

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION

October 13, 2016

7:00 pm

Agenda

A. CALL TO ORDER/ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: September 8, 2016

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

1. Resolution of Assembly modifying building permit requirements
2. Resolution of Assembly supporting Alaska Mental Health Land Trade with USFS but requesting consideration of removing 115 acres from the trade area.
3. Letter to Chris Guggenbickler responding to his complaint on CU permit issued to Charles Haubrich

F. OLD BUSINESS

1. Request to purchase Borough owned tidelands adjacent to zoned Waterfront Development, requested by Ruth Stough
2. Non traditional Housing issues: Cottage Houses, Tiny Houses, Yurts, stick built trailer type houses

G. NEW BUSINESS

- Pub Hrg 1. Request for a modification to a Contract Zone Agreement amending the site plan and expanding the proposed Light Industrial use storage facility from a one building facility to a two building facility on Lot C, Torgramsen-Glasner Subdivision, zoned Single Family Residential with a contract zone of Light Industrial, requested by Mr. and Mrs. Donald Glasner.
- Pub Hrg 2. Variance application for a reduction in front and side yard setbacks on Lot 4, Block 9, Wrangell Townsite, zoned Single Family Residential, requested by Joyce Phillips.
- Pub Hrg 3. Preliminary Plat review of the Torgramsen-Austin Subdivision, a subdivision of the remainder of Lot A-2 Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Robbie Austin, owned by Lisa Torgramsen

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

CITY AND BOROUGH OF WRANGELL, ALASKA

ORDINANCE NO. 925

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTION 18.04.040, BUILDING PERMITS – COMPLIANCE WITH ORDINANCES, OF THE WRANGELL MUNICIPAL CODE RELATING TO BUILDING PERMITS

BE IT ORDAINED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA:

[The changes to the existing code are shown as follows: the words that are underlined are to be added and the words that are **[bolded and in brackets are to be deleted]**.]

SEC. 1. Action. The purpose of this ordinance is to amend Section 18.04.040, Building Permits – Compliance with ordinances, of the Wrangell Municipal Code relating to building permits.

SEC. 2. Amendment of Section. Section 18.04.040 of the Wrangell Municipal Code is amended to read:

Section 18.04.040 Building permits – Compliance with ordinances.

A. [It is established that no]No permit will be issued for the construction of new buildings or building, within the corporate limits of the borough, which is inconsistent with any borough ordinances and regulations, except as provided in subsection B of this section for the Remote Residential Mixed-Use District (RMU).

B. The provisions of WMC Title 18, Buildings and Construction, do not apply to construction standards for the areas within the Remote Residential Mixed-Use District (RMU), unless the intended use of the structure is for commercial purposes. Persons seeking to construct new buildings or building within the RMU district the intended use of which is for noncommercial purposes must complete a Proposed Development application in lieu of the building permit application. Persons seeking to construct new buildings or building within the RMU district the intended use of which is for commercial purposes must complete a building permit application and comply with WMC Title 18.

SEC. 3. Classification. This ordinance is of a permanent nature and shall be codified in the Wrangell Municipal Code.

SEC. 4. Severability. If any portion of this ordinance or any application thereof to

any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

SEC. 5. Effective Date. This ordinance shall be effective upon adoption.

PASSED IN FIRST READING: September 13, 2016.

PASSED IN SECOND READING: September 27, 2016.



David L. Jack, Mayor

ATTEST:



Kim Lane, Borough Clerk



CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION NO. 09-16-1352

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, IN SUPPORT OF THE ALASKA MENTAL HEALTH LAND EXCHANGE ACT OF 2016 BUT ASKING FOR RECONSIDERATION OF CERTAIN PARCELS WITHIN WRANGELL'S BOROUGH BOUNDARY

RECITALS:

WHEREAS, in 1956, Congress passed the Alaska Mental Health Enabling Act, granting an entitlement of one million acres of federal land to the Territory of Alaska to generate revenues for the benefit of Alaskans with mental illness, developmental disabilities, chronic alcoholism, Alzheimer's disease, and dementia; and

WHEREAS, the Alaska Mental Health Trust Board has a fiduciary responsibility to: (1) maximize long-term revenue from Trust Land; (2) encourage a diversity of revenue-producing uses of Trust Land; (3) manage Trust Land prudently, efficiently, and with accountability to the Trust and its beneficiaries; and (4) protect and enhance the long-term productivity of Trust Land; and

WHEREAS, for nearly a decade, the Alaska Mental Health Trust has been seeking to exchange with the US Forest Service 17,341 acres of forested and undeveloped Trust lands within community boundaries of Ketchikan, Juneau, Petersburg, Wrangell, Sitka, and Myers Chuck, in exchange for US Forest Service timber lands of equal value in the Ketchikan Gateway Borough and on Prince of Wales Island; and

WHEREAS, the City and Borough of Wrangell contains approximately 2600 acres of land owned by the Alaska Mental Health Trust on Wrangell Island (within the Service Area, Wrangell Island East and Thoms Place) and in Meyers Chuck; and

WHEREAS, the City and Borough of Wrangell has a responsibility to its citizens to 1) be a catalyst for economic development opportunities; 2) provide public services to improve and enhance citizen welfare; 3) manage valuable resources for the public's benefit; and 4) plan for the long term sustainability and health of the community.

WHEREAS, from the perspective of Trust beneficiaries, the highest and best use of the 17,341 acres of Trust lands is to harvest high-value timber lands and develop other Trust lands for residential, commercial, or industrial purposes; and

WHEREAS, the exchange of the 17,341 acres of Trust lands for up to 20,580 acres of US Forest Service lands of equal value would avoid many of the concerns of communities regarding the potential adverse impacts on tourism, recreation, wildlife management, watershed protection, and public safety, and would also help sustain what remains of the timber industry in Southeast Alaska by providing more timber lands that could be managed on a sustained yield basis; and

WHEREAS, the City and Borough of Wrangell supports trading most of the land that is proposed for the trade with the USFS within its Borough Boundaries, except for approximately 115 acres of community developable parcels north of Pats Lake and Pats Creek which have already been partially harvested by Alaska Mental Health Trust Lands; and

WHEREAS, on June 30, 2015 the US Forest Service and the Trust completed an "Agreement to Initiate" an administrative land exchange which requires preparation of an Environmental Impact Statement that could take years to complete; and

WHEREAS, delays in the US Forest Service timber sale planning efforts have caused serious concerns that there will not be enough timber available to support what remains of the timber industry in Southeast Alaska to allow it to transition to young-growth timber unless the State of Alaska and Mental Health Trust can provide bridge timber sales in the interim; and

WHEREAS, The Alaska Mental Health Trust Land Exchange Act of 2016, sponsored by U.S. Senator Lisa Murkowski and co-sponsored by U.S. Senator Dan Sullivan, would provide Congressional authorization and direction for the exchange, which should expedite completion of the transfer so that timber lands could be transferred to the Trust within 12 months; and

WHEREAS, the Alaska Mental Health Trust Land Exchange Act of 2016 requires: (1) the land exchange to be of equal value, based on appraisal; (2) environmental reviews to protect all species, cultural, and historic resources, wetlands, and floodplains; (3) that tribal consultations be conducted; and (4) that the trust cover all expenses incurred by the US Forest Service in completing the exchange; and

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE FACTS, IT IS RESOLVED BY THE CITY AND BOROUGH OF WRANGELL, ALASKA as follows:

The City and Borough of Wrangell supports passage of S. 3006, the Alaska Mental Health Trust Land Exchange of 2016, but asks for further consultation and reconsideration of 115 acres located within the borough boundaries of the City and Borough of Wrangell north of Pats Lake and Pats Creek.

