



CITY & BOROUGH OF WRANGELL PUBLIC HEARING AGENDA

**Tuesday, August 22, 2017
6:45 – 7:00 p.m.**

Location: Assembly Chambers, City Hall

1. Call to Order
2. Roll Call
3. Public Hearing Item:
 - a. Request to vacate a private access/utility easement along the mutual property line of Lots 37A and 37B of Senna Subdivision, zoned Rural Residential, requested by owners Charles and Joan Martin
4. Written Testimony
5. Oral Testimony
6. Adjournment

Agenda Item 3a

CITY & BOROUGH OF WRANGELL

BOROUGH ASSEMBLY PUBLIC HEARING AGENDA ITEM August 22, 2017

INFORMATION:

Request to vacate a private access/utility easement along the mutual property line of Lots 37A and 37B of the Senna Subdivision, zoned Rural Residential (*public hearing item*)

Attachments:

1. Memo from Carol Rushmore, Economic Development Director
2. Request from Charles and Joan Martin, owners
3. Maps of the Area

Additional Information:

On August 10, 2017, the Planning & Zoning Commission approved the vacation request of the private access/utility easement as requested by the Martin's who own both lots affected by the easement, subject to completion of the plat that would combine both lots into one.

City and Borough of Wrangell, Alaska

G-1

Date: August 7, 2017

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request to vacate a private access/utility easement along the mutual property line of Lots 37A and 37B of Senna Subdivision, zoned Rural Residential, requested by owners Charles and Joan Martin

Background:

The Bakke's owned the property and in 2013 subdivided the original 2.2 acre lot in two halves, each with waterfront frontage.

Findings:

For Vacation of easement or Right-of-way requests, the Planning and Zoning Commission holds a public hearing and makes a recommendation to the Assembly whether to grant the vacation. The Assembly also holds a public hearing and makes the final decision.

Senna Subdivision was approved in 2013. The subdivision created two lots, each with shoreline frontage. A 30' wide access and utility easement was created on the mutual property line to be shared by the future owners of each lot. In 2016, the Martin's purchased both lots and are now wanting to combine both back into the original single lot configuration. They would like to eliminate the easement, and construct their house where the easement currently is established.

Because the vacation of the easement must be approved by the Assembly, the Martin's are bringing this request forward first for approval and will submit the preliminary plat after Assembly approval.

Attached you will find information pertaining to easements/ROW and vacations of each as presented to the Commission during a training session with the Borough attorney in 2014.

Recommendation:

Staff recommends approval of the vacation request of the private access/utility easement as requested by the Martin's who own both lots affected by the easement, subject to completion of the plat combining both lots into one.



Joan Martin

AUTHOR/LIBRARIAN

RECEIVED
JUL 11 2017
WRANGELL CITY HALL

July 10, 2017

City of Wrangell
Planning and Zoning
City Assembly
PO Box 531
Wrangell, AK 99929

Dear City of Wrangell Planning and Zoning:

We own property at 11.5 Mile, lots 37A & 37B. The lots were split by a previous owner. We would like to vacate the easement and variance lines and then recombine the lots back to a single lot, Lot 37. The easement will not affect other property owners because we own both lots. We love our property and plan to build our home here. The best site for building includes the current pad which is currently part of the 30-foot utility easement. By vacating the easement, we will be able to commence the planning of our building project with local contractors.

Attached is a copy of the current plat. We will be consulting with R & M Engineering to redraw the plat when this action is approved to reflect the changes.

Thank you very much for your consideration.

