

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

March 12, 2015

7:00pm

AMENDED 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. (Assembly approved request as recommended by Planning and Zoning Commission)
2. Corps of Engineers Public Notice Application revision POA -2014-436 for fill/piling on Stikine Avenue

F. OLD BUSINESS

G. NEW BUSINESS

1. 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
2. Final Plat review of the McCloskey/Rooney Replat, a replat of Lot 4 and Lot 5 Block 7 Wrangell Island West Subdvision, creating Lot A and Lot B, zoned Rural Residential, requested by Doug and Pam PcCloskey.
- 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.
- Pub Hrg 4. Variance application for a 0' side yard setback for construction of a house on Lot 1, Block 3, USS 1593, zoned Single Family Residential, requested by Todd and Catherine White
5. Discussion of location and use of Silvernail Work Road
6. Request to purchase City Tidelands adjacent to the Stikine Inn, portion of Lot 3A-1, Block 2A, ATS 83 and a portion of unsubdivided tidelands ATS 83

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

MEMORANDUM

TO: P&Z COMMISSION / PORT COMMISSION

**FROM: KIM LANE, CMC
BOROUGH CLERK**

**SUBJECT: REQUEST FROM SOUTHEAST PROPERTIES TO PURCHASE CITY
TIDELANDS**

DATE: March 9, 2015

Please see the attached letter of request from Bill and Cheryl Goodale, Owners of Southeast Properties, Goodale Properties, and the Stikine Inn requesting to purchase City owned Tidelands that are adjacent to existing Tidelands that he currently owns.

Once the Planning & Zoning Commission and the Port Commission has reviewed this request, please issue a memo to me with their recommendation.

Carol, please provide the legal description for this property.

Thank you

CITY CLERK
MAR 09 2015
RECEIVED

To Port Commission and Planning and Zoning

We are coming before you to express our interest in purchasing an additional 27,450 square feet of tidelands in front of and along side of the existing Stikine Inn property (Lot 6A-1). The purpose of which is to allow for future expansion of the building adding more hotel rooms and retail space. We are starting the process at this time because we are assuming it will take 3-4 years to fully implement our plan. We want to be ready to move forward as the economy of Wrangell continues to improve and grow.

A portion of our request includes the covered area along the new entrance to the cruise ship dock which we would remove during the construction of the new building, but in the interim period we intend to clean up the area and perform some maintenance and repairs to the structure. After which time we will offer the area to the public for use as a place to sell locally made wares to the visitors that come off the ships, etc. One example of this would be the local youngsters selling garnets. All of it would come with some guidelines, but would be free of charge for the space.

Once the new building is built we will have small, individual spaces on the first floor for rent to facilitate the same agenda. At this time we are entertaining ways to accommodate the youth so they may continue to sell their garnets.

We are also looking to fill in the area as to accommodate the continuation of the Heritage Walk that is being discussed in the Master Waterfront Plan. We would provide an easement to the city to have it continue in front of the hotel and connect on to Stikine Avenue for a route to say The Petroglyph Beach.

There is considerable cost we are bearing up front on this endeavor so we are requesting that some of the requirements to purchase city land be waived. We fully understand the need for an appraisal to establish guidelines for a sale price and that it is our responsibility to pay for that and the survey along with document filing costs. What we would like waived (which we understand is an Assembly Action) is the Public Auction and Bid Process. We don't want to go through the process, spend the money and then have to bid on what we developed. Especially since we are the adjoining property owner.

To put the project in prospective we are anticipating there will be four local contractors involved in the project creating fifteen construction jobs and then ten full time positions in the hotel after completion along with some new retail businesses that will also employ local residents. We are anticipating an increase of 60% in sales and bed tax revenue over the amount we contribute now. There also will be an increase in property tax revenue.

