

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

July 14, 2016

7:00 pm

Agenda

A. CALL TO ORDER/ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: Special March 29, 2016; May 12, 2016 and Special Meeting May 26, 2016.

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

- 1) Copy of Ordinance No. 918 amending Encroachment Ordinance WMC 13.05, and copy of updated code

F. OLD BUSINESS

G. NEW BUSINESS

- 1) Final Plat Approval of the Torgramsen-Glasner Subdivision, a subdivision of the remainder of Lot A-2 Torgramsen-Smith Subdivision, creating Lot C of remainder of Lot A-2 Torgramsen-Glasner Subdivision within USS 3823.
- Pub Hrg 2) Conditional Use permit request for a short term rental cabin located on Lot 1-B2, GIHP Resubdivision, zoned Single Family Residential, requested by Charles and Pan Haubrich.
- 3) Discussion of proposed changes to the Zoning Code Ch. 20 implementing recommendations by Planning and Zoning Commission regarding allowable uses of licensed Marijuana Facilities.

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

CITY AND BOROUGH OF WRANGELL, ALASKA

ORDINANCE NO. 918AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND
BOROUGH OF WRANGELL, ALASKA, AMENDING
SECTION 13.05.010, PERMITTED ENCROACHMENTS, OF
THE WRANGELL MUNICIPAL CODE

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 are 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 Section 13.05.010 of
the Wrangell Municipal Code relating to Permitted Encroachments.

SEC. 2. Amendment of Section. Section 13.05.010 of the Wrangell
Municipal Code is amended to read:

Section 13.05.010 Permitted encroachments.

A. **[It shall be unlawful for any]** No person, other than an officer or employee of the
City and Borough of Wrangell in the course of his or her employment, **[to]** shall make, cause or
permit any construction in, on, under or within a borough right-of-way except as provided for in
this chapter.

B. Removable, nonpermanent encroachments attached to permanent structures,
beautification activity, and aerial encroachments that are not for the purpose of advertising, may
be permitted **[only in that portion of the borough right-of-way located on Front Street,
specifically, at its origination where it intersects with Stikine Avenue and Federal Way and
extending through the downtown commercial district ending at the intersection of Case
Avenue and Shakes Street,]** upon approval by the city and borough planning commission.
Except as provided for in WMC 13.05.040, persons who currently own, maintain, or wish to
modify, alter, or change an existing encroachment located in the borough right-of-way described
above, and persons desiring to construct, place, or erect an encroachment in the borough right-of-
way, shall apply for an encroachment permit on a form designated by the commission and,
except as provided for in WMC 13.05.040, pay an application fee of \$50.00 to the City and
Borough of Wrangell.

C. The commission may provide for any such terms and conditions as the commission
deems appropriate prior to approving an encroachment permit. In determining to issue or deny a
permit, the commission may consider, at a minimum, the following:

1. The collateral impact of the requested encroachment upon other individuals, the city and borough maintenance efforts, and public safety;

2. The overall beneficial or negative impacts on the use of the right-of-way by individuals or the public at large;

3. The need for the land for public construction projects in the foreseeable future;

4. Whether the encroachment can be considered an advertisement, which is specifically not permissible in the right-of-way;

5. The commission may require the applicant to obtain reviews and/or approvals of construction designs or materials from other state or local government agencies.

...

SEC. 3. Classification. This ordinance is of a permanent nature and shall be codified in the Wrangell Municipal Code.

SEC. 4. 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. 5. Effective Date. This ordinance shall be effective upon adoption.

PASSED IN FIRST READING: _____, 2016.

PASSED IN SECOND READING: _____, 2016.

David L. Jack, Mayor

ATTEST:

Kim Lane, Borough Clerk

Chapter 13.05
ENCROACHMENTS IN THE BOROUGH RIGHT-OF-WAY

Sections:

- 13.05.010 Permitted encroachments.
- 13.05.020 Revocation of permit or relocation, removal, change or modification of encroachment.
- 13.05.030 Unauthorized encroachments.
- 13.05.040 Pre-existing encroachments.
- 13.05.050 Indemnification.
- 13.05.060 Appeals.
- 13.05.070 Definitions.