ADOPTED: September 27, 2016

[Handwritten Signature]

David L. Jack, Mayor

[Handwritten Signature]

ATTEST:

Kim Lane, Borough Clerk



CITY AND BOROUGH OF WRANGELL, ALASKA

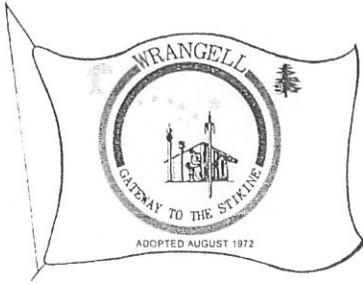


1 inch = 1,000 feet
Date: 9/23/2016

Public Map

DISCLAIMER THESE MAPS ARE FOR PLANNING PURPOSES ONLY
PROPERTY LINES ARE APPROXIMATE.





CITY AND BOROUGH OF WRANGELL

INCORPORATED MAY 30, 2008

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

September 15, 2016

Chris Guggenbickler
P.O. Box 1491
Wrangell, AK 99929

Re: Concerns pertaining to Charles and Pam Haubrich Conditional Use Permit for a short term rental and structure encroachments on Lot 1-B2, GIHP Subdivision .

Dear Mr. Guggenbickler:

On Thursday, September 9, 2016 you met with Manager Jeff Jabusch regarding concerns pertaining to a conditional use permit that was issued by the Planning and Zoning Commission to Charles and Pam Haubrich on July 14, 2016. He relayed your concerns and issues to me and to Public Works Director Amber Al-haddad, and both of us have been reviewing the permits issued to the Haubrichs. I have not received anything in writing specifically from you regarding your concerns, so if there are additional issues after reading this letter, please submit them in writing per WMC 20.92 and we will continue to perform our due diligence to respond to your questions.

Background Information:

- Zoning of Lot 1-B2 is Single Family Residential (WMC20.16)
- Building permit was issued on February 12, 2015
- Planning and Zoning Commission approved a Conditional Use Permit for short term rental of an existing structure on July 14, 2016
- September 6, 2016, Chris Guggenbickler spoke with Manager Jeff Jabusch regarding concerns of approved use and potential building setback encroachments.

Findings:

1. Use: The single family district allows home occupations (a business within the primary residence) as an accessory and permitted use. However, rentals/B&B's are typically considered a Cottage Industry which is allowed in the Single Family District with a conditional use permit per WMC 20.16.040 (J) (definition is 20.08.200). Conditional Use permit requests require a public hearing before the Planning and Zoning Commission.
2. Public Notice: The request for a short term rental requires a conditional use permit application and public hearing. According to WMC 20.68.060, Conditional Use applications require a public hearing notice with a 10 day notice period.

Public notices for this meeting were mailed to all landowners within 300 feet of the request on Friday July 1, 2016 for the July 14 meeting, because the following Monday, when notices are typically mailed, was a holiday. The public notice is also posted on the City's website, at City

Hall, the Post Office, and Wrangell Sentinel and aired on KSTK. A list of the tax roll landowners and a copy of the GIS map used to identify landowners from the Borough's tax roll within 300 feet of the subject property is attached.

3. Electrical Permit: A residential electrical permit was issued for 200amp service to an out building in February of 2016. Inspections occurred in March and August of 2015 with a final inspection March 2016.
4. State Fire Marshal review: In the past, State Fire Marshall has not required review of residential structures. Even though it is being used for a commercial purpose, because of the private residential nature of the zone and accessory use, it has not been a requirement. Amber Al-Haddad is confirming this with the Fire Marshall, and as soon as I hear from her, I will let you know.
5. Conditional Use request: Applicants asked for and were granted a Conditional Use permit for a short term rental within an existing 1 bed room structure that was being fixed up and improved for use as a vacation rental. No conditions were attached to the permit approval.
6. September 2016 Building Permit Inspection: A building permit was issued on February 12, 2015 without a variance being required because the plat and plans submitted indicated the structure on one corner was 5 feet from the property line meeting the setback requirement. Public Works Director Amber Al-Haddad made a site visit on Thursday September 8 to inspect the structure for compliance with the issued building permit. The building had been slightly modified from the original plans to include a loft and extended eaves which she felt may be encroaching within the required 5 foot setback. A 2006 plat which modified the lot line between the Haubrich and Guggenbickler property shows the cabin meeting the required 5 foot setback at that time. She advised the Haubrich's that to determine exactly if the structure would require a variance or not would require a survey of the property line. Chris Guggenbickler joined the meeting between Mr. Haubrich and Amber Al-Haddad and discussed his concerns with them both.
7. Staff contact with Haubrachs: Mr Haubrich phoned Zoning Staff Carol Rushmore on Thursday September 8, 2016 after meeting with Ms. Al-Haddad and Chris Guggenbickler to understand the zoning issues surrounding Mr. Guggenbickler's complaints and were concerned because they believed they had followed the process as advised by staff. Staff informed Mr. Haubrich that staff was looking into all of Mr. Guggenbickler's concerns but had reviewed the notice issue which was timely per the code for the hearing. After the Planning and Zoning Commission meeting that same evening, the Haubrich's indicated they had already contacted a surveyor who had come to the property to determine where the property line was located. The eaves do encroach and they will move to remove the encroachment with their building contractor.
8. Appeal Process: Appeals for Conditional Uses and Variance applications are due to the Borough Clerk 15 days from the date of decision WMC20.80.010(C).
9. Issuance of permit – conditions and revocation: WMC 20.68.090 outlines the requirements for the Commission to modify, revoke or cancel a permit for failure to comply with the conditions of the issued permit. The party initiating the modification, revocation or cancellation bears the burden of proof at the required hearing. A copy WMC 20.68 Conditional Use Permits is attached for your reference.

I hope that this answers most of your questions. If you have additional concerns or want to formalize your complaint, please provide your complaint in writing per WMC 20.92. If you want the Commission to modify, revoke, or cancel the permit, please provide that request in writing as well to the Planning and Zoning Commission stating your reasons per WMC 20.68.090.

Please do not hesitate to call if you have questions.

Sincerely,

A handwritten signature in black ink that reads "Carol Rushmore". The signature is written in a cursive, flowing style.

Carol Rushmore
Economic Development Director

Cc: Jeff Jabusch, Borough Manager
Amber Al-Haddad, Public Works Director
Planning and Zoning Commission
Charles and Pamela Haubrich

City and Borough of Wrangell

AGENDA F-1

Date: October 10, 2016

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request to purchase filled City tidelands in the unsubdivided portion of Lot 15, Block 12A, USS 1119 adjacent to Lots 1-5, Block 12A USS 1119 which the applicant owns and are zoned Waterfront Development, requested by Ruth Stough, Stough Family Trust, tidelands owned by the City and Borough of Wrangell

Background: The Stough Family Trust is requesting to purchase filled tidelands waterward of the uplands and tidelands that they own adjacent to the ferry terminal. The Tidelands are currently owned by the City and Borough of Wrangell. There is a barge ramp at the north end of the tideland area which is utilized by the applicant.

