

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION

January 10, 2019

6:00pm

Agenda

A. CALL TO ORDER/ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES:

Regular Meeting November 29, 2018 and Special Meeting December 7, 2018

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

F. OLD BUSINESS

G. NEW BUSINESS

1. Final Plat review of the Etolin Avenue Replat, a replat of Lot 1, Block 38 and Lots 16-20, Block 30B of Etolin Ave Easement Dedication and Boundary Survey; and Lot 2 Block 38, USS 1119 Wrangell Townsite; and Lot 5, Block 38, Health Care Subdivision III, creating Lots A, B and C, Etolin Avenue Replat, zoned Single Family Residential, requested by the City and Borough of Wrangell
2. Final Plat approval of Trust Land Survey 2018-0 MC-1 Subdivision, a subdivision of Lot 40J, ASLS 85-93, creating Tracts A, B, and C, zoned RMU-M, requested by the owner Mental Health Trust Authority as part of the proposed land trade with the US Forest Service
- Pub Hrg 3. Preliminary Plat Review of the Presbyterian Reserve Replat, a replat of Lot 1B, Block 16, Ogden/Rathke Resubdivision and portion of Presbyterian Mission Reserve, Block 16, within USS 1119, Creating Lots A and B, Presbyterian Reserve Replat, zoned Open Space/Public, owned by the First Presbyterian Church.
- Pub Hrg 4. Rezone request from Open Space/Public to Single Family Residential for a portion of Presbyterian Mission Reserve, Block 16, within USS 1119, that is proposed for a subdivision to be added to Lot 1B, Block 16, Ogden/Rathke Resubdivision, requested by Teniya Morelli.
- Pub Hrg 5. Conditional Use permit review for creation of a borrow pit on Lot 1, Health Care Subdivision III, to assist in the construction of a new hospital, zoned Open Space/Public, owned by the City and Borough of Wrangell, requested by the Southeast Alaska Regional Health Consortium.
- Pub Hrg 6. Variance permit request for side and back yard setbacks for existing structures within "Curleyville" area, as part of a proposed Curleyville Replat, specifically structures on existing Lots 3A, 8, 9, 33 and 10, Block 21, zoned Commercial and MultiFamily, and Lot B, Brig Replat, zoned Commercial, requested by Robert Armstrong, for Credit Shelter Trust.
- Pub Hrg

- Pub Hrg 7. Variance to the Off-Street Parking requirements for a proposed commercial and residential structure on proposed Lot 6 of Curleyville Replat, combining 5 lots or portions of into one lot, zoned Commercial and Multifamily Residential, requested by Robert Armstrong, for Credit Shelter Trust.
- Pub Hrg 8. Preliminary Plat Review of the Curleyville Replat, a replat Lots 6, 7, 8, 9, 10, 32, 33, 37, 3A, Block 21 and Lot B, Brig Replat, zoned Multifamily and Commercial, requested by Robert Armstrong, for Credit Shelter Trust.
- Pub Hrg 9. Rezone request modifying boundaries of the existing Multi-Family Residential and Commercial boundaries based on the proposed Curleyville Replat, a replat Lots 6, 7, 8, 9, 10, 32, 33, 37, 3A, Block 21 and Lot B, Brig Replat, zoned Multifamily and Commercial, requested by Robert Armstrong, for Credit Shelter Trust.

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION

November 29, 2018

6:00pm

Minutes

A. CALL TO ORDER/ROLL CALL: Chair Terri Henson called the meeting to order at 6:01 pm. Commissioners Don McConachie and Andrew Hoyt were present. Commissioner Apryl Hutchinson was absent, and there is currently 1 vacancy on the Commission. Also present were staff Carol Rushmore and Aleisha Mollen. Chair Henson welcomed our new member, Andrew Hoyt.

B. AMENDMENTS TO THE AGENDA:

C. APPROVAL OF MINUTES: October 11, 2018

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

D. PERSONS TO BE HEARD:

Commissioner Hoyt declared that he potentially had a conflict of interest with G6, although it provided no gain to him. Chair Henson stated that there was not a conflict due to no gain.

Kevin Bylow and Mike Matney signed up to speak and decided to speak to their respective agenda items.

E. CORRESPONDENCE: None.

F. OLD BUSINESS: None.

G. NEW BUSINESS:

1. Final Plat review of the Bay Company replat and Alley Vacation 11, a replat of Lots A and C, Bay Company Replat; and Lots 1 and 2, Block B, Sortyard Subdivision; and vacation of 15' alley, zoned Waterfront development, requested by Chet and Bejay Powell. Proposal to the Borough Assembly regarding the Noise Ordinance.

M/S: McConachie/Hoyt moved to approve the Final Plat of the Bay Company Replat and Alley Vacation II, subject to the Assembly authorizing final sale of City property to the Bay Company and also the findings of fact. Rushmore provided background that this is the one that started a long time ago and determining the distance from Front St for the easements.

Motion approved unanimously by poll vote.

2. Final Plat review of the Larsson-Buhler Replat, a replat of Lots 78 and 88, Mitchell-Buhler Replat, zoned Waterfront Development, requested by DB AK Enterprises, LLC.

M/S: Hoyt/McConachie moved to approve the Final Plat of Larsson-Buhler Replat, a replat of Lots 78 and 88, creating Lot 788 and 888.

Rushmore provided background that this is the one that started a long time ago as well.

Motion approved unanimously by poll vote.

3. Review of a Conditional Use permit for a duplex to be utilized as transient vacation accommodations on Lot 78 and 7C, Block 12 Lanting Resubdivision, zoned Single Family Residential, requested by Mike and Lydia Matney.

Public Hearing was opened at 6:08.

Mike Matney explained the reasons for making this a short term rental and explained where the house is located.

Public Hearing closed at 6:09.

M/S: McConachie/Hoyt moved to approve findings of fact and the conditional use permit request for a cottage industry allowing the duplex as two short term vacation rentals as a cottage industry, subject to the following condition:

1) Provide Guest Guidance or similar document on noise, behavior, to encourage respect for the residential district and neighbors.

Matney stated that a lot of the clientele is boatyard customers who need a short-term rental longer than a week.

Motion approved unanimously by poll vote.

4. Review of a Variance application for a back yard setback of 14 feet and a front yard setback of 13 feet for two residential structures on new lots as proposed in the Bylow Subdivision; and modification of a permitted variance to the front yard setback for stairs on Portion of Lot 4, Block 17, USS 1119 Wrangell Townsite, zoned Single Family Residential, requested by Kevin and Abigail Bylow and Gary and Scarlet Poovey.

Public Hearing was opened at 6:12 for items G4 and G5.

Kevin Bylow spoke about the property and the background to the property.

Public Hearing closed at 6:14.

M/S: McConachie/Hoyt moved to approve findings of facts; a 14 foot back yard setback for the proposed new lower lot (Lot 4A Bylow Subdivision) from the mutual property line parallel with Reid Street; and a 13 foot front yard setback for the proposed upper lot (Lot 48 Bylow Subdivision) from the property line bordering St. Michaels Street, and a modification to a variance approval to a 3 foot front yard setback for stairs.

Rushmore gave background on the original variance and why it ended up being a modification to the variance.

McConachie asked why the subdivision if they are owned by the same people and Rushmore explained that they are 2 separate legal lots.

Bylow showed the 2 lots on the plat and gave information about the deck and the stairs.

Hoyt had a question about the upper lot and if the current setbacks will match the new construction, impeding no further on the setback. Bylow stated that this is true. He will build on the current pad (basement) and will only extend to the back, where there is enough space to stay in the setback requirements.

Rushmore stated that the variance is being approved based on the plat to be approved in G5.

Motion approved unanimously by poll vote.

5. A preliminary plat of the Bylow Subdivision, a subdivision of a portion of Lot 4, Block 17, USS 1119 Wrangell Townsite, creating Lots 4A and 4B Bylow Subdivision, zoned Single Family Residential, requested by Kevin and Abigail Bylow and Gary and Scarlet Poovey.

M/S: McConachie/Hoyt moved to approve the Preliminary plat of the Bylow Subdivision, a subdivision of a portion of Lot 4, Block 17, USS 1119, creating Lots 4A and 4B Bylow Subdivision, subject to approval of the requested setback variances, and adding a 5-ft easement for utilities along St. Michaels Street.

Rushmore explained what the easement is and what it is used for. Bylow had a question about notification for work done on that part and was assured that he would be noticed.

Motion approved unanimously by poll vote.

6. A preliminary plat of the Etolin Avenue Replat, a replat of Lot 1, Block 38 and Lots 16-20, Block 308 of Etolin Ave Easement Dedication and Boundary Survey; and Lot 2 Block 38, USS 1119 Wrangell Townsite; and Lot 5, Block 38, Health Care Subdivision III, creating Lots A, B and C, Etolin Avenue Replat, zoned Single Family Residential, requested by the City and Borough of Wrangell.

Public Hearing was opened at 6:26.

Public Hearing closed at 6:27.

M/S: Hoyt/McConachie moved to approve the preliminary plat of the Etolin Avenue Replat, a replat of Lot 1, Block 38 and Lots 16-20, Block 308 of Etolin Ave Easement Dedication and Boundary Survey; and Lot 2 Block 38, USS 1119 Wrangell Townsite; and Lot 5, Block 38, Health Care Subdivision III, creating Lots A, B and C, Etolin Avenue Replat.

Henson stated that she is glad that these are lots of a size that can be usable.

Rushmore brought attention to Lot C.

McConachie asked if this is for housing and Rushmore stated that the City had not been able to sell these lots because they were too small and so the change was made per the recommendations of P&Z.

Hoyt asked about the encroachment with SEARHC and Rushmore stated that the encroachment was carved out beforehand with the SEARHC survey.

Motion approved unanimously by poll vote.

H. PUBLIC COMMENT: None.

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS:

McConachie noted that there is still a vacancy for the Commission.

There will be no meeting in December due to a lack of quorum. Henson will be out until February, but could be available by phone if needed.

J. ADJOURNMENT: 6:34 p.m.

CHAIRPERSON

SECRETARY

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION

December 7, 2018
SPECIAL MEETING
12:00pm
Minutes

- A. CALL TO ORDER/ROLL CALL:** Chair Terri Henson called the meeting to order at 12:00 pm. Commissioner Don McConachie was present. Commissioners Andy Hoyt and Apryl Hutchinson were absent, and there is currently 1 vacancy on the Commission. Also present were staff Carol Rushmore and Aleisha Mollen.

Meeting was recessed at 12:01 p.m.

Meeting was reconvened at 12:07 p.m.

Commissioner Andy Hoyt is present, quorum determined.

B. NEW BUSINESS:

- 1. A final plat of the Bylow Subdivision, a subdivision of a portion of Lot 4, Block 17, USS 1119 Wrangell Townsite, creating Lots 4A and 4B Bylow Subdivision, zoned Single Family Residential, requested by Kevin and Abigail Bylow and Gary and Scarlet Poovey.**

M/S: McConachie/Hoyt moved to approve the Final plat of the Bylow Subdivision, a subdivision of a portion of Lot 4, Block 17, USS 1119, creating Lots 4A and 4B Bylow Subdivision.

Motion approved unanimously by poll vote.

- C. ADJOURNMENT:** 12:08 p.m.

CHAIRPERSON

SECRETARY

City and Borough of Wrangell, Alaska

Agenda Item G1

Date: January 8, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final plat approval of the Etolin Avenue Replat, a replat of Lot 1, Block 38 and Lots 16-20, Block 30B of Etolin Ave Easement Dedication and Boundary Survey; and Lot 2 Block 38, USS 1119 Wrangell Townsite; and Lot 5, Block 38, Health Care Subdivision III, creating Lots A, B and C, Etolin Avenue Replat, zoned Single Family Residential, requested by the City and Borough of Wrangell

Recommended Motion:

Move to approve the final plat of the Etolin Avenue Replat, a replat of Lot 1, Block 38 and Lots 16-20, Block 30B of Etolin Ave Easement Dedication and Boundary Survey; and Lot 2 Block 38, USS 1119 Wrangell Townsite; and Lot 5, Block 38, Health Care Subdivision III, creating Lots A, B and C, Etolin Avenue Replat

Findings:

The final plat is available at the meeting.

