

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

November 13, 2014

7:00pm

Agenda

A. CALL TO ORDER/ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. ELECTION OF CHAIR AND VICE-CHAIR

D. APPROVAL OF MINUTES: September 11, 2014

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. OLD BUSINESS

- Pub Hrg 1. Request to vacate remainder of alleyway adjacent to Lot A and Lot C, Bay Company Replat; Request to vacate and purchase portion of Silvernail Work Road adjacent to Lot C, Bay Company Replat; and request to purchase portion of Lot 1 and Lot 2, Block B, Sortyard Subdivision, zoned Waterfront Development, requested by David Powell, Manager of The Bay Company, owned by Chet and Bejay Powell.

H. NEW BUSINESS

- Pub Hrg 1. Preliminary Plat review of Sea Level Subdivision II, a proposed subdivision of ATS 81, creating Lot 1 and Lot 2, zoned Waterfront Development, requested by Sea Level Seafoods, LLC, lessee, owned by the City and Borough of Wrangell.
- Pub Hrg 2. Preliminary Plat review of Edgley-Massin Subdivision, the replat of Lot 7-I, 7-J and 7-S, block 67 Mt. Dewey Farm Addition Resubdivision and Lot 1-C Roberts and Massin Suvdivision, creating Lot A and Lot B, zoned Single Family Residential, requested by Warren Edgely
3. Encroachment Permit Application for a sidewalk awning on Lot 5, Block 1A, ATS 83, 106 Lynch Street, zoned Commercial, requested by Rental Properties LLC dba PRIVCO.
- Pub Hrg 4. Conditional Use permit application for a home occupation to build and operate commercial greenhouses and growing towers on Lot 4B-1, USS 2589, zoned Rural Residential, requested by Dixie Booker.
5. Discussion regarding Silvernail Work Road's need and future access to port property.

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT

City and Borough of Wrangell

Agenda G1

Date: November 6, 2014

To: Planning and Zoning Commission

From: Carol Rushmore

Re: Request to vacate remainder of alleyway adjacent to Lot A and Lot C, Bay Company Replat; Request to vacate and purchase portion of Silvernail Work Road adjacent to Lot C, Bay Company Replat; and request to purchase portion of Lot 1 and Lot 2, Block B, Sortyard Subdivision, zoned Waterfront Development, requested by David Powell, Manager of The Bay Company, owned by Chet and Bejay Powell.

Background:

This memo is updating, not replacing, the original staff report prepared on September 5, 2014.

On November 5, 2014, The Planning and Zoning Commission and the Port Commission held an on-site visit to view the proposed vacation request by the Bay Company of the unnamed alleyway and Silvernail Work Road. In attendance included: Terri Henson, Christina Florshutz, Apryl Hutchinson, Don McConachie, Walter Moorhead, Dave Silva, David Powell, Carol Rushmore, Carl Johnson, and Greg Meissner. At that time, David Powell indicated he was withdrawing his request to vacate a portion of Silvernail to focus on the proposal to vacate the alleyway and purchase portion of Lot 1 and 2.

Staff had marks on the ground showing the 5 foot mark from the fence, the existing property line of Bay Company, the alleyway (with the 5 foot vacation previously approved for Bay Company), 30' wide ROW boundaries based off of 5 foot from the fence.

Findings:

Per David Powell at the site visit, the current request is amended to only request vacation of the remainder of the existing alley and to purchase port property land between the existing alley and the port security fence.

The request from Bay Company stems from their desire to utilize more of the alleyway and land area between their lot and the Port Fence area for their business use. Mr. Powell indicated that they want to expand their existing building 10-15 feet into the Alleyway to provide more showroom space.

Staff has concerns about vacating ROW that would eliminate a mid-block Front Street to Silvernail Work Road/Port Property access as well as providing for the electrical and utility corridor. This mid Front Street access to the port property is important because long term future use could require additional ingress/egress to the area. St. Michael's Road dead ends at Front Street and has created safety, access, and snow removal issues. If this potential mid Front Street access is removed, there would only be one access off of Front Street with the other access coming from Brueger/Campbell Drive/Silvernail Work Road intersection.

Maintaining a second ROW access to port property in the mid area of Front Street is potentially important for long-term growth and property use.

Greg Meissner has indicated that the port currently has no need of the property outside of the security fence. Borough needs include the electrical lines along the edge of the alley way and along Silvernail Work Road, sewer and water stubs and service to port property along the alley way, and future access to and through the port property for both the alleyway and Silvernail Work Road.

The Boat yard area improvements are complete in the vicinity of this alley and Silvernail Work Road. While the alley access is not in use now because of the fence surrounding the Marine Service Center, it provides future options for freight and vehicular movement and future land and utility access should the land use ever change on the port property. Electrical lines have been installed on the edge of the existing port property along the alley with wire spans hanging over portion of the alleyway. The poles are main feeders with the pole closest to Front Street a critical access pole for switches. Public works has stub outs for sewer and water to the port property underneath the electrical lines.

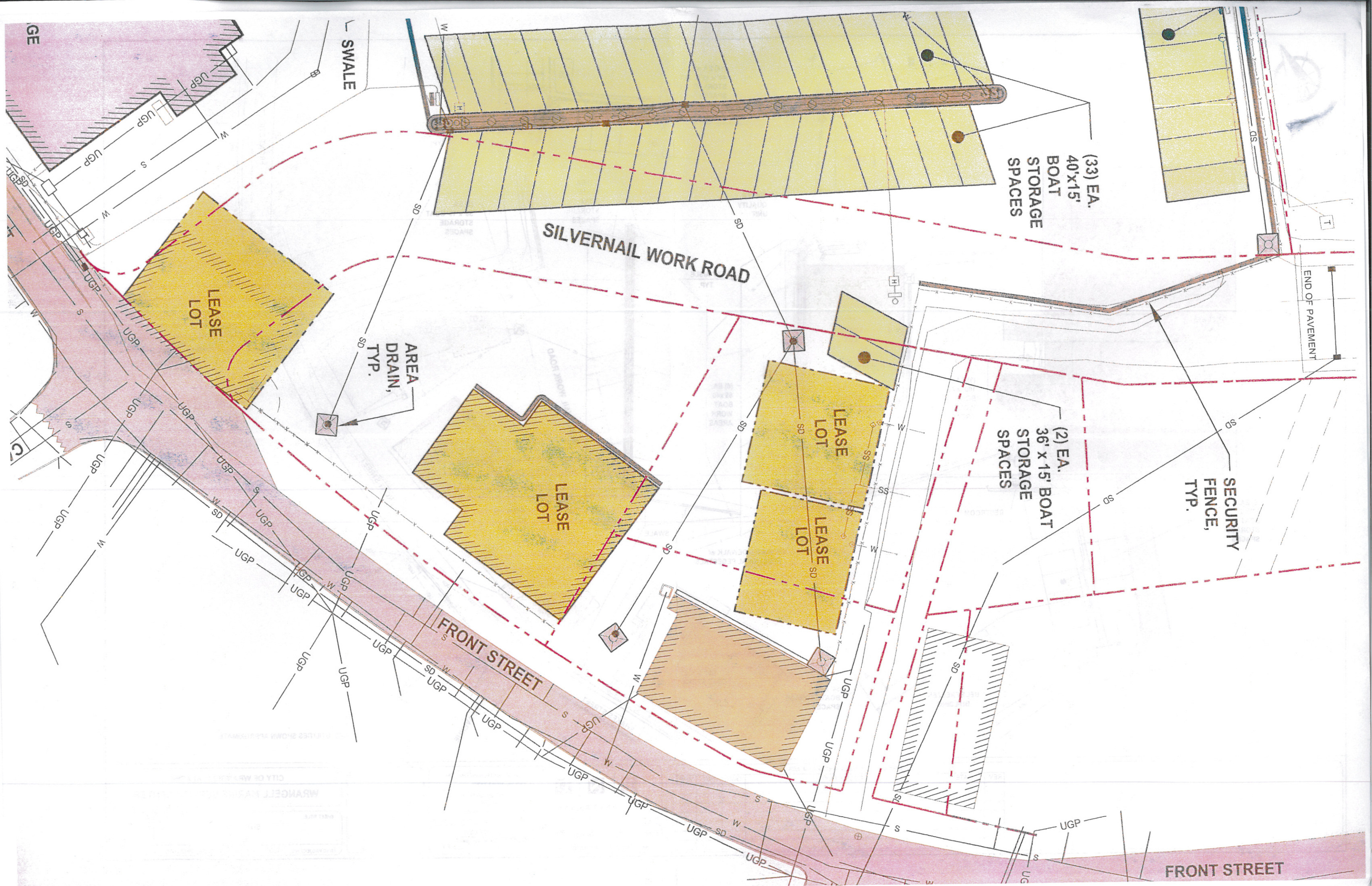
Recommendation:

Clay Hammer, Carl Johnson, Greg Meissner and Carol Rushmore met on site previously to discuss the request and identify the various needs and concerns of the different Departments and to determine a recommendation for the Planning and Zoning Commission's consideration. Measurements were taken along the fence line and it was determined that the fence is offset from the port property line but not parallel with the port property line and alleyway. It is closer to the property line near Front Street than it is in the back near Silvernail Work Road.

Staff recommends preparing a plat using the Fence line as the guiding line. The port property line is proposed to be established 5 feet from the fence line. That 5 feet would be an access utility easement. The alleyway is proposed to be at least 20 feet wide measured from this new property line- this allows the electrical poles to be located within a ROW, including the arm spans and provide just enough room for vehicular access for maintenance to the poles as needed. The remainder of the existing alleyway would be vacated to The Bay Company. Near Front Street, this may be only one or two feet, but toward the back of the property, it would be the remainder of the 10 foot alleyway plus purchase of a portion of the port property (approximately 5 feet or more) up to the edge of Silvernail Work Road.

Should the Commission recommend to vacate the alley and allow purchase of a portion of the port property, there would need to be at least a 25 foot access and utility easement from the existing fence for the electrical poles and spans.

The Port Commission reviewed the issue at their November 6 meeting and a copy of their recommendation will be forwarded once it is received.



City and Borough of Wrangell

Agenda G1

Date: September 5, 2014

To: Planning and Zoning Commission

From: Carol Rushmore

Re: Request to vacate remainder of alleyway adjacent to Lot A and Lot C, Bay Company Replat; Request to vacate and purchase portion of Silvernail Work Road adjacent to Lot C, Bay Company Replat; and request to purchase portion of Lot 1 and Lot 2, Block B, Sortyard Subdivision, zoned Waterfront Development, requested by David Powell, Manager of The Bay Company, owned by Chet and Bejay Powell.

Background:

The Planning and Zoning Commission at their regular meeting on Thursday, September 9, 2010, approved recommending to the Assembly a partial vacation, vacating a 5 foot wide strip of the unnamed alley right-of-way adjacent to Lot A and Lot C, Bay Company Replat and shifting and widening of the alley ROW over to the fence of the Marine Service Center.

