

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

April 9, 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; March 12, 2015

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

F. OLD BUSINESS

G. NEW BUSINESS

- Pub Hrg 1. Variance Permit application for a 0' Back Yard setback for a chicken coop on Lot 20A replat Oliver Subdivision, Zoned Single Family Residential Requested by Thomas Roland.
- Pub Hrg 2. Vacation of a portion of Silvernail Work Road adjacent to Lot C, Bay Company Replat, zoned Waterfront Development, requested by David Powell, manager of Bay Company, owned by Chet and Bejay Powell.
- Pub Hrg 3. Vacation of Silvernail Work Road through the Marine Service Yard adjacent to Lot 4BB-1, W.S.I SUBD II Subdivision, from the fenced entrance behind City Market to Front Street, zoned Waterfront Development, requested by the Port Commission.
4. Encroachment Permit application for a heating unit on the building wall above the sidewalk on Campbell Drive on Lot 1, Block 1A, Wrangell Townsite, zoned Commercial, requested by Kelsey J. Martinsen.

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 Klinke 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 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.

This has been altered from original request, just focusing on the alley way at this time. Vacations of Silvernail 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, 2014 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 2nds

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, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

March 12, 2015

7:00pm

AMENDED Agenda

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 March 12, 2015 in the Wrangell Borough Assembly Chambers. Commissioners' Dorothy Sweat, Don McConachie, Betty Keegan, Rudy Briskar were present, Chairperson April Hutchinson arrived after roll call and was present for the meeting.

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

B. AMENDMENTS TO THE AGENDA

Informational Items from the Borough Clerk

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

Minutes were sent after the packet was published, this item will be deferred until next meeting when Commissioners will have had a chance to review.

D. PERSONS TO BE HEARD

Elizabeth Bunes will be speaking regarding item G4 but will wait until item comes up during meeting.

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

None

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

McConachie moves to approve the Final Plat 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, both Briskar and Keegan second.

Motion passed by unanimous vote

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.

Keegan states she may have conflict due to being a renter of the McClosky's, Commission states they feel there is no conflict.

McConachie moves to approve the Final Plat 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, Briskar seconds.

Motion passed by unanimous vote

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.

Open public hearing
Close public hearing

McConachie moves to approve the 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, Briskar seconds.

Motion passed by unanimous vote.

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

Open public hearing

Liz Bunes 506 Evergreen, States like having the Whites as neighbors and inquiring about the hardship of the construction, has concern about the property lines and as long as it's clearly platted, and the City makes sure that it follows that property line, but would like to see what the hardships are if the variance is not approved.

Alley is still intact. Vacation was approved but the plat has not been completed and recorded.

26x36 floor plan is dimension of proposed structure. Would like the City to look at the residential areas and make sure that views are not obscured. Port Townsend is an example, keeping the town beautiful. Ms. Bunes wanting to make sure that height obstructions are considered.

Amy Price 504 Evergreen, more across from Mr. White's property, agrees with Ms. Bunes. Feels value to their residence is part of the view also.

Close hearing

McConachie moves to approve Variance application for a 0' side yard setback for construction of a house on Lot 1, Block 3, USS 1593, zoned Single Family Residential of requested by Todd and Catherine White to include that the 0' is measured from the lot line and that line is surveyed and measured from the corners of existing alley and approved by the City of Wrangell, Briskar 2nds.

Motion passed by unanimous vote

5. Discussion of location and use of Silvernail Work Road

Staff begins with two drawings depicting where Silvernail Workroad is located. Staff submitted a drawing for Commission to consider. Concern is guaranteeing access to the larger big lot now and in the future and to the Bay Co. back lot and City back lot on either side of the alley that was just vacated.

Chuck Jenkins, 4 mile Zimovia Hwy, in process of subdividing Front Street lot, and thinking of putting a building on the lot, and would like to see the "jog" taken out and the fence line back. Straighten the fence out possibly move the light pole, the yard is growing and the boats are getting larger.

Usually, when doing a ROW vacation by State regulations, 1/2 of the ROW goes to one adjacent land owner the other 1/2 goes to the other adjacent land owner. In this case, the City purchased the land from APC and therefore it can remain as City land, or sold as City land.

Staff is suggesting vacating Silvernail, but placing an access easement where the existing driving lane is for future potential access. Commission discussed and wanted a tapered easement near the light pole. Like the modification to existing driving lane. Staff will come back at the next meeting for the public hearing a new sketch to reflect the comments of the commission.

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

Apryl Hutchinson is employed by Southeast Properties and declaring potential conflict of interest. Commission agrees that she does not have a vested interest in the business and there is no conflict.

Jake Harris, 5 Mile Zimovia Hwy, representing Southeast Properties. This came about very quickly as they are at maximum occupancy during the summer, will have to go through the process of permits and filling, Southeast Properties will maintain the shelter. North fill will be used for parking use.

McConachie moves to recommend to the Assembly that Planning and Zoning Commission is in support of Southeast Properties purchasing requested Tidelands, 2nd by Sweat,

Motion Passes by unanimous vote.

H. PUBLIC COMMENT

None

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

None

J. ADJOURNMENT

8 17 PM

DRAFT

City and Borough of Wrangell, Alaska

Agenda G1

Date: April 7, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance Permit application for a 0' Back Yard setback for a chicken coop on Lot 20A replat Oliver Subdivision, Zoned Single Family Residential Requested by Thomas Roland.

Back ground: The applicant is seeking to build a chicken coop along the back property line.

Review Criteria: Single Family District: Chapter 20.16
Standards: Chapter 20.52
Variance: Chapter 20.52.72

Findings: The applicant is seeking to construct an 8' X 16' Chicken coop on the back property line. Originally, they asked about it being located along the side property line, but the easement does not allow construction of structures within the easement boundaries.

The property is 36,430 square feet. It is on the City Sewer and Water.

