 WILL BE DUE ON OR BEFORE AUGUST 15, 1999 DATED THIS 15 DAY OF August in Wrangell

William B. Haver
ASSESSOR CITY OF WRANGELL, deputy city clerk

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 OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 19 DATED 8-2-99 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE 8-2-99 CHAIRMAN, PLANNING COMMISSION

SECRETARY

CERTIFICATE OF APPROVAL BY THE COUNCIL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL COUNCIL AS RECORDED IN MINUTE BOOK PAGE 10 DATED 10 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE 8/26/99 MAYOR, CITY OF WRANGELL

ATTEST:
Christie Schuman
CITY CLERK

PLAT NOTES

- EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. IF UNDERGROUND UTILITIES ARE FOUND TO BE ON LOTS 2, 3, AND 4, A 10' EASEMENT, 6' ON EACH SIDE, WOULD BE IN EFFECT, LOCATED ON THE CENTERLINE OF THE UTILITY.
- OWNER TRACT D-1, A.T.S. 1531 - CITY OF WRANGELL
OWNER LOTS 1-5, U.S. SURVEY 3403 - CITY OF WRANGELL
- REFERENCE U.S. SURVEY 3403 RETRACEMENT AND SUBDIVISION PLAT (1989) AND A.T.S. 1531 RECORDED AS PLAT #08-14, WRANGELL RECORDING DISTRICT.

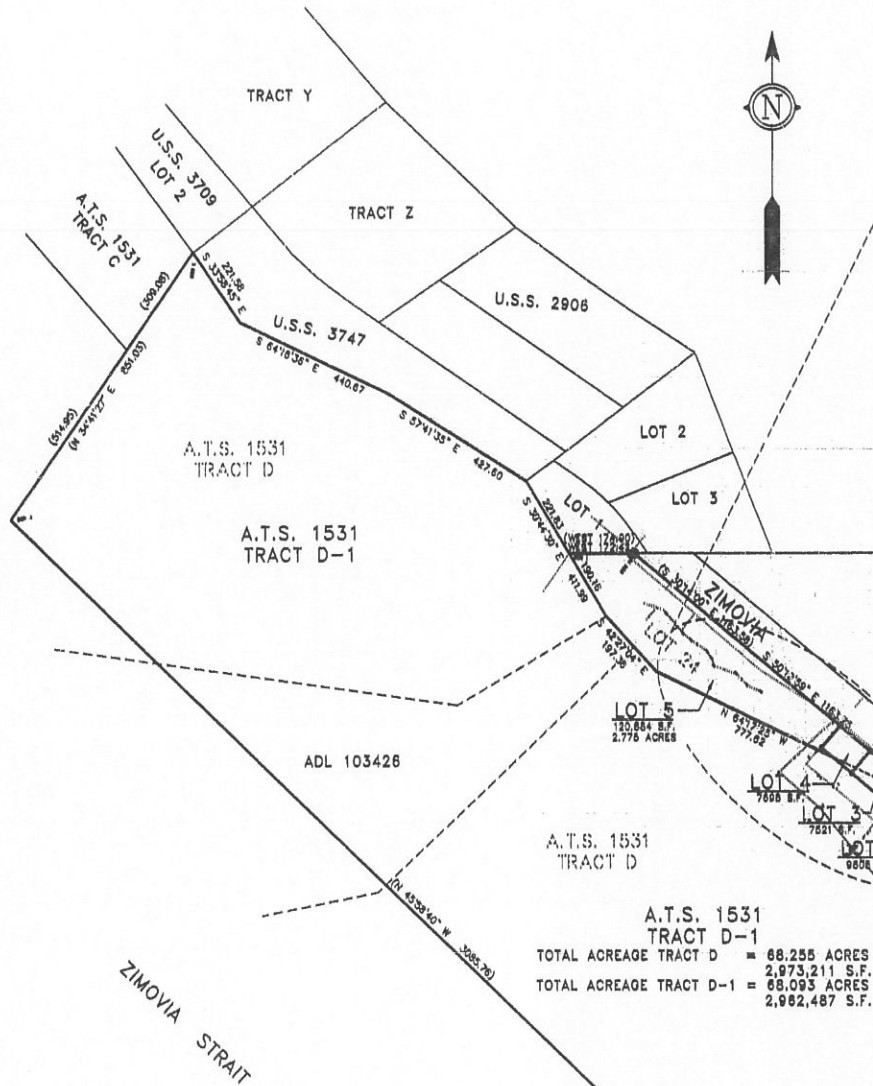
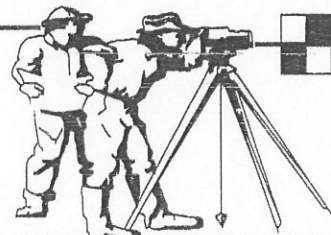
SHEET 1 OF 1

DESIGNED: GGS
DRAWN: JLS
CHECKED: GGS
DATE OF SURVEY: JULY 1999
DATE OF PLAT: 28-JULY-99
SCALE: 1"=200'
SURVEYOR: GREGORY G. SCHEFF
PROJECT NO. 51044-51-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN JULY 1999 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 8-3-99
GREGORY G. SCHEFF LS 6700



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 _____
WILLIAM GOODALE
CHERYL GOODALE

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 _____ ATTEST: MAYOR, CITY AND BOROUGH OF WRANGELL

