

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

August 13, 2015

7:00pm

Agenda

A. CALL TO ORDER/ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: June 11, 2015 (deferred), July 9, 2015

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

F. OLD BUSINESS

1. Zoning of Entitlement Lands and other remote areas of the Borough.
2. Request to trench, culvert and fill drainage ditch along First Avenue for off-street parking on Lot 2, Block 62, USS 1119, zoned Single Family Residential, requested by Harley Johnson.
3. Discussion regarding use of containers in all zones.

G. NEW BUSINESS

- Pub Hrg 1. Preliminary Plat review of the R&J Rusaw Subdivision, a subdivision of Lot 1 Block 4 ASLS 83-7 Wrangell Island West Subdivision creating Lots 1A and 1B, zoned Rural Residential, requested by Robert and Jamie Rusaw.
- Pub Hrg 2. Preliminary Plat review of a Replat and Storage Easement Vacation, a replat of Lot 3, Block A Sortyard Subdivision and Lots 10, 11 & 12 Block 5A, ATS 83, zoned Waterfront Development, requested by Charles Jenkins Jr., owned by Christine Jenkins.
- Pub Hrg 3. Variance permit application for back yard setback reduction on Lot 1, Block 1, City Subdivision, zoned Single Family Residential, requested by Susan and Brennon Eagle, owned by Brett Woodbury.
- Pub Hrg 4. Conditional Use Permit application review for daycare/preschool services located at the Hope Community Church of God Lot 9 and Lot 10, Block 53, USS 1119, zoned Single Family Residential, requested by Leeann Martin and Briana Schilling, owned by the Hope Community Church of God.
- Pub Hrg 5. Conditional Use Permit application review for a storage unit on a portion of Lot 14A, Block 83, USS 1119, zoned Waterfront Development, requested by Lloyd Ward, owned by Bloom Management LLC.

6. Request to purchase tidelands in the unsubdivided portion of Lot 15, Block 12A, USS 1119 adjacent to Lots 6 and 7 Block 12A USS 1119 which are zoned Waterfront Development, requested by Brett Woodbury, owned by the City and Borough of Wrangell

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

July 9, 2015

7:00pm

Agenda

A. CALL TO ORDER/ROLL CALL 701 pm

Chairperson Terri Henson called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:01 pm on July 9, 2015 in the Wrangell Borough Assembly Chambers. Commissioners' Don McConachie, Jim Shoemaker, Betty Keegan, April Hutchinson were present. Commissioner Rudy Biskar was absent.

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

B. AMENDMENTS TO THE AGENDA

Item not on the agenda is the discussion of Mrs. Wickman's concern from last month regarding container vans and waterfront developments uses on front street. Moved Item to g3.

C. APPROVAL OF MINUTES June 11, 2015 (deferred)

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

F. OLD BUSINESS

G. NEW BUSINESS

1. Temporary Use permit request to store crab pots and associated on-shore activities associated with commercial crabbing in a 200X200 square foot upland area along shoreline in municipal entitlement land of Wrangell Island near Thoms Place, Section 36 Township 65S Range 65E, requested by Mark Mitchell, owned by the City and Borough of Wrangell.

Open public hearing

Mark Mitchell 11.1 Zimovia Hwy submitting request to stack gear in a vacant area near fishing grounds to avoid running back and forth to town to get gear. Would only be 2 months of use and would like to be able to re-use the area year after year.

Public hearing closed

Subject area is in Section 35 in the range 85E Township 65S (not Section 36 as originally identified). A modified map with the location was provided to Commission prior to the meeting.

McConachie moves to approve Temporary Use permit request to store crab pots and associated on-shore activities associated with commercial crabbing in a 200X200 square foot upland area along shoreline in municipal entitlement land of Wrangell Island near Thoms Place, Section 36 Township 65S Range 85E, requested by Mark Mitchell, owned by the City and Borough of Wrangell, Keegan 2nds.

Henson feels that a short term lease would be more favorable and would like to make the area smaller. Keegan removes her second to the original motion motion dies

McConachie moves to approve the request but with only utilizing a 2000 sq ft area. Keegan 2nds the motion.

Henson moves to amend the main motion to make it a short term lease expiring December 31, 2015. Undergrowth, but no trees, can be removed. Shoemaker 2nds

Amended Motion passes by unanimous vote.

Main motion passes by unanimous vote

Commissioner Shoemaker suggests that a bond be required in case damage and cleanup become an issue if the lessor walks away and leaves item behind requiring clean-up

2. Variance application for reduction in side yard setbacks on Lot 23, Block 10 and Lot 6, Block 10A, USS 1119 zoned Single Family Residential, requested by George Woodbury, owned by Brett Woodbury.

Open public hearing

George Woodbury, 5 mile loop road. Asking for an encroachment into the setback area because property is narrow and wanting to put a small home on the lot, and to satisfy agencies and neighbors. The eaves will be the only things encroaching into the setback area.

Letter from Jeni Hoy Thielmann read into the record.

McConachie asks if this item will be a problem. Woodbury states that there will be gutter for water runoff.

Shoemaker asks about snow runoff, Woodbury will put snow stops on the roof.

Close public hearing.

Steve Murphy, 233 Stikine Ave. arrives late and asks to speak opposed to the dock being built by Woodbury due to possible logs being held by the dock and possible damage to neighboring parcels.

McConachie moves to approve Variance application for a 3 foot reduction in side yard setbacks (2' from Property Line) on Lot 23, Block 10 and Lot 6, Block 10A, USS 1119 zoned Single

Family Residential, requested by George Woodbury, owned by Brett Woodbury, Shoemaker seconds.

Henson moves to amend motion to include staff recommendation to add gutters to the eaves and snow stops to prevent damage to neighbor's properties. McConachie 2nds.

Amendment passed by unanimous vote.

Main motion passed by unanimous vote.

3. Containers and Waterfront Development uses on Front Street.

Sherri Wickman was concerned about the development proposed by Chuck Jenkins. Last time containers were discussed was in 2011, and Commission made a recommendation of placing a moratorium on them except for in the Service Center yard, but it was turned down by the Assembly. Commission had suggested some code additions to address containers, but ended up not pursuing matter further.

Terri asks about where we go from here regarding use of containers. Staff states that Mr. Jenkins development meets within the current zoning requirements. He will not be using containers.

Concerned about container storage along Front Street as there has been too much investment on the development to Front Street and these structures could deter from the improvements made to front street.

Chuck Jenkins 4 miles from Movia Hwy owns the lot. Wickman was concerned about. He is subdividing the lot to have a Front Street and back street lot. I will not be using the containers. Building an arched steel structure with fabric covering. Walls will be similar to Tridents building on Case Avenue. Going to be an open structure. Will be accessing off of Silvernail so no impediments to Front Street traffic. Not exceeding the height requirements as it will be a 45x80' structure - 35-45 feet high. No higher than the Museum. The boatyard is running out of space and is why these containers are no longer there.

The front of the area will be mostly parking. Commission looks at a draft survey provided by Mr. Jenkins.

Regarding containers, Henson states we should try and avoid container use. The container issue was brought to the Assembly and they didn't do anything with the suggestions provided. Bring back to agenda for August meeting.

4. Zoning of Entitlement Lands and other remote areas of the Borough.

Entitlement is complete and 9006 acres has transferred to the Borough. Borough has management authority. Land will need to be surveyed to sell or construction of permanent development. Borough received a letter of survey determination from DNR that St. Johns has been surveyed and will make the formal request to transfer the property. Maps are provided.

Zoning of these lands is currently Transition Zoning. Commission needs to explore how some of these lands should be zoned... if different from the RMU districts. And what uses should be allowed or not in each area. The Economic Development Committee is also looking at these lands and what uses they think should or should not be allowed and establishing priorities for use and disposal. A workshop this fall with both Committees should be held.

Olive Cove was used as an example to start discussion. This lot may have been already previously zoned when the whole Olive Cove Subdivision was zoned RMU-O – but staff points out that clarification needs to be made so some of the lands surrounding RMU districts. Zoning Commission must identify the zoning prior to the disposal of any of the lands. Simplest for this Olive Cove Parcel is to zone it RMU-O – just as the existing private lands are. Then the City can determine what part of that parcel to sell or do something with at the time of survey. Some of this land was acquired for the valuable habitat along the salmon stream. Another option would be to rezone the habitat area as a Resource protection area, however some determination needs to be made what is that area. Commission seemed in agreement for zoning RMU-O

Areas to discuss next time Thoms Place and/or sunny Bay.

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Mission Hill information regarding hill drainage reminder for next meeting.

Container use in downtown areas.

Zoning for Thomas Bay and sunny Bay on August 13, 2015.

J. ADJOURNMENT 8:35pm

City and Borough of Wrangell

Agenda F2

Date: July 7, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request to trench, culvert and fill drainage ditch along First Avenue for off-street parking on Lot 2, Block 62, USS 1119, zoned Single Family Residential, requested by Harley Johnson.

Background: Mr. Johnson submitted a building permit to the Public Works Director to culvert and fill a drainage ditch on First Avenue for on-street parking. Upon further review by staff of drainage and ROW concerns, the issue is before the Commission for recommendation to the Borough Manager.

The Commission discussed some of these issues at the June meeting and wanted staff to come back with a report and recommendation by the August meeting.

Review Criteria: Standards: 20.52

Findings: The Planning and Zoning Commission, per WMC 3.44.120 is being asked to make a recommendation to the Borough Manager regarding placement of a culvert and filling of a drainage ditch the length of the private property it is located in front of on First Avenue. The applicant proposes to construct a rock wall along the property, culvert the ditch, and fill. First Avenue has a 30 foot wide platted ROW, with an 18 foot paved driving lane.

At the last meeting there was considerable discussion about the drainage from uphill, and creating additional drainage channels to feed into the proposed culvert along First Avenue. These are actually two separate issues, although related in the sense that the applicant is proposing to channel more surface water into the proposed culvert.

The proposed request to culvert and fill is located within the City's ROW and would also create parking within the ROW. Based on the proposal, the proposed parking in this area (filled ditch) would encroach into the paved First Street driving lane as the filled ditch area measured approximately 5-6 feet from edge of pavement to location of the proposed rockwall.

Currently there is a 12" culvert crossing the applicant's driveway as well as the neighbor's driveway to the north. However, one side of the applicant's culvert is crushed and the other may be crushed or buried. The neighbor's culvert appears crushed or partly buried and the culvert closer to Mission Street is elevated such that there is some ponding in the ditch. It is unknown if this ditch even correctly connects to the Mission Street storm drain.

The adjacent property to the south has already filled a ditch to create on-street parking in front of the house, but the wall appears to be set back slightly further than the applicant's proposed rock wall and their parking, while not in the driving roadway is in the ROW. Drainage of runoff water from the private property during winter is an issue as surface water runs off this property, has no where to go and collects and sheets on the roadway creating icy conditions. The water is not drained into any ditch but onto property across the road or down the road. It is not known when the fill was placed in front of the

residence. There is concern that the applicant's proposal will create a similar situation increasing impacts to public safety and aggregating the drainage issues already prevalent on the hill.

There are several key issues for the Commission to consider: 1) Adequate culverts for water conveyance; 2) Private parking within the ROW and the impacts to public safety – vehicular and pedestrian, street maintenance including snowplowing; 3) Drainage channels or basins to collect on-site runoff water and adequacy for proper flow. While staff acknowledges there are private developments in various places across town that create drainage problems, it does not make what has been done previously right. The attempt with this review is to address growing concerns and issues of drainage on the hill.

Part of the discussion by the applicant and adjacent neighbor included discussion about uphill drainage onto their property from Park Avenue. Since the last meeting, Public Works Director Amber Al-Haddad has monitored surface flow from Park Avenue and will provide a memo as to her findings regarding that drainage issue. At the June meeting, she provided a memo with her concerns from the public works perspective regarding the culvert and filling of the ditch on First Avenue. Public Works is currently working on a driveway permitting system as well as building permit modifications and drainage improvements. A storm drain plan for the community has been on the Borough's Capital Improvement List for the last couple of years.

The applicant's residential property currently has at least two off-street parking capabilities and these places should be utilized. Drainage from upslope is an issue all over the hill and while under normal conditions the existing drainages, culverts or storm drains can handle the flow, there are times where flooding occurs due to ditching and culvert conditions from age, silting, collapsing or small culvert size. As more homes are built or land is improved, more land becomes impervious and the runoff increases and the very old ditch and culvert construction does not handle the increased water flow load.

Recommendation:

Staff recommends to the Commission to not recommend filling the drainage ditch for on-street parking unless certain conditions are met:

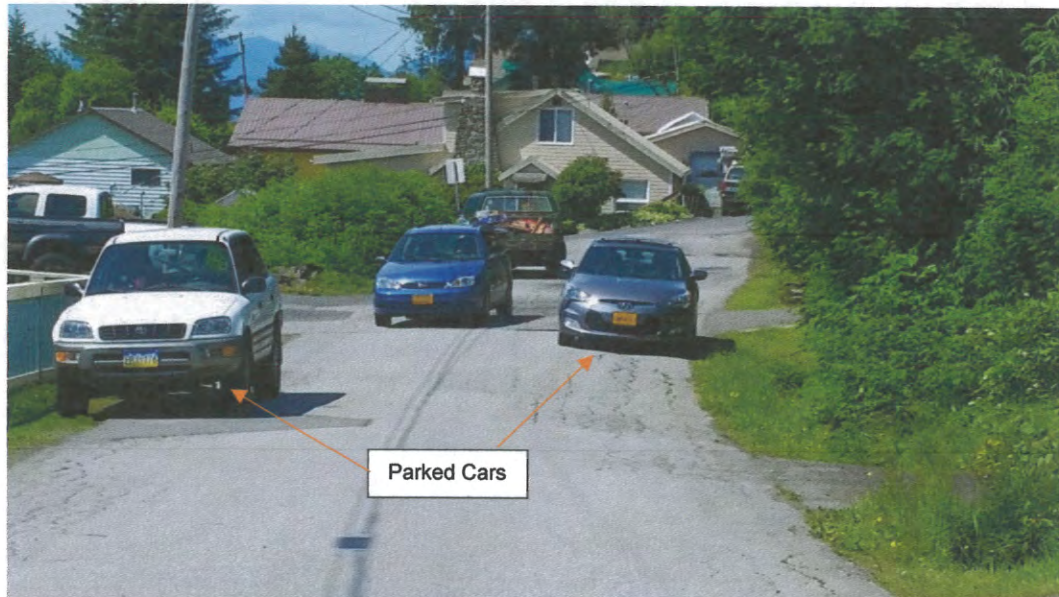
- 1) Any parking on-street should be for vehicles only and be completely out of the paved road portion of the ROW. This would require probably a 9 foot horizontal clearance from the edge of pavement to the proposed rock wall, requiring the applicant to develop his rock wall further into the property;
- 2) Detailed design of the proposed fill, culvert and water collection design would need to be submitted to the Borough for review and approval.
- 3) Adequate culvert size should be installed.
- 4) The drainage ditch fill would need to be pitched/sloped correctly in order to accommodate runoff from the property, not just allow runoff to flow down the street or onto property across the street.
- 5) Some sort of catch basin/culvert design and driveway entrance should be constructed for collection of water from the driveway;
- 6) The water collection system in the ROW would need to be maintained by the owner of the land.
- 7) All construction plans must be submitted to Public Works for approval and coordinated with the Public Works Director.