13.05.010 Permitted encroachments.

A. No person, other than an officer or employee of the City and Borough of Wrangell in the course of his or her employment, shall make, cause or permit any construction in, on, under or within a borough right-of-way except as provided for in this chapter.

B. Removable, nonpermanent encroachments attached to permanent structures, beautification activity, and aerial encroachments that are not for the purpose of advertising may be permitted upon approval by the city and borough planning commission. Except as provided for in WMC 13.05.040, persons who currently own, maintain, or wish to modify, alter, or change an existing encroachment located in the borough right-of-way described above, and persons desiring to construct, place, or erect an encroachment in the borough right-of-way, shall apply for an encroachment permit on a form designated by the commission and, except as provided for in WMC 13.05.040, pay an application fee of \$50.00 to the City and Borough of Wrangell.

C. The commission may provide for any such terms and conditions as the commission deems appropriate prior to approving an encroachment permit. In determining to issue or deny a permit, the commission may consider, at a minimum, the following:

1. The collateral impact of the requested encroachment upon other individuals, the city and borough maintenance efforts, and public safety;
2. The overall beneficial or negative impacts on the use of the right-of-way by individuals or the public at large;
3. The need for the land for public construction projects in the foreseeable future;
4. Whether the encroachment can be considered an advertisement, which is specifically not permissible in the right-of-way;
5. The commission may require the applicant to obtain reviews and/or approvals of construction designs or materials from other state or local government agencies. [Ord. 918 § 2, 2016; Ord. 844 § 1, 2010; Ord. 841 § 1, 2009.]

13.05.020 Revocation of permit or relocation, removal, change or modification of encroachment.

A. Except as provided for below, the commission may revoke or require the change, modification, relocation or removal of an encroachment previously permitted, after notice issued to the permittee at least 45 days, unless a shorter period is agreed to herein by the permittee or as provided for below, before the date of revocation or removal, relocation, or modification is required if it is determined that the permit was issued in error, that the encroachment is having unanticipated adverse effects upon traffic, that the holder has not complied with any applicable term of the permit or this chapter set or required by the commission, or if the area in question is needed for, or if the encroachment conflicts with, a proposed public use of the right-of-way.

B. The commission may revoke a permit effective immediately should it be determined that doing so is necessary as a matter of imminent public safety.

C. Notice shall be served by certified mail, return receipt requested, addressed to the owner or agent of the owner at the owner's last known address, or by hand delivery to the owner or agent of the owner. If the owner is not known or the notice is returned because of inability to make delivery thereof, notice of the intended removal shall be published once in a newspaper of general circulation in the city and borough. The issuance of a permit under this subsection does not entitle the permittee to a payment of just compensation or relocation benefits under AS 34.60. If the owner does not change, relocate, modify or remove an encroachment within the time set by the commission, the encroachment shall be considered an unauthorized encroachment and subject to the provisions of WMC 13.05.030. [Ord. 844 § 1, 2010; Ord. 841 § 1, 2009.]

13.05.030 Unauthorized encroachments.

Unauthorized encroachments shall be subject to immediate removal by the owner upon being given notice explaining the violation and allowing 20 days to remove the encroachment. Notice shall be served by certified mail, return receipt requested, addressed to the owner or agent of the owner at the owner's last known address, or by hand delivery to the owner or agent of the owner. If the owner is not known or the notice is returned because of inability to make delivery thereof, notice of the intended removal shall be published once in a newspaper of general circulation in the city and borough. If the owner does not remove the encroachment after being given proper notice, the city and borough shall remove the same, and the person encroaching shall reimburse the city and borough for all costs incurred. Failure of the city and borough to act to cause the removal of an unauthorized encroachment shall create no rights in the owner. [Ord. 841 § 1, 2009.]

13.05.040 Pre-existing encroachments.

Persons in possession of or who own or maintain encroachments allowable under this chapter, erected and existing on or before January 1, 2009, may be granted a permit allowing such encroachment to remain upon the submittal of an encroachment permit application. Grandfathered applications may be approved directly by the zoning administrator. The \$50.00 application fee shall be waived with respect to all applications submitted under this section. [Ord. 844 § 1, 2010; Ord. 841 § 1, 2009.]

13.05.050 Indemnification.

The permittee agrees to indemnify, defend and hold harmless the city and borough and its officers, employees, and contractors from any and all claims to persons or property resulting from injury, loss, or damage resulting from the permittee's use of the permitted area. [Ord. 841 § 1, 2009.]