A Variance application must meet four criteria:

1. Exceptional Physical Circumstances: The lot itself has more than adequate yard area, but there is a 15 foot wide access/utility easement along the entire side property line which limits construction of accessory structures to the back lot or southern side yard. The southern yard is sloped with trees at this time.
2. Strict application would result in practical difficulties: The back lot line is at the toe of a fill slope so should not impact views, or encroachments onto their property.
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.
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 0' setback for construction of a Chicken Coop.

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 20a, Block 13, Oliver subdivision, Plat no. 91-1
Lot (s) size of the petition area 234,000 sq ft. 200 sq ft modified

Existing zoning of the petition area Single Family ~~dwelling~~ residential

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

None known

Proposed change that requires this variance Chicken coop in North corner

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

Explain details of the proposed development 8'x16' chicken coop to raise hens for eggs + food.

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: Raising chickens will not negatively affect the subdivision. Others in the area already have chickens. Restricting our ability to raise chickens takes away our ability to be more sustainable and support ourselves.

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.

Thomas E Roland
PRINT PETITIONER'S NAME

[Signature]
SIGNATURE (S) OF THE OWNER (S) OF THE LAND IN PETITION AREA

306
ADDRESS

3/26/15
DATE

970 556-5927
TELEPHONE

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR LICENSED IN THE STATE OF ALASKA AND THAT IN APRIL, 1994, A SURVEY OF THE HERETOFORE DESCRIBED LANDS WAS COMPLETED UNDER MY DIRECT SUPERVISION AND THAT THE PLAT SHOWS HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 5-13-98
 ATTEST: [Signature]
 JUDITH C. [Signature]
 DISTRICT CLERK

CERTIFICATE OF APPROVAL BY THE COUNCIL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL, ALASKA, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 5-13-98
 ATTEST: [Signature]
 MAYOR, CITY OF WRANGELL

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL, ALASKA, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 5-13-98
 ATTEST: [Signature]
 JUDITH C. [Signature]
 DISTRICT CLERK

CERTIFICATE OF APPROVAL BY THE COUNCIL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL, ALASKA, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 5-13-98
 ATTEST: [Signature]
 MAYOR, CITY OF WRANGELL

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

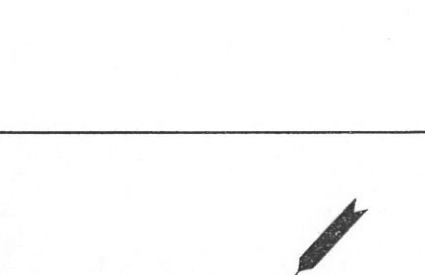
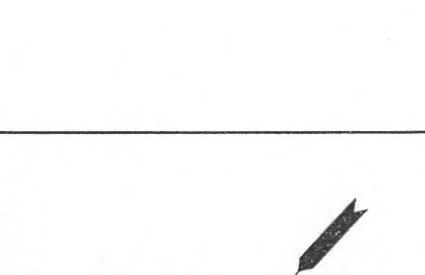
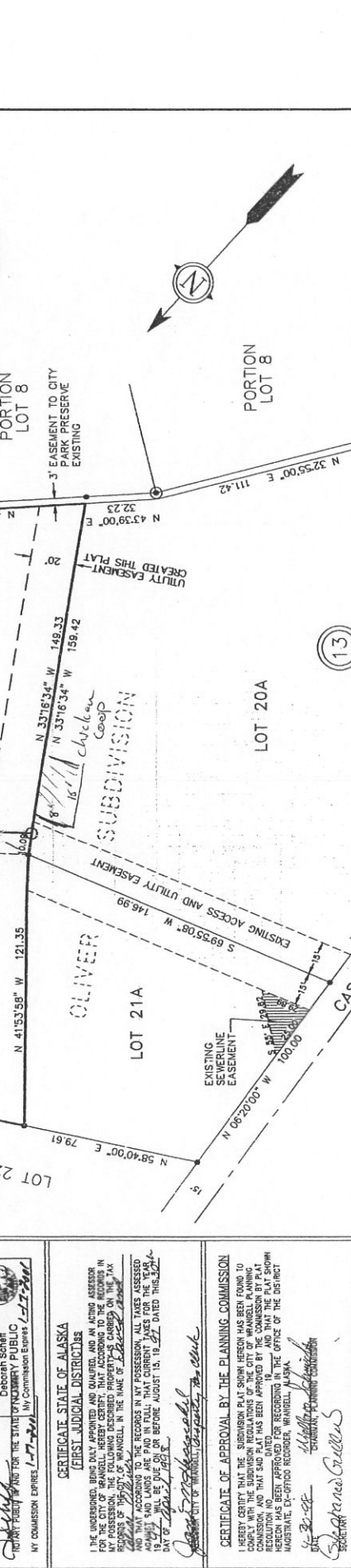
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL, ALASKA, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 5-13-98
 ATTEST: [Signature]
 JUDITH C. [Signature]
 DISTRICT CLERK

CERTIFICATE OF APPROVAL BY THE COUNCIL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL, ALASKA, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 5-13-98
 ATTEST: [Signature]
 MAYOR, CITY OF WRANGELL



RECORDED - PLAT 20
 WRANGELL REC. DIST.
 DATE: May 27, 1998
 TIME: 3:30 P.M.
 Requested by: City of
 Address: Wrangell

LEGEND

- ⊗ 3/4" IRON PIPE RECOVERED
- ⊙ 1 3/8" IRON PIPE RECOVERED
- 5/8" REBAR AND ALUM CAP RECOVERED - L56700
- 5/8" REBAR AND ALUM CAP SET

PLAT NOTES

- REFERENCE PLAT #91-1 WRANGELL RECORDING DISTRICT.
- THIS PLAT WILL ADJUST THE LOT LINE BETWEEN LOTS 208 AND 218 AS SHOWN, AND ALSO CREATE A 10' ACCESS EASEMENT ALONG THE NORTHERLY LOT LINE OF LOT 208B AND A 20' ACCESS EASEMENT ALONG THE SOUTHERLY LOT LINE OF LOT 208B.
- THIS PLAT WILL CREATE LOT 218B AND LOT 208B.
- THE BASIS OF BEARING IS THE RECOVERED MONUMENTS AS INDICATED.

