

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION

September 13, 2018

7:00pm

AMENDED Agenda

A. CALL TO ORDER/ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: August 23, 2018

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

- 1) Email from Kelley Decker and Staff response regarding noise discussion
- 2) Email from Haig Demerjian regarding noise discussion

F. OLD BUSINESS

G. NEW BUSINESS

- Pub Hrg 1. A preliminary plat of the W.M.C. Subdivision, the replat of lots 1 and 10, Block 54, Wrangell Townsite, according to Plat No. 68-81, and Tract "B", supplemental plat of Wrangell Townsite, USS 1119, according to Plat No. 68-129, and portion of Lot 1, portion of Lot 2, and Lots 9 and 10, Block 54, Townsite, USS 1119, creating Lot A, Block 54, W.M.C. Subdivision; and requesting vacation of an alleyway and portion of a scenic strip adjacent to these lots within Block 54, zoned Open Space/Public, requested by the City and Borough of Wrangell.
- Pub Hrg 2. A preliminary plat of Health Care Subdivision III, a replat of Lots B-1, B-2 and B-3, Health Care Subdivision II, and Lot A, Health Care Subdivision, creating Lots 1,2,3 and 4, Health Care Subdivision III; and requesting vacation of unused floating easements within these lots, zoned Open Space/Public, requested by the City and Borough of Wrangell.
3. Final plat approval of Good/Edgley Subdivision, a replat of Lots 7-K and 7-R Block 67, creating Lot AA and Lot BB, zoned Single Family Residential, requested by Jeffrey Good.

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION

August 23, 2018

7:00pm

Minutes

A. CALL TO ORDER/ROLL CALL: Chair Terri Henson called the meeting to order at 7:00 pm. Commissioners Don McConachie, Charles Haubrich, and Duke Mitchell were present. Commissioner Apryl Hutchinson was absent. Also present were staff Carol Rushmore and Aleisha Mollen.

B. AMENDMENTS TO THE AGENDA: None

C. APPROVAL OF MINUTES: July 12, 2018

M/S: McConachie/Haubrich moved to approve the minutes as presented.

Motion approved unanimously by consent.

D. PERSONS TO BE HEARD:

Jim Collier spoke regarding snow removal on Hemlock. Last winter, no one was able to get to the fire substation which is on the street he lives on. Mr. Colier is concerned about the access to fight a fire on Hemlock St should the need arise. He is currently at the Service Area mill rate and believes he should be able to receive the same services as others at the same mill rate. Rushmore will notify the Borough Manager regarding his complaint.

E. CORRESPONDENCE: None.

F. OLD BUSINESS: None.

G. NEW BUSINESS

1. Preliminary Plat review of the Bay Company Replat and Alley Vacation II, a replat of Lots A and C, Bay Company Replat, owned by Chet and Bejay Powell, and Lots 1 and 2, Block B, Sortyard Subdivision, owned by the City and Borough of Wrangell, and the vacation of a public alley, all zoned Waterfront Development, requested by Dave Powell, The Bay Company.

Public Hearing was opened for this item at 7:10 pm.

No one spoke on the item.

Public Hearing was closed at 7:11 pm.

M/S: McConachie/Haubrich moved to approve the Preliminary plat of the Bay Company Replat and Alley Vacation II, a replat of Lots A and C, Bay Company Replat, owned by Chet and Bejay Powell, and Lots 1 and 2, Block B, Sortyard Subdivision, owned by the City and Borough of Wrangell, and the vacation of a public alley, all zoned Waterfront Development, requested by Dave Powell of the Bay Company.

Rushmore stated that this issue started about 4 years ago and included the discussion regarding the Silvernail Workroad purchase and vacation issue. This is what was agreed to. Part of delay in moving this forward was to determine the easement in the former alleyway area for utilities. Bay Company will purchase the vacated alley and up to the fence of the Marine Service Center.

Motion approved unanimously by polled vote.

2. Final Plat review of Massin/Industrial Replat, a replat of Lots 3, 4, 6, 7 and 8, Block 59B, Industrial Subdivision, Plat 82-1, creating Lots 4A, 6A and Lot 8A, zoned Industrial, requested by Bernard Massin, owner, and Alaska Power and Telephone.

M/S: McConachie/Haubrich moved to approve the final Plat review of Massin/Industrial Replat, a replat of Lots 3, 4, 6, 7 and 8, Block 59B, Industrial Subdivision, Plat 82-1, creating Lot 4A, Lot 6A and Lot 8A, zoned Industrial Development, requested by Bernard Massin, owner, and Alaska Power and Telephone

Henson asked about the encroachments and Rushmore stated that yes, the encroachment issue was taken care of through the lot line modification. Bernard Massin was present and confirmed his agreement to this.

