

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

December 11, 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

1. Final Plat approval of McCloskey/Rooney Replat, a replat of Lot 4 and Lot 5, Block 7 Wrangell Island West Subdivision, creating Lot A and Lot B, zoned Rural Residential, requested by Doug and Pam McCloskey.
- Pub Hrg 2. 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 3. 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
4. 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 5. 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.

- Pub Hrg 6. Conditional Use permit application to modify an existing permit from a two-story to a three-story bunkhouse on Lot 29BB, Sylvester Replat, zoned Waterfront Development, requested by Kurt Esveldt of Trident Seafoods.
- Pub Hrg 7. Variance application to modify an existing permit reducing off-street parking requirements for a two story bunkhouse to address a requested reduction to the off-street parking requirements for a three-story bunkhouse on Lot 29BB, Sylvester Replat, zoned Waterfront Development, requested by Kurt Esveldt of Trident Seafoods.
- Pub Hrg 8. Variance Permit application for reduction in setback requirements for construction of a residence on Lot T-3, USS 2321, zoned Rural Residential, requested by Michael Howell, owned by Duane Torvend and Cori Robinson.
9. 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, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

September 11, 2014

7:00pm

MINUTES

A. CALL TO ORDER/ROLL CALL

Chairman Terri Henson called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 pm on September 11, 2014 in the Wrangell Borough Assembly Chambers. Commissioners' Kipha Valvoda, Don McConachie, April Hutchinson were present, Commissioners Betty Keegan, Rudy Briskar and were absent. Commissioner Florschutz was able to attend but was a few minutes late. Recording Secretary Lavonne Klinke was present; Zoning Administrator Carol Rushmore was absent.

B. AMENDMENTS TO THE AGENDA

NONE

C. APPROVAL OF MINUTES: June 12, 2014 and August 14, 2014

McConachie moves to approve the Planning and Zoning meeting minutes of June 12, 2014 and August 14, 2014. Valvoda seconds, all approve.

D. PERSONS TO BE HEARD

None

E. CORRESPONDENCE

1. Nationwide Permit from Corps of Engineers to James Anderson for a driveway fill in Wrangell West
2. Review Notice of Letter of Permission from Corps of Engineers to Burrell Byford for 2 pilings at Thoms Place
3. Public Meeting Notice regarding Wrangell Trails Project

F. OLD BUSINESS

None

G. NEW BUSINESS

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, Sort yard

Subdivision, zoned Waterfront Development, requested by David Powell, Manager of The Bay Company, owned by Chet and Bejay Powell.

Open public hearing

David Powell, 314 Berger Street, after reading report today, has a couple of concerns, the Silvernail Work road is not in existence and it's cut off from the rest of road. Why does the Economic Development Director, Carol Rushmore not wish to give up that portion of Lot C to the fence line. Why have the alley? Can't build on utility easements. Mr. Powell is wanting the property to level off and utilities this property. Wanting to fence off from their area, and create a secure lot on this area of property. Possibly create an agreement for usage? If the Powell's don't own it, they don't want to pay for the land.

Carl Johnson, Public Works Director, puts snow on an this easement, has worked with public work about moving equipment,

Mr. Powell is concerned about making a decision about not seeing the property in question.

Carl Johnson 304 St. Michaels St., the properties for this area, are a lot less able to develop. But would like this land for future possible expansion, this could be an area to be developed in 10 or 20 years. But if this were to be given away, loose future possibilities. Snow removal in this area is good as it's a quick way to dump the snow, and keep snow removal moving. Carol Rushmore is thinking long term possibilities in the future.

Florschutz asks Carl Johnson what are the future possibilities for this area. Possibility to realign the Silvernail road to make future uses, but plans for this area are long term vision with no set items.

Keegan states at the time Silvernail was being considered, the idea was to get the trucking vans off of Front Street, and this could be an access. Keegan states that this is an idea, but may or may not happen any time soon.

Johnson says that truck traffic does use this area access as well as the sort yard to gain access to lower road.

Keegan, states that it's difficult to see what the future possibilities are for this area.

David Powell, comments about where Silvernail and where the fence goes through there is a building going through this or on top of Silvernail Road, and there is a light pole in the middle of Silvernail.

Greg Meissner, Harbormaster, comments that in talking with Carol Rushmore, the property needs to go back to the Port Commission, for further subdivision, Harbor had previously requested that this area be vacated, back in the past it was to divert truck traffic and keep off main street. Greg now feels that this may never happen, and feels that moving the sort area to out to the mill site, would be a bad idea. Would it be cheaper to relocate the barge lines? The fence does go down Silvernail because Benn Curtis and Chet Powell, Sr. requested this area to be able to move the vans towards the back of the store for future access.

Greg is going to send this request to the Port Commission. Snow removal may not be an issue. Greg is going to the port commission, but as long as harbor has access to the fence line they will be ok.

McConachie states that he asked owners of property near the old mill site, to come to a meeting, and sat with them with a map, their understanding that they would have first option to purchase lands up to the fill line. Business' brought back drawings about the properties of these businesses, McConachie describes the process of how Silvernail Road came to be. Nothing in this process stated that these would be set in stone, but was to get an idea of where the boat yard would be. The process moved forward, the road was platted. This was mainly a definition of the business' and the mill yard area.

Questions to Harbormaster Meissner- is the road is being utilized? Is the traffic going through the sort yard causing a problem? Greg said that most of the traffic going into the sort yard is using this as their destination.

McConachie states that this road would have gone through the sort yard through the lower road and up by the Baptist Church to Zimovia, but this never came about.

Harbormaster Meissner is only concerned about the 5' alley way near the fence and the edge of the road.

Public hearing closed

McConachie moves to approve the 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, Sort yard Subdivision, zoned Waterfront Development, requested by David Powell, Manager of The Bay Company, owned by Chet and Bejay Powell. Valvoda 2nds.

Henson does not think its ok to vacate a chunk of Silvernail Work road, the Commission needs to look at this and possible future possibilities. May be a lease option possibility.

Henson sees the 5' easement that Greg wants; on the paper it's very confusing. If the Commission is considering this issue, then the Commission needs to have a meeting at the site to see the issues regarding this item. This way the commission has the visual knowledge to make an informed decision.

Keegan agrees with Henson.

Florschutz would like to have some input from the Port Commission about their views of this area.

Henson is not comfortable about giving up any utility easement.

Valvoda states that they were going to maintain an easement, and has no problem, and Silvernail is not really a road.

Carl Johnson states there are some verbal agreements, power lines were put into place due to verbal agreements with no easements, power lines going to the rear of City Market and these

are not within the easement, storm drain that's going under the New Bay Company and these should have been vacated.

Housekeeping needs to be done with these outstanding items before making a decision.

David Powel is bringing this up per Carol Rushmore's suggestion that he should bring it up to start the ball rolling to do something. He is favorable for a trip to go and see the area and make an informed decision.

Greg Meissner comments should be cautious, by not selling, but letting them use this area is this setting up a can of worm? Tax ramifications? Lease options?

McConachie comments that the big issue is cutting out a part of Silvernail Work road. If the Commission authorizes the yellow portion along A&C and the easement would be set in this and then continue on with the easements behind City Market. Leave Silvernail Work road alone. McConachie suggests taking the Commission to the area to see what is there.

Hutchinson asks if there was a final plat done. No the plats that are in the packet have not been updated.

Creating a new plat was not done due to ongoing issues.

McConachie rescinds to his original motion.

McConachie motions to have the Commission meet and view the affected area in order to make a more educated decision. Florschutz seconds.

Greg is going to ask the Port Commission to vacate this area, not sure if the Port Commission will be in favor. Possibly a joint meeting with the Port Commission to see what options may be available.

Tentatively September 23rd at 4:00pm for Port and Planning and Zoning Commissioners to take a field trip to view the site and proposed discussion items.

Motion passes by unanimous vote.

H. PUBLIC COMMENT

None

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Terri is not going to be in town for the October meeting.

J. ADJOURNMENT 8:04pm

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 during 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 issue of Silvernail Work Road, vacation of it and use of that area will be dealt with as a separate issue.

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.

