

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

February 10, 2015

7:00pm

Agenda

A. CALL TO ORDER/ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: December 11, 2014, January 8, 2015

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

1. Memo from Carol Rushmore to Borough Manager, Assembly and Port Commission, dated Feb. 9, 2015 re. Bay Company alley vacation and request to purchase land.

F. OLD BUSINESS

G. NEW BUSINESS

1. Final Plat review of the Torgramsen/Prunella Subdivision, a subdivision of Lot A-2, Torgramsen Subdivision II, creating lots A-1A, Lot A and Remainder of Lot A-2, zoned Single Family and Commercial, requested by Steve Prunella
2. Final Plat review of the 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 3. Preliminary Plat review for Hazel/Haverstock Resubdivision a resubdivision of Lots 13 and 14, Block 2 ASLS83-7 Wrangell Island West Subdivision, creating lots A & B, zoned Rural Residential, requested by Charles and Melody Hazel.
4. Discussion of location and use of Silvernail Work Road

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

December 11, 2014

7:00pm

A. CALL TO ORDER/ROLL CALL

Chairperson Tere Henson called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 pm on March 13, 2014 in the Wrangell Borough Assembly Chambers. Commissioners' Dorothy Sweat, Don McConachie, April Hutchinson, Betty Keegan, Rudy Briskar, Commissioner Christina Florschutz was absent

Recording Secretary Lavonne Klink and Zoning Administrator Carol Rushmore were present.

B. AMENDMENTS TO THE AGENDA

Chairperson Henson moves to amend the agenda to move Old Business item G1 to after New Business Item H8, and to defer Item H1 as this item requires signatures

Motion passed by all Commissioners.

C. ELECTION OF CHAIR AND VICE-CHAIR

Commissioner McConachie moves to have Terri Henson serve as Planning and Zoning Chairperson, seconded by Sweat. Commissioner Keegan moves to have the elections for Chairperson be closed seconded by Briskar. Unanimous vote for Henson.

Keegan moves to have Don McConachie as Vice-Chairperson, seconded by Sweat.

Keegan moves to close nominations for Vice Chairperson. Unanimous vote for McConachie.

D. APPROVAL OF MINUTES September 11, 2014

Changes to be made to the September 11, 2014 minutes:

- Chairperson Keegan was in attendance at this meeting and needs to be reflected as present.

McConachie moves to approve as corrected, Hutchinson seconds, All in favor with corrections.

E. PERSONS TO BE HEARD

Shelley Massin for Item H3 but will speak when item comes up.

F. CORRESPONDENCE

None

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.

Deferred

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.

Open public hearing
Close public hearing

McConachie moves to approve the 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, Briskar 2nds.

Motion passes by unanimous vote.

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 Subdivision, creating Lot A and Lot B, zoned Single Family Residential, requested by Warren Edgley.

Open Public Hearing

Shelley Massin 401 1st Ave. wants the Planning and Zoning to know that she is pursuing the Right of Way with the City of Wrangell with the Easement on her property separately.

Keegan moves to approve the 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 Edgley, McConachie 2nds.

Motion passes by unanimous vote

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.

Prior to the Front Street construction, an ordinance was created to deal with encroachments into the right of way. If someone had an existing awning or in the future wanted to build in the right of way, would have to apply for an encroachment permit.

Briskar moves to approve 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, 2nd by Mcconachie.

Motion Passed by unanimous vote

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.

Open public hearing

Dixie Booker, 6 mile Zimovia Hwy, plans initially to have 1 green house to house a "tower" will hold 80 plants worth. Feels having fresh produce will benefit people. Herbs and flowers and different vegetables.

Close Public Hearing

Keegan moves to grant the 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, McConachie 2nds.

Hutchinson asks how soon will have a building, Mrs. Booker states spring 2016 is target.

Motion passes by unanimous vote

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.

Open public hearing

Staff clarifies that there are two issues, there is a conditional use and a variance application, but one public hearing for both.

Harley Johnson, 117 Third Street, representing Trident if there are questions he will defer to Trident if unable to answer. Originally this was a three story, downsized to a two story, but now wanting to go back to the three floor design. Occupants do not have cars so no additional parking is needed.

Close Public Hearing

McConachie moves to approve 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, Keegan 2nds subject to findings by staff.

Motion passes by unanimous vote.

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.

McConachie moves to approve 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, Briskar 2nds.

Motion passes by unanimous vote.

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.

Open public hearing
Close public hearing

McConachie moves to approve 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. Briskar seconds.

Henson questions where this property is located, Staff states near the old Henderson Trailer Court approximately 2-3 mile Zimvia. Small lots, looking to reduce the front setback, but will not have much bearing on the street as it is on a bluff.

Motion Passes by Unanimous vote.

OLD BUSINESS New H9. Request to vacate remainder of alleyway adjacent to Lot A and Lot C, Bay Company Replat; Request to vacate and purchase portion of Silvermail 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.

This has been altered from original request, just focusing on the alley way at this time. Vacations of Silvermail Workroad will be considered separately.

Open public hearing

David Powell asks if he needs to speak, feels that they know what he is requesting, staff asks if he will be available for questions.

McConachie moves to approve the Request to vacate remainder of alleyway adjacent to Lot A and 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. Briskar 2nd the motion.

- Staff has concerns about access easement and utility easements
- Motion is not clear, is motion is to vacate the alley and purchase some land? How much?

- Staff states that there is a 5' easement.

Powell wants road access because he would like to haul through this area. This access is for utilities and public access easement.

McConachie moves to amend the original motion to include a 15' public utility and access easement. No second on the amended motion.

Greg Scheff suggests making a scale drawing to give to the Commission for their review. David Powell indicates they will provide survey of the area since they need to

Commission unanimously agrees to postpone the discussion till a scale drawing is received to make a more informed decision.

