

# *City and Borough of Wrangell, Alaska*

## WRANGELL PLANNING AND ZONING COMMISSION

May 10, 2018

7:00pm

### Agenda

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

#### B. AMENDMENTS TO THE AGENDA

#### C. APPROVAL OF MINUTES: April 12, 2018

#### D. PERSONS TO BE HEARD

#### E. CORRESPONDENCE

#### F. OLD BUSINESS

#### G. NEW BUSINESS

1. Final Plat Review of Ingram Replat, a replat of Lots 17 and 19, USS 3398, creating a single Lot A, zoned Rural Residential, owned by Wanda Ingram.
- Pub Hrg 2. Variance application for a clarification and possible reduction to the lot size requirements for duplexes in the Multi Family Residential District, on Lot 7, Block 24, Wrangell Townsite, requested by owner Kevin Young.
- Pub Hrg 3. Preliminary Plat review of Trust Land Survey No. 2018-9, a subdivision of Lot 1, USS 3709, creating Lots 1 and 2, portions of property zoned Open Space Public or Rural Residential requested by the owner Mental Health Trust Authority.
- Pub Hrg 4. Preliminary Plat review of Trust Land Survey No. 2018-10, a subdivision of Lot 3, USS 3709, creating Lots 1, 2 and 3, portions of property zoned Open Space Public or Timber Management, requested by the owner Mental Health Trust Authority.
- Pub Hrg 5. Preliminary Plat review of Trust Land Survey No. 2018-11, a subdivision of Lot 4A, USS 3709, creating Lots 1 and 2, portions of property zoned Open Space Public, Timber Management, Rural Residential Development or Open Space Public requested by the owner Mental Health Trust Authority.
6. Request to lease City owned Tidelands adjacent to existing lease, requested by Hungry Beaver, Inc. (Patty Kautz)

#### H. PUBLIC COMMENT

#### I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

#### J. ADJOURNMENT

# *City and Borough of Wrangell, Alaska*

## WRANGELL PLANNING AND ZONING COMMISSION

April 12, 2018  
7:00pm

### Agenda

**A. CALL TO ORDER/ROLL CALL:** Chair Terri Henson called the meeting to order at 7:00 pm. Commissioners Duke Mitchell, Apryl Hutchinson, Charles Haubrich, and Terri Henson were present. Commissioner Don McConachie was absent. Also present were staff Carol Rushmore and Aleisha Mollen.

**B. AMENDMENTS TO THE AGENDA:** None

**C. APPROVAL OF MINUTES: March 20, 2018**

**M/S: Hutchinson/Haubrich moved to approve the minutes as presented.  
Motion approved unanimously by polled vote.**

**D. PERSONS TO BE HEARD:**

**Stanley Campbell, 220 St Michaels St, asked to withdraw the part of the variance application for the garage for now and go forward with the remainder of the variance application.**

**E. CORRESPONDENCE:** None

**F. OLD BUSINESS:** None

**G. NEW BUSINESS**

1. Presentation by Mullikin Surveyors regarding the on-going survey of Mental Health Trust lands as part of the land trade with the US Forest Service.

Rushmore stated that the part of the survey requested to be removed is still part of the survey. When Senator Sullivan was here, they asked to remove any areas of inequities.

Don Mullikin of Homer present the survey plans. They will submit a plat in May and have asked for some exceptions regarding contours and line-of-sight. There are some areas they would like to not survey due to the fact that Alaska Mental Health Trust doesn't pay property tax anyway. He confirmed that the markers are still there and legal.

Rushmore stated that she had no problem with the plans, other than to ensure the corner markers are correct on the narrow beach strip of W-4.

Hutchinson asked for clarification and Mulikin stated that they were verifying acreage for the Mental Health Trust, but would like to not survey Lot 2, because that area is already surveyed and recorded.

Rushmore stated that there is another crew doing the same in the Meyer's Chuck area that will be bringing forward a plat.

2. Variance application for a side yard setback reduction for a house on Lot7B, Block 3, Eastaugh Subdivision, zoned Single Family Residential, requested by owner Scott Eastaugh.

**Public Hearing was opened for this item at 7:12 pm. No one was present to speak on this item. Public Hearing was closed at 7:13 pm.**

**M/S: Hutchinson/Mitchell moved to approve of the findings of fact and the variance request for Lot7B for a house to be constructed no closer than 1 foot from the north property line.**

Rushmore did speak to Gary Allen, the adjacent land owner just for questions. There are no complaints from land owners in the area at this time.

Hutchinson asked about the slope on the backside of the property.

Scott Eastaugh stated that the lot is narrow, so the variance is just to work with what is there. There are currently no houses on that lot.

Haubrich asked about the white pipe in the picture and also the potential runoff. The white pipe in the picture is just a property marker he placed and Eastaugh is not concerned about any runoff to the lot he owns behind it. There are no view concerns because it will be lower than the trees.

Henson asked about if it could be moved over and Eastaugh stated that there was no way to do that and allow for turn-around.

**Motion approved unanimously by polled vote.**

3. Variance application for a front yard, side yard, and a backyard setback reduction for residential addition on Lot A, WC Replat, zoned Single Family Residential, requested by owner Stanley Campbell.

**Public Hearing was opened for this item at 7:22 pm. No one was present to speak on this item. Public Hearing was closed at 7:22 pm.**

**M/S: Hutchinson/Haubrich moved to approve a front yard, side yard, and a backyard setback reduction for residential addition on Lot A, WC Replat, zoned Single Family Residential, requested by owner Stanley Campbell including the findings of fact, noting the removing of the single-story garage from the variance application.**

Hutchinson asked an audience member about the concerns they would have if the garage had remained part of the application. Since it is not part of the application any longer, it is not a concern.

**Motion approved unanimously by polled vote.**

**H. PUBLIC COMMENT:** None

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

**J. ADJOURNMENT:** 7:27 pm.

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**VICE CHAIRPERSON**

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**SECRETARY**



# *City and Borough of Wrangell, Alaska*

Date: May 7, 2018

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final Plat Review of Ingram Replat, a replat of Lots 17 and 19, USS 3398, creating a single Lot A, zoned Rural Residential, owned by Wanda Ingram.

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**Recommendation:**

Staff recommends approving the Final Plat of the Ingram Replat.

**Background:**

This plat was not required to come as a public hearing and preliminary plat because two lots are being combined and no changes to the outside property boundaries are being made – it is being considered a lot line adjustment per WMC 19.04.020.



# CITY AND BOROUGH OF WRANGELL, ALASKA

YOUNG variance (structures were removed from property)



Public Map



1 inch = 455.488697 feet  
Date: 5/9/2018

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



# *City of Wrangell, Alaska*

## Agenda Item G2

Date: May 6, 2018

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance application for a clarification and possible reduction to the lot size requirements for duplexes in the Multi Family Residential District, on Lot 7, Block 24, Wrangell Townsite, requested by owner Kevin Young.

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**Recommendation: Staff recommends approval of the findings of fact and a variance permit to construct a duplex on the above described Multi-Family lot that is 6,698 square feet.**

**Background:**

The applicant would like to construct a duplex on his lot. Staff's interpretation of the Code pertaining to lot size requirements of duplexes is that the code is not consistent, but confusing and open to various interpretations. The initial interpretation of the Code is that the applicant would need 10,000 square feet of property to build a duplex.