CITY CLERK

LEGEND

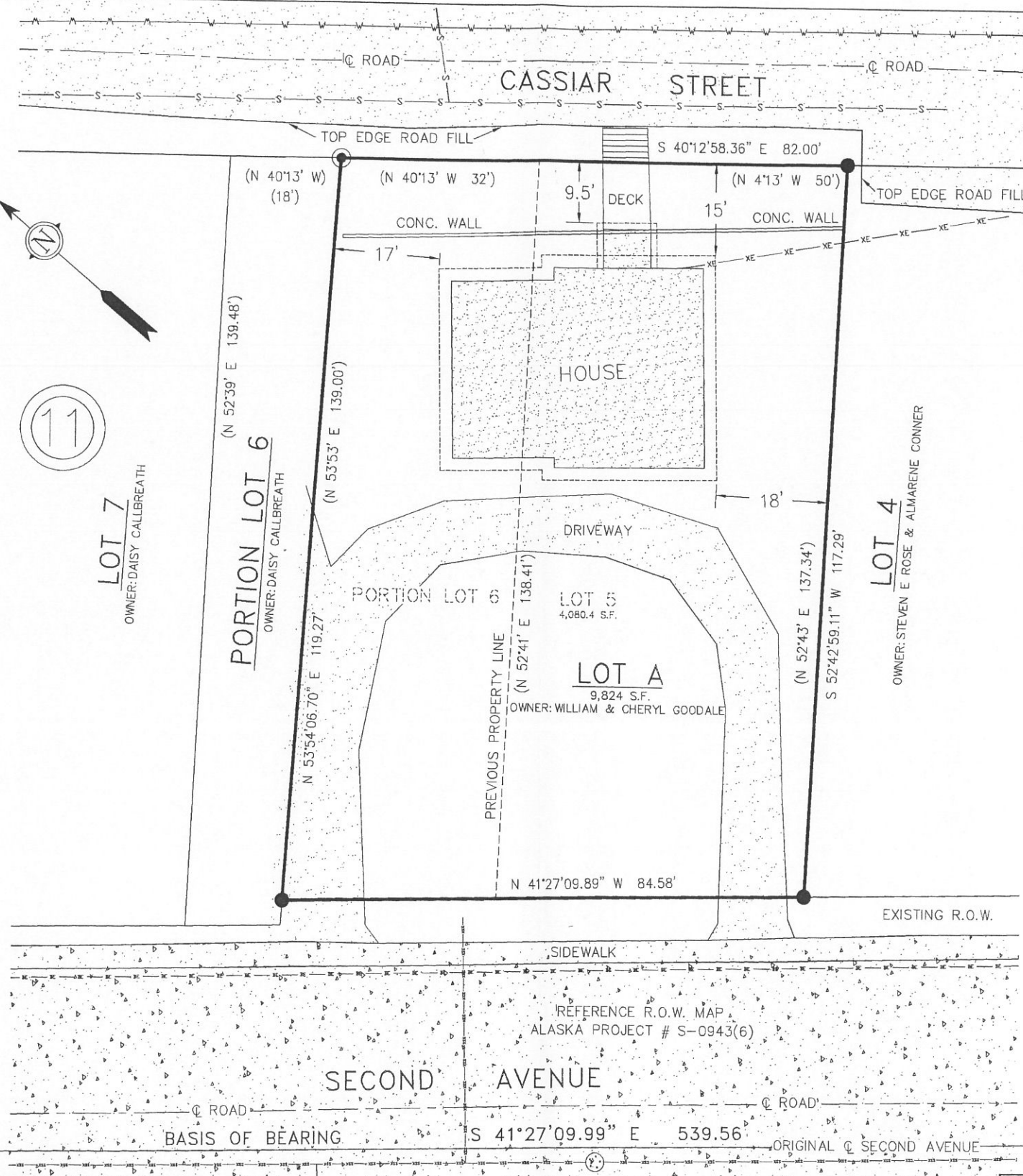
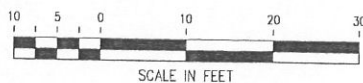
- CAPPED IRON PIPE IN CONCRETE RECOVERED
- SCHEFF ALUMINUM CAP ON 5/8 REBAR MONUMENT SET
- PRIMARY BRASS CAP RECOVERED
- () RECORD INFORMATION
- PREVIOUS PROPERTY LINE
- ROAD CENTERLINE
- BARRIED ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL
- EXISTING SANITARY SEWER
- WATER LINE
- STORM LINE

DRAWN BY: MCH
CHECKED BY: GGS
DATE PLATTED: 3/18/13
DATE SURVEYED: JANUARY, 2013
SCALE: 1"=10'
SURVEYOR: GREGORY G. SCHEFF
PROJ NO.: 132712

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN _____ 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 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



VICINITY MAP:
SCALE: NOT TO SCALE

PLAT NOTES

1. THE BASIS OF BEARING IS THE ACCEPTED BEARING OF S 41°27'09.99" E BETWEEN H&W BRASS CAPS NO. 104 & 159. THE TIE FROM H&W NO. 104 TO THE WEST CORNER OF LOT A IS N 52°42'17.50" W AND A DISTANCE OF 205.00 FT.
2. THIS PLAT WILL COMBINE LOT 5 AND A PORTION OF LOT 6, BLOCK 11, WRANGELL TOWNSITE, CREATING LOT A, BLOCK 11, GOODALE RESUBDIVISION, WRANGELL TOWNSITE, USS 1119.
3. REFERENCE THE STATE OF ALASKA DEPARTMENT OF HIGHWAYS RIGHT OF WAY MAP, ALASKA PROJECT NO. S-0943(6)
4. REFERENCE THE WRANGELL TOWNSITE MAP.
5. REFERENCE DEED 2013-000001-0, RECORDING DISTRICT 104-WRANGELL.

Lot Line Adjustment

PRELIMINARY *cur*

WRANGELL RECORDING DISTRICT

Revisions	
No.	Description
RSM R&M ENGINEERING-KETCHIKAN, INC. 355 Carlenna Lake Road Ketchikan, AK 99901 Phone: (907) 225-7917 Fax: (907) 225-3441	
WRANGELL OFFICE P.O. BOX 1331 Wrangell, AK 99928 Phone: (907) 874-2177 Fax: (907) 874-2187	

PROJECT:

GOODALE REPLAT

THE RESUBDIVISION OF LOT 5 AND A PORTION OF LOT 6, BLOCK 11, WRANGELL TOWNSITE, USS 1119 CREATING LOT A.

CLIENT: WILLIAM & CHERYL GOODALE
BOX 5503
KETCHIKAN, ALASKA 99901



City and Borough of Wrangell

Agenda G2

Date: April 8, 2013

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

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

Background: Mr. Neyman proposed his subdivision on Farm Island in November of 2012 because the Commission was considering requiring the minimum lot size in the new zoning district for Farm Island to be larger than what he had previously given by word to his family.

Findings: In November of 2012, Mr. Neyman proposed a subdivision to the Planning and Zoning Commission to subdivide his property into three lots, creating one lot that would be 2.19 acres. He used a previously recorded plat of his property to identify the proposed final subdivision design.

The Commission at the same meeting was having a public hearing on the proposed new Remote Residential Mixed Use zoning district which would require that the minimum lot size within the Farm Island RMU district be 4 acres. Mr. Neyman was concerned about completing his proposed subdivision prior to the ordinance going into affect since it was winter time. A public hearing was held in November and the Commission approved Mr. Neyman's proposed subdivision, with the condition that he bring back the preliminary plat and record his subdivision no later than June of 2013, since it was difficult to complete the subdivision during winter and before the new Zoning Ordinance would likely go into affect.

Staff indicated at the November meeting that there would be a public hearing when the preliminary plat was presented in Spring. However, the plat that was submitted differs only slightly from his proposed preliminary plat. In addition, the notice requirement is 20 days for areas in the RMU district which was missed for this meeting. Because the proposed plat in November hardly changed from the actual surveyed plan, Staff determined a second public hearing was not required.

Should the Commission feel otherwise regarding a preliminary plat public hearing, Staff will notice the appropriate Farm Island residents for a hearing at the May meeting.

Recommendation: Staff recommends final approval of the presented plat and forwarding of the plat to the Borough Assembly for final approval and recording.

