

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION

**April 12, 2018
7:00pm**

Agenda

A. CALL TO ORDER/ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: March 20, 2018

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

F. OLD BUSINESS

G. NEW BUSINESS

1. Presentation by Mullikin Surveyors regarding the on-going survey of Mental Health Trust lands as part of the land trade with the US Forest Service.
2. Variance application for a side yard setback reduction for a house on Lot 7B, Block 3, Eastaugh Subdivision, zoned Single Family Residential, requested by owner Scott Eastaugh.
3. Variance application for a front yard, side yard and a backyard setback reduction for residential addition on Lot A, WC Replat, zoned Single Family Residential, requested by owner Stanley Campbell.

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION

March 20, 2018
6:30pm

Agenda

A. CALL TO ORDER/ROLL CALL: Chair Terri Henson called the meeting to order at 6:30 pm. Commissioners Don McConachie, Duke Mitchell, Apryl Hutchinson, and Terri Henson were present. Commissioner Charles Haubrich was absent. Also present were staff Carol Rushmore and Aleisha Mollen.

B. AMENDMENTS TO THE AGENDA: None

C. APPROVAL OF MINUTES: December 14, 2017

M/S: McConachie/Hutchinson moved to approve the minutes as presented. Motion approved unanimously by polled vote.

D. PERSONS TO BE HEARD: None

E. CORRESPONDENCE: None

F. OLD BUSINESS: None

G. NEW BUSINESS

1. Variance application for a side yard setback reduction for a carport on Lot A, Martin/Campbell Replat, zoned Single Family Residential, requested by John Martin.

Public Hearing was opened for this item at 6:34 pm. Mr. Martin was present to explain the project and timeline. Public Hearing was closed at 6:36 pm.

M/S: Hutchinson/Mitchell moved to approve the variance application for a side yard setback reduction for a carport on Lot A, Martin/Campbell Replat, zoned Single Family Residential, requested by John Martin with findings and facts. Motion approved unanimously by polled vote.

2. Variance application for a backyard setback reduction for a shed on Tract I, Lot 8, USS 2321, zoned Rural Residential, requested by Rob Hayes.

Public Hearing was opened for this item at 6:39 pm. No one was present to speak on this item. Public Hearing was closed at 6:40 pm.

M/S: McConachie/Hutchinson moved to approve the variance application for a backyard setback reduction for a shed on Tract I, Lot 8, USS 2321, zoned Rural Residential, requested by Rob Hayes for a variance of one foot to the back yard setback requirements, allowing the shed to be 19 feet from the property line with finding and facts and staff recommendations. Motion approved unanimously by polled vote.

3. Variance application for a front yard setback reduction for a green house on Tract B, Shoemaker Bay Subdivision #87-5, zoned Rural Residential, requested by Kim Covalt.

Public Hearing was opened for this item at 6:44 pm. No one was present to speak on this item. Public Hearing was closed at 6:45 pm.

M/S: McConachie/Mitchell moved to approve the variance application for a front yard setback reduction for a green house on Tract B, Shoemaker Bay Subdivision #87-5, zoned Rural Residential, requested by Kim Covalt for a variance of two feet to the side yard setback requirements, allowing the green house to be 18 feet from the property line to include the findings and fact from staff. Motion approved unanimously by polled vote.

4. Conditional use permit application for an in-home licensed child care facility on Lot 3, Block B, Mt. Dewey Heights Subdivision #69-218, zoned Single Family Residential requested by Devyn and Dustin Johnson.

Public Hearing was opened for this item at 6:46 pm. No one was present to speak on this item. Public Hearing was closed at 6:47 pm.

M/S: McConachie/Hutchinson moved to approve the conditional use permit application for an in-home licensed child care facility on Lot 3, Block B, Mt. Dewey Heights Subdivision #69-218, zoned Single Family Residential requested by Devyn and Dustin Johnson subject to the following condition: a minimum of three off-street parking places are dedicated onsite for the resident and the licensed child care business. Motion approved unanimously by polled vote.

5. Recommendation on proposed Ordinance 941 amending Chapter 3.44 Planning and Zoning Commission, reducing the Commission from seven members to five.

Rushmore stated that this isn't the desire, but due to a short committee, it is needed to make a quorum on a regular basis.

Hutchinson asked about alternates and Rushmore stated that it is difficult to find members, so if there were alternates available, they would be made members instead. Finding people has been difficult for many boards.

M/S: Hutchinson/McConachie moved to bring to the Assembly a recommendation on proposed Ordinance 941 amending Chapter 3.44 Planning and Zoning Commission, reducing the Commission from seven members to five.

H. PUBLIC COMMENT: None

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS:

Rushmore stated that the Luca Census in regards to addressing is starting. It will happen in the years to come and will be brought to the Commission is needed.

Also, the Borough Manager asked today if residential structures within 5 feet of each other over the property line require a 1 hour firewall. This is required for commercial, but not for residential. This is being brought up for thought right now and something to consider with future variance requests.