Motion approved unanimously by polled vote.

3. Conditional Use permit application for short term B&B or AirB&B rental as well as long term rentals on Lot 3, RAL Subdivision Easement Vacation, zoned Multi-Family Residential, owned and requested by Kay Larson.

Public Hearing was opened for this item at 7:16 pm.

No one spoke on the item.

Public Hearing was closed at 7:16 pm.

M/S: McConachie/Haubrich moved to approve the conditional use request for a single short term transient Bed and Breakfast rental and as a longer term rental, subject to the following conditions:

- 1) A minimum of two off-street parking places are dedicated onsite for the resident and the rental unit.

**2) Provide Guest Guidance/ House Rules or similar document to encourage respect for the residential district and neighbors.
Motion approved unanimously by polled vote.**

4. Discussion of potential code changes to address nuisance activities.

Rushmore gave a background of this issue, including Assembly activities to address nuisances around town and residential complaints brought to the Planning and Zoning Commission recently. She also presented a first working draft of a new nuisance code that the Borough Manager presented to the Assembly. The discussion tonight is narrowly focused around the noise issue and how to address this through the zoning code or a proposed new nuisance code.

Haubrich asked if the adjacent property being zoned Commercial is a factor. Rushmore stated that it is a factor to some degree. McConachie asked if the Commercial Zoning is a grandfathered change and Rushmore said that it was an actual zone change to the map. McConachie asked if the zoning goes with the property when it changes ownership and Rushmore stated that it does.

Henson said that there are some good ideas in the proposed code from the Borough Manager. She asked about measuring the decibels and who would do that and when. Haubrich added that other equipment, such as lawnmowers could exceed that decibel level. Henson stated that she liked that part of the code that referred to what was exempted from the decibel requirements.

Discussion was held regarding the hours in the code, centered around 6 p.m. or 8 p.m. and what is normal business hours.

Haubrich stated that we should focus on what the definitions are, e.g. what are industrial uses.

McConachie asked for additional time to review and make notes as well as get input from the public.

Rushmore clarified that in the current code, the Noise Code is part of the Zoning Code, so the Borough Manager would like the P&Z Commission's input on this. Henson stated that once this is finalized and adopted, the Noise Code should be removed from any other sections of the Wrangell Municipal Code.

After discussion it was suggested to have a Work Session to review this item. Work Session was scheduled for September 6 at 5:30 p.m. Carol will confirm that the Assembly Chambers are available.

Rushmore also stated that in a similar vein, one of the churches in town is looking at adding a steeple and chimes and that this would have to be reviewed as part of the Noise Code.

H. PUBLIC COMMENT:

Caleb Vierkant asked about the Noise Code and if the regulations would be separate for apartments or if they will be treated as one unit.

Bernard Massin stated that the Industrial Park should have a different time regulations because they are industrial activities, mostly done after work.

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS: None

J. ADJOURNMENT: 7:49 p.m.

CHAIRPERSON

SECRETARY

From: Carol Rushmore
To: ["C.F. James CPA PC"](#)
Cc: ["Lisa Von Bargaen"](#); [Aleisha Mollen](#); [Apryl Hutchinson](#); [Carol Rushmore](#); [Charles Haubrich](#); [Don & Betsy McConachie](#); [Duke Mitchell](#); [Terri Henson Home](#)
Subject: RE: Noise standard
Date: Friday, September 07, 2018 8:47:00 AM

Kelley,

Thank you for your comments and by this email am providing them to the Planning and Zoning Commission. First, the meetings of the Planning and Zoning Commission are always open to the public. You can come to those or do what you did and provide written comments. Much of what you mention below was discussed last night at the work session. From the one dispute now affecting the whole town to continue to allow activities that "Wrangellites" do. Work tools, chain saws, working on equipment, wood working, fixing personal boats etc were discussed and the Commission's direction to me when drafting up code language is to continue to permit those activities to occur. They have several charts of decibel type noise standards they are using as a guide. They also discussed the time issue for certain activities .

The dispute did bring up a potential deficiency in clarity and enforcement of the zoning code, which is why the Commission was looking at the Noise standard (WMC 20.52.060). At the same time, the Borough Manager, in working with the Assembly in an effort to clean up Wrangell, submitted a VERY draft initial ordinance on Nuisances, which also included a Noise section. The Commission will be working to clarify the Noise Standard in the zoning code – so whether it stays in the zoning section or is part of the new Nuisance code that will be worked on, I don't know at this point.