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 _____ ARLEN S. NEYMAN _____

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

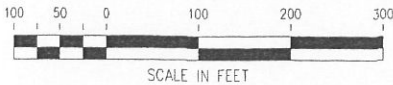
SECRETARY

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



CLIENT: ARLEN S. NEYMAN
BOX 1606
WRANGELL, ALASKA 99929

DRAWN BY: TJS
CHECKED BY: GGS
DATE PLATTED: 09/09/10
DATE SURVEYED: JULY/SEPT 2010
SCALE: 1"=20'
SURVEYOR: GREGORY G. SCHEFF
PROJ NO.: 102732

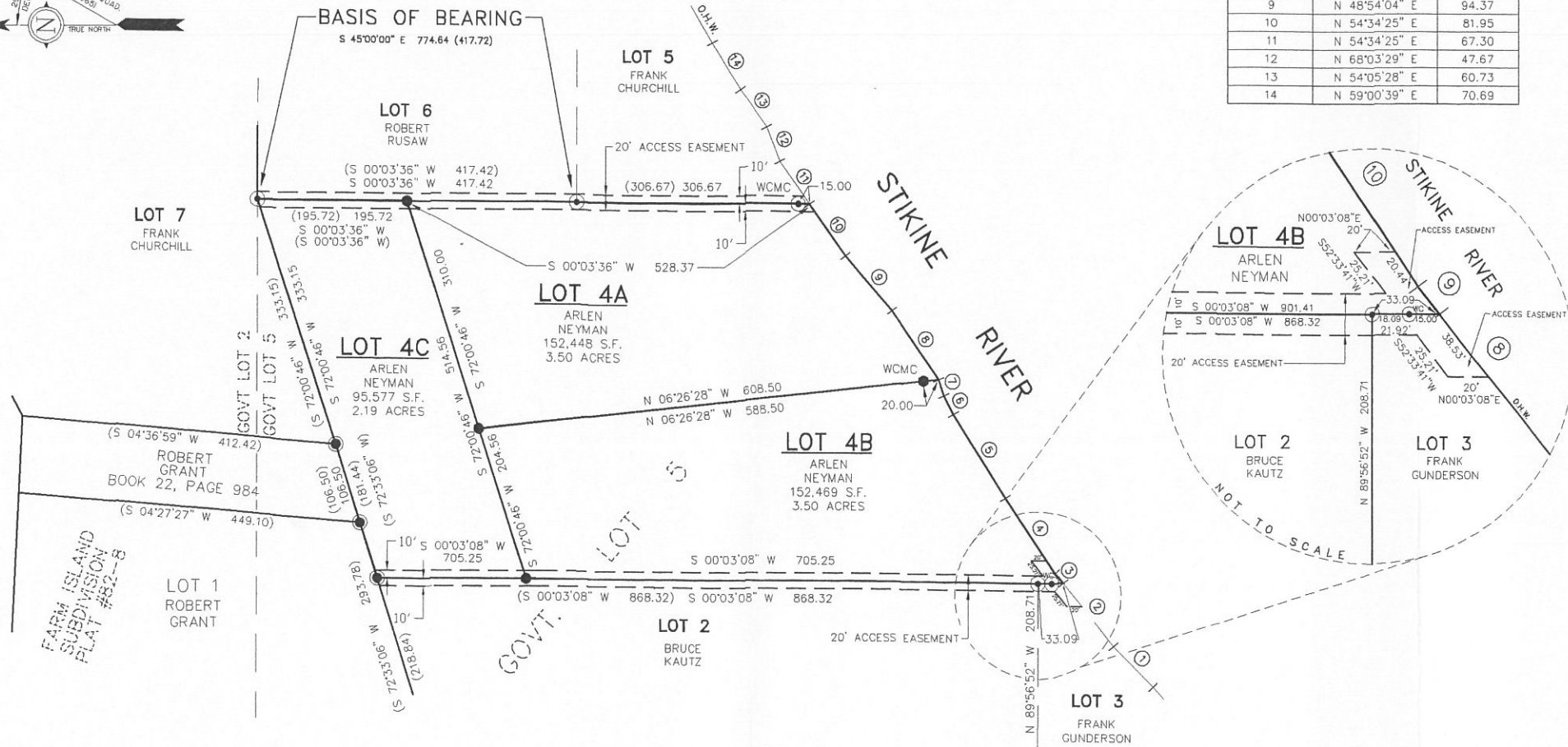
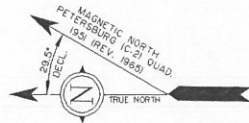
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN _____ 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

LEGEND

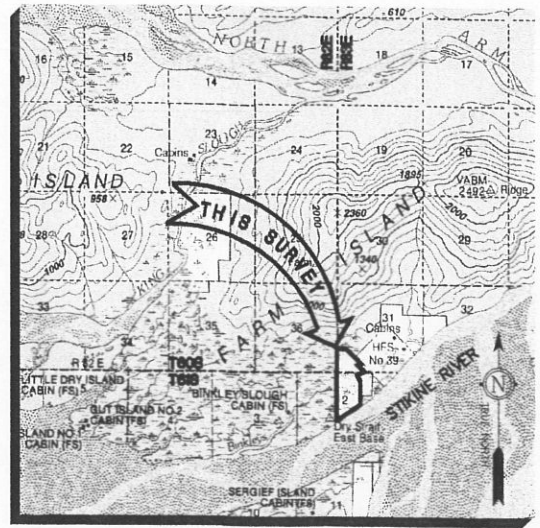
- REBAR AND ALUM CAP RECOVERED
- REBAR AND ALUM CAP SET THIS SURVEY
- (S 21°02'45" E 208.71) DATA OF RECORD
- S 21°01'24" E 208.67 DATA MEASURED OR CALCULATED



LINE NO.	BEARING	DISTANCE
1	N 45°38'29" E	73.62
2	N 51°11'40" E	104.29
3	N 51°11'40" E	16.71
4	N 56°15'27" E	116.80
5	N 57°43'16" E	127.92
6	N 62°21'09" E	27.45
7	N 71°13'48" E	22.24
8	N 55°11'28" E	107.74
9	N 48°54'04" E	94.37
10	N 54°34'25" E	81.95
11	N 54°34'25" E	67.30
12	N 68°03'29" E	47.67
13	N 54°05'28" E	60.73
14	N 59°00'39" E	70.69

PLAT NOTES

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THIS PLAT IS SUBJECT TO THE GENERAL NOTES AS CONTAINED ON THE PLAT OF PLAT NO. 82-8, PLAT NO. 95-5, PLAT NO. 93-7 AND PLAT NO. 94-1RS. WITHIN THE WRANGELL RECORDING DISTRICT.
- THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER LINE FORMS THE TRUE BOUNDS OF LOTS 1, 3, 4 AND 5. THE APPROXIMATE LINE OF ORDINARY HIGH WATER, AS SHOWN, IS FOR AREA COMPUTATIONS ONLY. THE TRUE LOTS 1, 3, 4 AND 5 CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
- REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT A. PERSONAL REPRESENTATIVES DEED - 2013-00006-0.