A letter from Chet Powell Jr. was submitted to the Commission on Thursday, September 9, 2010, requesting that the entire alleyway be vacated, rather than a portion of the alley. There was some discussion regarding the modified request during the public hearing for the partial vacation, however a full vacation was not noticed and therefore could not be acted on.

The Borough Assembly approved The Bay Company request for the 5 foot alley vacation. The replat survey was put on hold until the completion of Front Street and installation of utilities.

Dave Powell, Manager of the Bay Company, submitted August 2014 a request with additional land acquisition requests.

Findings:

There are two separate vacation requests – vacation of the remainder of the existing alley and vacation of a portion of Silvernail Work Road. In addition, The Bay Company would like to purchase port property land between the existing alley and the port security fence.

The alleyway was created in 2001 during a resubdivision of the upland portion of the port property (Sortyard Subdivision) and an access/utility easement was created with a planned additional 30 foot expansion of Silvernail Work Road. In 2003, the larger port property area was resubdivided for the Belt Freezer (WSI Subdivision II). Then in 2009, The Bay Company resubdivided their lots for their planned expansion.

Front Street project negotiations with Chet Powell Jr. owner of The Bay Company during the design phase involved maintaining pull-in parking and keeping a bump-out in front of the new Bay Company building with Borough staff recommendation to support a partial vacation of 5 feet of the alleyway Right-of-way adjacent to the Bay Company building and the lot behind this building.

Front Street planning efforts with Greg Meissner, Harbor Master and Port Commission, also included shifting the alley ROW over and widening slightly to include part of the port property outside of the existing fence line to maintain a ROW access and utility corridor for sewer, water and electrical and potential future midblock access to the Port yard area and to Silvernail Road behind Front Street. This mid Front Street access to the yard and Silvernail Work Road is important because long term future use could require additional ingress/egress to the area. St. Michael's Road dead ends at Front Street and has created safety, access, and snow removal issues. If this potential mid Front Street access is removed, there would only be one access off of Front Street with the other access coming from Brueger/Campbell Drive/Silvernail Work Road intersection. Maintaining a second ROW access to port property in the mid area of Front Street is potentially important for long-term growth.

If a portion of Silvernail Work Road is vacated only behind the Bay Company lot, the only future ingress/egress ROW through the port property is effectively eliminated unless a new access is platted simultaneously.

The request from Bay Company stems from their desire to utilize more of the alleyway and land area between their lot and the Port Fence area for their business use. They would like to fill a depressed area in the back corner on Silvernail Work Road that was not filled and leveled during the Marine Service Center construction and to allow their utilization of the additional land area for boat storage. They also wish to construct a storage building on the back lot. The Bay Company has also indicated their desire to fence off their storage area for security purposes. A storage building under construction behind City Market is impacting the existing access Bay Company uses across City Market property to move boats in and out behind their building.

The Boat yard area improvements are complete in the vicinity of this alley and Silvernail Work Road. While the alley access is not in use now because of the fence surrounding the Marine Service Center, it provides future options for freight and boat movement, needed snow removal storage and future land access should the land use ever change on the port property. Electrical lines have been installed on the edge of the existing port property along the alley with wire spans hanging over portion of the alleyway. The poles are main feeders with the pole closest to Front Street a critical access pole for switches. Public works has stub outs for sewer and water to the port property underneath the electrical lines. On Silvernail Work road, the fence line is approximately 30 feet from the back property lines of The Bay Company. While only a portion of this platted road way is currently used as an access to the port property, it is the only platted access to and through the port property. Future uses of the port area could change over time, and to vacate a small section of the platted road eliminates a guaranteed future access route. In addition, electrical lines are located along the edge of the Silvernail Work Road ROW which could also impact location of a proposed building.

Greg Meissner has indicated that the port currently has no need of the property outside of the security fence. Borough needs include the electrical lines along the edge of the alley way and along Silvernail Work Road, sewer and water stubs and service to port property along the alley way, and future access to and through the port property for both the alleyway and Silvernail Work Road.

Recommendation:

Clay Hammer, Carl Johnson, Greg Meissner and Carol Rushmore met on site to discuss the request and identify the various needs and concerns of the different Departments and to determine a recommendation for the Planning and Zoning Commission's consideration. Measurements were taken along the fence line and it was determined that the fence is offset

from the port property line but not parallel with the port property line. It is closer to the property line near Front Street than it is in the back near Silvernail Work Road.

Staff is recommending to prepare a plat using the Fence line as the guiding line. The port property line is proposed to be established 5 feet from the fence line. That 5 feet would be an access utility easement. The alleyway is proposed to be 20 feet wide measured from this new property line- this allows the electrical poles to be located within a ROW, including the arm spans and provide just enough room for vehicular access for maintenance to the poles as needed. The remainder of the existing alleyway would be vacated to The Bay Company. Near Front Street, this may be only one or two feet, but toward the back of the property, it would be the remainder of the 10 foot alleyway plus purchase of a portion of the port property (approximately 5 feet or more) up to the edge of Silvernail Work Road. Staff is not recommending vacation of Silvernail Work Road due to the long term potential use of the access ROW. An electrical easement will be required across the back of The Bay Company property (and behind City Market and which was already agreed to) to cover the poles and arm spans during the resubdivision. Staff does not object to the Borough seeking an agreement with The Bay Company for use of the ROW area for storage, which could include gating and fencing. Construction of a building would need to be located entirely on The Bay Company property outside of utility easements.

Should the Commission recommend to vacate the alley and allow purchase of a portion of the port property, there would need to be at least a 25 foot access and utility easement from the existing fence for the electrical poles and spans. Should the Commission recommend to vacate a portion of Silvernail Work Road, alternative future access through the property should be given consideration and platted simultaneously.

The Port Commission will likely review the request at their next meeting in early November.



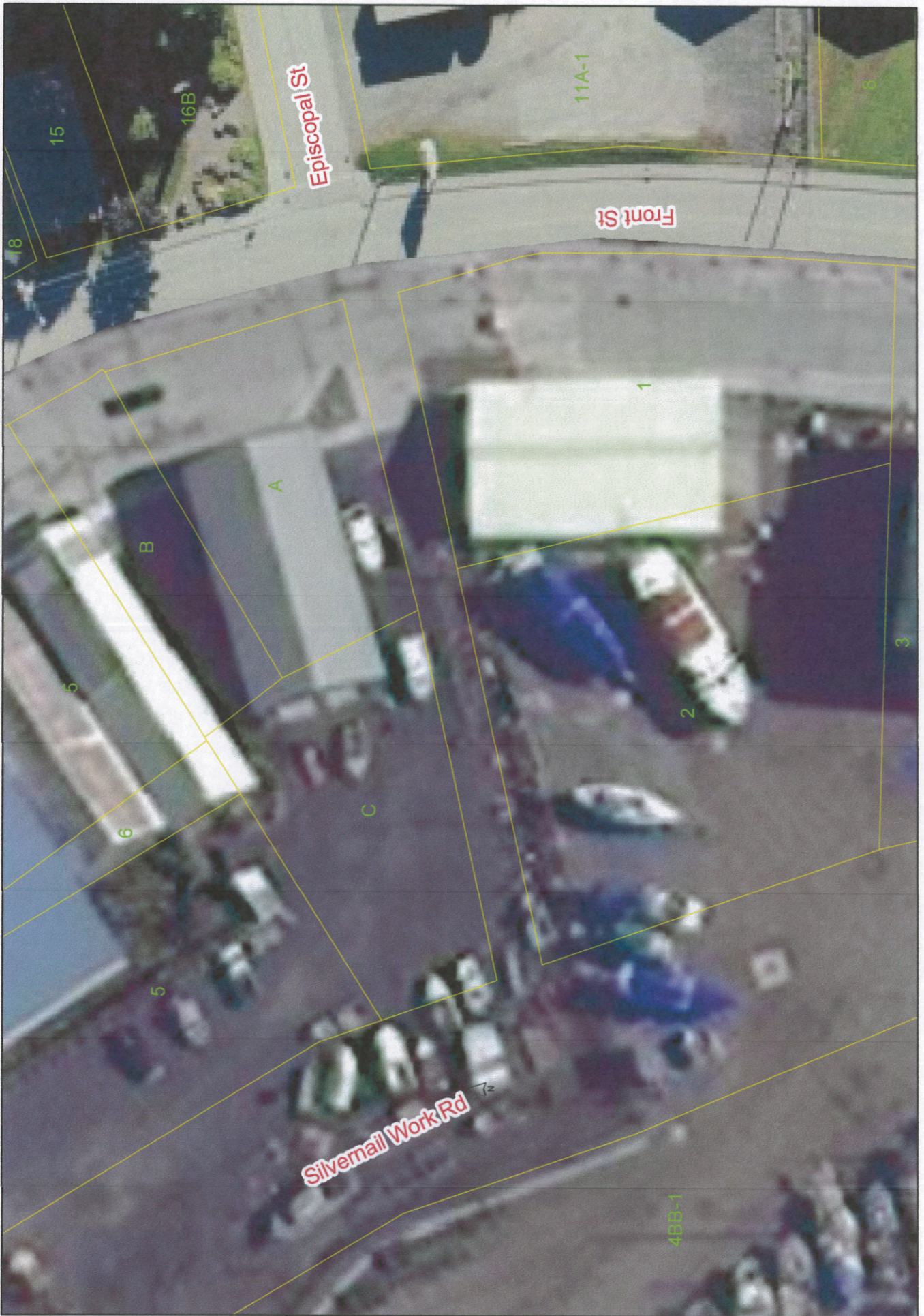
Back corner of Alley and Silvermail Work Road – shows depression, fence line, proposed edge of alley (next to trailer)



From back corner to Front Street: GM approximate edge of proposed alley, CJ on Front street on proposed edge.



Front Street toward Silvermail Work road: Proposed edge of alley on Front Street. Proposed edge of Alley between CH and GM.



Memo

To: Carol Rushmore

From Clay Hammer

Date: September 8, 2014

Re: Bay Co ROW vacation request

Carol,

This memo is regarding the alley vacation requested by Bay Company including a portion of the Silvernail ROW.

My only concern with the vacation of the alley and or portion of Silvernail Street is for the power line that currently runs adjacent to that property. There are (2) utility poles that we must be able to retain access to. One has an arterial sectionalizing switch located on it, the other a 3 phase power bank that feeds the port owned lots. It is imperative that we be able to access these locations at a moment's notice in the event of a power failure or for service related concerns. I have no problems with any potential changes as long as those concerns are addressed.

