

City and Borough of Wrangell, Alaska

Wrangell Planning and Zoning Commission Meeting

AMENDED Public Hearing Notice

THE WRANGELL PLANNING AND ZONING COMMISSION'S REGULAR MEETING WILL BE HELD **THURSDAY, JANUARY 9, 2014 AT 7:00 P.M. AT CITY HALL**. THE FOLLOWING PUBLIC HEARINGS WILL BE HELD AT THE MEETING:

1. Proposed Zone Change from Waterfront Development to Rural Residential for portion of Lot 12, USS 2589 and a portion of Lot 5, USS 2589 owned by Mark and Margaret Mitchell, and Lot 19, USS 2589 owned by State of Alaska, Department of Natural Resources, requested by Mark and Margaret Mitchell.
2. Conditional Use permit request for second bunk house on Lot 29BB, Sylvester Replat, zoned Waterfront Development, requested by Trident Seafoods.
3. Variance permit request for a variance to the off-street parking requirements on Lot 29BB, Sylvester Replat, zoned Waterfront Development, requested by Trident Seafoods.

These requests are available for public review and inspection at Wrangell City Hall.

KSTK: please announce thru 1/9/14

GCI: please run thru 1/9/14

Sentinel: Please post thru 1/9/14

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

**January 9, 2014
7:00pm**

Agenda

A. CALL TO ORDER/ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: December 12-13, 2013

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

F. OLD BUSINESS

1. Comprehensive Plan review and evaluation

G. NEW BUSINESS

- Pub Hrg 1. Proposed Zone Change from Waterfront Development to Rural Residential for a portion of Lot 12, USS 2589 and a portion of Lot 5, USS 2589 owned by Mark and Margaret Mitchell, and Lot 19, USS 2589 owned by State of Alaska, Department of Natural Resources, requested by Mark and Margaret Mitchell.
- Pub Hrg 2. Conditional Use permit request for second bunk house on Lot 29BB, Sylvester Replat, zoned Waterfront Development, requested by Trident Seafoods.
- Pub Hrg 3. Variance permit request for a variance to the off-street parking requirements on Lot 29BB, Sylvester Replat, zoned Waterfront Development, requested by Trident Seafoods.

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

December 12, 2013

7:00pm

A. CALL TO ORDER/ROLL CALL

Due to a lack of quorum, the Chair Terry Henson recessed the meeting until Friday, December 13, 2013 at noon.

December 13, 2013

12:00pm

A. CALL TO ORDER/ROLL CALL

Chairperson Terri Henson called the recessed regular meeting of the Wrangell Planning and Zoning Commission to order at 12:00 pm on December 13, 2013 in the Wrangell Borough Assembly Chambers. Commissioners' Don McConachie, Kipha Valvoda, Mark Mitchell and Terri Henson attended. Commissioners' Betty Keegan and Rudy Briskar were absent, as was Recording Secretary, Lavonne Klink. Zoning Administrator, Carol Rushmore attended.

B. AMENDMENTS TO THE AGENDA

None

C. APPROVAL OF MINUTES: September 12, 2013, and October 10-11, 2013, and November 14, 2013.

Moved by Stan Schnell to approve all minutes listed above. Seconded by Don McConachie. Motion passed unanimous by vote.

D. PERSONS TO BE HEARD

Daniel Blake, 501 Mission Street. A conditional use permit that was obtained previously, and now have moved. Would like the permit for new location. No heavy equipment is being used.

E. CORRESPONDENCE

1. Memo from Kim Lane Borough Clerk regarding 2014 APOC forms to be filed by March 15, 2014.

F. OLD BUSINESS

G. NEW BUSINESS

1. Conditional use permit application to operate a gunsmithing business on Lot 12, Block A, Dewey Heights Subdivision, zoned Single Family Residential, requested by Daniel Blake.

Open Public Hearing: No comment

Close Public Hearing

Moved by Stan Schnell to approve the Conditional Use permit to operate a gunsmithing business on Lot 12, Block A, Dewey Heights Subdivision, zoned Single Family Residential as requested by Daniel Blake.
Don McConachie seconds.

Discussion: Henson indicates the request looks fine with no changes from previous request. Area should create issues.

Motion passed by poll vote.

2. Comprehensive Plan review and evaluation

Just want to start the evaluation process with all committees to review the goals, policies and portions of the document and by 2015 submit changes to the Assembly

3. Welcome to the new commissioner
4. TH will not be here in Jan
5. 12:08

H. PUBLIC COMMENT

None

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Welcome to new Commissioner Mitchell

J. ADJOURNMENT 12:08 (note: Zoning administrator forgot to turn on the tape recorder so the meeting was not taped).

City and Borough of Wrangell

Agenda G1

Date: January 6, 2014

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Proposed Zone Change from Waterfront Development to Rural Residential for a portion of Lot 12, USS 2589 and a portion of Lot 5, USS 2589 owned by Mark and Margaret Mitchell, and Lot 19, USS 2589 owned by State of Alaska, Department of Natural Resources, requested by Mark and Margaret Mitchell.

Background:

Lots 5 and 12 have recently been purchased by the Mitchell's. Lot 12 and a portion of Lot 5 have been zoned Waterfront Development since the area was last zoned in the early 1980's, but the use has always been a nonconforming use - Residential. Lot 19 is a state owned parcel that used to be the old Wrangell Highway.

Review:

Rural Residential	Chapter 20.28
Waterfront Development	Chapter 20.50
Nonconforming Uses	Chapter 20.64
Amendments	Chapter 20.76

Findings:

Lot 12 is a 2.4 acre. waterfront lot sandwiched on each side between waterfront development zoned property currently owned by Silver Bay Logging. Lot 5, is actually split into two pieces by Zimovia Highway. The portion of Lot 5 on the uphill side of Zimovia Highway is zoned Rural Development. The portion waterward of the Highway is approximately 1.5 acres and zoned Waterfront Development. Lot 19 is a State owned parcel that used to be the Wrangell Highway and it is located between Lot 5 and Lot 12 and is zoned Waterfront Development. It is likely that when the area was zoned Waterfront Development, because of the industrial nature of the land on either side of this sole residential parcel, the parcel was included as waterfront development because of potential conflicting uses on either side. The parcels above the Highway however were zoned Residential

The previous owner of Lots 5 and 12 (William Krepps) maintained the use of the property as residential and started the process to purchase Lot 19 from the State, but never paid for the lot. The new owner is expressing an interest to pursue this land purchase possibility, as the narrow lot is their driveway access to Lot 12..