VICINITY MAP
SCALE: 1" = 1 MILE
SOURCE: PETERSBURG (C-1/C-2) QUADRANGLE



PRELIMINARY

WRANGELL RECORDING DISTRICT

Revisions	
No.	Date

PROJECT: NEYMAN REPLAT

THE SUBDIVISION OF LOT 4, WITHIN GOVT. LOT 5, SEC. 2, T61S. R83E, C.R.M. CREATING LOT 4A, LOT 4B AND LOT 4C CITY AND BOROUGH OF WRANGELL

City and Borough of Wrangell

Agenda G3

Date: April 8, 2013

To: Planning and Zoning Commission

From: Carol Rushmore

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

Back ground:

Applicant is seeking to transform a residential structure next door to trident into a dormitory style unit to house seafood processing workers during the summer.

Review Criteria:

Waterfront Development: Chapter 20.50

Conditional Use Permit: Chapter 20.68

Standards: Chapter 20.52

Trident Seafoods Corporation is applying for a conditional use permit under WMC 20.50.040(A) Water Related uses not mentioned under permitted uses. Crew Quarters can be considered a water-related use in this instance, as the quarters are to house seafood processing workers working at the Trident fish processing plant. Trident is proposing to convert an existing structure that has historically been used for residential, multi family, and Bed and Breakfast (a non-conforming use in the Waterfront Development District) into dormitory style housing with kitchen and dining area.

Conditions of a conditional use permit approval include:

A. When the appearance, traffic generated, noise, or other characteristics of the use would have an adverse affect upon neighboring properties, additional yards, site area, uncleared buffer strips, fences, hedges or other safeguards shall be provided by the conditional use in a manner which is sufficient to prevent any such adverse affect.

Workers living in this area could add to the congestion in this area. Trident has been using the structure to house workers already, but not as many once renovations are completed. While the residents of the proposed facility work in this area already, living and working in the area will mean more individuals remaining in the area over the same period of time. Majority of seafood transient workers do not have vehicles and in the past, processors have provided transportation for workers living farther away from the processing plant. Rules to minimize impact on adjacent properties from noise from the crew quarters' residents should be provided to the Zoning Commission and posted within the facility and enforced.

B. Provisions for sewage disposal and water service shall be acceptable to all applicable health regulations. City sewer and water services are provided to the site.

C. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

Pedestrian traffic to and from the site will increase with the increased number of residents on site. More pedestrian traffic will be seen in the area near the harbor office, Marine Bar, and Chief Shakes Tribal House. Vehicle traffic is not expected to increase dramatically, as most summer transients do not have vehicles. There is adequate room to provide at least 12 parking spaces on-site on Lot 18A, adjacent to the Harbor parking lot. The number of off street parking places for the proposed use for crew quarters or bunk house is not listed specifically in the off street parking requirements. Lodges and meeting halls require 1 space for 200 square feet of floor area, thus if this standard is applied, 18 parking places would be required (3600 square feet). Multi-family dwellings require 1 space per dwelling unit. If this standard is applied, only 8 spaces would be required per room. According to 20.52.190G, the Commission may use these standards as guidelines and require a number of places to meet the proposed use and situation. Should the proposed use of the structure be approved and a variance to the off-street parking is required, Trident will make the necessary application.

Recommendation:

Staff recommends approval of the Conditional Use application with the following condition:

1. Rules to minimize noise from the crew quarters' residents and use of adjacent public parking areas and property or other impacts to adjacent properties should be posted within the facility and enforced.

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 32.727564 feet

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



CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

PLANNING AND ZONING COMMISSION
P.O. BOX 531
WRANGELL, ALASKA 99929
Application Fee: \$50

I. Applicant's Name and Address: Glenn Samms / Trident Seafoods

5303 Shilshole Ave

Seattle Wa. 98107

Applicant's Phone Number: 206-297-5819

II. Owners's Name and Address: Trident Seafoods

5303 Shilshole Ave

Seattle Wa. 98107

Owner's Phone Number: 206-297-5819

III. Legal Description: Lot 18&18a, Block 7A, U.S. Survey

Parcel No. Portion ATS#83

IV. Zoning Classification: R-2

V. Specific Request: Remodel existing 2 story housing structure
into a 2 story bunkhouse

VI. Site Plan shall be submitted with the application. The plan shall show existing and proposed structures, driveways, roadways, existing and proposed grading. Additional information shall be furnished upon request of the Zoning Administrator.

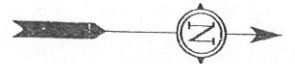
VII. Construction Schedule: BEGIN: March 15 - 13 END: June 15 - 13

SIGNATURE OF OWNER: Glenn Samms/trident Seafoods DATE: 4-2-13

SIGNATURE OF APPLICANT: Trident Seafoods DATE: 4-2-13

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

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



7A

LOT 18

N 83°15'00" W 138.00 (R)

LOT 18

WRANGELL

TIDELANDS

LOT 18A
PORTION ATS #83
AREA = 437.80 AC.

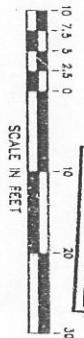
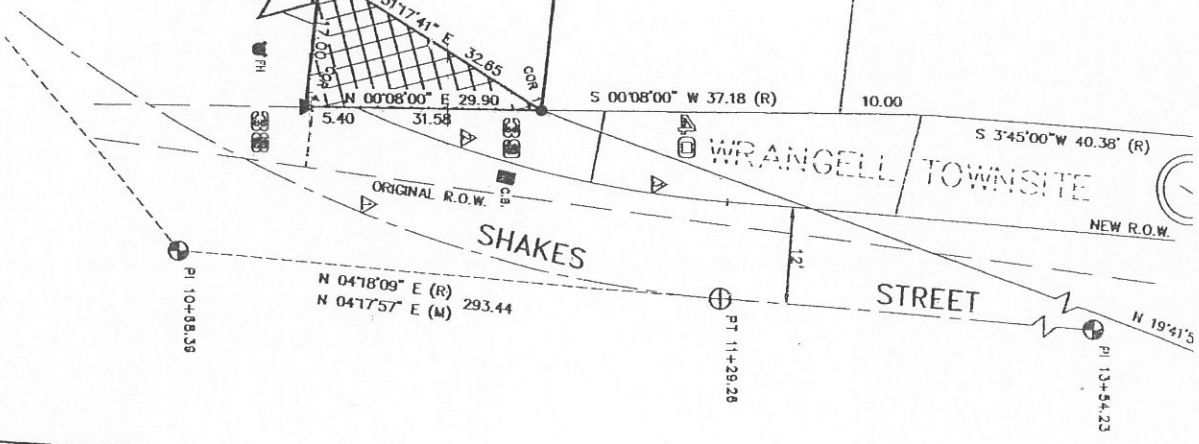
ADDITION