Sincerely,

Charles Martin

Joan M Martin

Charles Martin and Joan Martin

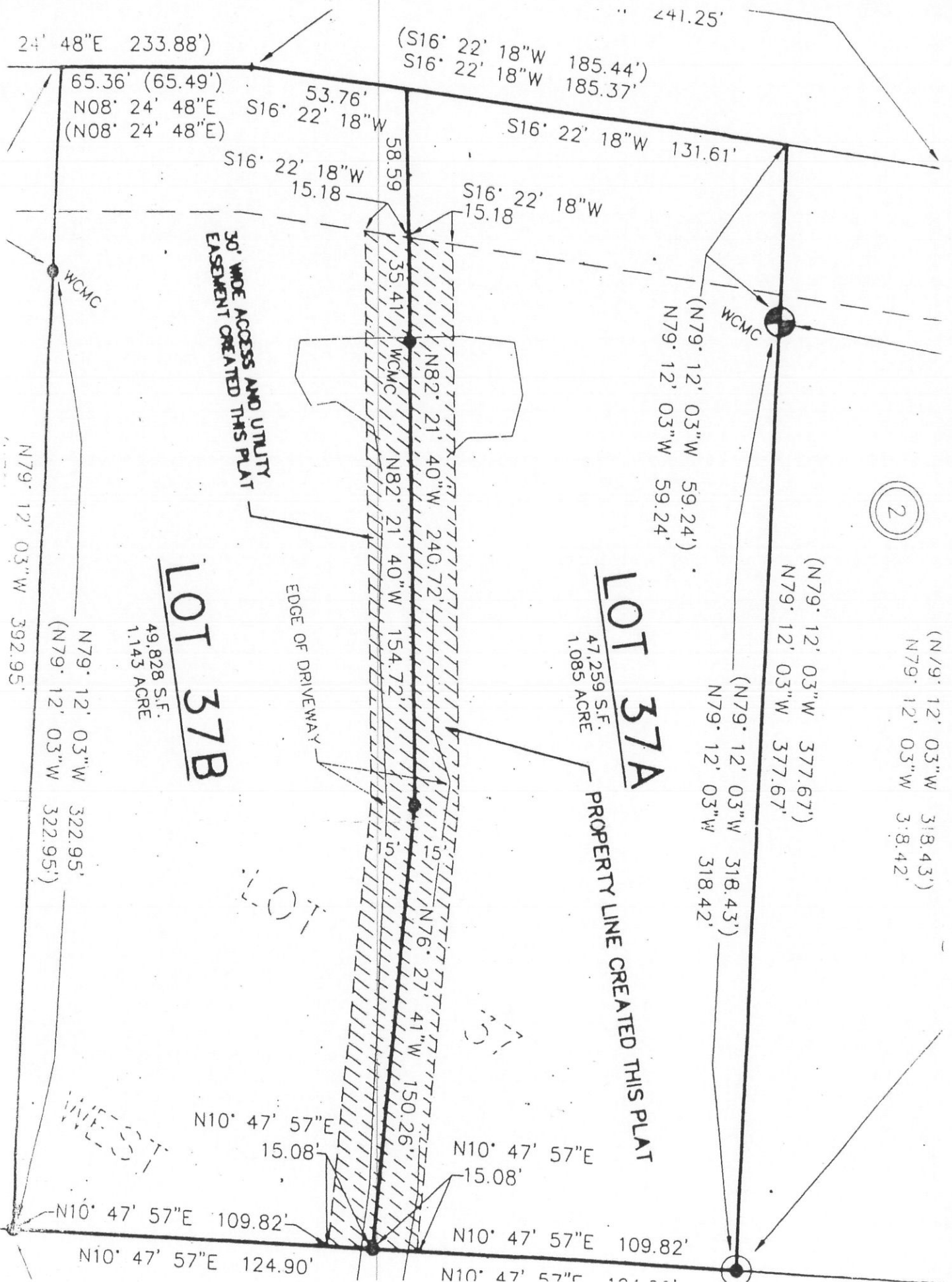
PO Box 51

Unalakleet, Alaska 99684

(907) 538-2590 or 538-2591

happy.cloud@me.com

<http://www.joanmartin.net/>



CERTIFICATE OF OWNERSHIP AND DEDICATION
CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED
HEREIN, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT,
AND THAT WE HEREBY DEDICATE THE PUBLIC RIGHTS, WALKS, PARKS AND OTHER OPEN SPACES TO
PRIVATE USE AS NOTED.

1-1-2013
Arnold E. Bakke
Alice B. Bakke

NOTARY'S ACKNOWLEDGMENT

NOTARY PUBLIC
CITY AND BOROUGH OF WRANGELL
I, Arnold E. Bakke, a duly qualified and sworn Notary Public in and for the State of Alaska, duly
authorized to perform notarial duties, do hereby certify that the foregoing
instrument was signed and acknowledged before me on the day of October, 2013, before me
and that the signers, personally appeared Arnold E. Bakke and Alice B. Bakke,
and that they acknowledged to me that they executed the same for the purposes
and for the voluntary use and purposes therein specified.
I, the Notary, seal the day and year in this certificate.
NOTARY PUBLIC
CITY AND BOROUGH OF WRANGELL
OFFICIAL SEAL
ARNOLD E. BAKKE
NOTARY PUBLIC
CITY AND BOROUGH OF WRANGELL
EXPIRES: 4-13-2015

CERTIFICATE STATE OF ALASKA

FIRST JUDICIAL DISTRICTS
I, Gregory G. Scheetz, a duly qualified and sworn Notary Public in and for the State of Alaska, do hereby certify that the foregoing
instrument was signed and acknowledged before me on the day of October, 2013, before me
and that the signers, personally appeared Arnold E. Bakke and Alice B. Bakke,
and that they acknowledged to me that they executed the same for the purposes
and for the voluntary use and purposes therein specified.
I, the Notary, seal the day and year in this certificate.
NOTARY PUBLIC
CITY AND BOROUGH OF WRANGELL
OFFICIAL SEAL
GREGORY G. SCHEETZ
NOTARY PUBLIC
CITY AND BOROUGH OF WRANGELL
EXPIRES: 4-13-2015