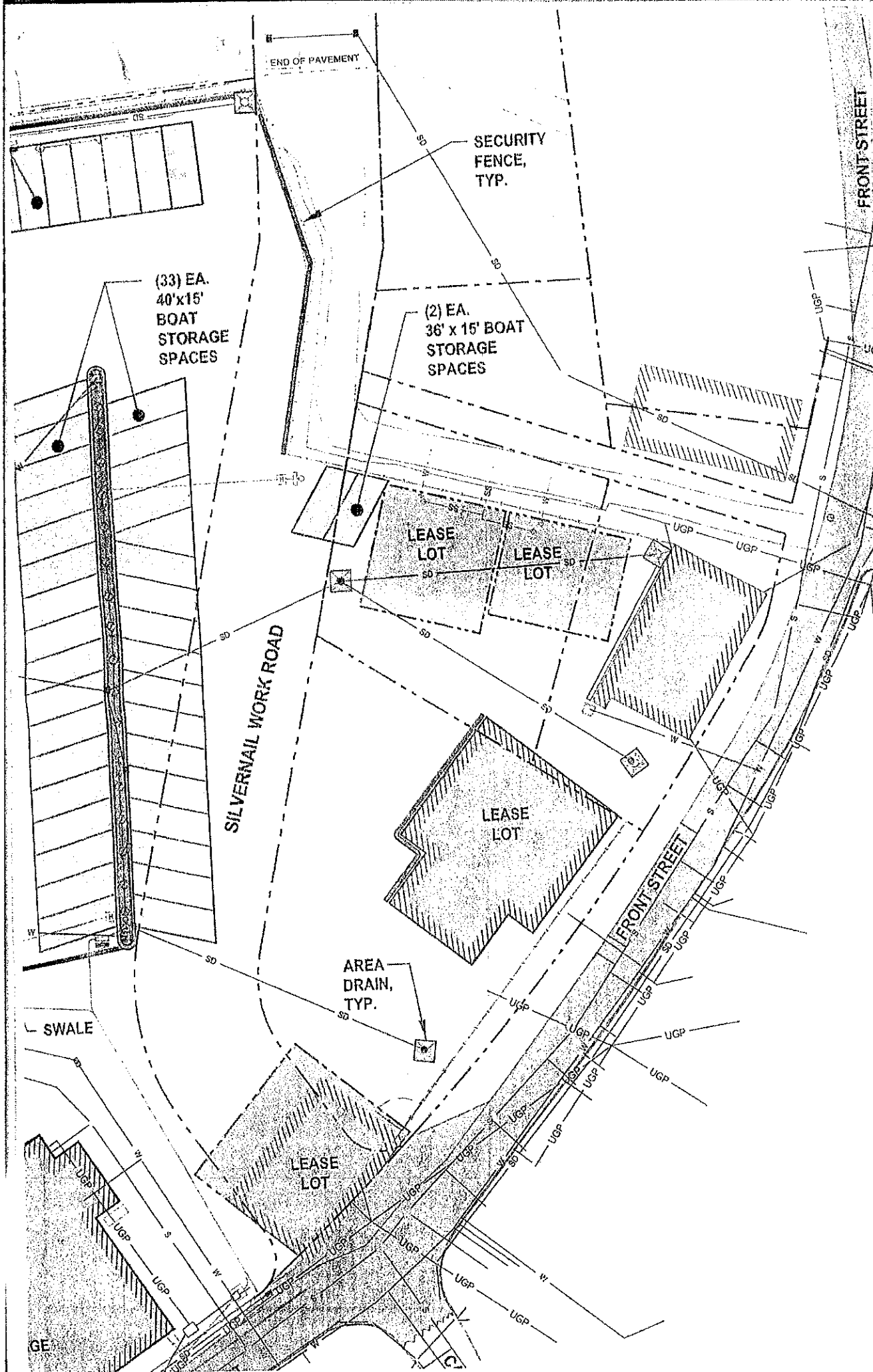
Recommendation:

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. The fence is closer to the Lot 1 property line near Front Street than the Lot 2 property line 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, (rather than shift the alley ROW over), 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:

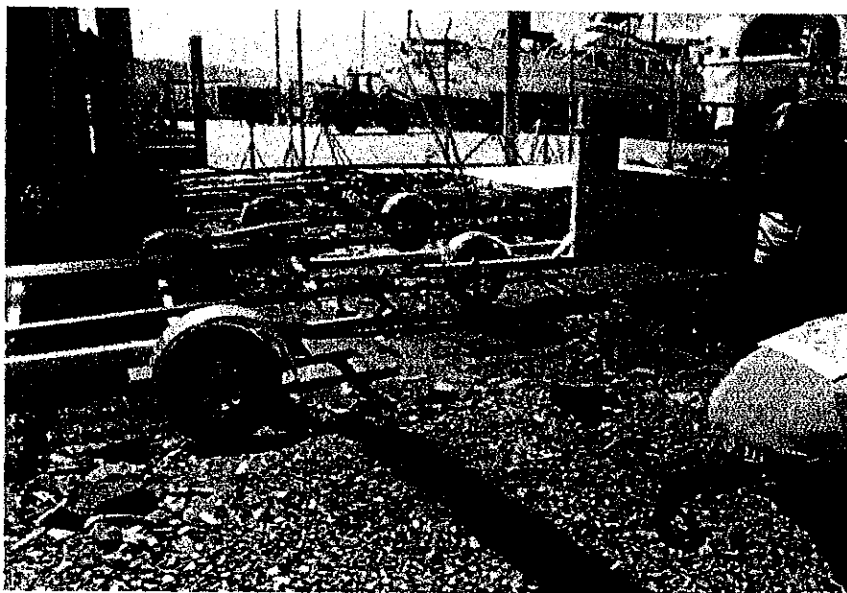
Clay Hammer, Carl Johnson, Greg Meissner and Carol Rushmore met on site to discuss the request and identify the various needs and concerns of the different Departments and to determine a recommendation for the Planning and Zoning Commission's consideration. Measurements were taken along the fence line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

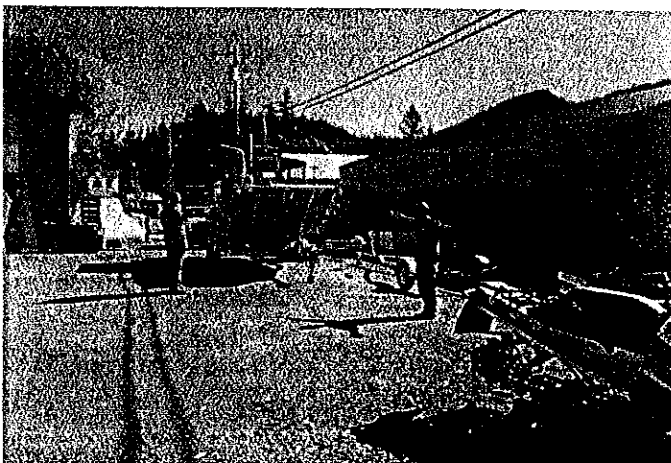
Staff is recommending to prepare a plat using the Fence line as the guiding line. The port property line is proposed to be established 5 feet from the fence line. That 5 feet would be an access utility easement. The alleyway is proposed to be 20 feet wide measured from this new property line- this allows 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.



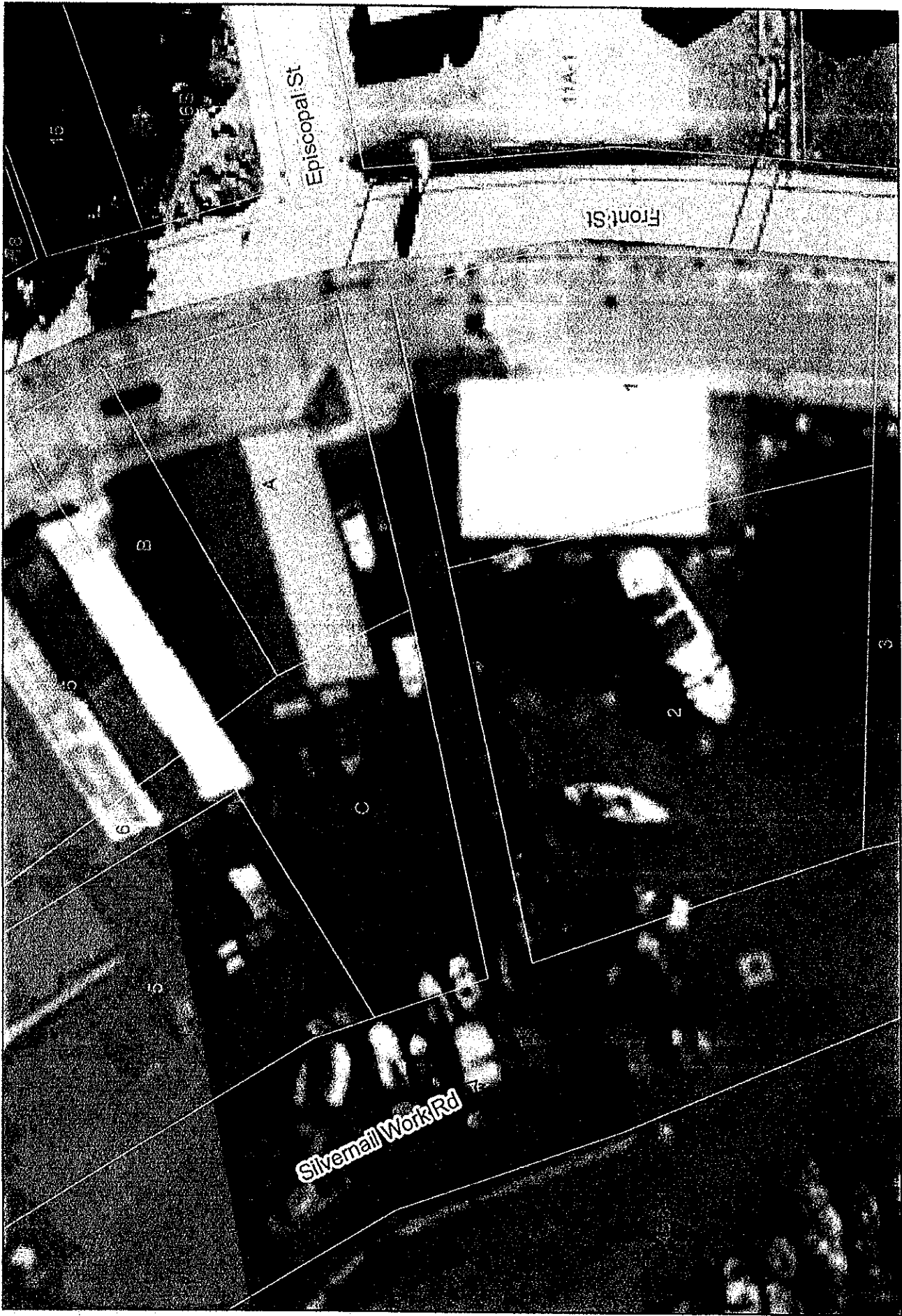
Back corner of Alley and Silvernail Work Road – shows depression, fence line, proposed edge of alley (next to trailer)



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



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



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

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 Silvermail 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 Silvermail 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 Silvermail 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

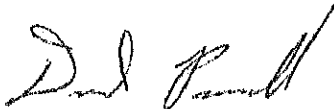
To whom it may concern:

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.