S 83°15'00" E 145.73 (C)

UNSUBDIVIDED

ATS NO. 83

STORM DRAIN EASEMENT
CREATED THIS PLAT



RECORDED - FILED 20-
WRANGELL, AK. REC.
DATE 11-18-18
BY 11-18-18
WRANGELL RECORDING DISTRICT

97-13

LEGEND

- PRIMARY BRASS CAP (RECOVERED)
- RECORD LOCATION
- SECONDARY MONUMENT SET, REBAR AND ALUM. CAP
- SECONDARY MONUMENT SET, PK NAIL IN CONCRETE
- RECORD DATA
- COMPUTED DATA
- MEASURED DATA
- CATCH BASIN
- FIRE HYDRANT

GREG SCHEFF & ASSOCIATES
LAND SURVEYORS

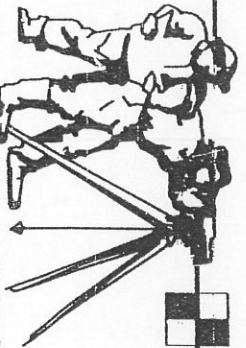
BOX 1331 WRANGELL, ALASKA 99929

PHONE (907) 874-2177
FAX (907) 874-2187

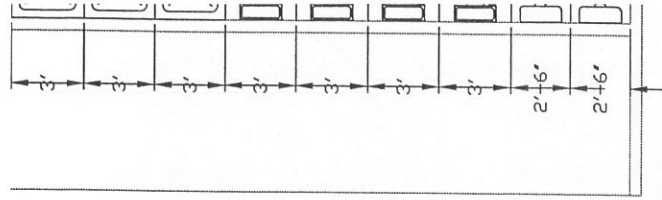
PROJECT: TERCERO SUBDIVISION

A SUBDIVISION OF A PORTION OF A.T.S. #83
WRANGELL TIDELANDS ADDITION
CREATING LOT 18A
WRANGELL RECORDING DISTRICT

CLIENT: CITY OF WRANGELL, BOX 531, WRANGELL, AK. 99929



SCALE
FOR LICENSEE IN THE
A SURVEY OF THE
PRESENTATION OF THE
INSTRUMENTS AND OTHER
NOTES
SHEET IS 8/10



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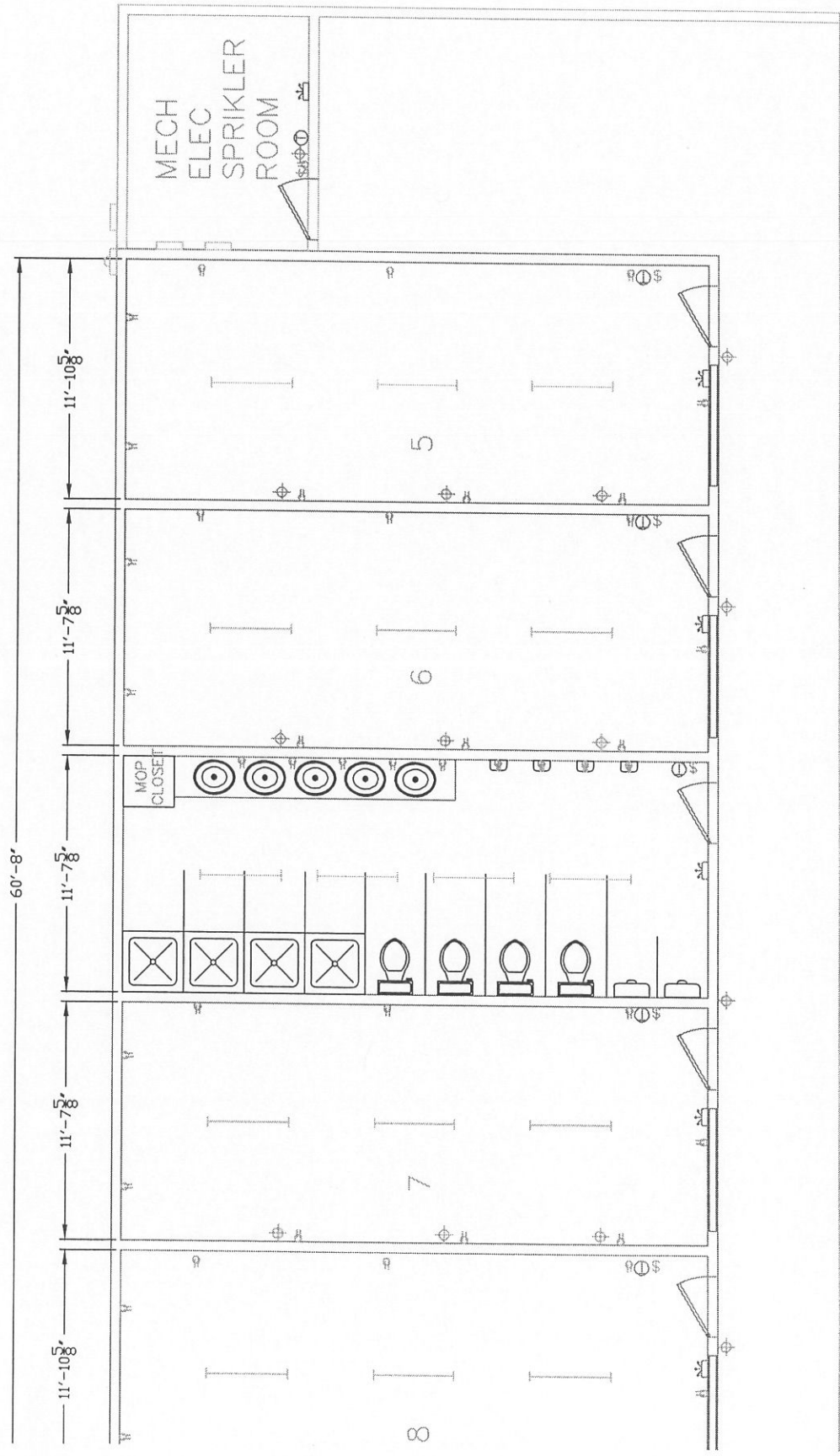
GENERAL N	REMO	INJUR
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2.)	REMO	INJUR
3.)	WHER	RETUF
4.)	WHER	RETUF

JOB NO.