**Criteria:**

The proposal must comply with the following sections:

Chapter 20.20: Multi Family Residential

Chapter 20.52: Lot Standards

Chapter 20.72: Variances

**Findings:**

The applicant owns a 6,698 square foot lot in the Multi-Family District (MF) on Case Avenue. Mr. Young is currently starting construction for a single family home but would like to convert his plans into a duplex. Duplexes are a principal use permitted outright in MF (WMC20.20.020(D)), and therefore should not require a permit unless height or setbacks or other standard is not met. The purpose of the Multi Family District is to "protect and enhance present medium density residential areas and to provide additional areas suitable for duplexes, apartments, planned unit development and other relatively high density residential uses." The construction of the duplex was questioned by a local resident. In doing due diligence to answer their questions, some inconsistencies or different interpretations within the Code surfaced. After reading the code further, WMC20.52.090 Density-Minimum Lot Size, the code states that within a MF district, the "minimum lot area shall be 5,000 square feet per single-family residential unit." The code, however, does not have a definition for "Single-Family Residential Unit". The code does define a dwelling, a dwelling unit, a dwelling unit – one family, a dwelling unit – multiple family and a dwelling unit – two family (definitions attached).

It could be assumed that the intent of a 'Single-Family Residential Unit' is the same as a 'dwelling unit – one family.' It could also be assumed that the intent of 'Single-Family Residential Unit' is the same as 'dwelling unit.' The definition of dwelling unit – one family indicates a detached building. A duplex meets the definition of dwelling unit – two family. If the Code in WMC20.52.090 were to say 5000 square feet per dwelling unit – one family, it would not be applicable to a duplex as the dwelling units are not detached from each other. If the code were to say 5000 square feet per dwelling unit, then 10,000 square feet could be required as the minimum lot size. But the code does not say that.

The code further allows, that if the density of a MF development (meaning 3 units or more) is at least 12 units per acre (1 acre = 43,560 sq. ft), then the minimum square feet per residential unit is 800 sq.

ft for a one or two story building (700 if a three story building). Density of a development at least 12 units per acre is approximately a unit per 3630 square feet. If a duplex were considered a MF structure (which it is not by dwelling definitions) only 7260 square feet would be required.

Because of the lack of clarity regarding duplexes in the Single Family or Multi family districts, staff requested the applicant obtain a variance to the lot size requirement from the Planning and Zoning Commission and request direction of the Commission regarding the discrepancy. Staff's initial review was that 10,000 square feet would be required. But the intent of the Multi Family district and the high density allowance of structures at least 12 units per acre, seems to be counter intuitive for such a large lot size for a duplex.

Setback requirements for structures within the MF District are 10 foot Front, 5 foot side, and 15 foot back. The structure meets all setback requirements being 21 foot front, 10 feet on each side, and 72 foot in back.

The applicant does not believe that the Variance application is required and feels that a duplex is allowed and permitted per the Zoning District. The applicant believes that only 1600 square feet per unit is required, along with all other development standards such as setbacks etc.

A Variance application must meet four criteria.

1. Exceptional Physical Circumstances: The lot itself has no exceptional physical circumstances other than its small size due to being one of the original lots within the townsite.
2. Strict application would result in practical difficulties or unnecessary hardships: Strict application would result in not allowing the applicant to meet the intent of the Multi Family District, when other design standards are met.
3. That the granting of the variance will not result in prejudice to others, or be detrimental to public health, safety or welfare: The granting of the variance will not prejudice others in the area. Across the street is zoned Waterfront Development. Granting a duplex on the lot meets with the intent of the Zoning District. The variance will not create a safety issue or be detrimental to public health, nor should it impact adjacent neighbors within the same district.
4. Granting of the variance is not contrary to the comp plan for multi family residential development.

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 612 Case Avenue

Lot (s) size of the petition area 6,698.75 SF  
134' x 50'

Existing zoning of the petition area MULTI FAMILY RESIDENTIAL (MFR)

Current zoning requirements that cannot be met (setbacks, height, etc.):  
none / I believe they ARE met

Proposed change that requires this variance clarification of  
the LOT SIZE requirements for this structure

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

Explain details of the proposed development Two-Family Dwelling of  
800 square feet EACH

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: I believe there is  
confusion in the technical definitions of the units per  
square foot. What is the interpretation for two dwellings?  
My interpretation is 800 square feet per or 1600 square  
feet

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.

Kevin Young  
PRINT PETITIONER'S NAME

Kevin Young  
SIGNATURE (S) OF THE OWNER(S) OF THE LAND IN PETITION AREA

PO BOX 5422 Wrangell AK 99901  
ADDRESS

4/30/18  
DATE

907-821-0807  
TELEPHONE

02-023-375

6/2 CASP Amend? 02-032-301

02-023-228

0000 AVG

HOUSE 02-023-522

02-023-524

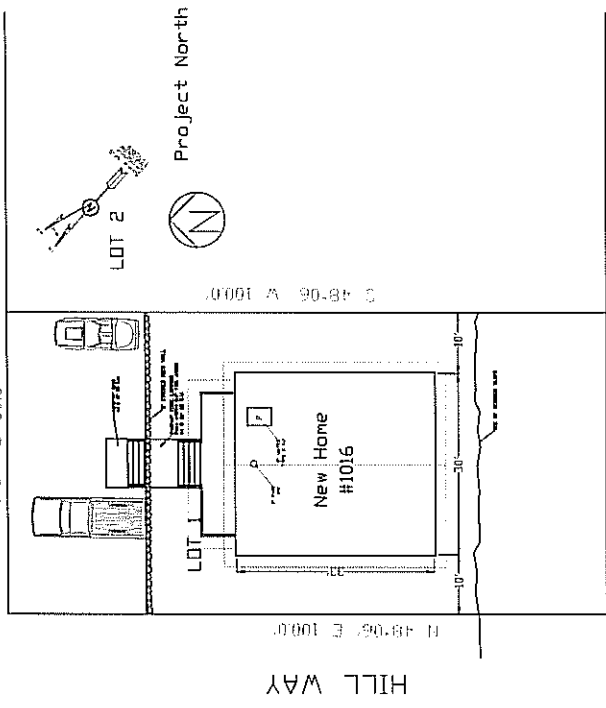
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- NOTES:
1. 2012 IBC, 2012 IMC, 2012 UPC, 2012 IECC, 2014 NEC AND TITLE-19 LOCAL ORDINANCE OCCUPANCY F1, TYPE VB CONSTRUCTION
  2. ENGINEER TO REVIEW THE TRUSS REACTIONS AND DO THE FINAL DESIGN OF THE THE HOLD-DOWN SYSTEM.
  3. ALL FRAMING MEMBERS TO BE #2 HEM/FIR OR BETTER GLUE LAM BEAMS TO BE 24F
  4. ALL CONCRETE TO BE MIN. 3000 PSI @ 30 DAYS W/ A MINIMUM OF 5% AIR ENTRAINMENT
  5. FOLLOW 2012 IBC NAILING REQUIREMENTS
  6. ALL PRESSURE TREATED WOOD TO BE GROUND CONTACT RATED
  7. A SOIL BEARING CAPACITY OF 4000 PSF HAS BEEN USED IN THE DESIGN TEST PITS MUST BE EXCAVATED
  9. LOADING CRITERIA: FIRST & SECOND FLOOR RESIDENCE 40 PSF, SNOW LOAD 55 PSF, WIND 120 MPH EXPOSURE D, SEISMIC Sds=0.28, Sdi=0.16
  10. EXISTING WATER AND WASTEWATER SYSTEMS TO BE USED FOR PROJECT.
  11. ALL STEEL TO BE A36 OR EQUAL

- SHEET INDEX:
- C1 SITE PLAN
  - C2 FIRST FLOOR PLAN
  - C3 SECOND FLOOR PLAN
  - C4 FOUNDATION PLAN
  - C5 SECTION OF BUILDING
  - C6 DETAILS & SECTIONS
  - C7 TRUSS & JOIST LAYOUT

WOODLAND AVE  
S 41'54" E 50.0'



H 41'54" W 50.0'  
Site Plan  
Scale 1"=20'

DRAWING MAY BE REDUCED

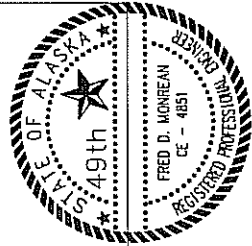
LOT 1 BK 7 US SURVEY 1381  
1016 WOODLAND AVE.  
KEVIN YOUNG