I very much appreciate your comments below. If you need copies of anything please let me know. The next meeting that the Commission will discuss this issue will be at their October 11, 2018 regular meeting. I will add you to the email list if any specific information is distributed regarding what they are working on for the noise standard.

Thank you.

Carol Rushmore
Economic Development Director
City and Borough of Wrangell
P.O. Box 531
Wrangell, AK 99929
907-874-2381
fx 907-874-3952
ecodev@wrangell.com

Please check out our website at www.wrangell.com
Follow us on Twitter: WrangellCVB
Like "WrangellCVB" or "City and Borough of Wrangell" on Facebook

From: C.F. James CPA PC [mailto:info@cfjamescpa.com]
Sent: Thursday, September 06, 2018 5:48 PM
To: [Ecodev@wrangell.com](mailto:ecodev@wrangell.com)
Subject: Noise standard

Hello,

I am very concerned with the noise standards that are being discussed.

My work schedule has not allowed me to look into how the public can participate in this discussion.

The website does not say that the work session is open for public comment or open to the public.

I have felt that Wrangell needs more than a complaint based noise standard, but have concerns over the extremes of the potential standards that might be set. The current version leaves too much power in the hands of petty, unreasonable people.

I would like to suggest that someone look up a decibel chart that shows what the decibel levels are for a variety of noises in a city environment.

- Students who are practicing drums or trumpets

- Chainsaws

- home skill saws and compressors

- vehicles

- running a boat prop to test it in a garbage can in your driveway

- those of us that play live music in local bands—in homes and in downtown bars and businesses

- get a decibel reading from the kids screaming and playing at the evergreen elementary playground

- the group of kids playing outside the Church on teen nights in the summer

- during baseball season the cheering from the volunteer park is crazy loud

- pounding nails when building something on your property or fixing the roof.

These, among other noises, are normal and healthy for active and outdoor citizens.

Taking away a property owners right to make noise on their own property, for doing things for their property within reasonable hours of the day, should be seriously considered before implementing something like this.

There may be different standards from daytime to night-time. Not everyone is on the same sleeping shift due to work, but for the most part, daytime is when most of the sounds would be expected, with the exception of live music downtown.

In other city's that I've lived in, there was an acceptable decibel level until 10pm and there was an acceptable level for noises coming from inside your house with doors and windows closed and a different standard if you had a big outdoor party.

There was also a permit process if you wanted to hold an outdoor event like a wedding with live music in your back yard for one night but it still had a time limit for shutting it down.

I really hope that there is serious consideration and perhaps a comment period for the public to participate in the making of such a noise standard, prior to something being finalized.

Thank you for taking the time to read this.

Sincerely,

Kelley Decker
633 Reid Street
Wrangell AK 99929
907-470-3086

Sent from [Mail](#) for Windows 10

Carol Rushmore

From: Haig Demerjian <haig@aptalaska.net>
Sent: Friday, September 07, 2018 2:11 PM
To: Carol Rushmore
Cc: Lisa Von Bargaen
Subject: Re: Hi

Hi Carol,

I wish we were able to attend the work session the other night however we are out of town for a bit. It seems to me that watered down, non specific new regulations will be no better then what we have now. The new ordinances need to be enforceable and therefore they need to be written in black and white without any shades of grey. I realize detailed laws are hard to write and for some folks hard to swallow. But that is what we need. I appreciate your efforts.

Haig

> On Sep 7, 2018, at 1:03 PM, Carol Rushmore <ecodev@wrangell.com> wrote:

>

> Hi Haig, I have not made any recommended changes to the draft ordinance.

> She might have had a copy of my staff report from the last meeting.

> There was a work session last night, that June was not present at, but

> the Commissioners simply discussed how detailed was it necessary to

> be, do they believe it is necessary to outline all types of uses and

> noises, what types of activities should be allowed and how to

> represent that. it was a general discussion to give me some direction

> in which way they felt a redraft of the noise standard should go.

> Next meeting this will be discussed is the October 11 regular PZ meeting.