Clay Hammer

Electrical Superintendent

Memo

To: Carol Rushmore
From: Carl Johnson
CC:
Date: November 10, 2014
Re: Bay Company ROW vacation request

Carol,

This memo is regarding the recent request from the Bay Company to vacate the alley between their property lots 1 & 2, Block B of the Sortyard Subdivision and also a portion of the Silvernail right-of-way.

Two issues arise from this proposed action that would affect Public Works activities. One is that water and sewer utilities are stubbed under the fence into the existing alley from the port lease areas on lots 1 & 2. These utility stubs will eventually need to be extended down the alley to existing mains on Front Street. Access down the alley to connect these lots needs to be preserved. The other issue involves winter snow storage from clearing snow on Front Street and Silvernail Road. Over the years commercial development has greatly reduced the number of places to deposit snow from downtown streets and increased travel distance. Currently Public Works stores snow in the alley where it intersects Front Street and off the end of the asphalt on Silvernail Road. If we lose these two areas all of that snow will have to be carried to the disposal area on Campbell Drive across from City Hall. This will add at least an hour to downtown cleanup and prevent Church Street from being cleared before the start of school. I need to preserve both of these snow storage areas in the winter use.

Thank You,

Carl Johnson
Public Works Director

The Bay Company
PO Box 797
Wrangell, AK 99929
(907)874-3340

The City of Wrangell
PO Box 531
Wrangell, AK 99929
Attn: Planning and zoning commission

RECEIVED
AUG 19 2014
WRANGELL CITY HALL

August 18, 2014

To whom it may concern:

I request The City of Wrangell vacate the Alley Right Away next to The Bay Company.

I request The City of Wrangell to vacate or allow The Bay Company to buy the part of Lot 1 and Lot 2 of Sortyard Subdivision outside of the fence.

I also request The City of Wrangell to vacate or allow The Bay Company to purchase part of Silvernail Work Road to extended Lot C to the back of the fence.

Your consideration on this matter would be appreciated.



David Powell, Manager
The Bay Company

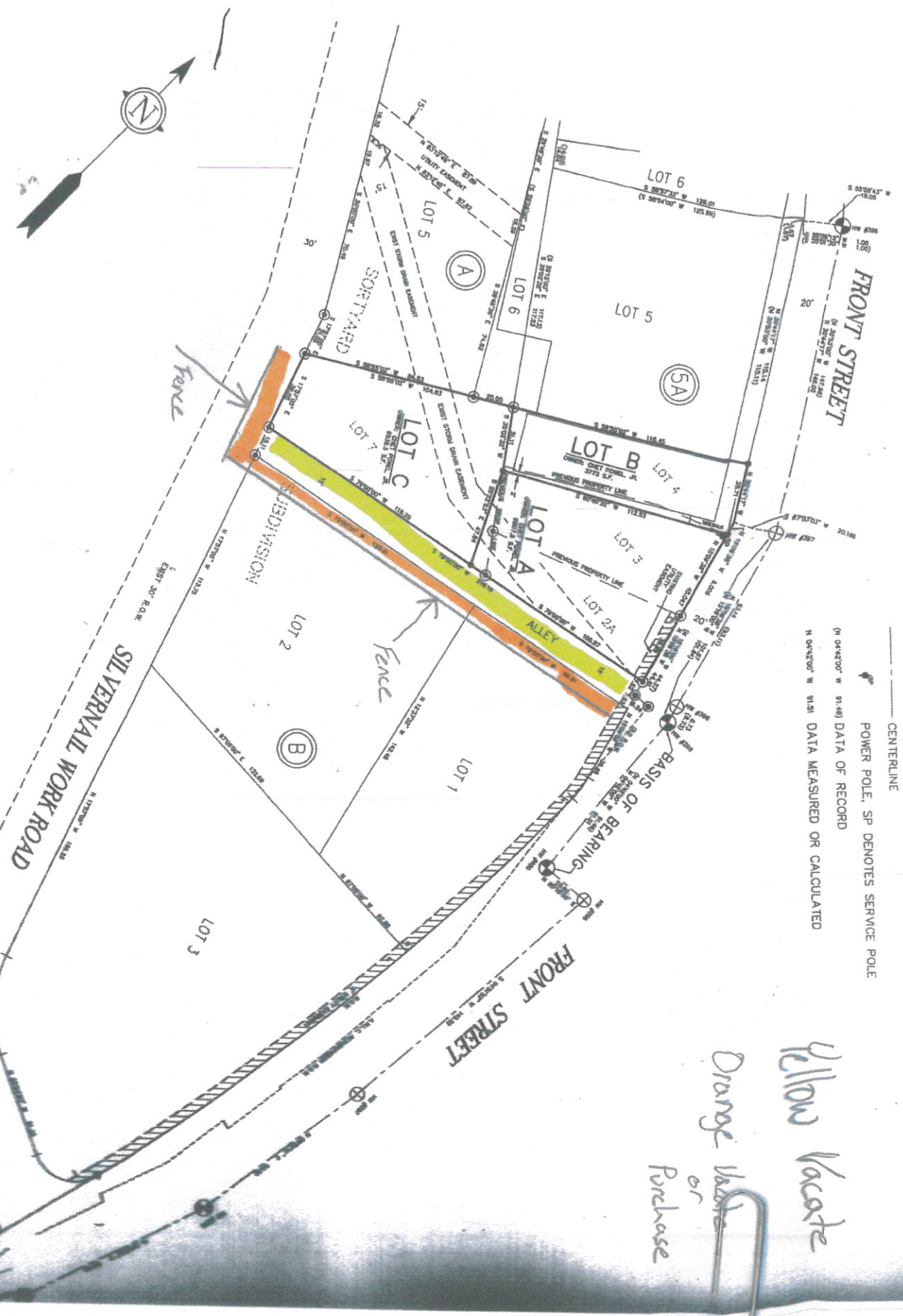
2000



ACTING ASSESSOR
1 THE RECORDS IN
LED ON THE TAX
TAXES ASSESSED
FOR THE YEAR
DATED THIS 15th

COMMISSION
1 BEEN FOUND TO
HOLD IN AVOIDANCE
AT THE PLATFORM
OF THE DISTRICT

COUNCIL
1 BEEN FOUND TO
WELL COUNCIL
RECORDING OF THE
MIGELL ALASKA



- SCHEFF REBAR AND ALUMINUM CAP RECOVERED
- SCHEFF REBAR AND ALUMINUM CAP SET
- CENTERLINE
- ⊙ POWER POLE, SP DENOTES SERVICE POLE
- (N 04°42'00" W 91.48) DATA OF RECORD
- N 04°42'00" W 91.51 DATA MEASURED OR CALCULATED

*Orange markers
or
Purchase*

Yellow vacate

PLAT NOTES

1. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - A. SORTVAND SUBDIVISION PLAT #2001-3
 - B. A15 #63, WRANGELL HOELANDS ADDITION
2. THIS PLAT WILL COMBINE 4 LOTS (LOTS 3 AND 4, BLOCK 5A AND LOTS 2A AND 7, BLOCK A) INTO THREE LOTS (LOTS A, B AND C).

CITY AND BOROUGH OF WRANGELL, ALASKA



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

1 inch = 125 feet

City of Wrangell, Alaska

AGENDA ITEM H1

Date: November 7, 2014

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

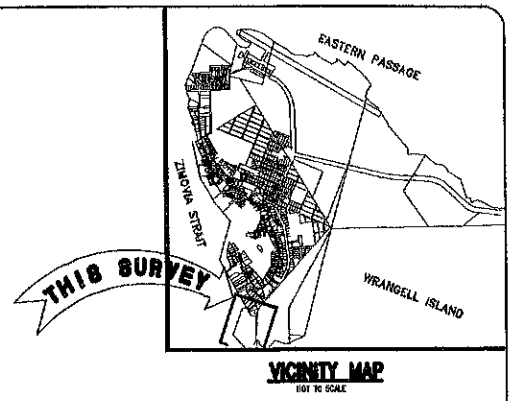
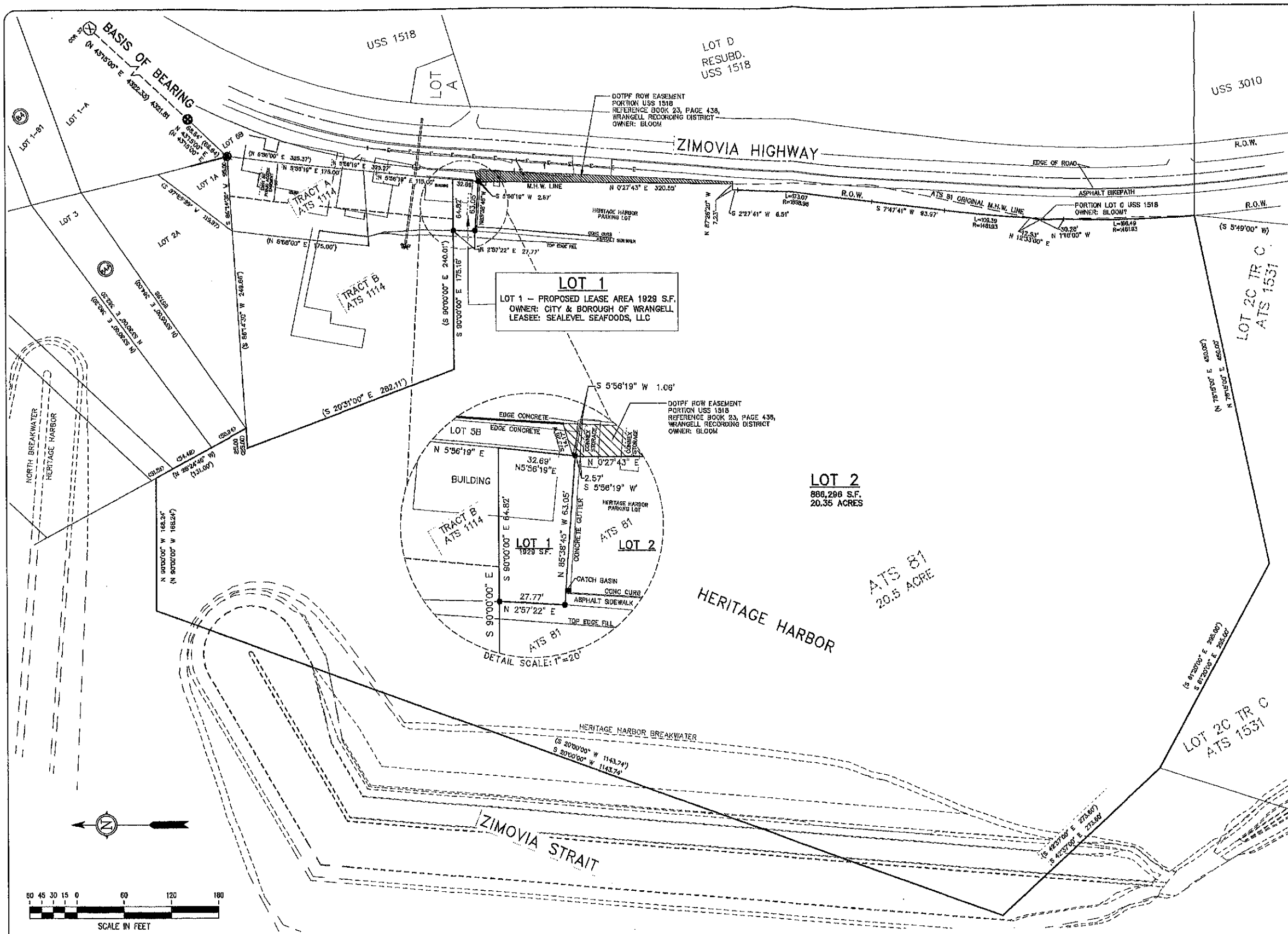
Re: Preliminary Plat review of Sea Level Subdivision II, a proposed subdivision of ATS 81, creating Lot 1 and Lot 2, zoned Waterfront Development, requested by Sea Level Seafoods, LLC, lessee, owned by the City and Borough of Wrangell.