TJ
PI
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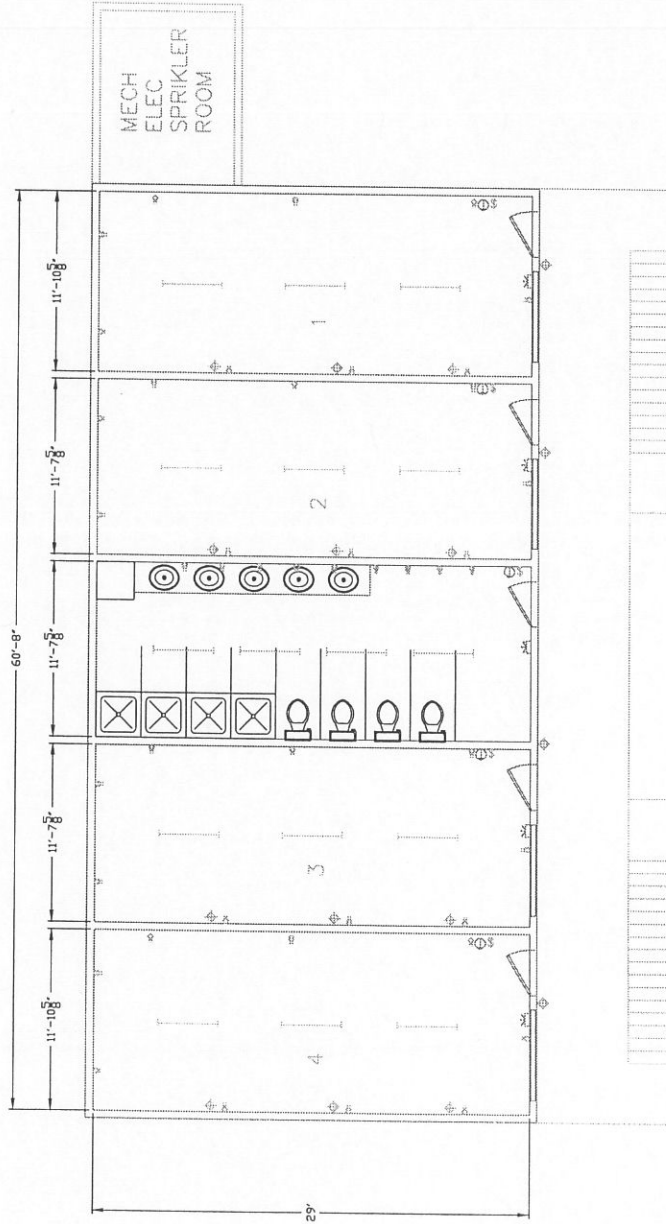
THIS DRAW
NOT TO BE

HAR
1ST



HARBOR VIEW HOUSE 1ST FLOOR

1
1



HARBOR VIEW HOUSE 2ND FLOOR

1
2

Matl:
Qty:

GENERAL NOTES:
1.) REMOVE ALL POINTS AND SHARP EDGES WHICH MAY BE INJURIOUS TO PERSONNEL.
2.) REMOVE ALL VISIBLE WELD DISCOLORATION.
3.) REMOVE ALL CHIPS AND ALL DEBRIS ON BELT SLIDE AND RETURN ROUTE WHERE BELT OR PROTECTIVE MAY FOUL.
4.) WHERE APPLICABLE, PROVIDE NIP GUARDS.

JOB NO. _____

TRIDENT SEAFOODS CORP.
PROJECT SUPPORT
5301 University Avenue N.W.
Seattle, WA 98107
Phone: 253-502-4
253-572-9
Fax: _____
E-MAIL: RUSS@TRIDENTSEAFOODS.COM

THIS DRAWING IS THE PROPERTY OF TRIDENT SEAFOODS CORP. AND NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT F TRIDENT SEAFOODS CORP.

TRIDENT SEAFOODS CORP.
HARBOR HOUSE
2ND FLOOR

SCALE	1/8"=12'	DRAWN BY	TFA	DATE	03/12/13
(UNLESS OTHERWISE NOTED)		APPROVED		SHEET	2 of
FABRICATION	5' 30" 1/4"	DATE		2013- WRG	1
MACHINING	+ .005 ± 1/64"				

2760 Sherwood Lane, Ste 1-A
Juneau, Alaska 99801
Phone (907) 465-4331
Fax (907) 465-5521

[] 5700 E. Tudor Road
Anchorage, Alaska 99507
Phone (907) 269-5604
Fax (907) 269-0098

[] 1979 Peger Road
Fairbanks, Alaska 99709
Phone (907) 451-5200
Fax (907) 451-5218

APPLICATION FOR FIRE AND LIFE SAFETY PLAN REVIEW

Authority: 13 AAC 50.02

1. Name of building (previous and new): HARBOR HOUSE, TRIDENT SEAFOODS
2. Provide a project description and previous review number (if applicable) of the work: RENOVATION OF 2-LAR HOLDING STRUCTURE INTO BUNKHOUSE
3. Type of Project and cost: [] new building [] addition to an existing building ☒ Renovations [] occupancy change
[] foundation framing [] fuel system project [] relocation [] fire system project (Alarm Suppression, Clean Agent, & Kitchen Systems)
Project Cost \$ 200,000.00 (Required for Fuel Systems and Renovations Remodels (labor and materials))
4. Describe use of the building: STAFF HOUSING
- Lot Number: 18 1/2 18A Block Number: 7A Subdivision Name: PORTION AFS #03
(PLANT LOT SHAKES AVE)
Physical Address (required): = 18 1/2 Street SHAKES AVE Suffix _____ City WRENN 99929
- Type of construction: VS-FH (I, II, III, IV, V) Indicate use or IBC occupancy: R2 (A, B, E, F, S, I, H, R, U)
- Total square footage: 3900 sq ft Suppression system to be installed: ☒ YES [] NO - # Devices: 2
Fire Alarm system to be installed: ☒ YES [] NO - # Devices: 1

APPLICANT NAME: STEPHEN PETERS
COMPANY NAME: ARCHITECTS
MAILING ADDRESS: 702 WATER ST.
CITY: KETCHIKAN
ZIP: 99901 STATE: AK
PHONE: 907, 247, 7077 FAX: 907, 247, 7076
EMAIL: sparchekpnet.net

OWNER NAME: KURT E. EBLDT
BUSINESS NAME: TRIDENT SEAFOODS
MAILING ADDRESS: 5303 SMILSHOLE AVE.
CITY: SEATTLE
ZIP: 98107 STATE: WA
PHONE: 206, 783, 3818 FAX: 206, 297, 5819
EMAIL: kurte@tridentseafoods.com

I certify that I have read and examined this application and know the same to be true and correct. I recognize that approval of plans submitted does not presume to give approval to oversight by the Division of Fire and Life Safety nor grant authority to violate or cancel the provisions of any other state or local law regulating this occupancy. 13-AAC 50.02(c)(5): "If any work for which a plan review and approval is required by this subsection has been started without first obtaining plan review and approval, a special processing plan review fee will be charged."