>

> Carol Rushmore

> Economic Development Director

> City and Borough of Wrangell

> P.O. Box 531

> Wrangell, AK 99929

> 907-874-2381

> fx 907-874-3952

> ecodev@wrangell.com

>

> Please check out our website at www.wrangell.com Follow us on Twitter:

> WrangellCVB Like "WrangellCVB" or "City and Borough of Wrangell" on

> Facebook

>

>

> -----Original Message-----

> From: Haig Demerjian [mailto:haig@aptalaska.net]

> Sent: Friday, September 07, 2018 11:51 AM

> To: Carol Rushmore <ecodev@wrangell.com>

> Subject: Hi

>

> June at KSTK called and wanted an interview as to the noise issues as

- > it relates to our problem. She also mentioned that you had made some
- > changes to the draft ordinance that I originally saw. Can you shoot me
- > a copy of the changes? Thanks.
- >
- > Haig=
- >

City and Borough of Wrangell, Alaska

Agenda G1

Date: September 10, 2018

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: A preliminary plat of the W.M.C. Subdivision, the replat of lots 1 and 10, Block 54, Wrangell Townsite, according to Plat No. 68-81, and Tract "B", supplemental plat of Wrangell Townsite, USS 1119, according to Plat No. 68-129, and portion of Lot 1, portion of Lot 2, and Lots 9 and 10, Block 54, Townsite, USS 1119, creating Lot A, Block 54, W.M.C. Subdivision; and requesting vacation of an alleyway and portion of a scenic strip adjacent to these lots within Block 54, zoned Open Space/Public, requested by the City and Borough of Wrangell.

Recommendation:

Staff recommends approving the Preliminary plat with changes and recommending to vacate the alley and scenic ROW as it affects the existing hospital facility.

Recommended Motions:

- 1) **Move to recommend to the Assembly to vacate the alley way and a portion of the floating easements adjacent to the above described lots;**
- 2) **Move to approve the preliminary plat of the W.M.C. Subdivision, the replat of lots 1 and 10, Block 54, Wrangell Townsite, according to Plat No. 68-81, and Tract "B", supplemental plat of Wrangell Townsite, USS 1119, according to Plat No. 68-129, and portion of Lot 1, portion of Lot 2, and Lots 9 and 10, Block 54, Townsite, USS 1119, creating Lot A, Block 54, W.M.C. Subdivision, subject to the following plat modification:**
 - a) **Create electrical easements along Reid Street and Bennett Street**
 - b) **The Assembly approves the vacation request of the alley and portion of scenic strip.**

Findings:

This preliminary plat is requested as part of the agreement with the Southeast Alaska Regional Health Consortium for assuming the management responsibility of the existing hospital facility. The existing building is constructed on 7 lots and over an alley and scenic view right-of-ways. The proposed preliminary plat is replatting the lots to combine the facility on one single lot and vacate the right-of-ways.

The Planning and Zoning makes a recommendation to the Assembly regarding right-of-way vacations.

City and Borough of Wrangell, Alaska

Agenda G2

Date: September 10, 2018

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: A preliminary plat of Health Care Subdivision III, a replat of Lots B-1, B-2 and B-3, Health Care Subdivision II, and Lot A, Health Care Subdivision, creating Lots 1,2,3 and 4, Health Care Subdivision III; and requesting vacation of unused floating easements within these lots, zoned Open Space/Public, requested by the City and Borough of Wrangell.

Recommendation:

Staff recommends approving the Preliminary plat with changes.

AMENDED Recommended Motions:

- 1) **Move to recommend to the Assembly to vacate the floating easements in Lots B-3 and Lot B-1, Health Care Subdivision II, Plat No. 2010-6, as the actual locations of utilities and road will be placed into easements in the proposed new subdivision, Health Care Subdivision III.**
- 2) **Move to approve the preliminary plat of Health Care Subdivision III, a replat of Lots B-1, B-2 and B-3, Health Care Subdivision II, and Lot A, Health Care Subdivision, creating Lots 1,2,3 and 4, Health Care Subdivision III, subject to the following plat modification**
 - a) **Create a small triangular substandard lot at the corner of Ash Street and Etoin Ave from the proposed ROW, with a Plat note that it will be combined with Lot 20 in a replat of those City lots forthcoming shortly;**
 - b) **Adjust the northerly boundary of proposed Lot 4, approximately 120 feet to the north into proposed Lot 1.**
 - c) **Plat note 6: the easement should not be centered on the property line, but stop at the edge of the AICS building, so there is no overlap with the structure.**
 - d) **Plat note 3: Certificate to plat will be from Ketchikan Title Company.**
 - e) **Assembly approval of the vacation request of the floating easements.**

Findings:

This preliminary plat is requested as part of the agreement with the Southeast Alaska Regional Health Consortium to assume the management responsibility of the existing hospital facility and to construct a new hospital adjacent to the AICS Tideline Clinic. The proposed plat removes the previously recorded floating easements, locates all utility and road easements where they are actually constructed, creates a right-of-way for the Etoin Avenue road, and modifies the north and south property lines of former Lot A (proposed Lot 4)

This plat does not address the encroachments of two landowners on the west side of the property (Lots 4 and 3, Block 29). As part of the Borough's agreement with SEARHC, that issue may be resolved at a later date, but not until the full design and needs of the hospital are determined.