Sea Level Seafoods in May requested a tideland lease in order to construct an additional building at their processing plant. The requested property is the filled uplands between his existing property line of Tract B and the edge of pavement of the harbor parking lot.

The Planning and Zoning Commission and the Port Commission recommended to the Assembly to move forward a recommendation to lease to Sea Level the additional land.

This is the subdivision plat prepared after the approval by the Assembly to lease land.

Staff recommends the Commission approve the preliminary plat.



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: _____ MAYOR, CITY AND BOROUGH OF WRANGELL

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF _____

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20____ WILL BE DUE ON OR BEFORE AUGUST 15, 20____, DATED THIS _____ DAY OF _____.

ASSESSOR CITY AND BOROUGH OF WRANGELL

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. _____ DATED _____, 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: _____ CHAIRMAN, PLANNING COMMISSION

SECRETARY

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

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

DATE: _____ MAYOR, CITY AND BOROUGH OF WRANGELL

ATTEST: _____ CITY CLERK

CLIENT: SEA LEVEL SEAFOODS, LLC
P.O. BOX 2085
WRANGELL, ALASKA 99929

DRAWN BY: JLS
CHECKED BY: GGS
DATE PLATTED: AUG-SEP 2014
DATE SURVEYED: AUG-SEP 2014
SCALE: 1"=60'
SURVEYOR: GREGORY G. SCHEFF
PROJ NO.: 142746

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN _____ A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

GREGORY G. SCHEFF LS 0700

- PLAT NOTES**
- REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
1. ATS 81, ADL03289
 2. ATS 83, PLAT 85-87
 3. ATS 1114, PLAT 81-02
 4. SUBDIVISION OF ATS 1114, PLAT 85-01
 5. SUBDIVISION OF USS 1518, PLAT 94-09
 6. AKDOTPF ROW MAP, PROJECT STP-0943(22)
 7. SEA LEVEL SUBDIVISION, PLAT 2011-1

- LEGEND**
- ⊗ LEAD PLUG IN ROCK (ORIGINAL TOWNSITE CORNER)
 - ⊕ PRIMARY BRASS CAP RECOVERED
 - ⊙ SECONDARY MONUMENT RECOVERED (REBAR AND PLASTIC CAP)
 - ⊗ YELLOW PLASTIC CAP IN CONCRETE RECOVERED
 - YELLOW PLASTIC CAP SET IN CONCRETE THIS SURVEY
 - ⊗ (N 43°15'00" E) DATA OF RECORD
 - ⊗ (N 43°15'00" E) DATA MEASURED OR CALCULATED

Revisions	
No.	Description

ES&M
ENGINEERING-NETWORKING, INC.
1000 Centennial Lake Road
Wrangell, AK 99901
Phone: (907) 225-7917
Fax: (907) 225-3441

WRANGELL OFFICE
P.O. BOX 1351
Wrangell, AK 99929
Phone: (907) 874-2177
Fax: (907) 874-2167

PROJECT
SEA LEVEL SUBDIVISION II
THE SUBDIVISION OF ATS 81
CREATING LOT 1 AND LOT 2,
SEA LEVEL SUBDIVISION II
WRANGELL, RECORDING DISTRICT



City of Wrangell, Alaska

AGENDA ITEM H2

Date: November 7, 2014

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of Edgley-Massin Subdivision, the replat of Lot 7-I, 7-J and 7-S, Block 67 Mt. Dewey Farm Addition Resubdivision and Lot 1-C Roberts and Massin Subdivision, creating Lot A and Lot B, zoned Single Family Residential, requested by Warren Edgely

Mr. Edgely is trying to clear up property issues – eliminating encroachments and marking easements where they need to go. He agreed to sell Ms. Massin 10 feet of his property in order to eliminate the encroachment of her non-permanent shed, and add an access easement across the corner of his property for her driveway. The electrical easement along Third Street was modified to include where the poles/lines are actually located.

As you may recall in 2013, Ms. Massin came to the City to clear up issues with her land.. specifically the electrical easements and property boundary for the Third Street ROW which encroaches slightly into her property. That issue is still to be resolved and may require another plat at a later date. This plat is strictly clearing up property issues on Mr. Edgely's property.

Staff recommends the Commission approve the preliminary plat.

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 _____

WARREN EDGLEY

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE 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 _____

SHELLY MASSIN

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY OF WRANGELL, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY OF WRANGELL, IN THE NAME OF _____

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 19____ WILL BE DUE ON OR BEFORE AUGUST 15, 20____ DATED THIS _____ DAY OF _____

ASSESSOR CITY 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 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 COUNCIL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL COUNCIL AS RECORDED IN MINUTE BOOK _____ PAGE _____ 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 OF WRANGELL

CITY CLERK

PLAT NOTES

1. THE PURPOSE OF THIS SUBDIVISION PLAT IS TO RELOCATE THE PROPERTY LINE BETWEEN LOT 1-C AND LOT 7-I SO THAT THE EXISTING BUILDING CURRENTLY ENCRANCHING FROM LOT 1-C ONTO LOT 7-I ARE WITHIN THE BUILDING OWNER'S PROPERTY OF LOT B (PREVIOUSLY LOT 1-C). CREATE A NEW UTILITY AND SLOPE EASEMENT THAT ENCOMPASSES THE UTILITY POWERLINES AS ACTUALLY INSTALLED BY THE CITY OF WRANGELL AND TO CREATE TWO NEW LOTS WITHIN THIS NEW SUBDIVISION, LOT A AND LOT B, EDGLEY-MASSIN SUBDIVISION.
2. PLAT 82-09, ROBERTS AND MASSIN SUBDIVISION, WRANGELL RECORDING DISTRICT.
3. PLAT 93-10, MT. DEWEY FARM ADDITION RESUBDIVISION, WRANGELL RECORDING DISTRICT.
4. DOCUMENT 2003-000272-0, UTILITY AND SLOPE EASEMENT, WRANGELL RECORDING DISTRICT.

CLIENT: WARREN EDGLEY
BOX 251
WRANGELL, ALASKA 99929

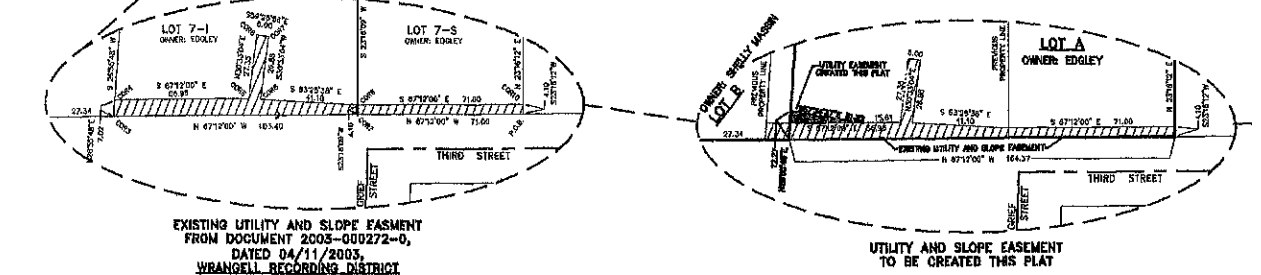
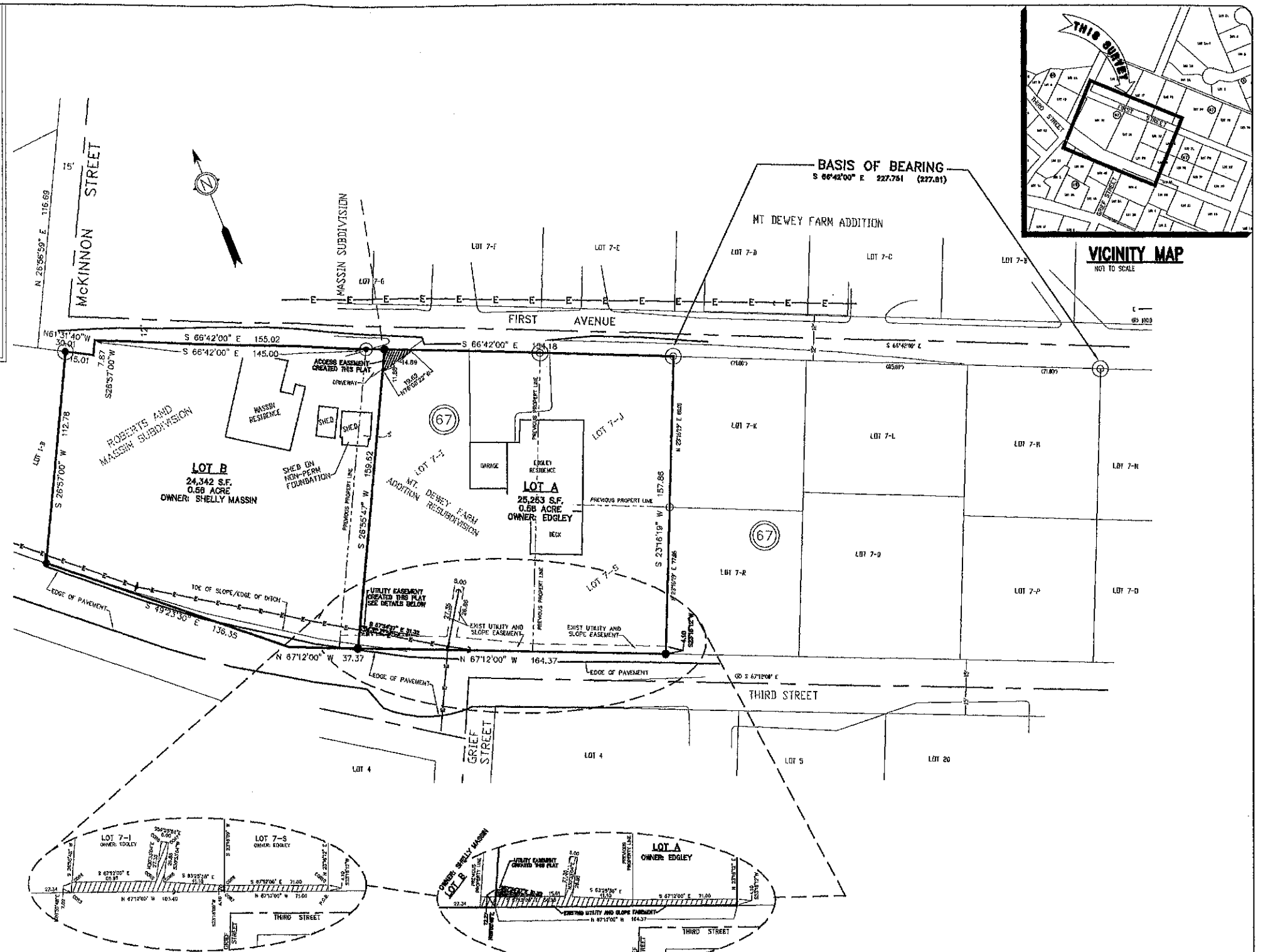
DRAWN BY: TJS
CHECKED BY: GGS
DATE PLATTED: OCT. 5, 2014
DATE SURVEYED: OCTOBER 2014
SCALE: 1"=30'
SURVEYOR: GREGORY G. SCHEFF
PROJ NO.: 132740