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

Only discussion, Port Commission voted to vacate Silvernail Work Road. There are issues that the Planning and Zoning would have to look at if vacate is approved.

To vacate you have to show the area (Silvernail Work road) would be not used in the future. There are two back lots that use Silvernail Work road. Cannot have lot without access to these areas. City purchased the land and then created a right of way.

Keegan asks if Silvernail Work road is vacated, what would be the entrance into the complex? Keegan states that there is stuff everywhere. The actual entrance off of Front Street is not platted, this has shifted over some

Henson is not comfortable with vacating this road.

Staff is recommending that Planning and Zoning not to vacate Silvernail Work road. Reason is that long term possibilities into the future.

Greg is thinking about a building. Mr. Powell states that you can't build into an existing roadway.

Henson brings up that maybe shifting the road may be an alternative?

Staff states another option create an access easement, then you have the ability to reduce width of an access easement.

This road needs to be considered for future benefit and use.

Terri mentions that the long term possibilities need to be looked at. Henson feels Harbor Department should help with costs to do a study to find more accurate data. Staff will go back to PND then if more money needs to be spent, talk with the Harbor Department and possibly have them cost share for survey data.

Betty has concerns about getting emergency vehicles into the boat yard area. Without Silvernail Work road how do they access this area?

I. PUBLIC COMMENT

None

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Next meeting January 8, 2015.

The week after will be meetings about the Waterfront Development.

K. ADJOURNMENT 815 pm

DRAFT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

January 8, 2015

7:00pm

A. CALL TO ORDER/ROLL CALL

Chairperson Terri Henson called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:00 pm on January 8, 2015 in the Wrangell Borough Assembly Chambers. Commissioners' Dorothy Sweat, Don McConachie, Betty Keegan, Rudy Briskar and April Hutchinson were present.

Recording Secretary Lavonne Klinke and Zoning Administrator Carol Rushmore were also present

B. AMENDMENTS TO THE AGENDA

Chairperson Henson moves old business to after new business.

C. APPROVAL OF MINUTES: December 11, 2014

Not Available

D. PERSONS TO BE HEARD

None

E. CORRESPONDENCE

Additional email from Clay Hammer regarding The Bay Company request.

F. NEW BUSINESS

1. Final 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.

There was an update to the plat due to the Lessee Certificate being placed on the final plat.

McConachie moves to approve the Final 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, Keegan seconds.

Motion passes by unanimous vote.

2. Preliminary Plat review of the Torgramsen/Prunella Subdivision, a subdivision of Lot A-2, Torgramsen Subdivision II, creating lots A-1A, Lot A and Remainder of Lot A-2, zoned Single Family and Commercial, requested by Steve Prunella

Open public hearing
Close public hearing

Keegan moves to approve the Preliminary Plat review of the Torgramsen/Prunella Subdivision, a subdivision of Lot A-2, Torgramsen Subdivision II, creating lots A-1A, Lot A and Remainder of Lot A-2, zoned Single Family and Commercial, requested by Steve Prunella, Briskar 2nds.

Motion passes by unanimous vote

3. Conditional Use permit application for construction of new warehouse and office for transshipment facilities on Lot 11A-1 Block 21, Arrowhead Resubdivision II, Zoned Waterfront Development, requested by Arrowhead Transfer Inc.

Commissioner Hutchinson who currently works for Arrowhead is abstaining and is going to step down into audience.

Open public hearing
Close public hearing

McConachie moves to approve the Conditional Use permit application for construction of new warehouse and office for transshipment facilities on Lot 11A-1 Block 21, Arrowhead Resubdivision II, Zoned Waterfront Development, requested by Arrowhead Transfer Inc. Commissioner Sweat and Briskar both second the motion.

Motion passed by unanimous vote.

G. OLD BUSINESS

1. Continuation of a request to vacate remainder of alleyway adjacent to Lot A and 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.

Open public hearing

Mr. Powell addresses Commission to see if they have any questions are looking at the same map that he has.

Close public hearing

Briskar moves to approve, McConachie states there is already a motion to approve from Briskar from the prior meeting. The original motion from December meeting is read:

McConachie moves to approve the Request to vacate remainder of alleyway adjacent to Lot A and 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. Briskar 2nd the motion.

Options that may be available:

- Vacate rest of the existing alleyway and shift the alley way over and this would give applicant 12' from the building, just enough room to build
- Straighten lines up parallel to the fence line. Shift over and pivot the line of the alley. Still would be moving the right of way over

Staff states Commission should not to give up the right of way.

McConachie moves to amend the original motion to add in a utility easement from the fence line to extend 15' north of the center lines of the electrical poles. Keegan 2^{nds}

The fence line continues on a line from Silvernail Work road to Front Street.

Commission approves the amended motion unanimously.

Commission approves the original motion unanimously.

This is a recommendation to the Assembly

H. PUBLIC COMMENT

Greg Meissner, City of Wrangell Harbormaster, asks about Silver nail Workroad and about platting the existing access areas? What is the process going to be?

Issue will come to the Planning and Zoning Commission in February to determine where they want to go with it and a public hearing would follow if they want to look at the option of vacation.

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Terri will not be here next meeting.

Monday night public meeting and Wednesday summary of what they heard is the waterfront planning process and commissioners should have been contacted by now.

Remember the training, if you go to a site and talk to the owner, you need to declare that you have gone to look and or talk to the landowner/applicant.

J. ADJOURNMENT 8:08 pm

City and Borough of Wrangell

EL

Date: February 9, 2015

To: Jeff Jabusch, Borough Manager
Borough Assembly

From: Carol Rushmore, Economic Development Director

Cc: Port Commission
Wrangell Planning and Zoning Commission

Re: Request to vacate remainder of alleyway adjacent to Lot A and 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:

Several public hearings have been held before the Planning and Zoning Commission to discuss this request. Initially the request also included vacation of half of Silvernail Work Road behind Lot C owned by the Bay Company, but that is now being dealt with as a separate issue by the Planning and Zoning Commission.