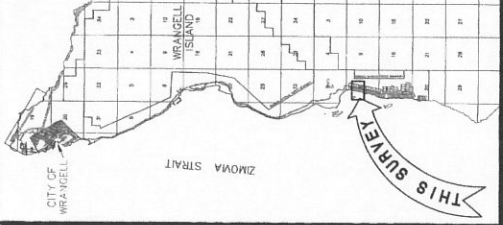
STATE OF ALASKA
CITY AND BOROUGH OF WRANGELL
I, Gregory G. Scheetz, a duly qualified and sworn Notary Public in and for the State of Alaska, do hereby certify that the foregoing
instrument was signed and acknowledged before me on the day of October, 2013, before me
and that the signers, personally appeared Arnold E. Bakke and Alice B. Bakke,
and that they acknowledged to me that they executed the same for the purposes
and for the voluntary use and purposes therein specified.
I, the Notary, seal the day and year in this certificate.
NOTARY PUBLIC
CITY AND BOROUGH OF WRANGELL
OFFICIAL SEAL
GREGORY G. SCHEETZ
NOTARY PUBLIC
CITY AND BOROUGH OF WRANGELL
EXPIRES: 4-13-2015

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
I, Gregory G. Scheetz, a duly qualified and sworn Notary Public in and for the State of Alaska, do hereby certify that the foregoing
instrument was signed and acknowledged before me on the day of October, 2013, before me
and that the signers, personally appeared Arnold E. Bakke and Alice B. Bakke,
and that they acknowledged to me that they executed the same for the purposes
and for the voluntary use and purposes therein specified.
I, the Notary, seal the day and year in this certificate.
NOTARY PUBLIC
CITY AND BOROUGH OF WRANGELL
OFFICIAL SEAL
GREGORY G. SCHEETZ
NOTARY PUBLIC
CITY AND BOROUGH OF WRANGELL
EXPIRES: 4-13-2015

CERTIFICATE OF APPROVAL BY THE ASSEMBLY
I, Gregory G. Scheetz, a duly qualified and sworn Notary Public in and for the State of Alaska, do hereby certify that the foregoing
instrument was signed and acknowledged before me on the day of October, 2013, before me
and that the signers, personally appeared Arnold E. Bakke and Alice B. Bakke,
and that they acknowledged to me that they executed the same for the purposes
and for the voluntary use and purposes therein specified.
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NOTARY PUBLIC
CITY AND BOROUGH OF WRANGELL
OFFICIAL SEAL
GREGORY G. SCHEETZ
NOTARY PUBLIC
CITY AND BOROUGH OF WRANGELL
EXPIRES: 4-13-2015

ARNOLD AND ALICE BAKKE
30X 861
WRANGELL, ALASKA 99929

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA,
AND THAT IN SEPTEMBER 2013, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED
UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION
OF THE LANDS SHOWN AND THAT I HAVE THE NECESSARY RECORDS AND OTHER DETAILS ARE
CORRECT ACCORDING TO SAID FIELD NOTES.
DATE: 9-30-13
GREGORY G. SCHEETZ
13228



VICINITY MAP
SCALE 1/2" = 1 MILE

LEGEND

- PRIMARY ALUMINUM CAP RECOVERED
IN ORIGINAL POSITION (TOWER & NODING)
- RAM EXC-KETCH, REBAR AND 2" ALUM. CAP SET (L56700)
- ORIGINAL REBAR AND ALUM. CAP RECOVERED
IN ORIGINAL POSITION (TOWER & NODING)
- ACCESS AND UTILITY EASEMENT AREA CREATED THIS PLAT
- DATE OF RECORD
(N 79° 12' 03" W 322.95')
(N 79° 12' 03" W 392.85')
- DATA CALCULATED OR MEASURED
324.28

PLAT NOTES

- A SINGLE LINE PROPORTION WAS APPLIED ALONG THE ZIMOVIA
HIGHWAY R.O.W. TO SET THE S.W. CORNER OF LOT 37B.



2013-6
Plat #
13228
REC'D
Nov 13 2013
Time 1:58 PM

WRANGELL RECORDING
No. Date Description
RSM
RSM ENGINEERING & SURVEYING, INC.
P.O. BOX 1381
WRANGELL, ALASKA 99929
WRANGELL OFFICE
P.O. BOX 1381
WRANGELL, ALASKA 99929
PROJECT: **SENNA SUBDIVISION**
THE SENNAs
WRANGELL ISLAND AND WET
CREATING LOTS 37A &
CITY AND BOROUGH OF WRANGELL

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 537.90321 feet
Date: 7/30/2017

Public Map

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