K. ADJOURNMENT: 7:02 pm.

DRAFT

City of Wrangell, Alaska

Agenda Item G1

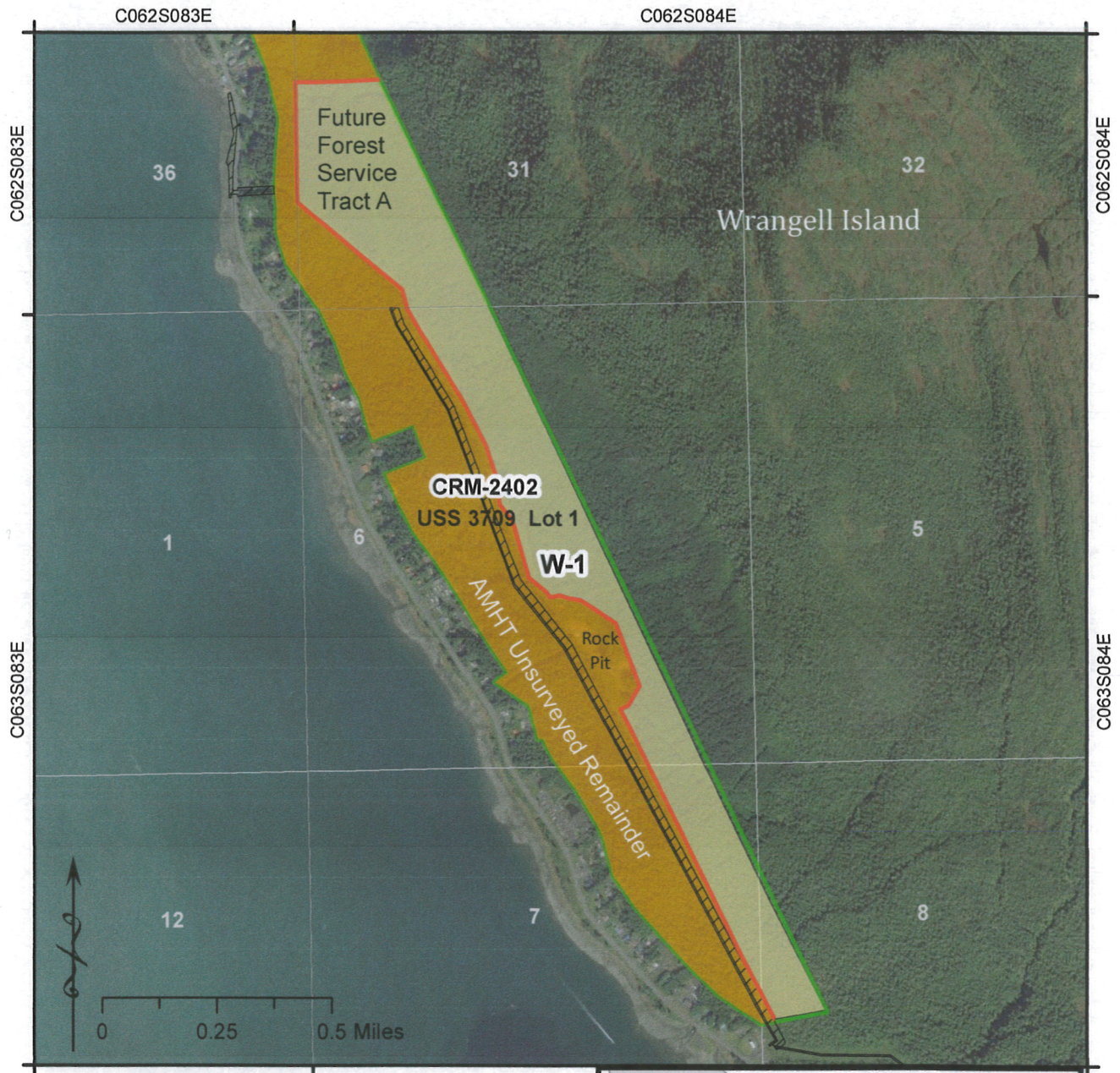
Date: April 9, 2018

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Presentation by Mullikin Surveyors regarding the on-going survey of Mental Health Trust lands as part of the land trade with the US Forest Service.

Surveyors will present the current activities in relation to the survey of Mental Health Lands being traded to the USFS. Attached are maps of the proposed areas.







W-1 Alaska Mental Health Trust
 Land Exchange Act of 2017
 Wrangell Area

- Subdivision Line
- Future Forest Service Tract
Approx. Acres: 204
- AMHT Unsurveyed Remainder
Approx. Acres: 260
- US Survey Lot Boundary





**W-2 and W-3 Alaska Mental Health Trust
Land Exchange Act of 2017
Wrangell Area**

-  Subdivision Line
-  Future Forest Service Tracts
Approx. Acres: Tr. A - 104; Tr. C - 63
-  Future AMHT Tract B
Approx. Acres: 260
-  US Survey Lot Boundary



City of Wrangell, Alaska

Agenda Item G2

Date: April 6, 2018

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance application for a side yard setback reduction for a house on Lot7B, Block 3, Eastaugh Subdivision, zoned Single Family Residential, requested by owner Scott Eastaugh.

Recommendation: Staff recommends approval of the findings of fact and the variance request for Lot7B for a house to be constructed no closer than 1 foot from the north property line.

Background:

The applicant is seeking to construct a single family residence on his lot. He submitted an application and was requesting to be 1 foot from the side property line and while his submitted drawing was not clear, he said he would meet the back yard setback of 20 feet. A call to the applicant indicated they were still grading the property and the applicant would be able to determine the specifics and he would resubmit a site plan by Tuesday afternoon. Staff requested a more detailed site plan that was dropped off on Tuesday afternoon.