In July 2015, Mr. Woodbury requested to purchase tidelands adjacent to this filled area. That request was denied in part because Mr. Woodbury's proposal could prohibit access to the barge ramp area of the filled tidelands. Mr. Woodbury and the Stough's were to try and work out a solution to provide access to both properties. In a conversation today with Mr. Woodbury, that conversation has not yet occurred.

Findings: This was placed on the Planning and Zoning Commission agenda for the September meeting by an Amendment to the Agenda. The request had come in the day before the meeting and Staff had not had a chance to review it properly. While the request seems like a logical request, there are potential access issues for the Stough's and Mr. Woodbury associated with selling these tidelands. Added to this the rights and concerns of the Alaska Marine Highway several options should be considered.

The Port Commission reviewed the request at their October meeting but held off on a recommendation because of access concerns. We do not have current aerial photos showing the extent of the new fill adjacent to the Stough's property. The Port Commission wanted a site visit and Greg Meissner and I discussed having a joint site visit with both property owners present in order to discuss various options eliminate access conflicts.

Staff are reviewing different options and may have more suggestions prior or at the Planning and Zoning Commission meeting, if not, will request deferral until the November meeting.

Recommendation: At this time, Staff recommends deferral until November so the request and issues can be researched and addressed in more detail.

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 100 feet
Date: 9/7/2016

Public Map

DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE.



MEMORANDUM

TO: Planning & Zoning Commission

FROM: Kim Lane
Borough Clerk

SUBJECT: Request to purchase City Tidelands

DATE: September 7, 2016

I have received a request from Ruth Stough to purchase City Tidelands. Specifically adjacent to their property which is Block 12a, Lots 1-5. Please consider the sale at your next regular meeting and respond with any concerns or approval to move forward.

encl: Request from Ruth Stough

City and Borough of Wrangell

September 7, 2016

This letter is to request the purchase, from the City, the tidelands portion adjacent to the properties we own in Block 12A, Lots 1-5. The tidelands area that is the city's is land-locked, with access to it only through our property. It is an area that was overfilled into city tidelands when the property was developed and we would like to square up our property.

We look forward to hearing from you.

Sincerely,



Ruth Stough, trustee
Stough Family Trust

738-7884

~~Box~~

rstough@ymail.com

B10

Km²

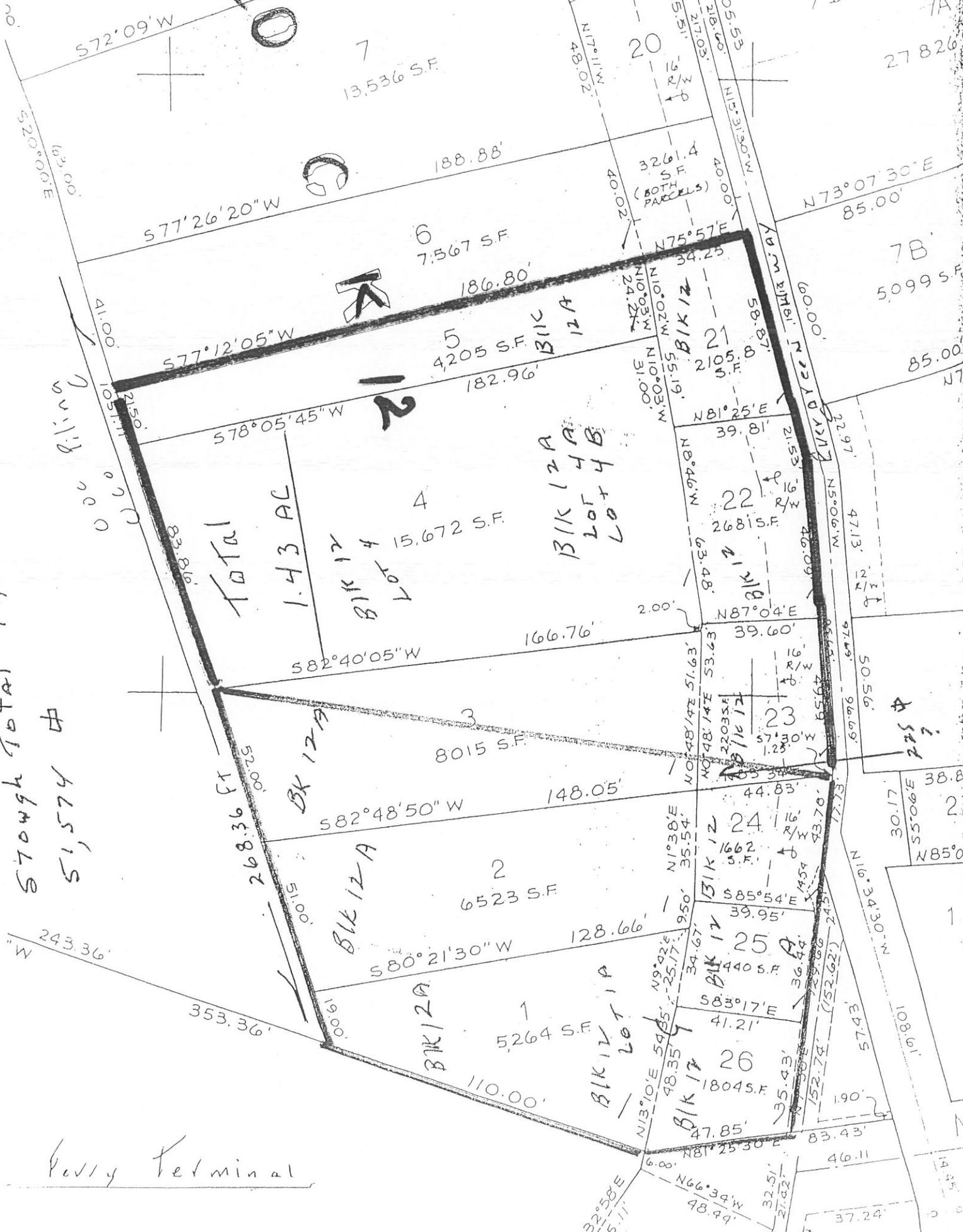
7D
7A

27826

7B
5099 S.F.

38.88
2
N85°0'

108.01'



Stough Total 1.10 ac.
5,574 #

Total
1.43 AC
B1K 12A
Lot 4
15,672 S.F.

Perry Terminal

7
13,536 S.F.

6
7,567 S.F.

5
4,205 S.F.

4
15,672 S.F.

3
8,015 S.F.

2
6,523 S.F.

1
5,264 S.F.

20
3261.4 S.F.
(BOTH PARCELS)

21
2105.8 S.F.

22
2681 S.F.

23
2203 S.F.

24
1662 S.F.

25
4440 S.F.

26
1804 S.F.

B1K 12A
B1K 12A
Lot 4B
Lot 4B

B1K 12A
Lot 1A

755 #

30.17
55°06'E

16°34'30"N

57.75
190'

46.11
83.43'

37.24'
17°30'E

City and Borough of Wrangell, Alaska

Agenda F-2

Date: October 11, 2016

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Tiny Homes, Cottages, Yurts

This memo and information is an introductory discussion of Tiny Homes, Cottages, Yurts to identify for the Commission some of the inquiries and issues that staff are discussing, and to obtain some direction or interest for future discussions.