City and Borough of Wrangell, Alaska

Agenda Item G2

Date: January 8, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

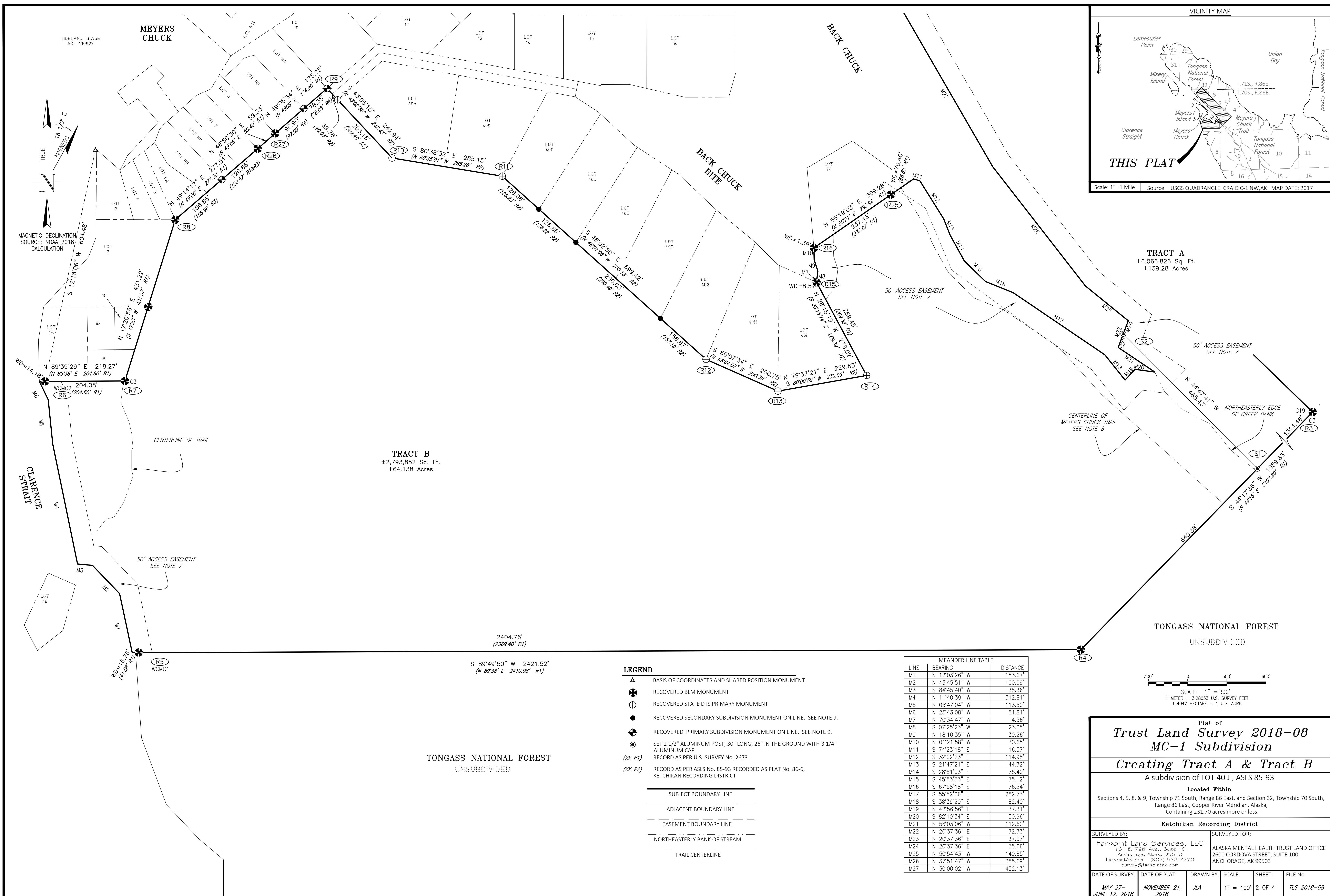
Re: Final Plat approval of Trust Land Survey 2018-0 MC-1 Subdivision, a subdivision of Lot 40J, ASLS 85-93, creating Tracts A, B, and C, zoned RMU-M, requested by the owner Mental Health Trust Authority as part of the proposed land trade with the US Forest Service

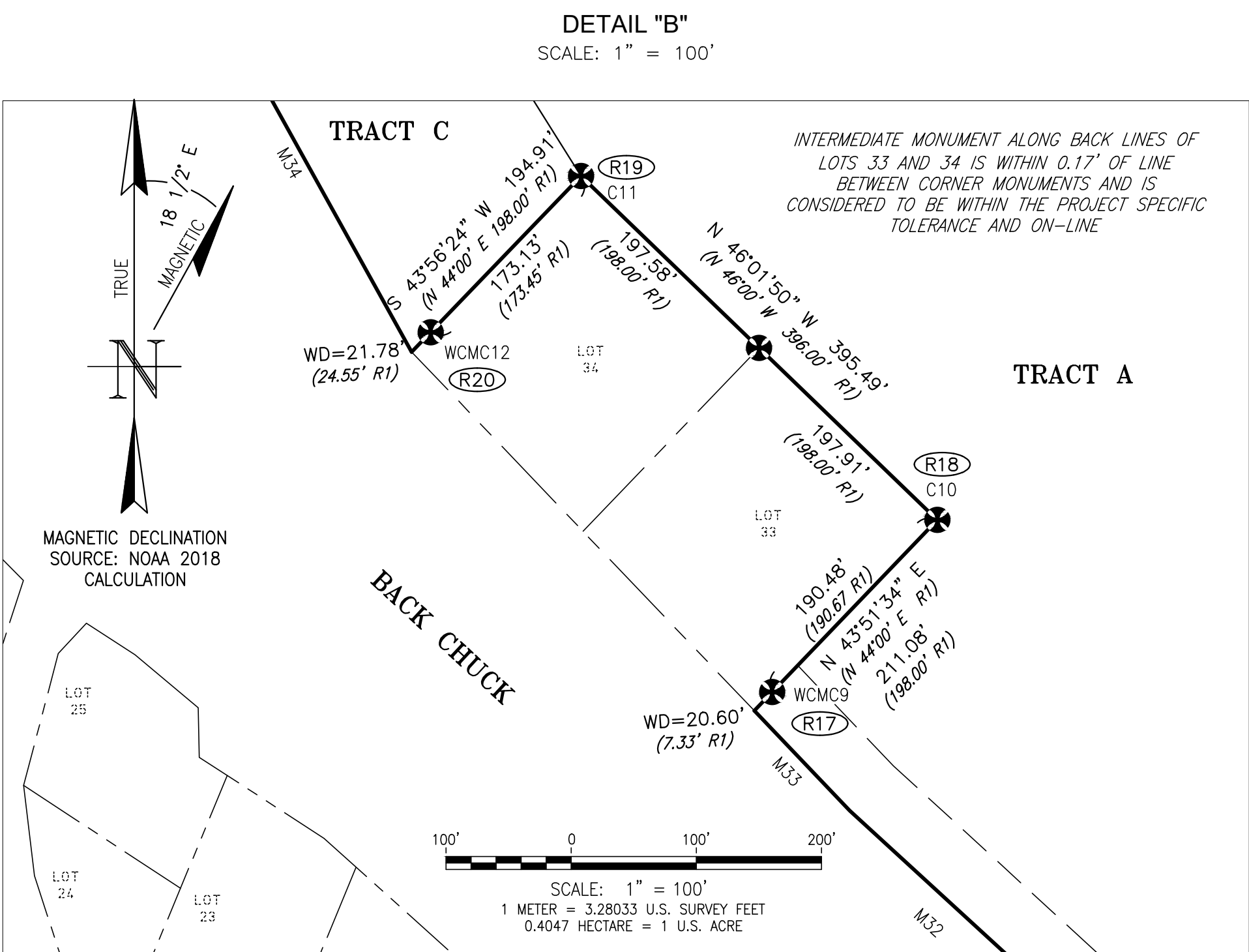
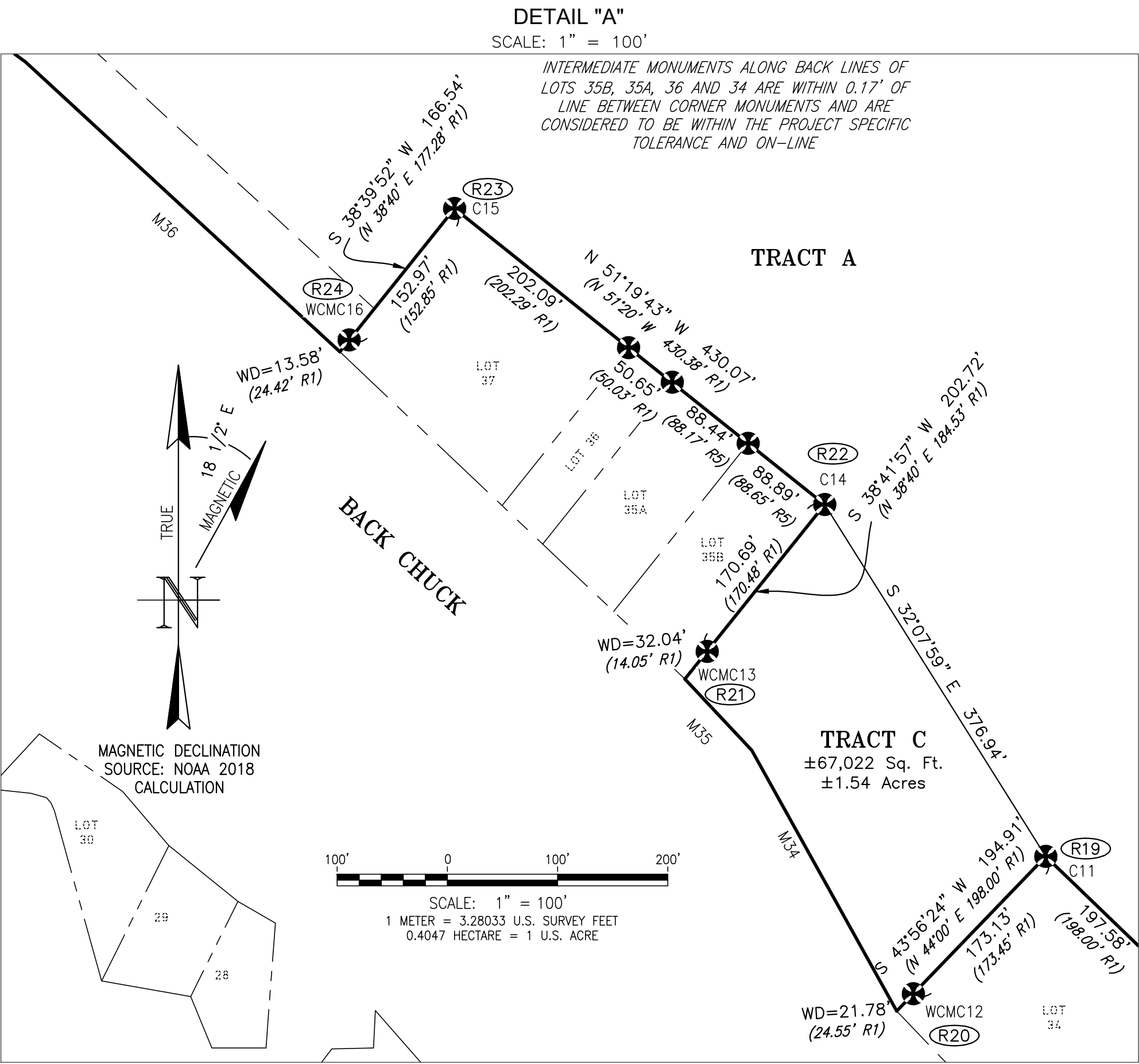
Recommended Motion:

Move to approve the final plat of Final Plat approval of Trust Land Survey 2018-0 MC-1 Subdivision, a subdivision of Lot 40J, ASLS 85-93, creating Tracts A, B, and C, zoned RMU-M, requested by the owner Mental Health Trust Authority as part of the proposed land trade with the US Forest Service

Findings:

Attached are the final plats. The only difference is that a Tract C is created along the shoreline and adjacent to Tract A. This tract, along with Tract B, remains with the Mental Health Trust. It was discovered that there were encroachments by adjacent neighbors within Tract C and the USFS requested the area removed from the trade.