APPLICANT'S SIGNATURE

3/18/13
DATE

CHECKLIST: (AS 08.48 STAMPED ARCHITECTURAL ENGINEERED PLANS & IBC 106.1 BY REGISTERED DESIGN PROFESSIONAL)

Please Submit Only Applicable Documents

- [] DIMENSIONAL PLOT PLAN: Show distance to property lines and existing buildings.
[] STRUCTURAL PLANS: Drawings, showing supports, connections, design criteria, ground snow load, 3 second wind gust and seismic design cat.
[] ARCHITECTURAL DRAWINGS: Floor plans, building sections, interior and exterior wall details, door and hardware type.
[] MECHANICAL DRAWINGS: Hood and duct, heating/ventilation, fuel tank size and location.
[] ELECTRICAL DRAWINGS: Emergency lighting, fire alarm system, etc.
[] FIRE PROTECTION SYSTEM: Automatic sprinklers, hood suppression, etc.

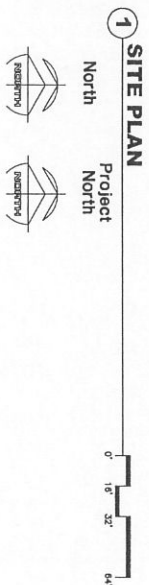
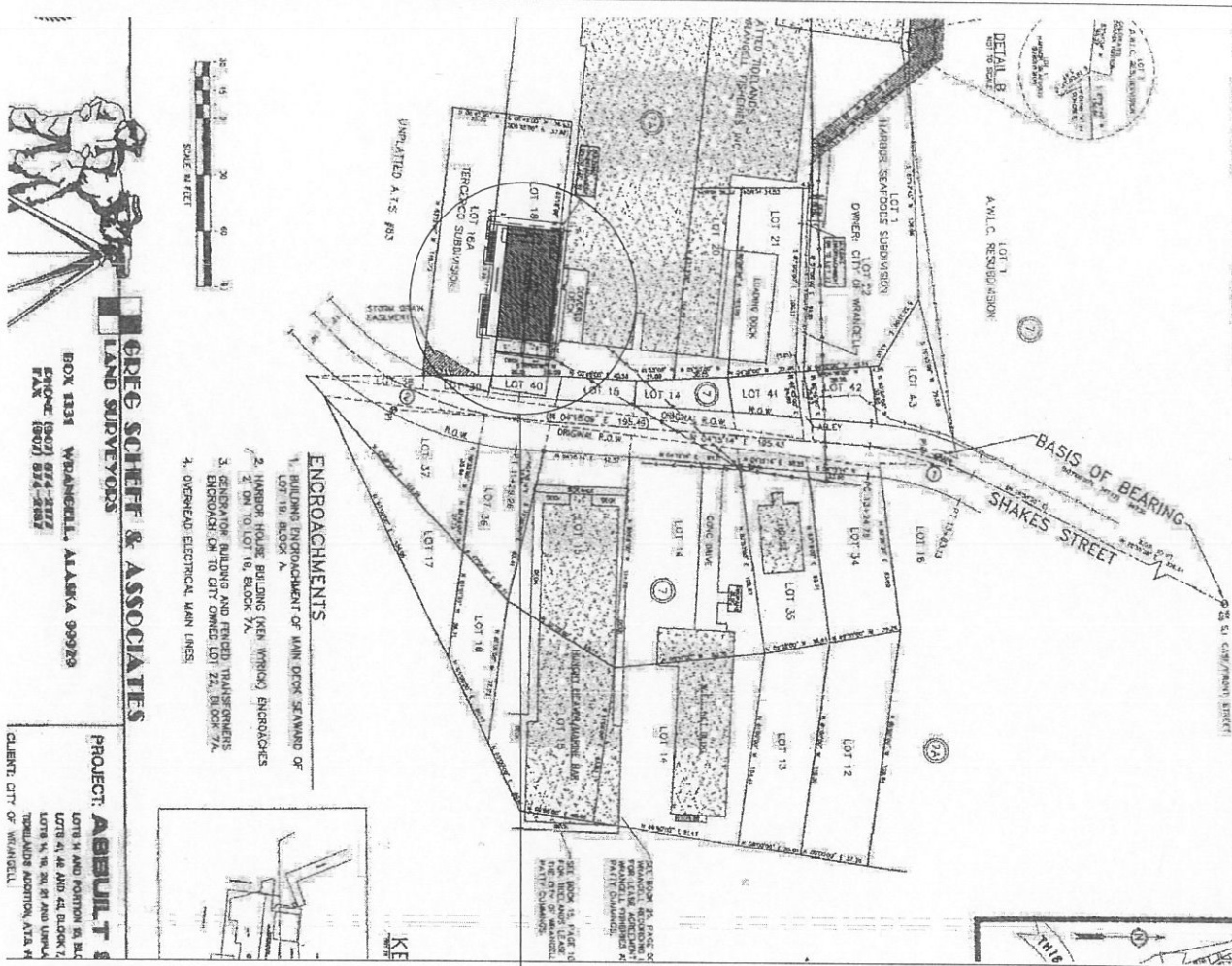
BEFORE BEGINNING THE CONSTRUCTION, ALTERATION, REPAIR, OR CHANGING THE OCCUPANCY OF A BUILDING, A SUBSTANTIAL LAND STRUCTURE, OR STRUCTURE REGULATED BY THE STATE FIRE MARSHAL, PLANS AND SPECIFICATIONS MUST BE SUBMITTED TO THE STATE FIRE MARSHAL FOR EXAMINATION AND APPROVAL. (13 AAC 50.02(a))

IT IS IN VIOLATION OF STATE LAW TO BEGIN ANY CONSTRUCTION BEFORE A PERMIT HAS BEEN ISSUED BY THIS OFFICE.

AS 18.70.010 - AS 18.70.100

www.akburny.com

Rev (11-10)