What has prompted this discussion?

- 1) Institute Master Plan includes a development area for tiny homes/small cottages – sharing parking, common area and reducing lot size requirements.
- 2) Inquiries by several individuals about the construction of yurts in Wrangell.
- 3) Inquiries about tiny homes (on wheels or off) and where are they permitted
- 4) Staff acknowledging changes in building options and needing further education as to zoning or building code compliance

Some basic sites for starters if you feel up to exploring these issues:

Fact Sheet from the State of Minnesota on Tiny Houses:

<http://americantinyhouseassociation.org/wp-content/uploads/2016/08/Minnesota-Tiny-House-Fact-Sheet.pdf>

By Becky Kemery, excerpt from Yurts: Living in the Round

<http://www.yurtinfo.org/yurts-and-building-codes>

<http://americantinyhouseassociation.org/>

At the meeting I will share some of the information I have found out thus far and issues potentially facing Wrangell.

Temporary vs. permanent use

Accessory vs primary use

Permanent foundations

Building code requirements

Standards as to floor size, sewer/water, kitchen, toilets

There are many more valuable websites. If you find one you think provides great information, please email it to me. I am developing a list of sites and can add it to the spreadsheet.

City and Borough of Wrangell

Agenda G1

Date: October 6, 2016

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request for a modification to a Contract Zone Agreement amending the site plan and expanding the proposed Light Industrial use storage facility from a one building facility to a two building facility on Lot C, Torgramsen-Glasner Subdivision, zoned Single Family Residential with a contract zone of Light Industrial, requested by Mr. and Mrs. Donald Glasner.

Background: In 2015 Mr. Glasner came forward as he was buying and subdividing the land from Lisa Torgramsen with a request for a Contract Zone changing the zone from Single Family to Light Industrial in order to construct a single storage building facility.

Review Criteria:

- Single Family Residential 20.16**
- Light Industrial 20.51**
- Standards: 20.52**
- Amendments 20.76**
- Contract Zoning 20.77**

Findings: Mr. Glasner received approval by the Assembly in 2015 for his Contract Zone request, changing the zone of the lot he was buying from Single Family Residential to Light Industrial for the purpose of constructing a single building storage unit that would have 14 bays. The Contract Zone agreement was just recently signed; it had been on hold pending final plat approval and final sale.

Mr. Glasner is now submitting a modified site plan and seeking to construct two buildings rather than one. The Contract Zone agreement is for a specified use per the application. To amend or modify the proposed use and activities, requires approval and a modification to the agreement, as changes could create new or adverse impacts not originally anticipated.

Mr. Glasner is now proposing to construct two steel buildings. The originally approved dry storage structure will now be 120' X 45' and the proposed second dry storage building will be 84' X 30'.

Access to the facility is currently via an existing drive way cut, however it borders with Lloyd Ward's driveway access to his trailer and he has voiced concerns about the close proximity and conflicts of access. Mr. Glasner has been made aware of the issues and is proposing to widen the existing access an additional 10 feet in order to minimize potential conflicts.

Conditions of approval for the current Contract Zone Agreement include:

- 1) Site obscuring vegetated buffer of at least 25 feet maintained pursuant to WMC20.52.200;

- 2) Lighting at facility should be angled downward and guarded from side so as not to disturb adjacent residences;
- 3) Operating hours should be restricted from 7:00am to 8:pm.

The Commission needs to determine if the proposed expansion will create additional impacts and affect the Contract Zone Agreement. The Commission is making a recommendation to the Assembly and must make findings as to appropriateness for the area and effects on property owners.

Recommendation:

The Planning and Zoning Commission is making a recommendation to the Assembly.

Findings must address per WMC 20.76.030 (C):

- 1) Justification for the proposed change, including the effect on the objectives of the comprehensive plan
- 2) Effect of the proposed change on property owners, including traffic flow, population, density, parking, sewer and water
- 3) Approval or Disapproval

Staff recommends approval of the modification request with the additional condition:

The driveway entrance to the storage unit will be moved over 15 feet to avoid all conflict with the residential driveway.

DRAFT FINDINGS OF FACT:

1. **Justification for the proposed change, including the effect on the objectives of the comprehensive plan:** The current contract zone changes the lot from Single Family Residential to Light Industrial for the purpose of a single unit dry storage unit. The Commission deems it in the best interest of the community to approve the requested modification to the contract zone allowing a second building per the proposed site plan. The activities of the proposed use provides positive benefits to the community. The proposed use may not meet the objectives of the Future Residential Growth of the Comprehensive Plan (Ch 6.8.2) nor does it fall within the Future Growth Map 6-18 for Residential development, but it does meet Land Use Policy 32 designating areas for commercial and industrial development and since this has already been deemed Light Industrial appropriate, the expansion should not create major impacts to neighbors. Implementing the conditions and requiring a shifting of the access road meets Policy 33 promoting compatibility.
2. **Effect of the proposed change on property owners, including traffic flow, population, density, parking, sewer and water:** The Commission finds that the impacts of an additional storage building to adjacent property owners will be minimal. Lighting can be directed downward and access times limited to minimize noise and visual efforts. The access driveway constructed by Mr. Glasner was creating a problem with the adjacent neighbor because they were in essence sharing a portion of the access and there were encroachments or blocking residential access with equipment and vehicles. If the driveway is shifted over 15 feet rather than 10 feet, the Commission does not believe that traffic flow will remain an issue.
3. **Approval or Disapproval:** The recommends approval of the modification request with the additional condition:

The driveway entrance to the storage unit will be moved over 15 feet to avoid all conflict with the residential driveway.

September 27, 2016

Submitted To: Carole Rushmore
Economic Development Director
City And Borough Of Wrangell

Kim Lane, MMC
Borough Clerk

PO Box 531
Wrangell, AK
99929
907-874-2381
F 907-874-3952

Att: Planning & Zoning Department

Re: Contract Zoning Agreement
LOT C Torgransen / Glasner Subdivision Plat # 2016-2

Good Afternoon,

I would like to increase and expand the activities of our approved dry storage building. Working with the boroughs request for proposed set backs and guide lines, I did not realize at the time our approval for the use of the lot would allow only one structure. This letter is to inform the Borough I am requesting to Modify my Contract Zone. I have provided an updated Site Plan with measurements and location of my proposed dry storage building. The building would be in the back of the lot with 6 garage doors facing the road. With existing property elevations, the proposed building would not be in view from the street. I have created a gravel drive to have access to our property. I am presently using an existing driveway curb cut and apron that serviced a small green house many years ago.

However, it has come to my attention that our closest neighbor is sharing that curb & apron. I feel even though the entrance is my property, I would like to expand my present driveway apron an additional 10'. Shifting our driveway away from my neighbor and our property corner.