13.05.060 Appeals.

Appeals of the denial of a permit authorized by this chapter shall be governed by the process laid out in WMC 20.80.010. [Ord. 841 § 1, 2009.]

13.05.070 Definitions.

The following definitions apply to this chapter:

A. "Commission" shall mean the planning and zoning commission;

B. "Encroachment" or "encroachments" as used in this chapter shall refer to aerial encroachments such as canopies, awnings, and overhangs, and removable nonpermanent encroachments attached to permanent structures, such as stairs and porches, in the borough right-of-way. [Ord. 844 § 1, 2010; Ord. 841 § 1, 2009.]

City and Borough of Wrangell, Alaska

Agenda G1

Date: July 11, 2016

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: 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.

In September of 2015 this plat was coming forward for final approval when a USFS trail easement as well as a City water and road easement were discovered by the surveyor. In December of 2015 the City approved vacation of the city's road easement but retained the waterline easement. The applicants began the process to request a vacation of the USFS Trail easement.

Since that time there has been considerable communication and discovery by the applicant with the USFS and Bureau of Land Management (BLM) to determine what, when and how to go about vacating the trail easement, only to find out finally from the BLM that the easement was actually abandoned at the time the parcel became a Native Allotment in 1966. A note to this is provided on the Final Plat.

The plat is now ready for final approval.

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.

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 _____

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~~

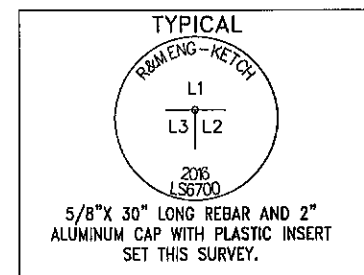
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AS RECORDED IN MINUTE BOOK _____ PAGE _____ DATED _____ 20____ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF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