NO.	REVISION / DATE	BY

DESIGNED BY  
MONREAN ENGINEERING  
& ASSOCIATES INC.  
BOX 247  
KETCHIKAN, ALASKA 99901  
PHONE: 907 247-5920  
FAX: 907 247-5910  
monrean@alpine.net

PREPARED FOR  
S.E.A. INSLAND CONST.  
KEVIN YOUNG  
PO BOX 8422  
KETCHIKAN, AK 99901

PROJECT:	C1 / C7
DATE:	JAN. 2, 2018
SCALE:	AS SHOWN



# CITY AND BOROUGH OF WRANGELL, ALASKA

YOUNG variance (structures were removed from property)



Public Map



1 inch = 75 feet  
Date: 5/9/2018

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



### **20.08.220 Dwelling.**



“Dwelling” means a building or any portion thereof designed or used exclusively for residential occupancy including one-family, two-family and multiple-family dwellings, but not including any other building wherein human beings may be housed. [Ord. 867 § 1, 2013; Ord. 349 § 5, 1976; prior code § 95.80.020. Formerly § 20.08.180.]

### **20.08.230 Dwelling, multiple-family.**



“Multiple-family dwelling” means any building containing three or more dwelling units. [Ord. 867 § 1, 2013; Ord. 349 § 5, 1976; prior code § 95.80.020. Formerly § 20.08.190.]

### **20.08.240 Dwelling, one-family.**



“One-family dwelling” means any detached building containing only one dwelling unit. [Ord. 867 § 1, 2013; Ord. 349 § 5, 1976; prior code § 95.80.020. Formerly § 20.08.200.]

### **20.08.250 Dwelling, two-family.**



“Two-family dwelling” means any building containing only two dwelling units. [Ord. 867 § 1, 2013; Ord. 349 § 5, 1976; prior code § 95.80.020. Formerly § 20.08.210.]

### **20.08.260 Dwelling unit.**



“Dwelling unit” means one or more rooms and a single kitchen designed as a unit for occupancy by not more than one family for living or sleeping purposes. [Ord. 867 § 1, 2013; Ord. 349 § 5, 1976; prior code § 95.80.020. Formerly § 20.08.220.]

# *City and Borough of Wrangell, Alaska*

Items G- 3, 4 and 5

Date: May 7, 2018

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of Trust Land Surveys No. 2018-9, No. 2018-10, and No. 2018-11 a subdivision of Lot 1, Lot 3, and Lot 4A, USS 3709, portions of which are zoned Open Space Public, Timber Management, or Rural Residential requested by the owner Mental Health Trust Authority for the land trade between the Mental Health Trust Authority and U.S. Forest Service.

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## **Recommendation:**

**Staff recommends postponing approval of the preliminary plat until access issues are resolved.**

## **Background:**

This staff report is for Agenda Items G- 3, 4 and 5.

This proposed land trade between the USFS and the Mental Health Trust Authority has been in process for several years. The proposed sale was previously reviewed by the Borough and the Assembly, on the Planning and Zoning Commission's recommendation, requested that a portion of the proposed land trade area around 9-10 mile Zimovia Highway be removed from the lands for trade as they were considered very desirable developable lands.

Legislation was passed and Wrangell is now being surveyed in Phase II of the survey land analysis.

## **Findings:**

Staff reviewed the preliminary plats in-house and identified some issues of concern, mostly dealing with access to the newly created lots. I went to the USFS to discuss some of the access issues that could be affecting their lands as well. Below is a list of concerns that was forwarded to the Alaska Mental Health Trust on Monday.

Trust Land Survey 2018-9:

1. Lot 1, a separate legal lot, is being created without guaranteed access (WMC 19.28.050).
2. There are 5 'ROW' 'lots' owned by Alaska Mental Health Trust (AMHT) along Zimovia Highway. Are these separate lots or part of the larger Lot 2 Tract? I
3. These 5 'ROW' 'lots' owned by (AMHT) are the only access points to the larger AMHT Lot 2 that could be developed at some point in the future. If they are separate lots, they should be part of this plat and should have at minimum 60 foot ROW access designated

through them to Lot 2 and continue to Lot 1 for guaranteed access to Lot 1. If they are not separate, the 60 foot right of way access still needs to be designated.

4. The logging road shown on the plat (Rainbow Falls Road) that starts in Lot 2 at the top of Phillips Street is a right of way designated in 1961 (documentation attached) and should be designated as such on the plat.

#### Trust Land Survey 2018-10:

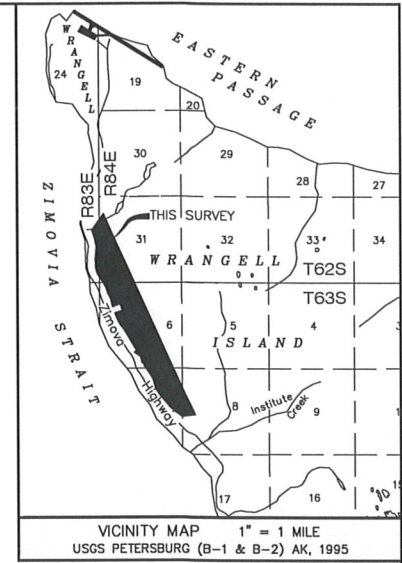
1. Lot 1, a separate legal lot, is being created without guaranteed access.
2. Lot 2, a separate legal lot, is being created without guaranteed access.
3. Lot 3, a separate legal lot, is being created without guaranteed access.
4. AMHT owns Lot 3, South Wrangell Subdivision, that may need to be part of this plat for designation for a 60 foot ROW to Lot 2 and possibly Lot 1.
5. AMHT owns Lot 23, USS 2900 and Lot 14, South Wrangell subdivision that should be part of this plat to include a 60 foot ROW through to access USFS lands, but should continue through Lot 3. Future access through and beyond Lot 3 is of concern to the City and Borough of Wrangell as this was the access point to any future Timber sales in the Wrangell Island Sale completed last year. Should conditions change in the future, the borough and the USFS want to ensure access to Timber lands beyond Lot 3.
6. The easement for the Rainbow Falls Trail should be referenced on Plat notes.

#### Trust Land Survey 2018-11:

1. Concerns on the plat involve potential improvements and uses to the Pats Creek Land area. The plat reflects no road agreement. The Borough is requesting wider road corridor be reflected than in the existing agreement between AMHT and USFS in order for future improvements to the road system for the industrial use of this site and to access nearby recreational opportunities.

This week, AMHT was meeting to discuss the above issues and I will be talking with them on Wednesday. I cannot prepare a recommended approval until some of the access issues are worked out and reflected appropriately in a plat.

The attached maps show the portion of the tract in green that will be going to the USFS. The portion of the tracts that are remaining with the Alaska Mental Health Trust are just labeled in red.



**GEOGRAPHIC COORDINATE:**

THE GEOGRAPHIC POSITION OF C1, LOT 1, T1S 2018-09, IN NAD83(2011), (EPOCH:2010.0000), DETERMINED BY SURVEY GRADE GNSS OBSERVATIONS, PROCESSED THROUGH THE NATIONAL GEODETIC ONLINE POSITIONING USER SERVICE (OPUS), IS:

LATITUDE: 56° 25' 15.xxx" NORTH  
 LONGITUDE: 132° 20' 50.xxx" WEST NAD 83(2011)

**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: \_\_\_\_\_  
 Mental Health Trust Authority  
 Printed Name and Title

**NOTARY'S ACKNOWLEDGEMENT**

This is to certify that on this \_\_\_ day of \_\_\_, 201\_\_\_, 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 which 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 \_\_\_, 20\_\_\_.