Criteria:

The proposal must comply with the following sections:

Chapter 20.16: Single Family Residential
Chapter 20.52: Lot Standards
Chapter 20.72: Variances

Findings:

The lot contains a considerable rock knoll almost the entire parcel, then slopes straight down in the rear. The platted lot is 6868 square feet but the buildable area is less. Road frontage is just under 50feet and side lot lines vary from 96 feet on the south and 150 feet on the north. Driveway access to the house will be from Evergreen Avenue.

Applicant is proposing to be just under 11 feet from the south side property line and 1' from the north property line (foundation/wall will be 3' from the property line with a 2 foot overhang roof). Considerable amount of rock has been removed from the lot in order to provide a flat building surface. The variance is being requested because of the restricted are available for a house and to provide enough area to be able to have a vehicle to maneuver.

The proposed home will be in the middle of the property and the steep slope begins approximately 20 feet from the back of the house.

A Variance application must meet four criteria (WMC 20.72.050).

1. **Exceptional Physical Circumstances:** The exceptional physical circumstance is that the lot is comprised mostly of a rock knoll with a steep bluff type slope in the back. By grading a portion of the rock knoll, a housing site can be constructed and used for the purpose of the zone.

2. Strict application would result in practical difficulties or unnecessary hardships: Strict application to setback requirement would limit how and where the house would be located on the rock knoll as well as vehicle movement on the site.
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 with similar construction. The house will sit higher than the road surface but is still approximately 30-40 feet from the adjacent neighboring house. The variance as requested should not create a safety issue or be detrimental to public health.
4. Granting of the variance is not contrary to the comp plan for single family residential development.

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 7B
Block 3

Lot (s) size of the petition area .1577

Existing zoning of the petition area Single Fam residential

Current zoning requirements that cannot be met (setbacks, height, etc.):
side set back 5ft

Proposed change that requires this variance shrink side set
Back on one sides I own next lot too

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

Explain details of the proposed development Building a small
house

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: the small lot
size its hard to utilize the lot this would
allow a house to be built on the site for
the view and for driveway not to be so steep

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.

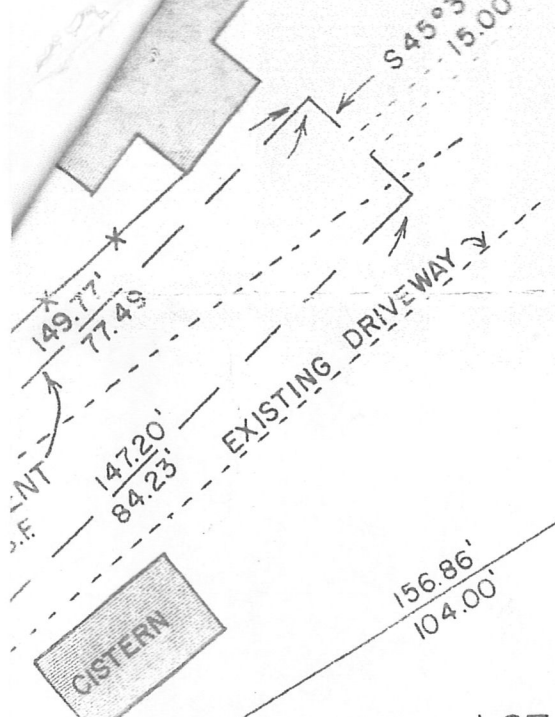
I hereby affirm that the above information is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or the authorized agent thereof for the property subject herein.

Scott Eastaugh
PRINT PETITIONER'S NAME

P.O. Box 702 Wrangell Ak 99929
SIGNATURE (S) OF THE OWNER (S) OF THE LAND IN PETITION AREA
ADDRESS

3-7-18
DATE
907-470-3255
TELEPHONE

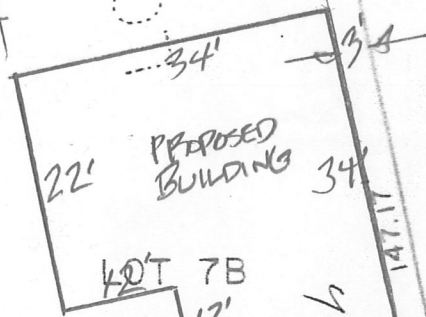
OWNER:
GARY ALLI



LOT 6B
16,706 S.F.
.3835 AC.

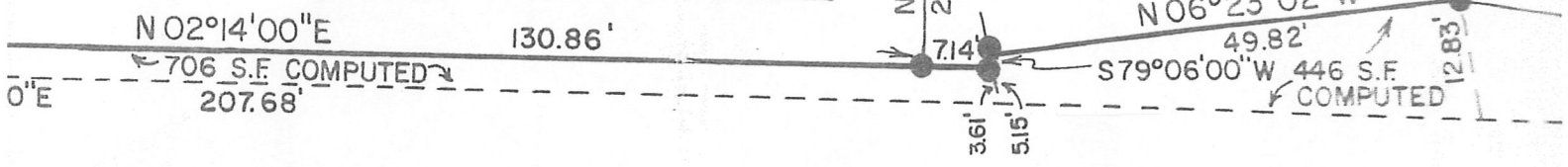


ALASKA HOMES COMPANY
RETAIL STORE



LOT 7B
6868 S.F.
.1577 AC.