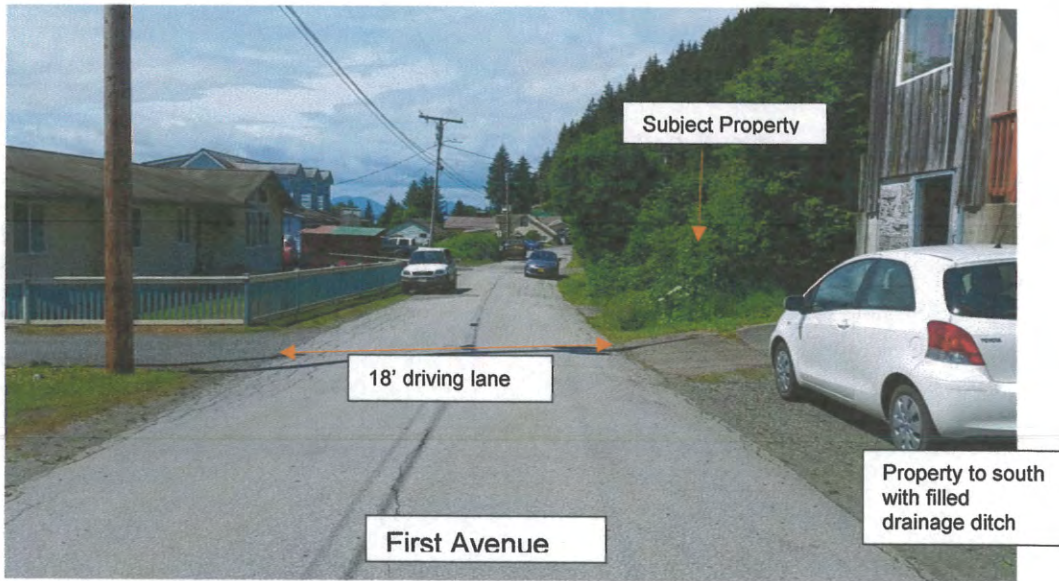
Applicant's driveway with rain gutter pipe and collapsed/ or buried culvert



Collapsed/ or buried culvert under driveway to north of applicant.



Parked Cars



CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 66.66667 feet

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



Johnson

B. SANSON

TIM BONESS

REQUESTING CITY OF WRG TO TRENCH/DITCH FOR DRAINAGE AVENUE

TOE OF ROAD PARK



SUBJECT PROPERTY

FLOYD

RICKIE

DATE OF APPROVAL BY
TING COMMISSION

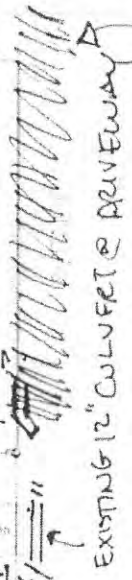
Subject Property



EXISTING
CULVERT
&
DRIVEWAY

NOISSIN

EXISTING CULVERT



EXISTING

CLOSED (ROCKED) DITCH/TUNNE

FIRST AVE

EXISTING
CLOSED (ROCKED) DITCH/TUNNE
FRONT OF SEIMERS

PROPOSED OPEN DITCH TO HAVE
12\"/>

PAID FOR BY JOHNSON CONSTRUCTION & SUPPLY

30' (w) ROW

11/11/11

Install 90' of culvert in order to be able to fill over it and create 2 parking spaces over

**City of Wrangell
Application for Building Permit**

Date Issued _____ By _____ Fee Paid _____ Permit No. _____

New Building Electrical Plumbing Water/Sewer
 Foundation Remodeling/Repair Demolition

Street Address _____ UTILITIES _____

Name JOHNSON CONSTRUCTION & SUPPLY
Mailing Address PO BOX 795
City WRANGELL AK 99929
Telephone 814-2375

Name N/A
Mailing Address _____
City _____
Telephone _____

Name JOHNSON CONSTRUCTION
Mailing Address PO BOX 795
City WRANGELL AK 99929
Telephone 814-2375

Subdivision TOWNSITE OF WRANGELL
Lot No. 2 Blk No. 62
Parcel No. U.S. SURVEY # 1119

Estimated Cost of Construction 18,500.00
Total Square Footage _____
* Property values are assessed independently of this estimate

SPECIAL INFORMATION
REPLACE 30' X 12" CORRUGATED CULVERT PIPE AT DRIVEWAY. INSTALL 60' X 12" CORRUGATED CULVERT PIPELINE IN FRONT OF RESIDENCE BACKFILL WITH SHOTROCK & CAP WITH D-1. INSTALL APPROX 80' RETAINING WALL ON PROPERTY ALONG FIRST AVE. & INTO DRIVEWAY

COST/EVALUATION

ZONING INFORMATION
Current Zoning _____
Proposed Use RESIDENTIAL
No. of Units upon Completion _____
Area of Lot _____
Height of Building _____
Are there any utility easements on this property? Yes No

Required Setbacks		Proposed Setbacks	
Front	Back	Side	Side
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

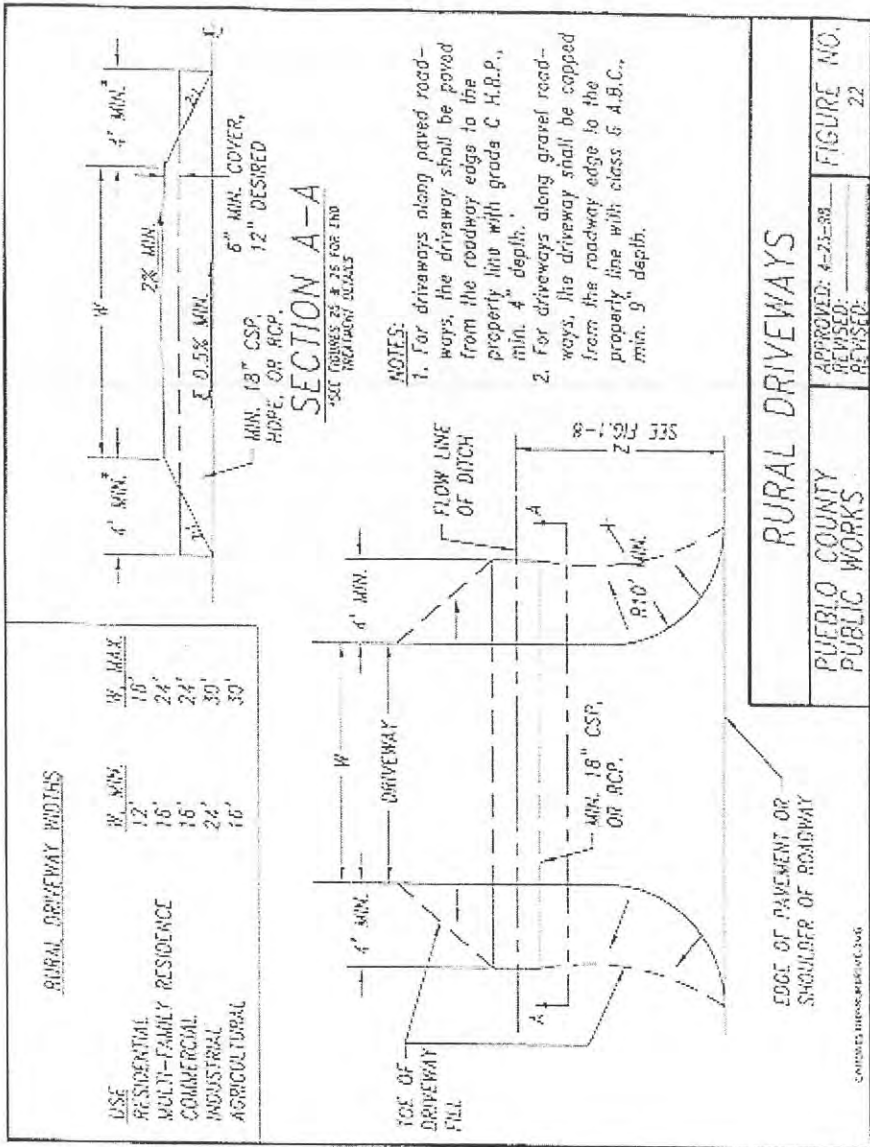
Zoning Administration _____ Date _____
Approval _____

FOUNDATION SPECIFICATIONS

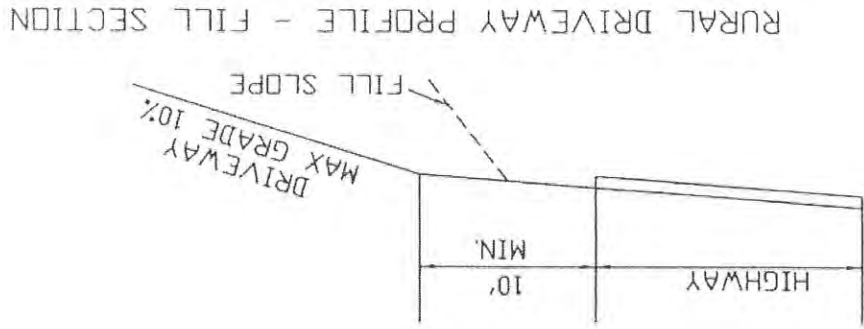
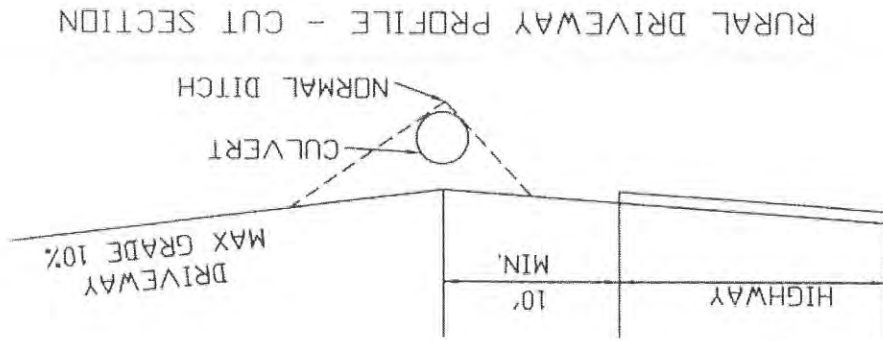
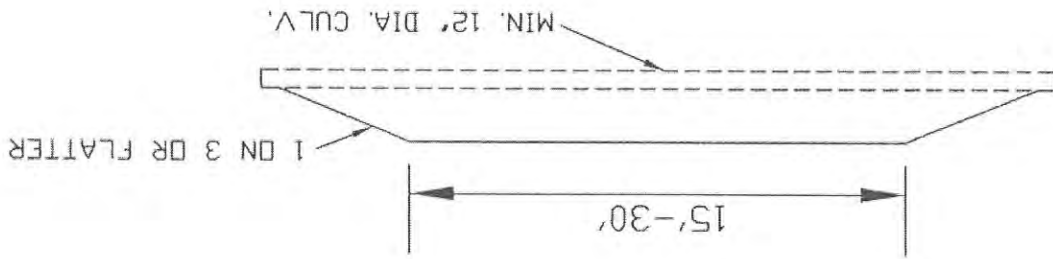
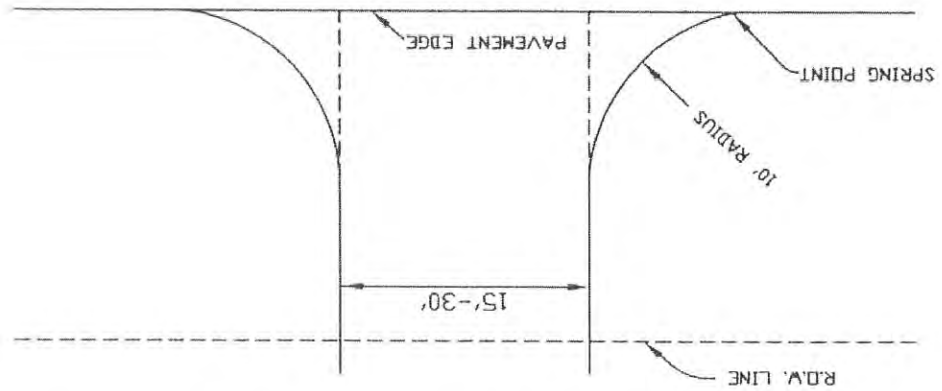
Material	Exterior		Piers
	Width of Top	Width of Bottom	
<u>N/A</u>	_____	_____	_____
Depth in Ground	_____	_____	_____
Plate (Sill)	Size	Space	Span
Joists (1st Floor)	_____	_____	_____
Joists (2nd Floor)	_____	_____	_____
Joists (Ctg.)	_____	_____	_____
Studs (Ext.)	_____	_____	_____
Roof Rafters	_____	_____	_____
Bearing Walls	_____	_____	_____
Other	_____	_____	_____

COVERINGS

COVERINGS	INSULATION R-VALUE	
	Required	Proposed
Ext. Walls	_____	_____
Roof	_____	_____
Int. Walls	_____	_____
Floor	_____	_____
Basement Slab	_____	_____



BENZIE COUNTY ROAD COMMISSION
STANDARD PLAN FOR RURAL RESIDENTIAL DRIVES



MEMORANDUM

TO: Carol Rushmore, Zoning Administrator & Planning & Zoning Commission
FROM: Amber Al-Haddad, Public Works Director
SUBJECT: Request to Construct a Parking Area in the 1st Avenue Right of Way
DATE: June 8, 2015

Dear Carol and the Planning & Zoning Commission:

This memo is provided in regard to Harley Johnson's recent building permit application submission for the construction of a water conveyance culvert and a parking area in front of his property on 1st Avenue. Construction within the Rights of Way (ROW) corridor, of the nature requested herein, is considered a major encroachment and is strongly discouraged by the Public Works Department for the following reason:

Rights of Way (ROW) are generally dedicated to the movement of vehicles and pedestrians, as well as for utilities and storm drain conveyance systems. The most fundamental requirement is that encroachments should not impede the through zone of the ROW corridor.

Johnson's request to construct is an encroachment within the 1st Avenue ROW with associated concerns:

- Recommending approval for parking within the ROW sets precedence for allowing future parking within the ROW and has the potential to create conflict when and if the City requires that land be returned for future public use. There is no provision in the WMC to allow parking within the street ROW.
- Roadside ditches are designed to divert street and private property water runoff to the nearest culvert. The ditch on the uphill side of 1st Avenue is the only water run off conveyance along that section of street. Eliminating even more of the ditch line, than has already been filled, may add to the drainage issues already present along this corridor.

Existing issues include: a) the driveway culvert to the north of Johnson's property, to which he proposes to connect, is either crushed or set below channel bottom elevations and would require repair to make a proper connection; b) ROW in-fill with a steel culvert installed higher than channel bottom, causing inadequate water flow and water ponding in the channel; c) ROW in-fill where no culvert or other water run off conveyance was provided, causing water to shed across the ROW in-fill area onto the roadway and creating road icing conditions during periods of freezing temperatures. It is typical to provide proper drainage by pitching and grading or building a swale, allowing grade to slope away from both structures and the street and where water will collect and flow to lower ground, similar to typical driveway grading designs.

Even with proper pitch and grade it is normal, when drain rock is used as the finished driving aggregate, that fines accumulate in the rock and eventually clog the well-intended drainage material. As this occurs, water begins to either pond in the swale or shed outside of the swale.

- Driveways should not impede water runoff conveyance. The Public Works Department is in the process of creating design criteria for driveways. When driveway culverts are used within City ROWs, a minimum 18-inch (unless conditions warrant a smaller diameter) diameter pipe should be required to avoid clogging and allow for adequate seasonal flows. Culvert pipe should also be of either aluminum or plastic corrugated material, not steel, as we find steel material is corroding in our soils.
- Construction of parking lots, driveways and structural fill has not typically required a building permit in Wrangell, which in turn means the City does not have the chance to review possible encroachments and to provide design criteria, all which are necessary to create coherent guidelines that promote consistency and protection of the public's assets and interests.
- While other property owners have constructed parking areas within the ROW, I have not yet found evidence that those encroachments received prior approval.