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN _____, OCTOBER 2014, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE _____

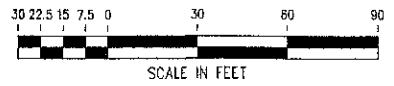
GREGORY G. SCHEFF LS 6700



PRELIMINARY

LEGEND

- REBAR AND ALUM CAP SET THIS SURVEY
- ⊙ REBAR AND ALUM CAP RECOVERED THIS SURVEY
- ⊙ REBAR AND YELLOW PLASTIC CAP RECOVERED THIS SURVEY
- ⊙ POWER POLE
- ← GUY ANCHOR
- E—E— ELECTRICAL LINE
- (N 67°12'00" W 164.37) DATA OF RECORD
- N 67°12'00" W 164.37 DATA MEASURED OR CALCULATED



WRANGELL RECORDING DISTRICT

Revisions	
No.	Description

RSM
RSM ENGINEERING-KETCHIKAN, INC.
355 Cathlamet Lake Road
Ketchikan, AK 99901
Phone: (907) 225-7817
Fax: (907) 225-3441

WRANGELL OFFICE
P.O. BOX 1331
Wrangell, AK 99929
Phone: (907) 674-2177
Fax: (907) 674-2187

PROJECT: **EDGLEY-MASSIN SUBDIVISION**
THE REPLAT OF LOT 7-I, 7-J & 7-S,
BLOCK 67, MT. DEWEY FARM ADDITION
RESUBDIVISION AND LOT 1-C, ROBERTS &
MASSIN SUBDIVISION
CREATING LOT A AND LOT B,
EDGLEY-MASSIN SUBDIVISION



City and Borough of Wrangell

Agenda H3

Date: November 7, 2014

To: Planning and Zoning Commission

From: Carol Rushmore

Re Encroachment Permit Application for a sidewalk awning on Lot 5, Block 1A, ATS 83, 106 Lynch Street, zoned Commercial, requested by Rental Properties LLC dba PRIVCO.

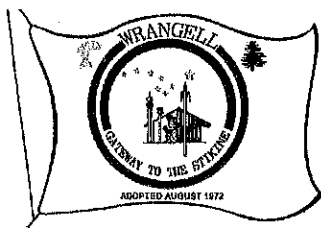
Background:

In 2009-2010, one of the requirements of Federal Highways for construction of Front Street was to establish an encroachment permit for awnings that extended into the Right-of-Way. Chapter 13.05 of Streets, Sidewalks and Public Places was created in the Wrangell Municipal Code. A permit form was created for the Planning and Zoning Commission to review and approve .

Mr. Privett's company Rental Properties, dba PRIVCO is wanting to add an awning to his building on the corner of Lynch and Front Street. The awning would extend 4 feet out and wrap around the corner.

Recommendation:

Staff recommends approval of the encroachment permit.



CITY AND BOROUGH OF WRANGELL

INCORPORATED MAY 30, 2008

P.O. BOX 531 (907)-874-2381
 Wrangell, AK 99929 FAX (907)-874-3952

ENCROACHMENT PERMIT APPLICATION

The adopted Encroachment Policy (WMC 13.05) represents the City & Borough of Wrangell's position with regard to proposed encroachments and the private use of public right-of-way within the corporate limits of the City & Borough of Wrangell, Alaska. In the context of this application, "public right-of-way" refers to all public sidewalks; street and alley right-of-way; and parks, open space, and other properties or lots owned or controlled by the City & Borough of Wrangell.

This Encroachment Permit Application solely covers encroaching on the public right-of-way and by no means exempts applicant from obtaining other permits or licenses as may be required by the City & Borough of Wrangell or other agencies. Advertising signs are not allowed in the right-of-way.

1) GENERAL INFORMATION

Physical Address/Location of Encroachment:			
Lot: <u>5</u>	Block: <u>1 A</u>	Subdivision: <u>ATS 83</u>	Parcel#: <u>02-011-108</u>
Identifying Description of Right-of-Way being encroached upon:			
<u>Covering sidewalk by 4' OF ROOF along MAIN and Lynch St.</u>			
Name of Applicant: <u>Rental Properties LLC dba PRIVCO</u>		Phone: <u>305-0281</u>	
Mailing Address: <u>P.O. Box 775</u>			
<u>Wrangell, AK 99929</u>			
Name of Property Owner: <u>William B. Privett</u>		Phone: <u>305-0231</u>	
Mailing Address: <u>P.O. Box 775, Wrangell ALASKA</u>			

Type of Permit Requested: PERMANENT TEMPORARY for an EXISTING NEW Encroachment.

If Temporary, When Will the Encroachment Be Removed? Date: _____

Proposed Use of Right-of-Way: INSTALL AWNING THAT WILL COVER 4' OF SIDEWALK SURROUNDING BUILDING.

Size of proposed permitted area: 130' x 4'

This permit is subject to the provisions of Wrangell Municipal Code, Chapter 13.05, and the following general and special conditions:

- Indemnification:** Per 13.05.050, Permittee shall indemnify, defend and hold harmless the the City and Borough, and its officers, employees, and contractors, from any claim resulting from injury, loss, or damage to any person or personal property resulting from Permittee's use of the permitted area.

2. **Waiver of Claims:** Permittee waives any claim or right of action Permittee may have against the City and Borough in the event of damage to property, and injury to or death of any person in the permitted area that arises because of the design, construction, maintenance, management, or operation of a highway in the right of way containing the permitted area.
3. **Reimbursement of Costs:** Permittee shall reimburse the State for all costs and expenses incurred by the State, including attorney's fees, in any action brought by the State to recover any delinquent fees, or for the breach of any terms or conditions contained in this Permit, or to recover possession of the permitted area.
4. **Non-discrimination:** No person, on the basis of race, religion, color, national origin, age, or sex, shall be excluded from participation in, denied the benefits of, or otherwise subjected to discrimination in that person's use of the permitted area.
5. **Assignment:** Permittee may not assign or transfer this permit.
6. **Revocation:** This Permit is not a property right but a temporary authorization, revocable by the City and Borough. Please see W.M.C. 13.05.020
7. **Loss of Business:** The City and Borough is not responsible for loss of business related to the issuance or revocation of this permit.
8. **Cancellation by Permittee:** Permittee may cancel this Permit by providing written notice to the City and Borough at the above address. Permittee is not entitled to a refund of any fees or expenses related to the revocation or cancellation of this Permit.
9. **Abandonment by Permittee:** Upon abandonment by Permittee of the permitted area, Permittee's rights under this Permit will immediately terminate, but Permittee's obligations will survive until fulfilled.

2) PROPERTY OWNER ACKNOWLEDGEMENT

Applicant understands that the City & Borough of Wrangell assumes no responsibility or liability for items encroaching into City & Borough.

Property Owner:

Sign:  Print: William B. Rivett Date: 8/27/14

Please attach a site plan and drawing of the proposed encroachment to this completed application and return it to the City & Borough. For permanent encroachments, a photo will be required once the project is completed.

3) APPROVALS

Planning & Zoning:

Sign: _____

Date: _____

Building Official:

Sign: _____

Date: _____

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 74.41123 feet

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



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. It shall be unlawful for any person, other than an officer or employee of the City and Borough of Wrangell in the course of his or her employment, to 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, 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. [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 H4

Date: November 10, 2014

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use permit application for a home occupation to build and operate commercial greenhouses and growing towers on Lot 4B-1, USS 2589, zoned Rural Residential, requested by Dixie Booker.

Background: Applicant is seeking to install green houses and vertical growers to grow food for resale.

Review Criteria:

- Chapter 20.16: Rural Residential
- Chapter 20.52: Lot Standards
- Chapter 20.68: Conditional Use Permits

Findings:

Applicant is seeking to install one to several greenhouses and multiple vertical growers in order to grow food that could be resold locally. The lot is approximately 33,173 square feet. The residence is connected to sewer and water and has at least 5 off street parking spaces available near the driveway.

Conditions of Approval for conditional use applications include:

- 1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.* Any increase on Zimovia Highway to the residence would be insignificant as it is the only travel option from town. Traffic to the property might increase some during the summer, but would not be expected to be significant.
- 2) *Provisions of sewer and water:* The lot is connected to City sewer and water.
- 3) *Entrances and off-street parking available without safety issues:* Access would be via their driveway off of Zimovia Highway. Plenty of parking exists along the driveway area. The lower part of the driveway is shared with the neighbor to the south so that driveway access should not be blocked.

Staff recommends approval of the request subject to the following conditions:

1. All state and federal permits or licensing requirements for commercial food growing are obtained from the State.

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: Dixie L. Booker
PO Box 1842
Wrangell, AK 99929

Applicant's Phone Number: 907-874-2006

II. Owners's Name and Address: Dixie L. Booker
PO Box 1842
Wrangell, AK 99929

Owner's Phone Number: 907-874-2006

III. Legal Description: Lot 4B, Block 1, U.S. Survey 2589
Parcel No. _____

IV. Zoning Classification: _____

V. Specific Request: See attached

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: Tentatively Spring 2015 END: Spring 2016

SIGNATURE OF OWNER: [Signature] DATE: October 27.14

SIGNATURE OF APPLICANT: [Signature] DATE: October 27.14

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.