*Dennis Easton
Box 76*



IKINE- EVERGREEN

STATE OF ALASKA PROJECT BEARING: N01°16'06"E 183.65'
MEAS. N02°14'00"E 183.68'

Eastaugh property showing steep drop off in back of property



CITY AND BOROUGH OF WRANGELL, ALASKA

2002 photo



Public Map

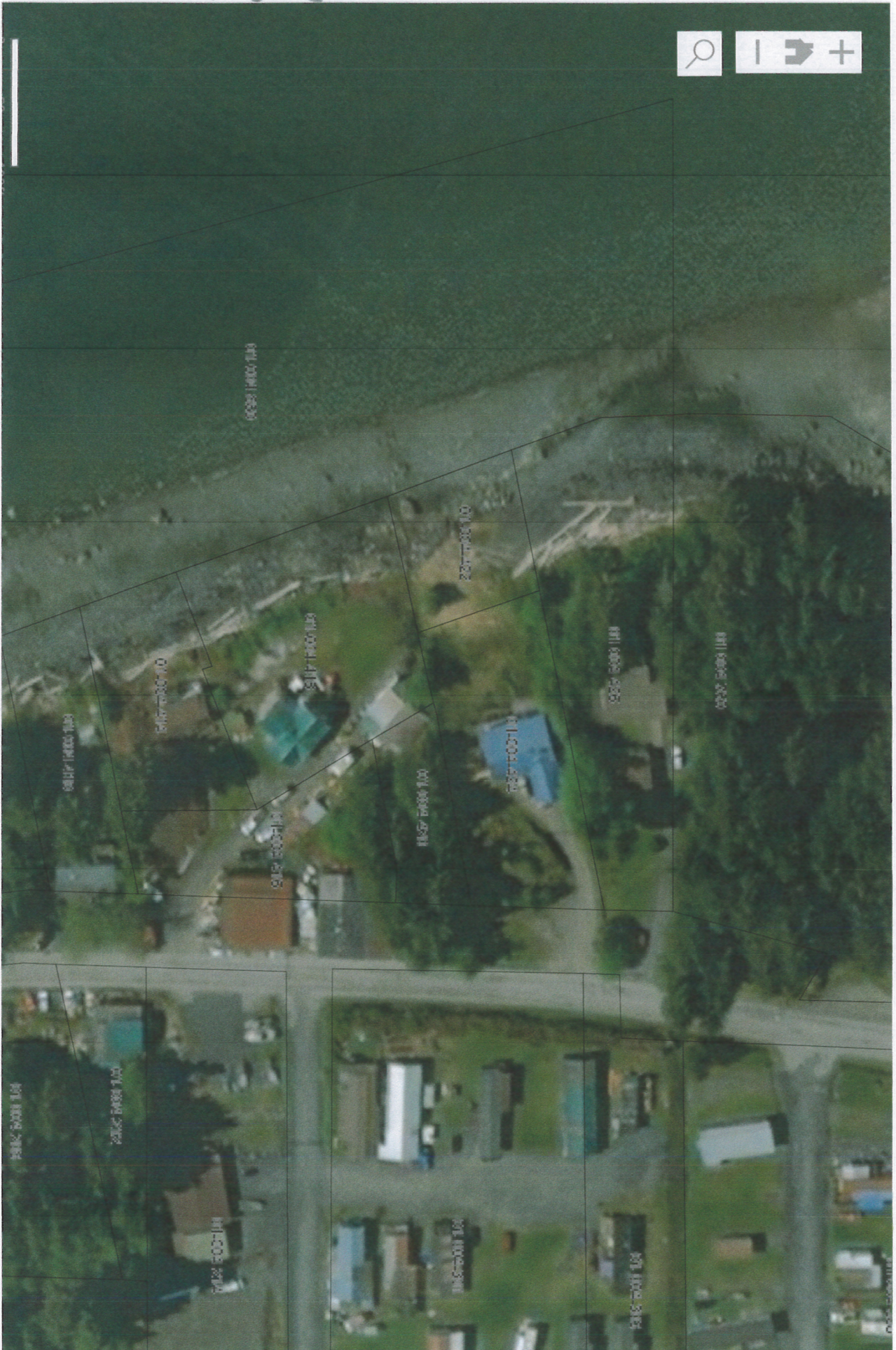


1 inch = 75 feet
Date: 4/2/2018

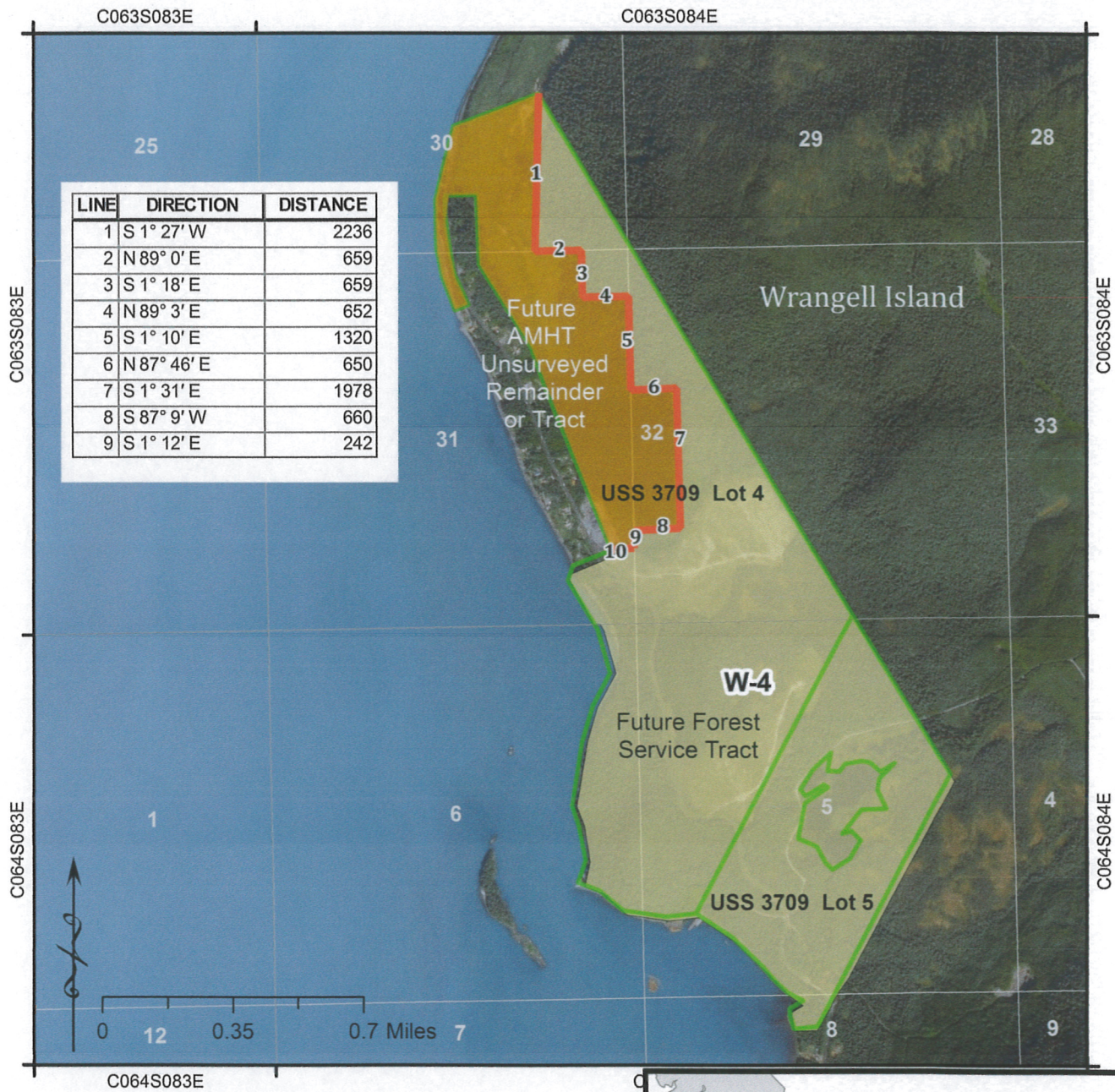
**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE.**

Wrangell Public Map





Details



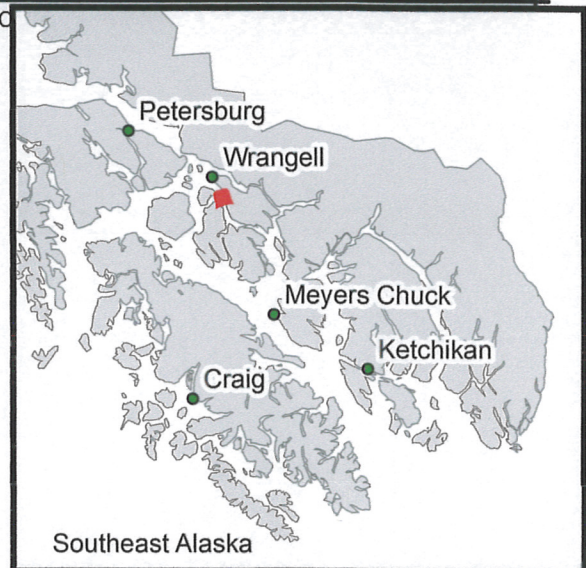
current google maps



**W-4 Alaska Mental Health Trust
Land Exchange Act of 2017
Wrangell Area**

-  Approximate Subdivision Line*
-  Future Forest Service Tract
Approx. Acres: 700
-  Future AMHT Tract or
Unserved Remainder
Approx. Acres: 189
-  US Survey Lot Boundary

*Final line to be determined by AMHT and USFS after review of preliminary subdivision plat.



City of Wrangell, Alaska

Agenda Item G3

Date: April 6, 2018

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance application for a front yard, side yard and a backyard setback reduction for residential addition on Lot A, WC Replat, zoned Single Family Residential, requested by owner Stanley Campbell.

Recommendation: Staff recommends approval of the findings of fact and a portion of the variance request on Lot A, WC Replat, allowing the room addition to be 18 feet from the Reid Street property line (a 2 foot variance due to corner lot provisions), back kitchen addition to be 8' at its closest point from the shared property line with Lot B, and a new garage only to be 3 foot from the shared property line on the southwest front corner of the new structure and 2 foot from the shared property line on the southeast corner of the new structure.

Background:

The applicant currently has a 900 square foot home with a 510 square foot garage and is seeking to increase the living area of the residential structure. The lot size is 5024 square feet and is an odd shape due to adjacent land owners providing additional land area due to old encroachments.

Criteria:

The proposal must comply with the following sections:

Chapter 20.16: Single Family Residential
Chapter 20.52: Lot Standards
Chapter 20.72: Variances

Findings:

The applicant is seeking to enlarge his 900square foot home by adding onto the bedroom and the kitchen and reconstructing the existing garage with a second story bedroom/office. The proposed development would be done in phases, with the bedroom addition on the north being done first and the garage addition last. The lot is just over 5000 square feet becoming a conforming lot size with the 2006 plat WC Replat.