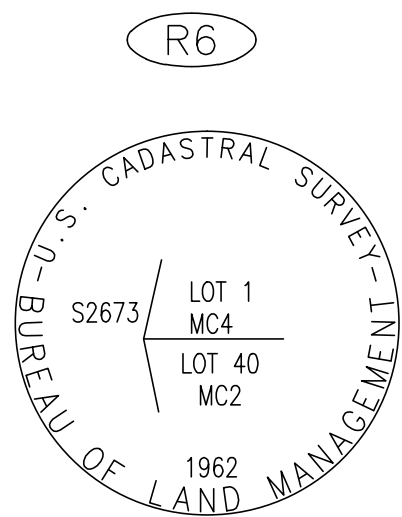
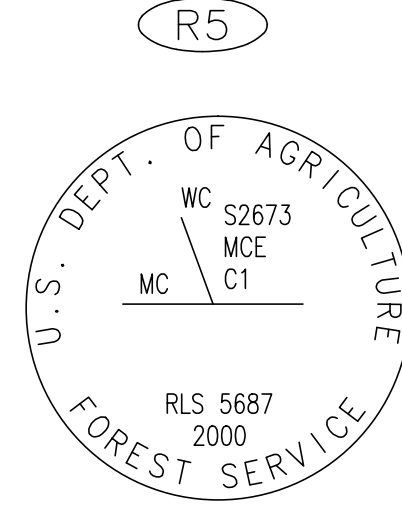
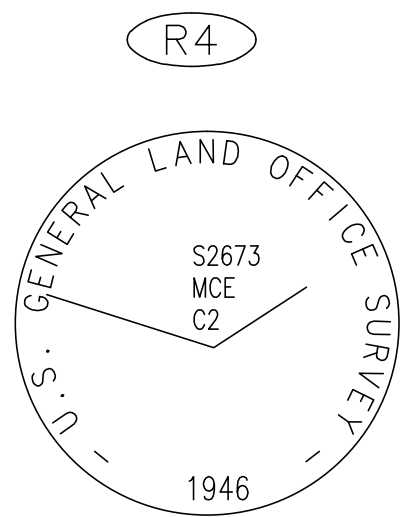
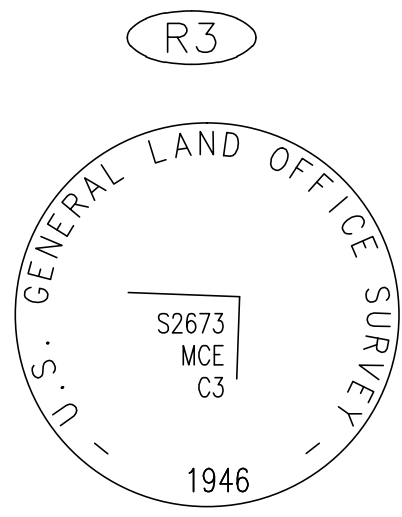
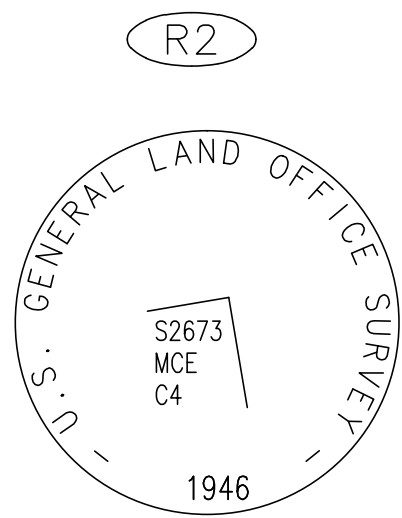
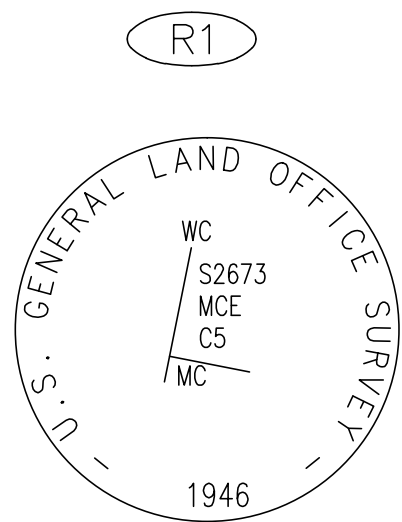




LEGEND

- △ BASIS OF COORDINATES AND SHARED POSITION MONUMENT
- ⊕ RECOVERED BLM MONUMENT
- ⊕ RECOVERED STATE DTS PRIMARY MONUMENT
- RECOVERED SECONDARY SUBDIVISION MONUMENT ON LINE. SEE NOTE 9.
- ⊕ RECOVERED PRIMARY SUBDIVISION MONUMENT ON LINE. SEE NOTE 9.
- ⊙ SET 2 1/2" ALUMINUM POST, 30" LONG, 26" IN THE GROUND WITH 3 1/4" ALUMINUM CAP
- (XX R1) RECORD AS PER U.S. SURVEY No. 2673
- (XX R2) RECORD AS PER ASLS No. 85-93 RECORDED AS PLAT No. 86-6, KETCHIKAN RECORDING DISTRICT

- SUBJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- NORTHEASTERLY BANK OF STREAM
- TRAIL CENTERLINE



RECOVERED:

1" DIAMETER IRON POST, FIRMLY SET, PROJECTING 3" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 16" IN DIAMETER, WITH HEALED BLAZE BEARS N 30° E, 5.9' DISTANT

A CEDAR, 30" IN DIAMETER, WITH BLAZE AND SCRIBE MARKS "WCS2673C5MCEMCBT"

RECOVERED:

1" DIAMETER IRON POST, FIRMLY SET, PROJECTING 12" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

A PINE SNAG, 10" IN DIAMETER, WITH BLAZE AND SCRIBE MARKS "S2673C4MCE" BEARS S 29° E, 24.4' DISTANT

A CEDAR, 36" IN DIAMETER, WITH BLAZE AND SCRIBE MARKS "S2673C4MCEBT" BEARS WEST, 13.9' DISTANT

A PINE, 20" IN DIAMETER, WITH PITCHED OVER BLAZE AND SCRIBE MARKS "S2673C4MCEBT" BEARS N 42° E, 21.0' DISTANT

RECOVERED:

1" DIAMETER IRON POST, FIRMLY SET, PROJECTING 6" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

A PINE STUMP, 8" IN DIAMETER, LOG LYING BESIDE, NO SCRIBE MARKS VISIBLE BEARS S 86° E, 8.6' DISTANT

A PINE SNAG, 12" IN DIAMETER, WITH BLAZE AND PARTIALLY VISIBLE SCRIBE MARKS ".673MCEC3.." BEARS S 80° W, 14.5' DISTANT

A PINE, 12" IN DIAMETER, WITH BLAZE AND SCRIBE MARKS "S2673C3MCEBT" BEARS S 53° E, 37.5' DISTANT

A PINE, 10" IN DIAMETER, WITH PITCHED OVER BLAZE AND SCRIBE MARKS BEARS S 04° E, 40.4' DISTANT

RECOVERED:

1" DIAMETER IRON, FIRMLY SET, PROJECTING 18" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

A CEDAR, 38" IN DIAMETER, WITH BLAZE AND PARTIALLY VISIBLE SCRIBE MARKS "S2673MCEC2.." BEARS N 02° W, 23.1' DISTANT

A HEMLOCK, 22" IN DIAMETER, WITH FULLY HEALED BLAZE BEARS N 64° E, 7.7' DISTANT

RECOVERED:

2" DIAMETER ALUMINUM POST, FIRMLY SET, PROJECTING 1" ABOVE GROUND W/ 3 1/4" ALUMINUM CAP MARKED AS SHOWN. MONUMENT IS LOCATED ON LEVEL GROUND AT BASE OF 20' TALL ROCK BLUFF IN THICK SECOND GROWTH OF HEMLOCK, SPRUCE, AND SCATTERED CEDAR.

FROM WHICH RECORD BEARING TREES:

A CEDAR, 12" IN DIAMETER, WITH HEALED DOUBLE BLAZE BEARS N 20° E, 5.5' DISTANT

A HEMLOCK, 9" IN DIAMETER, WITH HEALED DOUBLE BLAZE BEARS S 46° E, 15.1' DISTANT

A HEMLOCK, 8" IN DIAMETER, WITH HEALED DOUBLE BLAZE BEARS N 54° W, 8.6' DISTANT

RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 2" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN. MONUMENT IS LOCATED ON A ROCK BLUFF OVERLOOKING THE WATERFRONT BESIDE AN ANTENNA POLE

FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 7" IN DIAMETER, BLAZED AND SCRIBED "XBT" BEARS EAST, 15.5' DISTANT

FROM WHICH NEW BEARING TREES:

A HEMLOCK, 6" IN DIAMETER, BLAZED AND SCRIBED "XBT" BEARS S 28° E, 20.2' DISTANT

RECOVERED MONUMENTS

RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 3" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN. MONUMENT IS LOCATED IN A FLAT SWAMPY AREA

FROM WHICH RECORD BEARING TREES:

A SPRUCE, 18" IN DIAMETER, WITH PARTIALLY HEALED BLAZE BEARS S 44° W, 4.9' DISTANT

FROM WHICH NEW BEARING TREE

A SPRUCE, 19" IN DIAMETER, BLAZED AND SCRIBED "XBT" BEARS S 54° E, 10.5' DISTANT

RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 13" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN. MONUMENT IS LOCATED ON FLAT GROUND NEAR A SMALL CREEK

FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 6" IN DIAMETER, WITH HEALED BLAZE AND NO VISIBLE SCRIBE MARKS BEARS S 72° W, 22.9' DISTANT

FROM WHICH NEW BEARING TREE

A HEMLOCK, 9" IN DIAMETER, BLAZED BEARS N 12° E, 21.5' DISTANT

RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 10" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 10" IN DIAMETER, BEARS S 62° W, 21.3' DISTANT

FROM WHICH NEW BEARING TREE:

A HEMLOCK, 7" IN DIAMETER, BEARS N 70° E, 14.0' DISTANT

RECOVERED:

3/4" DIAMETER ALUMINUM ROD, FIRMLY SET, PROJECTING 7" ABOVE GROUND W/ 3 1/4" ALUMINUM CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 12" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS S 88° E, 12.8' DISTANT

A HEMLOCK, 18" IN DIAMETER, BEARS N 06° E, 19.7' DISTANT

A HEMLOCK, 11" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS S 55° E, 10.3' DISTANT

RECOVERED:

3/4" DIAMETER ALUMINUM ROD, FIRMLY SET, PROJECTING 4" ABOVE GROUND W/ 3 1/4" ALUMINUM CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 6" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS S 81° W, 8.2' DISTANT

A HEMLOCK, 5" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS S 09° E, 11.9' DISTANT

A HEMLOCK, 18" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS N 48° W, 19.7' DISTANT

RECOVERED:

3/4" DIAMETER ALUMINUM ROD, FIRMLY SET, PROJECTING 5" ABOVE GROUND W/ 3 1/4" ALUMINUM CAP MARKED AS SHOWN.

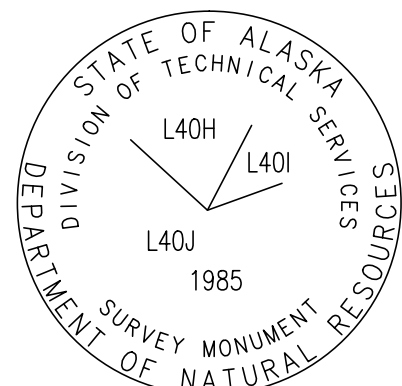
FROM WHICH RECORD BEARING TREES:

A CEDAR, 28" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS N 48° E, 14.0' DISTANT

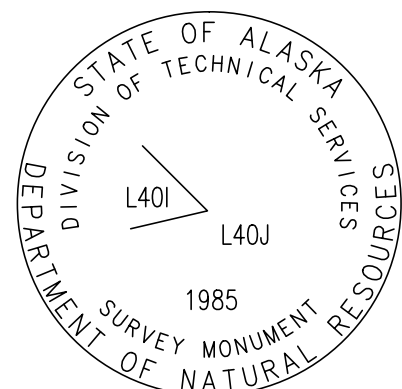
A HEMLOCK, 16" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS S 25° E, 14.8' DISTANT

A CEDAR, 36" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS N 73° W, 7.5' DISTANT

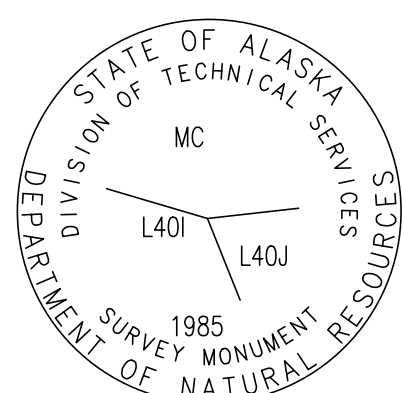
R13



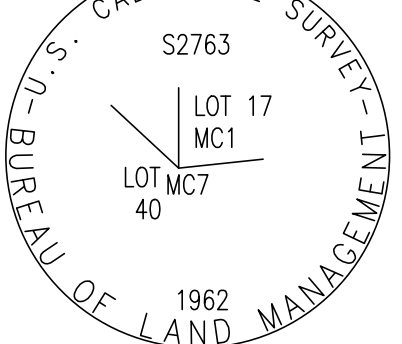
R14



R15



R16



RECOVERED:

3/4" DIAMETER ALUMINUM ROD, FIRMLY SET, PROJECTING 3" ABOVE GROUND W/ 3 1/4" ALUMINUM CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 8" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS N 60° E, 13.0' DISTANT

A HEMLOCK, 10" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS N 06° W, 30.8' DISTANT

A CEDAR, 16" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS S 36° E, 34.5' DISTANT

FROM WHICH A CREEK

BEARS S 45° W, 15.0' DISTANT

RECOVERED:

3/4" DIAMETER ALUMINUM ROD, FIRMLY SET, PROJECTING 1" ABOVE GROUND W/ 3 1/4" ALUMINUM CAP MARKED AS SHOWN. MONUMENT IS LOCATED ON A SOUTHWEST FACING HILL, MIDWAY DOWN.

FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 12" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS N 38° W, 9.5' DISTANT

A CEDAR, 25" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS N 65° W, 45.3' DISTANT

A HEMLOCK, 18" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS S 17 1/2° E, 25.5' DISTANT

RECOVERED:

3/4" ALUMINUM ROD, FIRMLY SET, PROJECTING 3" ABOVE GROUND W/ 3 1/4" ALUMINUM CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 13" IN DIAMETER, WITH BLAZE AND SCRIBE MARKS "XBT" BEARS N 25° E, 46.3' DISTANT

A HEMLOCK, 10" IN DIAMETER, WITH BLAZE AND SCRIBE MARKS "XBT" BEARS S 24° W, 24.6' DISTANT

A SPRUCE, 35" IN DIAMETER, WITH BLAZE AND SCRIBE MARKS "XBT" BEARS N 88° W, 25.7' DISTANT

FROM WHICH A CREEK

BEARS EAST, 5.0' DISTANT

RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 4" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

NO RECORD BEARING TREES WERE FOUND

FROM WHICH NEW BEARING TREES

A HEMLOCK, 10" IN DIAMETER, BLAZED AND SCRIBED "XBT" BEARS S 75° W, 21.4' DISTANT

A HEMLOCK, 13" IN DIAMETER, BLAZED AND SCRIBED "XBT" BEARS N 26° E, 6.3' DISTANT

Plat of
Trust Land Survey 2018-08
MC-1 Subdivision

Creating Tract A & Tract B

A subdivision of LOT 40 J, ASLS 85-93

Located Within
Sections 4, 5, 8, & 9, Township 71 South, Range 86 East, and Section 32, Township 70 South, Range 86 East, Copper River Meridian, Alaska, Containing 231.70 acres more or less.

Ketchikan Recording District

SURVEYED BY:

Farpoint Land Services, LLC
1131 E. 76th Ave., Suite 101
Anchorage, Alaska 99518
FarpointAK.com (907) 522-7770
survey@farpointak.com

SURVEYED FOR:

ALASKA MENTAL HEALTH TRUST LAND OFFICE
2600 CORDOVA STREET, SUITE 100
ANCHORAGE, AK 99503

DATE OF SURVEY:

MAY 27-
JUNE 12, 2018

DATE OF PLAT:

NOVEMBER 21,
2018

DRAWN BY:

JLA

SCALE:

1" = 100'

SHEET:

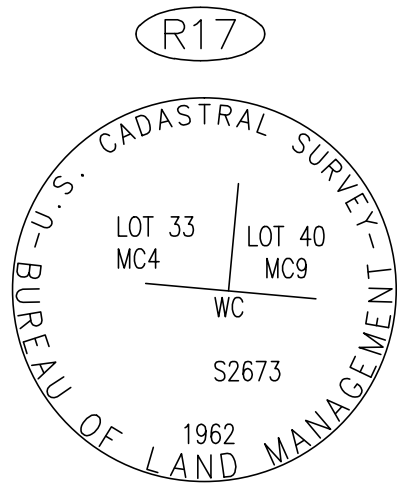
3 OF 4

FILE No.

RLS 2018-08

RECOVERED MONUMENTS

SET MONUMENTS



RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 4" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

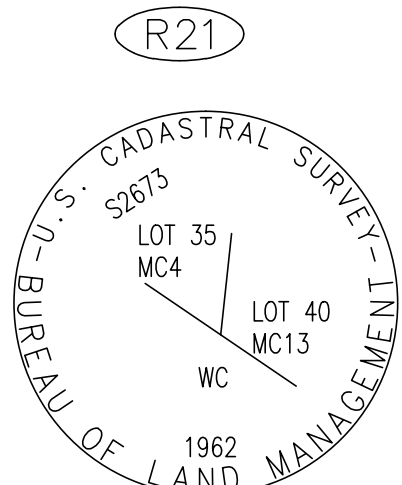
FROM WHICH RECORD BEARING TREES:

NO RECORD BEARING TREES WERE FOUND

FROM WHICH NEW BEARING TREES

A CEDAR, 12" IN DIAMETER, BLAZED AND SCRIBED "XBT", BEARING TREE TAG HUNG, BEARS S 21° E, 11.7' DISTANT

A CEDAR, 12" IN DIAMETER, BLAZED AND SCRIBED "XBT", BEARING TREE TAG HUNG, BEARS S 40° E, 11.6' DISTANT



RECOVERED:

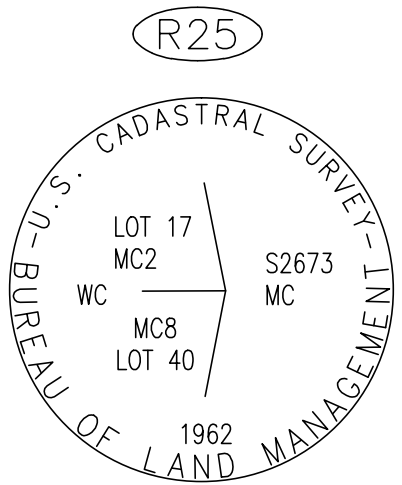
2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 6" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

HEMLOCK, 4" IN DIAMETER, BEARS N 58° W, 4.0' DISTANT

FROM WHICH NEW BEARING TREE

A HEMLOCK, 8" IN DIAMETER, ADD BEARING TREE TAG, BEARS S 57° E, 20.5' DISTANT



RECOVERED:

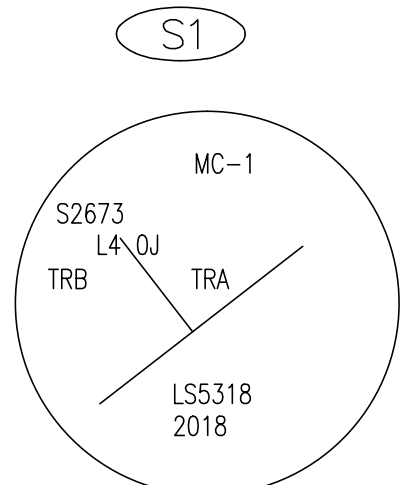
2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 6" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

MONUMENT IS LOCATED ON THE BEACH

FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 10" IN DIAMETER, WITH SCRIBE MARKS "S2673LOT40MC7", BEARS N 62° E, 29' DISTANT

A CEDAR, 16" IN DIAMETER, WITH SCRIBE MARKS "LOT40MC7" BEARS S 43° E, 34' DISTANT



SET:

2 1/2" DIAMETER ALUMINUM POST, 30" LONG, 24" IN THE GROUND, W 3 1/4" ALUMINUM CAP MARKED AS SHOWN.

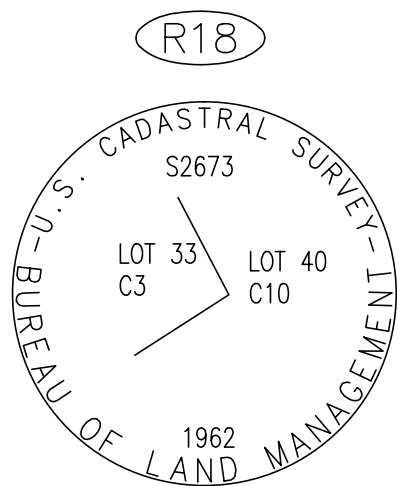
FROM WHICH BEARING TREES:

A SPRUCE, 20" IN DIAMETER, WITH BT TAG AND NO BLAZE OR SCRIBING BEARS S 64° E, 31.0' DISTANT

A SPRUCE, 48" IN DIAMETER, WITH BT TAG AND NO BLAZE OR SCRIBING BEARS N 02° E, 48.0' DISTANT

FROM WHICH A CREEK:

8' WIDE, 24" DEEP BEARS WEST 9.5' DISTANT, COURSE N 45° W



RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 8" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

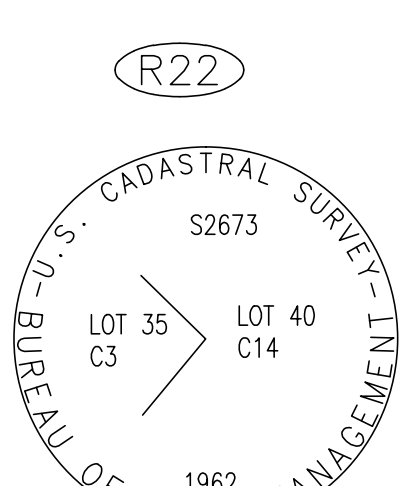
FROM WHICH RECORD BEARING TREES:

BOTH RECORD BEARING TREES WERE FOUND UPROOTED AND LYING ON THE GROUND

FROM WHICH NEW BEARING TREES

A HEMLOCK, 30" IN DIAMETER, BLAZED AND SCRIBED "XBT" BEARS N 36° E, 13.5' DISTANT

A HEMLOCK, 36" IN DIAMETER, BLAZED AND SCRIBED "XBT" BEARS S 06° W, 20.4' DISTANT



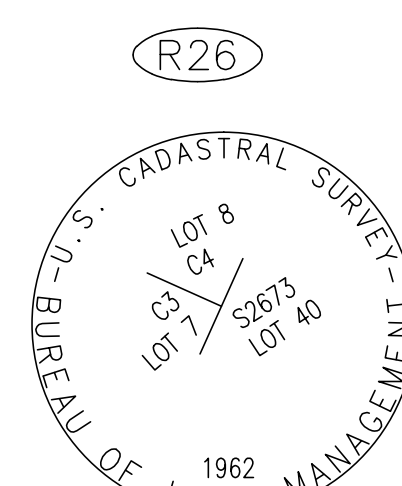
RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 8" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 4" IN DIAMETER, BEARS N 59° W, 19.8' DISTANT

A HEMLOCK, 12" IN DIAMETER, BEARS S 62° W, 25.1' DISTANT



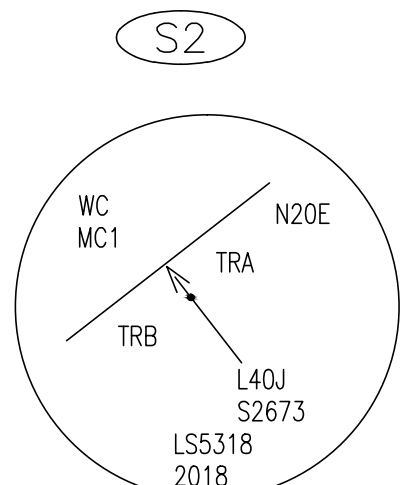
RECOVERED:

A BRASS TABLET, 3 1/4" IN DIAMETER, CEMENTED INTO BEDROCK, MARKED AS SHOWN. NOTE THAT THE CAP IS HEAVILY OXIDIZED AND SOME ORIGINAL MARKINGS ARE DIFFICULT TO DISTINGUISH.

FROM WHICH RECORD BEARING TREES:

A CEDAR, 6" IN DIAMETER, BEARS N 5° W, 21.1' DISTANT

A CEDAR, 4" IN DIAMETER, BEARS S 74° W, 20.5' DISTANT



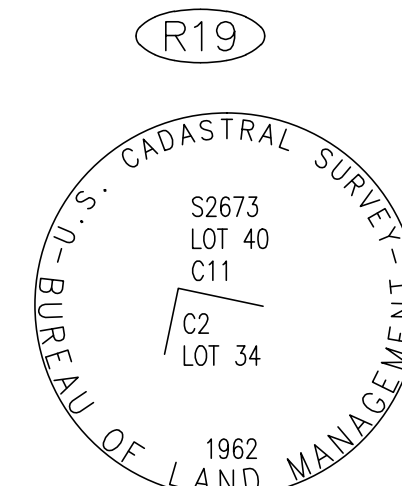
SET:

2 1/2" DIAMETER ALUMINUM POST, 30" LONG, 24" IN THE GROUND, W 3 1/4" ALUMINUM CAP MARKED AS SHOWN.