The Mitchell's are seeking to use Lot 12 for multiple uses – continuing the long term residential use of the property, but also to use the property for marine uses, adding water dependent and related uses. Lot 12 slopes toward the shoreline. The Mitchell's are proposing to let the lower

portion of Lot 5 on the waterward side of Zimovia Highway remain undeveloped as a buffer between their proposed development and the Highway. They would like to build a house on the upper portion of Lot 12, with a shop, dock and float plane ramp on the lower portion of Lot 12.

Residential uses within the Waterfront Development District is a nonconforming use (WMC 20.64). Nonconforming uses cannot be enlarged or increased (WMC 20.64.060A).

The applicants are proposing to tear down the existing residence located on the immediate shoreline, and construct a large shop and storage area for the float plane and fishing business. They are seeking to construct a residence on the upper portion of Lot 12. At this time, they are requesting to rezone the upper portion of Lot 12, Lot 19 and the lower portion of Lot 5 from Waterfront Development to Rural Residential. The lower portion of Lot 12 would remain Waterfront Development to accommodate the marine oriented businesses.

The applicants have also discussed with staff a proposed subdivision of the property, separating the waterfront development portion and residential portion into two separate lots. They are seeking the zone change first while they work with Alaska Department of Natural Resources on potential purchase of Lot 19, USS 2589. The Subdivision layout would be affected by the zone change and whether they are able to purchase Lot 19. The Zone change however, is not affected by the proposed Subdivision.

For any zone change, the Planning and Zoning Commission must hold a public hearing and must report findings to the Assembly on the following: (WMC 20.76.030(C)).

1. Findings as to need and justification for the proposed change including findings as to the effect which the proposed change would have on the objectives of the comprehensive plan;
2. Findings as to the effect which the proposed change would have on property owners in the area of proposed boundary changes, including changes in traffic flow, population, density, off-street parking, sewer and water services; and
3. Recommendation as to the approval or disapproval of the change.

The Assembly will hold their own hearing and make a final decision.

Effect on objectives of the Comprehensive Plan: Currently the whole stretch of waterfront land from the Shoemaker Bay Loop Road through the former mill site property is zoned Waterfront Development. This area is the last deepwater area zoned for marine industrial uses. A nonconforming residential enclave in the center of this stretch has existed since before the mid 1980's. Land use conflicts between the industrial activity and residence might have included noise, air quality, water quality issues. The applicant for the zone change is seeking to conduct some waterfront development activities but would also like to live on-site. By rezoning the upper portion of the property to the same zone that occurs directly across Zimovia Highway would allow them to construct a residence and develop their marine oriented business activities.

The Comprehensive Plan (p130-133) identifies the 6 mile mill site as a Waterfront development opportunity, but at the writing of the Comp Plan in 2009-10, the Silver Bay Mill was still on-site although inactive. There are no policies that directly address short term or long term goals/uses for this stretch of waterfront development district, although in the last couple of years discussions of potential reuse activities for the mill site have been discussed by the Economic Development Committee. Staff does not believe that the proposed action negatively affects objectives of the Comprehensive Plan.

Effect on property owners in the area, including traffic flow, density, off-street parking and utilities: The proposed rezone should have no effect on adjacent landowners – including both Silver Bay Logging who owns the waterfront development property on either side and the residents who live across the highway from proposed rezone area. The proposed uses of the property would remain consistent with the current uses. The Lots 5, 12 and 19 are currently used for residential so rezoning a portion of this parcel to allow the continued residential use meshes with the Rural residential development district across the highway. The property on either side of Lots 5 and 12 and 19 are Waterfront Development having had an active mill and mill yard at this site for at least 20 years. The shoreline portion of the property that would remain as waterfront development would continue marine oriented uses of the adjacent parcels. One difference would be the use of a float plane at the site, but the noise is not a continual or daily occurrence and should not affect the quality of life of the nearby residences. Sewer and water are available to the site and actually end in this vicinity. Electrical currently extends to the property. There should not be an increase in utility service that would impact the City's service.

Recommendation:

Staff recommends approval of the proposed request.

A draft proposed zoning map change is attached for review.

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 411.266034 feet

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



December 11, 2013

Planning and Zoning Commission
City of Wrangell, Alaska
P.O. Box 531
Wrangell, AK 99929

Dear Zoning Commission Members:

RE: Rezoning and classification the property (Lot 5 & 12) at Six Mile Zimovia Hwy.

As the owner of Lot 5 & 12, I would like to adjust the Lot lines creating a new lot and rezone the new lot. It is my intention to build a residence on the Eastern portion of Lot 12. However, this land has been zoned as Waterfront Development. I would like to change Lot 5 by combining the west side (which is separated by the Zimovia Hwy and the old Wrangell Hwy--a pie shape) with the East half of Lot 12 making a new lot and zoning it as rural residential. See attached plat.

We are currently building a shop on the Western portion of Lot 12 for our fishing business and float plane access. The existing structures on the land, the home and the shop, will be replaced and future plans include a dock.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Mark and Peggy Mitchell', written over a horizontal line.