In 2010, five feet of the 15 foot wide unnamed alley extending between Lot A/Lot C and Lot 1/Lot2 was approved for vacation. The actual plat to reflect this ROW vacation was put on hold until the utility work as part of Front Street was completed. Bay Company has now expanded their request to vacate the entire ROW (unnamed alley) and purchase part of the adjacent port land up to the Marine Service Center fenceline through Lots 1 and Lot 2.

The Bay Company is seeking to add on a small side structure attached to their existing building on Lot A. They would also like to utilize the land proposed for purchase adjacent to Lot C for storage of their equipment and inventory and complete additional rock fill in order to level the land in the back corner of the alley along Silvernail Work road.

The Wrangell Port Commission and the Planning and Zoning Commission met on-site in November to look at property lines, utility needs and access.

Findings:

The electrical lines extending from Front Street to Silvernail Work Road are located in the port property of Lots 1 and 2 and are NOT parallel to the fence line, but more or less parallel with the existing alley ROW. According to Clay Hammer Electrical superintendent, there are (2) utility poles between Front Street and Silvernail Work Road that they 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. The electrical pole closest to Front Street is the critical pole with the switch. Bay Company has indicated they would like to fence and gate off the driving area from

Front Street, but would place the gate past the pole to allow the Electrical Department access to the pole. If they need access to the other pole, Bay Company indicated they will move whatever equipment would be stored in order to provide immediate access. Mr. Hammer also indicated to provide the necessary easement for the utility, they would need 15 feet from the center of the electrical pole on both sides of the pole.

Also, according to former Public Works Director Carl Johnson, water and sewer utilities are stubbed under the fence from the port lease areas on Lots 1 and 2 all the way to the existing alley. 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.

I am trying to determine with Amber Al-Haddad and Carl Johnson just where the stubouts are located, as if they are all the way to the existing alley, the utility easement may need to be widened to protect the future connection or existing connection to Front Street of sewer and water. I do not yet have those plans but should prior to the Port Commission's meeting.

Recommendations:

Carol Rushmore, Zoning Administrator has recommend to vacate all or a portion of the existing alleyway, but then rather than sell the Port property to Bay Company, shift the alley ROW over in order to maintain a future potential for mid Front Street access to the property. From a long term planning perspective, eliminating access to such a critical piece of waterfront property could prove disabling in the future should uses or access needs of the property change. Lease arrangements could be made with Bay Company, much like lease lots are being provided within the yard itself, to allow them use of the alley that does not need to be used now, except for utility access.

The Planning and Zoning Commission at their January meeting recommended to the Borough Assembly to vacate the remainder of the alleyway adjacent to Lot A and Lot C, Bay Company Replat, and recommended to sell the requested portions of Lot 1 and Lot 2, Block B, Sortyard Subdivision to the Service Center fence line, and create a utility easement from the fence line to extend 15 feet north of the center lines of the electrical poles.

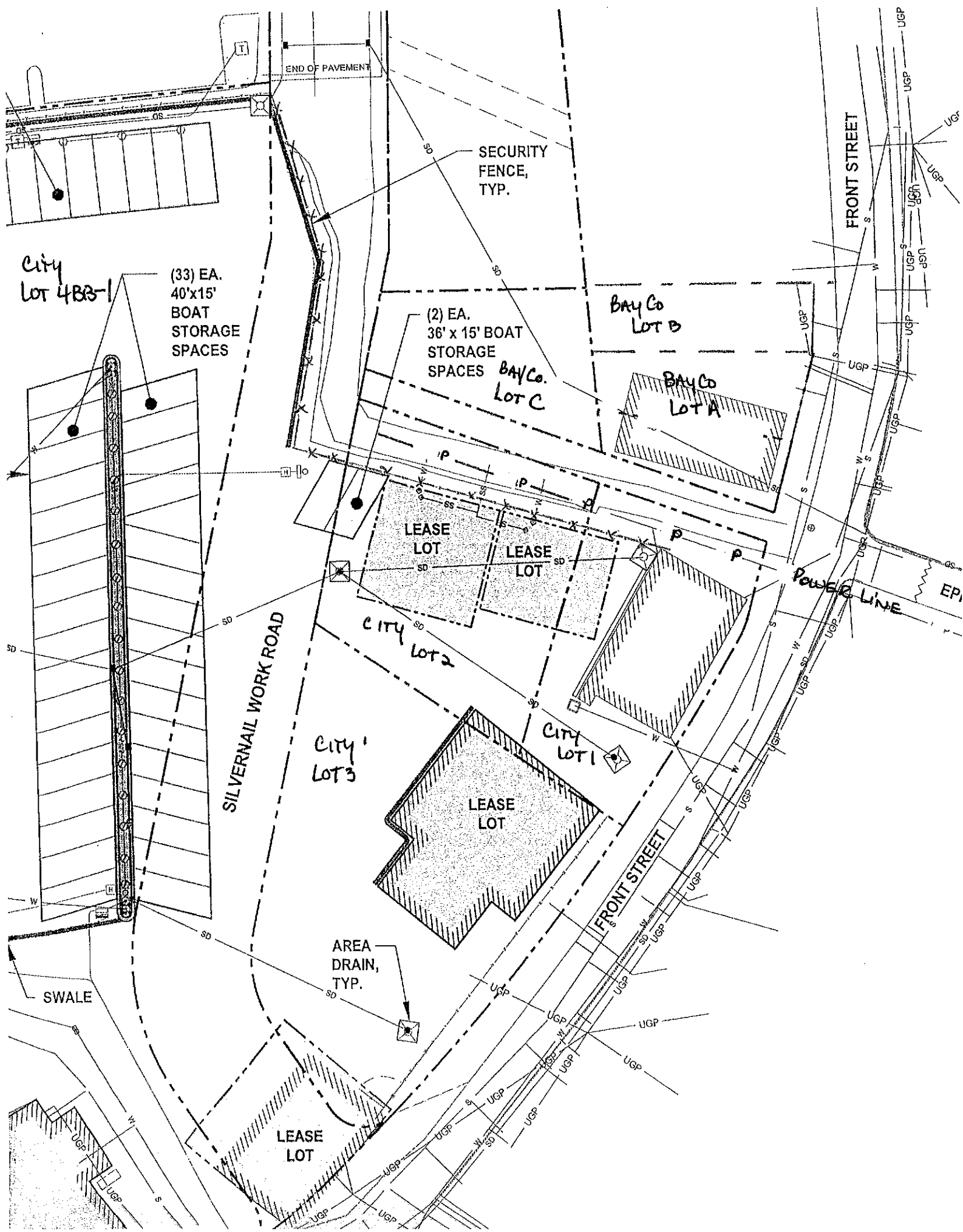
The attached survey does NOT reflect the decision of the Planning and Zoning Commission. The utility easement would need to be widened approximately approximately 3-4 feet to the North near Front Street to only a few inches near Silvernail Work Road. The easement would also need to be located on Lot 1 and Lot 2 retained by the City in order to meet the 15 foot requirements.