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL

CITY CLERK

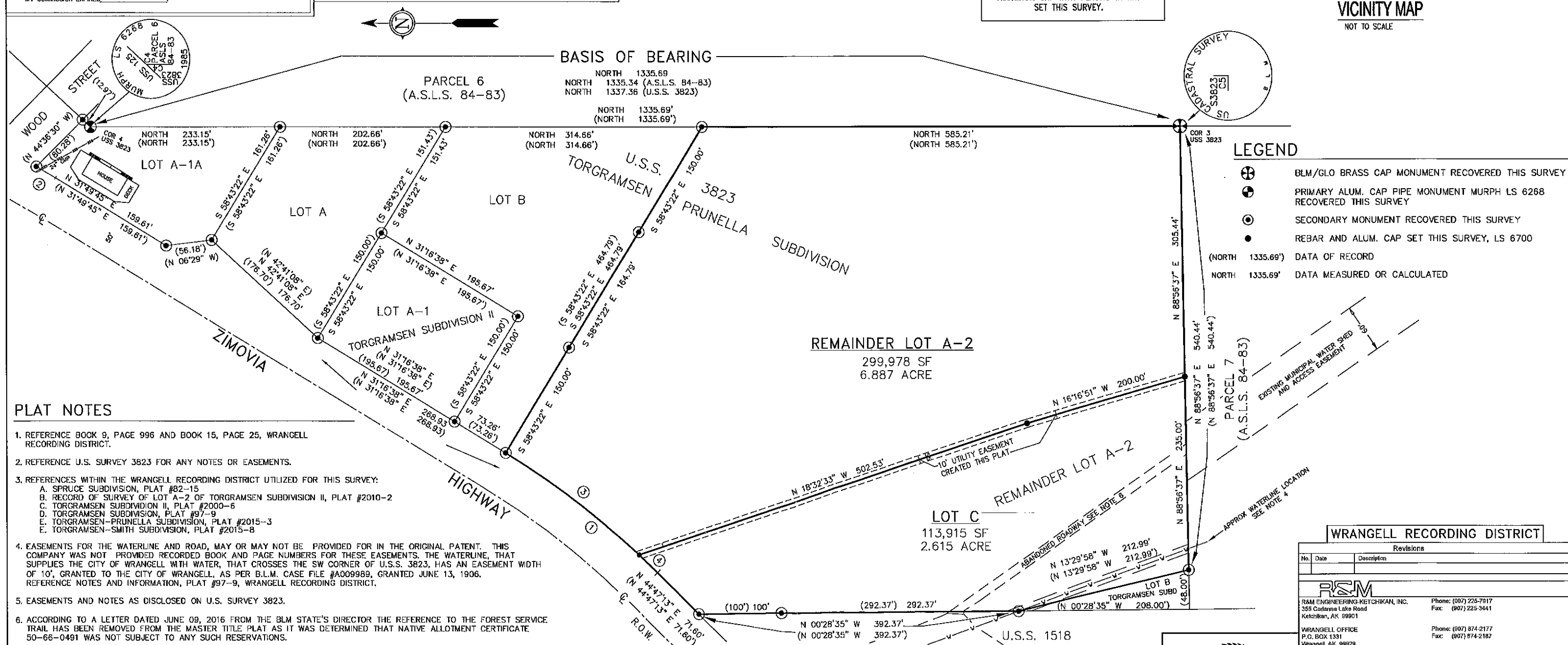
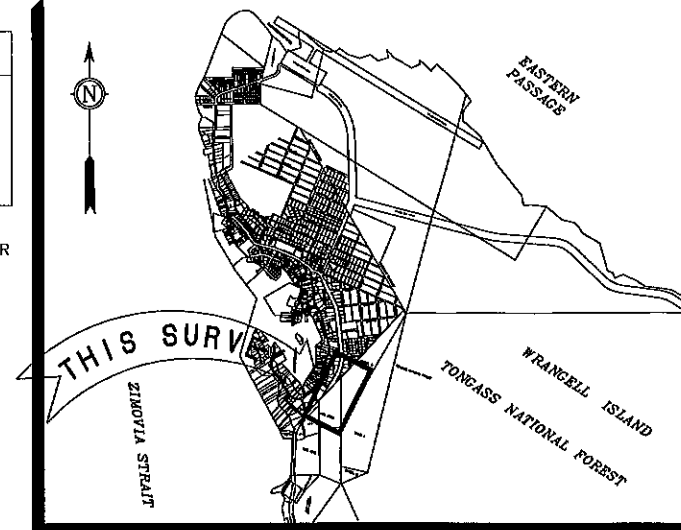
①	$\Delta = 11^{\circ}43'54''$ $R = 1004.93'$ $L = 205.764'$ $C = 205.404'$ CHD. BRG. = $N37^{\circ}08'34''E$	②	$\Delta = 01^{\circ}46'41''$ $R = 1004.93'$ $L = 31.188$ $C = 31.19'$ CHD. BRG. = $N43^{\circ}53'51.95''E$
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MR. GREG SCHEFF (LS 6700) WAS THE CORPORATE SURVEYOR FOR R&M DURING THIS SURVEY AND NOW MR. PIBURN (LS 107552) IS THE CORPORATE SURVEY FOR R&M, AS SUCH, I AM ACCEPTING THE MONUMENTS AS SHOWN AND PLACED THIS SURVEY.



VICINITY MAP

NOT TO SCALE



PLAT NOTES

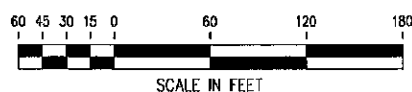
1. REFERENCE BOOK 9, PAGE 996 AND BOOK 15, PAGE 25, WRANGELL RECORDING DISTRICT.
2. REFERENCE U.S. SURVEY 3823 FOR ANY NOTES OR EASEMENTS.
3. REFERENCES WITHIN THE WRANGELL RECORDING DISTRICT UTILIZED FOR THIS SURVEY:
- A. SPRUCE SUBDIVISION, PLAT #82-15
 - B. RECORD OF SURVEY OF LOT A-2 OF TORGRAMSEN SUBDIVISION II, PLAT #2010-2
 - 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
4. 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 NOTES AND INFORMATION, PLAT #97-9, WRANGELL RECORDING DISTRICT.
5. EASEMENTS AND NOTES AS DISCLOSED ON U.S. SURVEY 3823.
6. ACCORDING TO A LETTER DATED JUNE 09, 2016 FROM THE BLM STATE'S DIRECTOR THE REFERENCE TO THE FOREST SERVICE TRAIL HAS BEEN REMOVED FROM THE MASTER TITLE PLAT AS IT WAS DETERMINED THAT NATIVE ALLOTMENT CERTIFICATE 50-66-0491 WAS NOT SUBJECT TO ANY SUCH RESERVATIONS.