FROM WHICH BEARING TREES:

A CEDAR, 12" IN DIAMETER, WITH BT TAG AND NO BLAZE OR SCRIBING BEARS N 66° E, 33.7' DISTANT

A CEDAR, 8" IN DIAMETER, WITH BT TAG AND NO BLAZE OR SCRIBING BEARS S 92° E, 54.6' DISTANT



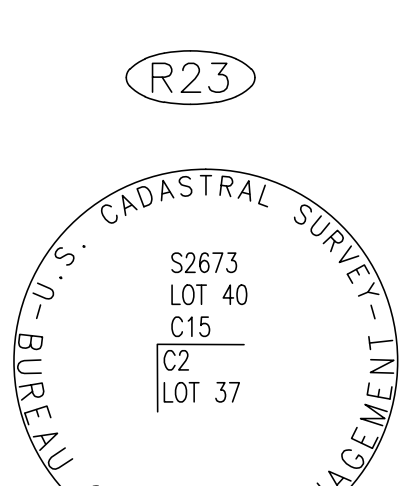
RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 6" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 16" IN DIAMETER, BEARS N 15° W, 5.3' DISTANT

A HEMLOCK, 11" IN DIAMETER, BEARS N 14° E, 6.6' DISTANT



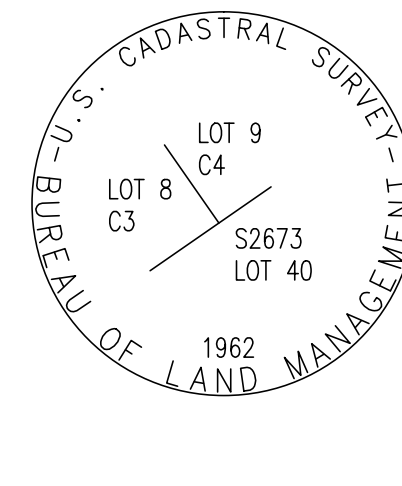
RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 5" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 8" IN DIAMETER, BLAZED AND SCRIBED C2L37USS2673BT, BEARS N 72° E, 8.9' DISTANT

A HEMLOCK, 5" IN DIAMETER, BEARS S 79° E, 3.5' DISTANT



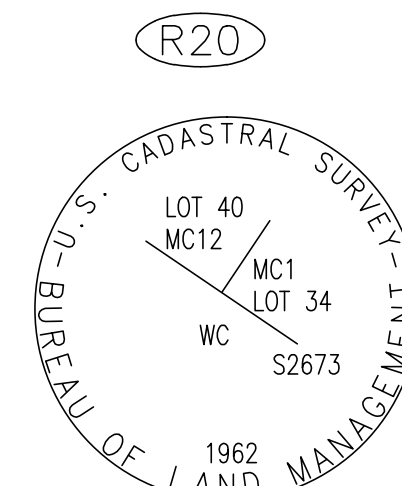
RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 6" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 4" IN DIAMETER, BEARS S 83° W, 6.6' DISTANT

A SPRUCE, 6" IN DIAMETER, BEARS S 6° E, 5.3' DISTANT



RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 4" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

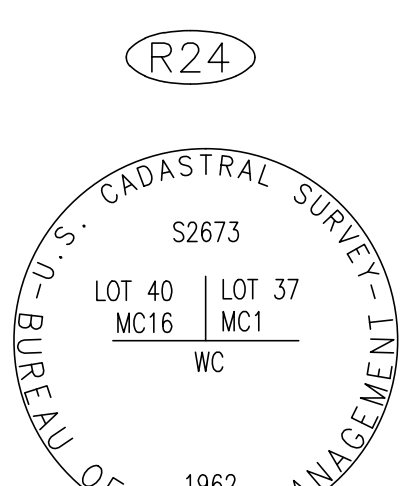
FROM WHICH RECORD BEARING TREES:

NO RECORD BEARING TREES WERE RECOVERED

FROM WHICH NEW BEARING TREES

A HEMLOCK, 30" IN DIAMETER, BLAZED AND SCRIBED "XBT", ADD BEARING TREE TAG, BEARS N 14° W, 18.8' DISTANT

A HEMLOCK, 36" IN DIAMETER, BLAZED AND SCRIBED "XBT", ADD BEARING TREE TAG, BEARS N 32° E, 28.7' DISTANT



RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 6" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

NO RECORD BEARING TREES WERE RECOVERED

FROM WHICH RECORD BEARING OBJECT

THE NORTHWEST CORNER OF A GENERATOR SHED BEARS S 73° E, 5.35'

FROM WHICH BEARING TREE

A HEMLOCK, 10" IN DIAMETER, BLAZED AND SCRIBED "XBT", BEARING TREE TAG HUNG, BEARS S 23° E, 12.2' DISTANT

Plat of Trust Land Survey 2018-08 MC-1 Subdivision						
Creating Tract A & Tract B						
A subdivision of LOT 40 J , ASLS 85-93						
Located Within Sections 4, 5, 8, & 9, Township 71 South, Range 86 East, and Section 32, Township 70 South, Range 86 East, Copper River Meridian, Alaska, Containing 231.70 acres more or less.						
Wrangell Recording District						
SURVEYED BY: Farpoint Land Services, LLC 1131 E. 76th Ave., Suite 101 Anchorage, Alaska 99518 FarpointAK.com (907) 522-7770 survey@farpointak.com			SURVEYED FOR: ALASKA MENTAL HEALTH TRUST LAND OFFICE 2600 CORDOVA STREET, SUITE 100 ANCHORAGE, AK 99503			
DATE OF SURVEY: MAY 27- JUNE 12, 2018	DATE OF PLAT: NOVEMBER 21, 2018	DRAWN BY: JLA	SCALE: N.T.S.	SHEET: 4 OF 4	FILE No. TLS 2018-08	

City and Borough of Wrangell, Alaska

Agenda Items 3 and 4

Date: January 9, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat Review of the Presbyterian Reserve Replat, a replat of Lot 1B, Block 16, Ogden/Rathke Resubdivision and portion of Presbyterian Mission Reserve, Block 16, within USS 1119, Creating Lots A and B, Presbyterian Reserve Replat, zoned Open Space/Public, owned by the First Presbyterian Church.

Re: Rezone request from Open Space/Public to Single Family Residential for a portion of Presbyterian Mission Reserve, Block 16, within USS 1119, that is proposed for a subdivision to be added to Lot 1B, Block 16, Ogden/Rathke Resubdivision, requested by Teniya Morelli.

Review:

The Presbyterian Church is seeking preliminary plat approval for a replat to sell a portion of their property and the buyer is seeking a zone change based on property lines of the new proposed plat. All decisions require a public hearing, and because they are all interconnected, a single public hearing can be held for both decisions that need to be made

Recommendation:

Staff recommends approving the preliminary plat and recommending to the Assembly to approve the rezoning request. Two separate motions should be made.

Recommended Motions:

- 1) **Move to approve the preliminary plat of the Presbyterian Reserve Replat, a replat of Lot 1B, Block 16, Ogden/Rathke Resubdivision and portion of Presbyterian Mission Reserve, Block 16, USS 1119, Creating Lots A and B, Presbyterian Reserve Replat.**
- 2) **Move to recommend to the Assembly to approve the zone change from Open Space Public to Single Family Residential for the portion of land from the Presbyterian Mission Reserve lot, Block 16 being added to Lot 1B, Block 16, Ogden/Rathke Resubdivision creating new Lot B, based on the proposed Presbyterian Reserve Replat.**

Criteria:

The proposal must comply with the following sections:

Chapter 20.16: Single Family Residential

Chapter 20.20: Open Space/ Public

Chapter 20.52: Lot Standards

Chapter 20.76: Amendments

Findings:

The landowner of existing Lot 1B (zoned Single Family Residential) is purchasing a portion of the Presbyterian Church property on which his fill and parking area is located. The land area being purchased will be combined into the lot containing the residential structure. The new property boundary will provide for more distance from the structure to one of the side property lines and eliminate a long time setback encroachment.

The residential land owner Teniya Morelli is requesting that the new are being purchased be rezoned to Single Family Residential so the entire new lot B, Presbyterian Reserve Replat, is zoned Single Family Residential.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE LESEES 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 _____ TENIYA MORELLI
LOTS 1B, BLOCK 16

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST
HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

CERTIFICATE STATE OF ALASKA
(FIRST JUDICIAL DISTRICT)ss

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 OCTOBER 15, 20____ DATED THIS ____ DAY OF ____.

ASSESSOR CITY AND BOROUGH OF WRANGELL

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. _____ DATED _____ 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

SECRETARY

CERTIFICATE STATE OF ALASKA
(FIRST JUDICIAL DISTRICT)ss

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 OCTOBER 15, 20____ DATED THIS ____ DAY OF ____.

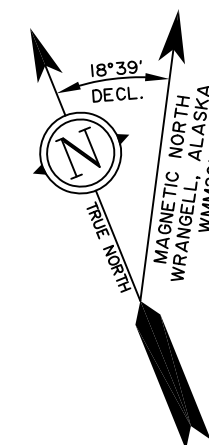
ASSESSOR CITY AND BOROUGH OF WRANGELL

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

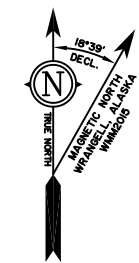
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. _____ DATED _____ 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ CHAIRMAN, PLANNING COMMISSION _____

SECRETARY



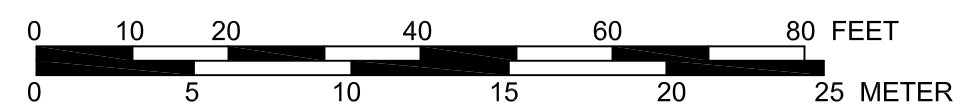
VICINITY MAP:
SCALE: NOT TO SCALE



1. THE PURPOSE OF THIS SURVEY IS TO COMBINE LOT 1B AND A PORTION OF PRESBYTERIAN MISSION RESERVE, CREATING LOT B. THE REMAINING PORTION OF PRESBYTERIAN MISSION RESERVE WILL BECOME LOT A.
2. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - USS 859 (PRESBYTERIAN MISSION RESERVE)
 - MISSION HILL ADDITION (APPROVED NOV. 1, 1945)
 - USS 1119 (WRANGELL TOWNSITE PLAT)
 - DEED 1979-000246-0
 - PLAT 82-3 (PRESBYTERIAN RESERVE RESUBD)
 - PLAT 92-6 (REPLAT OF PRESBYTERIAN MISSION RESERVE)
 - PLAT 97-5 (OGDEN/RATHKE RESUBDIVISION)
 - PLAT 99-6 (REID STREET ROW)
 - DEED 2012-000225-0
 - DEED 2013-000172-0
3. REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 55639.
4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL GROUND DISTANCES.
5. THE ERROR OF CLOSURE DOES NOT EXCEED 1:5000.

SCALE 1"=20'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

WRANGELL RECORDING DISTRICT






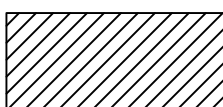



Revisions	
No.	Description
<div style="border: 2px solid black; padding: 10px; transform: rotate(-10deg); display: inline-block;"> PRELIMINARY </div>	
R&M ENGINEERING 7180 Revilla Road Ketchikan, AK 99901	
WRANGELL OFFICE P.O. BOX 701 WRANGELL, AK 99929	

CERTIFICATE OF AUTHORIZATION #: C576

PROJECT:

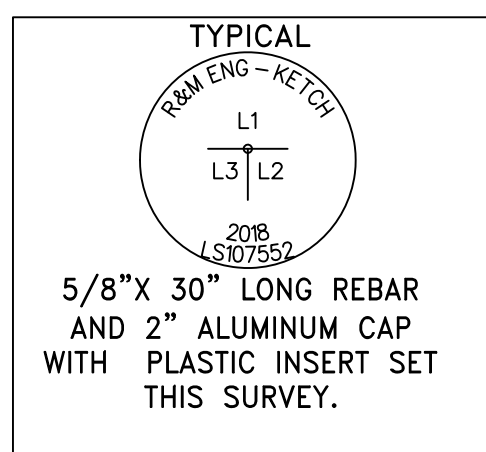
PRESBYTERIAN RESERVE REPLAT

A REPLAT OF LOT 1B, BLK 16, OGDEN/RATHKE
RESUBDIVISION AND PORTION OF PRESBYTERIAN MISSION
RESERVE, BLK 16, WITHIN USS 1119, CREATING LOTS A &
B, PRESBYTERIAN RESERVE REPLAT, WITHIN THE CITY AND
BOROUGH OF WRANGLER.