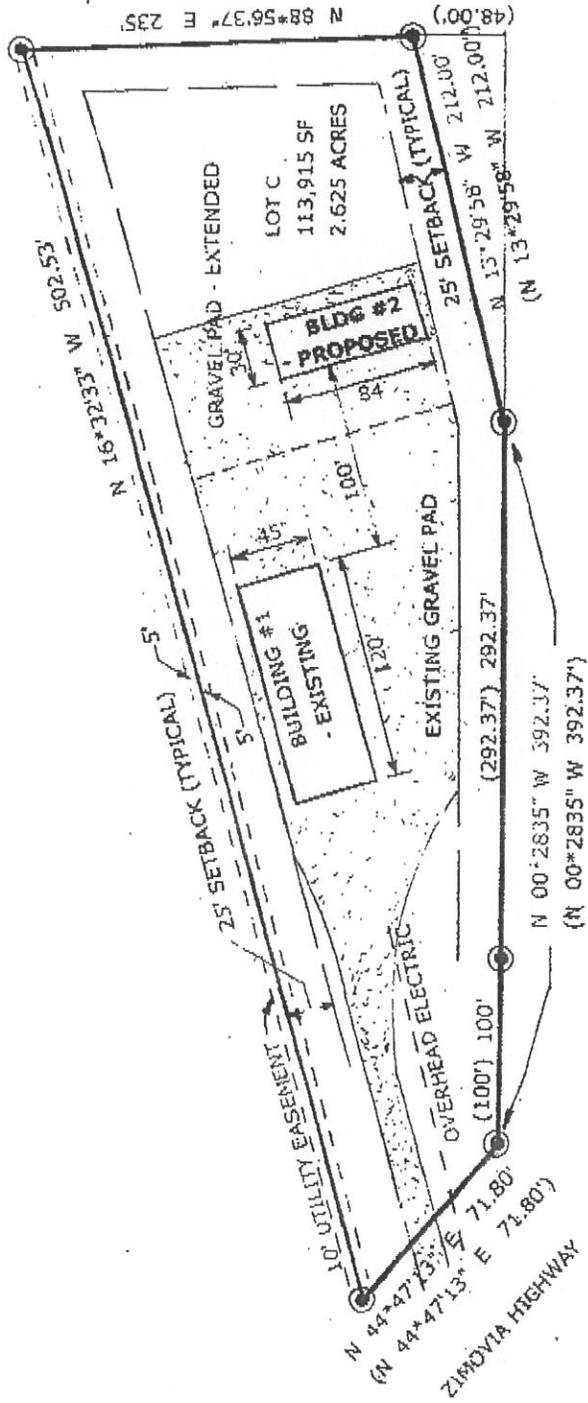
This would allow for our entrance to be a little more easier turning in, and also give our neighbor a little more space.

10' of culvert pipe would need to be installed and some concrete modifications. Last fall when we were creating a construction drive entrance, a gentleman from the highway department stopped and spoke with my site contractor regarding the entrance expansion.

At the time we were told "Go ahead and widen if you want, no permit needed" I don't know if this still is the situation, however this did take place at the time. I take great pride in my proper as an owner, have planted grass on disturbed areas, 15 small evergreen trees. Trying to restore the landscape back to natural state.

Thank You
Donald Glasner





PROPERTY OWNER:

MR. AND MRS. DONALD J. GLASNER
227 DOXEY DRIVE
PARK RIDGE, NEW JERSEY 07656

SITE PLAN - PROPOSED STORAGE BUILDING #2
SEPTEMBER 2,

LOT C - ZIMOVIA HIGHWAY, WRANGELL, ALASKA 99929

CONTRACT ZONING AGREEMENT

THIS AGREEMENT is made 1ST day of OCTOBER, 2016, between DONALD AND GAIL GLASNER, herein as "Glasner's.", whose address is 227 Doxy Drive, Park Ridge, NJ 07656, and the CITY & BOROUGH OF WRANGELL, referred herein as "Borough" whose address is Post Office Box 531, Wrangell, Alaska 99929.

The parties to this agreement, in consideration of the mutual covenants and promises contained herein, agree as follows:

RECITALS

1. The Glasner's are the new owners of the following described real property, to-wit:

Lot C, of the Torgramsen-Glasner Subdivision, according to Plat No. 2016-2, Wrangell Recording District, First Judicial District, State of Alaska.
2. The Wrangell Borough Assembly approved a Contract Zoning Agreement to rezone the property from Single Family Residential to Light Industrial, for only the specific use as set forth below for a period 10 years and with the following condition(s):
 - a. Approval of a Contract Zone for a storage unit, on 2.615 acres on Lot C, of the Torgramsen-Glasner Subdivision.
 - b. Site obscuring vegetated buffer of at least 25 feet must be maintained pursuant to WMC 20.52.200 to adjacent residential properties; and
 - c. Lighting at the facility should be angled downward and guarded from the sides so as to not to disturb adjacent residences; and
 - d. Operating hours should be restricted to between 7 and 8 at night.
3. The requirements and procedure for a Contract Zone are set forth in Chapter 20.76.020-040 and Chapter 20.77 of the Wrangell Municipal Code.

CONVENANTS

4. The Glasner's and the Borough agree that the real property described in paragraph one (1) above, shall be rezoned for a period often (10) years from the effective date above.

The effective date of this Agreement is the later of the date showing the signatures of the Glasner's and the Borough Manager.

5. The Glasner's agree that the real property subject to this agreement shall be used only for the placement of a storage unit, in addition to those uses permitted in the existing Single Family Residential zone. The storage unit shall be no larger than as specified in the Petition for re-zone and the description as provided by the Glasner's, all of which are attached as Appendix A.

6. The Glasner's and the Borough agree that the real property described above will be zoned Light Industrial only so long as the property is used for the placement of a storage unit. Should the property cease to be so used for a period of more than six (6) months for a storage unit, the zoning classification of the property shall automatically revert to Single Family Residential, without any further notice from the Borough and without any further action necessary by the Borough. In such event, all structures not permitted in the Single Family Residential zone shall be removed within ninety (90) days of the zone cessation. If the Glasner's fail to remove the structure within the 90 days, the structure shall be deemed owned by the Borough and the Borough may maintain the structure or remove the structure in its sole discretion. Any personal property left in the structure shall become the property of the Borough. If the Borough removes the structure at the Borough's expense, the Glasner's shall pay the Borough the full amount of all removal costs, fees and expenses.

7. The Glasner's agree that the real property subject to this agreement shall be used only for a single storage unit, in addition to those uses permitted in the existing Single Family Residential zone. The Glasner's and the Borough agree that should the real property subject to this agreement be rezoned Light Industrial or any other zoning classification which permits use of the property for the placement of a storage unit, then the provisions of this agreement restricting the use of the property shall be null and void. It is further agreed that should any petition or application be filed by the Glasner's, with one or more adjoining property owners, to rezone the real property described above, no weight shall be given to the provisions of this agreement in considering such petition.

8. The Glasner's and the Borough s additionally agree that limitations will be and are placed upon Light Industrial use of the above described property as follows:

ADMINISTRATION AND ENFORCEMENT

9. The remedies provided for in this Agreement shall be in addition to those remedies provided for the administration and enforcement of planning and zoning laws by the State of Alaska, the Charter and Ordinances of the City & Borough of Wrangell, and the rules and regulation promulgated and adopted by the Borough.

10. This Contract Zoning agreement may be renewed for an additional ten (10) year term. The option herein created may be exercised only by notice in writing from the Glasner's, to the Borough, , received by the Borough at least ninety (90), but no more than one hundred and eighty (180) days before the expiration of the initial ten (10) year term. The second term shall be subject to the additional following conditions:

- a. A determination by the Planning and Zoning Commission and the Borough Assembly that all provisions of this agreement have been complied with by the Glasner's.