Public Works recommends that Planning & Zoning not recommend approval of such major ROW encroachments; however, if being deliberated, please consider including the following guidelines as conditions of recommended approval:

- Execute either a revocable encroachment permit or an easement document, authorizing use.
- The authorizing document shall specify the terms, conditions and liability under which the use will be allowed and shall provide a method for the termination (and removal) of the use should it become necessary for any purpose related to public ownership, transportation or street and utility maintenance. The document shall be recorded with the City so that the document runs with land ownership, and therefore any future land owners will also be bound by the document's conditions.
- Require a design review process for structural items planned within the ROW, including a site plan, fill sections depicting slopes and grade breaks, as well as materials used, and any other relevant details to clearly demonstrate the proposal.
- The location and placement of the parking area must allow a minimum of ten feet (10') of horizontal clearance from the edge of the roadway in order to accommodate parked vehicles, so as to not compromise transportation and pedestrian safety nor interfere with City maintenance functions, such as snow removal.
- Assess a fair market value through property taxation whereby the private use of the ROW corridor constitutes an interest in real estate, which is either permanent in nature or which is intended to continue for a long period of time. This is similar to the manner in which the City currently reduces property tax based on easements that private land owners provide to the City for public use.
- The private land owner is responsible for meeting all other applicable City codes and regulations related to the authorized use, whether or not expressed in the authorizing document.

I would welcome any questions or concerns regarding Public Works' concerns and recommendation.

Sincerely,
 Amber Al-Haddad
 Public Works Director
 City & Borough of Wrangell

City and Borough of Wrangell, Alaska

AGENDA ITEM F3

DATE: August 10, 2015

TO: Planning and Zoning Commission

FROM: Carol Rushmore, Economic Development Planner

RE: Use of Container Vans

In 2011, the Commission discussed the use of Contain Vans. Relevant document from that discussion are provided here.

SAMPLE CODES PROVIDED IN 2011 ARE NOT INCLUDED HERE

City and Borough of Wrangell, Alaska

Amended
AGENDA ITEM F1

DATE: July 7, 2011

TO: Planning and Zoning Commission

FROM: Carol Rushmore, Economic Development Planner

RE: Use of Container Vans

In November, the Commission discussed the issue of more and more container vans being used for structures or used on properties for storage. There were strategies suggested, but nothing was decided upon by the Commission. There have been additional phone call complaints recently regarding storage units in residential areas and discussions of additional container based structures.

In June, at their regular meeting, the Commission made a recommendation to the Assembly to put a moratorium on all new placement of container vans, except in the Barge Facilities and in the Marine Service Center area and to hold a hearing or workshop at their July meeting. The Assembly sent the issue back to the Commission for further discussion.

Based on the November 2010 discussion and June 2011 discussion, these were the ideas that were offered during discussion at these meetings: FOR DISCUSSION PURPOSES:

- Requirements for aesthetically appealing – uniform color, fencing, no stacking or limit the number stacked
- 1 allowed per minimum square footage
- Not allowed in single or multi family residential; or only with primary structure
- Fire Marshall approval
- Height restrictions
- Temporary structures with permits
- Setback requirements
- Building permit requirements

For amendment to the Zoning ordinance:

Add a definition, for storage container or freight container (here are several, there are many others as well)

- Any structure or storage receptacle designed or built to be generally intended for the shipment or transportation of products or goods
- A reusable transport and storage unit, fit for moving products and raw materials between locations
- A container with strength suitable to withstand shipment, storage, and handling. The container includes but is not limited to: reusable steel boxes, intermodal freight containers, corrugated boxes, wooden boxes, crates, and bulk shipping containers, drums or specialized shipping containers

- “Storage trailer and van” means a wheeled van or container unit not manufactured as a motorized vehicle or intended for long-term or short-term occupancy, but designed and manufactured for the primary purpose of storage and/or transporting commodities and goods.
- Cargo Containers: A standardized, reusable container that was originally, specifically or formerly designed for use in packing, shipping, movement or transportation of freight, articles, goods or commodities.
- Cargo/metal Storage Containers: A standardized, reusable, metal, portable storage unit that is industrial in appearance, generally 8 feet tall and in lengths of 10 feet to 40 feet.

In Rural Residential District, could add the use of containers as an accessory use: (also in SF or MF). This might eliminate a container on a lot without a primary structure. Consideration should be given to the use of the container – personal storage/commercial storage.

Storage Structures: one semi-trailer, freight container, storage trailer or van, may be used as a storage shed per lot. Commercial markings and other markings detracting from its appearance in a residential zone must be removed. (Wheeled storage containers or vans are not permitted for long term storage) – does this last one make a difference?

Or as Conditional use:

Multiple freight containers for storage or as base for structure.

Standards: (these are some summarized ordinances from other communities that are related to discussion by Commission)

Freight Containers in X district shall be screened from the public ROW, except alleys
 Freight Containers in any district shall be screened from adjacent residential and commercial properties

Screening shall be accomplished through the use of landscaping – continuous hedge of 5 feet

In Commercial districts, the Freight Containers shall be located in the rear of the main structure.

A building permit shall be obtained for each container and shall meet all regulations (setbacks/standards etc)

Freight containers used only for storage shall meet the building requirements as a temporary structure regardless of the length of time it is in use, with the exception that any ventilation requirements that would apply to a permanent structure apply to a permanently placed container.

City and Borough of Wrangell

Date: June 16, 2011

To: Tim Rooney, Borough Manager and Borough Assembly

Cc: Carl Johnson, Public Works Director

From: Carol Rushmore, Economic Development Director for Planning and Zoning Commission

Re: Moratorium on placement and use of Container Vans

The Planning and Zoning Commission, at their regular meeting rescheduled for June 15, 2011, moved to recommend to the Assembly that the Assembly place a moratorium on new placements of container vans in all Zoning Districts, excluding the barge facilities and the marine service center yard. Motion passed 5 – 1.

Background: Staff and Commissioners are receiving more frequent calls and complaints about the use of container vans throughout the community. Vans are being used more and more for inexpensive personal and commercial storage uses in all Zoning Districts, and more recently are being used for building structures – garage bases and boat work areas. Planning and Zoning is trying to work through a list of issues – proliferation of container vans – what, where, and how much is appropriate – is one of several issues they are trying to address. Until such time that they can complete a review and develop potential standards for the use of container vans, they are requesting a moratorium, with enforcement provisions, on new placement of vans be established. The Commission recognizes that there may need to be a permitting system necessary in the short term for short term and/or construction uses of container vans. The Commission has committed to work as quickly as possible, to hold public hearings and workshops to develop an appropriate plan. In a very quick informal survey, 70 were counted in the residential town area only - excluding industrial park, marine service center and barge facilities.

Cindy Sweat
502 Wrangell, Ave.
Wrangell, AK 99929

July 14, 2011

For submission to: Wrangell Planning and Zoning Commission.

I want to go on record stating that I disagree with the idea of placing a ban, or moratorium, on personal use of container vans within the Wrangell Borough.

If you take the nickel tour around Wrangell, you will see container vans used for a variety of storage purposes. Why are Wrangellites so attached to these hefty metal boxes? I believe it's because Wrangellites understand and value practicality, affordability and durability.

First and foremost, we live in an area where it pays to have good dry storage and container vans are exceptional at doing just that.

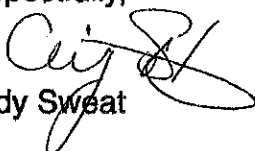
As for structural integrity, compare a container van to any prefabricated storage shed available to consumers. At one look, it is obvious that other prefabricated storage sheds are not only flimsy by comparison, but do not come close to approaching the rock-solid sturdy container van. Container vans are, in a word, Skookum.

Container vans are affordable. Depending on condition, a 20 foot used container van can be found starting at about \$1,200. Contrast that with your garden variety metal storage shed. A 12' X 10' metal shed sells for \$1,280. A 10' X 14' vinyl shed sells for \$1,700. Neither of these options come with a floor, just walls and a roof.

So if container vans are practical, sturdy and affordable, why do some people not like them? Apparently, some people don't like the way they look. Where does that leave us? Should certain Wrangellites be forced to stop using practical storage units because other Wrangellites find those units to be unrefined? Should a group of citizens be forced to get rid of perfectly good storage containers only to turn around and spend more money on a different *kind* of storage container? Should that group then be expected to incur the cost of disposing of the storage unit that they didn't want to get rid of in the first place? Should one group's desire for, and opinion of, urban style be more important than another groups desire to keep their belongings out of the weather?

It is my hope that residents of Wrangell will be allowed to continue using the tried and true container van to store and protect their belongings on their own property. Enforcing a change will inflict unnecessary financial duress and inconvenience on a large segment of our community.

Respectfully,


Cindy Sweat

RECEIVED

JUL 14 2011

WRANGELL CITY HALL

Containers

Where - Boat Yards Yes
Barge Yards Yes

RRI-

- * Leave as is
- * Okay if not seen from Roadway
- * Okay if Sided + Roofed

Res/MF

- * No New + Follow Guidelines
- * Only if Sided + Roofed (Downside is at
Arid must meet Set Backs)
- * Only if Can't be seen from Rd

Commercial

- * Not in Downtown
- * Not on Street
- * No Viewed from Street
- * Okay if Sided + Roofed

Industrial

- * Leave as is
- * Must Be Sided + Roofed
- * Not Seen from Road

Outlying Areas

- * Leave as is - No Rule

exceptions - City/Commercial Const Temp
- Construction Site w/time limit
as accessory use only not as only structure

How High Res-MF-Cam 1 High
How cut-Ind-Barge-rack How many

DRAFT List of Containers (not including many past Shoemaker Bay)

This list was compiled in part by Commissioner Augie Schultz during his bike trips around town and supplemented by other individuals. It is for informational purposes only and has not been verified for complete accuracy or for overlooked vans. It is not listed in any order, or by zoning district.

Dan doaks evergreen ave.	3
Randy Churchill apt.	2
Silvesters apt.	1
Jon Abrahamsen	1
Behind Stikine Drug	1
Fred Thruston Case Ave	1
Jenkins Welding	2
House across from Gerald Halls	1
American Legion	1
Svensons welding	4
John Emde's lot next to boat ramp on case	2
Hospital	3
Bob Shymanski	1
Harbor Lights Church	1
Richard Kaers lot across from city barn	2
Leslie's RV lot	2
House across from Leslie's RV lot	1
Stoughs next to ferry terminal	5
Churchill lot on pine	2
Klondike Bike shop/ Sweats lot	2
Behind Alpine Minimart	3
Saunders lot a trailer and container together	1
Stoughs lot at 3 mile	2
Klinke's lot at 3 mile	1
Riches lot	1
Log house at 3 mile	1
Duncan's on Loop Road	1
Stikine Auto	2
Ken Lewis's across from Stikine Auto	1(power)
Augustine's	5
Across from Augustine's	1
John Ellis lot next to Woodbury's on Case Ave	2
Across from Delta Western	1
Jim Gillen sr. (saunders)	1
Thomas Bay	2
Lee Stella's lot	1
Across from Stella's lot	2
Chris Ottesens next to powerplant	2
Lois Hope	1
Vern Phillips next to Post Office	1
Dave Hartungs	2
Behind Howells house on evergreen	2
Ballards building next to Stikine Auto	1
G&G Smokery	2
Sentry	2
SNO building	4
TOTAL	83

Letters to the Editor

To the Editor:

Last week Planning and Zoning sent a proposed ordinance to the Borough Assembly that prevents anyone in Wrangell Borough from getting a shipping container, for any length of time, except AML, Northland and the boat haul out area. This is ridiculous. What about the person building a home, with a shipping container delivered with his supplies? What at the industrial area? What about the small sawmills? What about individual rights? I have a shipping container all the time, with hay stored in it. This ordinance should not affect every person in the borough. I thought we lived in Southeast Alaska, not Hollywood.

Heads up Wrangell, here come another radical proposed ordinance. Town Council, please use your heads on this unfair proposal.

I can see an ordinance that prevents shipping containers not to be in the visible downtown area, or nice residential areas, but not for the entire borough and every individual and business that lives here.

Ann Schnell

Birth announce



Carter Keet Cummings

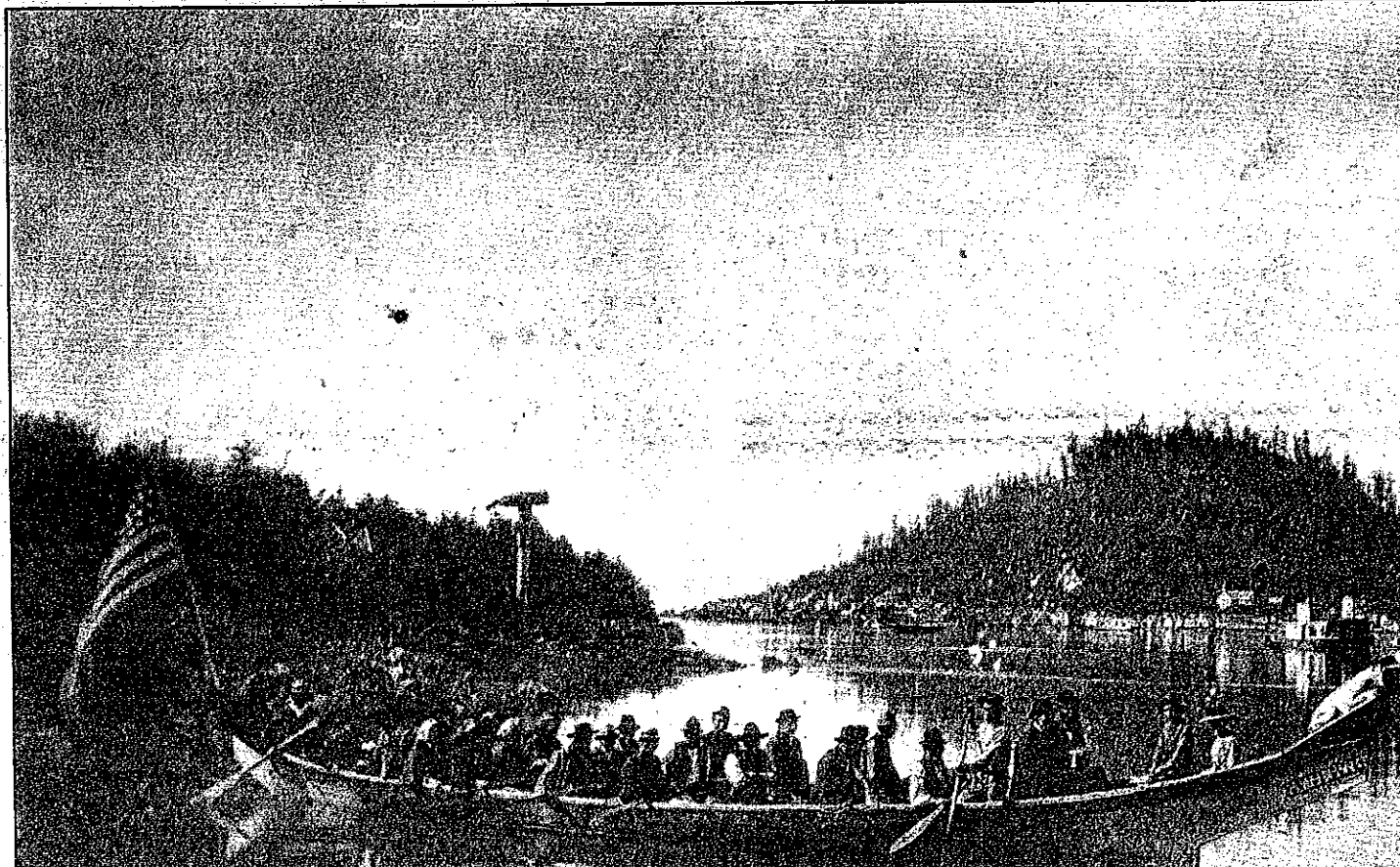
Carter Keet Cummings was born June 6, 2011 at 6:20 a.m. to Shannon M. Nore and Alan Lee Cummings at Wrangell Medical Center. Carter was 6 lbs. 4 ozs and 15 1/2 inches long at birth. Siblings

Maternal g
of Hammo
Vern and N

Getting Married?

Invite friends and family to your special day with an ad in the Sentinel.

Call 874-2301 for information.



City and Borough of Wrangell, Alaska

Agenda G1

Date: July 7, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of the R&J Rusaw Subdivision, a subdivision of Lot 1 Block 4 ASLS 83-7 Wrangell Island West Subdivision creating Lots 1A and 1B, zoned Rural Residential, requested by Robert and Jamie Rusaw.