The lot is a corner lot and by definitions of Lot lines - rear, front and side (WMC 20.08.460-480), setback requirements for corner lots are 20 feet for all yards. Standard setback requirements for the Single Family Residential District is 5 foot for side yards and 20 foot for front and back yards.

Existing structures on the lot are all old enough that there are no known City permit records. Existing structures (garage on applicant's lot and the triplex on the adjoin lot) are approximately 8 feet from each other.

The residential structure sits below the elevation of Reid Street on the northeast side and 30 feet from the property line. The applicant is proposing to extend the structure toward Reid Street an additional 12 feet creating a new 12' X 27' addition to the bedroom. The addition would expand into the 20 foot setback area toward Reid Street by 2 feet.

Phase 2 of the remodel would be to enclose a portion of the existing deck to expand the kitchen area a 9' X 25' addition. The enclosure will not extend any further than the existing deck which is approximately 9 foot from the property line opposite St. Michaels Street. The WC Replat provided additional distance between the deck structure and the new property lines created through the WC Replat, but are still within the 20 foot setback area. According to the applicant's drawing, the kitchen addition would be 8 feet from the property line at it closest point on the northeast corner of the structure.

Phase 3 involves constructing a new garage, connecting it to the house rather than having a breeze way and adding a second story bedroom /office. The existing garage is 1 foot on the southeast corner from the property line towards the back of the existing structure and 2 feet from the southwest corner of the structure to the property line at the front of the garage. The new proposed reconstructed garage addition would be 17' X 44' extending an additional 10 feet toward the rear but with a second story added. The applicant proposes it to be 4 foot from the property line on the front of the garage and 3 feet from the property line to the back of the structure on the southwest side, but with 1 foot roof overhangs.

A Variance application must meet four criteria (WMC 20.72.050).

1. Exceptional Physical Circumstances: The exceptional physical circumstance is that the lot sits lower than the surrounding roads, due to the slope of the hill along St. Michael Street. The lot is also a very oddly shaped configuration due to the 2006 WC Replat, but which gave the lot enough square footage to become a conforming lot by having just over 5000 square feet. Structures are all old enough that there are no known City permit records.
2. Strict application would result in practical difficulties or unnecessary hardships: Strict application to setback requirement for all proposed variance requests would not allow the applicant to increase and improve upon the small house. Even two of the three variances would allow some improvements.
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 on Reid Street side should not prejudice others in the area with similar construction, nor should the kitchen addition because this improvement is enclosing an existing structure.

However, the proposed reconstruction of the garage could potentially result in prejudice to others, because the landowner on that side has indicated to staff he would oppose any construction that does not meet the typical setback requirements (5 feet if this were not a corner lot). The proposal will however, improve the distance between structures to at least 10 feet according to the applicant and reduce the existing encroachment distance from the property line. The proposal will also increase in height the existing structure by creating a second story. The variance will not create a safety issue or be detrimental to public health.

WMC 20.52.110 A allows other setbacks if the Commission determines the structure will not negatively impact adjacent property, existing or future views or passage of sunlight. The Commission must make a determination if the proposal affects or does not affect the adjacent neighbor. The grade of the neighbor's triplex is currently lower than the applicant's house. Windows from that unit currently look out at the garage, but there is also sky visible to the occupants. A two story structure, while not blocking the passage of sun as the sun comes from the other side of the triplex, it would limit access to ambient sky views by the occupants. A reconstruction of the garage only or conversion of the garage to living area would not impact any more than the existing structure, and would actually be further from the triplex structure than the existing structure.

4. Granting of the variance is not contrary to the comp plan for single family residential development.

APPLICATION FOR VARIANCE

CITY OF WRANGELL
PLANNING AND ZONING
P.O. BOX 531
WRANGELL, AK 99929
Application Fee \$50.00

02-022-572

I. The undersigned hereby applies to the City of Wrangell for a variance.

II. Description: (use additional paper if necessary) LOTA WC Replat 2006-4

Legal description of the area requested for the variance West Side of residence
12'x27' addition / S.E. side 9'x25' addition / 2-story garage 20'w x 44'L x 24'H
0120'H
Lot (s) size of the petition area 5024 S.F.

* Existing zoning of the petition area SFR

Current zoning requirements that cannot be met (setbacks, height, etc.): The
S.E. Side addition setback cannot be met because of existing
lines.

Proposed change that requires this variance W side 10'x27' addition
9'x25' addition following deck foot print - 20'x 44'L x 24'H
or 26'H

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

Explain details of the proposed development This is a
shaped house is lower than Ried St.

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: This lot is abnormally shaped.
It is lower than Ried St. on the west side. The back side
of house is 11' & 3' from property line.
Garage is 1' from E property line.

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.

Stanley W. Campbell

PRINT PETITIONER'S NAME

Stanley W. Campbell

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

220 St Michaels Street

ADDRESS

3-28-18

DATE

907-874-2620

TELEPHONE

Application for Variance

II Legal description of area requested for Variance.

(Garage) Remove existing structure - Construct new garage connecting to house - add 10' to rear of structure and make it two stories. It will be 20' x 44' L x 24' or 26' H

Current zoning requirements that cannot be met: ON S.E. side of house there's only 11' & 3'

To back property line. Lot B is only 5' from property line. The construction of New Garage will be closer to rear ^{S.E.} property line &

^{side (E)} property line since it angles across the rear of the lot, 9' x 25' addition will follow existing foot print of the deck which already is close to property line on the back of house.