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

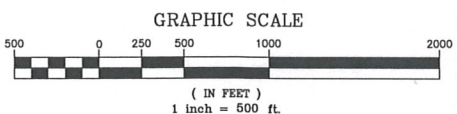
**CERTIFICATE OF APPROVAL BY THE ASSEMBLY**

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 and that the plat shown hereon has been approved for recording in the Office of the District Court, Ex-ficio Recorder, Wrangell, Alaska.

Date \_\_\_\_\_  
 Mayor, City and Borough of Wrangell  
 City Clerk

**LEGEND**

- ⊕ BLM POST MONUMENT RECOVERED
- ⊕ BLM COPPERWELD MONUMENT RECOVERED
- ⊕ PRIMARY MONUMENT SET THIS SURVEY
- ⊕ BLM MONUMENT OF RECORD, NOT RECOVERED THIS SURVEY
- SECONDARY MONUMENT OF RECORD, NOT RECOVERED THIS SURVEY
- SURVEYED LINE
- - - UNSURVEYED LINE
- - - EASEMENT LINE
- - - SECTION LINE
- W.R.D. WRANGELL RECORDING DISTRICT

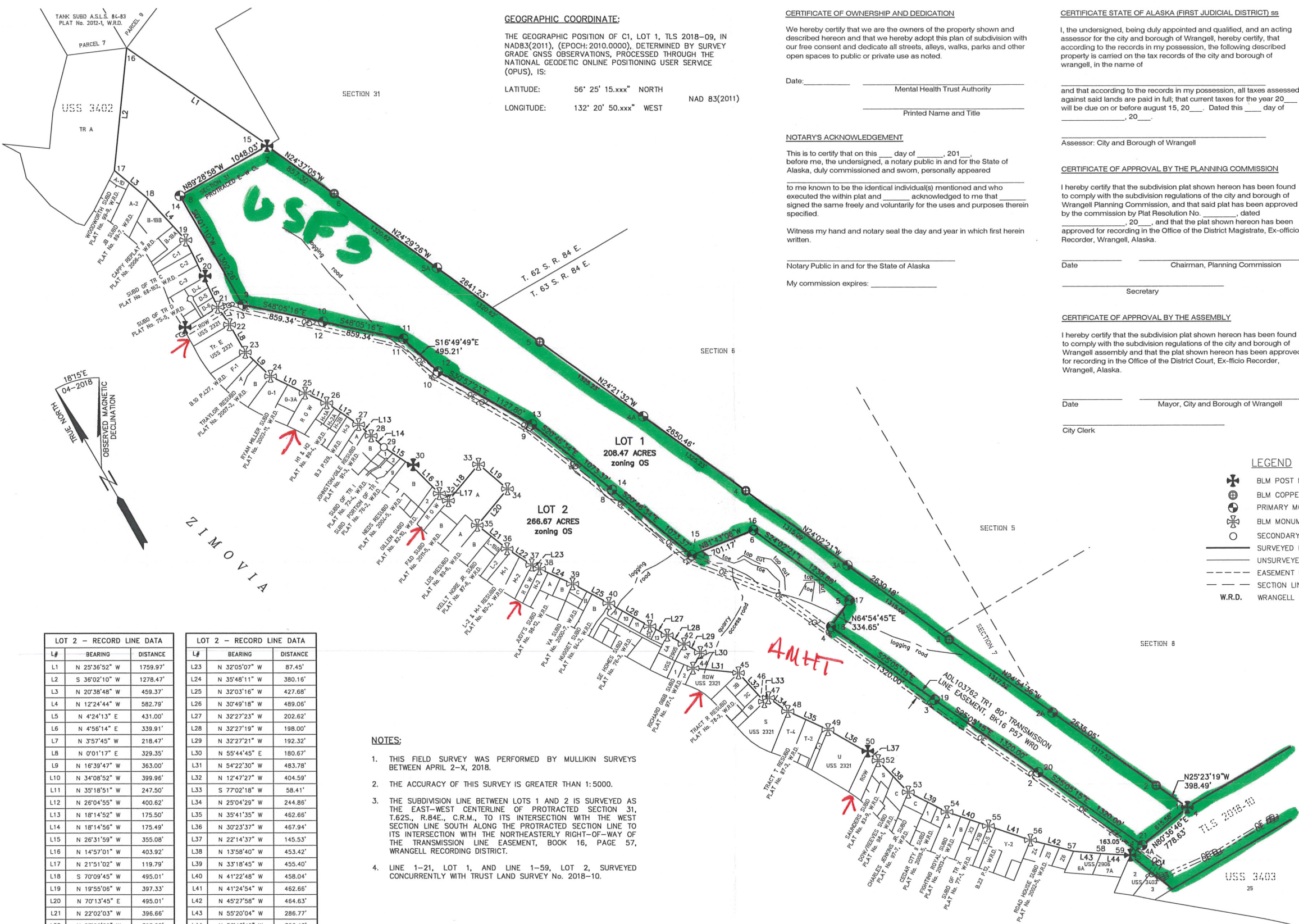


MULLIKIN SURVEYS  
 P.O. BOX 790  
 HOMER, ALASKA 99603-0790  
 (907) 235-8975

**TRUST LAND SURVEY  
 No. 2018-9**  
 CREATING LOTS 1 & 2

A SUBDIVISION OF  
 LOT 1, U.S. SURVEY No. 3709,  
 TOWNSHIP 62 SOUTH, RANGE 84 EAST,  
 & TOWNSHIP 63 SOUTH, RANGE 84 EAST,  
 COPPER RIVER MERIDIAN, ALASKA  
 IN THE WRANGELL RECORDING DISTRICT  
 CONTAINING 852.00 ACRES MORE OR LESS

SURVEYOR	CLIENT
MULLIKIN SURVEYS 381 BONANZA AVE. P.O. BOX 790 HOMER, AK 99603 907-235-8975	STATE OF ALASKA ALASKA MENTAL TRUST AUTHORITY 3745 COMMUNITY PARK LOOP, SUITE 200 ANCHORAGE, AK 99508
SURVEY DATE: 04/4/2018	SCALE: 1" = 500'
PLAT DATE: 04/23/2018	BOOK NOS. XXX & XXX
CHECKED BY: DEM/JVM	FILE: WRANGELL W1
DRAWN BY: MRS	FILE No.:



LOT 2 - RECORD LINE DATA			LOT 2 - RECORD LINE DATA		
L#	BEARING	DISTANCE	L#	BEARING	DISTANCE
L1	N 25°36'52" W	1759.97'	L23	N 32°05'07" W	87.45'
L2	S 36°02'10" W	1278.47'	L24	N 35°48'11" W	380.16'
L3	N 20°38'48" W	459.37'	L25	N 32°03'16" W	427.68'
L4	N 12°24'44" W	582.79'	L26	N 30°49'18" W	489.06'
L5	N 4°24'13" E	431.00'	L27	N 32°27'23" W	202.62'
L6	N 4°56'14" E	339.91'	L28	N 32°27'19" W	198.00'
L7	N 3°57'45" W	218.47'	L29	N 32°27'21" W	192.32'
L8	N 0°01'17" E	329.35'	L30	N 55°44'45" E	180.67'
L9	N 16°39'47" W	363.00'	L31	N 54°22'30" W	483.78'
L10	N 34°08'52" W	399.96'	L32	N 12°47'27" W	404.59'
L11	N 35°18'51" W	247.50'	L33	S 77°02'18" W	58.41'
L12	N 26°04'55" W	400.62'	L34	N 25°04'29" W	244.89'
L13	N 18°14'52" W	175.50'	L35	N 35°41'35" W	482.66'
L14	N 18°14'56" W	175.49'	L36	N 30°23'37" W	467.94'
L15	N 26°31'59" W	355.08'	L37	N 22°14'37" W	145.53'
L16	N 14°57'01" W	403.92'	L38	N 13°58'40" W	453.42'
L17	N 21°51'02" W	119.79'	L39	N 33°18'45" W	455.40'
L18	S 70°09'45" W	495.01'	L40	N 41°22'48" W	458.04'
L19	N 19°55'06" W	397.33'	L41	N 41°24'54" W	482.66'
L20	N 70°13'45" E	495.01'	L42	N 45°27'58" W	484.63'
L21	N 22°02'03" W	396.66'	L43	N 55°20'04" W	286.77'
L22	N 27°06'09" W	308.22'	L44	N 56°43'40" W	306.43'