The Rusaw's are proposing to subdivide their very large parcel they recently purchased from Mental Health Trust Land at approximately 13 mile Zimovia Highway.

Staff recommends approval of the final plat, adding a 10' utility easement centered along the mutual property line(s) between Lot 1A and Lot 1B.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY 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 DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ ROBERT RUSAW
 DATE _____ JAMIE RUSAW

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 OF APPROVAL BY THE PLANNING COMMISSION

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

DATE _____ CHAIRMAN, PLANNING COMMISSION
 SECRETARY _____

**CERTIFICATE STATE OF ALASKA
 (FIRST JUDICIAL DISTRICT)ss**

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 _____

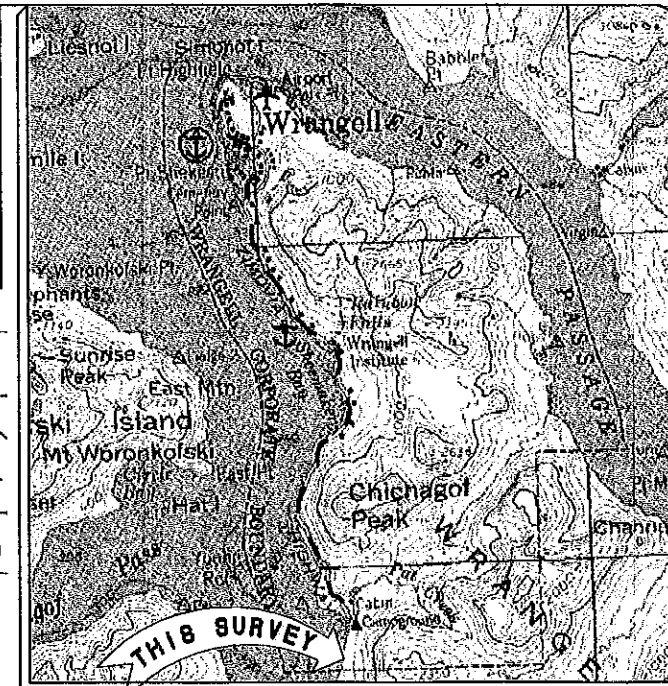
AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20____ WILL BE DUE ON OR BEFORE AUGUST 15, 20____ DATED THIS _____ DAY OF _____

ASSESSOR CITY AND BOROUGH OF WRANGELL

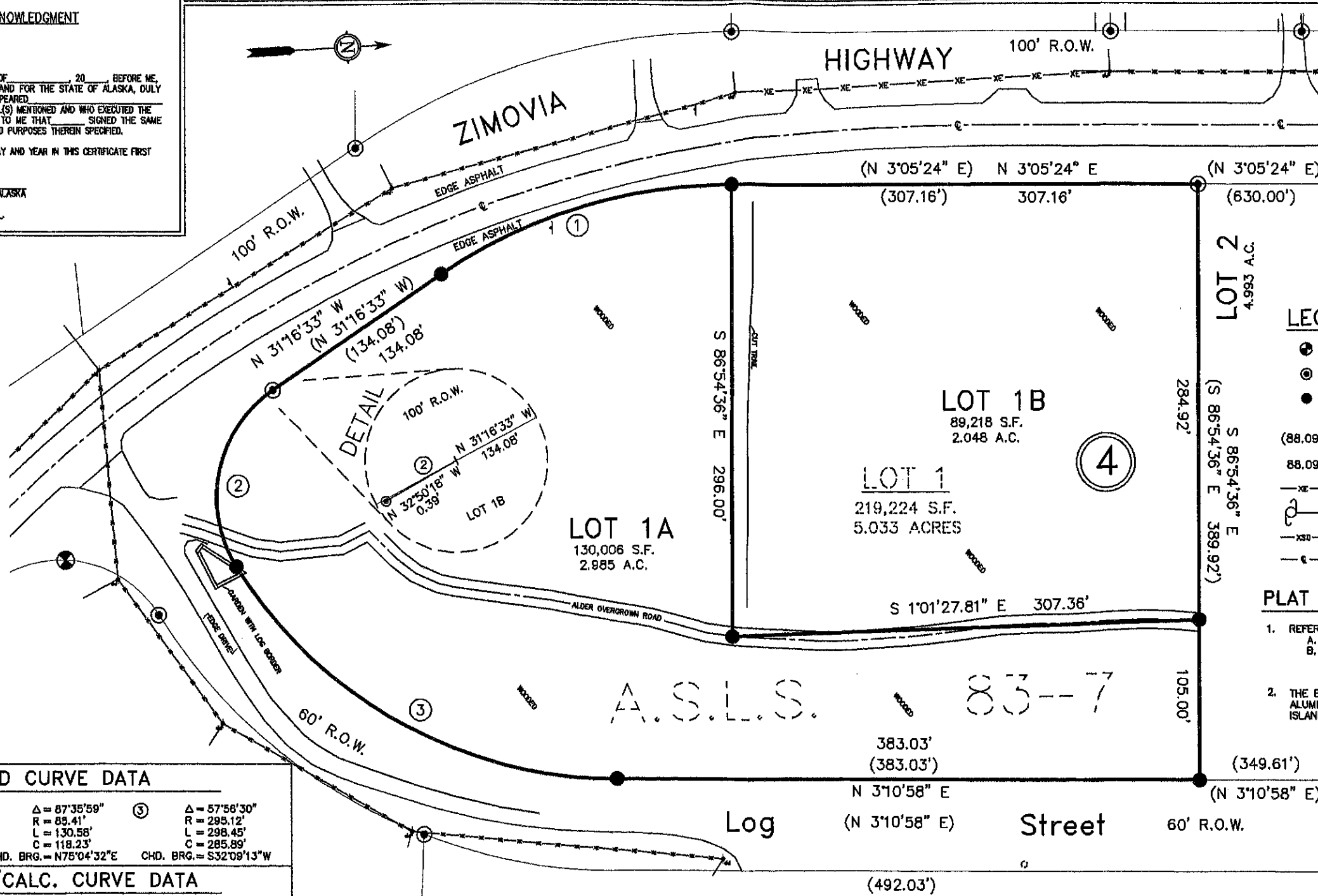
CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AS RECORDED IN MINUTE BOOK _____ PAGE _____ DATED _____ 20____ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE RECORDS OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL
 ATTEST: _____
 CITY CLERK _____



VICINITY MAP:
 SCALE: NOT TO SCALE



LEGEND

- PRIMARY BRASS. CAP PIPE MONUMENT RECOVERED THIS SURVEY
- ⊙ SECONDARY MONUMENT 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 OF COMPUTED
- X— OVERHEAD ELECTRICAL
- ⊕ POWER POLE & GUY ANCHOR
- XSD— EXISTING UNDERGROUND STORM PIPE
- C— ROADWAY CENTERLINE

PLAT NOTES

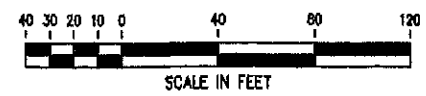
1. REFERENCES WITHIN THE WRANGELL RECORDING DISTRICT UTILIZED FOR THIS SURVEY:
 A. WRANGELL ISLAND WEST SUBDIVISION, A.S.L.S. 83-7, PLAT #83-11
 B. QUITCLAIM DEED #771, RECORDING #2015-000189-0
2. THE BASIS OF BEARING IS THE ACCEPTED BEARING OF N 3°05'24" E BETWEEN ALUMINUM CAPS AT THE S.W. & N.W. CORNERS OF LOT 2, BLOCK 4, WRANGELL ISLAND WEST SUBDIVISION, A.S.L.S. 83-7, PLAT #83-11.

RECORD CURVE DATA		
① Δ = 13°30'55" R = 1004.93' L = 236.95' C = 236.40' CHD. BRG. = N38°01'55.11"E	② Δ = 87°35'59" R = 85.41' L = 130.58' C = 118.23' CHD. BRG. = N75°04'32"E	③ Δ = 57°58'30" R = 295.12' L = 298.45' C = 285.89' CHD. BRG. = S32°09'13"W
MEASURED/CALC. CURVE DATA		
① Δ = 13°30'55" R = 1004.93' L = 236.95' C = 236.40' CHD. BRG. = N38°01'55.11"E	② Δ = 87°35'59" R = 85.41' L = 130.58' C = 118.23' CHD. BRG. = N75°04'32"E	③ Δ = 57°58'30" R = 295.12' L = 298.45' C = 285.89' CHD. BRG. = S32°09'13"W

DRAWN BY: MCH
 CHECKED BY: GGS
 DATE PLATTED: 7/29/15
 DATE SURVEYED: JULY, 2015
 SCALE: 1"=40'
 SURVEYED BY: MICHAEL HOWELL
 PROJ NO.: 1529XX

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN _____ 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 _____ GREGORY G. SCHEFF LS 6700



CLIENT: ROBERT & JAMIE RUSAW
 BOX 2018
 WRANGELL, ALASKA 99929



WRANGELL RECORDING DISTRICT

Revisions	
No.	Date

R&M ENGINEERING-KETCHIKAN, INC.
 385 Carlenna Lake Road
 Ketchikan, AK 99901
 WRANGELL OFFICE
 P.O. BOX 1331
 Wrangell, AK 99929
 TEL: (907) 674-2177
 FAX: (907) 674-2187

PRELIMINARY

PROJECT: **R&J RUSAW SUBDIVISION**
 A SUBDIVISION OF LOT 1, BLOCK 4, A.S.L.S. 83-7, WRANGELL ISLAND WEST SUBDIVISION, CREATING LOTS 1A & 1B, WITHIN A.S.L.S. 83-7, WRANGELL RECORDING DISTRICT

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 416.66667 feet

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



City and Borough of Wrangell, Alaska

Agenda G1

Date: July 7, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of a Replat and Storage Easement Vacation, a replat of Lot 3, Block A Sortyard Subdivision and Lots 10, 11 & 12 Block 5A, ATS 83, zoned Waterfront Development, requested by Charles Jenkins Jr., owned by Christine Jenkins.

Mr. Jenkins, on behalf of his mother, is replatting 4 lots into 2 lots to create a lot with frontage on Front Street and a lot that fronts Silvernail Work Road. Both lots are zoned Waterfront Development.

Mr. Jenkins is also seeking to vacate a storage easement across what is now Lot 3 Block A Sortyard Subdivision. This was originally unfilled tidelands owned by the City prior to the area being filled and the City subdividing this area, and ultimately selling off several parcels on the east side of Silvernail Work Road. The land is now owned by Christine Jenkins and the easement is no longer necessary.

The request to vacate must go to the Assembly for approval prior to completion of the final plat. The Commissions action on the vacation is a recommendation to the Assembly.

Underground utilities were put in at the request of Mr. Jenkins during the Front Street project and the Electrical Superintendent has requested that a 10 foot utility easement be placed along the property line fronting Silvernail Work Road to allow access to the underground utilities.

Recommendation:

Staff recommends that the Commission recommend to the Assembly to vacate the 15 foot wide storage easement across existing Lot 3, Block A, Sortyard Subdivision.

Staff recommends approval of the final plat subject to:

- 1) approval of the storage vacation by the Assembly, and
- 2) addition of a 10 foot utility easement along the property line fronting Silvernail Work Road

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 _____
CHRISTINE JENKINS
DATE _____

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 SHOWN 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 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 _____
CITY & BOROUGH OF WRANGELL
DATE _____
PRINTED NAME AND TITLE

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 SHOWN 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 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 _____ 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 STATE OF ALASKA
(FIRST JUDICIAL DISTRICT)**

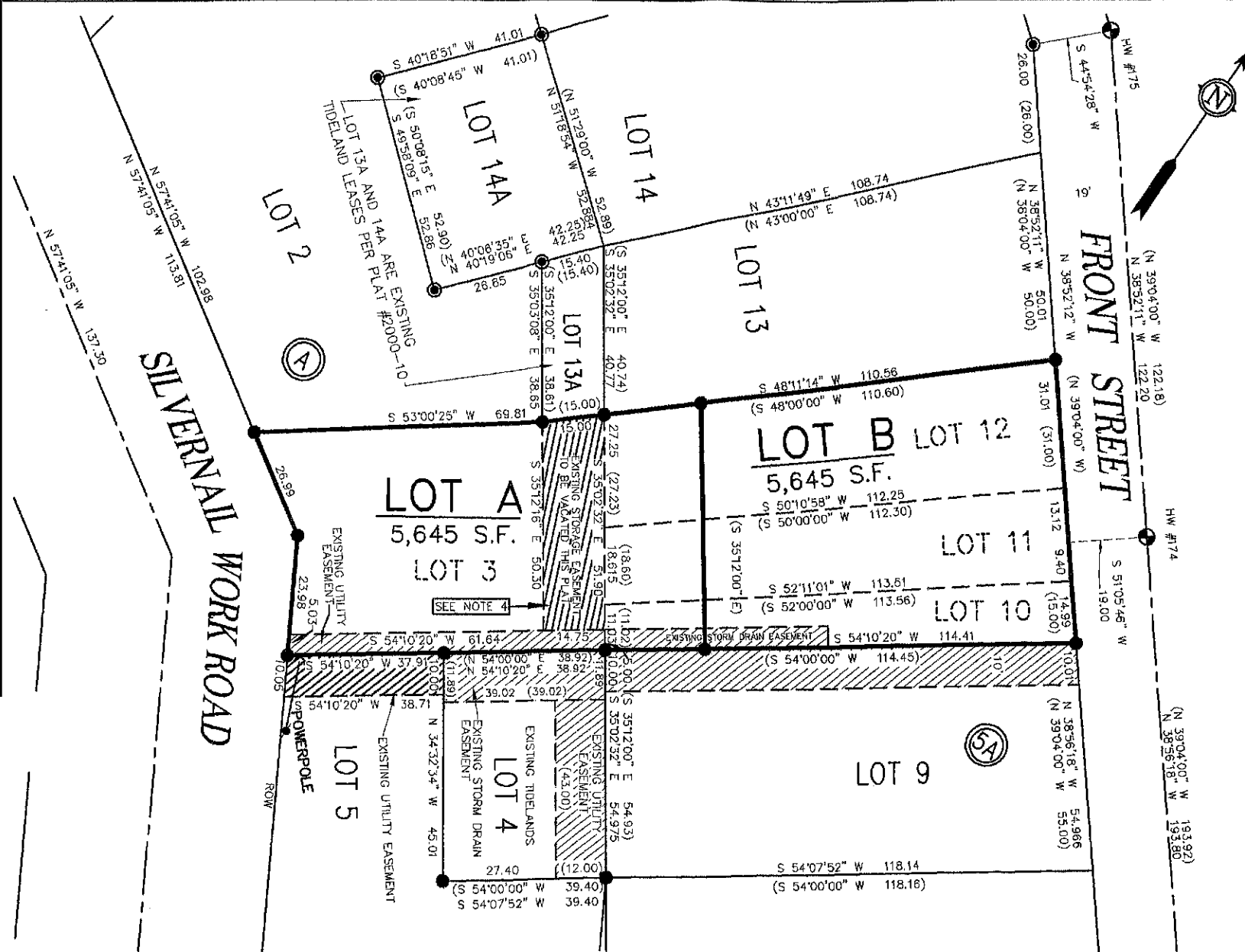
I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF _____ 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 AUGUST 15, 20____ DATED THIS DAY OF _____

ASSESSOR CITY AND BOROUGH OF WRANGELL

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 ASSEMBLY AS RECORDED IN MINUTE BOOK _____ PAGE _____ DATED _____ 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 _____



PLAT NOTES

- PROPERTY ZONED WATERFRONT DEVELOPMENT.
- RECORDED WITHIN THE WRANGELL RECORDING DISTRICT.
 - SORTYARD SUBD. PLAT# 2001-3
 - BOOK 32 PAGE 803
 - BOOK 26 PAGE 385
 - BOOK 19 PAGE 411
 - BOOK 15 PAGE 998
- PROPOSED 45'x80' BUILDING, NO TALLER THAN 35'.
- EXISTING STORAGE EASEMENT, PER BOOK 32 PAGE 803, TO BE VACATED THIS PLAT.