The Planning and Zoning makes a recommendation to the Assembly regarding right-of-way vacations.

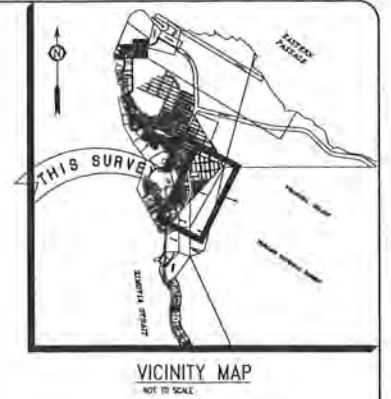
Staff is also recommending that the proposed preliminary plat create a temporary substandard lot adjacent to Etolin Ave and Ash Street with a plat note identifying the short term nature of this lot, that it will be combined with the adjacent Lot 20 in the replat of those lots along Etolin Ave that will be coming before the Commission shortly. This eliminates the need to go back to the Assembly to vacate the newly created ROW prior to the final plat of this upcoming replat.

The property boundaries of Lot A are being modified to keep the clinic parking lot entirely within new Lot 4 on which the Clinic is located and to provide additional buffer area to the north of the building area to access rock for the construction of the new hospital.

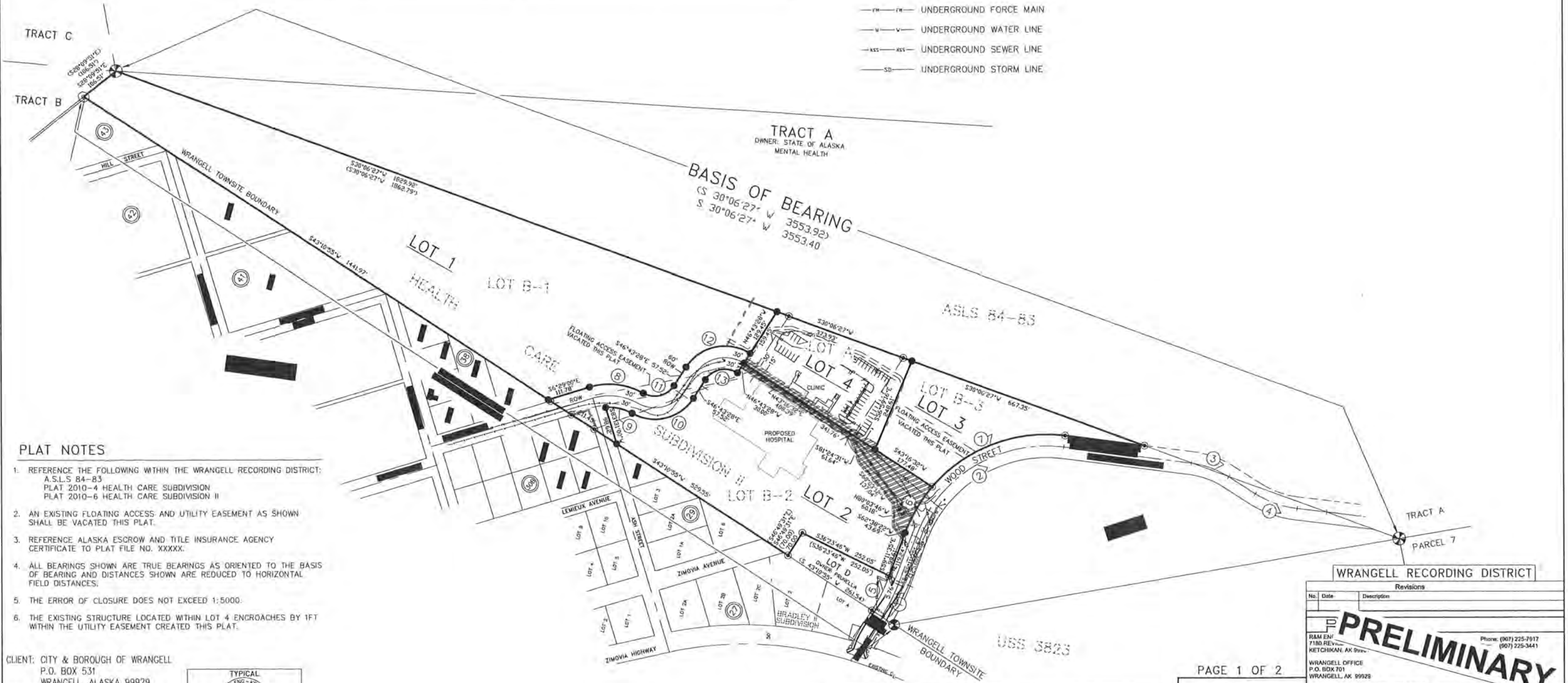
CURVE DATA			
① Δ = 12°27'16" R = 461.00' L = 100.21' C = 100.01' CHD. BRG. = S52°57'57"E	② Δ = 76°30'42" R = 353.00' L = 484.74' C = 449.52' CHD. BRG. = S20°56'14"E	③ Δ = 25°13'20" R = 237.00' L = 104.33' C = 103.49' CHD. BRG. = S29°55'47"W	④ Δ = 25°36'28" R = 260.00' L = 116.21' C = 115.24' CHD. BRG. = S29°44'11"W
⑤ Δ = 12°36'46" R = 431.00' L = 94.88' C = 94.69' CHD. BRG. = S52°53'12"E	⑥ Δ = 20°16'18" R = 393.00' L = 139.05' C = 138.32' CHD. BRG. = S49°03'26"W	⑦ Δ = 56°14'24" R = 431.00' L = 385.76' C = 370.46' CHD. BRG. = S10°48'05"E	⑧ Δ = 45°58'03" R = 180.00' L = 144.41' C = 140.57' CHD. BRG. = S16°30'02"W
⑨ Δ = 33°56'34" R = 120.00' L = 71.09' C = 70.06' CHD. BRG. = S22°30'46"W	⑩ Δ = 86°12'31" R = 120.00' L = 180.56' C = 164.00' CHD. BRG. = S03°37'12"E	⑪ Δ = 86°12'31" R = 60.00' L = 90.28' C = 82.00' CHD. BRG. = S03°37'12"E	⑫ Δ = 89°59'58" R = 120.00' L = 188.50' C = 169.71' CHD. BRG. = S01°43'28"E
⑬ Δ = 89°59'58" R = 60.00' L = 94.25' C = 84.85' CHD. BRG. = S01°43'28"E			