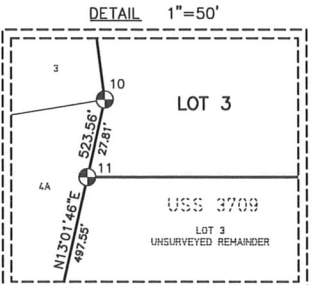
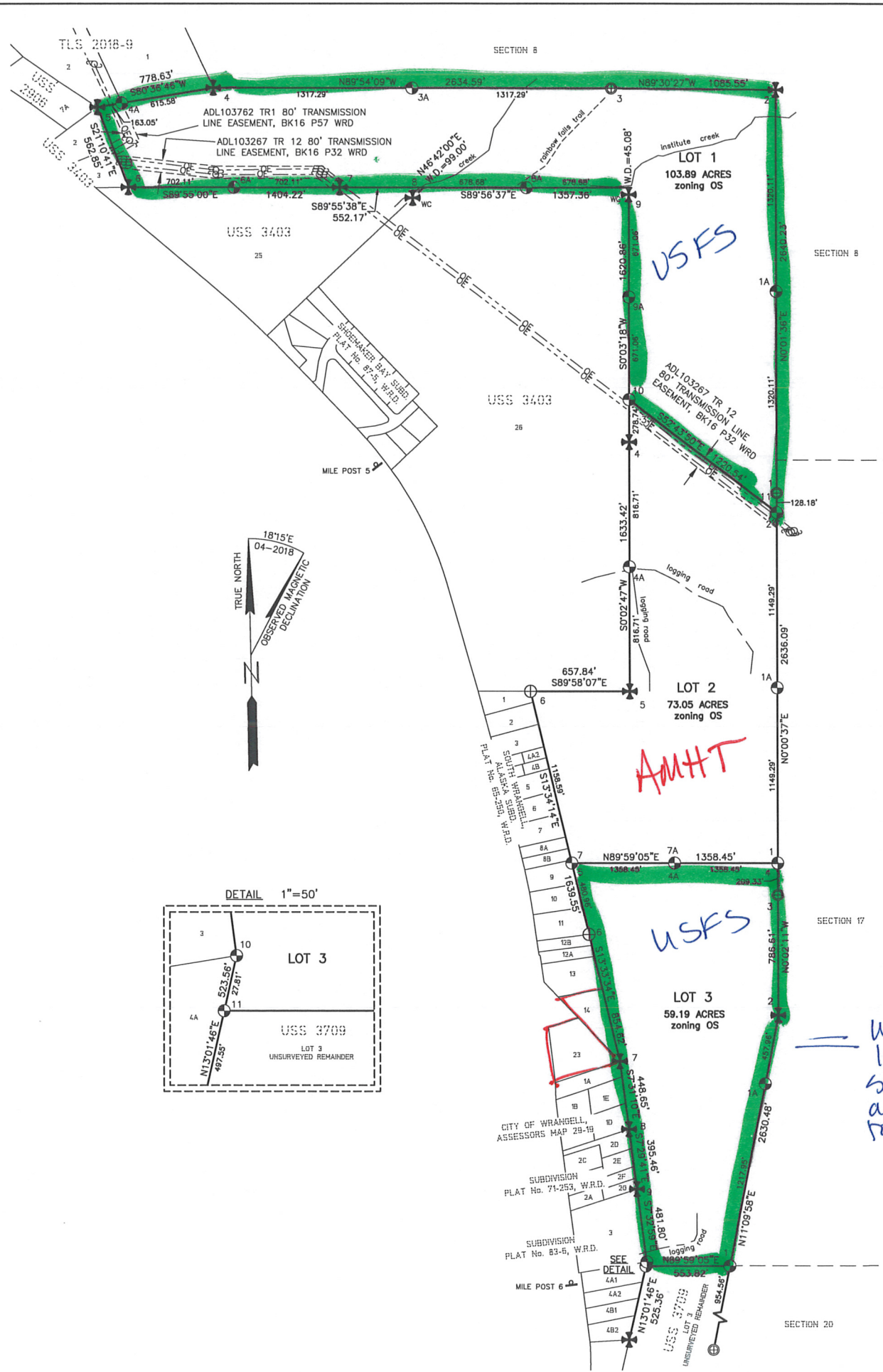
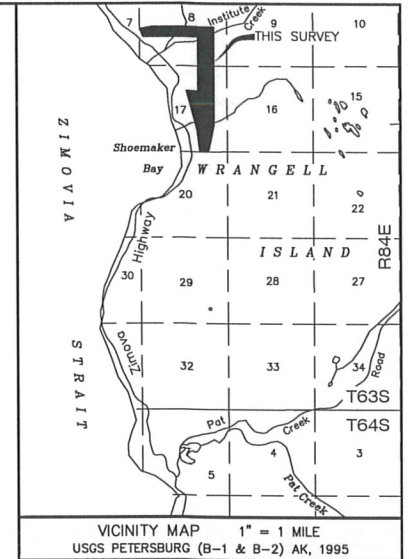
**NOTES:**

- THIS FIELD SURVEY WAS PERFORMED BY MULLIKIN SURVEYS BETWEEN APRIL 2-X, 2018.
- THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5000.
- THE SUBDIVISION LINE BETWEEN LOTS 1 AND 2 IS SURVEYED AS THE EAST-WEST CENTERLINE OF PROTRACTED SECTION 31, T.62S., R.84E., C.R.M., TO ITS INTERSECTION WITH THE WEST SECTION LINE SOUTH ALONG THE PROTRACTED SECTION LINE TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY OF THE TRANSMISSION LINE EASEMENT, BOOK 16, PAGE 57, WRANGELL RECORDING DISTRICT.
- LINE 1-21, LOT 1, AND LINE 1-59, LOT 2, SURVEYED CONCURRENTLY WITH TRUST LAND SURVEY No. 2018-10.

**PRELIM PLAT**



# PRELIM PLAT



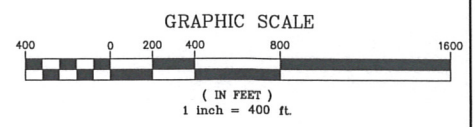
- NOTES:**
- THIS FIELD SURVEY WAS PERFORMED BY MULLIKIN SURVEYS BETWEEN APRIL 2-X, 2018.
  - THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5000.
  - ZIMOVIA HIGHWAY IS AN EASEMENT THROUGH LOT 4, U.S. SURVEY No. 3709.
  - THE SUBDIVISION LINE BETWEEN LOTS 1 AND 2 IS SURVEYED AS THE NORTHEASTERLY RIGHT-OF-WAY OF THE TRANSMISSION LINE EASEMENT, BOOK 16, PAGE 32, WRANGELL RECORDING DISTRICT.
  - LINE 4-4A AND LINE 4A-5, LOT 1, SURVEYED CONCURRENTLY WITH TRUST LAND SURVEY No. 2018-9.