	ALUMINUM CAP ON 5/8 REBAR MONUMENT ROCOVERED
	BRASS CAP GROUTED IN TOP OF ROCK
	DOT CENTERLINE MONUMENT IN MONUMENT CASE
	"X" IN ROCK RECOVERED THIS SURVEY
	5/8 REBAR 30" LONG WITH 2" ALUM CAP WITH PLASTIC INSERT SET THIS SURVEY
(88.09)	DATA OF RECORD
88.09	DATA MEASURED OR COMPUTED
— — — —	PREVIOUS PROPERTY LINE
— — — —	ROAD CENTERLINE
	UTILITY EASEMENT
— W — —	UNDERGROUND WATER LINE
— XSS — —	UNDERGROUND SEWER LINE
— XSD — —	UNDERGROUND STORMDRAIN LINE
— E — —	OVERHEAD ELECTRICAL LINE
— UGP — —	UNDERGROUND ELECTRICAL LINE
	WATER VALVE
	POWER POLE
	MH
© SSCO	SANITARY SEWER CLEANOUT

CLIENT: 1ST PRESBYTERIAN CHURCH
P.O. BOX 439
WRANGELL, ALASKA 99929

DRAWN BY: MCH
CHECKED BY: CGP
DATE PLATTED: 2018
DATE SURVEYED: JUNE, 2018
SCALE: 1"=20'
SURVEYED BY: MCH
PROJ NO.: 182702



LOT A

STREET

SEE DETAIL "B"

PORTION OF PRESBYTERIAN MISSION RESERVE

STREET

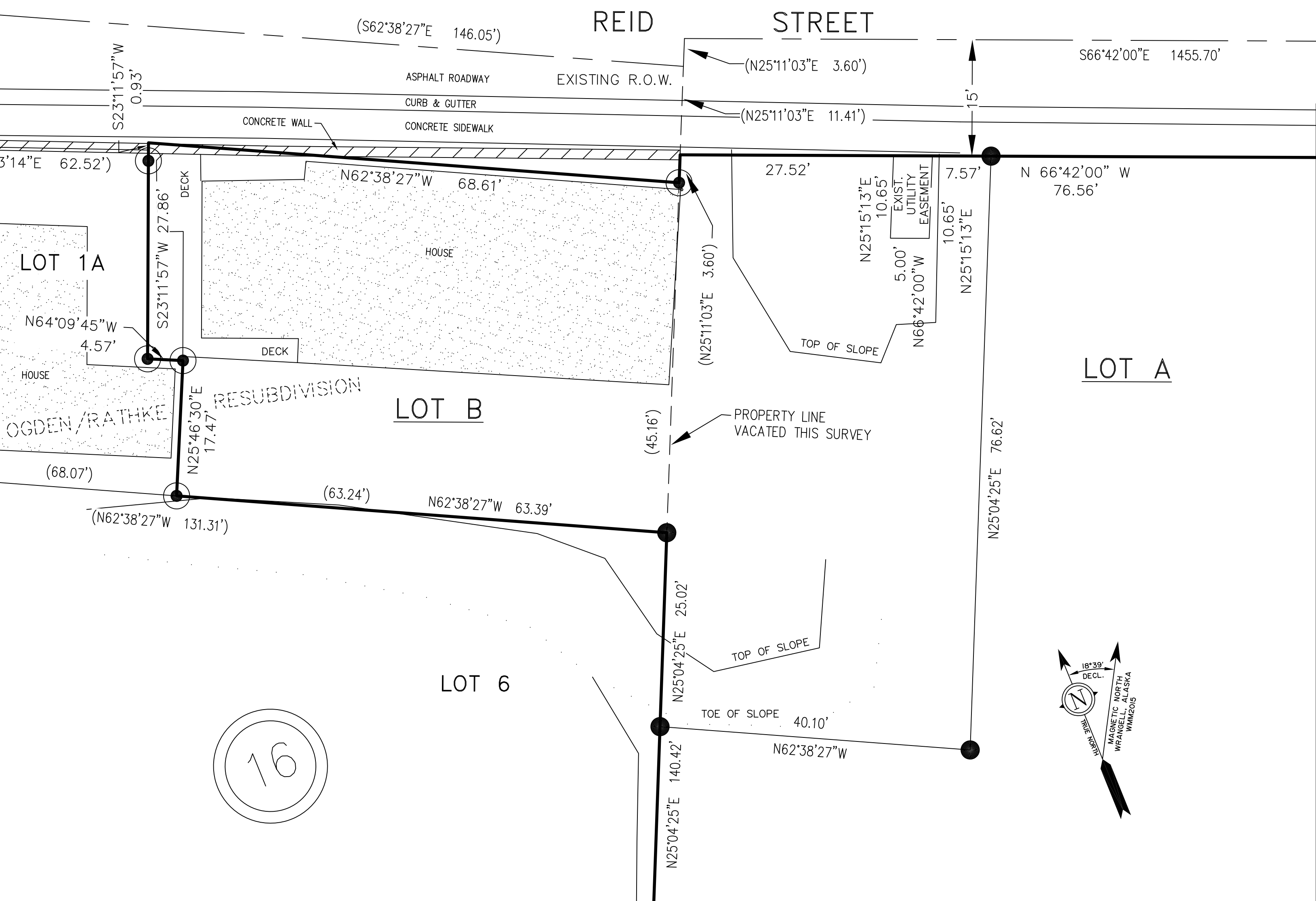
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN 2018 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE CHRISTOPHER G. PIBURN LS 107552



PAGE 1 OF 2

DETAIL "A"
SCALE: 1" = 10'



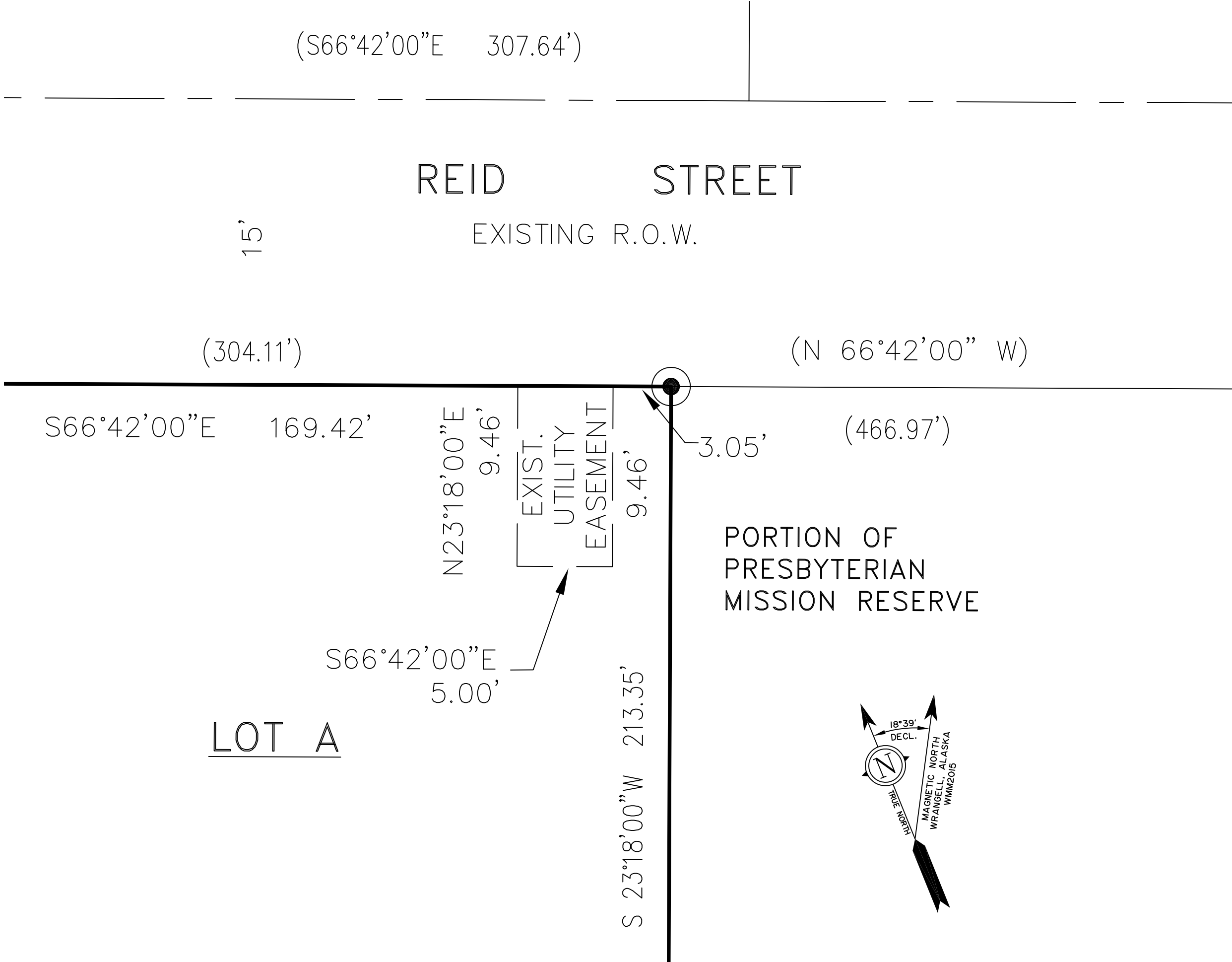
S.I. REID ST AND BENNETT ST

BASIS OF BEARING
N 23°18'00" E 380.00' (380.00')

BENNETT STREET

S.I. WRANGELL AVENUE AND BENNETT ST

DETAIL "B"
SCALE: 1" = 5'



OWNERSHIP STATUS

1. PORTION OF PRESBYTERIAN MISSION RESERVE (PRESBYTERIAN CHURCH OF WRANGELL)
2. LOT 1B (TENIYA MORELLI)

PROPOSED OWNERSHIP

1. LOT A (PRESBYTERIAN CHURCH OF WRANGELL)
2. LOT B (TENIYA MORELLI)

PREVIOUS LOT AREAS

1. PORTION OF PRESBYTERIAN MISSION RESERVE (65,705)
2. LOT 1B (2,987 SQ. FT)

NEW LOT AREAS

1. LOT A (61,691 SQ. FT)
2. LOT B (6,005 SQ. FT)

CLIENT: 1ST PRESBYTERIAN CHURCH
P.O. BOX 439
WRANGELL, ALASKA 99929

DRAWN BY: MCH
CHECKED BY: CGP
DATE PLATTED: 2018
DATE SURVEYED: JUNE, 2018
SCALE: 1"=20'
SURVEYED BY: MCH
PROJ NO.: 182702

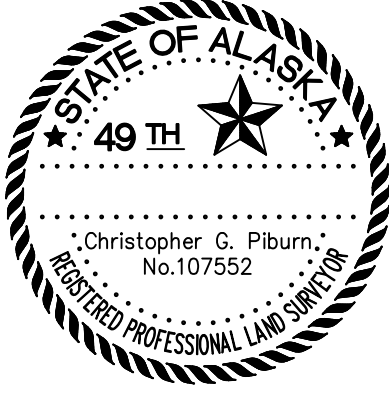
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN 2018 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE

CHRISTOPHER G. PIBURN LS 107552

PAGE 2 OF 2



WRANGELL RECORDING DISTRICT

Revisions	
No.	Description
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PRELIMINARY

R&M ENGINEERING
7180 Revilla Road
Ketchikan, AK 99901

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

CERTIFICATE OF AUTHORIZATION #: C576

PROJECT:

PRESBYTERIAN RESERVE REPLAT

A REPLAT OF LOT 1B, BLK 16, OGDEN/RATHKE RESUBDIVISION AND PORTION OF PRESBYTERIAN MISSION RESERVE, BLK 16, WITHIN USS 1119, CREATING LOTS A & B, PRESBYTERIAN RESERVE REPLAT, WITHIN THE CITY AND BOROUGH OF WRANGELL.

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 125 feet
Date: 1/8/2019

Public Map



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

City and Borough of Wrangell

Agenda Item G5

Date: January 7, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use permit review for creation of a borrow pit on Lot 1, Health Care Subdivision III, to assist in the construction of a new hospital, zoned Open Space/Public, owned by the City and Borough of Wrangell, requested by the Southeast Alaska Regional Health Consortium.

Background: During negotiations with SEARHC for the transfer of the new hospital property and management of the existing hospital, the discussion of the rock available on the City retained land adjacent to the new site was discussed. This area had been set aside for rock for the original hospital planning efforts and received Corps of Engineers approval in 2011 with a renewal in 2017.

Staff met with SEARHC to discuss issues surrounding the borrow pit and once that information has been provided and reviewed by staff, this report will be updated.

Recommendation: Approve the conditional use permit application for a borrow pit for the hospital construction project.

Recommended Motion: (THIS WILL BE UPDATED WITH SPECIFIC RECOMMENDATION AND CONDITIONS AS SEARHC provides additional answers to staff's questions)

Review Criteria:

Open Space/Public: Chapter 20.32
Standards: Chapter 20.52
State regulations pertaining to rock extraction

Findings of Fact:

The applicant is seeking to extract rock on city owned property adjacent to the site of the new hospital for use for the hospital site development.

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

The property is zoned Open Space/Public which allows rock quarries as a conditional use. The proposal is that this permit is only for the construction of the new hospital. There will be blasting that could impact adjacent neighbors. Staff is requesting information regarding a blasting plan, notification, and ways to minimize potential impacts. More information to be provided by SEARHC.

2) Provisions of sewer and water: The property has access to sewer and water but will not need it for this use.

3) Entrances and off-street parking available without safety issues:

Access to the property will be from Wood Street and behind the clinic, not from Etolin Avenue through residential area. Etolin Avenue will remain with blocked access.