LEGEND

- ⊙ SECONDARY MONUMENT RECOVERED THIS SURVEY
- ⊕ BLM BRASS CAP RECOVERED THIS SURVEY
- ⊗ HIGHWAY CENTERLINE BRASS CAP RECOVERED THIS SURVEY
- 5/8 REBAR 30" LONG WITH 2" ALUM CAP WITH PLASTIC INSERT SET THIS SURVEY
- (BB.09) DATA OF RECORD
- BB.09 DATA MEASURED OR COMPUTED
- PREVIOUS PROPERTY LINE
- ROAD CENTERLINE
- ▨ UTILITY EASEMENT CREATED THIS SURVEY
- EASEMENT VACATED THIS SURVEY
- OVERHEAD ELECTRICAL LINE
- UNDERGROUND ELECTRICAL LINE
- UNDERGROUND FORCE MAIN
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND STORM LINE



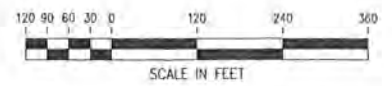
VICINITY MAP
NOT TO SCALE



PLAT NOTES

1. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
A.S.L.S B4-B3
PLAT 2010-4 HEALTH CARE SUBDIVISION
PLAT 2010-6 HEALTH CARE SUBDIVISION II
2. AN EXISTING FLOATING ACCESS AND UTILITY EASEMENT AS SHOWN SHALL BE VACATED THIS PLAT.
3. REFERENCE ALASKA ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. XXXXX.
4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
5. THE ERROR OF CLOSURE DOES NOT EXCEED 1:5000.
6. THE EXISTING STRUCTURE LOCATED WITHIN LOT 4 ENCROACHES BY 1FT WITHIN THE UTILITY EASEMENT CREATED THIS PLAT.