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 BY R&M ENGINEERING-KTN, INC. 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.

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


DATE _____ CHRISTOPHER G. PIBURN LS 107552



CLIENT: DON GLASNER
BOX 192
HILLSDALE, NEW JERSEY 07642



WRANGELL RECORDING DISTRICT

Revisions		
No.	Date	Description
		
RSM ENGINEERING-KETCHIKAN, INC. 355 Costana Lake Road Ketchikan, AK 99901		Phone: (907) 225-7917 Fax: (907) 225-3441
WRANGELL OFFICE P.O. BOX 1331 Wrangell, AK 99994		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 G2

Date: July 9, 2016

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use permit request for a short term rental cabin located on Lot 1-B2, GIHP Resubdivision, zoned Single Family Residential, requested by Charles and Pan Haubrich.

Background: The proposed short term rental is an existing structure on the property.

Review Criteria:

Single Family Residential: Chapter 20.16
Standards: Chapter 20.52

Findings of Fact:

The applicants are proposing to turn an existing boat house into a cabin to be used as a short term rental.

Conditions of Approval for conditional use applications include:

- 1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.* The proposed business would be located in an existing structure. The proposed use should not significantly increase traffic, noise, or appearance. In fact the owners have fixed up the structure and improved its appearance.
- 2) *Provisions of sewer and water:* The property is connected to sewer and water.
- 3) *Entrances and off-street parking available without safety issues:* Access to the property is off of Berger Street and a gravel walk way accesses the cabin.

Recommendation:

Staff recommends approval of the conditional use request for a short term rental cabin as proposed.

CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

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

RECEIVED
JUN 20 2016
WRANGELL CITY HALL

I. Applicant's Name and Address: Charles & Pam Haubrich

Applicant's Phone Number: 360 393 7354 or 360 393 7352

II. Owners's Name and Address: Charles & Pam Haubrich
238 Berger St
WRANGELL AK 99929

Owner's Phone Number: 360 393 7354

III. Legal Description: Lot 1-B2, Block _____, U.S. Survey _____
Parcel No. 02-027-205

IV. Zoning Classification: _____

V. Specific Request: SHORT TERM RENTAL - CONDITIONAL
USE PERMIT FOR 1 BDRM CABIN

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: NONE END: NONE

SIGNATURE OF OWNER: [Signature] DATE: 6/16/16

SIGNATURE OF APPLICANT: [Signature] DATE: 6/16/16

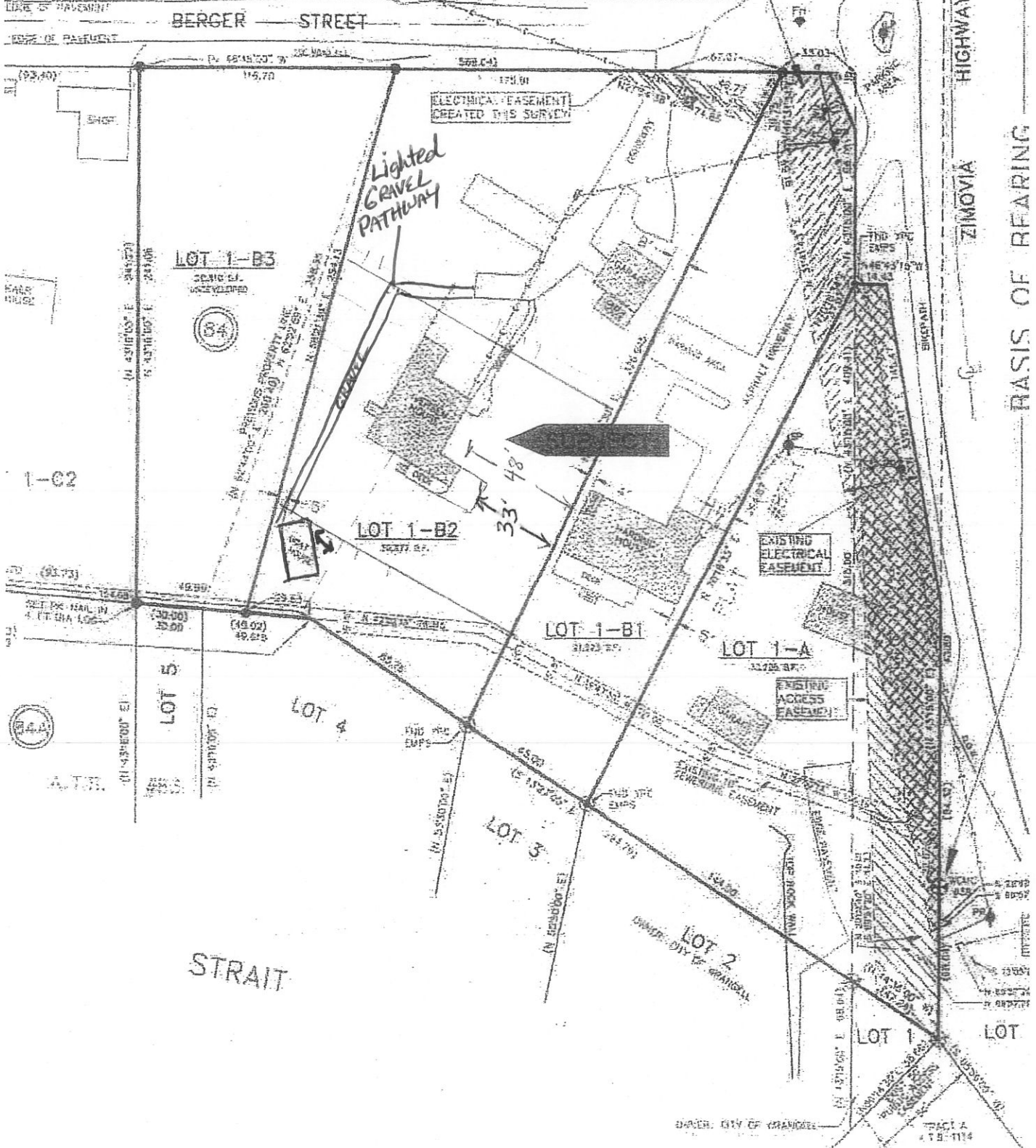
If more than one owner or if more than one parcel is involved, attach all signatures on a separate piece of paper identifying which parcels are owned by which persons.

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

STATE OF ALASKA
NOTARY PUBLIC
TIFFANY COOK
My Commission Expires 3/1/2009

WITNESSE MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN:
Tiffany Cook
NOTARY PUBLIC FOR THE STATE OF ALASKA
My Commission Expires 3/1/2009

EXISTING ELECTRICAL LINE
EASEMENT BOOK 10, PAGE 776
WREDELL RECORDING DISTRICT



GREG SCHEFF & ASSOCIATES

PLAT MAP

CITY AND BOROUGH OF WRANGELL, ALASKA

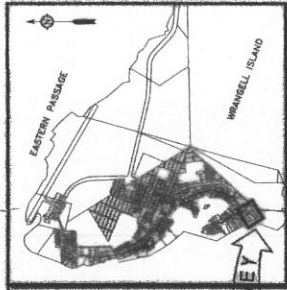


1 inch = 125 feet
Date: 7/11/2016

Public Map

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





THIS SURVEY

CURVE DATA

Δ = 64°30'20"
L = 281.13'
Chg. Brg. = 100.00'
Chg. Brg. = 100.00'

- LEGEND**
- LEAD PLUG IN ROCK (ORIGINAL TOWNSHIP CORNER)
 - PRIMARY BRASS CAP RECOVERED
 - SECONDARY MONUMENT SET REBAR AND ALUM CAP
 - SECONDARY MONUMENT RECOVERED (REBAR AND PLASTIC CAP)
 - OVERHEAD ELECTRICAL LINE
 - POWERSPOLE (SP-SERVICE POLE, LP-LIGHT POLE)
 - GUY ANCHOR
 - WATER VALVE
 - FENCE
 - DATA MEASURED OR CALCULATED
 - YELLOW PLASTIC CAP IN CONCRETE SET
 - ADDRESS EASEMENT BOOK 18, PAGE 329, WRANGELL RECORDING DISTRICT

PLAT NOTES

- REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
A. BOOK 18, PAGE 329, PAGE 383
B. BOOK 18, PAGE 329, PAGE 383
C. BOOK 18, PAGE 329, PAGE 383
D. BOOK 10, PAGE 276, PAGE 383, PAGE 395, PAGE 402
E. PLAT #74-1, PLAT #87-1
- THE PURPOSE OF THIS REPLAT IS TO CLARIFY PROPERTY LINES FROM DEEDS THAT MATHEMATICALLY DO NOT COME TOGETHER (CLOSE).