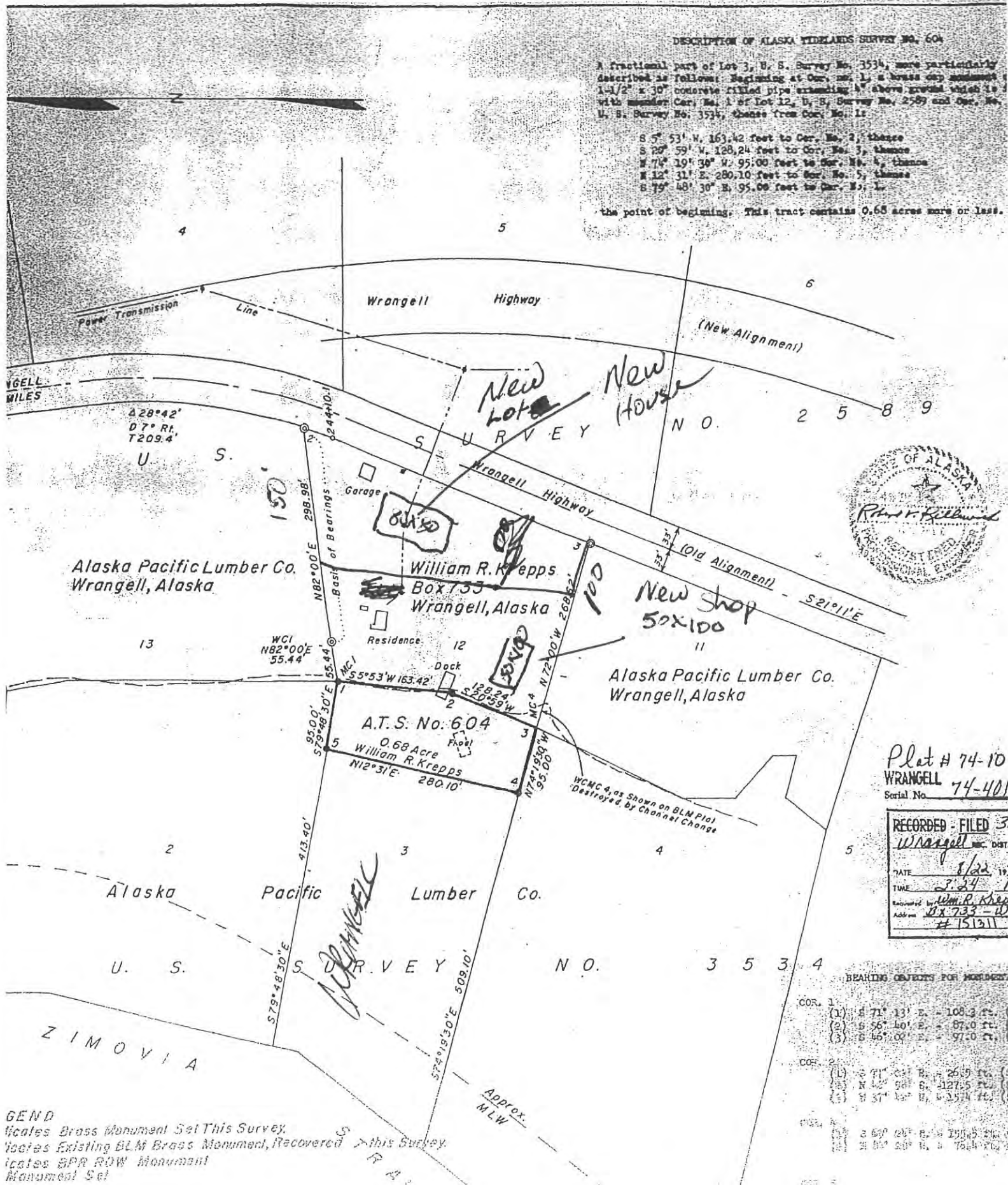
Mark and Peggy Mitchell
P.O. Box 80
Wrangell, AK 99929
907-470-4221

DESCRIPTION OF ALASKA TIDELANDS SURVEY No. 604

A fractional part of Lot 1, U. S. Survey No. 3534, more particularly described as follows: Beginning at Cor. No. 1, a brass cap monument 1-1/2" x 30" concrete filled pipe extending 4" above ground which is with monument Cor. No. 1 of Lot 12, U. S. Survey No. 2589 and Cor. No. U. S. Survey No. 3534, thence from Cor. No. 1:

S 5° 53' W, 163.42 feet to Cor. No. 2, thence
S 20° 59' W, 128.24 feet to Cor. No. 3, thence
W 74° 19' 30" W, 95.00 feet to Cor. No. 4, thence
N 12° 31' E, 280.10 feet to Cor. No. 5, thence
S 79° 48' 30" E, 95.00 feet to Cor. No. 1.

the point of beginning. This tract contains 0.68 acres more or less.



Plot # 74-10
WRANGELL 74-401
Serial No.

RECORDED - FILED	3
WRANGELL REC. DIST.	
DATE	8/22/19
TIME	3:24
Required by	W. R. Krepps
Address	Box 733 - 10, #151311

BEARING OBJECTS FOR MONUMENT

COR. 1	(1)	S 71° 13' E.	108.3 ft.
	(2)	S 56° 40' E.	87.0 ft.
	(3)	S 46° 02' E.	97.0 ft.
COR. 2	(1)	S 71° 13' E.	26.5 ft.
	(2)	N 12° 31' E.	127.5 ft.
	(3)	N 37° 19' E.	137.4 ft.
COR. 3	(1)	S 69° 24' E.	195.5 ft.
	(2)	S 61° 20' E.	75.4 ft.

GEND
Locates Brass Monument Set This Survey.
Locates Existing BLM Brass Monument, Recovered This Survey.
Locates BPR ROW Monument
Monument Set

Existing Zoning

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 182.99452 feet

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



Proposed Zoning

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 182.99452 feet

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AERIAL PHOTO 2002.



City and Borough of Wrangell, Alaska

AGENDA ITEMS G2 and G3

DATE: January 7, 2014

TO: Planning and Zoning Commission

FROM: Carol Rushmore, Economic Development Planner

RE: Conditional Use permit request for second bunk house on Lot 29BB, Sylvester Replat, zoned Waterfront Development, requested by Trident Seafoods.

Variance permit request for a variance to the off-street parking requirements on Lot 29BB, Sylvester Replat, zoned Waterfront Development, requested by Trident Seafoods.

Back ground:

Applicant is seeking to construct a new bunkhouse on the same parcel and next door to an existing bunkhouse to house seafood processing workers during the summer.

Review Criteria:

Waterfront Development: Chapter 20.50

Conditional Use Permit: Chapter 20.68

Variance Permit: Chapter 20.72

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.

In 2011, Trident converted an existing residence on this same parcel, Lot 29BB, Sylvester Replat, to a dormitory style bunkhouse. They need additional room for transient workers and are seeking to build another bunkhouse on the same parcel. Waterfront Development District does not have the same restrictions as a residential parcel when it comes to number of primary structures on a lot. Trident does need to meet off-street parking requirements or obtain a variance to that standard.

Trident is also applying for Variance application for a variance to the off-street parking requirements. The facility is for transient workers, not local workers, so the majority of workers

will be flying to Wrangell and will not have a vehicle. However, some workers may. 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, 24 parking places would be required. Multi-family dwellings require 1 space per dwelling unit. If this standard is applied considering each dormitory room as a unit, 8 spaces would be required. 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.

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.