**GEOGRAPHIC COORDINATE:**

THE GEOGRAPHIC POSITION OF C11, LOT 1, TLS 2018-10, IN NAD83(2011), (EPOCH:2010.0000), DETERMINED BY SURVEY GRADE GNSS OBSERVATIONS, PROCESSED THROUGH THE NATIONAL GEODETIC ONLINE POSITIONING USER SERVICE (OPUS), IS:

LATITUDE: 56° 24' 50.xxx" NORTH NAD 83(2011)  
LONGITUDE: 132° 19' 43.xxx" WEST

- LEGEND**
- BLM POST MONUMENT RECOVERED
  - BLM COPPERWELD MONUMENT RECOVERED
  - PRIMARY MONUMENT SET THIS SURVEY
  - SURVEYED LINE
  - UNSURVEYED LINE
  - EASEMENT LINE
  - SECTION LINE
  - W.R.D. WRANGELL RECORDING DISTRICT



**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 \_\_\_\_\_

**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: \_\_\_\_\_  
Mental Health Trust Authority  
Printed Name and Title

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 \_\_\_, 20\_\_.

Assessor: City and Borough of Wrangell

**NOTARY ACKNOWLEDGEMENT**

This is to certify that on this \_\_\_ day of \_\_\_, 201\_\_, 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 which first herein written.

Notary Public in and for the State of Alaska  
My commission expires: \_\_\_\_\_

**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 and that the plat shown hereon has been approved for recording in the Office of the District Court, Ex-ficio Recorder, Wrangell, Alaska.

Date: \_\_\_\_\_  
Mayor, City and Borough of Wrangell  
City Clerk

*Wrangell Island state access to harvest areas*

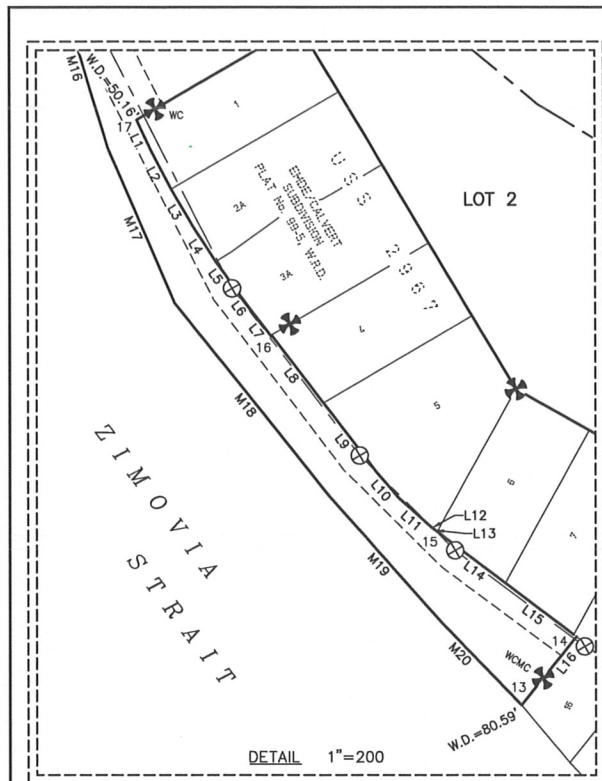
**MULLIKIN SURVEYS**  
P.O. BOX 790  
HOMER, ALASKA 99603-0790  
(907) 235-8975

**TRUST LAND SURVEY**  
No. 2018-10  
CREATING LOTS 1, 2, & 3

A SUBDIVISION OF  
LOT 3, U.S. SURVEY No. 3709,  
TOWNSHIP 63 SOUTH, RANGE 84 EAST,  
COPPER RIVER MERIDIAN, ALASKA  
IN THE WRANGELL RECORDING DISTRICT  
CONTAINING 236.13 ACRES MORE OR LESS

SURVEYOR	CLIENT
MULLIKIN SURVEYS 381 BONANZA AVE. P.O. BOX 790 HOMER, AK 99603 907-235-8975	STATE OF ALASKA ALASKA MENTAL TRUST AUTHORITY 3745 COMMUNITY PARK LOOP, SUITE 200 ANCHORAGE, AK 99509
SURVEY DATE: 04/4/2018	SCALE: 1" = 400'
PLAT DATE: 04/20/2018	BOOK NOS. XXX & XXX
CHECKED BY: DEM/JVM	FILE: WRANGELL W2-W3
DRAWN BY: MRS	FILE No.:





L#	BEARING	DISTANCE
L1	S 4°35'00" W	79.13'
L2	S 2°05'00" W	99.99'
L3	S 0°25'00" E	99.99'
L4	S 2°55'00" E	99.99'
L5	S 5°25'00" E	99.99'
L6	S 7°13'00" E	44.81'
L7	S 7°47'00" E	71.94'
L8	S 7°47'00" E	199.78'

L#	BEARING	DISTANCE
L9	S 7°47'00" E	200.84'
L10	S 11°06'00" E	82.90'
L11	S 18°24'00" E	99.99'
L12	S 22°49'00" E	10.30'
L13	S 23°14'00" E	10.03'
L14	S 23°14'00" E	199.85'
L15	S 23°14'00" E	199.85'
L16	N 69°00'00" E	124.54'

**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 \_\_\_\_\_, 20\_\_\_\_.

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

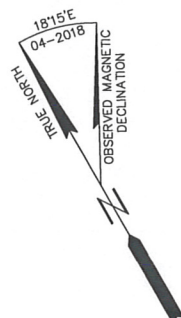
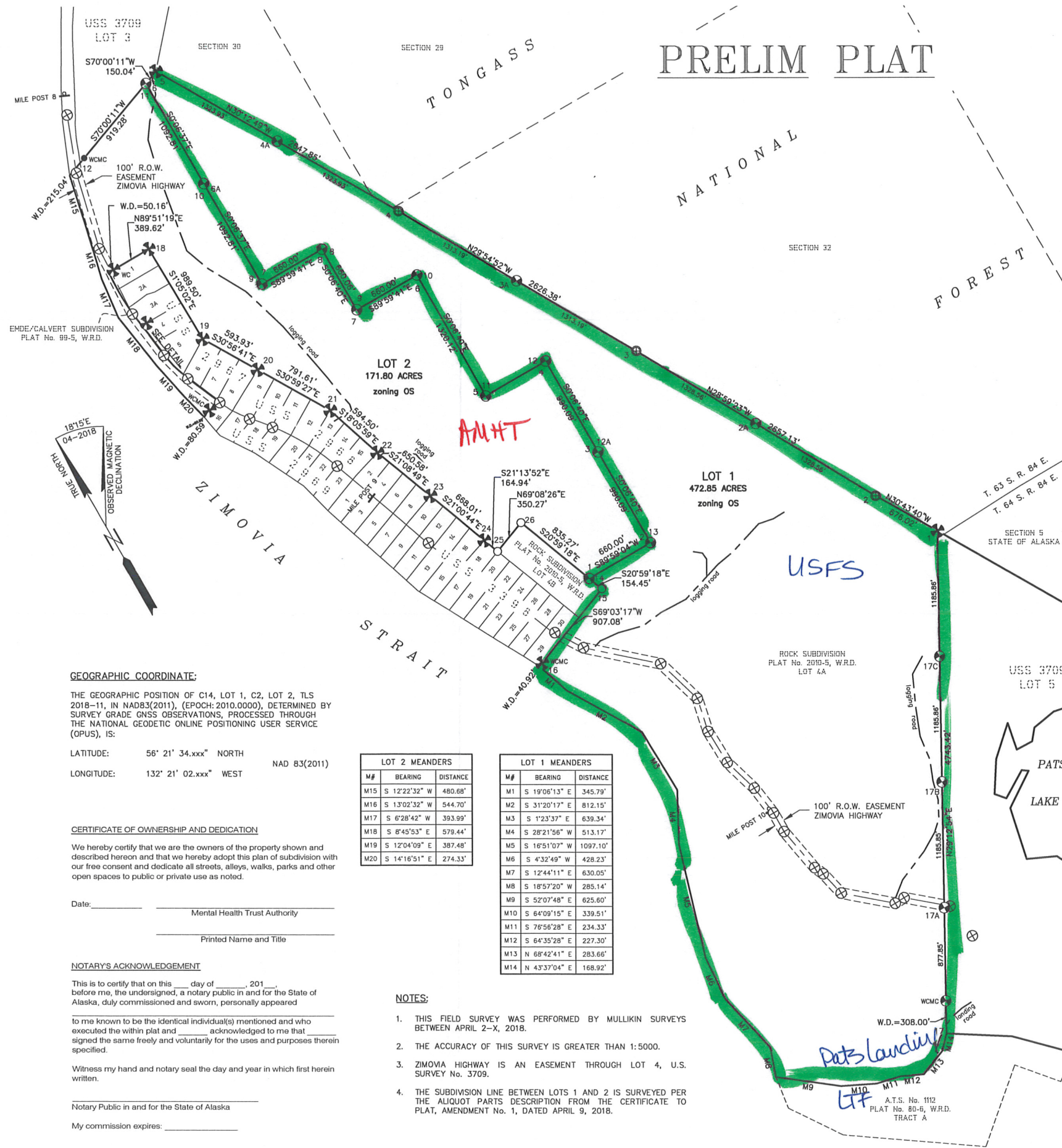
Secretary