October 27th, 2014

I would like permission to build a series of green houses on my current property to supply Non GMO locally grown produce to the residents of our community.

I would start by using vertical aeroponic gardening towers for vegetables and herbs, eventually adding soil grown vegetables (in raised garden beds), organically cultivated culinary mushrooms, fresh cut flowers, etc. A little about the tower gardens: "Our aeroponic vertical garden system cuts your carbon footprint by recycling natural resources, potentially reducing pesticide use, and virtually eliminating the need to ship and store produce." "aeroponic growing system recycles 100% of its nutrients and water, and its vertical design reduces the need for space. Plants therefore use less than 10% of both the water and the land that are commonly used in conventional farming" - www.jasonlucas.towergarden.com

I would be purchasing my seeds from places such as Bakers Creek Heirloom Seeds (www.rareseeds.com) or other such places that offer seeds that are organic and non gmo. I have researched green houses and I am pretty sure I have found the right one to help me grow all year round.

My plan is to be delivering fresh produce to town along with the option of people coming out to pick out their own produce on an appointment basis, therefore keeping traffic at a minimum.

Choices I could potentially offer with the growing towers:

Fruits and Vegetables:

Amaranth (vegetable type), Arugula, Bayam, Beans (Lima, bush, pole, shell, fava, green), Broccoli, Broccoli Raab, Brussels Sprouts, Cabbage and Chinese cabbage, Cauliflower, Chard (all types), Chicory, Collards, Cucumbers, Cress, Dandelion (Italian), Eggplant (European and Asian), Endive, Escarole, Garbanzo beans, Gourds (edible and ornamental), Kale, Kihñ gioi, Kohlrabi, Komatsuna, Leeks, Lettuce (all types), Mesclun Varieties, Melons (all types), Misome, Mizuna, Mustard Greens, Ngo Gai, Okra, Pak Choy, Peas (all types), Peppers (all types), Radicchio, Sorrel, Spinach, Squash (all types), Strawberries, Tomatoes (all types).

Herbs:

Angelica, Anise Hyssop, Basil (all types), Bee Balm, Borage, Calendula, Catmint, Catnip, Chamomile, Chervil, Chives, Cilantro (Coriander) and Culantro, Citrus Basil, Cumin, Cutting Celery, Dandelion, Dill, Echinacea (coneflower), Epazote, Feverfew, Flax, Garlic chives, Goldenseal, Hyssop, Lavender, Leaf Fennel, Lemon Balm, Lemon Grass, Loveage, Morjoram, Mexican Mint Marigold, Mibura, Milk Thistle, Mint (all varieties), Nettle, Oregano, Parsley (leafy types only), Passion Flower, Pleurisy Root, Pyrethrum, Rosemary, Ruë, Sage, Salad Burnet, Saltwort, Savory, Shiso, Stevia, Thyme, Valerian, Wormwood.

Flowers:

Edible flowers include:

Calendula, Carthamus, Dianthus, Hyacinth Bean, Marigolds, Monarda, Nasturtiums, Pansies, Salvia, Scarlet Runner Bean, Sunflowers (dwarf varieties only), Violas.

Ornamental Flowers Include:

Ageratum, Agrostemma, Ammi, Amaranth Globe, Amaranthus, Artemisia, Aster, Bells of Ireland, Bupleurum, Cardoon, Centaurea, Celosia, Coleus, Cosmos, Craspedia, Datura, Delphinium, Digitalis, Eucalyptus, Euphorbia, Forget-me-not, Hibiscus, Impatiens, Kale (ornamental), Morning Glory, Nigella, Petunia, Phlox, Poppy, Polygonum, Ptilotus, Safflower, Salpiglossis, Rudbeckia, Saivitalia, Scabiosa, Snapdragon, Statice, Stock, Strawflower, Sweet Peas, Thunbergia, Verbena, Yarrow, Zinnia.

I was inspired to try and do this for our community after researching these towers, seeing what other communities and businesses were able to offer and the positive impact they had on everyone not only in their communities but surrounding communities as well. I thought to myself "why not here!"

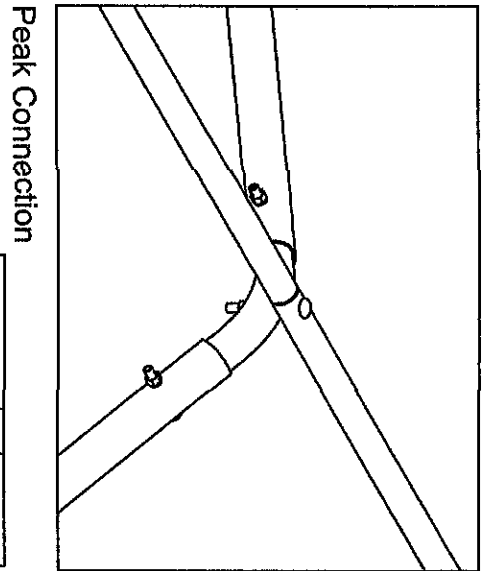
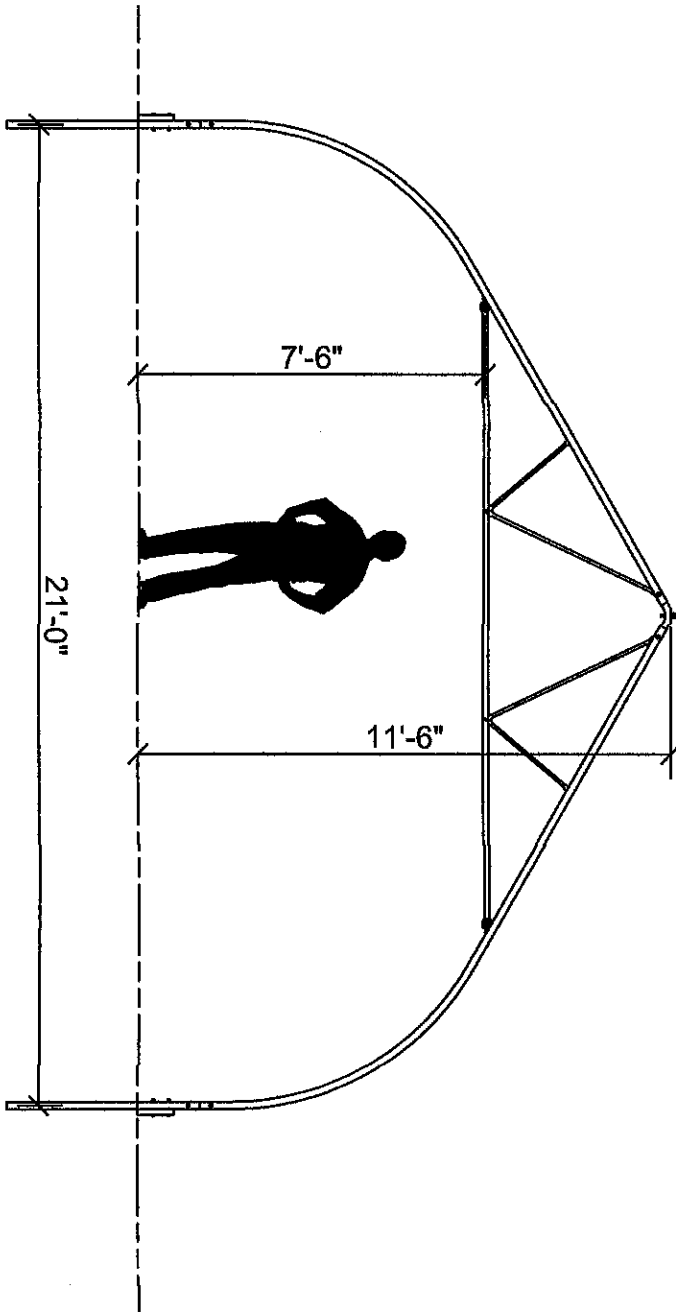
Thank you so much for your time,

Dixie Booker
907-874-2006

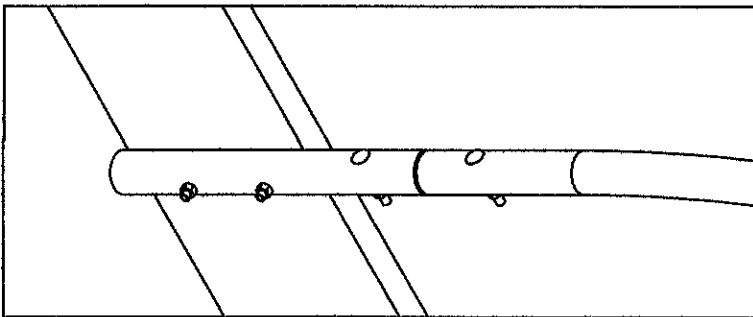
LINX 21 FT. EXTREME

SPECIFICATIONS:

Posts: 1.9" OD, 14 Ga.
 Bows: 1.9" OD, 14 Ga.
 Purlin Runs: (x3), 1.315" OD, 17 Ga.
 Gable End Polycarbonate: (x4), 72" sheets
 Roof Poly Width: 34'



Peak Connection



Post Connection

Profile
 SCALE 1/4" = 1'

LINX 21 FT. EXTREME
 Specifications



A Division of
 Nexus Corporation
 Northglen, CO 80233
 303.457.9199

PART NO.:

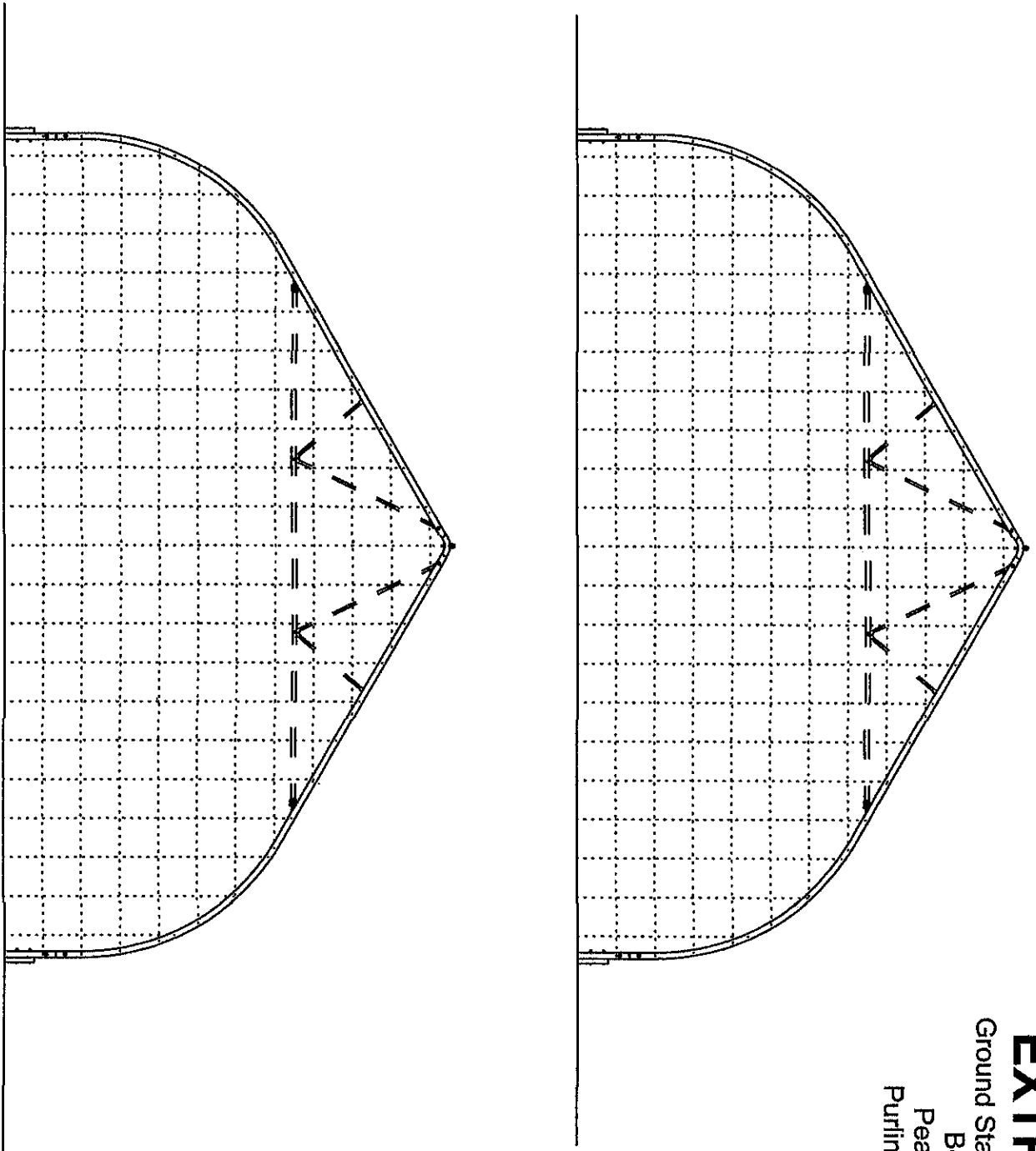
XTRM 21 Greenhouse

DRAWN BY: timr

DATE: 9/17/2013

FILE NAME: XTRM 21 Greenhouse Spec.dwg

PAGE: 1 OF 2



EXTREME 21 ft.

Ground Stakes: 1.9" O.D., 14 Ga.
 Bows: 1.9" O.D., 14 Ga.
 Peaks: 1.66" O.D., 14 Ga.
 Purfins: 1.315" O.D., 17 Ga.

SCALE 1/4"=1'

Grid lines are 1' apart
 Truss bracing is an optional feature

LINX 21 FT. EXTREME Specifications



A Division of
 Nexus Corporation
 Northglenn, CO 80233
 303.457.9199

PART NO.:

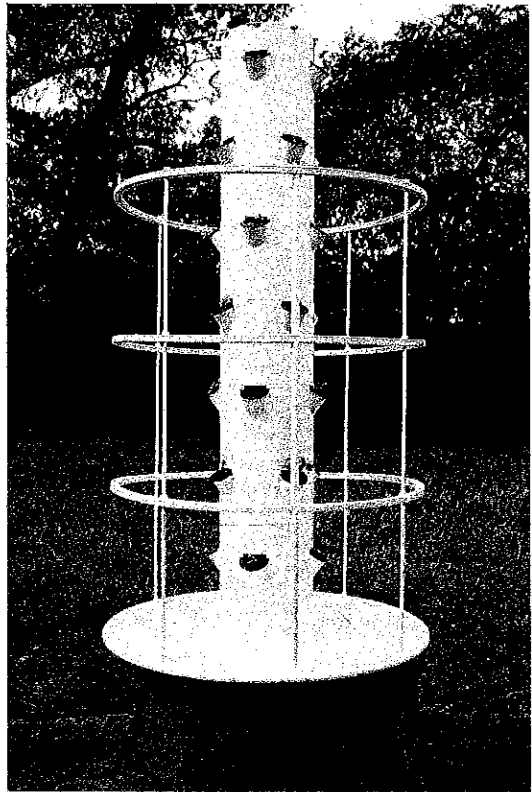
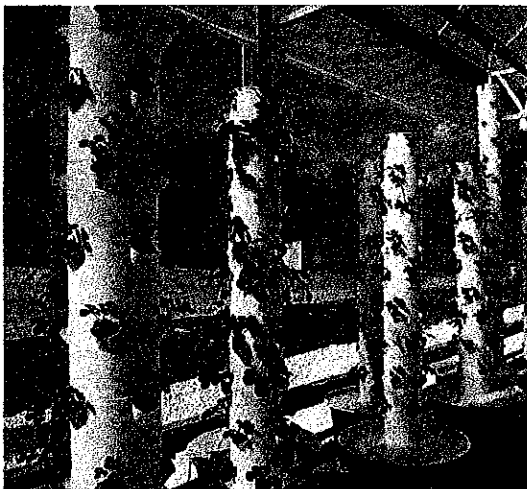
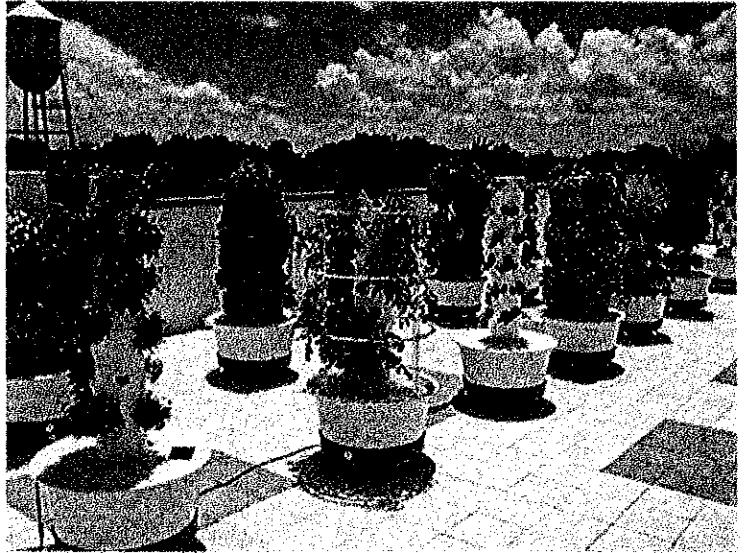
XTRM 21 Greenhouse

DRAWN BY: flmr

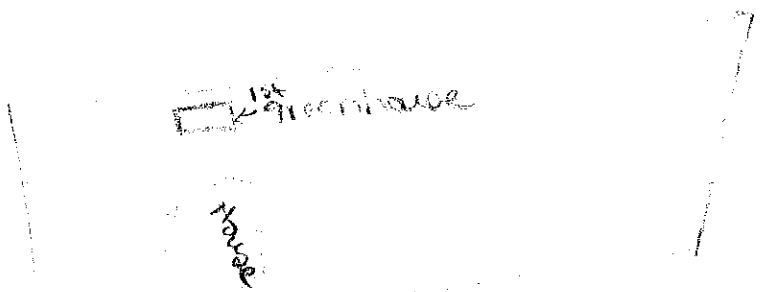
DATE: 9/17/2013

FILE NAME: XTRM 21 Greenhouse Spec.dwg

PAGE: 2 OF 2



We will be putting
down the roof of the
sheds. ^{1st}
The greenhouse
will go where the
sheds were.

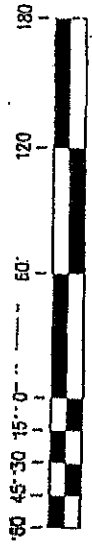


PLAT NOTES

1. OFFSET DISTANCES ARE SHOWN TO THE NEAREST FOOT FROM THE PROPERTY LINE TO THE IMPROVEMENT.
2. THIS PLAT DOES NOT MEET MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AS SET FORTH BY THE ALASKA SOCIETY OF PROFESSIONAL LAND SURVEYORS, (A.S.P./L.S.)
3. THIS PLAT IS NOT TO BE SCALED FROM, USE GIVEN DIMENSIONS ONLY.
4. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN ON THIS PLAT.
5. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT KETCHIKAN TITLE AGENCY:
 - A) PLAT NO. 53-6
 - B) BOOK 11, PAGE 254, POWERLINE EASEMENT.
6. THIS COMPANY RELIED ON TITLE REPORT NO. 25362, PERFORMED BY KETCHIKAN TITLE AGENCY. NO FURTHER TITLE ABSTRACT WAS PERFORMED BY THIS COMPANY.

LEGEND

- GLO/BLM BRASS OR ALUM CAP RECOVERED
- SECONDARY MONUMENT RECOVERED
- (R) S 13°00'00" W 164.48 DATA OF RECORD
- (C) S 12°57'53" W 164.48 DATA MEASURED OR CALCULATED
- POWER POLE
- GUY ANCHOR
- OVERHEAD ELECTRICAL SERVICE
- FIRE HYDRANT



SCALE IN FEET

CLIENT: RESIDENTIAL MORTGAGE, LLC (PORTER)
8800 GLACIER HIGHWAY
JUNEAU, AK 99801

DRAWN BY: ITS
CHECKED BY: GCS
DATE PLATTED: 10/20/2007
DATE SURVEYED: 10/29/2007
SCALE: 1"=50'
SURVEYOR: GREGORY G. SCHEFF
PROJ. NO.: 5-555-01-00

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ON THIS PLAT. I DECLARE THAT IMPROVEMENTS AND YARBLE ENCROACHMENTS HAVE BEEN ESTABLISHED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS SURVEY IS FOR THE USE OF LENDING INSTITUTIONS SPECIFICALLY TO SHOW ANY COLLISIONS BETWEEN EXISTING ENCROACHMENTS AND PLATTED LOT LINES OR EASEMENTS. UNDER NO CIRCUMSTANCES SHOULD THE DATA HEREIN BE USED FOR POSTERING ADVERTISING STRUCTURES, BUILDING FENCES, OR LOCATING BOUNDARY LINES. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THAT IMPROVEMENTS SITUATED ON THIS PARCEL MEET ALL SUBDIVISION COVENANTS AND ZONING ORDINANCES. G. GCS, SET.