Workers living in this area could add to the congestion in this area. While they do work in this area already, living and working in the area will mean even more individuals remaining in the area over the same period of time. Majority of transient workers do not have vehicles. With two bunkhouses so close on the same property, there will be more individuals on-site, hanging out during down times and potentially more noise. 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 occur near the Case Ave/ Front Street/Shakes Ave intersection by Rayme's Bar toward the Trident Plant and into town. Vehicle traffic is not expected to increase dramatically, as most summer transient workers do not have vehicles. There is adequate room to provide at least 6 parking spaces on-site for both bunkhouses, but not enough room for the required off-street parking requirements without a Variance. 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. Multi-family dwellings require 1 space per dwelling unit. If this standard is applied, only 8 spaces would be required, 1 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. A variance application has been submitted by Trident.

Conditional Use Permit application recommendation:

Staff recommends approval of the Conditional Use Permit with the following conditions:

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.
2. Off-Street parking requirements as set under the Variance permit be met.

A Variance application must meet four criteria:

1. *Exceptional Physical Circumstances:* The shoreline lots in this area of the Waterfront Development District were created many years ago and are very oddly shaped. The lot itself has no exceptional physical circumstances, but the use does in that the bunkhouse residents are transient and without vehicles. There is adequate room on site to provide an additional bunkhouse, but not enough to meet the parking requirements for a use that users do not require. Some parking must be provided for staff, maintenance crews et.
2. *Strict application would result in practical difficulties.* We have for years had an issue housing summer crews working in the seafood processing plant. Trident has converted or constructed three bunkhouses in the last three years and still needs 80 additional beds. Constructing an additional bunkhouse adjacent to an existing one provides the solution to the ongoing problem and one that does not require transportation. The facility is close to the plant and easy walking distance to town for the workers. Majority of workers will not have vehicles. Not approving the variance continues a housing issue for the community and prevents economic expansion opportunities for Trident.
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 with similar parking restrictions, as long as users of the bunkhouse continue to have no need of vehicles. There is already lack of off-street parking in this area for existing uses. Police and area residents will monitor any new parking issues and expect Trident to provide off-site parking beyond what is required under this permit.
4. *Granting of the variance is not contrary to the Comp Plan,* rather it supports the enhancement of the marine industries.

Variance Permit application recommendation:

Staff recommends approval of the variance application, requiring 6 off-street parking places be available total for both bunkhouse facilities.

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 104.711798 feet

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



**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:

Kurt Esveldt

For Trident Seafoods Corporation

206 331 0664 Cell / 206 783 3818 Office

Applicant's Phone Number:

II. Owners's Name and Address:

Trident Seafoods Corporation

5303 Shilshole Avenue N.W.

Seattle, Washington 98107-4000

206 783 3818 Office

Owner's Phone Number:

III. Legal Description: Lot _____

Parcel No. _____

Lots 29BB (Block 7) and 1-A (Block 7-A)

Sylvester Replat No. 2009-8

Wrangell Recording District

IV. Zoning Classification: _____

Waterfront Development

V. Specific Request: _____

**Construct three story bunkhouse measuring 48' x 87'
with ridge height of approximately 38'6".**

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: January 2014

END: May 2014

SIGNATURE OF OWNER: _____

DATE: _____

SIGNATURE OF APPLICANT: _____

DATE: 12/11/2013

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.

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 _____
Lots 29BB (Block 7) and One - A (Block 7-A)

Lot (s) size of the petition area _____ Lot 29 BB 15,540 SF _____

_____ Lot One - A 8,493 SF _____

Existing zoning of the petition area _____ Waterfront Development _____

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

Proposed change that requires this variance _____ Parking _____

_____ Lot configuration limits parking.

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

Explain details of the proposed development _____ Proposed 48' x 87' bunkhouse adjacent to
_____ existing Case Ave bunkhouse.

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: _____

_____ Housing for seasonal out of area employees without cars.

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.

 12/11/2013 Kurt Esveldt for Trident Seafoods Corporation
PRINT PETITIONER'S NAME

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

DATE

ADDRESS

TELEPHONE

台灣經濟發展與國際化 鄭文雄主編
◎ 國家出版社

115. *Ch. suprema*.
Start on ridge
of the hill, south of summit.

THE 1992-1993 SEASON WAS THE FIRST YEAR IN WHICH THE STATE OF ARIZONA HAS REPORTED A CATCH OF 100 OR MORE COHO SALMON. COHO SALMON ARE ANADROMOUS AND SPAWN IN FRESHWATER, BUT MIGRATE TO THE OCEAN TO LIVE. IN ARIZONA, THEY ARE FOUND IN THE GILA MONTEVERDE WATERSHED, WHERE THEY LIVE IN THE COCHISE AND MARICOPA COUNTIES. THE COHO SALMON IS A VERY IMPORTANT FISH TO THE STATE OF ARIZONA, AS IT IS A KEY SPECIES IN THE GILA MONTEVERDE WATERSHED. THE COHO SALMON IS A VERY IMPORTANT FISH TO THE STATE OF ARIZONA, AS IT IS A KEY SPECIES IN THE GILA MONTEVERDE WATERSHED.

[illegible][illegible]

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STATE OF CONNECTICUT
 COUNTY OF HARTFORD
 I, _____, Clerk of the Superior Court of the County of Hartford, do hereby certify that _____ is duly qualified and sworn as a Justice of the Peace for the Town of _____, State of Connecticut, and is authorized to perform the duties of such office.
 IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court at _____, Connecticut, this _____ day of _____, 19____.

 Clerk of the Superior Court

NOTARY PUBLIC FOR CONNECTICUT
 My Comm. Expires _____

[illegible][illegible]

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REPORT OF THE COMMISSION AND EXECUTIVE
COMMITTEE OF THE NATIONAL ASSOCIATION OF
STATE SOCIETIES OF THE DEAF
 1914-1915
 PUBLISHED BY THE NATIONAL ASSOCIATION OF STATE SOCIETIES OF THE DEAF
 1915

NOTES ON A SIGNATURE

DATE: 12/12/2011 TIME: 11:11 AM

NAME: [REDACTED]

LEGEND

	CRACKS
	REPAIRS
	REPAIRS

OWNER'S CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of the original as the same appears on the records of the County of _____ State of _____

WITNESSED my hand and the seal of said County, this _____ day of _____ 19____

 County Clerk

1

[illegible][illegible]

BASIS OF FLAPPING

PROPOSED NEW BUNKHOUSE

Existing Bunkhouse

PLAT NOTES

[illegible]

GREG SCHEFF & ASSOCIATES
LAND SURVEYORS

BOX 1331 WRANGELL, ALASKA 99329
PHONE (907) 874-2877
FAX (907) 874-2877

PROJECT: SILVERSTEIN REPLAT
LOT 2A, BLOCK 7, WRANGELL TOWNSITE USS 1119
AND LOT 1, BLOCK 7A, WRANGELL, TIDELANDS ADDITION
ATIS #B3