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: SEARHC c/o Michael Pountney
222 Tongass Drive
Sitka, AK 99835

Applicant's Phone Number: 907-966-8413

II. Owners's Name and Address: City and Borough of Wrangell
P.O Box 531
Wrangell, AK 99929

Owner's Phone Number: _____

III. Legal Description: Lot 1, Block _____, U.S. Survey _____
Parcel No. Health Care Subdivision 3

IV. Zoning Classification: _____

V. Specific Request: Permission to create borrow pit for the excavation of approximately
22,000 cubic yard of rock to be used as backfill for new hospital. SEARHC will
work with City and Borough of Wrangell and R & M Engineering to identify pit boundaries.

Upon completion of project borrow pit area will be left at a suitable grade for proper
drainage, slopes stabilized according to soil composition and in accordance with a
written agreement between the City and Borough of Wrangell and SEARHC.

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: Mar 2018 END: Dec 2019

SIGNATURE OF OWNER: _____ DATE: _____

SIGNATURE OF APPLICANT: Michael Pountney DATE: 12/10/18

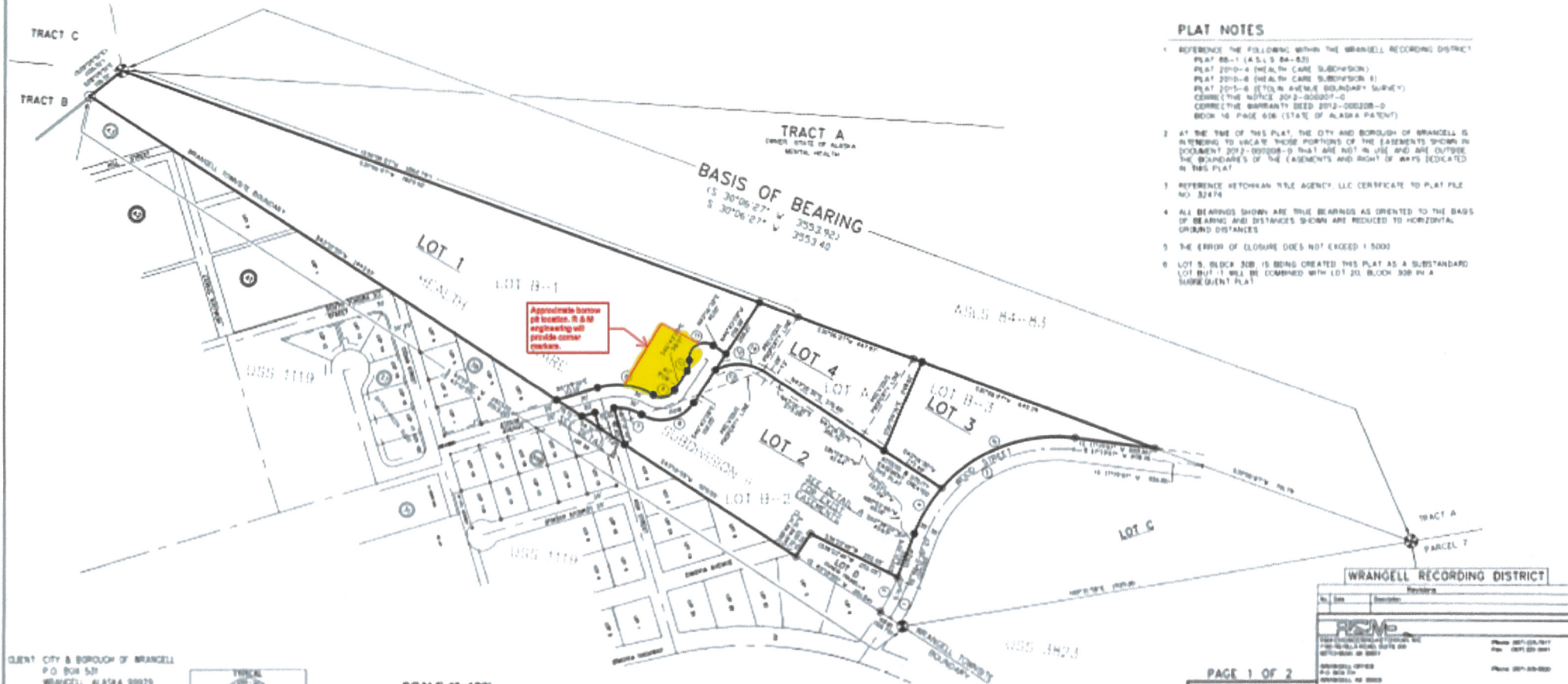
If more than one owner or if more than one parcel is involved, attach all signatures on a separate piece of paper identifying which parcels are owned by which persons.

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

CURVE DATA			
① Δ = 127°11'16" R = 481.00' L = 100.21' C = 100.00' CHD BRG = 102°51'31"E	② Δ = 76°30'42" R = 363.00' L = 484.74' C = 445.72' CHD BRG = 52°56'14"E	③ Δ = 127°38'48" R = 431.00' L = 94.88' C = 94.88' CHD BRG = 102°51'12"E	④ Δ = 207°0'18" R = 283.00' L = 139.00' C = 138.22' CHD BRG = 54°03'28"W
⑤ Δ = 58°42'24" R = 431.00' L = 385.78' C = 370.48' CHD BRG = 51°48'25"E	⑥ Δ = 67°31'27" R = 180.00' L = 144.30' C = 143.08' CHD BRG = 51°18'44"W	⑦ Δ = 58°29'56" R = 120.00' L = 74.35' C = 73.17' CHD BRG = 52°31'28"W	⑧ Δ = 87°45'55" R = 100.00' L = 153.16' C = 138.84' CHD BRG = 50°29'30"E
⑨ Δ = 87°45'55" R = 40.00' L = 41.17' C = 55.46' CHD BRG = 50°50'30"E	⑩ Δ = 81°24'30" R = 40.00' L = 28.81' C = 28.28' CHD BRG = 48°25'45"W	⑪ Δ = 131°24'20" R = 40.00' L = 81.74' C = 72.82' CHD BRG = 52°25'45"W	⑫ Δ = 52°51'15" R = 136.00' L = 137.30' C = 122.84' CHD BRG = 81°6'50"E
⑬ Δ = 90°00'00" R = 110.00' L = 172.79' C = 155.58' CHD BRG = 101°43'28"W	⑭ Δ = 91°38'33" R = 120.00' L = 134.48' C = 128.09' CHD BRG = 101°27'16"E		

LEGEND

- SECONDARY MONUMENT RECOVERED THIS SURVEY
- ⊕ BLM BRASS CAP RECOVERED THIS SURVEY
- HIGHWAY CENTERLINE BRASS CAP RECOVERED THIS SURVEY
- 5/8 REBAR 30" LONG WITH 2" ALLUM CAP WITH PLASTIC INSERT SET THIS SURVEY
- (88.09) DATA OF RECORD
- 88.09 DATA MEASURED OR COMPUTED
- PREVIOUS PROPERTY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT
- EASEMENT CREATED THIS PLAT



PLAT NOTES

- REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
PLAT 88-1 (A.S.L.S. 84-83)
PLAT 2010-4 (HEALTH CARE SUBDIVISION)
PLAT 2010-6 (HEALTH CARE SUBDIVISION)
PLAT 2011-4 (TETLOW AVENUE BOUNDARY SURVEY)
CORRECTIVE NOTICE 2012-000007-0
CORRECTIVE WARRANTY DEED 2012-000008-0
BOOK 16 PAGE 606 (STATE OF ALASKA PATENT)
- AT THE TIME OF THIS PLAT, THE CITY AND BOROUGH OF WRANGELL IS INTENDING TO VACATE THOSE PORTIONS OF THE EASEMENTS SHOWN IN DOCUMENT 2012-000008-0 THAT ARE NOT IN USE AND ARE OUTSIDE THE BOUNDARIES OF THE EASEMENTS AND RIGHT-OF-WAYS DEDICATED IN THIS PLAT.
- REFERENCE KETCHIKAN TITLE AGENCY, LLC CERTIFICATE TO PLAT FILE NO. 32474
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL DISTANCES.
- THE ERROR OF CLOSURE DOES NOT EXCEED 1:5000
- LOT 5, BLOCK 30B, IS BEING CREATED THIS PLAT AS A SUBSTANDARD LOT BUT IT WILL BE COMBINED WITH LOT 12, BLOCK 30B IN A SUBSEQUENT PLAT.

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

DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE PLATTED: 12/28/2018
DATE SURVEYED: 12/28/2018
SCALE: 1"=120'
SURVEYED BY: [Signature]
PROJ. NO.: 182754



Wrangell 2018-7

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR LICENSED IN THE STATE OF ALASKA AND THAT I AM THE SURVEYOR OF THE HEREIN DESCRIBED LANDS AND CONSENTED UNDER MY CLOSE SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY AND THAT ALL DISTANCES AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

12/28/2018
DATE

[Signature]

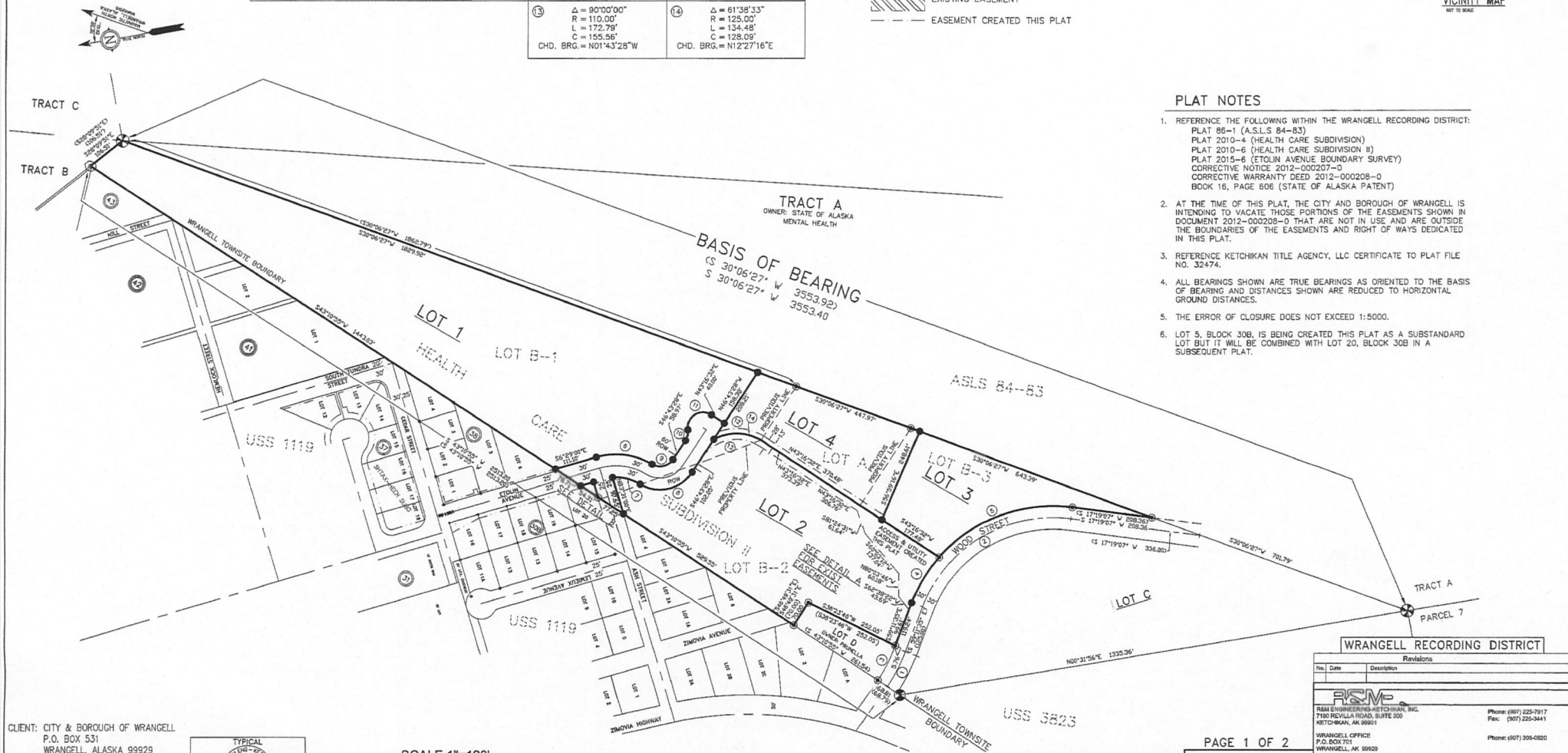


WRANGELL RECORDING DISTRICT	
No.	Recorder
<p>FILED FOR RECORDING</p> <p>FILED FOR RECORDING</p> <p>FILED FOR RECORDING</p> <p>FILED FOR RECORDING</p>	
<p>HEALTH CARE SUBDIVISION III</p> <p>A REPLAT OF LOTS B-1, B-2, & B-3, HEALTH CARE SUBDIVISION A, & LOT A, HEALTH CARE SUBDIVISION, CREATING LOTS 1, 2, 3, 4, & 5, HEALTH CARE SUBDIVISION II, CITY AND BOROUGH OF WRANGELL</p>	