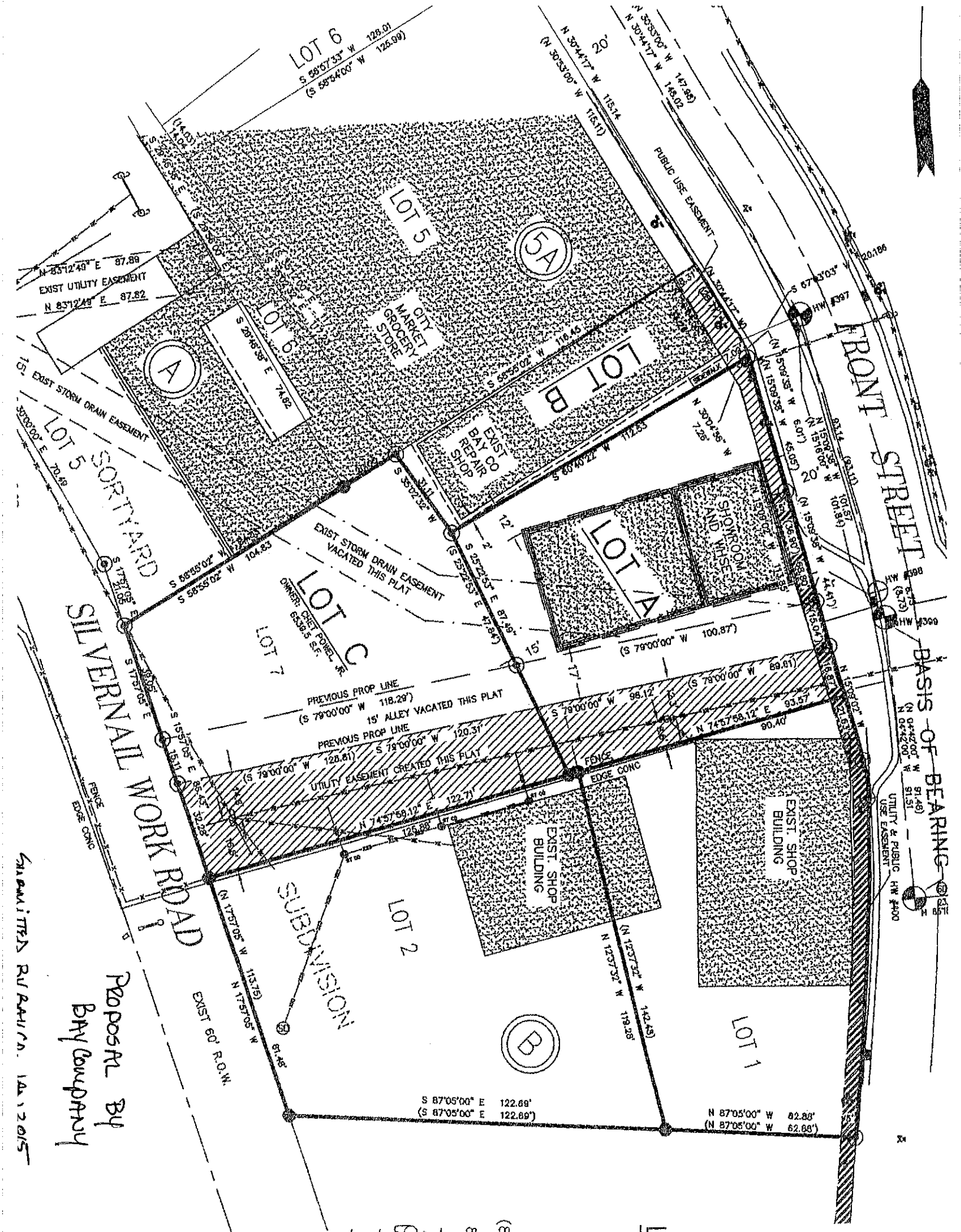
Carol Rushmore Zoning Administrator would request, if the Assembly accept the recommendation of the Planning and Zoning Commission, to change the utility only easement to and access and utility easement for potential future needs.

The Port Commission will be reviewing the request and making a recommendation at their meeting on Feb. 11, 2015.

Attachments:

1. A schematic drawing by PND of the service center adjacent to the alleyway under discussion. Drawing shows the ROW, electrical lines, fence line, sewer/water stub out
2. A survey conducted by the Bay Company representing their request. The drawing does not however reflect the recommendation of the Planning and Zoning Commission.