11. As an additional remedy and/or enforcement device, and not by way of limitation of any other right or remedy which may be available to the Borough, in the event that the Glasner's or any of their agents, successors or employees, violate any of the agreements, covenants or conditions of this agreement, the City shall give the Glasner's at least thirty (30) days written notice specifying the particulars of any claimed violation. If at the end of such thirty (30) day period, the Glasner's have not remedied the cause of any claimed violation, then this contract shall be automatically and immediately terminated. In the event of termination under this provision, the Glasner's will be required to fully comply with Paragraph 6 above and the Borough will be entitled to all the rights and remedies specified in Paragraph 6 above. It is specifically agreed that enforcement by termination shall be available to the Borough against the Glasner's during any period when the property has ceased to be used as required in this Agreement, or for any renewal period.

12. The Glasner's shall be required to comply with all applicable Federal, State, and Local laws, rules and regulations and this Agreement shall not be construed or interpreted as to authorize what would otherwise be precluded by any Federal, State or local law.

13. This agreement shall be binding upon all of the heirs, successors, assigns, transferees of the parties hereto, operation of law or otherwise. This Agreement shall not be assigned or transferred except in writing and approved by the Borough Assembly. The Borough Assembly will not approve a transfer to a LLC unless all the members of the LLC sign as guarantors of the performance of this Agreement.

14. The Superior Court for the State of Alaska, First Judicial District at Wrangell, Alaska, shall be the exclusive jurisdiction and venue for any action of any kind and any nature arising out of or relating to this Agreement or arising out of or relating to any performance or non-performance of this Agreement. If any action is brought to enforce this Agreement, the prevailing party shall be entitled to full, actual reasonable attorney's fees and all reasonable costs and expenses.

15. The Glasner's acknowledge and agree that they have not been promised anything by any employee, representative, Assembly member, Commission member, or the Mayor of the Borough other than as specifically stated in this Agreement. The Glasner's acknowledge and agree that they have had the opportunity to consult with independent counsel of their choice before signing this Agreement and they are signing this Agreement freely and voluntarily. The Glasner's acknowledge and agree that they have not received any advice from the Borough attorneys.

16. This Agreement shall not be modified or changed in any manner whatsoever except upon a written amendment signed by the Glasner's and the Borough after approval by the Borough Assembly. The Glasner's acknowledge and agree that no employee, representative, Assembly Member, Commission Member or the Mayor of the Borough has any actual or apparent authority to orally modify or change this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date as signed below.

By: Donald Glasner
Name: Donald Glasner

By: Jeff Fabusch
Name: Jeff Fabusch,
Title: Borough Manager

10-1-16
Date:

10-7-16
Date:

By: Gail Glasner
Name: Gail Glasner

10-1-16
Date:

ACKNOWLEDGEMENT

New Jersey
STATE OF ~~ALASKA~~)
)ss:
First Judicial District)

On this 1 day of October, in the year 2016, before me, the undersigned notary public, personally appeared: Donald Glasner and Gail Glasner, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Kelly Merlo
Notary Public for ~~Alaska~~ New Jersey
Commission expires: April 11, 2021



Glasner and Austin requests: Mapping has not yet been updated to show Torgramsen-Glasner Subdivision
CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 264.749324 feet
Date: 10/11/2016

Public Map

DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE.



City and Borough of Wrangell, Alaska

Agenda G-2

Date: October 7, 2016

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re. Variance application for a reduction in front and side yard setbacks on Lot 4, Block 9, Wrangell Townsite, zoned Single Family Residential, requested by Joyce Phillips.

Back ground: The applicant is seeking to construct a carport.

Review Criteria: Single Family Residential District: Chapter 20.2
Standards: Chapter 20.52
Variance: Chapter 20.52.72

Findings:

The applicant is seeking to construct a car port to cover the handicap ramp in order to keep dry getting into and out of vehicles. The lot is just under 6000 square feet. In the Single Family District, setbacks are 20 feet front and back and 5 feet on each side. The carport is proposed to be 1 foot from the front and 1 foot from the side property boundaries, open, post supported.

A Variance application must meet four criteria:

1. Exceptional Physical Circumstances: The property is one of the smaller original townsite lots and the existing house is older and covers most of the property. It was originally setback adequately from the front property line bordering Crittenden Street. In order to provide a covered area for elderly vehicular access, applicant is requesting a open, post supported carport.
2. Strict application would result in practical difficulties: They could continue on with just the covered handicap ramp. Elderly applicant is afraid of slipping in ice in winter.
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. It will not encroach on to adjacent property and the open construction will provide visibility for the adjacent neighbor's drive way access. The proposal construction would be an accessory use.
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 the proposed open construction car port to be 1 foot from the front and side property line (19 foot and 4 foot setback reductions).

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 4 Bk 9 U55 1119
02-010-258

Lot (s) size of the petition area 5,194 sq'

Existing zoning of the petition area single family

Current zoning requirements that cannot be met (setbacks, height, etc.): From
street and side to west.

Proposed change that requires this variance to build carport out
to existing Handy Cap Ramp and east of ramp.

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

Explain details of the proposed development _____

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: _____

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.

James H. Stouff sr.
PRINT PETITIONER'S NAME

George Phillips
SIGNATURE (S) OF THE OWNER (S) OF THE LAND IN PETITION AREA

9/15/13
DATE

ADDRESS _____

TELEPHONE _____

84.87

65.03

CORNER

Joyce phillips House
Lot 4 Block 9
5,194.35 S.F.

14"
top property
Line

75.74

37'
EXISTING WALK PARCH



WINDOW

DRIVEWAY
PROPOSED
CAR PORT

HC RAMP 17'
11' CONCR
HC RAMP

4x4 post

4x4 post

4x16 beam

CEMENT
W x 16

65.03

1' FROM
P.K.

16'

PROPERTY
CORNER

PROPERTY
CORNER



TENDEN ST.
K 1
5004.4 S.F.
128.15'
N56°46'30"E
45'
N52°39'E
109.03'
S41°27'30"E
49.97'
50.00'
30.00'
33.00'

3
20,239.3 S.F.
153.08'
S40°13'E
574.26'
107.95'
N52°42'E
5412 S.F.
106.87'
44.88'
N52°44'E
5361 S.F.
N41°27'30"W
4910 S.F.
6.66'
N52°28'E
111.75'
38.85'
S32°44'30"E
50.02'

3
20,239.3 S.F.
153.08'
S40°13'E
574.26'
48.00'
CASSIAR
N39°59'
152.92'

K 1
5004.4 S.F.
128.15'
N56°46'30"E
45'
N52°39'E
109.03'
S41°27'30"E
49.97'
50.00'
30.00'
33.00'
K
FR 3
47.83'
N33°11'W
65.03'
5194.3 S.F.
84.87'
N64°50'E
65.02'
48.50'
N33°43'W
75.74'
N64°50'E
62.79'
46.27'
N69°50'E
62.79'
N29°25'W
126.57'
N30°03'W
100.00'
5973.7 S.F.
100.00'
117.16'
57.94'
50.00'

BEVIER ST.
N52°28'E
174.90'
N52°30'E
120.66'
SECOND ST.
89.45'
42'
41.10'
41.90'
N52°28'E
132.35'
N35°51'10"W
774'
10.20'