**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 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



**GEOGRAPHIC COORDINATE:**

THE GEOGRAPHIC POSITION OF C14, LOT 1, C2, LOT 2, T1S 2018-11, IN NAD83(2011), (EPOCH: 2010.0000), DETERMINED BY SURVEY GRADE GNSS OBSERVATIONS, PROCESSED THROUGH THE NATIONAL GEODETIC ONLINE POSITIONING USER SERVICE (OPUS), IS:

LATITUDE: 56° 21' 34.xxx" NORTH NAD 83(2011)  
 LONGITUDE: 132° 21' 02.xxx" WEST

**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: \_\_\_\_\_ Mental Health Trust Authority

Printed Name and Title

**NOTARY'S ACKNOWLEDGEMENT**

This is to certify that on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, 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 which first herein written.

Notary Public in and for the State of Alaska

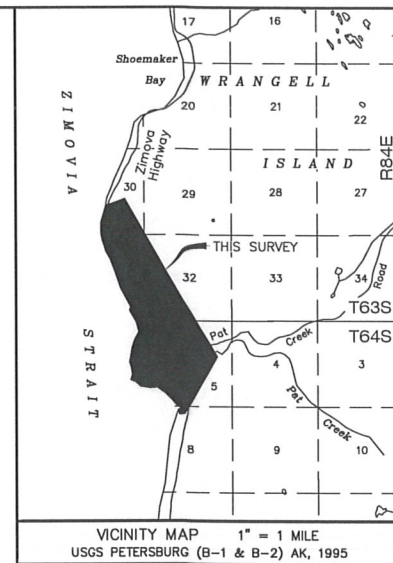
My commission expires: \_\_\_\_\_

M#	BEARING	DISTANCE
M15	S 12°22'32" W	480.68'
M16	S 13°02'32" W	544.70'
M17	S 6°28'42" W	393.99'
M18	S 8°45'53" E	579.44'
M19	S 12°04'09" E	387.48'
M20	S 14°16'51" E	274.33'

M#	BEARING	DISTANCE
M1	S 19°06'13" E	345.79'
M2	S 31°20'17" E	812.15'
M3	S 1°23'37" E	639.34'
M4	S 28°21'56" W	513.17'
M5	S 16°51'07" W	1097.10'
M6	S 4°32'49" W	428.23'
M7	S 12°44'11" E	630.05'
M8	S 18°57'20" W	285.14'
M9	S 52°07'48" E	625.60'
M10	S 64°09'15" E	339.51'
M11	S 76°56'28" E	234.33'
M12	S 64°35'28" E	227.30'
M13	N 68°42'41" E	283.66'
M14	N 43°37'04" E	168.92'

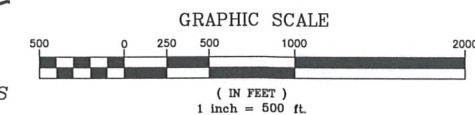
**NOTES:**

1. THIS FIELD SURVEY WAS PERFORMED BY MULLIKIN SURVEYS BETWEEN APRIL 2-X, 2018.
2. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5000.
3. ZIMOVIA HIGHWAY IS AN EASEMENT THROUGH LOT 4, U.S. SURVEY No. 3709.
4. THE SUBDIVISION LINE BETWEEN LOTS 1 AND 2 IS SURVEYED PER THE ALIQUOT PARTS DESCRIPTION FROM THE CERTIFICATE TO PLAT, AMENDMENT No. 1, DATED APRIL 9, 2018.



**LEGEND**

- ⊕ BLM POST MONUMENT RECOVERED
- ⊙ BLM COPPERWELD MONUMENT RECOVERED
- ⊗ SECONDARY MONUMENT RECOVERED
- ⊕ DOT CENTERLINE MONUMENT RECOVERED
- ⊕ PRIMARY MONUMENT SET THIS SURVEY
- ⊙ SECONDARY MONUMENT SET THIS SURVEY
- SURVEYED LINE
- UNSURVEYED LINE
- - - EASEMENT LINE
- - - SECTION LINE
- W.R.D. WRANGELL RECORDING DISTRICT



**MULLIKIN SURVEYS**  
 P.O. BOX 790  
 HOMER, ALASKA 99603-0790  
 (907) 235-8975

**TRUST LAND SURVEY**  
 No. 2018-11  
 CREATING LOTS 1 & 2

A SUBDIVISION OF  
 LOT 4A, U.S. SURVEY No. 3709,  
 ROCK SUBDIVISION, PLAT No. 2010-5,  
 TOWNSHIP 63 SOUTH, RANGE 84 EAST,  
 & TOWNSHIP 64 SOUTH, RANGE 84 EAST,  
 COPPER RIVER MERIDIAN, ALASKA  
 IN THE WRANGELL RECORDING DISTRICT  
 CONTAINING 644.65 ACRES MORE OR LESS

SURVEYOR	CLIENT
MULLIKIN SURVEYS 381 BONANZA AVE. P.O. BOX 790 HOMER, AK 99603 907-235-8975	STATE OF ALASKA ALASKA MENTAL TRUST AUTHORITY 3745 COMMUNITY PARK LOOP, SUITE 200 ANCHORAGE, AK 99503
SURVEY DATE: 04/4/2018	SCALE: 1" = 500'
PLAT DATE: 04/20/2018	BOOK Nos. XXX & XXX
CHECKED BY: DEM/JVM	FILE: WRANGELL W4
DRAWN BY: MRS	FILE No.:

# *City of Wrangell, Alaska*

Agenda Item G6

Date: May 6, 2018

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request to lease City owned Tidelands adjacent to existing lease, requested by Hungry Beaver, Inc. (Patty Kautz)

---

**Recommendation:** Staff recommends making a recommendation to the Assembly to approve the request by the Hungry Beaver to lease a portion of City tidelands adjacent to their restaurant/bar for parking only.

**Background:**

The applicants are seeking to lease an area in the Borough owned harbor parking lot that their patrons currently use for parking.

**Findings:**

The Port Commission previously reviewed the request and recommended approval. Their recommendation to the Assembly is attached. They have approximated a square foot area and designated that the area would only be for parking.

# MEMORANDUM

**TO:** Planning & Zoning Commission  
Port Commission

**FROM:** Kim Lane, MMC  
Borough Clerk

**SUBJECT:** Approval to lease City owned Tidelands adjacent to existing Tidelands

**DATE:** April 20, 2018

---

At your next scheduled meeting, please place an item on your agenda for consideration to:

Approve the lease a portion of the city parking lot, located on Shakes Street for the purpose of patrons and personal parking.

The request is for a 30' x 114' section and is adjacent to the existing Tidelands Lease that is leased by the Hungry Beaver, Inc. (Patty Kautz).