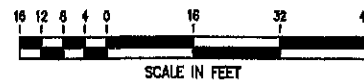
CLIENT: CHARLES JENKINS JR.
BOX 1483
WRANGELL AK 99929

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN _____ 2015 _____ 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 7-20-2015
GREGORY G. SCHEFF LS 6700

DRAWN BY: DO
CHECKED BY: GS
DATE PLATTED: 7-29-15
DATE SURVEYED: X
SCALE: 1"=16'
SURVEYOR: G. SCHEFF
PROJ NO.: 152728



LEGEND

- PRIMARY 2" BRASS CAP RECOVERED
- 5/8" REBAR, 30" LONG WITH 2" ALUM. CAP WITH PLASTIC INSERT SET THIS SURVEY



WRANGELL RECORDING DISTRICT

R&M
R&M ENGINEERING-KETCHIKAN, INC. 5-7917
955 Carlenna Lake Road 3441
Ketchikan, AK 99901

WRANGELL, AK
P.O. BOX 15
Wrangell, AK
Phone: (907) 674-2177
Fax: (907) 674-2187

PROJECT:
REPLAT AND STORAGE EASEMENT VACATION
WITHIN LOT 3, BLOCK A SORTYARD
SUBD. & LOTS 10, 11, & 12 BLK.
5A, ATS 83 WRANGELL, AK.

PRELIMINARY

City and Borough of Wrangell, Alaska

Agenda G3

Date: July 7, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance permit application for back yard setback reduction on Lot 1, Block 1, City Subdivision, zoned Single Family Residential, requested by Susan and Brennon Eagle, owned by Brett Woodbury.

Back ground: The applicant is building a new home on a corner lot.

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

Findings:

The applicants are seeking backyard setbacks for a deck on the western property line (Etolin Avenue) and for a shed between the house and southern property line (opposite Pine Street). The setback for the deck is requested to be 10 feet from the property line and 10 feet for the shed.

The applicant is purchasing the above described property from Mr. Woodbury. The property is 12,708 square feet and a corner lot. By definitions, a 20 foot setback is required for all yards for the new structure and accessory buildings. Standard setback requirements for the Single Family Residential District is 5 foot for side yards and 20 foot for front and back yards.

The drawing and house specifications submitted by the applicant indicate that the deck may need to encroach into the 20 foot setback only by 1 or 2 feet from the property line unless they proposed to expand it. After speaking with the applicants, they indicated they needed some wiggle room if the house location moves front to back by a few feet. The Shed, while not drawn in, is requested to be 10 foot from the property line.

A Variance application must meet four criteria:

1. **Exceptional Physical Circumstances:** The lot is on a corner lot with more than adequate square footage. However by definition, it is 20 foot setbacks all around thus the request for the variance. Based on the applicant's site plan, there may not need to be a variance for the deck or only by one or two feet. The proposed shed would encroach into the 20 foot setback area, but is proposed to be great than the 5 foot typical side yard setback.
2. **Strict application would result in practical difficulties:** Being a corner lot, the ordinance requires 20 foot set backs all around, holding some lots to a higher standard in the same district. The shed is proposed to be farther than a typical side yard setback (assuming the Etolin Avenue a typical front yard. The deck is requested to be 10 foot from the back property line, but currently based on drawings may actually be further from the property line.
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.

The construction is a permitted use within the district and should not impact neighbors or corner site distance for vehicles.

4. Granting of the variance is not contrary to the Wrangell Comprehensive Plan approved June 22, 2010.

Recommendation:

Staff recommends approval of the Variance request for a deck up to 15 feet from the property line opposite Etohin Avenue and a shed to be 10 feet from the property line opposite Pine Street.

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 125 feet

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



APPLICATION FOR VARIANCE

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

RECEIVED
JUL - 7 2015
WRANGELL CITY HALL

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 1 Block 1

Lot (s) size of the petition area 110' X 120'

Existing zoning of the petition area Residential

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

20' setbacks

Proposed change that requires this variance _____

10' setbacks on the non road sides of property

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

Explain details of the proposed development reduced setbacks requested

to allow a deck to be added and a covered area on side

A variance may be granted only if all four of the following conditions exist: _____ of house

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: because this is a corner lot it has 20' setbacks on all sides. Requesting 10' setbacks to allow additional building space

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.

PRINT PETITIONER'S NAME Brett Woodbury

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

ADDRESS POB 2121 / 777 1st st

DATE 7/2/15
TELEPHONE 305-0093

Requested by Brennon + Susan Eagle
PO Box 576
Wrangell AK 99929
(907) 874-2162

Brennon + Susan Eagle

S 6'29'00" E 406.1

S 6'29'00" E

515 Etolin St

electric

S 6'29'00" E

3

Driveway

70.39'

120.00'

5' TYP

2.5

Possible shed on this side 45' wide

LOT 1
12,708 SF

water
sewer

60'

S 83°31'00" W

110.00'

LOT 2
13200 SF

N 83°34'25" E 171.18'

N 83°34'25" E

60.05'

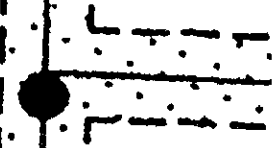
10' UTILITY EASEMENTS
(TYPICAL) 120.45'

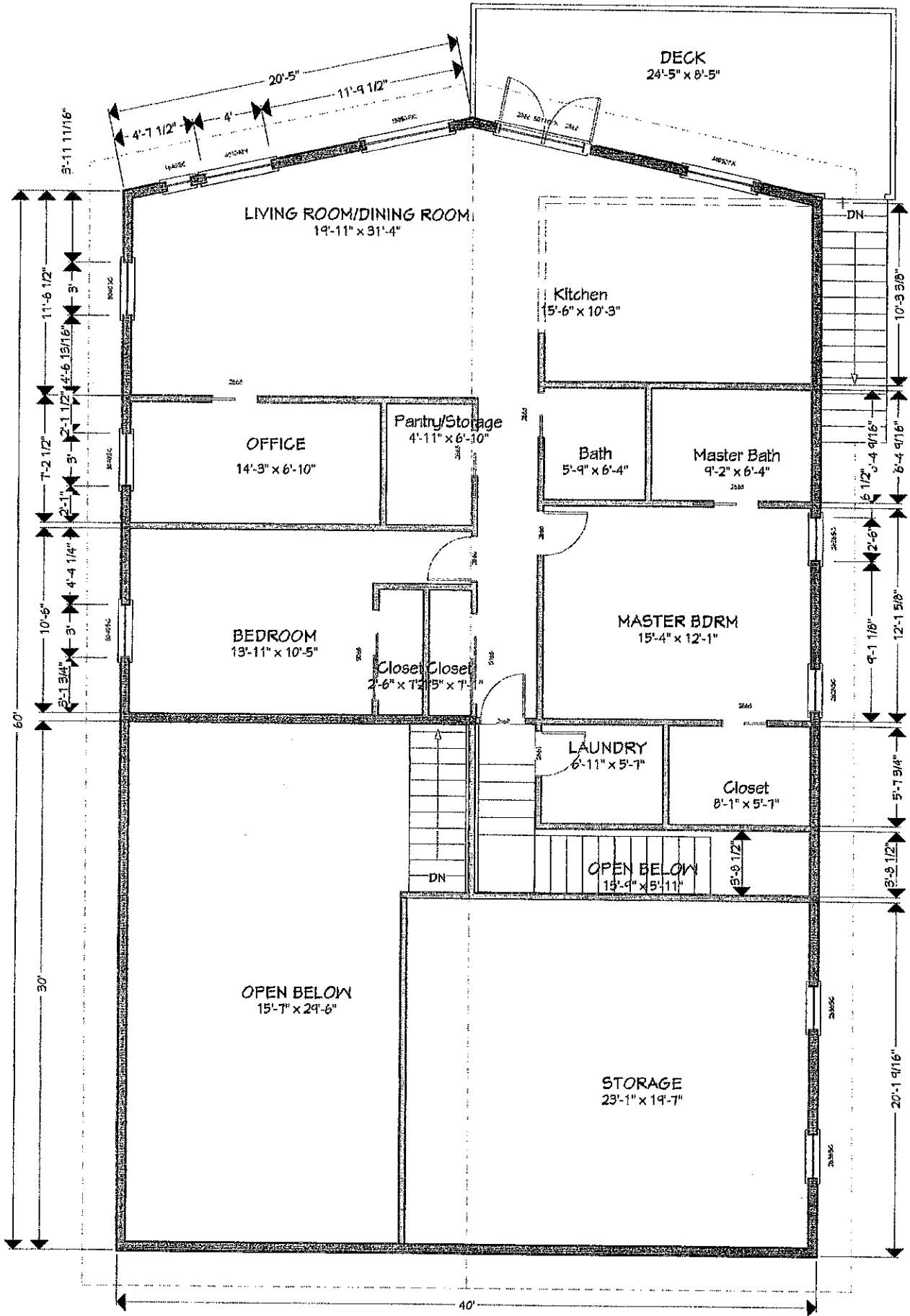
40'

90.45'

N 6'29'00" W 90.00'

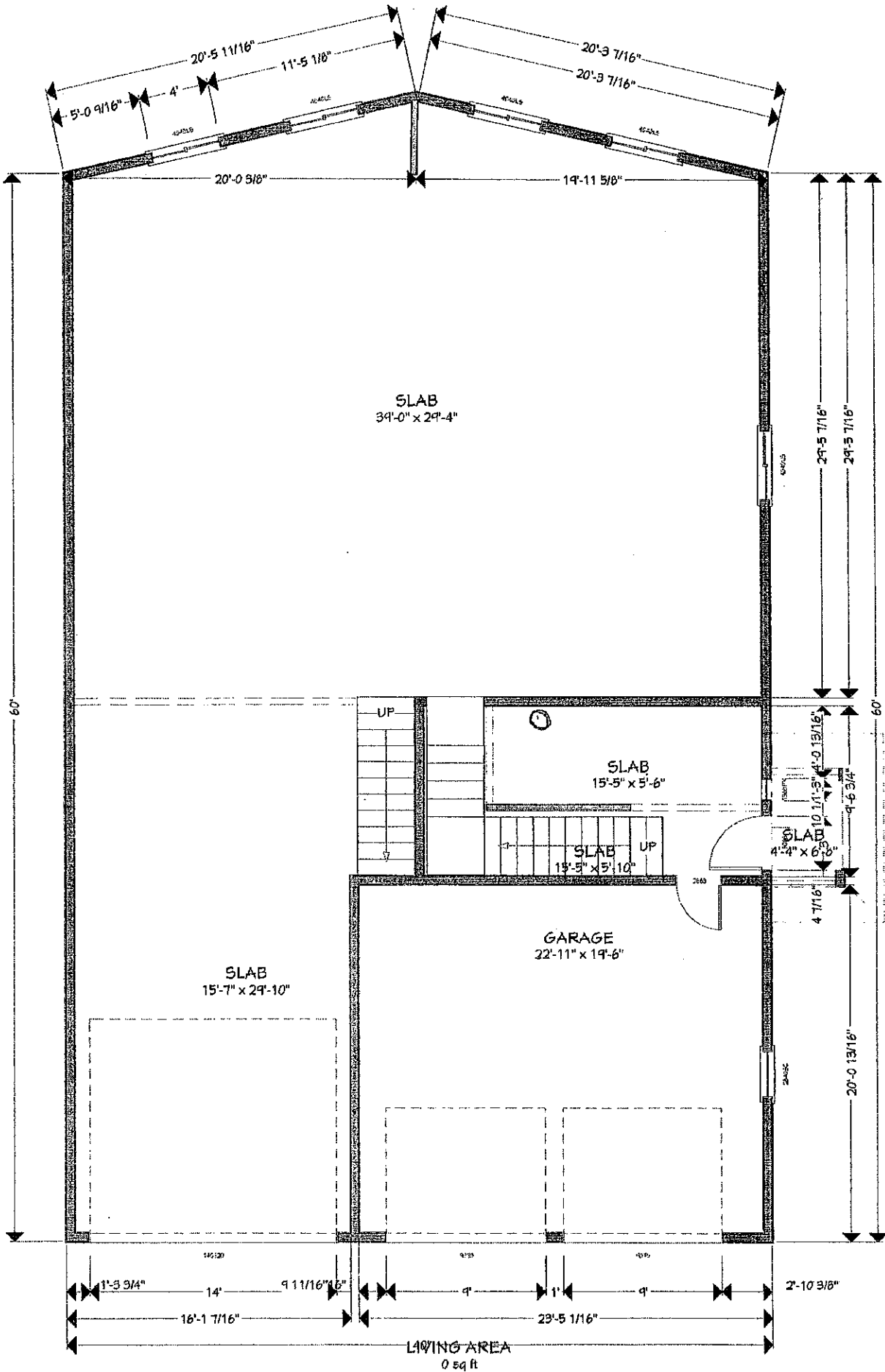
120.00'