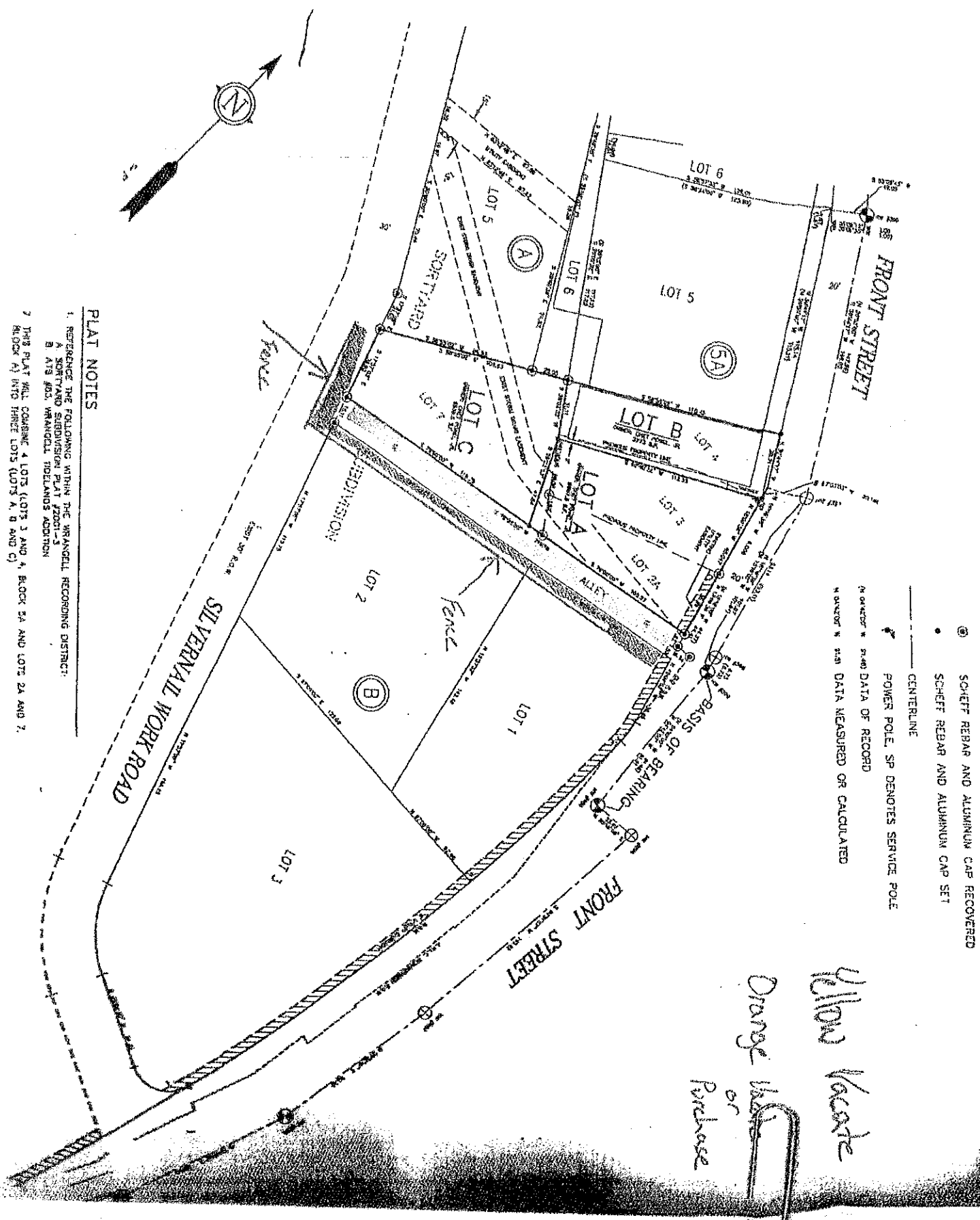
David Powell, Manager
The Bay Company

2005/4



2. COMMISSION
: BEEN FORWARD TO
KELL PLANNING
COMMISSION BY PLAT
AT THE PLAT SESSION
OF THE DISTRICT

WAS BEEN FOUND TO
WAGGELL DOUGHER
20
REGARDING IN THE
WAGGELL, ALASKA



1. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT

- A. SOUTHWEST SUBDIVISION PLAT 27001-5
- B. A15 400. WRANGELL TIDELANDS ADDITION

3 THIS PLAT WILL COMBINE 4 LOTS (LOTS 3 AND 4, BLOCK 2A AND LOTS 2A AND 7, BLOCK A) INTO THREE LOTS (LOTS A, B AND C)

③ SCHEFF REBAR AND ALUMINUM CAP RECOVERED
SCHEFF REBAR AND ALUMINUM CAP SET
CENTERLINE
POWER POLE, SP DENOTES SERVICE POLE
IN OR OUT OF W. 57-40 DATA OF RECORD
N. 57-40 DATA MEASURED OR CALCULATED

Yellow
Orange
or
Purchase

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 125 feet

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



City of Wrangell, Alaska

Agenda H1

Date: December 8, 2014

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final Plat approval of McCloskey/Rooney Replat, a replat of Lot 4 and Lot 5, Block 7 Wrangell Island West Subdivision, creating Lot A and Lot B, zoned Rural Residential, requested by Doug and Pam McCloskey.

This plat is a lot line adjustment and per WMC 19.04.020 Platting – Required- Exceptions does not require a public hearing.

Staff recommends approval of the plat.

City of Wrangell, Alaska

AGENDA ITEM ~~H1~~ H2

Date: November 7, 2014

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

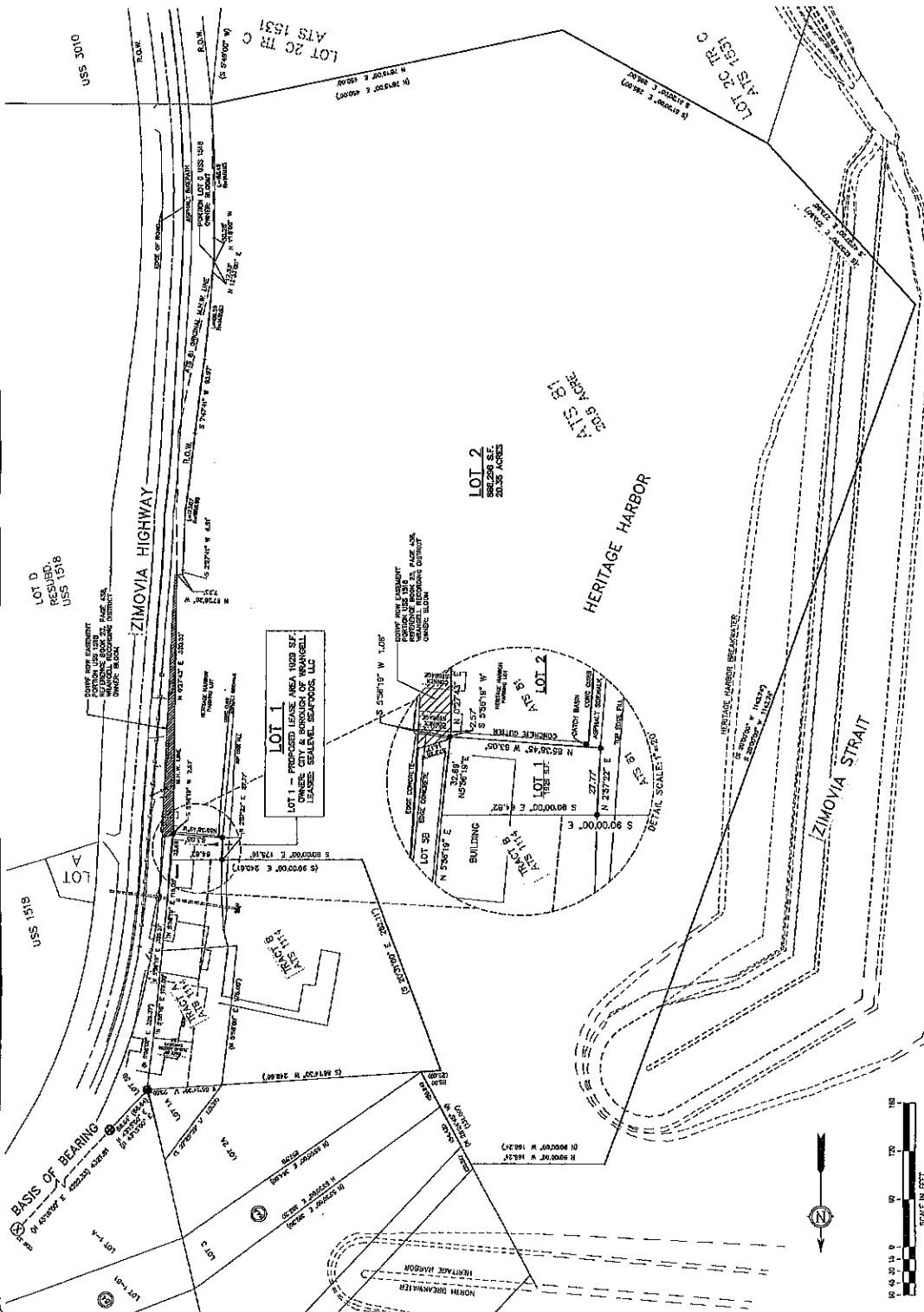
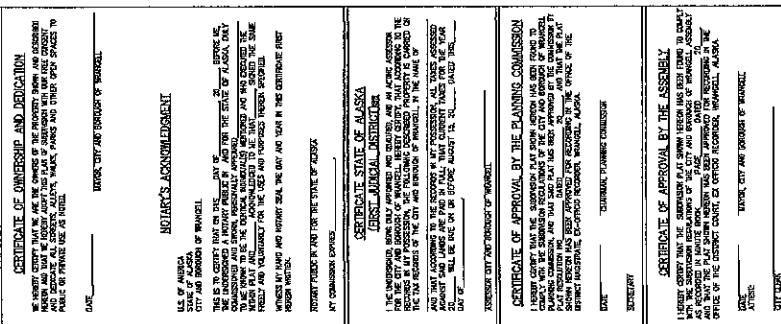
Re: Preliminary Plat review of Sea Level Subdivision II, a proposed subdivision of ATS 81, creating Lot 1 and Lot 2, zoned Waterfront Development, requested by Sea Level Seafoods, LLC, lessee, owned by the City and Borough of Wrangell.