CLIENT: SANDRA N. SILVERSTEIN
614 205 9619

JOHNSON CONSTRUCTION

P.O. Box 795
WRANGELL, ALASKA 99929

LETTER OF TRANSMITTAL

3233

(907) 874-2375 FAX (907) 874-3121

TO CITY OF WRANGELL, ALASKA
PLANNING & ZONING COMMISSION

TOTAL NO. OF PAGES SENT	
DATE <u>12-19-13</u>	JOB NO.
ATTENTION	
RE:	
<u>TRIDENT SEAFOOD BUNKHOUSE</u>	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	# PAGES	DESCRIPTION
1	12-20	5	PRELIMINARY DRAWINGS
1	12-20	1	SILVESTER REPLAT BY GREG SCHEFF & ASSOCIATES
1	12-20	1	CITY OF WRG- CONDITIONAL USE APPLICATION
1	12-20	1	CITY OF WRG- APPLICATION FOR VARIANCE

THESE ARE TRANSMITTED as checked below:

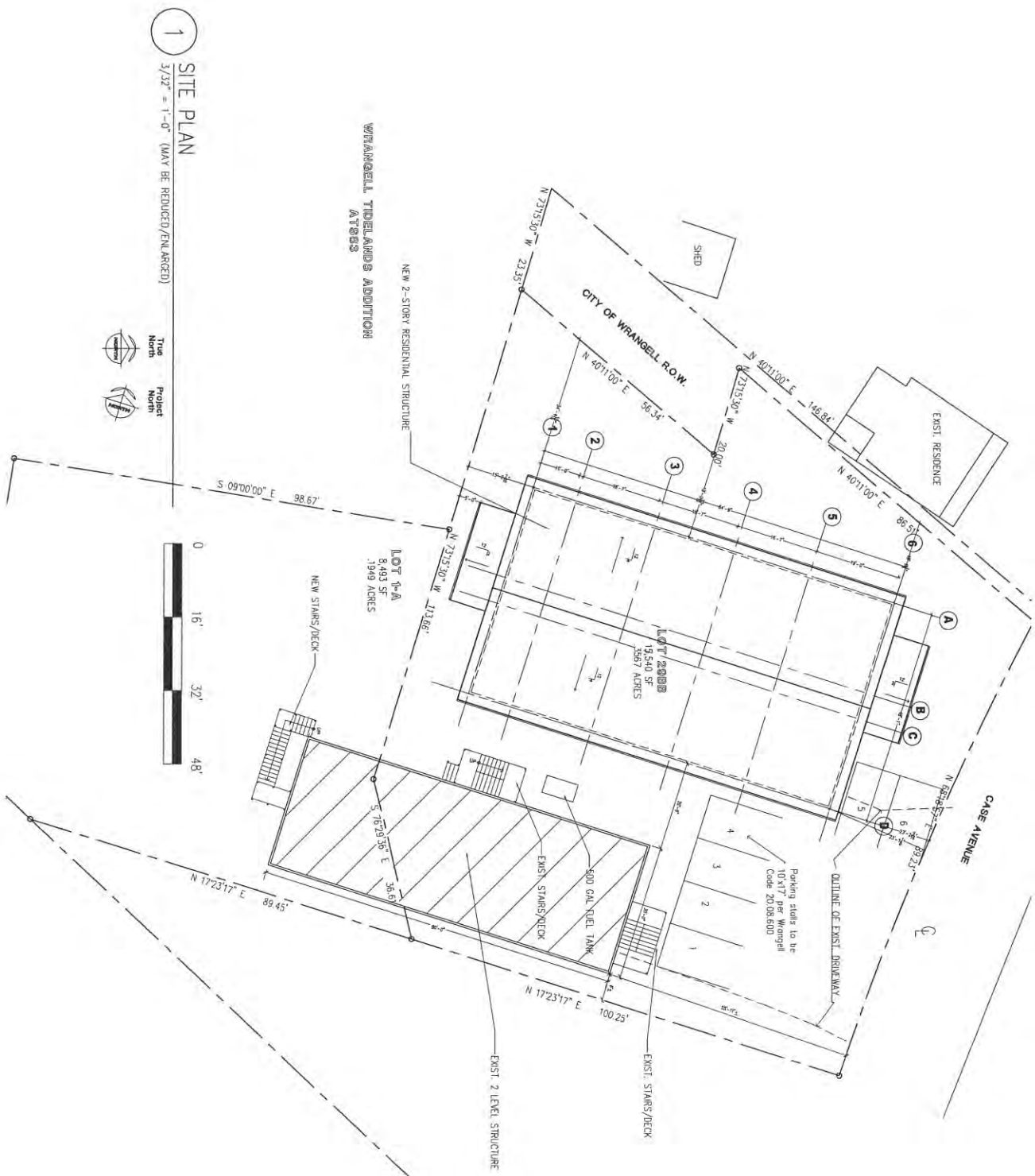
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☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

TRIDENT SEAFOODS IS PLANNING TO BUILD A THREE STORY BUNKHOUSE ON PROPERTY OWNED BY TRIDENT. PROJECT ARCHITECT STEPHEN PETERS IS PREPARING CONSTRUCTION DRAWINGS AT THIS TIME & ONCE AVAILABLE A COPY WILL BE SUBMITTED TO THE CITY OF WRANGELL / PLANNING & ZONING COMMISSION.