GREG SCHEFF & ASSOCIATES
 LAND SURVEYORS
 BOX 1331 WRANGELL, ALASKA 99929
 PHONE (907) 874-2177
 FAX (907) 874-2187

PROJECT: REPLAT OF OLIVER SUBDIVISION
 THE REPLAT OF LOTS 208 AND 218, BLOCK 19,
 OLIVER SUBDIVISION, WRANGELL TOWNSHIP,
 U.S.G. 119, RECORDED AS PLAT #91-1
 WRANGELL RECORDING DISTRICT

NOTARY'S ACKNOWLEDGMENT

STATE OF ALASKA
 CITY OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS 13th DAY OF May, 1998, BEFORE ME, the undersigned Notary Public, personally appeared David C. Oliver and Alii Oliver, known to me to be the individuals mentioned and who executed the within plat and that they acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein provided.

WITNES MY HAND AND NOTARY SEAL THIS 13th DAY OF May, 1998, AT WRANGELL, ALASKA.

DAVID C. OLIVER
 ALII OLIVER
 My Commission Expires 1-17-2001

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR LICENSED IN THE STATE OF ALASKA AND THAT IN APRIL, 1994, A SURVEY OF THE HERETOFORE DESCRIBED LANDS WAS COMPLETED UNDER MY DIRECT SUPERVISION AND THAT THE PLAT SHOWS HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 5-13-98
 ATTEST: [Signature]
 JUDITH C. [Signature]
 DISTRICT CLERK

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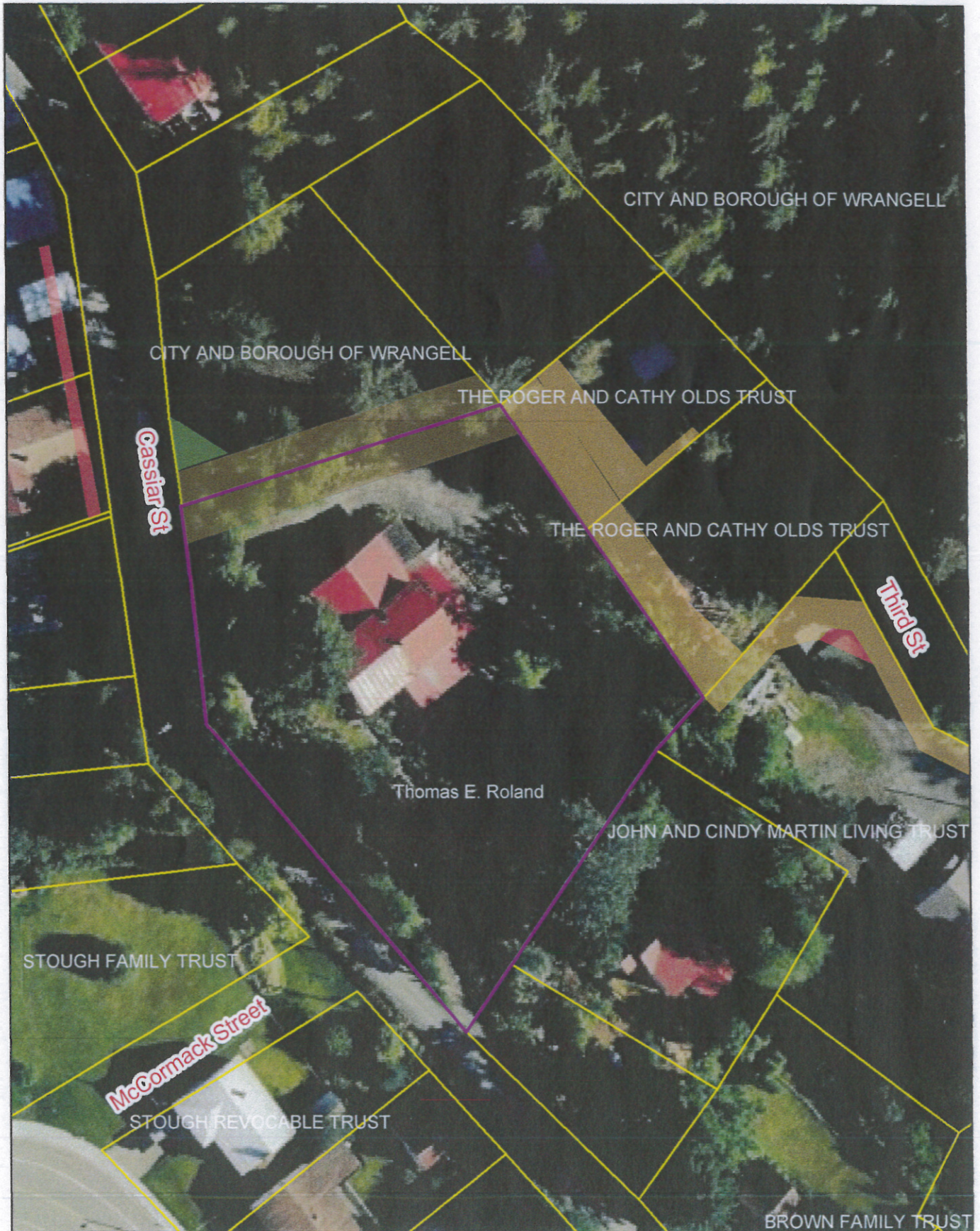
DAVID C. OLIVER
 ALII OLIVER
 My Commission Expires 1-17-2001

SURVEYOR'S CERTIFICATE

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DATE: 5-13-98
 ATTEST: [Signature]
 JUDITH C. [Signature]
 DISTRICT CLERK

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 59,333,333 feet

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



City and Borough of Wrangell

Agenda Items G2 and G3

Date: April 6, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

1. Vacation of a portion of Silvernail Work Road adjacent to Lot C, Bay Company Replat, zoned Waterfront Development, requested by David Powell, manager of Bay Company, owned by Chet and Bejay Powell.
2. Vacation of Silvernail Work Road through the Marine Service Yard adjacent to Lot 4BB-1, W.S.I SUBD II Subdivision, from the fenced entrance behind City Market to Front Street, zoned Waterfront Development, requested by the Port Commission.