PROPOSAL BY
BRY COMPANY

С.А.М.И.Т.Е.Д. Р.У.Р.А.И.Н. 12.12.2015

City of Wrangell, Alaska

AGENDA ITEM G1

Date: February 10, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

RE: Final Plat review of the Torgramsen/Prunella Subdvision, a subdivision of Lot A-2, Torgramsen Subdivision II, creating lots A-1A, Lot A and Remainder of Lot A-2, zoned Single Family and Commercial, requested by Steve Prunella

Steve Prunella owns Lot 2, Spruce Subdivision and is purchasing adjacent land owned by Lisa Torgramsen. The proposed subdivision reflects the land area subject to their agreement.

New Lot A-1A of the Torgramsen/Prunella Subdivision will be mixed zoning, with the back half of the property zoned Single Family and the duplex itself zoned commercial. Lot A and remainder of Lot A-2 will be zoned Single Family residential. At this time, Mr. Prunella is not seeking to modify the zoning of the new lot, so it will remain as split zoning.

Staff recommends approval of the final 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 _____
STEPHEN G. PRUNELLA

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 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 _____
LISA TORGRAMSEN

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

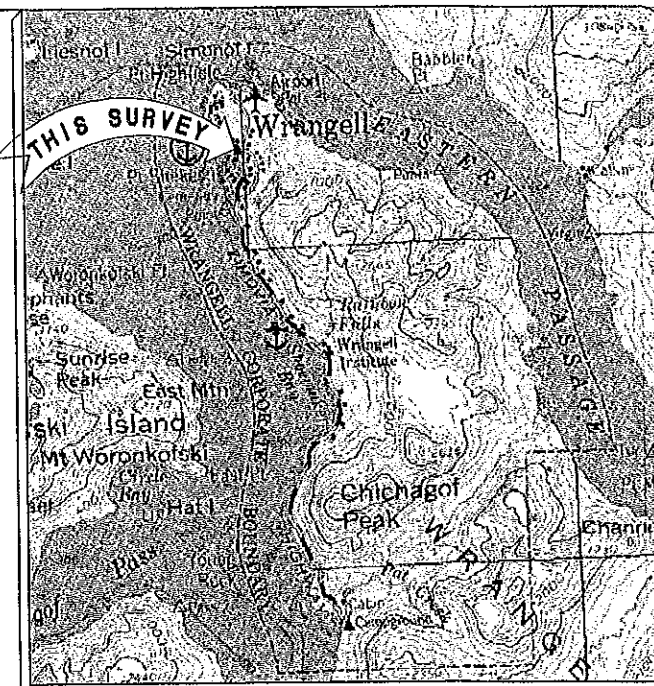
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AS RECORDED IN MINUTE BOOK _____ PAGE _____ DATED _____, 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE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