10-30-07
DATE

GREGORY G. SCHEFF PLS 6700

SURVEYOR'S CERTIFICATE

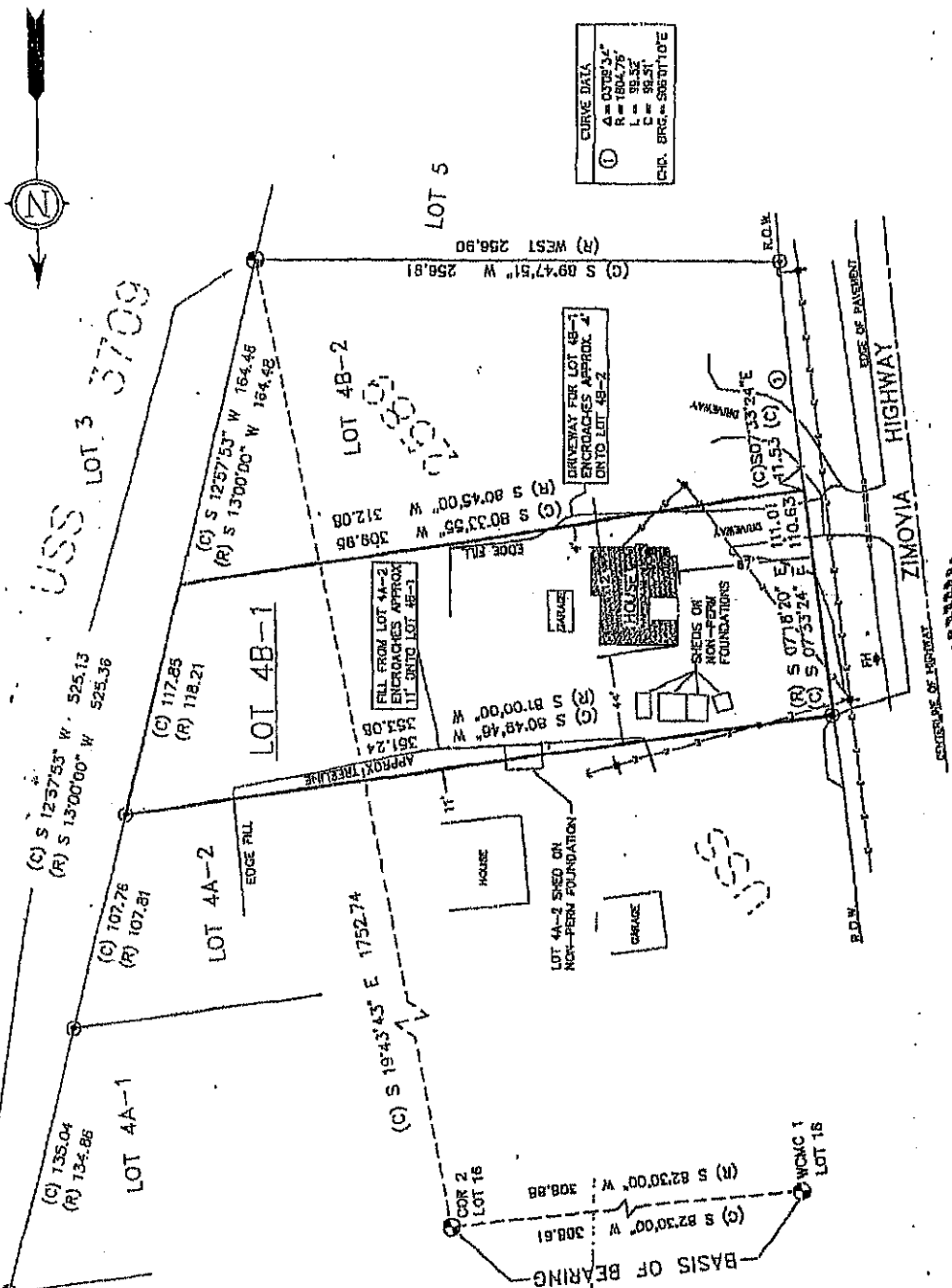
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ON THIS PLAT. I DECLARE THAT IMPROVEMENTS AND YARBLE ENCROACHMENTS HAVE BEEN ESTABLISHED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS SURVEY IS FOR THE USE OF LENDING INSTITUTIONS SPECIFICALLY TO SHOW ANY COLLISIONS BETWEEN EXISTING ENCROACHMENTS AND PLATTED LOT LINES OR EASEMENTS. UNDER NO CIRCUMSTANCES SHOULD THE DATA HEREIN BE USED FOR POSTERING ADVERTISING STRUCTURES, BUILDING FENCES, OR LOCATING BOUNDARY LINES. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THAT IMPROVEMENTS SITUATED ON THIS PARCEL MEET ALL SUBDIVISION COVENANTS AND ZONING ORDINANCES. G. GCS, SET.

10-30-07
DATE

GREGORY G. SCHEFF PLS 6700



GREG SCHEFF & ASSOCIATES
LAND SURVEYORS
BOX 1331 WRANGELL, ALASKA 99829
PROJECT: ASBUILT SURVEY
LOT 4B-1, SUBDIVISION OF
LOT 4-B, U.S. SURVEY 2589
WRANGELL RECORDING DISTRICT



CURVE DATA
①
A = 0378.34'
R = 1804.76'
L = 98.32'
C = 98.31'
CHD. BRG. = SUBSTITUTION

City and Borough of Wrangell, Alaska

AGENDA H5

Date: November 10, 2014

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Discussion regarding Silvernail Work Road's need and future access to port property.

Background: Chet and Dave Powell of the Bay Company initially requested a partial vacation of Silvernail Work Road behind their property (along with vacation of an unnamed alleyway intersecting Silvernail work Road). They since dropped that aspect of the their request in order for the subject to be considered separately.

During the Site Visit on November 5, 2014 to consider the alleyway vacation, Greg Meissner also walked a few of the participants over to discuss Silvernail Work Road.

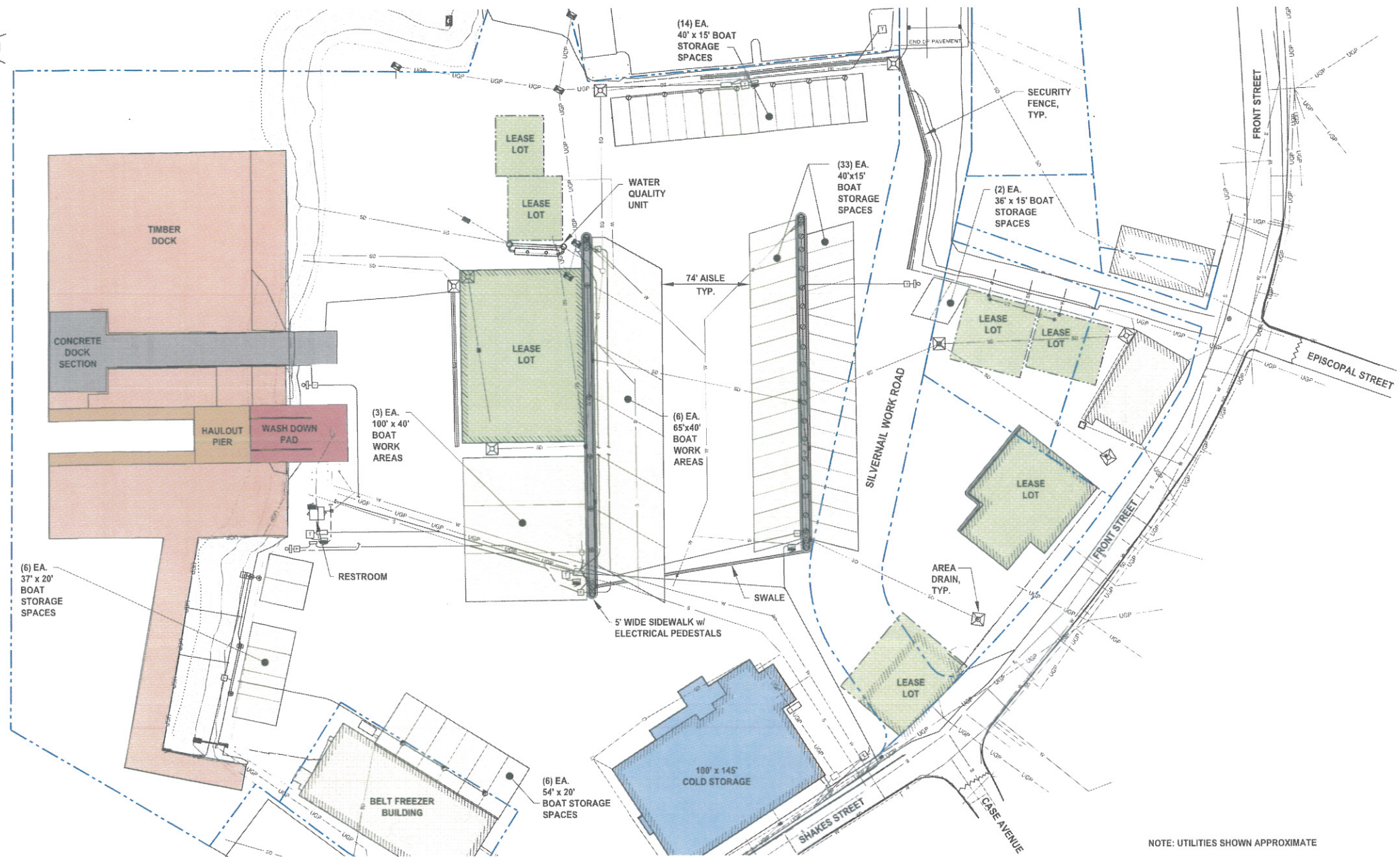
Issues:

- It is the only planned future access to the port property
- Port Commission wants to provide one more lease space which happens to be in the ROW with Front Street frontage
- Lots without Right of Way Frontage must have permanent access – Silvernail behind the Museum could be the only access to the property if the ROW is vacated through out the port property.

Process:

Right-of-Way vacations require a public hearing before the Planning and Zoning Commission. Because this proposal to vacate across the yard was not formally submitted to PZ prior to the public notice period requirement, this topic is on your agenda to introduce it and begin discussions. A public hearing would need to be held some time. Commission would make a recommendation to the Assembly, who would also hold a public hearing prior to decision.

The Port Commission reviewed the issue at their last meeting and I was told they recommended vacation of the ROW through the port property. I do not yet have the minutes or actual recommendation if there were any other conditions or issues associated with their recommendation.



NOTE: UTILITIES SHOWN APPROXIMATE

REVISIONS

REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

P N D
ENGINEERS, INC.

9360 Glacier Highway, Ste. 100
Juneau, Alaska 99801
Phone: 907-586-2993
Fax: 907-586-2099
www.pndengineers.com

DESIGN: PLR CHECKED: PLR SCALE: SCALE IN FEET
DRAWN: PND/DRD APPROVED: CRS 0 40 80 FT.

DATE: 9-26-14

CITY OF WRANGELL, ALASKA
WRANGELL MARINE SERVICE CENTER

SHEET TITLE: **SITE PLAN**

1
SHEET OF 1

PND PROJECT NO.: 112071.01 DWG. FILE: WMSC PH3.DWG