Background:

The Assembly approved the vacation of the alleyway adjacent to Lots A and C of Bay Company Replat and the sale of a portion of Lots 1 and 2, Block B, Sortyard Subdivision owned by the City and Borough of Wrangell.

The vacation of a portion of Silvernail Work Road (SWR) adjacent to their Lot C is the second part of the original Bay Company request from September 2014. The Port Commission has also requested vacation of Silvernail Work Road in order to allow another lease location adjacent to Front Street in what is currently Silvernail Work road ROW.

Because the two issues are intertwined, staff is recommending that one public hearing be held for both issues, but the Commission will need to make two separate motions. Bay Company is requesting vacation and acquisition of the 30' by approximately 75' area of SWR behind Lot C and the new land area that has been approved for their acquisition. The Port Commission is requesting vacation of SWR in order to have additional lease space near Front Street.

Findings:

At the March Planning and Zoning Commission meeting, the Commission discussed various options for Silvernail Workroad as a ROW, easement, vacating all or portion and other options. Staff requested a conceptual drawing (Drawing 1) from PN&D of the vacation of the SWR ROW, to reflect Bay Company request, Port Commission request and Planning and Zoning comments to that point. The 60' wide easement would begin at the end of pavement behind the Museum. The easement then jogs and narrows to a 30 foot access easement where the actual driving lane is located. The jog from a 60' easement to 30' easement provides access to the additional land requested by Bay Company for ROW Vacation and purchase. After discussion, the Commission gave direction to move forward with the public hearing required for a ROW vacation request, but to modify the drawing per Drawing A.

If SWR is vacated from end of pavement behind the museum to Front Street, with no easement put in place, Lot C (Bayco) and Lot 2 (City) would lose access and by our code,

all lots must have guaranteed platted access. The City's lot could easily be joined with Lot 1 during the subdivision platting process for the alleyway, but at this time, Bay Company has not indicated they would be interested in combining Lot C with Lot A and/or Lot B. Therefore, SWR, either as a ROW or an easement would need to extend either to the edge of the lot requested by Bay Company (if approval of the BayCo vacation/purchase is recommended for approval) or at least 20-30 feet adjacent to Lot C if the Bay Co request for purchase is not recommended for approval, in order to guarantee future access to Lot C (Drawing B). The rest of the 30' wide easement as shown in Drawing B could remain as an easement, or be eliminated altogether.

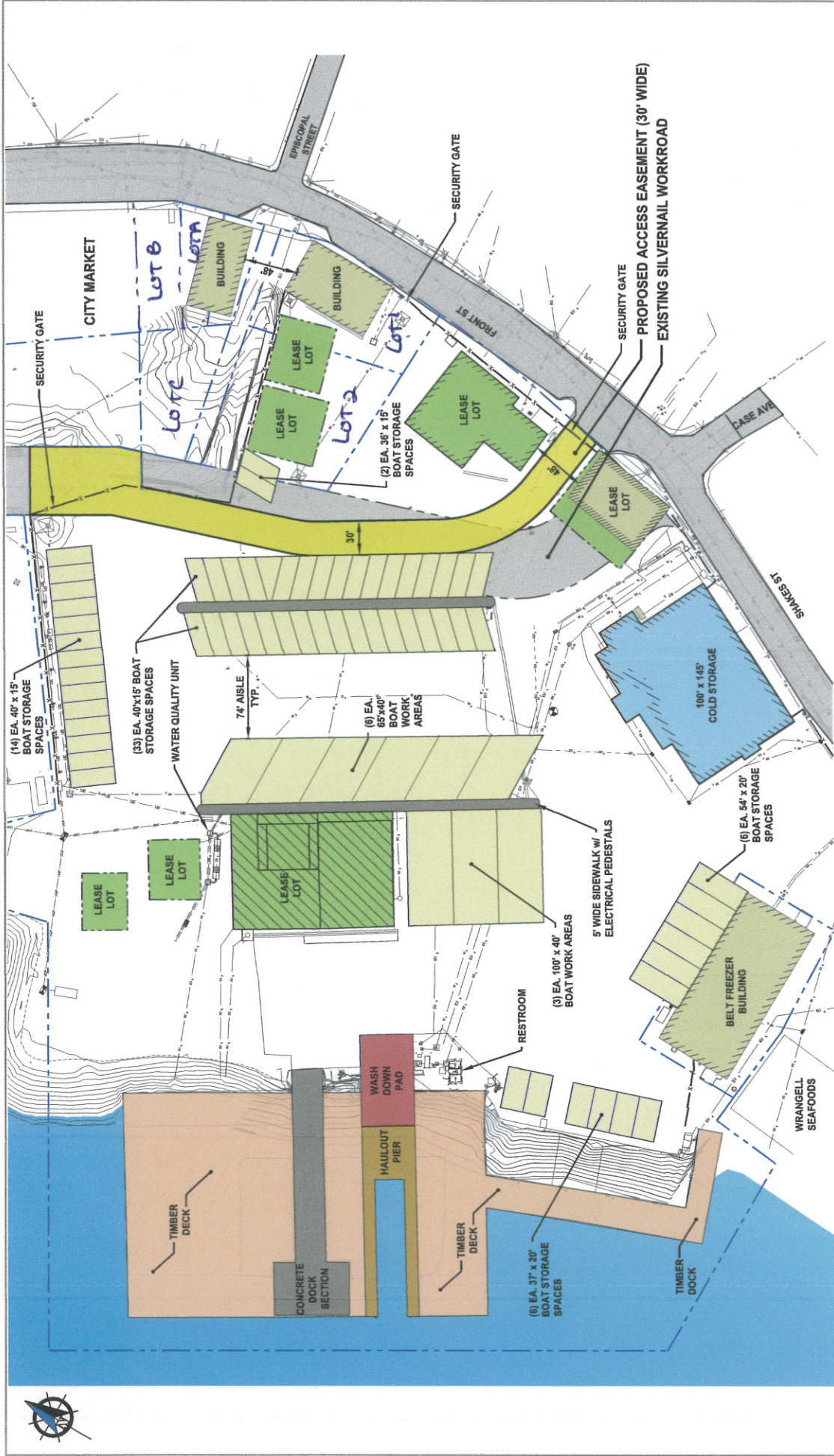
WMC 19.24.080 requires streets that terminate are required to have a turnaround with a diameter of 100 feet. Should the entire length of SWR be vacated with no easement, a cul-de-sac in the area of the gate behind the Museum would need to be platted.