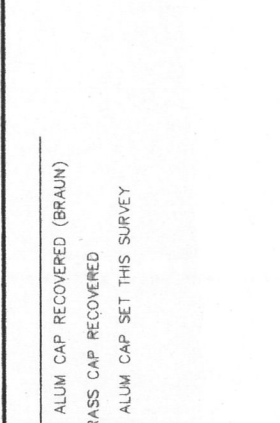
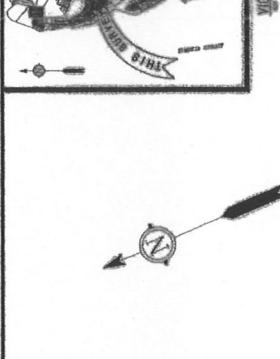
III

Explain details of development

The 12' x 27' addition on west side of house is bedroom addition. 9' x 25' addition is bathroom & kitchen addition. 20' w x 44' L x 24' or 26' H / Newly constructed 2 story garage w/ bedroom, office, bathroom in interior of structure and will be connected to house.

III Explain how your application meets conditions

Do to an abnormal shaped lot
3 sides of residence are already
close to lot lines, The front of
house is 15' to property line Rear of
House is 11' & 3' to property line,
The garage is 1' from East side
property line. These additions
won't effect other properties.



LEGEND

- REBAR AND ALUM CAP RECOVERED (BRAUN)
- PRIMARY BRASS CAP RECOVERED
- REBAR AND ALUM CAP SET THIS SURVEY
- X — FENCE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THE SURVEY ADAPT THIS PLAN OF REBAR AND ALUM CAP RECOVERED AND BRASS CAP RECOVERED AND SET THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: 4-18-2008
 SIGNATURE: *Clifford O. White*
 LOT 18

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THE SURVEY ADAPT THIS PLAN OF REBAR AND ALUM CAP RECOVERED AND BRASS CAP RECOVERED AND SET THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: 4-18-2008
 SIGNATURE: *Clifford O. White*
 LOT 18

CERTIFICATE OF OWNERSHIP AND DEDICATION

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DATE: 4-18-2008
 SIGNATURE: *Clifford O. White*
 LOT 18

CERTIFICATE OF APPROVAL BY THE COUNCIL

I HEREBY CERTIFY THAT THE SURVEYOR HAS BEEN FOUND TO COMPLY WITH THE SURVEYOR REGULATIONS OF THE CITY OF WRANGELL, ALASKA AND THAT THE PLAN SHOWN HEREON HAS BEEN APPROVED FOR RECORDATION IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 4-18-2008
 SIGNATURE: *Clifford O. White*
 CITY OF WRANGELL

CERTIFICATE OF APPROVAL BY THE COUNCIL

I HEREBY CERTIFY THAT THE SURVEYOR HAS BEEN FOUND TO COMPLY WITH THE SURVEYOR REGULATIONS OF THE CITY OF WRANGELL, ALASKA AND THAT THE PLAN SHOWN HEREON HAS BEEN APPROVED FOR RECORDATION IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 4-18-2008
 SIGNATURE: *Clifford O. White*
 CITY OF WRANGELL

CERTIFICATE OF APPROVAL BY THE COUNCIL

I HEREBY CERTIFY THAT THE SURVEYOR HAS BEEN FOUND TO COMPLY WITH THE SURVEYOR REGULATIONS OF THE CITY OF WRANGELL, ALASKA AND THAT THE PLAN SHOWN HEREON HAS BEEN APPROVED FOR RECORDATION IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 4-18-2008
 SIGNATURE: *Clifford O. White*
 CITY OF WRANGELL

CERTIFICATE OF APPROVAL BY THE COUNCIL

I HEREBY CERTIFY THAT THE SURVEYOR HAS BEEN FOUND TO COMPLY WITH THE SURVEYOR REGULATIONS OF THE CITY OF WRANGELL, ALASKA AND THAT THE PLAN SHOWN HEREON HAS BEEN APPROVED FOR RECORDATION IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 4-18-2008
 SIGNATURE: *Clifford O. White*
 CITY OF WRANGELL

PLAT NOTES

1. REFERENCE PLAT NO. 99-6, WRANGELL RECORDING DISTRICT.

PLAT NOTES

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PLAT NOTES

1. REFERENCE PLAT NO. 99-6, WRANGELL RECORDING DISTRICT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THE SURVEY ADAPT THIS PLAN OF REBAR AND ALUM CAP RECOVERED AND BRASS CAP RECOVERED AND SET THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: 4-18-2008
 SIGNATURE: *Clifford O. White*
 LOT 18

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THE SURVEY ADAPT THIS PLAN OF REBAR AND ALUM CAP RECOVERED AND BRASS CAP RECOVERED AND SET THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: 4-18-2008
 SIGNATURE: *Clifford O. White*
 LOT 18

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THE SURVEY ADAPT THIS PLAN OF REBAR AND ALUM CAP RECOVERED AND BRASS CAP RECOVERED AND SET THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: 4-18-2008
 SIGNATURE: *Clifford O. White*
 LOT 18

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THE SURVEY ADAPT THIS PLAN OF REBAR AND ALUM CAP RECOVERED AND BRASS CAP RECOVERED AND SET THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: 4-18-2008
 SIGNATURE: *Clifford O. White*
 LOT 18

ST. MICHAEL STREET

EXISTING UTILITY EASEMENT

N 68°34'32" W 458.