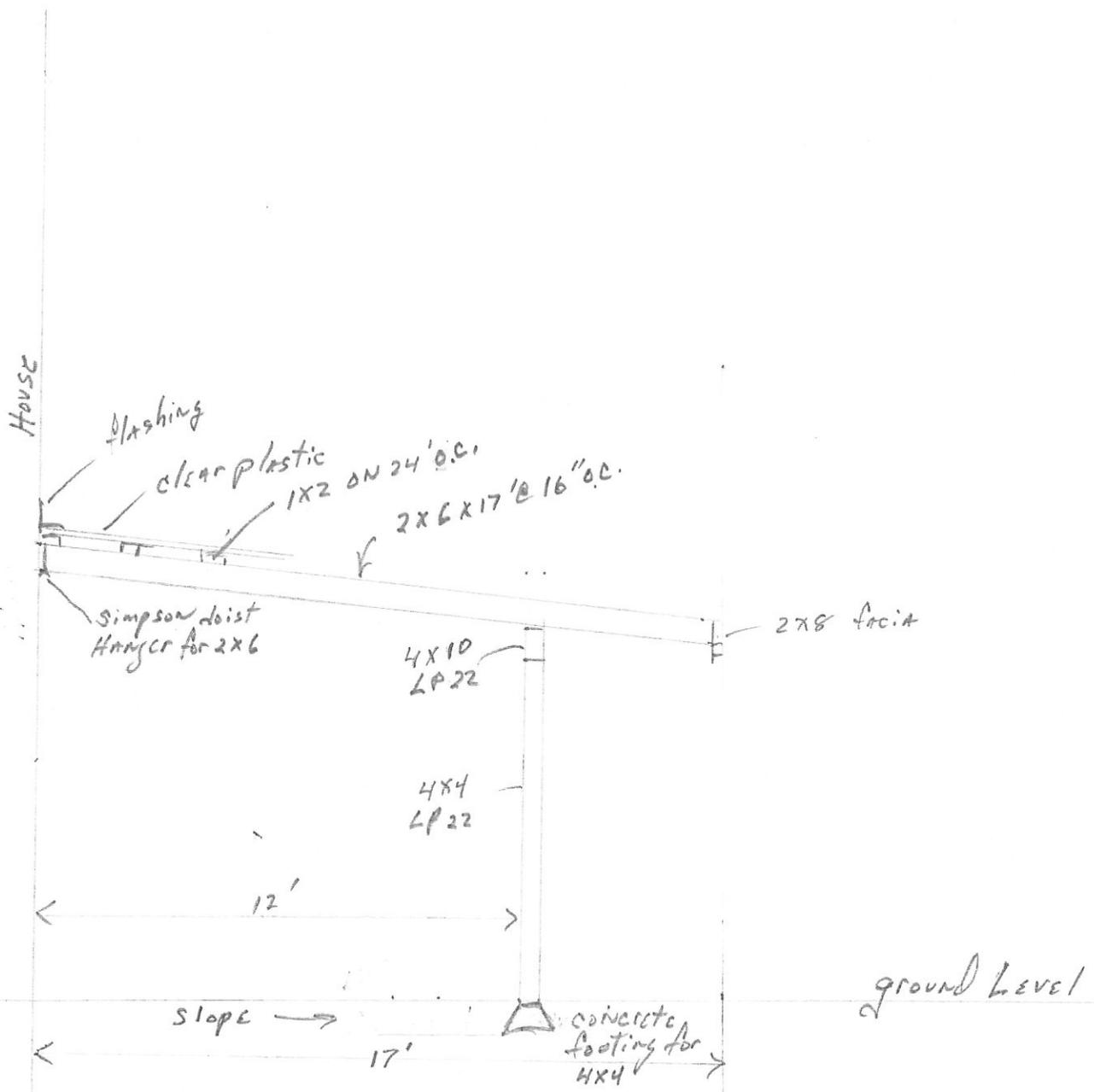
U.S. SCH. RES. NO. 2
11,272 S.F.
89.19'
7
6502 S.F.
558°18'W
130'
131.2'
43.16'
N63°10'

J. Yee Phillips

BL

BL

BL



proposed:

1. to remove roof over Handicap ramp
2. install roof over parking area and Handicap ramp
3. 2 - 4x4 posts with 4x10 cap and brace with 45° 4x4 lagged
4. posts to have conical 4x4 cement footing

City and Borough of Wrangell, Alaska

Agenda G3

Date: October 11, 2016

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of the Torgramsen-Austin Subdivision, a subdivision of the remainder of Lot A-2 Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Robbie Austin, owned by Lisa Torgramsen

Mr. Austin is seeking to purchase the proposed Lot D in the attached map.

Staff requests that a 10 foot wide utility easement be centered on the mutual lot line between Proposed Lot D and Remainder Lot A-2 and that a 5 foot utility easement be placed on the lot line adjacent to Lot B. This provides a future corridor for utilities if ever needed to the back portions of these two lots. Both easements are within the required side yard setback.

Staff recommends approval of the Preliminary plat with the requested utility easements.

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 _____
 USA ANNE 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 APRIL 20, 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.