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.



LEGEND

②	LEAD PLUG IN ROCK (ORIGINAL TOWNSHIP CORNER)
④	PRIMARY BRASS CAP RECOVERED
⑥	SECONDARY MONUMENT RECOVERED (REBAR AND PLASTIC CAP)
⑧	YELLOW PLASTIC CAP IN CONCRETE RECOVERED
•	YELLOW PLASTIC CAP SET IN CONCRETE THIS SURVEY
DATA	DATA OF RECORD
MEASURED	DATA MEASURED OR CALCULATED

PLAT NOTES

REFERENCE THE FOLLOWING WITHIN THE WRANGLER RECORDING DISTRICT

1. ATS 61, ADJUGES
2. ATS 83, PLAT 65-87
3. ATS 1114, PLAT 61-02
4. SUBDIVISION OF ATS 1114, PLAT 65-01
5. SUBDIVISION OF USS 1216, PLAT 94-09
6. ADDUTHER ROW MAP, PROJECT 57P-0043(22)

DRAWN BY: JLS
CHECKED BY: CWS
DATE: AUG-SEP-2014
PROJECT: SURVEYOR: AUG-SEP-2014
SCALE: 1"=50'
SHEET: 55086Z
PROJ NO: 14718

City of Wrangell, Alaska

AGENDA ITEM ~~H2~~ H3

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 specific to her property. This plat is strictly clearing up property issues related to Mr. Edgely's property.

Staff recommends the Commission approve the preliminary plat.

City and Borough of Wrangell

Agenda H3 H4

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.

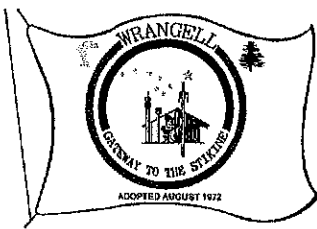
Background:

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>305-0231</u>	
Mailing Address: <u>P.O. Box 775</u>			
<u>Wrangell AK 99929</u>			
Name of Property Owner: <u>William B. Priett</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:

1. **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. Pinnett 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: _____

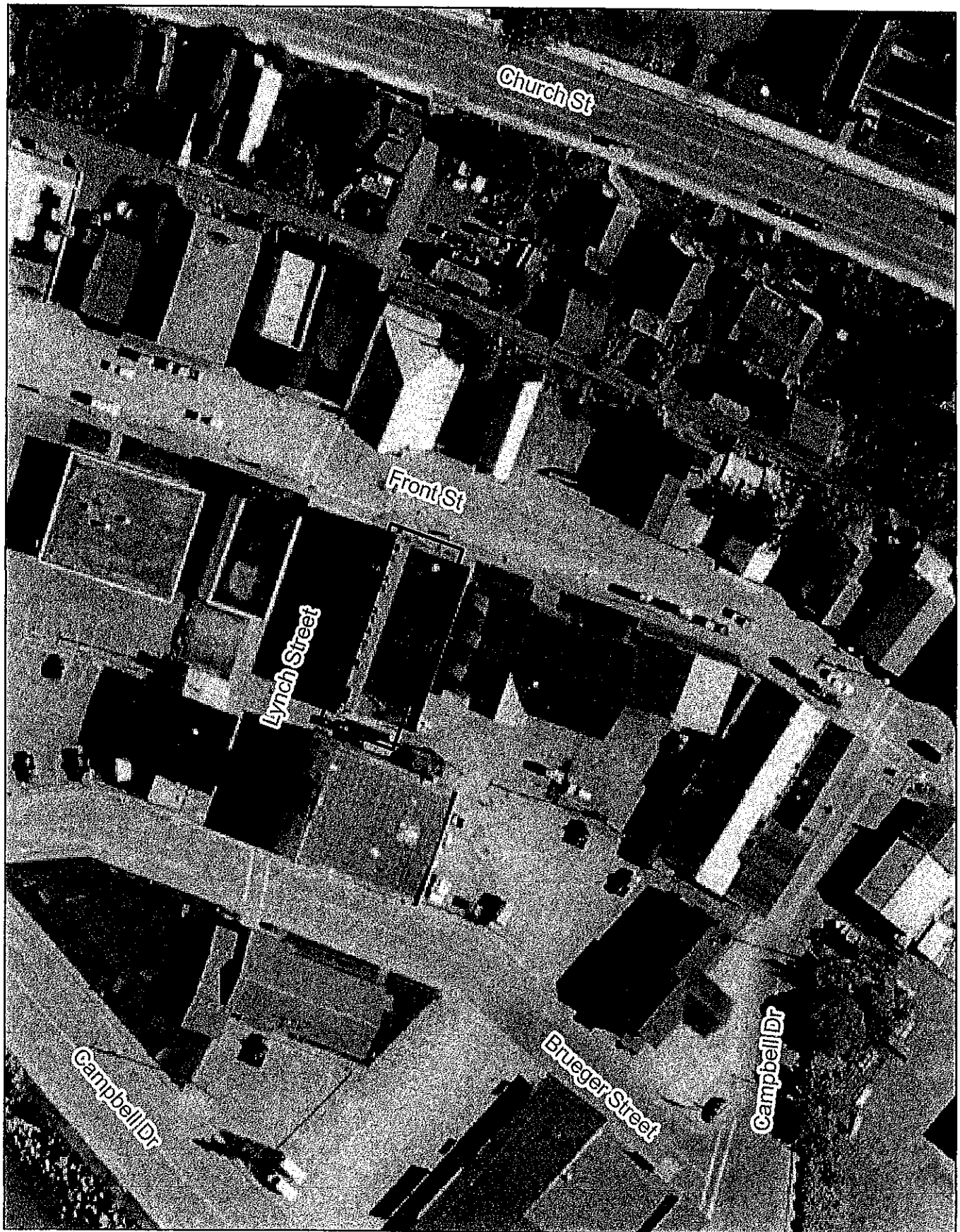
Date: _____

Building Official:

Sign: _____

Date: _____

CITY AND BOROUGH OF WRANGELL, ALASKA



1 Inch = 74,411.23 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 #5

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, Kohlrabi, Komatsuna, Leeks, Lettuce (all types), Mesclun Varieties, Melons (all types), 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, Marjoram, Mexican Mint Marigold, Mibura, Milk Thistle, Mint (all varieties), Nettle, Oregano, Parsley (leafy types only), Passion Flower, Pleurisy Root, Pyrethrum, Rosemary, Rue, 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, Sanvitalia, 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!".

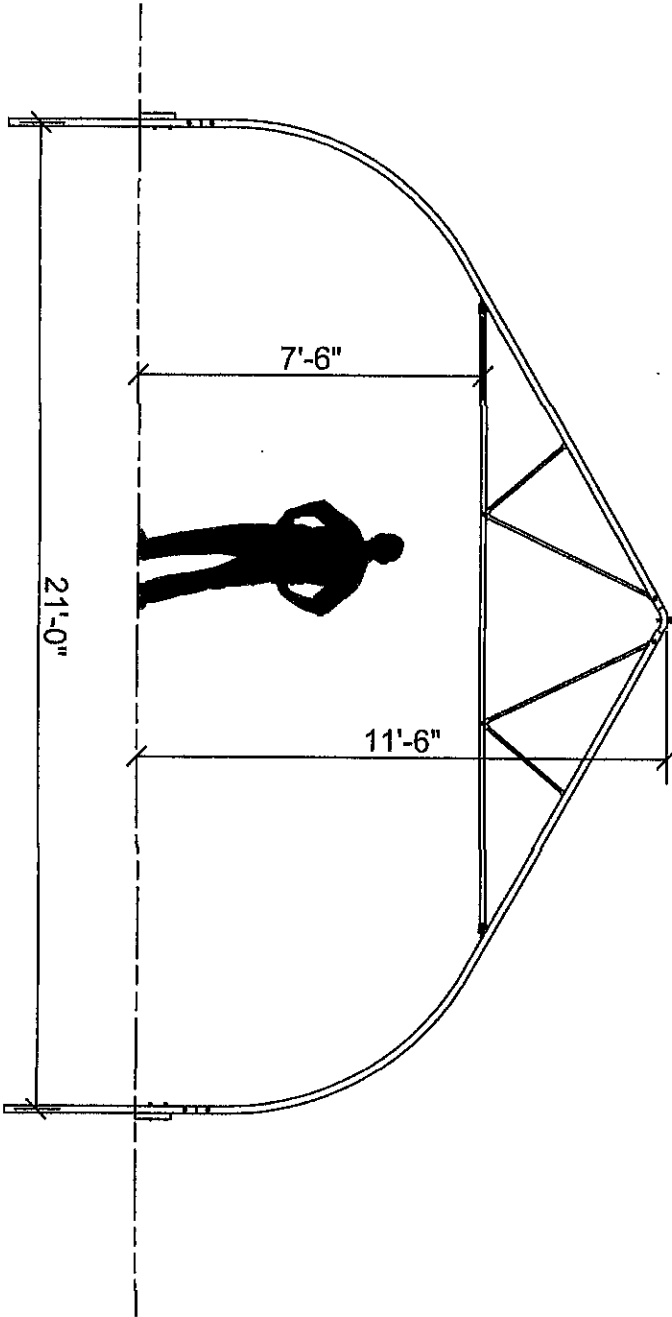
Thank you so much for your time,

Dixie Booker
907-874-2006

LINX 21 FT. EXTREME

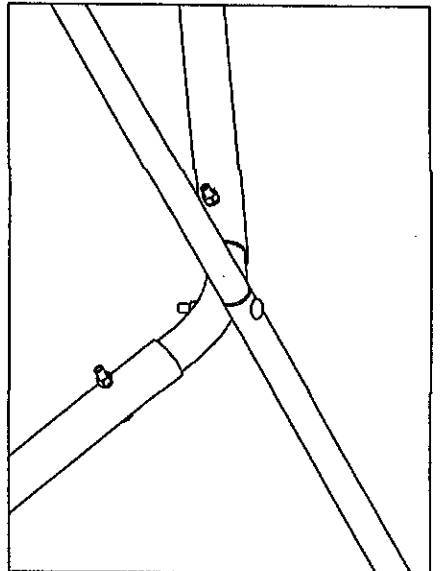
SPECIFICATIONS:

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'

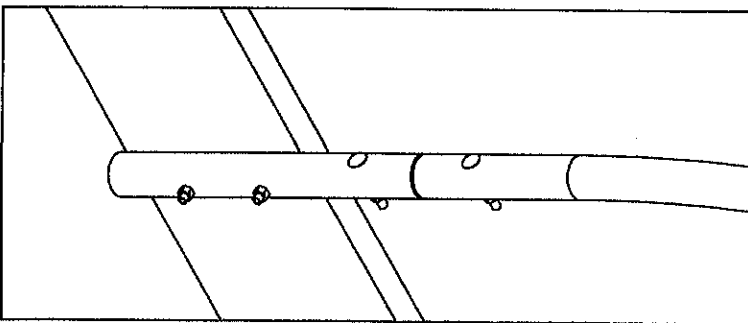


Profile
 SCALE 1/4" = 1'

Peak Connection



Post Connection



LINX 21 FT. EXTREME
 Specifications



A Division of
 Nexus Corporation
 Northglen, CO 80233
 303.457.9199

PART NO.:

XTRM 21 Greenhouse

DRAWN BY: tmr

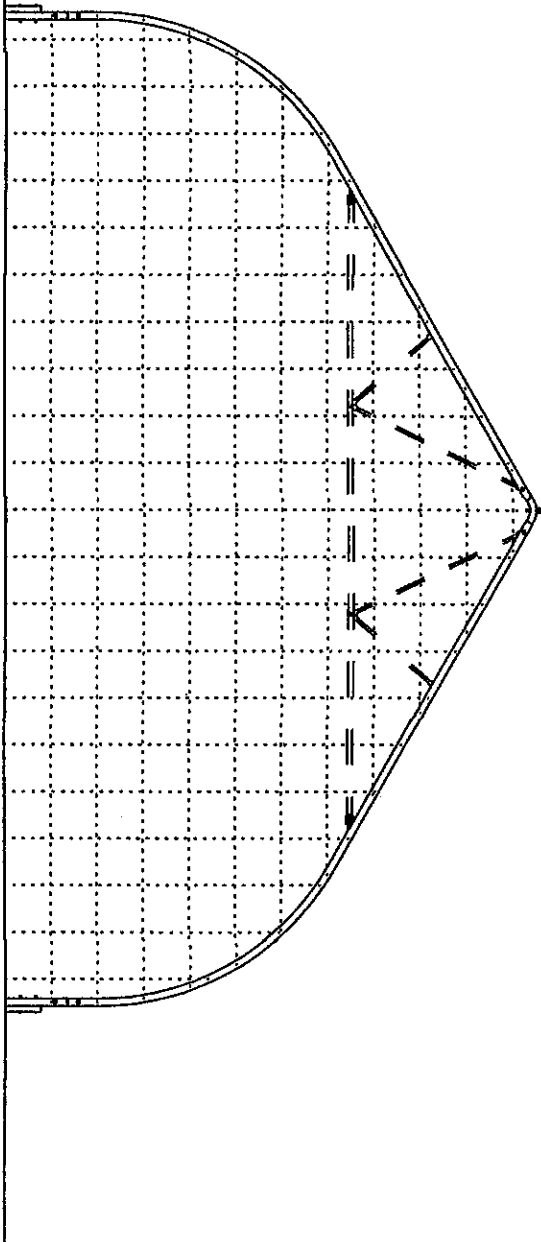
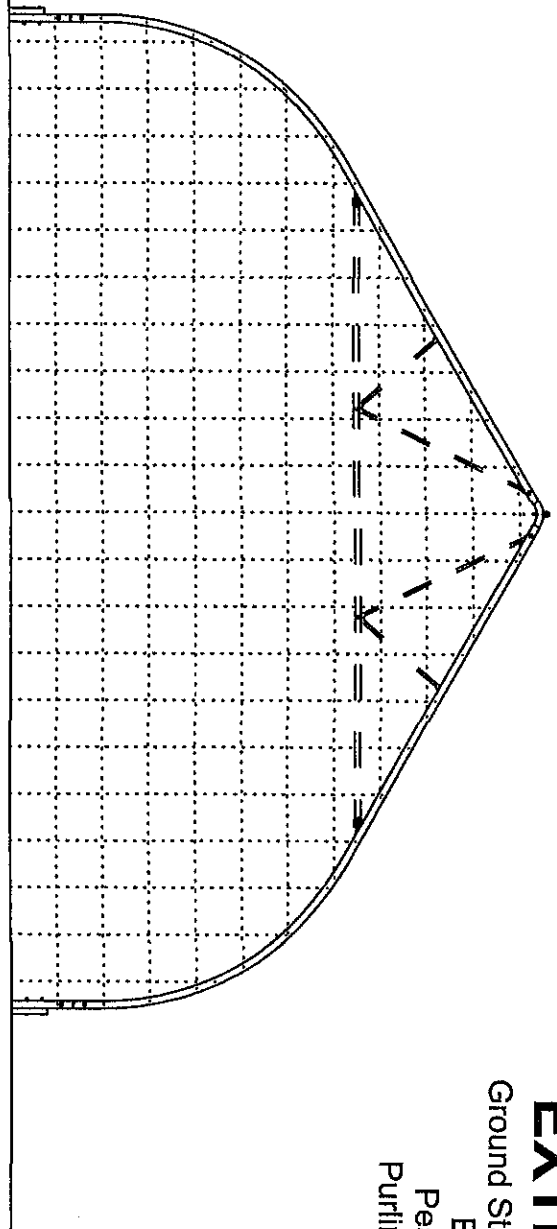
DATE: 9/17/2013

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.
Purlins: 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
Northglen, CO 80233
303.457.9199

PART NO.:

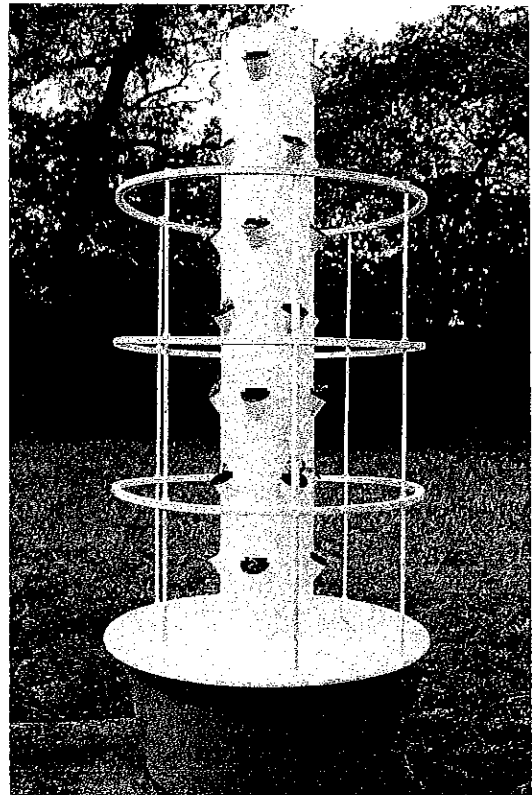
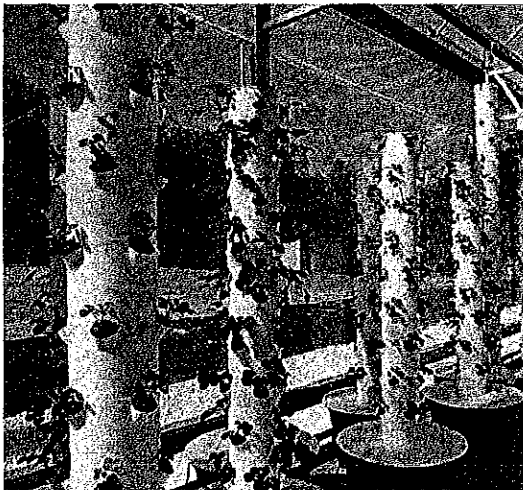
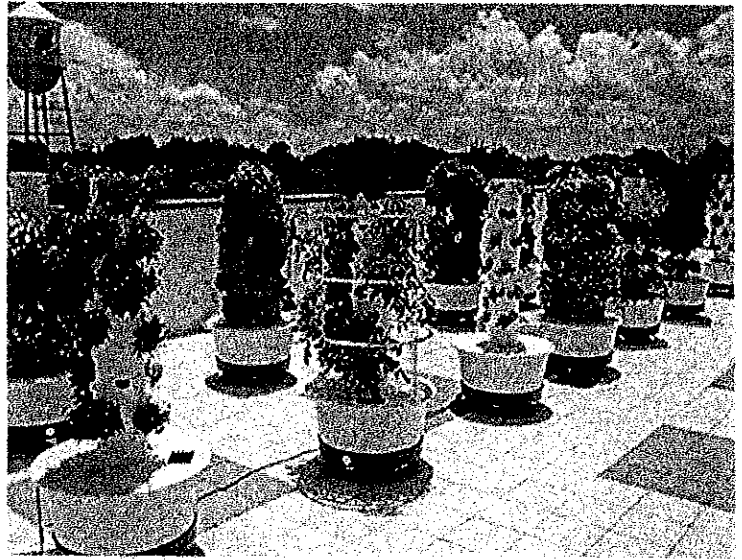
XTRM 21 Greenhouse

DRAWN BY: tlmr

DATE: 9/17/2013

FILE NAME: XTRM 21 Greenhouse Spec.dwg

PAGE: 2 OF 2



We will be pulling
down the rest of the
sheds. ⁵⁺
The greenhouse
will go where the
sheds were.

1st greenhouse

House

OFFSET DISTANCES ARE SHOWN TO THE NEAREST FOOT FROM THE PROPERTY LINE TO THE IMPROVEMENT.