WRANGELL RECORDING DISTRICT

PROJECT: G.I.M.P. RESUBDIVISION
THE REPLAT OF PORTIONS OF LOT 1, BLOCK 84
WRANGELL TOWNSHIP, U.S. SURVEY 118

CLIENT: CHRIS AND JODIE GUGENBUCKLER
BOX 491
WRANGELL, ALASKA 99929

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY CERTIFY THAT THE PLAT OF WRANGELL TOWNSHIP, U.S. SURVEY 118, IS A PUBLIC PLAT AND THAT THE PLAT OF WRANGELL TOWNSHIP, U.S. SURVEY 118, IS A PUBLIC PLAT AND THAT THE PLAT OF WRANGELL TOWNSHIP, U.S. SURVEY 118, IS A PUBLIC PLAT.

NOTARY'S ACKNOWLEDGMENT

NOTARY PUBLIC, STATE OF ALASKA

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY CERTIFY THAT THE PLAT OF WRANGELL TOWNSHIP, U.S. SURVEY 118, IS A PUBLIC PLAT AND THAT THE PLAT OF WRANGELL TOWNSHIP, U.S. SURVEY 118, IS A PUBLIC PLAT.

NOTARY'S ACKNOWLEDGMENT

NOTARY PUBLIC, STATE OF ALASKA

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WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY CERTIFY THAT THE PLAT OF WRANGELL TOWNSHIP, U.S. SURVEY 118, IS A PUBLIC PLAT AND THAT THE PLAT OF WRANGELL TOWNSHIP, U.S. SURVEY 118, IS A PUBLIC PLAT.

NOTARY'S ACKNOWLEDGMENT

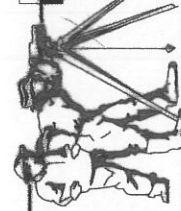
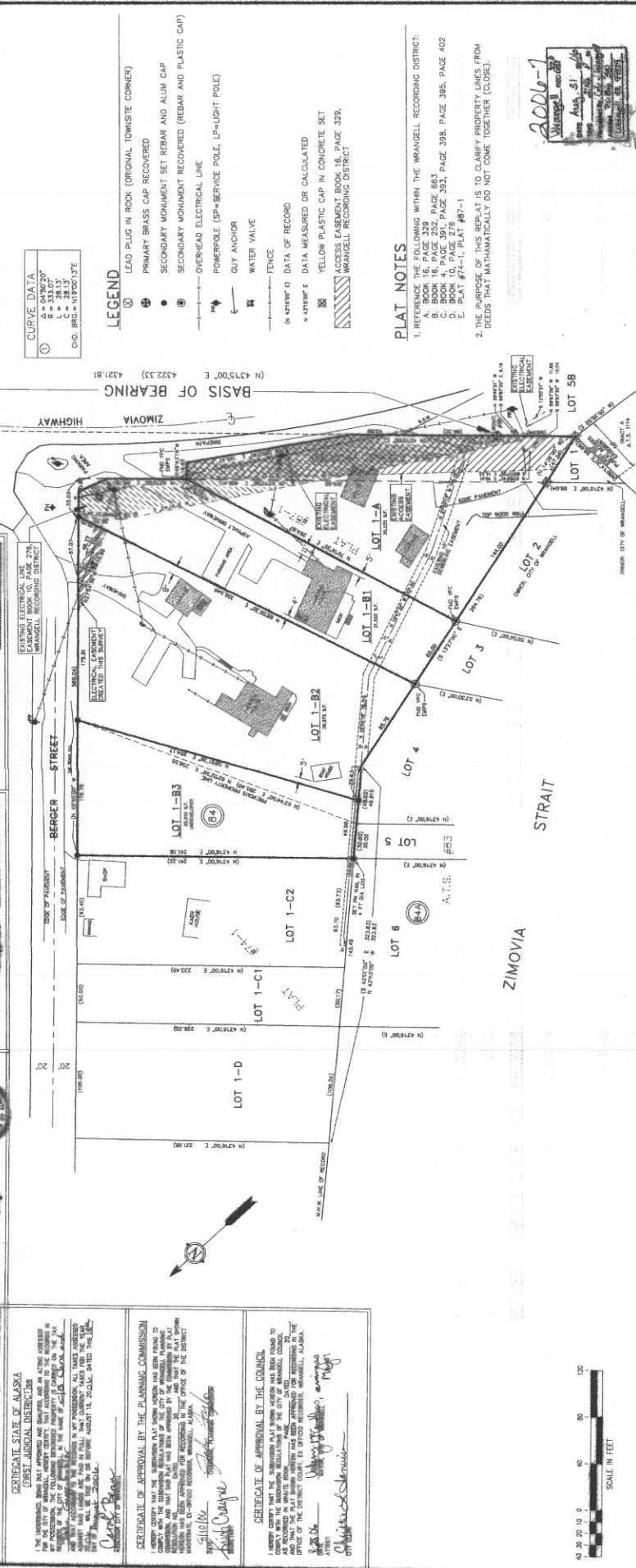
NOTARY PUBLIC, STATE OF ALASKA