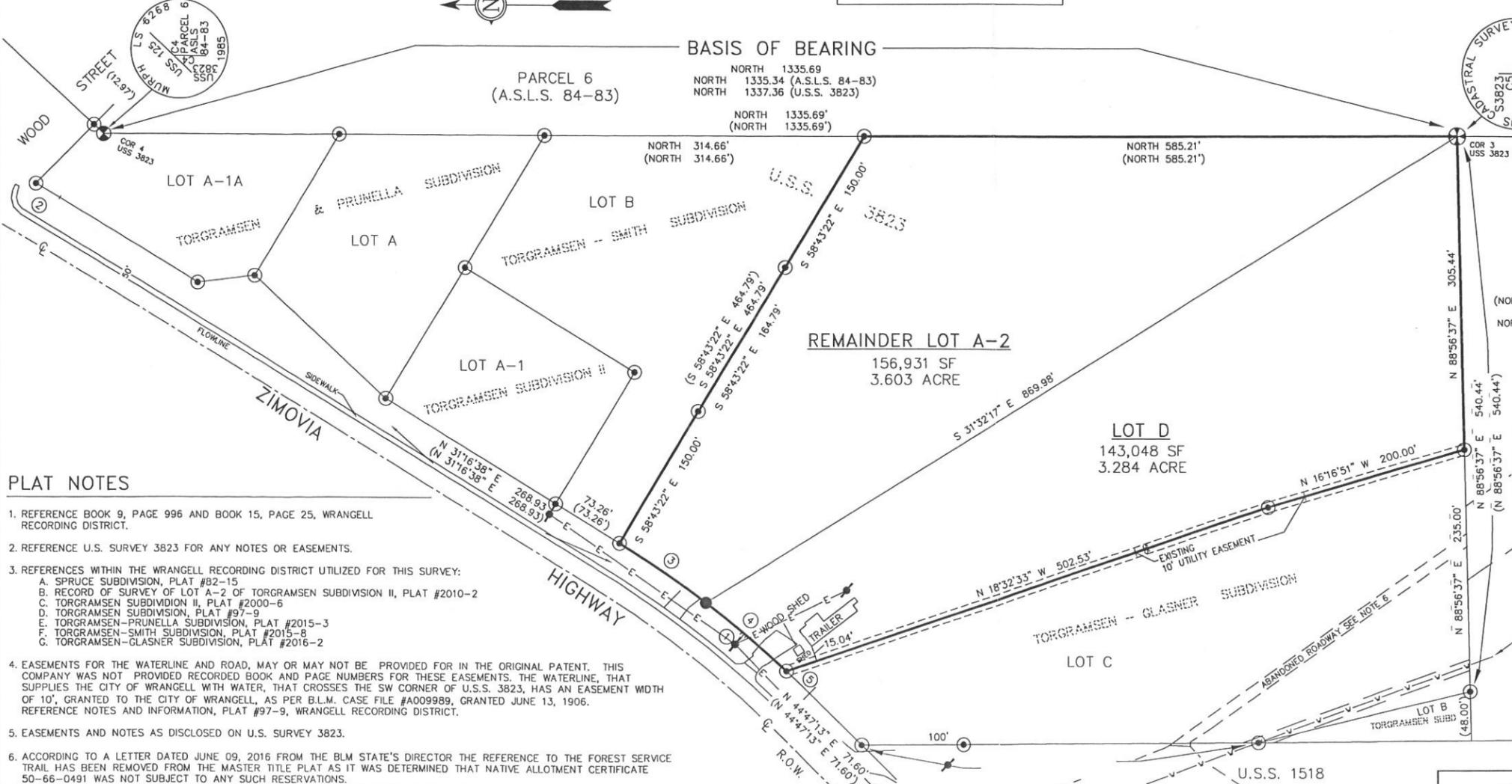
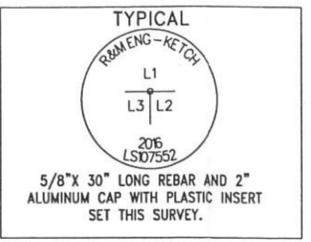
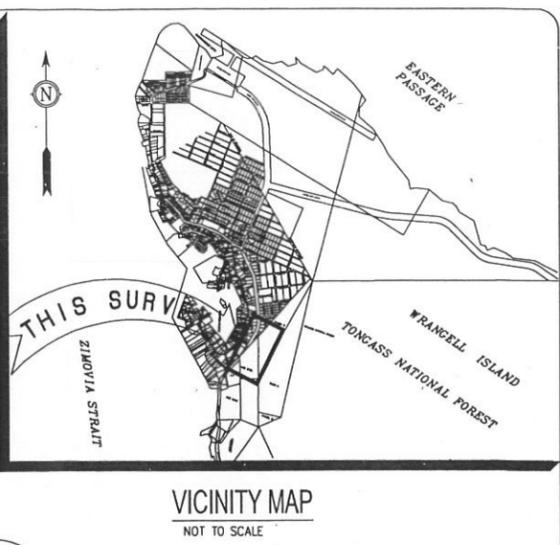
DATE _____ CHAIRMAN, PLANNING COMMISSION
 SECRETARY _____

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 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" R = 1004.93' L = 236.95' C = 236.40'	②	Δ = 01°33'18" R = 1004.92' L = 27.28' C = 27.27'
CHD. BRG. = N38°01'55.11"E		CHD. BRG. = N31°03'06"E	
③	Δ = 5°52'12" R = 1004.93' L = 102.882' C = 102.837'	④	Δ = 05°52'12" R = 1004.93' L = 102.882' C = 102.837'
CHD. BRG. = N34°12'35.98"E		CHD. BRG. = N40°04'32.82"E	
⑤	Δ = 01°46'41" R = 1004.93' L = 31.188' C = 31.187'		
CHD. BRG. = N43°53'51.95"E			



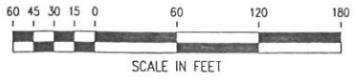
PLAT NOTES

- REFERENCE BOOK 9, PAGE 996 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:
 A. SPRUCE SUBDIVISION, PLAT #82-15
 B. RECORD OF SURVEY OF LOT A-2 OF TORGRAMSEN SUBDIVISION II, PLAT #2010-6
 C. TORGRAMSEN SUBDIVISION II, PLAT #2000-6
 D. TORGRAMSEN SUBDIVISION, PLAT #97-9
 E. TORGRAMSEN-PRUNELLA SUBDIVISION, PLAT #2015-3
 F. TORGRAMSEN-SMITH SUBDIVISION, PLAT #2015-8
 G. TORGRAMSEN-GLASNER SUBDIVISION, PLAT #2016-2
- EASEMENTS FOR THE WATERLINE AND ROAD, MAY OR MAY NOT BE PROVIDED FOR IN THE ORIGINAL PATENT. THIS COMPANY WAS NOT PROVIDED RECORDED BOOK AND PAGE NUMBERS FOR THESE EASEMENTS. THE WATERLINE, THAT SUPPLIES THE CITY OF WRANGELL WITH WATER, THAT CROSSES THE SW CORNER OF U.S.S. 3823, HAS AN EASEMENT WIDTH OF 10', GRANTED TO THE CITY OF WRANGELL, AS PER B.L.M. CASE FILE #A009989, GRANTED JUNE 13, 1906. REFERENCE NOTES AND INFORMATION, PLAT #97-9, WRANGELL RECORDING DISTRICT.
- EASEMENTS AND NOTES AS DISCLOSED ON U.S. SURVEY 3823.
- ACCORDING TO A LETTER DATED JUNE 09, 2016 FROM THE BLM STATE'S DIRECTOR THE REFERENCE TO THE FOREST SERVICE TRAIL HAS BEEN REMOVED FROM THE MASTER TITLE PLAT AS IT WAS DETERMINED THAT NATIVE ALLOTMENT CERTIFICATE 50-66-0491 WAS NOT SUBJECT TO ANY SUCH RESERVATIONS.

DRAWN BY: MCH
CHECKED BY: CGB
DATE PLATTED: 08/24/2016
DATE SURVEYED: JUL-OCT 2015
SCALE: 1"=60'
SURVEYED BY: MICHAEL HOWELL
PROJ NO.: 162771

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN _____ OCTOBER 2015 _____ A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED BY R&M ENGINEERING-KETCHIKAN, INC. 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 _____
 CHRISTOPHER G. PIBURN LS 107552



CLIENT: ROBBIE AUSTIN
 BOX 1976
 WRANGELL, AK 99929



WRANGELL RECORDING DISTRICT

Revisions		
No.	Date	Description

R&M ENGINEERING-KETCHIKAN, INC.
 355 Carlana Lake Road
 Ketchikan, AK 99901
 Phone: (907) 826-2294
 Fax: (907) 225-3441

CRAIG OFFICE
 P.O. BOX 1273
 CRAIG, AK 99921

PROJECT:
TORGRAMSEN-AUSTIN SUBDIVISION
 A SUBDIVISION OF REMAINDER LOT A-2,
 TORGRAMSEN-GLASNER SUBDIVISION,
 CREATING LOT D OF REMAINDER LOT A-2
 TORGRAMSEN-AUSTIN SUBDIVISION
 WITHIN U.S. SURVEY 3823,
 WRANGELL RECORDING DISTRICT

PRELIMINARY

CITY AND BOROUGH OF WRANGELL, ALASKA



*Yellow Lines ARE APPROX.
they are off. SEE ASSESSOR'S MAP*

1 inch = 33.333333 feet
Date: 8/10/2016

Public Map

DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE.