THIS PLAY DOES NOT MEET MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS SET FORTH BY THE ALASKA SOCIETY OF PROFESSIONAL LAND SURVEYORS (ASPLS).

THIS PLAY IS NOT TO BE SCALED FROM, USE GIVEN DIMENSIONS ONLY.

UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN ON THIS PLAY.

REFERENCE THE FOLLOWING WITHIN THE WRENNELL RECORDING DISTRICT

A. PLAY NO. 25-5

B. BOOK 14, PAGE 234, POWERLINE EASEMENT.

THIS COMPANY RELIED ON TITLE REPORT NO. 2438R PERFORMED BY ASTORIAH TITLE AGENCY. NO FURTHER TITLE ABSTRACT WAS PERFORMED BY THIS COMPANY.

18

- GLOY/BLM BRASS OR ALUM CAP RECOVERED
 SECONDARY MONUMENT RECOVERED
 DATA OF RECORD
 DATA MEASURED OR CALCULATED
 POWER POLE
 GUY ANCHOR
 OVERHEAD ELECTRICAL SERVICE
 FIRE HYDRANT



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

LAND SURVEY

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ON THIS PLAN, I BELIEVE THAT IMPROVEMENTS AND VARIOUS ENCROACHMENTS THEREON 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 COMPLEX RELATIONSHIPS AMONGST EXISTING STRUCTURES AND PLANNED LOT LINES OR EASEMENTS UNDER ANY CIRCUMSTANCES SIGNAL THE DATA HEREON BE USED BY ANY OTHER PARTY AT THEIR OWN RISK. I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY OR LIABILITY FOR ANY LOSS OR DAMAGE RESULTING FROM THE USE OF THIS DOCUMENT. I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY OR LIABILITY FOR ANY LOSS OR DAMAGE RESULTING FROM THE USE OF THIS DOCUMENT.

J. A. JONES

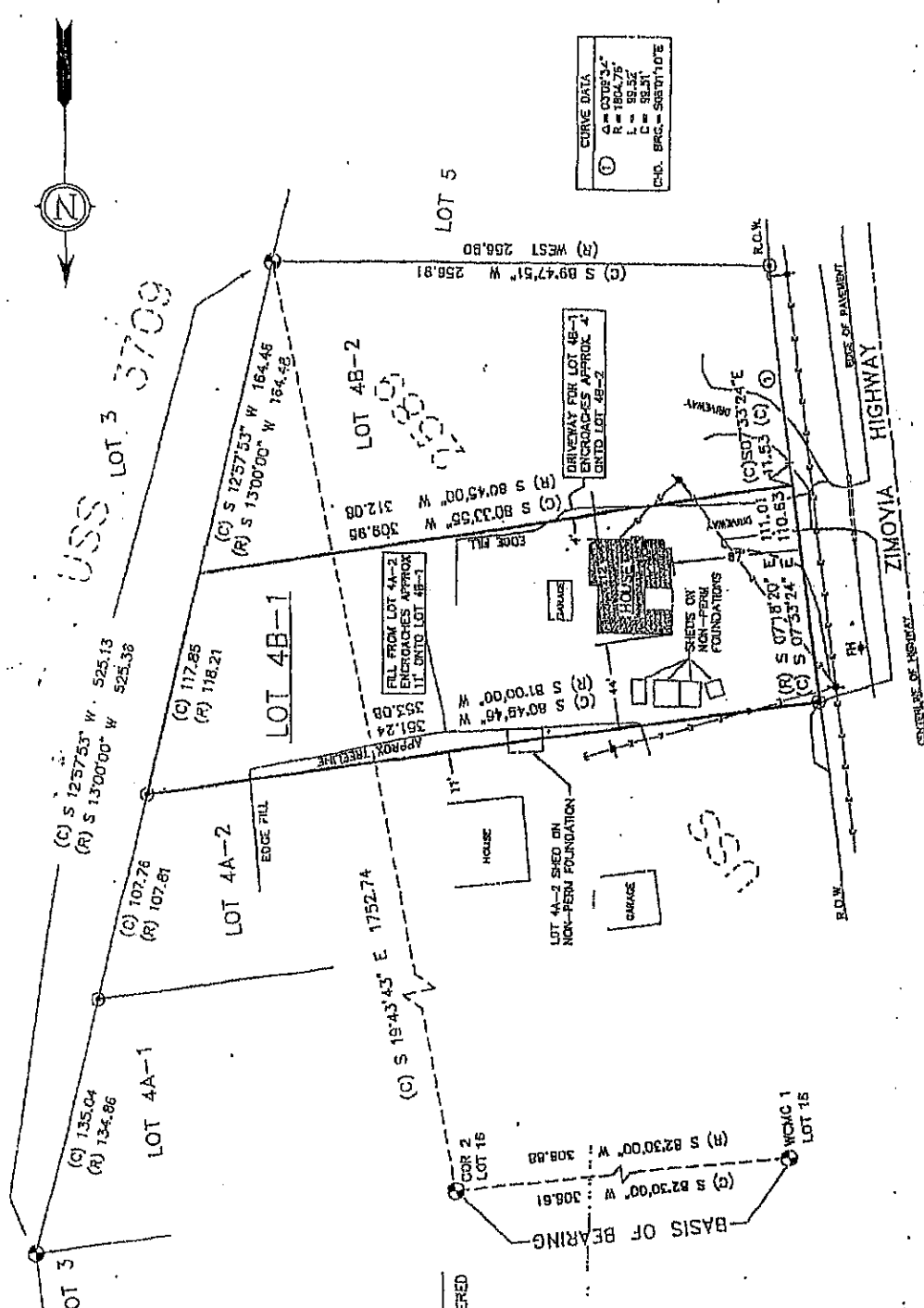
SURVEYOR: GREGORY G. SCHIEFF
PROJ NO.: 5:55-01-00

GREGORY C. SCHEFF 65 6700



— GREG SCHEFF & ASSOCIATES
LAND SURVEYORS
BOX 1331 WRANGELL, ALASKA 99929

PROJECT: ASBUILT SURVEY
LOT 4B-1, SUBDIVISION OF
LOT 4-B, U.S. SURVEY 2589
WRANGELL RECORDING DISTRICT



City and Borough of Wrangell, Alaska

AGENDA ITEMS H6 and H7

DATE: December 8, 2014

TO: Planning and Zoning Commission

FROM: Carol Rushmore, Economic Development Planner

RE: Conditional Use permit modification to amend current permit from a two-story bunk house to a three-story bunkhouse on Lot 29BB, Sylvester Replat, zoned Waterfront Development, requested by Trident Seafoods.

Variance permit modification 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 modify existing conditional use and variance permits that were approved by the Commission in January 2014 for a 2-story bunkhouse and minimal off-street parking requirements.

Review Criteria:

Waterfront Development: Chapter 20.50
Conditional Use Permit: Chapter 20.68
Variance Permit: Chapter 20.72
Standards: Chapter 20.52

Findings:

Trident Seafoods Corporation is applying to amend their current conditional use permit as approved under WMC 20.50.040(A) Water Related uses not mentioned under permitted uses, to allow a 3-story bunkhouse rather than the existing 2-story structure. In January of this year, they originally did apply for a three story structure and then changed their request to a two story structure just prior to the Commission's meeting.

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. They need additional room for transient workers and are seeking to add-on the originally planned third floor. The existing facility is located on the same parcel as another approved smaller bunkhouse (a structure converted for dormitory living). 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.

The third floor would add 8 additional rooms and potentially up to 38 additional residents – although I am trying to confirm that number as I think regulations have changed where only 5 residents are permitted.

Trident was approved in January of this year for a Variance to the off-street parking to require 6 off-site parking places for both bunkhouse structures. With the addition of the third floor, at this time Trident is not seeking to add additional parking spaces. The permit must be modified however, as the square footage has changed. 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. 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 400 square feet of floor area, thus if this standard is applied, 30 parking places would be required with the additional floor. Multi-family dwellings require 1 space per dwelling unit. If this standard is applied considering each dormitory room as a unit, 22 spaces would be required for this facility. 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. The current permit requires 6 off street parking places and Trident is not proposing to alter that number at this time.

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 used the structure in 2014 to house workers. The new floor could add between 32 and 38 workers. While the residents of the proposed facility work in this area already, living and working in the area will mean up to 38 more individuals remaining in the area over the same period of time. Majority of seafood transient workers do not have vehicles.

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, as most of the summer processing transient workers do not have vehicles. The current Variance permit provides 6 parking spaces on-site for both bunkhouses located on the parcel and Trident is not proposing to add additional spaces. The vehicular entrance to the property is located just before the curve of Case Avenue and the intersection with Case and Church street. there is adequate area to turn most vehicles around on-site so cars are not backing into the roadway.

Conditional Use Permit application recommendation:

Staff recommends approval of the modification to the Conditional Use Permit, maintaining the same conditions as approved January 2014:

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 physical lot itself has no exceptional physical circumstances, but the use of the lot does in that the bunkhouse residents are transient, most from out of country and without vehicles. There is not enough to meet the parking requirements for a use that users do not require. Some parking must be provided for staff, maintenance crews etc. Staff levels will not change with the addition of the third floor.
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 bunkhouses in the last three years but still need beds. Trident's original proposal was to construct this facility as a 3-story structure but changed it just prior to the Commission's meeting. 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 if parking becomes an issue.
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 modified variance application, maintaining 6 off-street parking places, even with the addition of the new floor (32-38 transient workers).



CITY & BOROUGH OF WRANGELL, ALASKA

INCORPORATED MAY 30, 2008

BOX 531, 99929

(907) 874-2381

FAX: (907) 874-3952

January 10, 2014

Trident Seafoods
PO Box 908
Wrangell, Alaska 99929

To Whom It May Concern,

The Planning and Zoning Commission, at their regular meeting of January 9, 2014 approved your Conditional Use permit request for a second two story bunk house on Lot 29BB, Sylvester Replat, zoned Waterfront Development with the condition that there are rules to minimize noise from the crew quarters' residents which should be posted within the facility and enforced

The Commission also approved your request for a Variance to the off-street parking requirements on Lot 29BB, Sylvester Replat, zoned Waterfront Development for a maximum of 6 off street parking spaces

If you have any questions, please do not hesitate to call.