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL

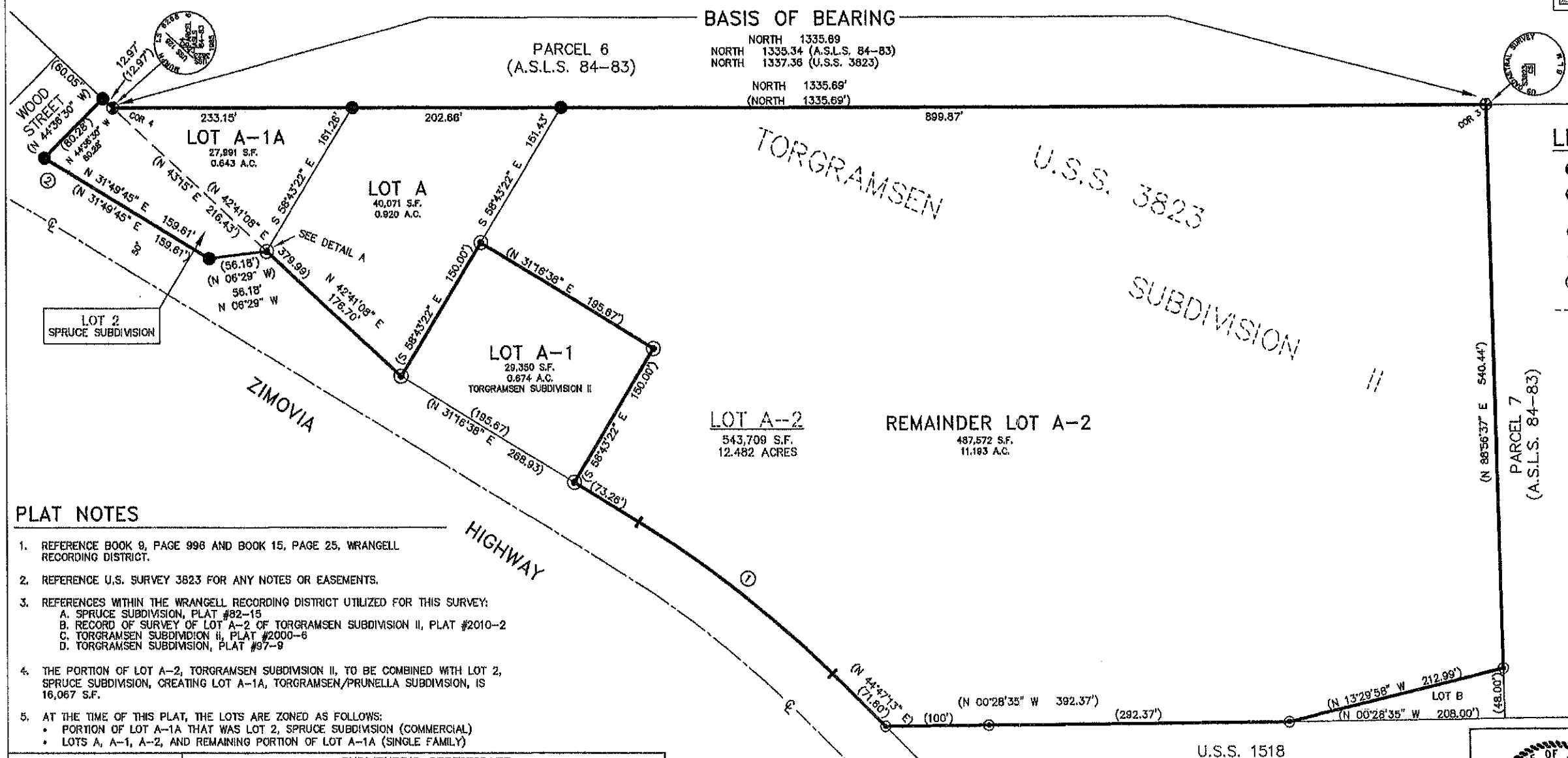
ATTEST:
CITY CLERK

RECORD CURVE DATA

①	Δ = 13°30'55"	②	Δ = 01°33'18"
	R = 1004.93'		R = 1004.92'
	L = 236.95'		L = 27.28'
	C = 236.40'		C = 27.27'
	CHD. BRG. = N38°01'55.11"E		CHD. BRG. = N31°03'06"E



VICINITY MAP
SCALE: NOT TO SCALE



PLAT NOTES

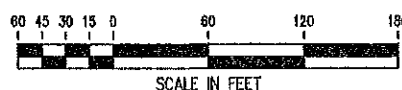
- REFERENCE BOOK 9, PAGE 998 AND BOOK 15, PAGE 25, WRANGELL RECORDING DISTRICT.
- REFERENCE U.S. SURVEY 3823 FOR ANY NOTES OR EASEMENTS.
- REFERENCES WITHIN THE WRANGELL RECORDING DISTRICT UTILIZED FOR THIS SURVEY:
 - SPRUCE SUBDIVISION, PLAT #82-15
 - RECORD OF SURVEY OF LOT A-2 OF TORGRAMSEN SUBDIVISION II, PLAT #2010-2
 - TORGRAMSEN SUBDIVISION II, PLAT #2000-6
 - TORGRAMSEN SUBDIVISION, PLAT #97-9
- THE PORTION OF LOT A-2, TORGRAMSEN SUBDIVISION II, TO BE COMBINED WITH LOT 2, SPRUCE SUBDIVISION, CREATING LOT A-1A, TORGRAMSEN/PRUNELLA SUBDIVISION, IS 16,067 S.F.
- AT THE TIME OF THIS PLAT, THE LOTS ARE ZONED AS FOLLOWS:
 - PORTION OF LOT A-1A THAT WAS LOT 2, SPRUCE SUBDIVISION (COMMERCIAL)
 - LOTS A, A-1, A-2, AND REMAINING PORTION OF LOT A-1A (SINGLE FAMILY)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN 2014/2015 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

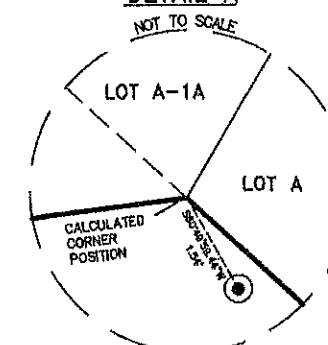
DRAWN BY: MCH
CHECKED BY: GGS
DATE PLATTED: 12/1/14
DATE SURVEYED: NOVEMBER, 2014
SCALE: 1"=60'
SURVEYED BY: GREGORY G. SCHEFF
PROJ NO.: 142721



LEGEND

- ⊕ BLM/GLO BRASS CAP MONUMENT RECOVERED THIS SURVEY
- ⊕ PRIMARY ALUM. CAP PIPE MONUMENT MURPH LS 6268 RECOVERED THIS SURVEY
- ⊙ SECONDARY MONUMENT RECOVERED THIS SURVEY
- 30" REBAR AND 2" ALUM. CAP SET THIS SURVEY
- (R) DATA OF RECORD
- PREVIOUS PROPERTY LINE

DETAIL A



WRANGELL RECORDING DISTRICT

Revisions		
No.	Date	Description
R&M R&M ENGINEERING-KETCHIKAN, INC. 365 Carlsburg Lake Road Ketchikan, AK 99901 Phone: (907) 226-7917 Fax: (907) 226-9441		
WRANGELL OFFICE P.O. BOX 1331 Wrangell, AK 99929 Phone: (907) 874-2177 Fax: (907) 874-2187		

PROJECT:

TORGRAMSEN / PRUNELLA SUBD.

A SUBDIVISION OF LOT A-2, TORGRAMSEN SUBDIVISION II, CREATING LOTS A-1A, LOT A, & REMAINDER LOT A-2 WITHIN U.S. SURVEY 3823, WRANGELL RECORDING DISTRICT

CLIENT: STEVE PRUNELLA
BOX 2157
WRANGELL, ALASKA 99929



City of Wrangell, Alaska

Agenda G2

Date: February 10, 2015

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.

1. INT. ARLEN & PAMELA MC
ARLEN & PAMELA MC
AK 99929

(N 86°54'36.00" W 479.94')
 (N 86°54'36.00" W 146.94')
 (N 86°54'36.00" W 333.08')
 (N 86°54'36.00" W 333.08')
 (N 86°51'01.98" W 147.06')
 OWNER: LOT 2 WILLIAM B. MALONEY

LOT A
C. MCCLOSKEY
D. & PAMELA
ARLEN
OWNER: 176,020 SQ. FT.