Attachments:

1. Request from Patty Kautz.



RECEIVED

APR 13 2018

04/13/2018

Att; Kim Lane

WRANGELL CITY HALL

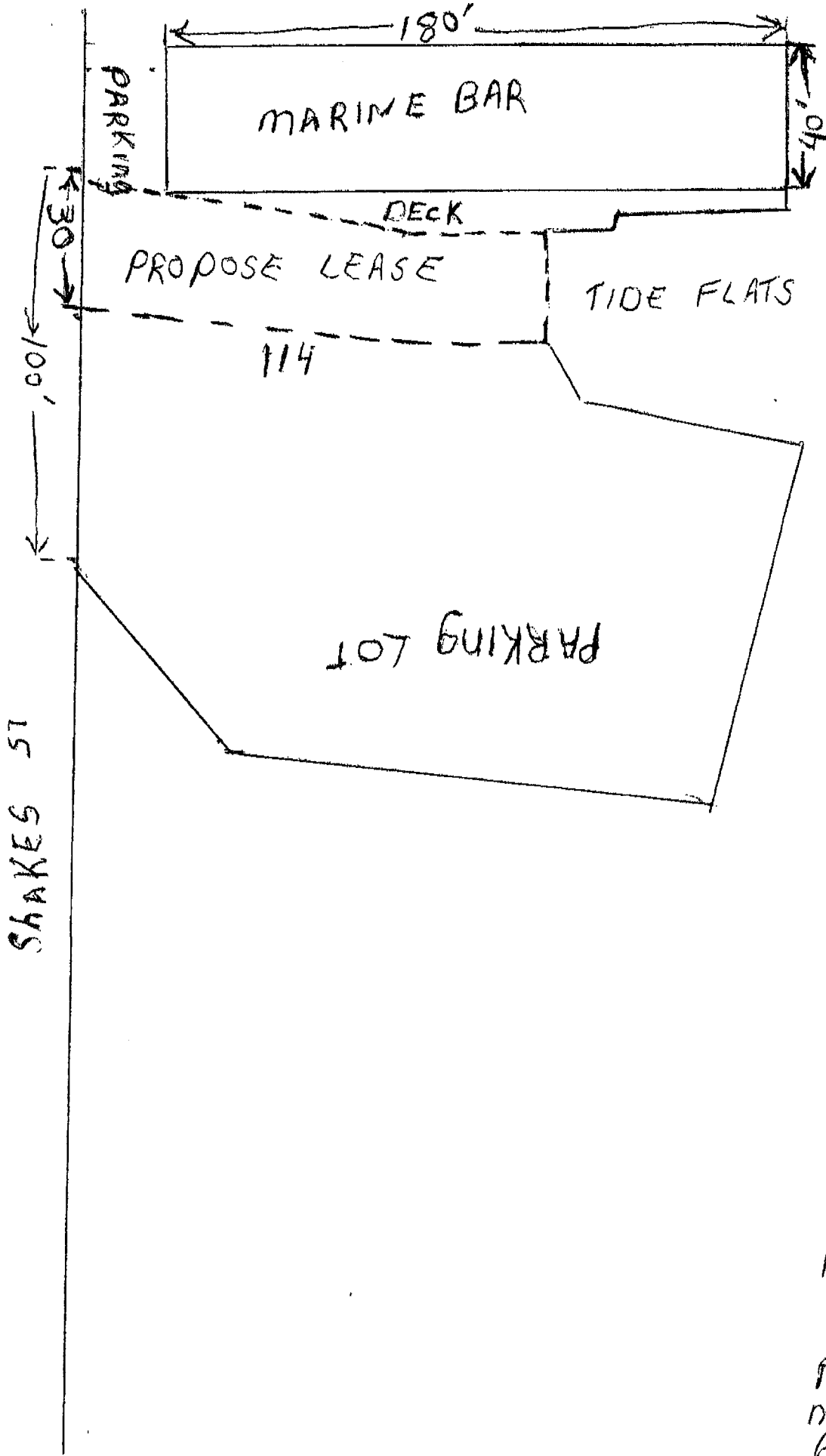
And to who this may concern

The Marine Bar and Hungry Beaver would like to lease a portion of the city parking lot located on Shakes street for the purpose of patrons and personal parking. The portion we are suggesting is on the south side of the Marine Bar; requesting a 30'X114' lease.

Sincerely

Patty J Kautz

*Patty J Kautz*  
PATTY KAUTZ @ YMAIL.COM  
907-874-3620



1-1-07

patty kautz @ ymail.com  
 907-874-3620

PATTY KAUTZ  
 MARINE BAR PARKING  
 640 SHAKE ST.  
 WRG. AK 99929



# CITY AND BOROUGH OF WRANGELL, ALASKA

Request is for a Portion of these two lots



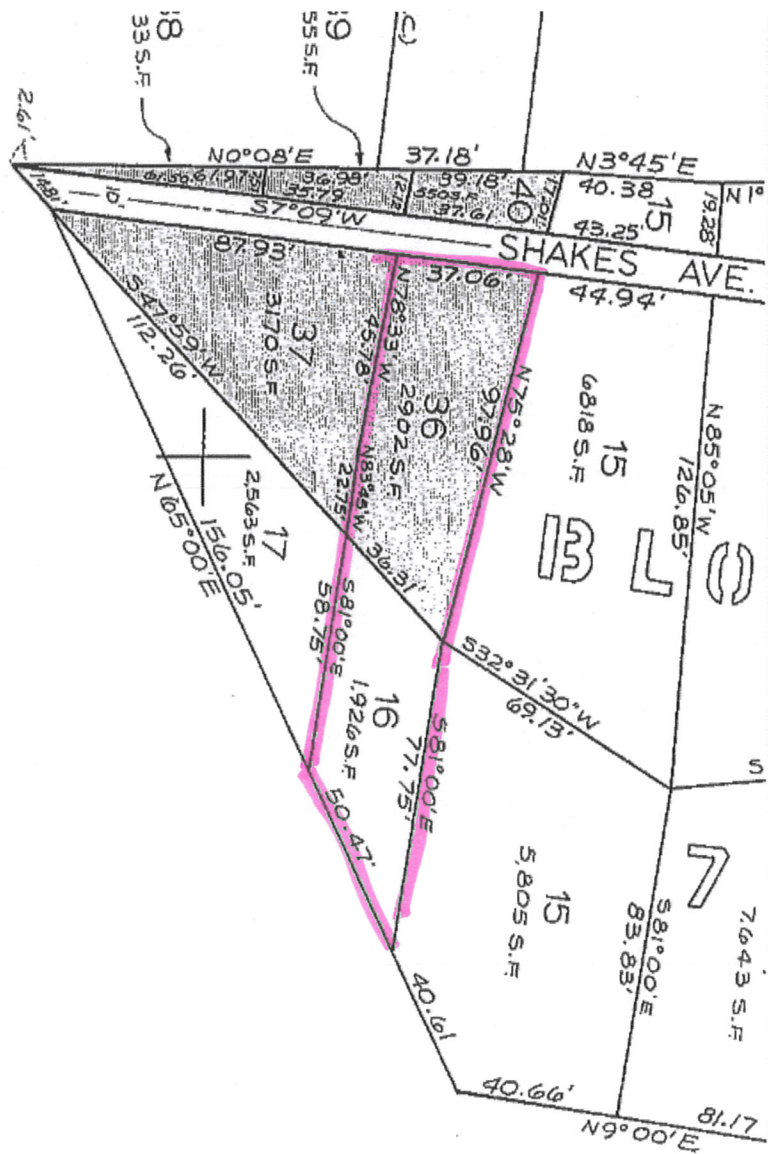
Public Map



1 inch = 55 feet  
Date: 5/1/2018

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





SMALL BOAT BASIN