COPY TO _____

SIGNED: Harley Johnson



A-2

Trident Seafoods
 2014 Case Street Bunkhouse Construction
 Wrangell, Alaska

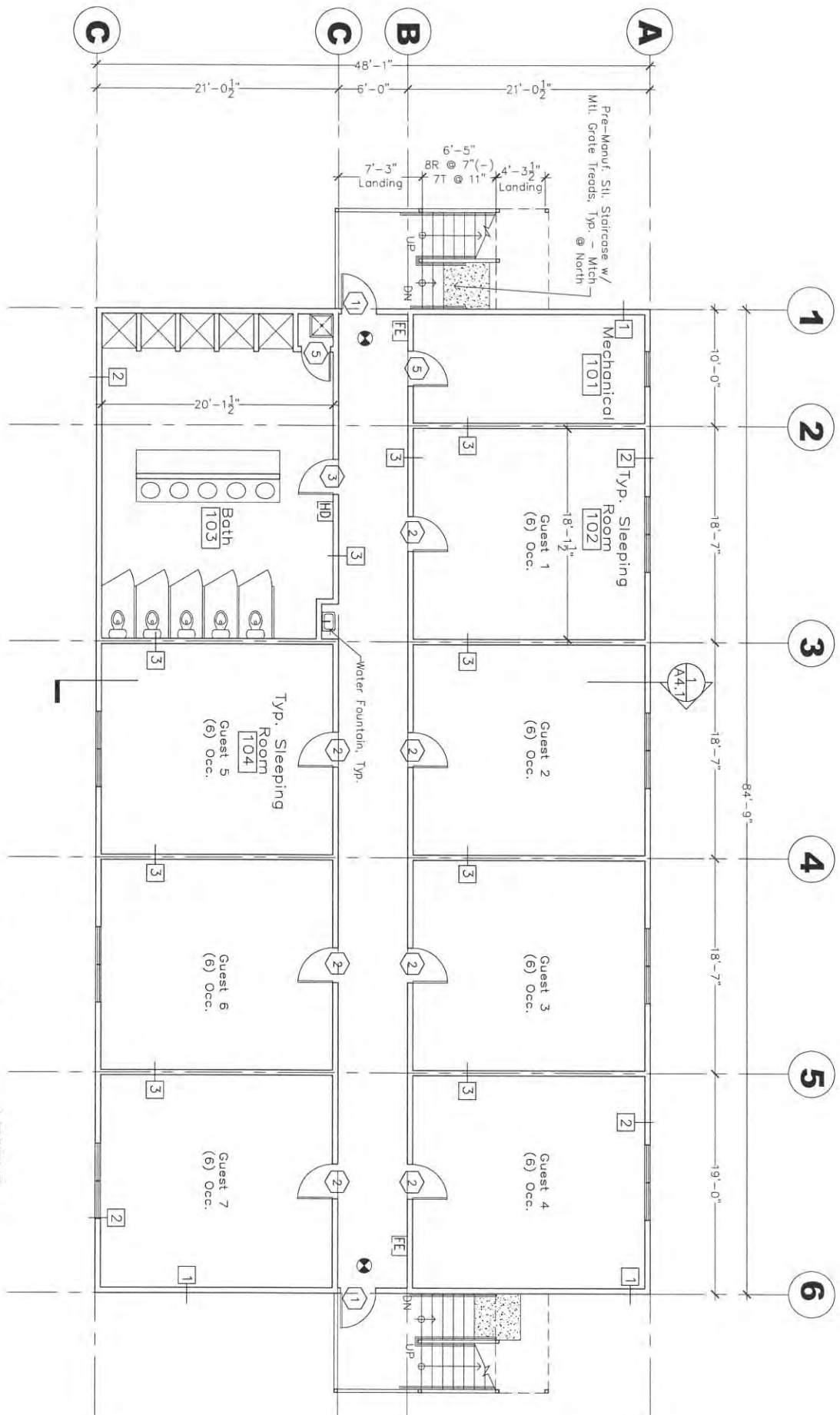


stephen peters
 architects

spa

702 water st.
 po box 23693
 ketchikan, ak 99901
 tel 907.247.7077
 fax 907.247.7078

8/16 2.23.14



A-3.2

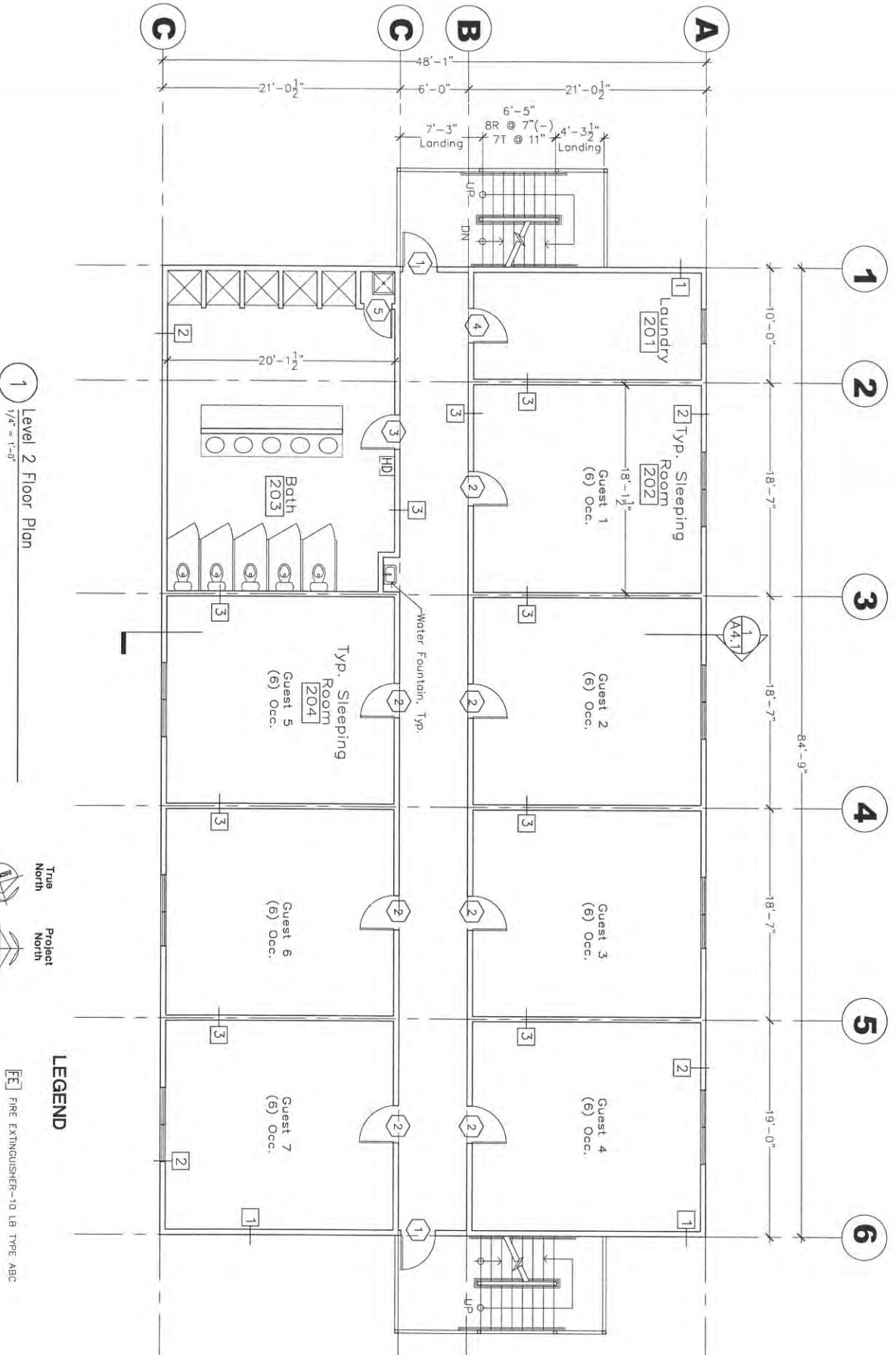
wrangell bunkhouse
trident seafoods
wrangell alaska



stephen peters
architects
spa

702 water st.
po box 29039
ketchikan, ak 99901
tel: 907.247.7077
fax: 907.247.7076