N 66°42'00" W 49.61

N 66°42'00" W 74.50

6.06
4.42

45.19

SIDEWALK

7.50

41.72

10.90

20.28

PARKING

EXISTING UTILITY EASEMENT

TOE PARKING FILL

LIGHT POLE

30'

PORTION LOT 18

LOT A 27'

4827 S.F. (PREVIOUS)
5024 S.F. (NEW)
OWNER: STANLEY W. CAMPBELL

Bedroom Addition

OIL TANK

WHITE HOUSE

PROPERTY LINE

ROOF OVERHANG

PP

N 24°54'00" E 84.55

78.49

CAMPBELL HOUSE

11'

5' N 23°19'47" E

DECK

3'

3'

Bathroom DECK

Kitchen Add: 9'

19

SMOKER

LOT B

5562 S.F. (PREVIOUS)
5365 S.F. (NEW)
OWNER: CLIFFORD O. WHITE

15'
DRIVEWAY

WOOD RAMP

2-story
will be new structure
GARAGE

44'

PREVIOUS

31.12

PORTION LOTS 17 & 18

35.88

S 66°42'00" E 57.11

S 66°42'00" E 67.00

N 24°54'00" E 83.05

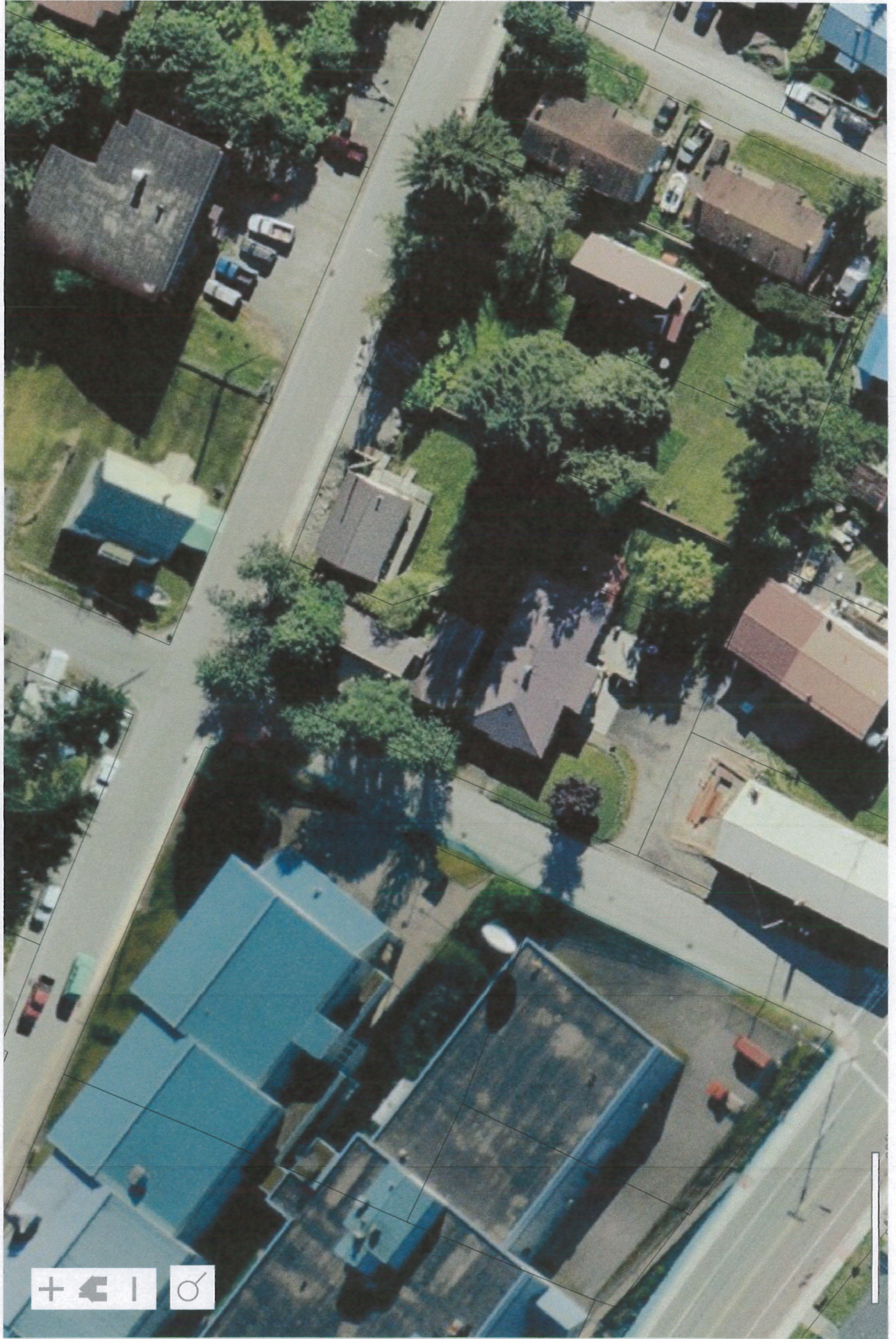




Wrangell Public Map

2002 Photo

Details



Wrangell Public Map

Current Google Maps

Details