CLIENT: CITY & BOROUGH OF WRANGELL
P.O. BOX 531
WRANGELL, ALASKA 99929



DRAWN BY: MCH
CHECKED BY: CCP
DATE PLATTED: SEPTEMBER, 2018
DATE SURVEYED: N/A
SCALE: 1"=120'
SURVEYED BY: MCH
PROJ. NO.: 182754

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN 2018 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.
DATE: X/XX/2018
CHRISTOPHER G. PIBURN LS 107552



WRANGELL RECORDING DISTRICT

No.	Date	Description	Revisions

PRELIMINARY

RAM ENV. 7180 REVISED KETCHIKAN, AK 99901 Phone: (907) 225-7917 (907) 225-3441

WRANGELL OFFICE P.O. BOX 701 WRANGELL, AK 99928

CERTIFICATE OF AUTHORIZATION # C576

PROJECT: **HEALTH CARE SUBDIVISION III**
A REPLAT OF LOTS B-1, B-2, & B-3, HEALTH CARE SUBDIVISION II, & LOT A, HEALTH CARE SUBDIVISION III, CITY AND BOROUGH OF WRANGELL.

City and Borough of Wrangell, Alaska

Date: September 11, 2018

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final plat approval of Good/Edgley Subdivision, a replat of Lots 7-K and 7-R Block 67, creating Lot AA and Lot BB, zoned Single Family Residential, requested by Jeffrey Good.

Recommendation:

Move to approve the Final Plat of the Good/Edgley Subdivision, a replat of Lots 7-K and 7-R Block 67, creating Lot AA and Lot BB, requested by Jeffrey Good.

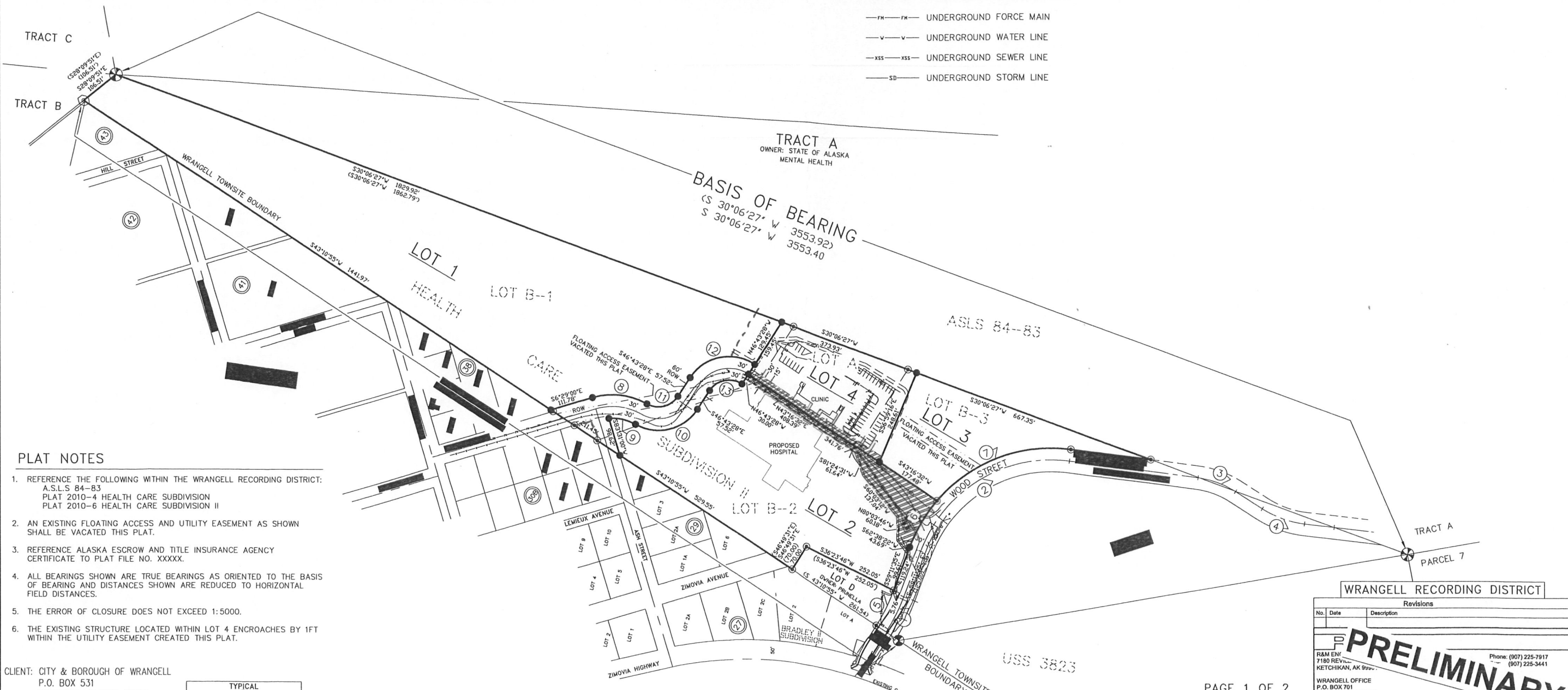
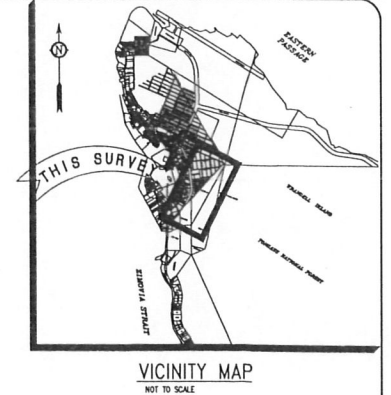
Background:

The requested utility easement was extended along Third Street.

CURVE DATA			
① Δ = 12°27'16" R = 461.00' L = 100.21' C = 100.01' CHD. BRG. = S52°57'57"E	② Δ = 76°30'42" R = 363.00' L = 484.74' C = 449.52' CHD. BRG. = S20°56'14"E	③ Δ = 25°13'20" R = 237.00' L = 104.33' C = 103.49' CHD. BRG. = S29°55'47"W	④ Δ = 25°36'28" R = 260.00' L = 116.21' C = 115.24' CHD. BRG. = S29°44'11"W
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⑬ Δ = 89°59'58" R = 60.00' L = 94.25' C = 84.85' CHD. BRG. = S01°43'28"E			

LEGEND

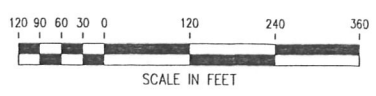
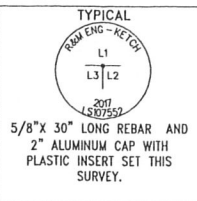
- ⊙ SECONDARY MONUMENT RECOVERED THIS SURVEY
- ⊕ BLM BRASS CAP RECOVERED THIS SURVEY
- ⊙ HIGHWAY CENTERLINE BRASS CAP RECOVERED THIS SURVEY
- 5/8 REBAR 30" LONG WITH 2" ALUM CAP WITH PLASTIC INSERT SET THIS SURVEY
- (88.09) DATA OF RECORD
- 88.09 DATA MEASURED OR COMPUTED
- PREVIOUS PROPERTY LINE
- ROAD CENTERLINE
- ▨ UTILITY EASEMENT CREATED THIS SURVEY
- EASEMENT VACATED THIS SURVEY
- OVERHEAD ELECTRICAL LINE
- UNDERGROUND ELECTRICAL LINE
- UNDERGROUND FORCE MAIN
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND STORM LINE



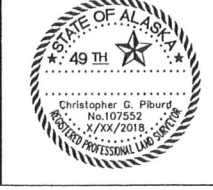
PLAT NOTES

- REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
A.S.L.S 84-83
PLAT 2010-4 HEALTH CARE SUBDIVISION
PLAT 2010-6 HEALTH CARE SUBDIVISION II
- AN EXISTING FLOATING ACCESS AND UTILITY EASEMENT AS SHOWN SHALL BE VACATED THIS PLAT.
- REFERENCE ALASKA ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. XXXXX.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE ERROR OF CLOSURE DOES NOT EXCEED 1:5000.
- THE EXISTING STRUCTURE LOCATED WITHIN LOT 4 ENCROACHES BY 1FT WITHIN THE UTILITY EASEMENT CREATED THIS PLAT.

CLIENT: CITY & BOROUGH OF WRANGELL
P.O. BOX 531
WRANGELL, ALASKA 99929



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN 2018 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.
X/XX/2018
DATE CHRISTOPHER G. PIBURN LS 107552



WRANGELL RECORDING DISTRICT

Revisions	
No.	Date

PRELIMINARY

RAM ENR 7180 REVISED 1/14/2018
KETCHIKAN, AK 99901
Phone: (907) 225-7917
(907) 225-3441

WRANGELL OFFICE
P.O. BOX 701
WRANGELL, AK 99929

CERTIFICATE OF AUTHORIZATION # C576

PROJECT:
HEALTH CARE SUBDIVISION III
A REPLAT OF LOTS B-1, B-2, & B-3, HEALTH CARE SUBDIVISION II, & LOT A, HEALTH CARE SUBDIVISION, CREATING LOTS 1, 2, 3, & 4, HEALTH CARE SUBDIVISION III, CITY AND BOROUGH OF WRANGELL.