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1 Level 2 Floor Plan
1/4" = 1'-0"

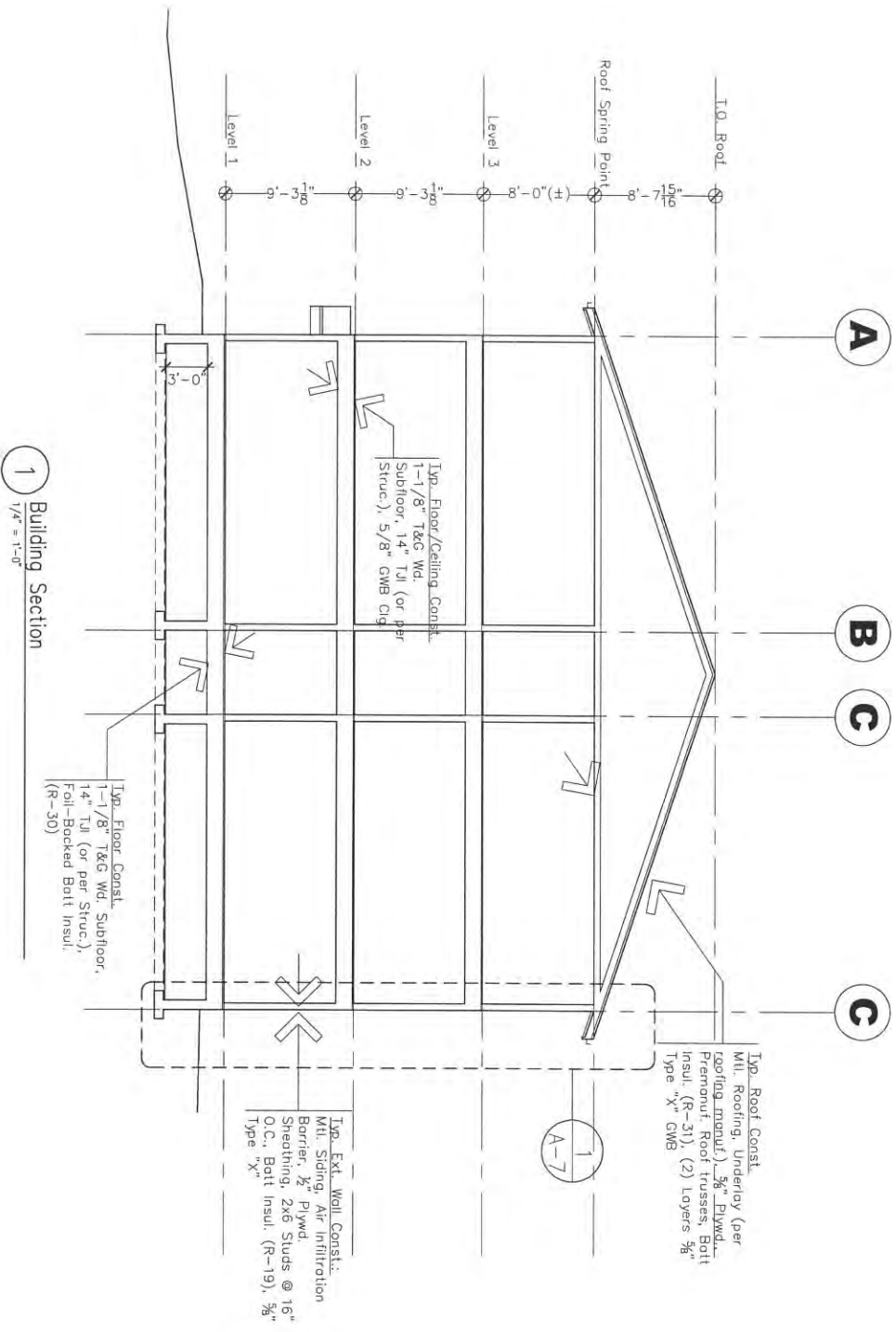
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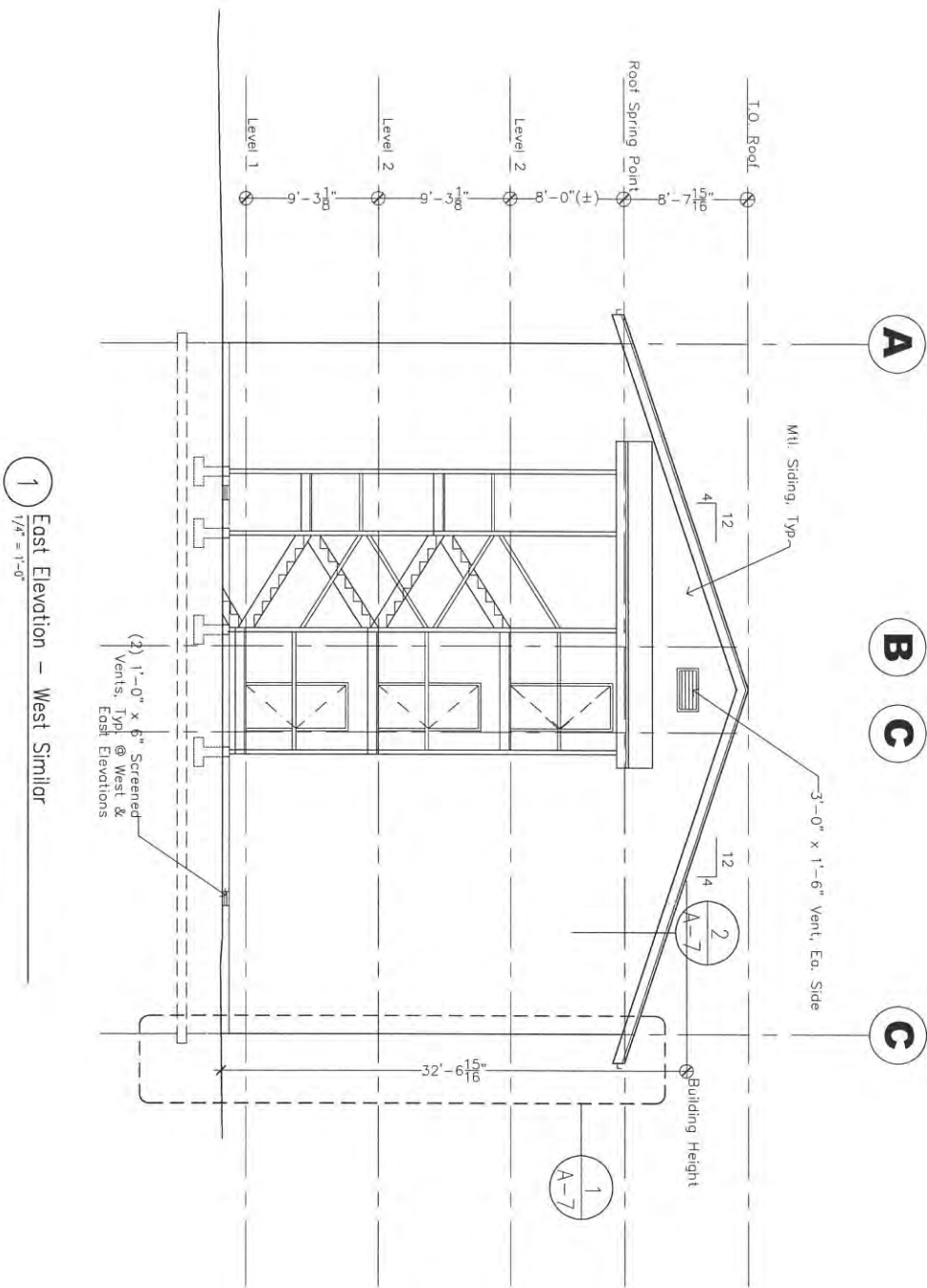
[E] FIRE EXTINGUISHER-10 LB TYPE ABC