SWR was land originally purchased by the City of Wrangell and then designated as a ROW. Based on the Borough Attorney's opinion, because the City purchased the land, as part of this street vacation request, each half of the ROW does not have to go to adjacent landowners.

The Port Commission has made a recommendation to vacate SWR. They have not yet met to discuss whether they agree to vacate a portion of the ROW and allow Bay Company to acquire that land area. They have been notified of this hearing.

The Commission could request a workshop with the Port Commission to sort through details if the individuals vary in desired action.

1 March 2015 mtg



CITY AND BOROUGH OF WRANGELL, ALASKA
WRANGELL MARINE SERVICE CENTER
CONCRETE PAVING - PHASE IV

SITE PLAN

SHEET TITLE: **1.01**
 SHEET: **1** OF **1**

DATE: 2/10/15

PROJ. NO.: 112071.04 DWG. PLS. 1.01

9560 Glacier Highway, Ste. 100
 Juneau, Alaska 99901
 Phone: 907-586-2093
 www.pndesigns.com

PND ENGINEERS, INC.

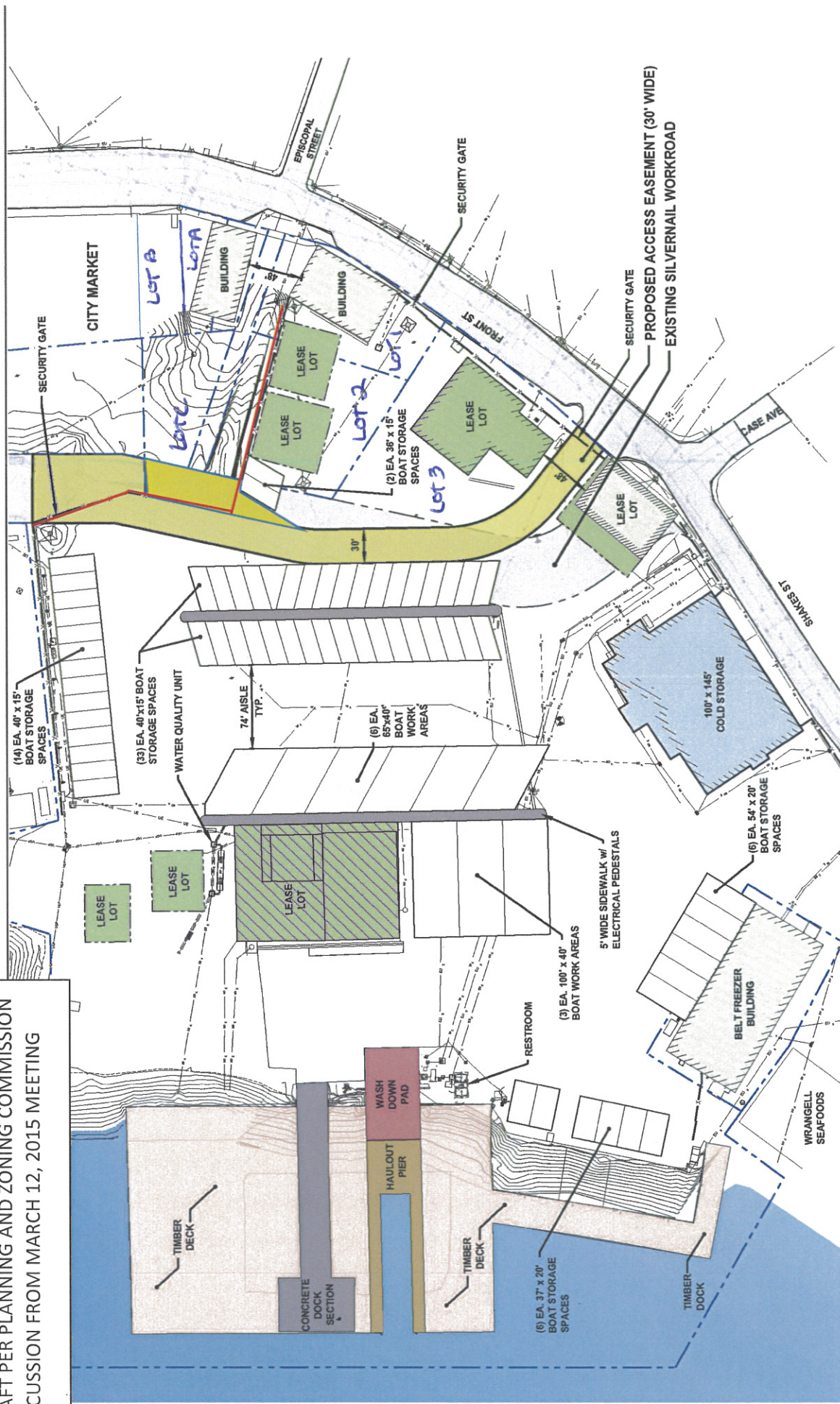
SCALE: SCALE IN FEET
 0 40 80 FT.