WORK THIS STRUCTURE ONLY

A-2

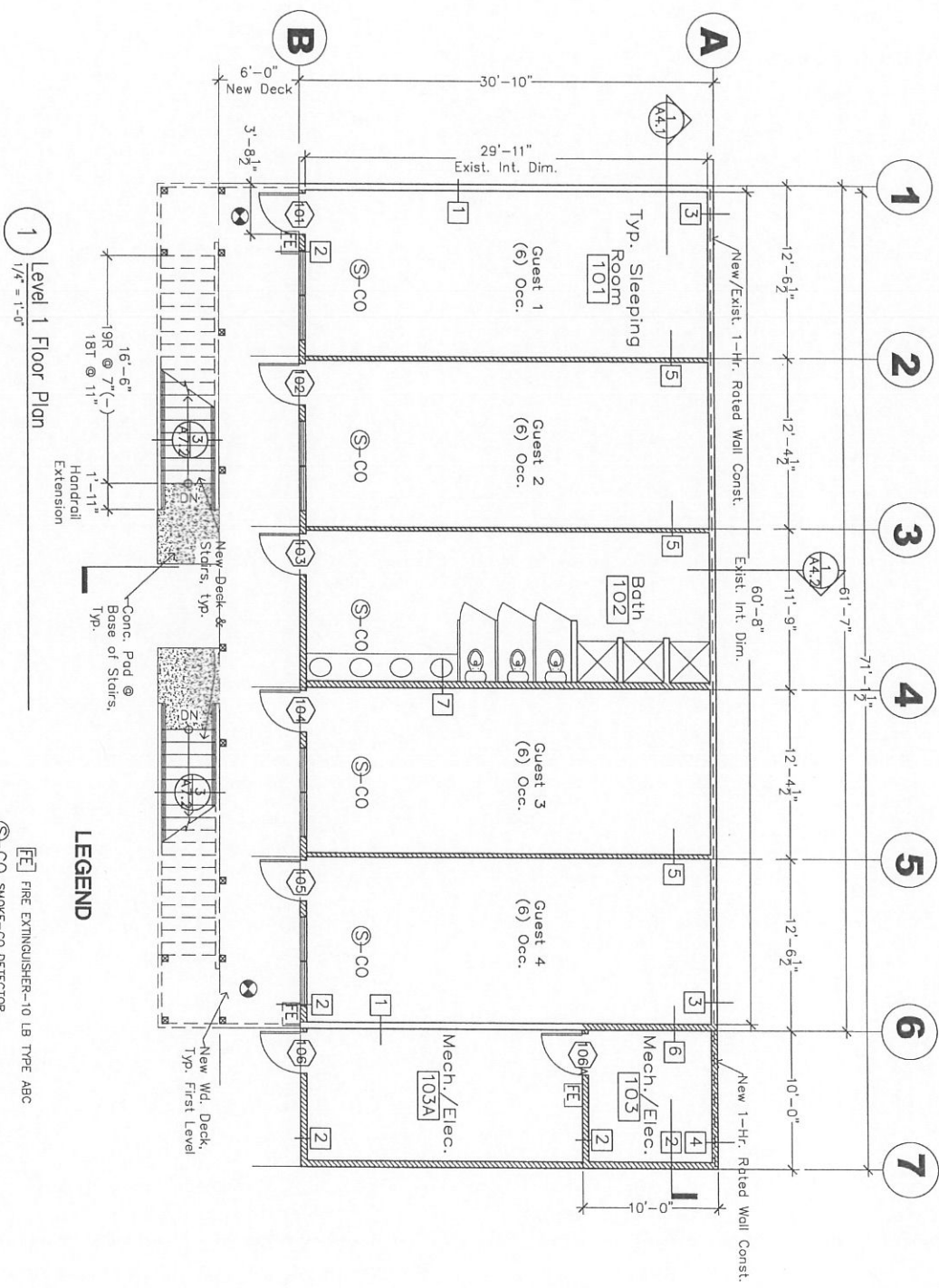
Trident Seafoods
Harbor House Bunkhouse Alterations
Wrangell, Alaska

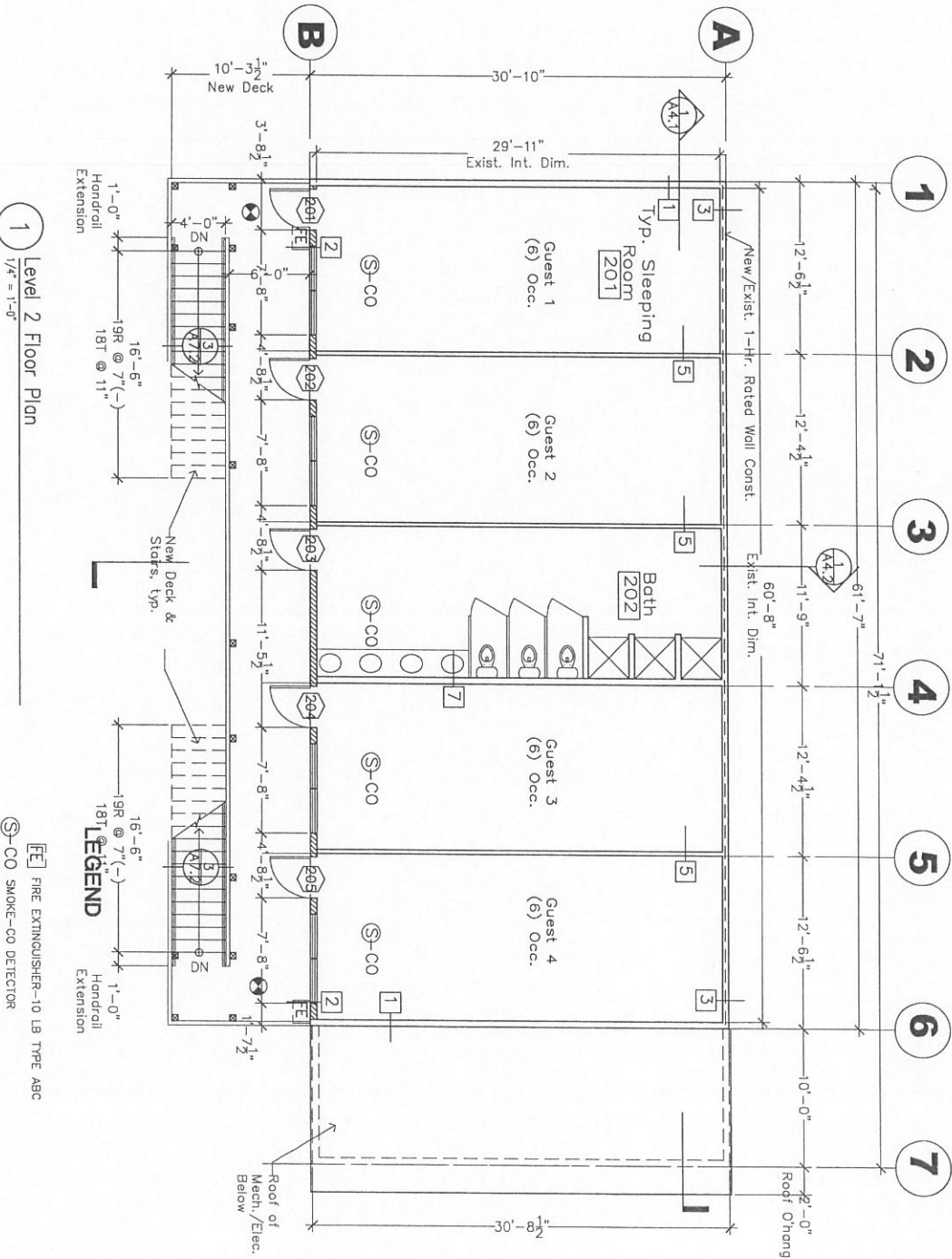


stephen peters
architects
spa

702 water st.
PO box 28055
Ketchikan, AK 99901
tel 907/247-7071
fax 907/247-7076

date 02.15.15





1 South Elevation
1/4" = 1'-0"