[X] EXIT/EMERGENCY PATHWAY LIGHTING

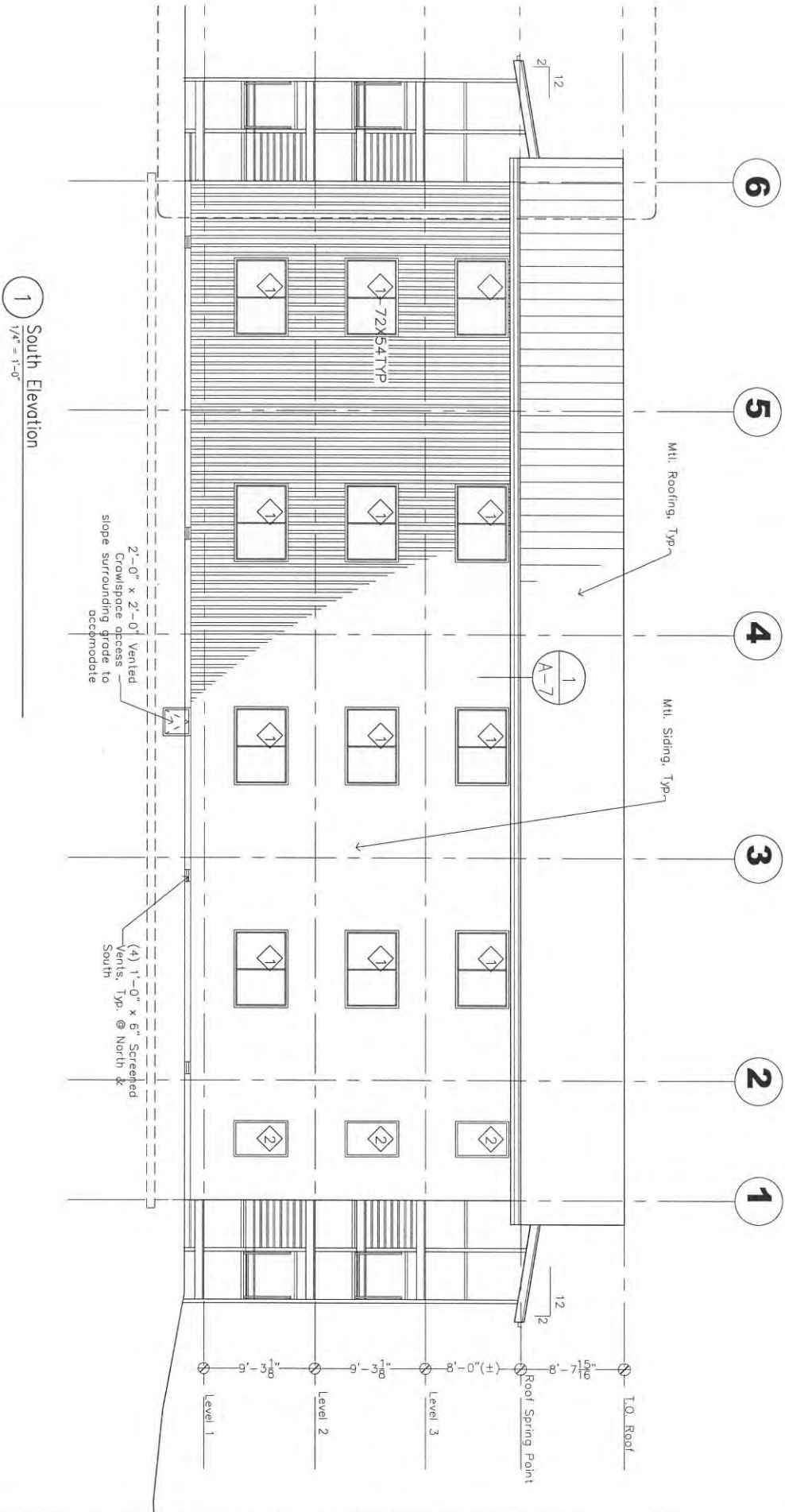
True North

Project North





1 East Elevation – West Similar
1/8" = 1'-0"



A-5.2

wrangell bunkhouse
trident seafoods
wrangell alaska



stephen peters
architects
spa

702 water st.
po box 23033
ketchikan, ak 99901
tel. 907.247.7077
fax. 907.247.7076

date 11.25.05