DESIGN: P.R. CHECKED: P.R. APPROVED: C.R.S.
 DRAWN: D.R.D.

REV.	DATE	DESCRIPTION	DWN.	CHKD.	APP.

A

DRAFT PER PLANNING AND ZONING COMMISSION DISCUSSION FROM MARCH 12, 2015 MEETING



REV.	DATE	DESCRIPTION

PREVISIONS

ENGINEERS, INC.

 1300 Glacier Highway, Ste. 100

 Juneau, Alaska 99801

 Phone: 907.586.2000

 www.pnengineering.com

DESIGN: P, R, C, I, R

 DRAWN: D, R, D

 CHECKED: A, P, R

 APPROVED: C, R, S

SCALE: SCALE IN FEET

 0 40 80 FT.

DATE: 2/10/15

CITY AND BOROUGH OF WRANGELL, ALASKA

WRANGELL MARINE SERVICE CENTER

CONCRETE PAVING - PHASE IV

 SHEET TITLE: **SITE PLAN**

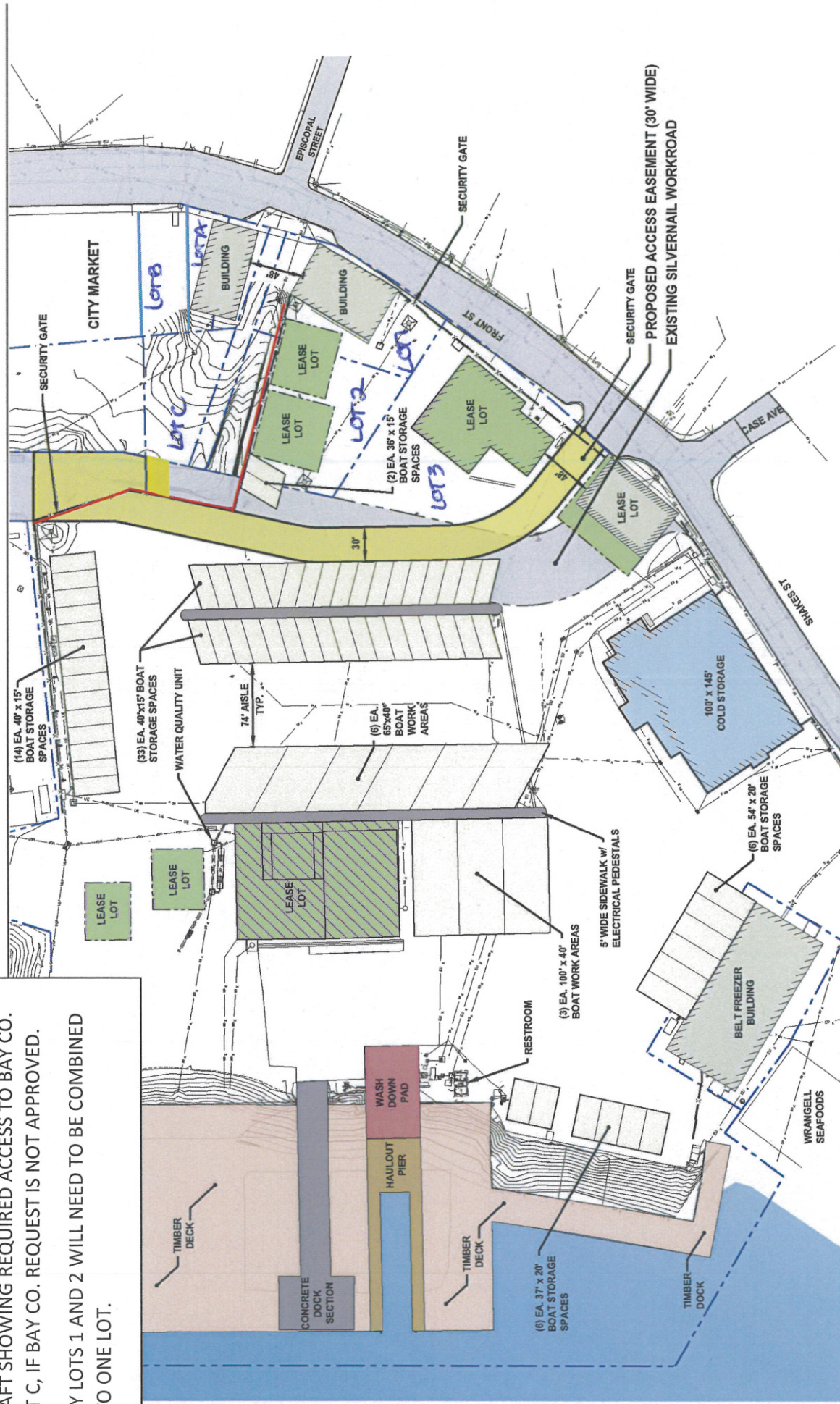
 SHEET NO.: **1.01**

 OF: **1**

 PRO. PROJECT NO.: 112071.D4 | DWG. FILE: 1.01



DRAFT SHOWING REQUIRED ACCESS TO BAY CO. LOT C, IF BAY CO. REQUEST IS NOT APPROVED. CITY LOTS 1 AND 2 WILL NEED TO BE COMBINED INTO ONE LOT.



REV.	DATE	DESCRIPTION	DRAWN	CHKD.	APP.

P N D
ENGINEERS, INC.

9500 Glacier Highway, Ste. 110
 Juneau, Alaska 99901
 Phone: 907-596-3093
 www.pndengineers.com

DESIGN: PER _____ CHECKED: P.R. _____
 DRAWN: DRD _____ APPROVED: GRS _____

SCALE: SCALE IN FEET
 0 40 80 FT.