LOT 4
WEST

N 79°13'44.63" W 208.68'
 S 74°32'35.06" W 71.83'
 S 79°13'44.63" E 291.47'
 S 71°16'07.53" E 229.24'
 AREA = 695 SQ. FT.
 PREVIOUS PROPERTY LINE
 (S 79°12'03.00" E 500.00')

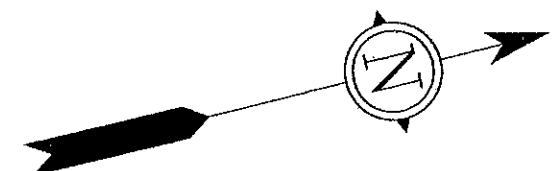
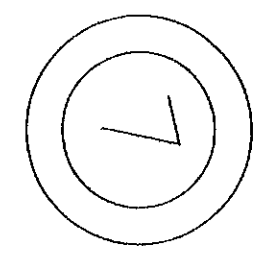
LOT B
OWNER: THOMAS D. ROONEY SR.
AREA = 198,125 SQ. FT.

SUBDIVISION

107

(N 10°47'57.00" E 400.00')
N 10°45'56.21" E 400.02'

(N 79°12'03.00" W 500.00')
S 78°32'28.06" E 501.47'



S 10°57'07.24" W 394.00'
(S 10°47'57.00" W 400.00')

S 10°47'57.00" W 322.36' (S 10°47'57.00" W 322.47')

BASIS OF BEARING

PLAT 1

1. A CON THE C PROP A LE
2. THIR LO SU RE
3. F

City of Wrangell, Alaska

AGENDA ITEM G3

Date: February 10, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

RE: Preliminary Plat review for Hazel/Haverstock Resubdivision, a resubdivision of Lots 13 and 14, Block 2 ASLS83-7 Wrangell Island West Subdivision, creating lots A & B, zoned Rural Residential, requested by Charles and Melody Hazel.

The landowners are creating a subdivision. The lot being split in half will combine with one landowner and the other portion of the lot remains a separate lot.

Staff recommends approval of the Preliminary Plat

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 _____ ROGER HAVERSTOCK

DATE _____ KAREN HAVERSTOCK

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 _____.

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 _____ CHARLES J. HAZEL
DATE _____ MELBOY L. HAZEL

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 BE 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 _____.

1. REFERENCES WITHIN THE WRANGELL RECORDING DISTRICT UTILIZED FOR THIS SURVEY:

- A. WRANGELL ISLAND WEST SUBDIVISION, A.S.L.S. 83-7, PLAT #83-11
- B. WARRANTY DEED #2013-000175-0
- C. QUITCLAIM DEED #2013-000125-0
- D. QUITCLAIM DEED #2006-000470-0

2. THE M.H.W. LINE OF 14.8' (M.L.L.W.) FORMS THE TRUE BOUNDARY OF THE SEAWARD PROPERTY LINES OF THIS SURVEY. THE MEANDER LINES SHOWN ARE APPROXIMATING THIS 14.8' LINE AND IS USED FOR AREA COMPUTATIONS ONLY, THE ACTUAL LINE OF 14.8' IS THE TRUE SEAWARD BOUNDARY.

DRAWN BY: NCH
CHECKED BY: OGS
DATE PLATTED: 12/9/14
DATE SURVEYED: DECEMBER, 2014
SCALE: 1"=50'
SURVEYED BY: MICHAEL HOWELL
PROJ NO.: 142740

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

DATE _____ CHAIRMAN, PLANNING COMMISSION

SECRETARY _____

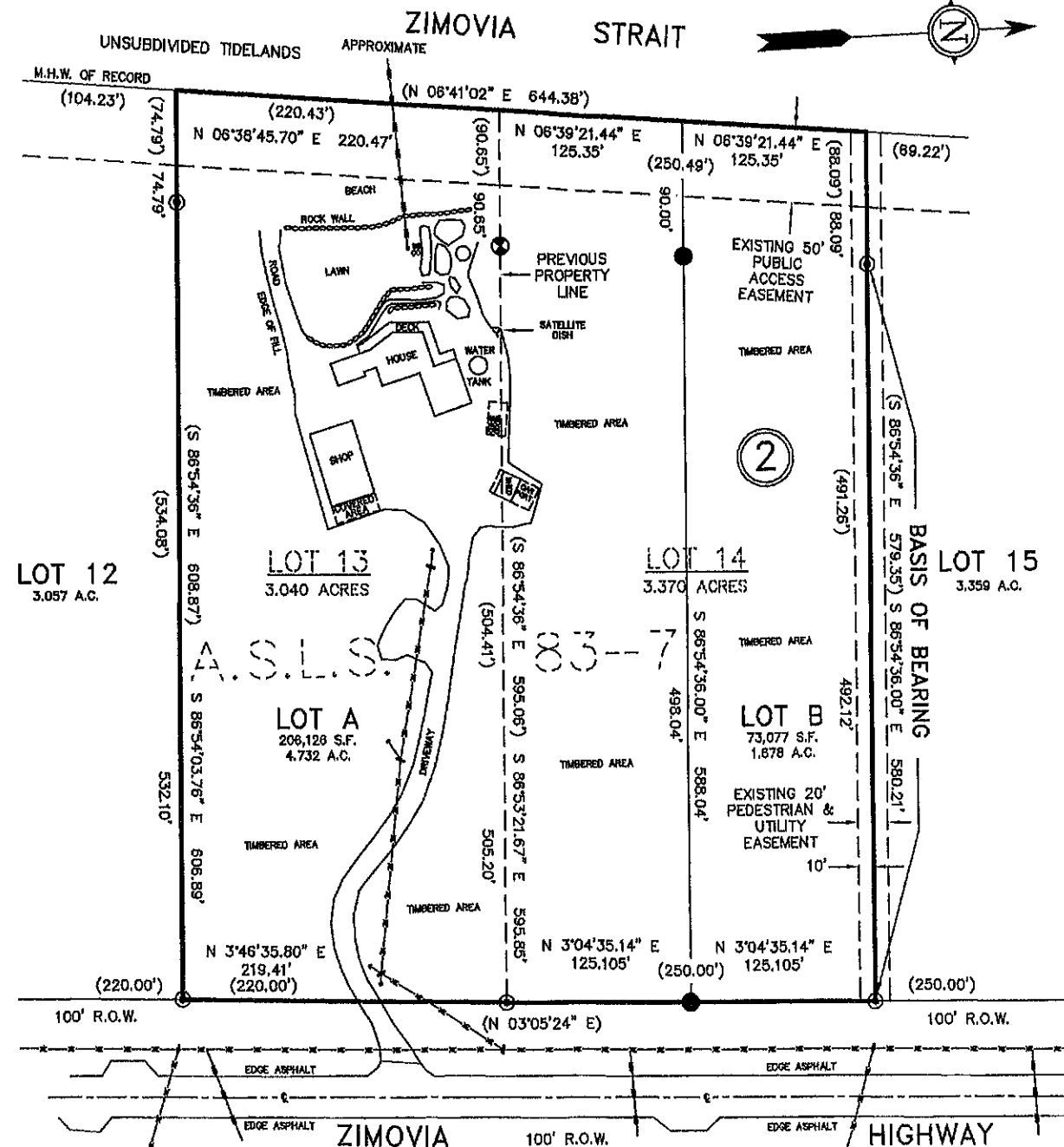
I, THE UNDERSIGNED, BEING FULLY APPROPRIATE AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY AND BOROUGH OF WRANGLER, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGLER, IN THE NAME OF _____