LIVING AREA
1373 sq ft

2nd Floor

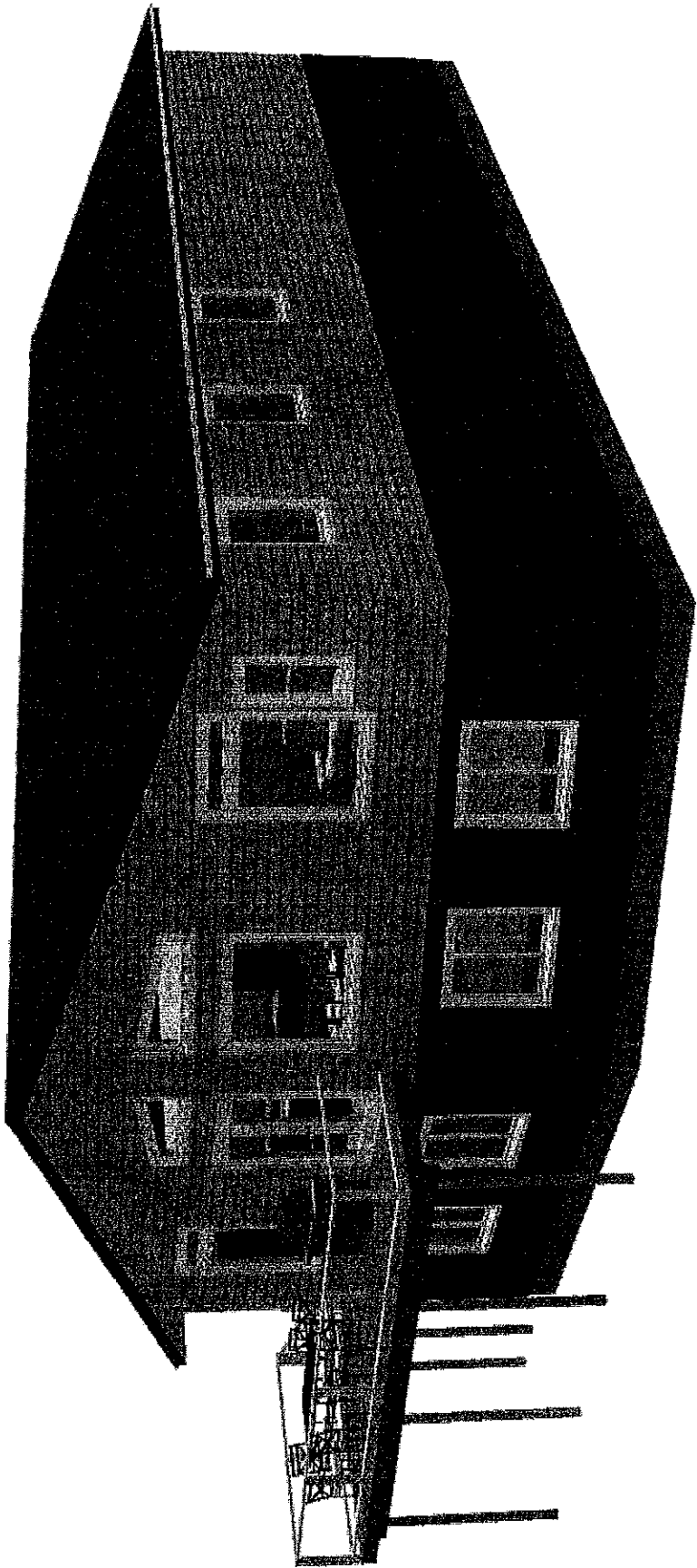


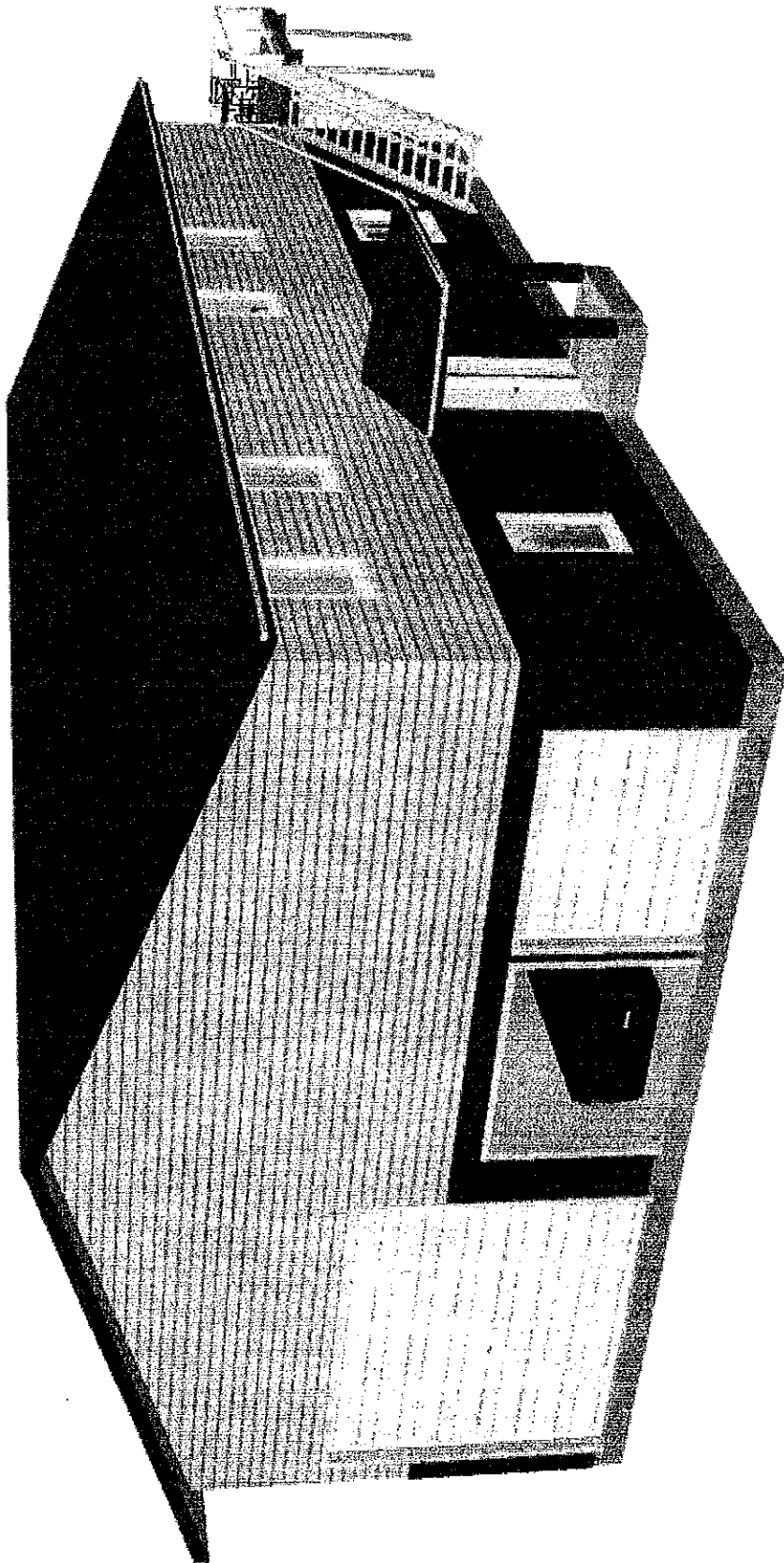
Pine Street

w/s route

Eaton Street

1st Floor







This notice of authorization must be
conspicuously displayed at the site of work.

United States Army Corps of Engineers
Zimovia Strait

A permit to: Discharge fill material into 0.29 acres of
wetlands to facilitate the construction of a residential
home, garage, and driveway.

at: Lot 1 City Subdivision

has been issued to: Brett Woodbury

on: April 06, 2010 and expires on: March 31, 2019

Address of Permittee: Box 2121 Wrangell, Alaska 99929

Permit Number:

POA-2000-1003


FOR: District Commander
Heidi Firstencel
Field Office Manager
REGULATORY DIVISION

ENG FORM 4336, Jul 81 (33 CFR 320-330) EDITION OF JUL 70 MAY BE USED

(Proponent: CECW-0)

City and Borough of Wrangell, Alaska

AGENDA G4

Date: July 7, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use Permit application review for daycare/preschool services located at the Hope Community Church of God Lot 9 and Lot 10, Block 53, USS 1119, zoned Single Family Residential, requested by Leeann Martin and Briana Schilling, owned by the Hope Community Church of God.

Background: Applicants are seeking to operate a day care business in the Hope Community Church of God.

Review Criteria:

Chapter 20.16: Single Family Residential

Chapter 20.52: Lot Standards

Chapter 20.68: Conditional Use Permits

Findings:

Applicants are seeking to operate a day care business out of the Hope Community Church of God. The use is a conditional use per 20.16.040B.

The applicants are working through their permitting requirements with the state and are hoping to receive a permit for a Licensed Child Care Center allowing 13 or more children. In the meantime, they would start off with the allowed minimum of 8. The zoning requirements must be completed prior to moving forward with the state licensing.

Applicants' proposed hours of operations is 6:00am to 6:00pm.

Conditions of Approval for conditional use applications include:

1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.*

There should be minimal impact to traffic or to adjacent neighbors. There is a through driveway to provide access for pick ups and drop-offs. There is a vegetated buffer between the Church and the adjacent residences. The Church is located on one of the busiest corners in Wrangell (Bennett Street and Zimovia Highway) so a few additional cars morning and afternoon for pickups should not affect the traffic flow.

2) *Provisions of sewer and water:* The lot is connected to City sewer and water.

3) *Entrances and off-street parking available without safety issues:* Driveway access is off of Bennett Street through to Reid Street. Street. There is room for 6 or more vehicles to park off-street at any given time.

Staff recommends approval of the request, subject to State licensing requirements.

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 125 feet

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



**CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION**

PLANNING AND ZONING COMMISSION

P.O. BOX 531

WRANGELL, ALASKA 99929

Application Fee: \$50

- I. **Applicant's Name and Address:** Little Wrangell-ers, 212 Bennett St. Wrangell, Alaska
- II. **Applicant's Phone Number:** (907) 660-7278 / (907) 305-0282
- III. **Owners's Name and Address:** Hope Community Church of God 212 Bennett St.
Wrangell, Alaska
- IV. **Owner's Phone Number:** (907) 874- 3964
- V. **Legal Description:** Lot _____, Block _____, U.S. Survey _____
- VI. **Parcel No.** _____
- VII. **Zoning Classification:** Commercial Zone
- VIII. **Specific Request:** Leeann Martin and Briana Schilling,co owners of the business Little Wrangell-ers, are requesting a zoning change from Single Family-Residential to Commercial at the Hope Community Church of God, 212 Bennett St. in Wrangell, Alaska. The intention of this zoning change is to offer daycare and preschool services to the community of Wrangell.
1. **Site Plan shall be submitted with the application. The plan shall show existing and proposed structures, driveways, roadways, existing and proposed grading. Additional information shall be furnished upon request of the Zoning Administrator.**
- 2.
3. **Construction Schedule: BEGIN:** _____ **END:** _____

SIGNATURE OF OWNER:  DATE: 7-20-2015

SIGNATURE OF APPLICANT:  DATE: 7/20/15

If more than one owner or if more than one parcel is involved, attach all signatures on a separate piece of paper identifying which parcels are owned by which persons.

Written authorization of the property owner must be submitted with this application if the applicant is other than the owner.



Providers Eligible to Participate in the Child Care Assistance Program

Licensed Child Care Providers/Facilities			Approved Child Care Providers		
<p>Licensed child care providers/facilities are those facilities that possess a current license, issued by the Department of Health and Social Services or the Municipality of Anchorage, to operate a child care facility in the State of Alaska. They include:</p>			<p>Approved child care providers are those providers who are otherwise exempt from licensure and who are approved to provide child care services to children whose families receive child care assistance. They include:</p>		
Licensed Child Care Home	Licensed Child Care Group Home	Licensed Child Care Center	Approved Child Care Provider*	Approved Relative Child Care Provider**	Care in the Childs Own Home (In-home Care)
A licensed child care home is a facility, usually in an occupied residence, where care is provided for no more than eight children at any one time.	A licensed child care group home is a facility, usually in a facility, usually in an occupied residence, where care is provided for 9 to 12 children at any one time.	A licensed child care center is a facility where care is provided to 13 or more children at any one time.	An Approved Provider provides child care services to eligible children in private residence as the sole caregiver. Must become licensed within one year.	An Approved Relative Provider provides child care services only to eligible children who are their relatives. ** Must renew status every two years.	In-home providers provide child care services only to eligible children in the children's own home.
Department of Defense and Coast Guard Certified			Tribal Approved or Certified		
<p>Department of Defense and Coast Guard certified facilities are those facilities that possess a current certificate or other approval granted by the United States Department of Defense or United States Coast Guard.</p>			<p>Tribal approved or certified facilities are those facilities that possess a current certificate or other approval from a tribal entity whose provider standards meet or exceed the standards of the department.</p>		

* Approved Providers may care for no more than a total of five children under 13 years of age, including their own children 12 and under. Of those five children, no more than four may be unrelated to the provider, and no more than two may be under the age of 30 months. Approved Relative Providers may care for no more than a total of five children under 13 years of age, including their own children 12 years of age and under. Of those five children, no more than two may be under the age of 30 months.

**Relatives of providers include only the following: grandchild, great grandchild, sibling (if living in a separate residence), niece, nephew, great-niece or great-nephew.

City and Borough of Wrangell

Agenda G5

Date: July 10, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use Permit application review for a storage unit on a portion of Lot 14A, Block 83, USS 1119, zoned Waterfront Development, requested by Lloyd Ward, owned by Bloom Management LLC.

Background: Mr. Ward is proposing to construct a 22 unit storage building.

Review Criteria: Waterfront Development District: Chapter 20.50
Standards: Chapter 20.52
Conditional Uses : Chapter 20.68

Findings: Wrangell Municipal Code 20.50.040 requires other uses not water related or dependent be permitted with a Conditional Use permit. The applicant indicates that the units will be large, each 12' X 24', to allow storage of commercial fishing gear and equipment, but the unit could also be housed anywhere in town and used for storage of household goods as well.

There are no setbacks required in the Waterfront Development District.

Conditions of Approval for conditional use applications include:

1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.* The proposed commercial facility will be located on the waterside of Peninsula Street with access to the units from the road. Other nearby structures include an auto shop, a Hotel/lodge, residences, warehousing and general harbor activities. There have been some complaints from adjacent landowners of a proliferation of stacked junk vehicles. This new structure should eliminate those complaints with the construction of the storage building, as the room for vehicle storage will be reduced. Traffic should not be impacted.

2) *Provisions of sewer and water:* There is sewer and water connections available to the property.

3) *Entrances and off-street parking available without safety issues:* Access to the structure will be from Peninsula Street with adequate room to park for load and load and other vehicles to move past.

Recommendation: Staff recommends approval of the conditional use permit request for storage units.

CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

PLANNING AND ZONING COMMISSION
P.O. BOX 531
WRANGELL, ALASKA 99929
Application Fee: \$50

RECEIVED
AUG - 6 2015
WRANGELL CITY HALL

I. Applicant's Name and Address:

11040 WARD 1611040 WARD
P.O. BOX 1668
WRANGELL, AK 99929

Applicant's Phone Number:

303-00999

II. Owners's Name and Address:

William Brown
PO BOX 1283
WRANGELL, AK 99929

Owner's Phone Number:

303-0460

III. Legal Description: Lot

14

, Block

83A

, U.S. Survey Wrangell Townsite

Parcel No. _____

IV. Zoning Classification:

WATERFRONT DEVELOPMENT

V. Specific Request:

BUILD A 48'X132' X 12' HIGH (EAVE), 22 UNIT
STORAGE UNIT BUILDING. IN ACCORDANCE
WITH LOCAL CODES, INTERNATIONAL BUILDING
CODE, N.E.C. LATEST EDITIONS.
WE HAVE FIRE MARSHAL CERTIFICATE
APPROVED FROM S.O.A
WANT LARGE UNITS (12'X24') FOR VESSELS & GEAR

VI. Site Plan shall be submitted with the application. The plan shall show existing and proposed structures, driveways, roadways, existing and proposed grading. Additional information shall be furnished upon request of the Zoning Administrator.

VII. Construction Schedule: BEGIN:

8.15.15

END:

10.15.15

SIGNATURE OF OWNER:

William Brown

DATE:

8.6.15

SIGNATURE OF APPLICANT:

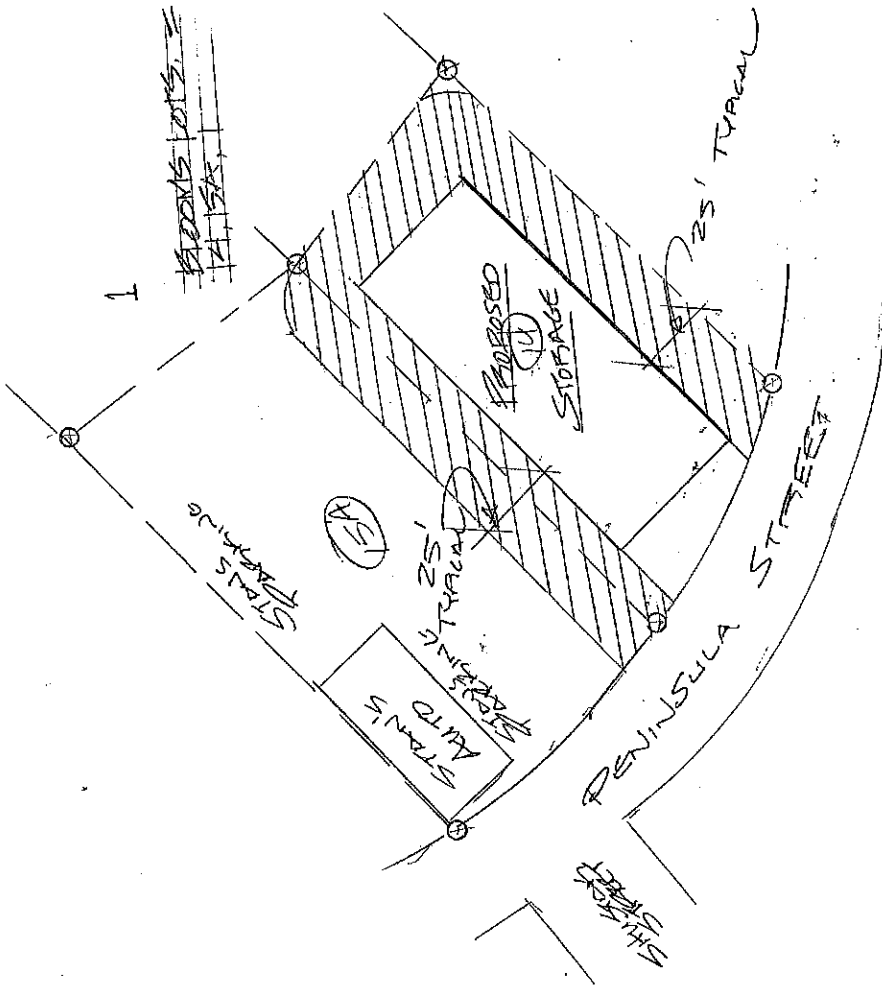
[Signature]

DATE:

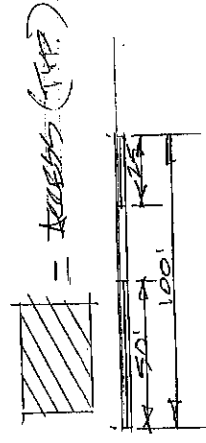
8.6.15

If more than one owner or if more than one parcel is involved, attach all signatures on a separate piece of paper identifying which parcels are owned by which persons.