DATE: 2/10/15

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, the undersigned, being the owner of the property shown and described hereon, do hereby certify that the plat of subdivision was lawfully prepared and approved by the proper authorities and that the same is correct and true in all particulars and that I have no objection to the same being recorded for public use as hereon.

4-28-08
 C. J. Powell, Jr.
 C. J. Powell, Jr.
 BEAR POND, AK

4-28-08
 Brian (Bobby) Powell
 BEAR POND, AK

NOTARY'S ACKNOWLEDGEMENT
 I, the undersigned, Notary Public for the State of Alaska, do hereby certify that the foregoing is a true and correct copy of the original instrument as presented to me for recording and that the same is correct and true in all particulars and that I have no objection to the same being recorded for public use as hereon.

NOTARY PUBLIC
 STATE OF ALASKA
 My Comm. Expires 12-30-2010
 Brian (Bobby) Powell
 BEAR POND, AK

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
 I, the undersigned, being the Chairman of the Planning Commission of the City of Wrangell, Alaska, do hereby certify that the subdivision shown and described hereon is in accordance with the Comprehensive Zoning Ordinance of the City of Wrangell, Alaska, and that the same is correct and true in all particulars and that I have no objection to the same being recorded for public use as hereon.

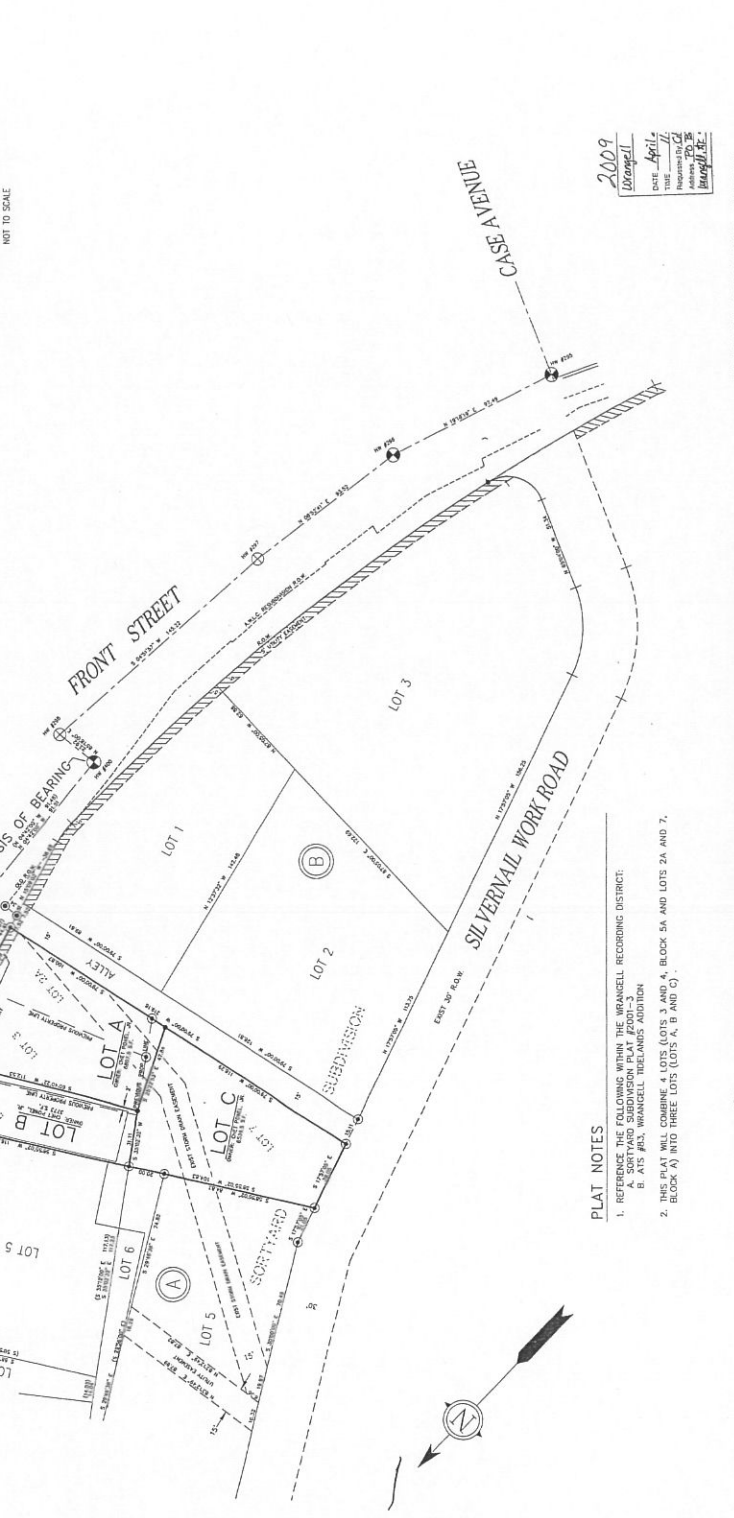
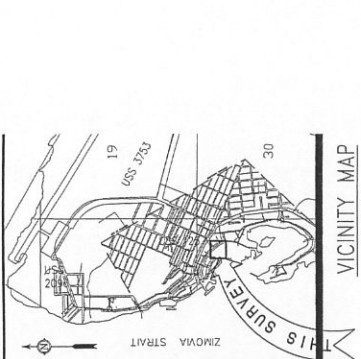
109
 City of Wrangell
 Planning Commission
 Brian (Bobby) Powell
 BEAR POND, AK

CERTIFICATE OF APPROVAL BY THE COUNCIL
 I, the undersigned, being the Mayor of the City of Wrangell, Alaska, do hereby certify that the subdivision shown and described hereon is in accordance with the Comprehensive Zoning Ordinance of the City of Wrangell, Alaska, and that the same is correct and true in all particulars and that I have no objection to the same being recorded for public use as hereon.