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NOTARY'S ACKNOWLEDGMENT

NOTARY PUBLIC, STATE OF ALASKA



SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, CERTIFY THAT I AM A REGISTERED SURVEYOR LICENSED IN THE STATE OF ALASKA, AND THAT I HAVE PERSONALLY SUPERVISED THE SURVEY OF THE HEREIN DESCRIBED LANDS AND THAT THE PLAT OF WRANGELL TOWNSHIP, U.S. SURVEY 118, IS A PUBLIC PLAT AND THAT THE PLAT OF WRANGELL TOWNSHIP, U.S. SURVEY 118, IS A PUBLIC PLAT.

NOTARY'S ACKNOWLEDGMENT

NOTARY PUBLIC, STATE OF ALASKA

NOTARY'S ACKNOWLEDGMENT

NOTARY PUBLIC, STATE OF ALASKA

City and Borough of Wrangell

Agenda Items G3

Date: July 11, 2016

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Discussion of Draft Zoning Code changes to implement Commission recommendations on Marijuana Licensed Facilities

After returning from vacation over the 4th of July, I found out that the Borough Attorney has requested that staff prepare the code changes for the attorney review. I have not had time to put together my recommended code changes but should have it available in part for you meeting Thursday night. I apologize for not having it for the Commission today as the packets are distributed, but want to keep this issue moving forward. I will forward a draft for discussion purposes on Thursday afternoon.

Table of Proposed Permissible Uses - PZ Recommendation to Assembly

CU= Conditional Use P=Permitted

Marijuana License Activity	SF	MF	RR1	RR2	RMU	C	IL	I	WD	SMB	OS/P	TM
Limited Cultivation <500ft			CU****	CU****	CU*	CU	CU	CU	CU			CU
Standard Cultivation >500ft			CU*****	CU*****	CU*	CU**	CU**	CU	CU			CU
Manufacturing			CU***	CU***	CU*,***	CU***	CU***	CU***	CU***			CU***
Testing			CU*****	CU*****	CU*	CU	CU	CU	CU			CU
Retail			CU*****	CU*****	CU*	CU	CU	CU	CU			CU
as of:	14-Apr	14-Apr	26-May	26-May	12-May	12-May	12-May	12-May	12-May	12-May	12-May	12-May

* Businesses, including marijuana businesses, not allowed in RMU-U
 ** maximum of 2000 sqft grow area, and indoors only

***all manufacturing except solvent based processes
 ***** Minimum of 1 acre of land required, and meet setbacks
 ***** Minimum of 2 acres of land required, and meet setbacks

- Single Family SF
- MultiFamily MF
- Rural Residential 1 RR1
- Rural Residential 2 RR2
- Remote Residential Mixed Use RMU
- Commercial C
- Light Industrial IL
- Industrial I
- Waterfront Development WFD
- Shoemaker Bay Waterfront Development SMB
- Open Space/Public OS/P
- Timber Management TM