Written authorization of the property owner must be submitted with this application if the applicant is other than the owner.



NOTE: ACTIVE LOADING & UNLOADING ONLY.
NO OVERTNIGHT PARKING.



~~BLANK STORAGE BARRIER ACCESS~~
~~PASSING (LOADING & UNLOADING)~~

CITY OF WRANGELL, ALASKA

ASSESSOR'S MAP

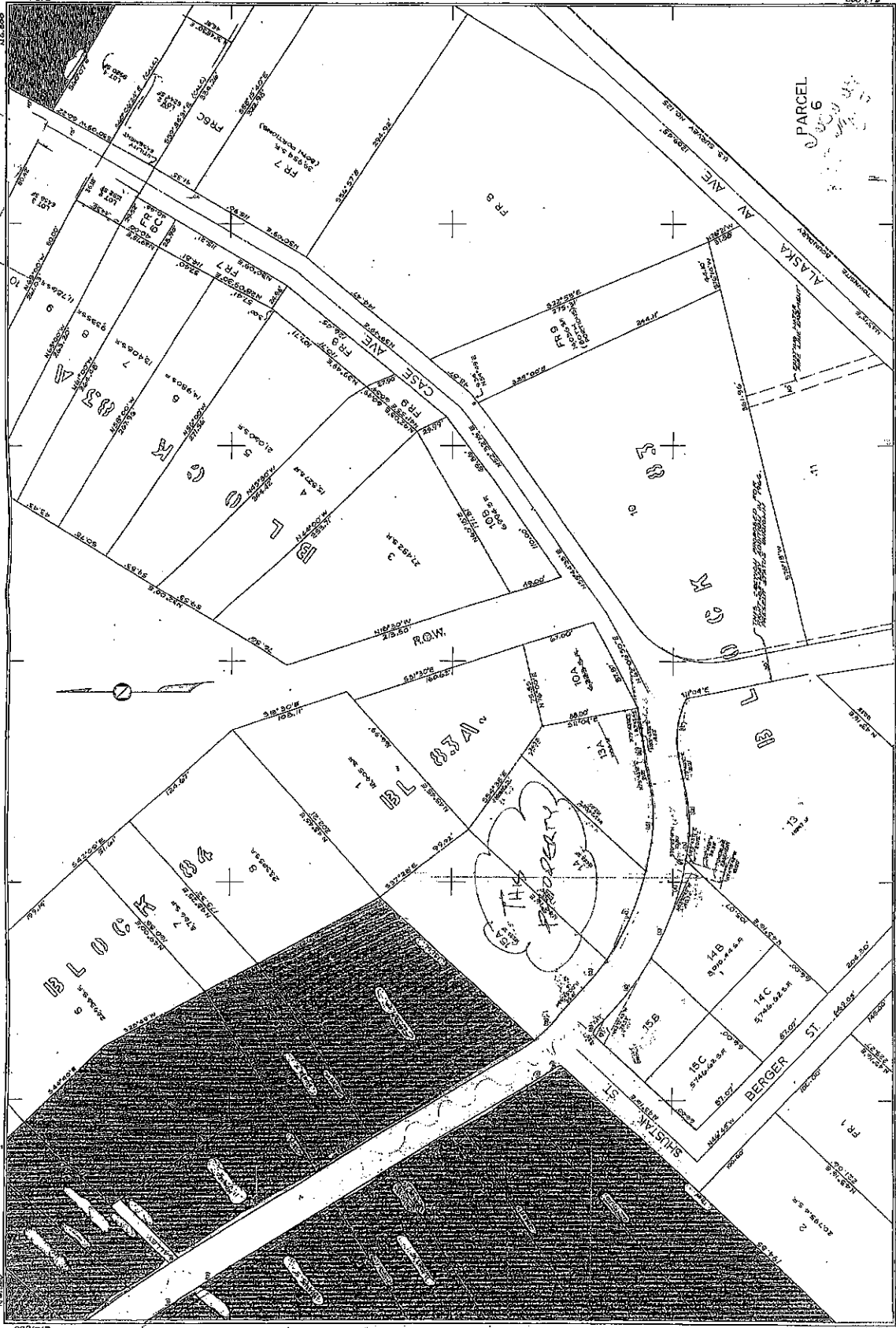
OCT. 1978
 11/13/78
 11/13/78-20-03
 PHASE 2
 26
 39
 CHARLES POOL & ASSOCIATES, INC.
 CONSULTING ENGINEERS & SURVEYORS
 1225 TONGUE AVENUE, ANCHORAGE, ALASKA 99501

SEE SHEET 35

SEE SHEET 39

SEE SHEET 25

SEE SHEET 27



PLAT REVISIONS			
NO.	DATE BY PLAT NO. SUBDIVISION NAME		
1	11/13/78	11193-20-03	PHASE 2
2			
3			
4			
5			
6			
7			
8			
9			
10			

NO.	DATE	BY	REVISION
1	11/13/78		INITIAL PLAT
2			
3			
4			
5			
6			
7			
8			
9			
10			

NO.	DATE	BY	REVISION
1	11/13/78		INITIAL PLAT
2			
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NO.	DATE	BY	REVISION
1	11/13/78		INITIAL PLAT
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10			

SEE SHEET 25

SEE SHEET 35

SEE SHEET 39

City and Borough of Wrangell

Agenda G6

Date: July 10, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request to purchase tidelands in the unsubdivided portion of Lot 15, Block 12A, USS 1119 adjacent to Lots 6 and 7 Block 12A USS 1119 which are zoned Waterfront Development, requested by Brett Woodbury, owned by the City and Borough of Wrangell

Background: Mr. Woodbury purchased Lots 6 and 7, Block 12A, USS 1119, and has filled those tidelands for water dependent and related uses.

Review Criteria: Waterfront Development District: Chapter 20.50
Standards: Chapter 20.52
Conditional Uses : Chapter 20.68

Findings:

Mr. Woodbury is requesting to purchase an approximate 104 foot long X 60 foot deep submerged tideland area adjacent to the two lots he owns on Evergreen Avenue. He is filling the tidelands he owns for the purposes of various water related activities, including loading and unloading barges.

The request was reviewed by the Port Commission last week and no motion was made regarding the proposal.

The adjacent property owners, Stough Revocable Trust, currently has approximately 52,000 square feet of property utilized for construction activities. The filled area (beyond their tideland Lots 1 -5) in the parcel that says Portion of Lot 15 on the map, is not a legally subdivided parcel and is currently owned by the City. The Stoughs have used this parcel for barge loading/unloading with a ramp located on the north end of the City owned lot.

Staff has reviewed the proposal and has identified several issues that the Commission should consider:

- 1) The proposal is immediately adjacent to and possibly encroaches in the tideland area reserved by the Alaska Marine Highway System for their facility. We do not have surveyed data to know exactly the distance between their proposal and the ROW or even the piling structures, thus there are differences of opinions as to how close the proposed activity is to the AMHS ROW and dock.
- 2) The proposal would block barge access currently utilized by the Stoughs and eliminate the barge ramp on the City owned filled tidelands the Stoughs utilize to access their property.

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 58.333333 feet

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



MEMORANDUM

TO: Planning & Zoning Commission / Port Commission

FROM: Kim Lane, MMC
Borough Clerk

SUBJECT: Request to purchase City owned Tidelands located in Block 12A and adjacent to Lots 6 and 7.

DATE: July 17, 2015

George Woodbury is requesting to purchase City owned Tidelands as defined above. The proposed area is an area 60 x 104 ft on the W boundary of Lots 6 and 7 (6240 sq. ft.).

Please submit your comments and/or recommendations regarding this request to modify the above mentioned City Tidelands purchase to me on or before August 17, 2015. I will then place this on the Agenda for Assembly consideration for the August 25, 2015 meeting.

Carol Rushmore will be researching and gathering more information on these proposed tidelands. She will have the information to you (Greg) before the next Port Commission mtg.

Attached:

1. Request Letter
2. Plat Map showing the area

Box 1934
Wrangell AK 99929

Carol Rushmore
Economic Development
P.O. Box 531
Wrangell AK 99929

Dear Carol,

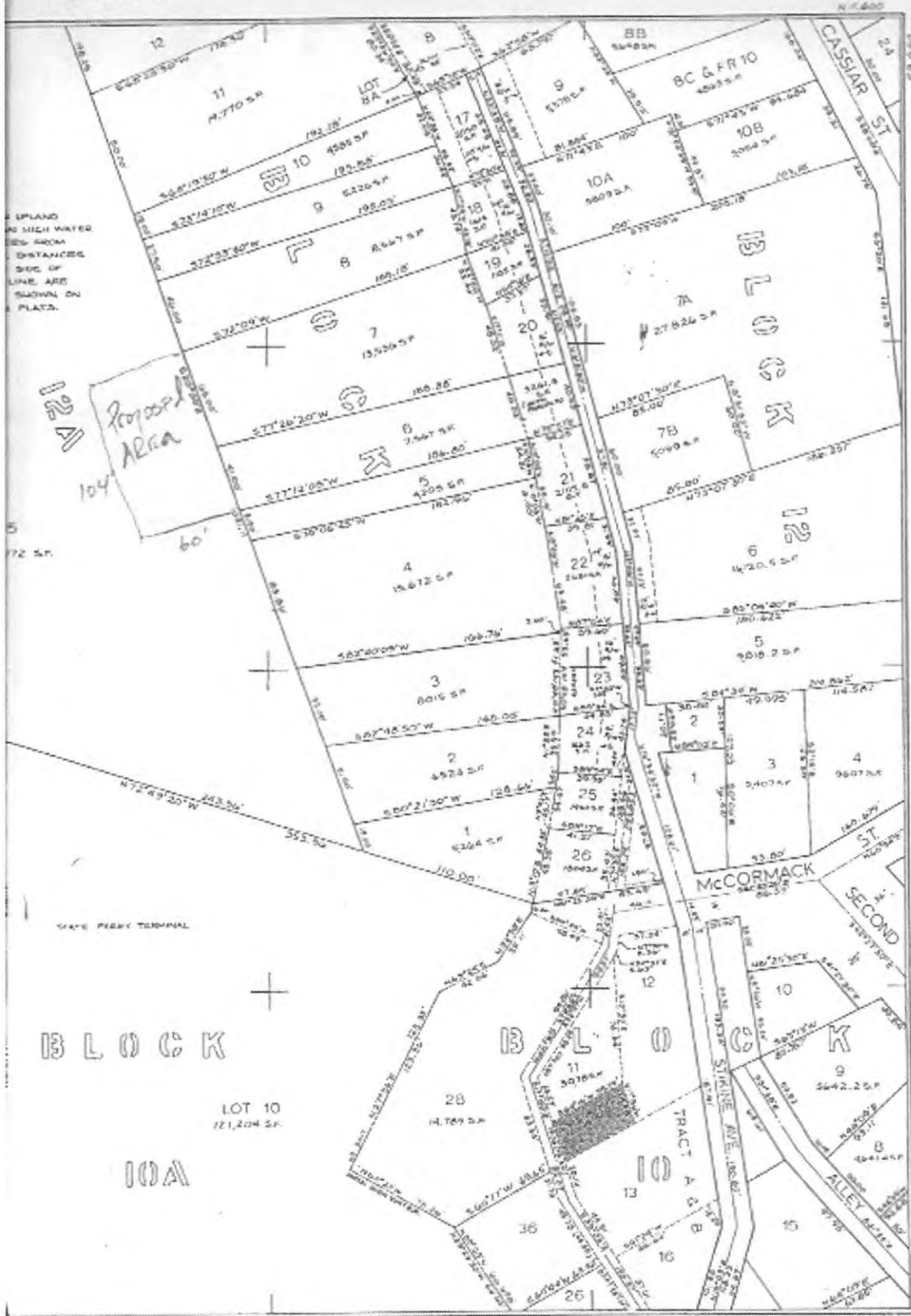
This is a proposal by BW Enterprise to purchase tide lands from the Wrangell Borough on Evergreen St. / Stikine Ave, The land is located in Block 12A and adjacent to Lots 6 and 7. The proposal is to purchase an area 60 by 104 feet on the West boundary of lots 6 and 7. This is 6240 sq ft or 0.14 acres. See attachments for location and details.

This will make it possible to access deep enough water to land barges, make it possible to construct a dock and ramp and make the property more suitable for the intended use as a marine transfer facility.

If there is any more that you need on this proposal let me know.

Sincerely,

George Woodbury



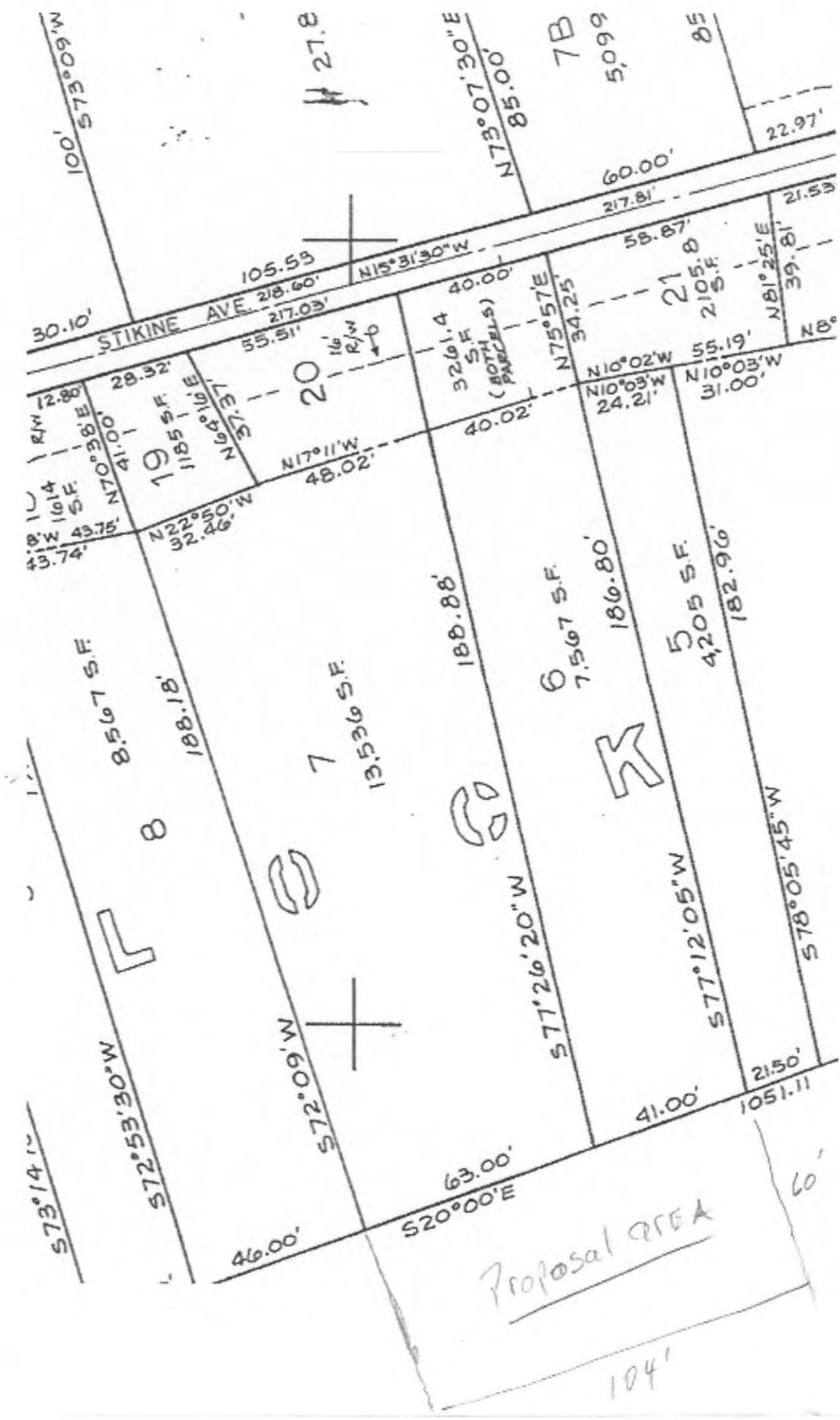
SEE SHEET 9

CITY OF WRANGELL, ALASKA ASSESSOR'S MAP

CHARLES POOL & ASSOCIATES INC
CONSULTING ENGINEERS & SURVEYORS
1233 YONGAGAS AVE. SICHINGAL ALASKA 99871

SCALE 1" = 40'	PHASE 2	4	39
DATE OCT. 1976	BY S.M.	1113-32-03	

Assessor Map 1976
p.4



27.8

7B
5099

85

19
1185 S.F.