109
 City of Wrangell
 Council
 Brian (Bobby) Powell
 BEAR POND, AK

SURVEYOR'S CERTIFICATE
 I, the undersigned, being a Registered Surveyor in the State of Alaska, do hereby certify that the subdivision shown and described hereon was conducted under my direct supervision and that the same is correct and true in all particulars and that I have no objection to the same being recorded for public use as hereon.

3-31-08
 Greg Scheff
 BEAR POND, AK



LEGEND
 (Symbol) PRIMARY BRASS CAP RECOVERED
 (Symbol) PRIMARY CONTROL MONUMENT OF RECORD
 (Symbol) SCHEFF REBAR AND ALUMINUM CAP RECOVERED
 (Symbol) SCHEFF REBAR AND ALUMINUM CAP SET
 (Symbol) CENTERLINE
 (Symbol) POWER POLE, SP DENOTES SERVICE POLE
 (Symbol) DATA OF RECORD
 (Symbol) DATA MEASURED OR CALCULATED

PLAT NOTES
 1. REFERENCE IS MADE TO THE WRANGELL RECORDING DISTRICT:
 A. ATS #13, WRANGELL TIDELANDS ADDITION
 B. ATS #14, WRANGELL TIDELANDS ADDITION
 2. THIS PLAT WILL COMBINE 4 LOTS (LOTS 3 AND 4, BLOCK 5A AND LOTS 2A AND 7, BLOCK A) INTO THREE LOTS (LOTS A, B AND C).

WRANGELL RECORDING DISTRICT
PROJECT: BAY COMPANY REP
 THE REPLAT OF LOTS 3 AND 4, BLOCK 5A
 WRANGELL TIDELANDS ADDITION, ATS #86
 LOTS 2A AND 7, BLOCK A, SORTYARD SUB
 CREATING LOTS A, B AND C, BAY COMPANY
 CLIENT: CHEF POWELL, JR.
 BOX 787
 WRANGELL, ALASKA 99579

2009
 DATE: April
 TIME: 10:00 AM
 ADDRESS: 200 S. 3rd St.
 BEAR POND, AK

ORIG SCHEFF & ASSOCIATES
 LAND SURVEYORS
 BOX 1331 WRANGELL, ALASKA 99579
 PHONE (907) 874-2177
 FAX (907) 874-2157



SCALE IN FEET
 0 10 20 30 40 50 60 70 80

RECORDING DISTRICT
 51243-04-00
 DATE: 3-31-08
 BY: GREGORY G. SCHEFF

City and Borough of Wrangell

Agenda G4

Date: April 7, 2015

To: Planning and Zoning Commission

From: Carol Rushmore

Re croachment Permit application for a heating unit on the building wall above the sidewalk on Campbell Drive on Lot 1, Block 1A, Wrangell Townsite, zoned Commercial, requested by Kelsey J. Martinsen.

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 any requests.

Mr. Martinsen, owner of Diamond C, is wanting to add an efficient heating unit for his building, an electric heat pump, on the side adjacent to Campbell Drive. The unit would extend approximately 18 inches over the sidewalk and be 7'3" above the sidewalk.

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: <i>CAMPBELL DR.</i>			
Lot: <i>1</i>	Block: <i>1A</i>	Subdivision: <i>USS1119</i>	Parcel#: <i>02011-101</i>
Identifying Description of Right-of-Way being encroached upon: <i>SOUTH WALL - Diamond-C-Rest</i>			
Name of Applicant: <i>Pacific Ht. & Refrig</i>		<i>CHARLIE HARZEL</i>	Phone: <i>874-4475</i>
Mailing Address: <i>P.O. Box 256 - 12.5 Zimobia Hwy</i>			
Name of Property Owner: <i>Kelsey J. Martinsen</i>			Phone: <i>907 305 0292</i>
Mailing Address: <i>P.O. Box 110 223 Front Street</i>			

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 cheap Heating Equipment RESTAURANT HEATING*

Size of proposed permitted area: *See page (Four) 4*

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

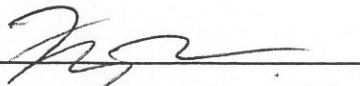
- Indemnification:** Per 13.05.050, Permittee shall indemnify, defend and hold harmless the the City and Borough, and its officers, employees, and contractors, from any claim resulting from injury, loss, or damage to any person or personal property resulting from Permittee's use of the permitted area.

2. **Waiver of Claims:** Permittee waives any claim or right of action Permittee may have against the City and Borough in the event of damage to property, and injury to or death of any person in the permitted area that arises because of the design, construction, maintenance, management, or operation of a highway in the right of way containing the permitted area.
3. **Reimbursement of Costs:** Permittee shall reimburse the Borough for all costs and expenses incurred by the Borough, including attorney's fees, in any action brought by the Borough 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: Kelsey J. Martinsen Date: 3/23/15

Please attach a site plan and drawing of the proposed encroachment to this completed application and return it to the City & Borough.

3) APPROVALS

Planning & Zoning:

Sign: _____

Date: _____

Building Official:

Sign: _____

Date: _____

3) **ATTACH SITE PLAN** of the proposed encroachment, showing, linear, height, and area of the encroachment.

See ATTACHED DRAWING

Page 4 of 4

ENCROACHMENT

Application

8x

Pacific

Heating

Comments:

- ① HEAT Pump PROTRUSION FROM WALL TO MACHINE FRONT 18"
- ② HEAT Pump Bottom TO SIDEWALK 7'3" CLEARANCE
- ③ DRAIN FOR DEFROST WATER TO BE DRAINED INSIDE Bldg. TO FLOOR DRAIN - NO WATER DRAINED ON SIDE WALK
- ④ TOTAL ROOF OVER HANG DRIP LINE 29" FROM WALL
- ⑤ Machine (Heat Pump size) 34" wide 25" TALL 12" THICK

Note: NOT TO SCALE

Street Surface

Curb

Side Walk Surface