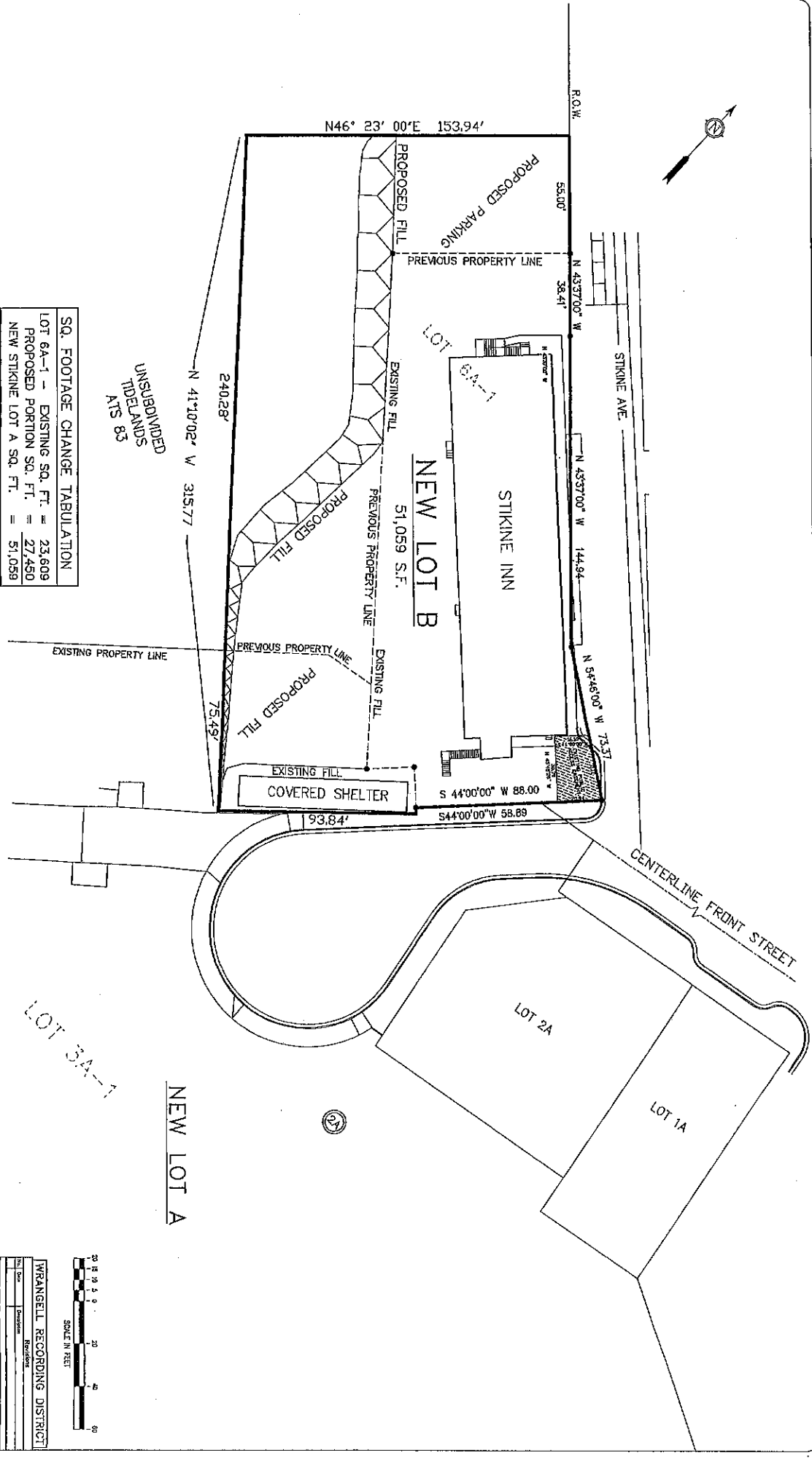
Cheryl and I would like to apologize to you for not attending tonight's meeting, but we unexpectedly were called away on some business that couldn't be postponed. In our absence our manager, Jake Harris will try to answer any questions you may have or he can refer them to us so we can answer them.

We thank you for your time and consideration on our request. We look forward to working with you on this project.

Sincerely,
Bill and Cheryl Goodale, Owners
Southeast Properties
Goodale Properties
Stikine Inn

DRAWN BY: J.S.
 CHECKED BY: J.S.
 DATE PLANNED: 11/11/11
 DATE REVISION: 11/11/11
 SCALE: AS SHOWN
 SUBMITTED: 11/11/11
 PROJ. NO.: 10000

CLIENT: SOUTHEAST PROPERTIES, LLC
 BOX 5503
 KETCHIKAN, ALASKA 99901



SQ. FOOTAGE CHANGE TABULATION

LOT 6A-1 - EXISTING SQ. FT. =	23,609
PROPOSED PORTION SQ. FT. =	27,450
NEW STIKINE LOT A SQ. FT. =	51,059
TOTAL FROM CITY PROPERTIES TO BE ADDED TO NEW STIKINE LOT A =	27,450
TAKE FROM ATS #83 TO NEW STIKINE LOT A =	21,900
TAKE FROM LOT 3A-1 TO NEW STIKINE LOT A =	5,550

INFORMATION
 LOT 3A-1
 NEW LOT A

WRANGELL RECORDING DISTRICT

File No.	10000
Subdivision	Tidelands Subdivision II
Project	THE REPLAT OF LOT 6A-1, LOT 3A-1 AND UNSUBDIVIDED ATS #83, WITHIN BLOCK 2A, ATS #83, CREATING LOT A AND LOT B

SCALE IN FEET
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