20
3261.4 S.F.
(BOTH PARCELS)

21
2105.8 S.F.

7
13536 S.F.

6
7567 S.F.

5
4205 S.F.

8
8567 S.F.

Proposal Area

104'

60'

STIKINE AVE.

100' 573°09'W

30.10'

105.53'

28.60'

217.03'

55.51'

217.81'

60.00'

22.97'

105°31'30"E

85.00'

7B

5099

85

12.80'

28.32'

41.00'

49.74'

49.75'

70°38'E

1614 S.F.

1185 S.F.

1185 S.F.

1614 S.F.

170°38'E

41.00'

17°11'W

48.02'

16' R/W

40.02'

3261.4 S.F. (BOTH PARCELS)

40.00'

34.25'

58.87'

217.81'

2105.8 S.F.

10°02'W

55.19'

10°03'W

24.21'

10°03'W

31.00'

181°25'E

39.81'

21.53'

18°

188.88'

186.80'

182.96'

577°26'20"W

188.88'

577°12'05"W

186.80'

578°05'45"W

46.00'

572°09'W

63.00'

520°00'E

41.00'

21.50'

1051.11'

104'

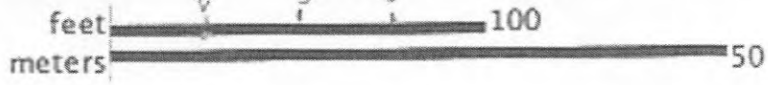
60'



© 2015 Google
Image © 2015 Digital Globe

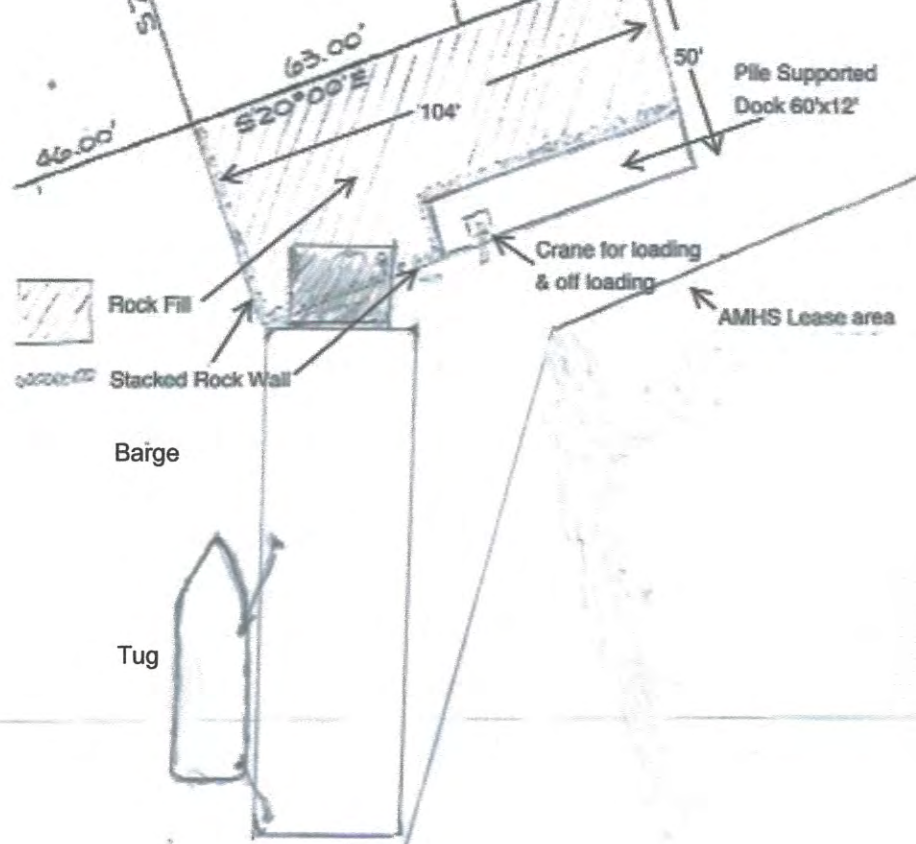
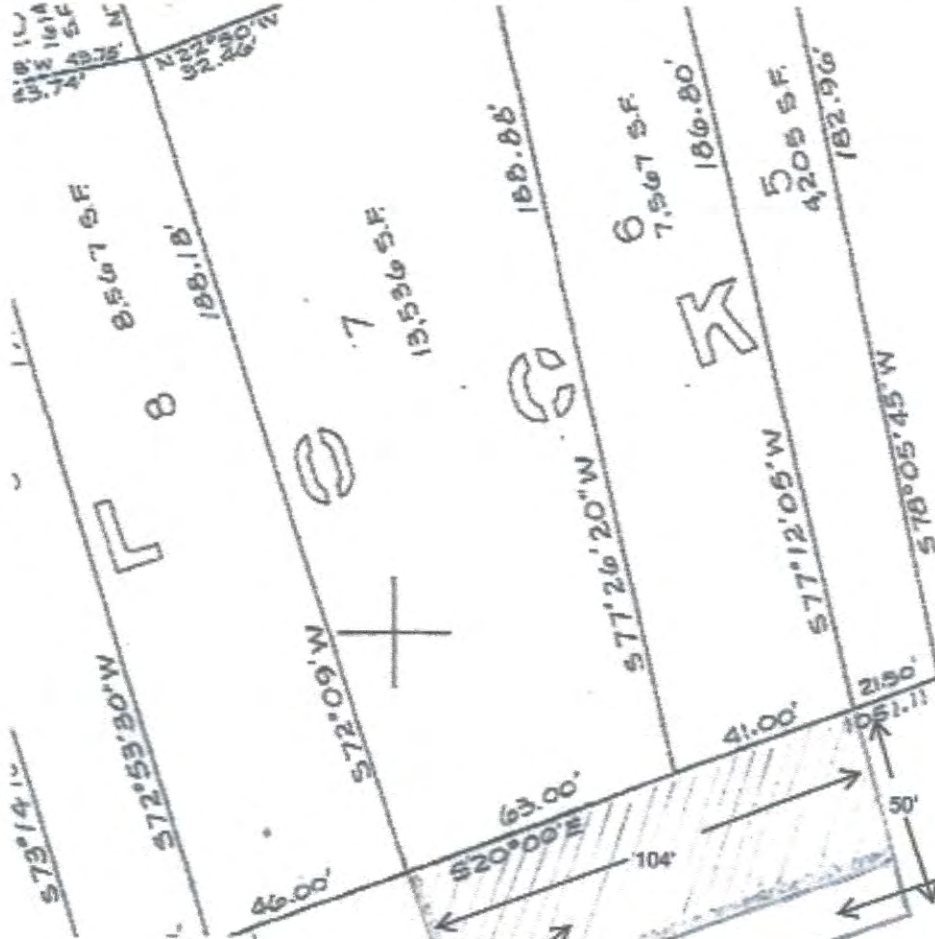
Google earth

Google Earth Pro



$1.8'' = 100'$
 $1'' = 56'$
 $0.1'' = 5.6'$

Assessor Map 19716
put



Resubmitted
Siteplan

Port Commission
City of Wrangell

CITY CLERK
AUG 05 2015
RECEIVED

August 5, 2015

This letter is to let you know we are contesting the sale of the tidelands in POR15 which Brett Woodbury is proposing to purchase.

This sale would block our deep water access for loading/unloading barges. Our original US Army Corps permit allows us to use our property for a boat haul out and related work. The State of Alaska AMHS built the addition to the ferry dock in later years and cut off our seafront access leaving us only the NW corner access. This is the area Mr. Woodbury is purposing to purchase and fill and it will cut off our current and only deep water access.

If this tidelands area is left as is, both Mr. Woodbury and us would have the deep water access, otherwise we will be completely blocked without the access our corps permit allows. We have been using that area as a barge load/unload area for years and plan to continue to do so.

Stough Family Trust
Ruth Stough
James Stough
Mike Stough

Carol Rushmore

From: Bradley, Simon P (DOT) <simon.bradley@alaska.gov>
Sent: Thursday, August 06, 2015 1:44 PM
To: Carol Rushmore
Cc: Neussl, Michael A (DOT); Falvey, John F (DOT); Welsh, Richard E (LAW); Buck, Joseph T (DOT); McLaren, Matthew A (DOT); Karvelas, Anthony G (DOT)
Subject: RE: AMHS ferry terminal land issues

Hi Carol

While we currently lack sufficient information, this proposal is potentially problematic at least insofar as the proposed barge facility could encroach upon the federal right-of-way. For instance, [23 C.F.R. §1.23](#) generally mandates that:

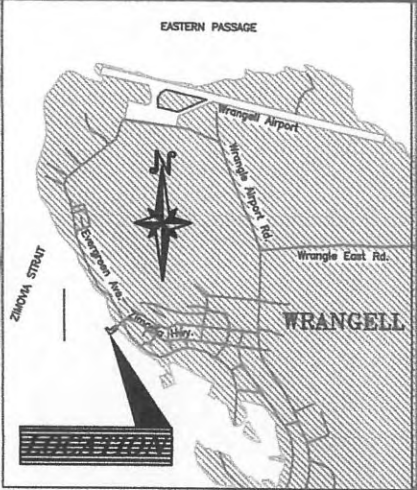
all real property, including air space, within the right-of-way boundaries of a project shall be devoted exclusively to public highway purposes. No project shall be accepted as complete until this requirement has been satisfied. The State highway department shall be responsible for preserving such right-of-way free of all public and private installations, facilities or encroachments...

Navigation, or creating an obstruction to ferry arrivals and departures is another concern. As mentioned, we do not have enough information about the planned facility expansion and use at this point to adequately assess that.

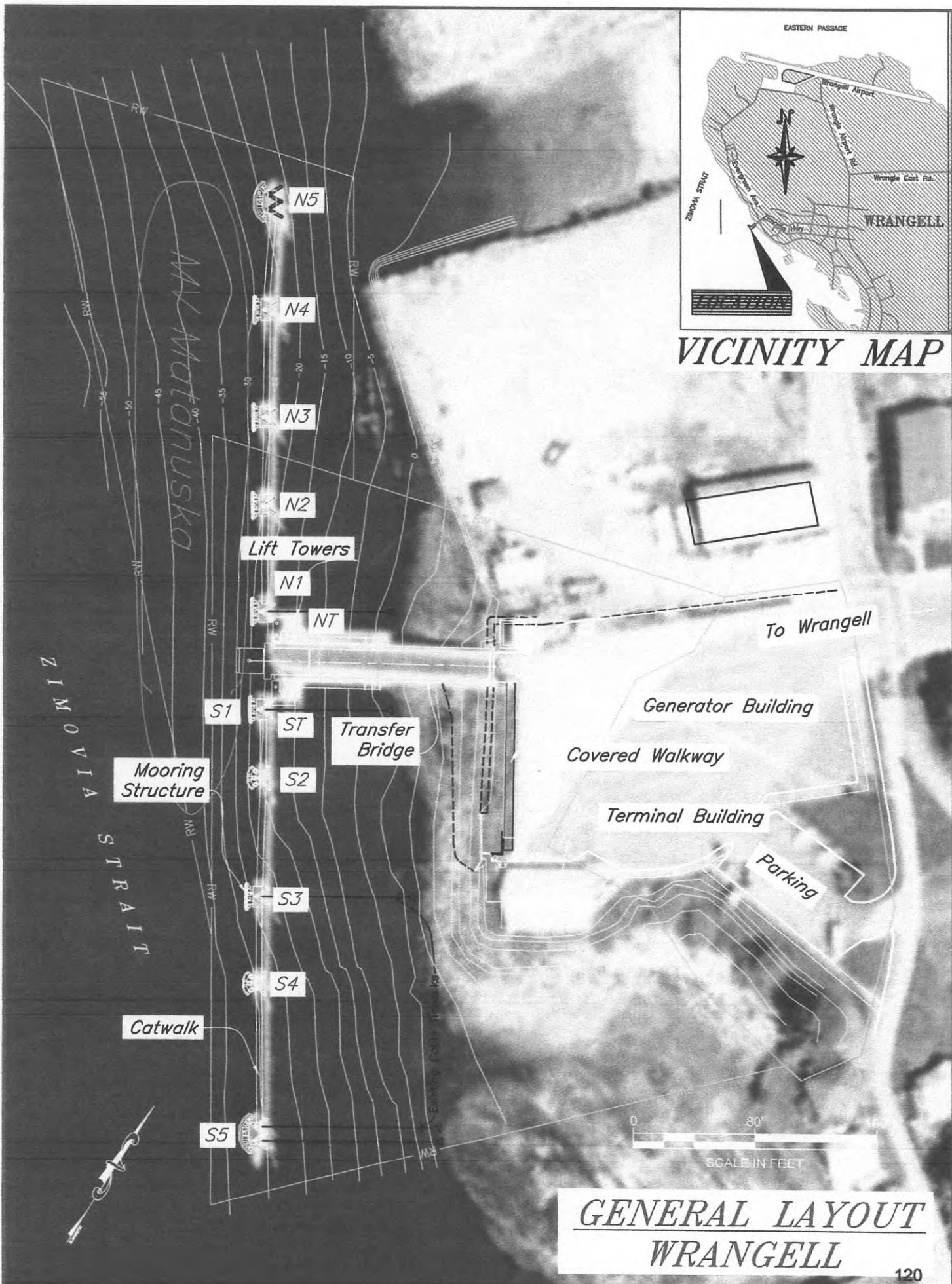
Kind regards

Simon Bradley
Ferry Terminal Operations Manager
Alaska Marine Highway System
State of Alaska, DOT&PF

907-228-7290
907-228-6873 fax
FerryAlaska.com



VICINITY MAP



Planning and Zoning Commission
City of Wrangell

August 11, 2015

This letter is to let you know we are contesting the sale of the tidelands in POR15 which Brett Woodbury is proposing to purchase.

This sale would block our deep water access for loading/unloading barges. Our original US Army Corps permit allows us to use our property for a boat haul out and related work. The State of Alaska AMHS built the addition to the ferry dock in later years and cut off our seafront access leaving us only the NW corner access. This is the area Mr. Woodbury is purposing to purchase and fill and it will cut off our current and only deep water access.

If this tidelands area is left as is, both Mr. Woodbury and us would have the deep water access, otherwise we will be completely blocked without the access our corps permit allows. We have been using that area as a barge load/unload area for years and plan to continue to do so.

Stough Family Trust
Ruth Stough
James Stough
Mike Stough

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 58.333333 feet

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 PROPERTY LINES ARE APPROXIMATE. UPDATED MARCH 2013.
 AERIAL PHOTO 2002.