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 WRANGLER _____

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 WILMINGTON
ATTEST: _____
CITY CLERK _____



I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN 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 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

- ⊕ PRIMARY ALUM. CAP PIPE MONUMENT RECOVERED THIS SURVEY
- ⊙ SECONDARY MONUMENT RECOVERED THIS SURVEY
- 5/8" REBAR 30" LONG WITH 2" ALUM CAP WITH PLASTIC INSERT SET THIS SURVEY

(88.09) DATA OF RECORD

88.09 DATA MEASURED OF COMPUTED

—*— OVERHEAD ELECTRICAL

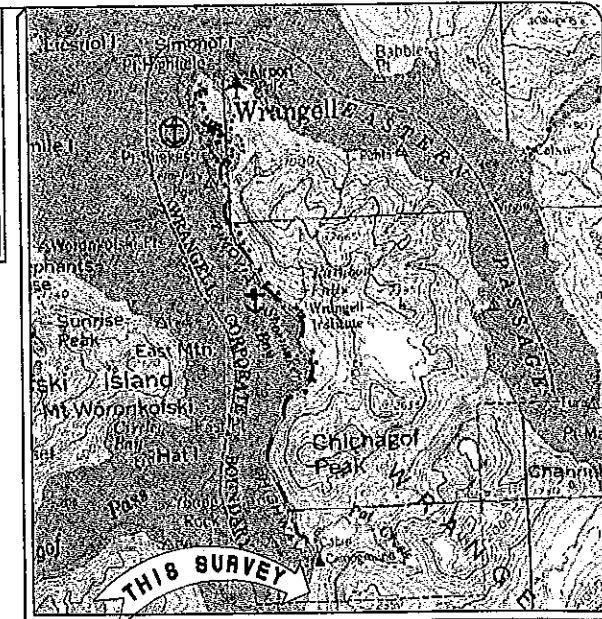
⌚ → POWER POLE & GUY ANCHOR

—■— EXISTING UNDERGROUND STORM PIPE

—•— ROADWAY CENTERLINE


1. LOT 12 (DANIEL O. & JAYNE E. BAUER)
2. LOT 13 (CHARLES & MELODY HAZEL)
3. LOT 14 (ROGER & KAREN HAVERSTOCK)
4. LOT 15 (ROGER & KAREN HAVERSTOCK)

1. LOT 12 (DANIEL O. & JAYNE E. BAUER)
2. LOT A (CHARLES & MELODY HAZEL)
3. LOT B (ROGER & KAREN HAVERSTOCK)
4. LOT 15 (ROGER & KAREN HAVERSTOCK)



VICINITY MAP:
SCALE: NOT TO SCALE

WRANGELL RECORDING DISTRICT

Revisions	
No.	Description
	
RAM ENGINEERING-KETCHIKAN, INC. 358 Carleton Lake Road Ketchikan, AK 99901	
WYANDHELL OFFICE P.O. BOX 1331 WYANDHELL, AK 99920	
PROJECT:	



CLIENT: CHARLES & MELODY HAZE
BOX 256
WRANGELL, ALASKA 99929

HAZEL / HAVERSTOCK RESUBDIVISION

A RESUBDIVISION OF LOTS 13 & 14, BLOCK 2, A.S.L.S. 83-7, WRANGELL ISLAND WEST SUBDIVISION, CREATING LOTS A & B, WITHIN A.S.L.S. 83-7, WRANGELL RECORDING DISTRICT

City and Borough of Wrangell, Alaska

AGENDA G4

Date: February 10, 2015

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 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 platted guaranteed 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 a guaranteed permanent access – Lot C owned by the Bay Company and Lot 2 owned by Port, or be combined with the adjacent lot that does have access.
- Silvernail behind the Museum could be the only access future platted 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. This agenda item is to discuss the potential direction that the Commission is considering and to advertise a public hearing if needed based on direction from this meeting's discussion. 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 November 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 to know from what point the road would be vacated and if there were any other conditions or issues associated with their recommendation.

I have asked the Borough Attorney several questions concerning a ROW vacation but have not yet heard back from them. I have asked PND Engineering when they were here in January for the Waterfront Development Plan meetings and who provides the layout schematics of the Marine Service center if they could provide distances between buildings and an option for an easement rather than ROW – but I have not yet received their schematic as of yet.