Sincerely,

Lavonne Klink
P&Z Secretary

Cc/Trident Seafoods Seattle Office

Kurt Esveldt

From: Kurt Esveldt
Sent: Thursday, November 20, 2014 9:01 AM
To: 'Carol Rushmore'
Cc: 'Stephen Peters'
Subject: Third Floor Addition to Case Avenue Bunkhouse

11/20/2014

Carol Rushmore

Economic Development Director

City and Borough of Wrangell:

Carol:

Please find attached new architectural drawings A-3.4 and A 5.1 from Stephen Peters covering a proposed third floor addition to the Trident Seafoods Case Avenue bunkhouse. Also attached are copies of the original 2013 Conditional Use and Variance applications submitted for a three story structure. As you will recall, a decision was made by Trident to build only a two story structure in 2013, and Planning and Zoning approvals were received for this reduced height structure.

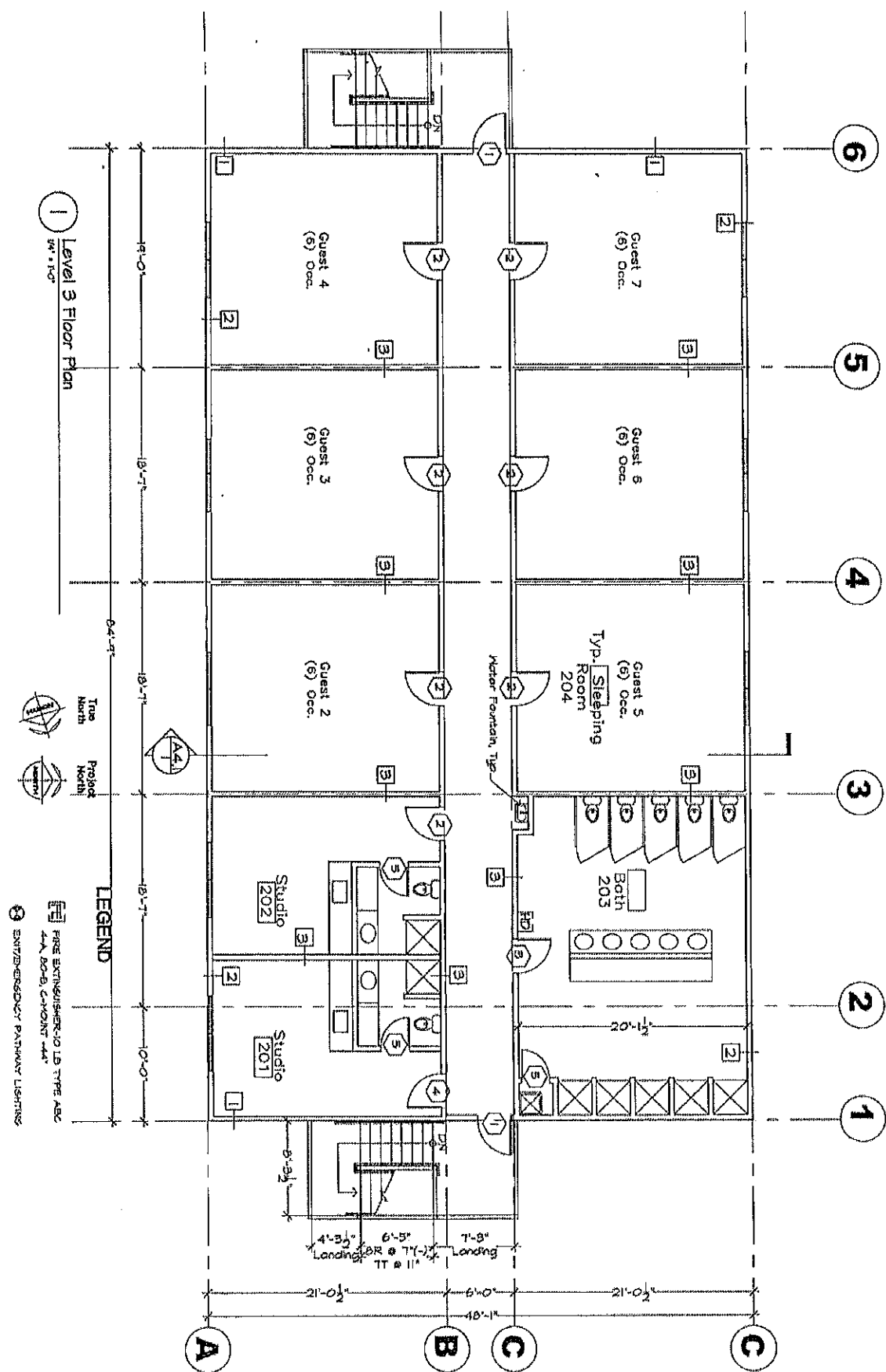
Please contact either Stephen Peters or me regarding the next steps to be taken for permitting this third story addition.

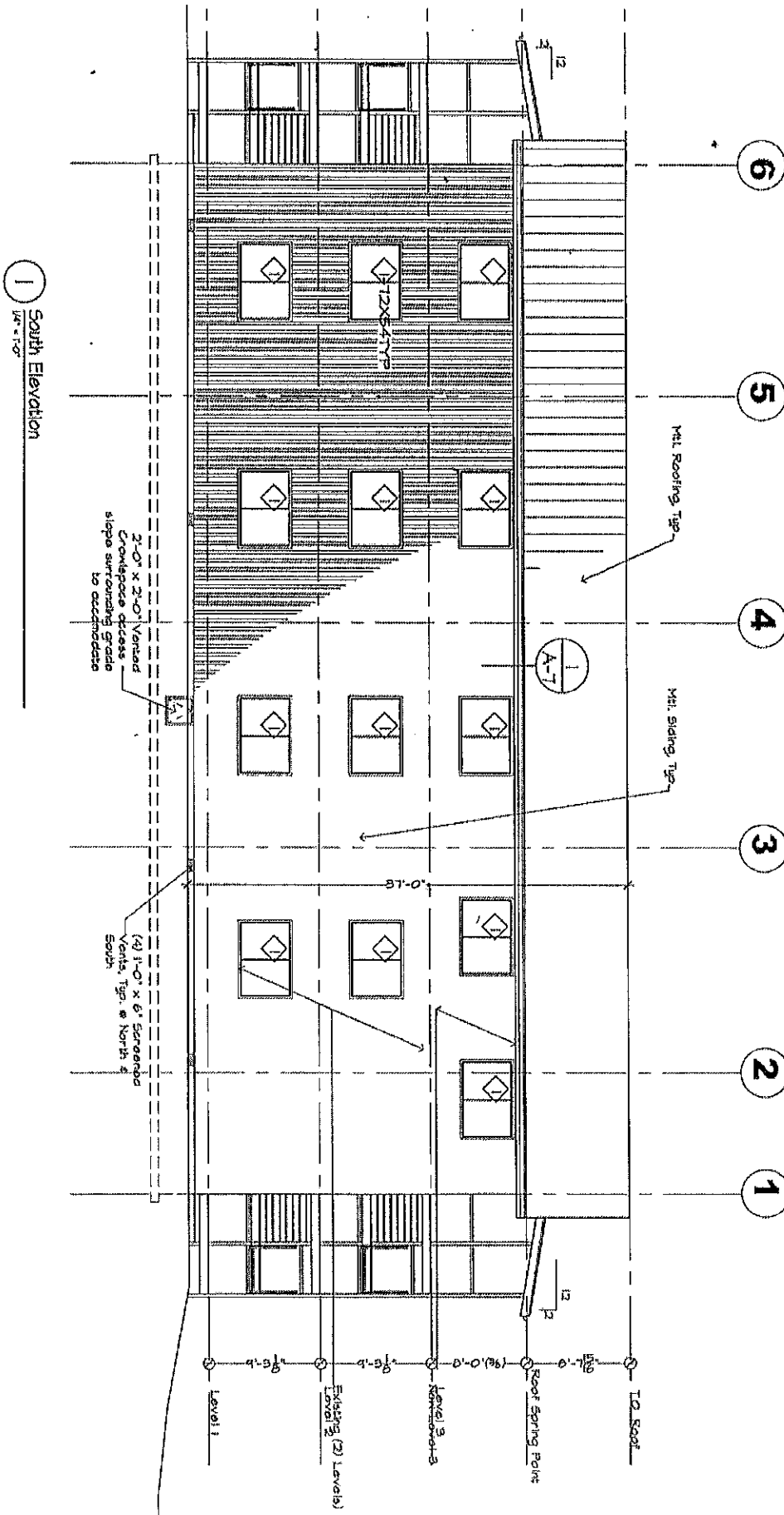
Regards,

Kurt Esveldt

Trident Seafoods / Seattle

206 331 0664





A-5.1

Trident Seafoods

2014 Case St. Level 3 Bunkhouse Construction
Wrangell, Alaska



stephen potors
architects

spa

705 W. 4th St.
Wrangell, Alaska 99901
Tel: 907.741.7076
Fax: 907.741.7076

12/14

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

2 + 3 MINORUSO FOR A 2 STORY BUNKHOUSE

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

Kurt Esveldt

From: Harley [harley@jcsialaska.com]
Sent: Monday, December 09, 2013 6:14 PM
To: Kurt Esveldt
Cc: John Webby
Subject: Wrangell bunkhouse
Attachments: CCE12092013_0001.pdf

Kurt,

I met with Carl Johnson (Public Works 907-874-3904) and Carol Rushmore (City of Wrangell Planner 907-874-2381) today and discussed your project as a three story building. The building height for a three story building (approximately 38'-6" to roof ridge) is fine for water front development, it may need a signature from the local fire chief, which shouldn't be a problem.

Attached are two forms, one for Conditional Use requesting approval for the construction of a bunk house for the described property and a Variance application for the number of vehicle parking spaces available and why you won't need the required parking spaces (I believe you did one previously for one of the bunkhouses). The set-backs that you have proposed on your drawing are fine and meets the requirements.

The next Planning and Zoning meeting is set for January 9th and applications need to be submitted to the City by December 24th for that meeting.

If there is any more I can do to push this along, let me know.

Sincerely,

Harley Johnson
Johnson Construction and Supply Inc.
p 907.874.2375
f 907.874.2365

Kurt Esveldt

From: Carol Rushmore [ecodev@wrangell.com]
Sent: Wednesday, November 12, 2014 11:24 AM
To: Kurt Esveldt
Subject: RE: Trident Bunkhouse No.2 Lot 29BB Sylvester Replat

Hi Kurt,

I would resubmit the original information with a cover letter explaining what you are now going to be doing, and seeking a modification to your existing permits.

Carol Rushmore
Economic Development Director
City and Borough of Wrangell
P.O. Box 531
Wrangell, AK 99929
907-874-2381
fx 907-874-3952
ecodev@wrangell.com

Please check out our website at www.wrangell.com
Follow us on Twitter: WrangellCVB or CityofWrangell
Like "WrangellCVB" or "City and Borough of Wrangell" on Facebook

From: Kurt Esveldt [<mailto:kurte@TridentSeafoods.com>]
Sent: Tuesday, November 11, 2014 4:51 PM
To: ecodev@wrangell.com
Cc: Stephen Peters Architects
Subject: Trident Bunkhouse No.2 Lot 29BB Sylvester Replat

11/11/2014

Carol Rushmore
Economic Development Director
City and Borough of Wrangell
Dear Carol:

As you may recall, in 2013 a Conditional Use Application was submitted by Trident Seafoods for the construction of a three story bunkhouse on the above parcel.

Trident later decided to build a two story structure of the same footprint on this parcel, and Conditional Use Permit and Parking Variance Permits were granted for a two story structure by the Planning and Zoning Commission on January 9, 2014.

Trident would now like to add a third story to this structure. Should new Conditional Use and Parking Variance applications be submitted, or would you prefer the re-submission of the original applications for adding a third story.

Best regards,

Kurt Esveldt
Trident Seafoods/Seattle
206 331 0664

CONFIDENTIALITY NOTICE

The information in this message is intended only for the addressee or the addressee's authorized agent. The message may contain information that is privileged, confidential or otherwise exempt from disclosure. If the reader of this message is not the intended recipient or the recipient's authorized agent, then you are

City and Borough of Wrangell, Alaska

Agenda H8

Date: November 10, 2013

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance Permit application for reduction in front and side yard setback requirements for construction of a residence on Lot T-3, USS 2321, zoned Rural Residential, requested by Michael Howell, owned by Duane Torvend and Cori Robinson.

Back ground: The applicant is seeking to build a new residential home on a small lot.

Review Criteria: Rural Residential Family District: Chapter 20.28
Standards: Chapter 20.52
Variance: Chapter 20.52.72

Findings: The applicant is seeking a front yard setback of only 10 feet and a side yard setback of 10 feet for construction of a residential dwelling.

The property is just under 7500 square feet. It was subdivided prior to being annexed by the City of Wrangell which now requires 10,000 square feet minimum lot sizes. The applicants are constructing a residential structure and are requesting to place the structure ten feet into the required 20 foot front yard setback (10 feet from the front property line) to allow vehicular turning room in the back; and 5 feet into the 15 foot required side yard setback (10 feet from the side property lines) to allow for a three foot overhang.

A Variance application must meet four criteria:

1. Exceptional Physical Circumstances: The lot is a nonconforming lot size for the Rural Residential District, with a front yard high off of the Highway and an easement accessing the lot in the back.
2. Strict application would result in practical difficulties: The lot is only 75 feet wide rather than the 100 foot required currently in the WMC. The applicant could build a narrower house or have smaller overhangs and meet the code requirements. Allowing a slightly smaller side setbacks and front setback allows more protection of the residence from rain and adequate yard and vehicular turning area.
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 should not prejudice others in the area. The lot is smaller than the typical square footage required for the District. The construction of a residential structure is a permitted use within the district.
4. Granting of the variance is not contrary to the Wrangell Comprehensive Plan approved June 22, 2010.

Recommendation:

Staff recommends approval of the Variance request for a residential structure to be located 10 feet from the front yard property line and 10 feet from each side yard property line.

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: Lot T-3, Subd. Of Tract T,
U.S. Survey 2321, Wrangell Recording District, First Judicial District, State of Alaska

Lot (s) size of the petition area: 7420 S.F., 0.170 AC

Existing zoning of the petition area: Rural Residential type 1

Current zoning requirements that cannot be met (setbacks, height, etc.): Setbacks:
Front yard - 20 feet, side yard - 15 feet, back yard - 20 feet

Proposed change that requires this variance: Setbacks: Front yard - 10 feet,
Side yards - 10 feet, Back yard - 20 feet

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

Explain details of the proposed development: Single family residence

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: See second page.

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.

Michael C. Howell
PRINT PETITIONER'S NAME

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

P.O. Box 2286, Wrangell, Alaska 99929
ADDRESS

11/26/14
DATE

(907) 305-0820
TELEPHONE

III (Continued). Explain how your application meets the conditions listed under section III on page 1:

The plan in the near future is to construct a small single family residence on this developed lot which has approximate front & back dimensions of 75 ft and side dimensions of approximately 100 ft. The lot size was existing before the area was annexed by the City of Wrangell requiring a minimum lot size of 10,000 sq. ft. In order to construct the desired residence on this lot, it is important to have it positioned further forward than what the current setbacks will allow in a rural residential type 1 zoned area. The proposed change is for the setback on the front and side be reduced to 10 feet for three reasons.

1. To allow the house to be situated far enough forward to allow a full sized pickup to turn around on the lot and exit the area along the 15 foot access easement provided for this lot.
2. Situating the residence further forward on the lot will also allow one to take advantage of the view provided of Zimovia Straits and the surrounding islands.
3. With the current setback requirement of 15 feet along the side property lines, there is only a width of 45 feet to construct a residence. In order to construct the desired residence, the side setbacks will need to be reduced to 10 feet providing enough room to have 3 foot overhangs, which are important for protecting the residence against the very wet conditions Southeast Alaska has.

There is a 100' right-of-way located in front of the lot where Zimovia Highway is located. The front property line is situated a minimum of 34 feet (horizontal distance) from the edge of asphalt, and the building pad has an elevation of 18 feet higher than the highway asphalt. Reducing the front setback for this lot to 10 ft shouldn't hinder or negatively impact the current operation of the Highway or any future expansion of the highway. See attached drawing.

LOT T-2

15' ACCESS
EASEMENT

LOT T-3

VEHICLE
TURN AROUND
AREA

LOT T-5

LOT T-4

CREEK

S 35°42'00" E 75.00'

N 53°01'00" E 100.00'

ROCK WALL

REDUCE SETBACK
TO 10 FT

3' OVERHANG

PROPOSED HOUSE
LOCATION

DECK

ORGANIC FILL

ELEV = 53.0'

ROCK WALL

N 38°10'00" W

100' R.O.W.

N 38°10'00" W

REDUCE
SETBACK
TO 10 FT

ROCK WALL

N 53°01'00" E 99.07'

PP

REDUCE SETBACK
TO 10 FT

ZIMOVIA

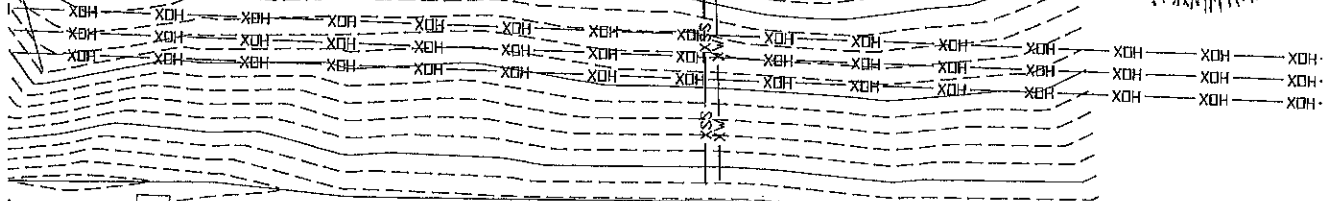
HIGHWAY

ELEV = 35.0'

EDGE ASPHALT

BOTTOM DITCH

36' CMP

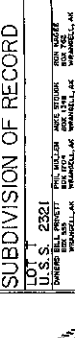


WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATION FIRST
 KEVIN WITTEN
 Notary Public in and for the State of Alaska
 My Commission Expires 07-28-2010

2

12834

SURVEYOR
I hereby certify the
examined in the S
JULY, 1966



1) AN ACCESS EASEMENT HAS BEEN ADDED TO THIS SURVEY OF RECORD ACROSS THE EASTERLY SIDE OF LOT Y-5.

87-3

SUBDIVISION OF RECORD

SUBDIVISION OF RECORD

100

U.S.S. 12321
DANESON BILL PERMELL
PHIL MILLER
AND E. STELLING
SON NERZ

BOX 555	BOX 1248	BOX 762
WYANDOTT, AK	WYANDOTT, AK	WYANDOTT, AK

ADCO SOURCE & ASSOCIATES

**BREX SCHERT & ASSOCIATES
LAND SURVEYORS**

AND SOLUTIONS
BOX 850

PETERSBURG, AK. 99833

DATE	NAME OF SURVEYOR	PROJECT NUMBER
JUN Y 15 1908	GEORGE SCHREIBER	85500

48 NYWK	3705
SCALE	

1 = 40	US
--------	----

City and Borough of Wrangell, Alaska

AGENDA H5 H9

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.