CURVE DATA			
① Δ = 12°27'16" R = 461.00' L = 100.21' C = 100.01' CHD. BRG. = S52°57'57"E	② Δ = 76°30'42" R = 363.00' L = 464.74' C = 446.52' CHD. BRG. = S20°56'14"E	③ Δ = 12°36'46" R = 431.00' L = 94.88' C = 94.89' CHD. BRG. = S52°53'12"E	④ Δ = 20°16'18" R = 393.00' L = 139.05' C = 139.32' CHD. BRG. = S49°03'26"W
⑤ Δ = 56°14'24" R = 431.00' L = 385.76' C = 370.46' CHD. BRG. = S10°48'05"E	⑥ Δ = 47°31'27" R = 180.00' L = 149.30' C = 145.06' CHD. BRG. = S17°16'44"W	⑦ Δ = 35°29'59" R = 120.00' L = 74.35' C = 73.17' CHD. BRG. = S23°17'28"W	⑧ Δ = 87°45'55" R = 100.00' L = 153.18' C = 138.64' CHD. BRG. = S02°50'30"E
⑨ Δ = 87°45'55" R = 40.00' L = 61.13' C = 55.46' CHD. BRG. = S02°50'30"E	⑩ Δ = 41°24'33" R = 40.00' L = 28.91' C = 28.28' CHD. BRG. = N67°25'45"W	⑪ Δ = 131°24'35" R = 40.00' L = 91.74' C = 72.92' CHD. BRG. = S22°25'45"W	⑫ Δ = 52°51'15" R = 138.00' L = 127.30' C = 122.84' CHD. BRG. = N16°50'55"E
⑬ Δ = 90°00'00" R = 110.00' L = 172.79' C = 155.56' CHD. BRG. = N01°43'28"W	⑭ Δ = 61°38'33" R = 125.00' L = 154.48' C = 128.09' CHD. BRG. = N12°27'16"E		

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- SECONDARY MONUMENT RECOVERED THIS SURVEY
- ⊕ BLM BRASS CAP RECOVERED THIS SURVEY
- ⊕ HIGHWAY CENTERLINE BRASS CAP RECOVERED THIS SURVEY
- 5/8 REBAR 30" LONG WITH 2" ALUM CAP WITH PLASTIC INSERT SET THIS SURVEY
- (58.09) DATA OF RECORD
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- PREVIOUS PROPERTY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT
- EASEMENT CREATED THIS PLAT

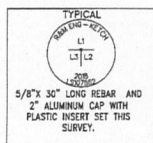


PLAT NOTES

- REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
PLAT 86-1 (A.S.L.S 84-83)
PLAT 2010-4 (HEALTH CARE SUBDIVISION)
PLAT 2010-6 (HEALTH CARE SUBDIVISION II)
PLAT 2015-6 (ETOLIN AVENUE BOUNDARY SURVEY)
CORRECTIVE NOTICE 2012-000207-0
CORRECTIVE WARRANTY DEED 2012-000208-0
BOOK 16, PAGE 606 (STATE OF ALASKA PATENT)
- AT THE TIME OF THIS PLAT, THE CITY AND BOROUGH OF WRANGELL IS INTENDING TO VACATE THOSE PORTIONS OF THE EASEMENTS SHOWN IN DOCUMENT 2012-000208-0 THAT ARE NOT IN USE AND ARE OUTSIDE THE BOUNDARIES OF THE EASEMENTS AND RIGHT OF WAYS DEDICATED IN THIS PLAT.
- REFERENCE KETCHIKAN TITLE AGENCY, LLC CERTIFICATE TO PLAT FILE NO. 32474.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL GROUND DISTANCES.
- THE ERROR OF CLOSURE DOES NOT EXCEED 1:5000.
- LOT 5, BLOCK 306, IS BEING CREATED THIS PLAT AS A SUBSTANDARD LOT BUT IT WILL BE COMBINED WITH LOT 20, BLOCK 306 IN A SUBSEQUENT PLAT.

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

DRAWN BY: MCH
CHECKED BY: GJP
DATE PLATTED: SEPTEMBER 2019
DATE SURVEYED: SEPTEMBER 2018
SCALE: 1"=120'
SURVEYED BY: MCH
PROJ NO.: 187254



SCALE 1"=120'
THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING

0 60 120 240 360 480 FEET
0 15 30 60 90 120 150 METERS

1 METER = 3.280833 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

Wrangell 2018-7

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

10/10/2018
DATE
CHRISTOPHER G. PEURIN
SIGNATURE
CS 107552

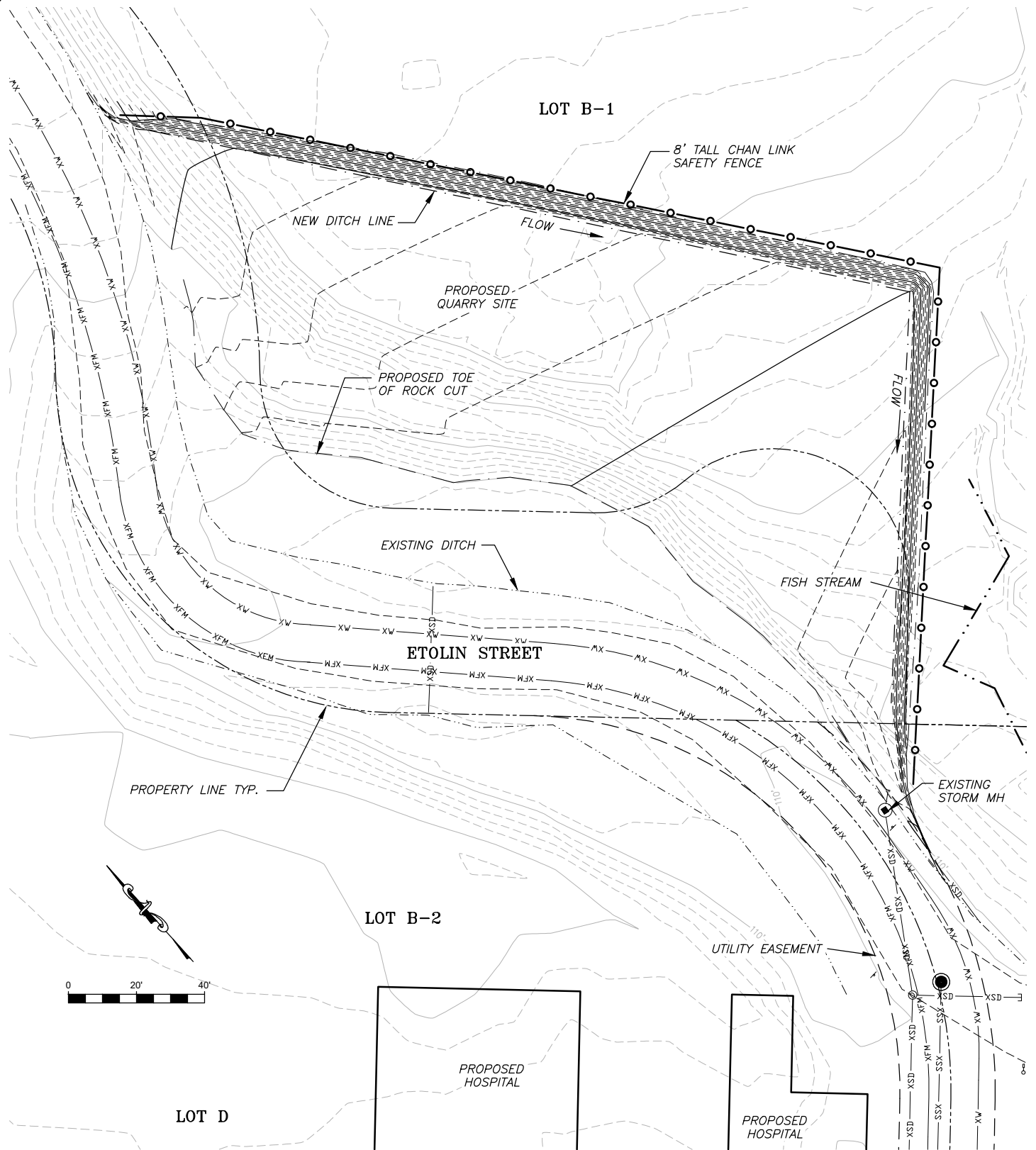
PAGE 1 OF 2



WRANGELL RECORDING DISTRICT	
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100	SEP 20 2019

PROJECT: HEALTH CARE SUBDIVISION III
A REPLAT OF LOTS B-1, B-2, & B-3, HEALTH CARE SUBDIVISION II, & LOT A, HEALTH CARE SUBDIVISION, CREATING LOTS 1, 2, 3, 4, & 5, HEALTH CARE SUBDIVISION III, CITY AND BOROUGH OF WRANGELL.

Page 1 of 2



WRANGELL HOSPITAL
PROPOSED QUARRY
SITE BLOWUP

PROJECT NO.	SCALE: AS SHOWN	DRAWN BY: RKB	CHECKED BY:	DATE: 1/5/19	SHEET NO. 2 OF 2
-------------	--------------------	------------------	-------------	-----------------	---------------------

Wrangell hospital quarry site question and concerns.

These are the questions and concerns that the City of Wrangell had during our site meeting on January 4, 2019.

- Is this property part of the existing Army Corps permit? The edge of the cut is close to the stream. All work on the attached plans including the quarry is in the permit. The exact size of the quarry is variable as long as the volume of rock is acquired so we can arbitrarily move away from the stream or this can be a field decision during construction. If there were concerns in the field then I suggest we move 20' farther away and make up the difference by moving farther back.
- What is the finished slope of the rock face? They have concerns about a steep face close to a residential area. Mike Howell suggested a chain link fence along the top edge. Slope is planned to be vertical. MSHAW requires any height over 40' to be benched and we are under that so nothing is required by code. I agree that a fence may be prudent to add there in the long term. If there is more development to be done in the short term then I do not think it's warranted. An alternative may be to place overburden at the back of the pit after the rock is removed and slope at a 45° angle part way up the cut and seed. This would lessen any fall risk and partially restore the pit. It would also not be a huge cost to move and reopen the pit at some later date.
- What is the storm water drainage plan? The intent is for that entire area to drain southeast toward the existing storm drain and then eventually all the way to wood street (same as present condition). As the site is developed in the future we would expect to extend the underground storm lines and expand the network of catch basins.
- Need to develop a blasting monitoring plan. There are blasting specifications included in the construction set that will be issued at the end of the month. Attached is a sample to pass on. We can incorporate any changes that you think may be warranted or City comments.
- Disposal of overburden. The local overburden does not have room for stumps so they must be burnt. Do you have any suggestions? Need to include in site plan. We have a place between the parking area and wood road that is intended to keep all of the overburden on site including stumps. Goal was to keep project costs as low as possible and avoid trucking off site.

SECTION 02211
ROCK REMOVAL

1. GENERAL

1.1 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

- A. Subsurface Conditions: Section 02010
- B. Existing Utilities: Section 02016
- C. Earthwork: Section 02200
- D. Grading: Section 02210
- E. Trenching, Backfilling and Compacting: Section 02221

1.2 DEFINITIONS

- A. SOLID ROCK, shall mean firmly cemented unstratified masses or conglomerate deposits possessing the characteristics of solid rock not ordinarily removed without systematic drilling and blasting, and any boulder, masonry, or concrete except pavement and sidewalks and curbs, exceeding 2/3 cubic yard in volume.

1.3 QUALITY ASSURANCE

- A. Assign to the blasting operation, and maintain on a full-time basis during the time that blasting is in progress, a qualified blasting specialist of mature experience that is specialized in the use of explosives.
- B. Blasting specialist shall have a valid State of Alaska Powder License.
- C. Comply with federal, state and local safety codes concerning transportation, handling, storage and use of explosives.
- D. Comply with requirements of road agency when project is on public right-of-way.

1.4 SUBMITTAL

- A. Schedule outlining time and locations of all drilling and blasting operations based on results of preblast survey.
- B. Pre-blast survey report shall be submitted prior to start of blasting.
- C. Certificate of Insurance per 1.8A.

1.5 PERMITS

- A. Contractor shall be responsible for obtaining any federal, state, or local permits required for the transportation, storage, or use of explosives.
- B. Contractor shall ensure that all blasting operations are supervised by a person having a valid Explosive Handler's Certificate of Fitness issued by the Alaska Department of Labor. (8AAC62).

1.6 PRE-BLAST SURVEY

- A. Contractor shall conduct a pre-blast survey of the interior and exterior of every structure identified as being within a zone of potential damage from adjacent blasting within a minimum of 100 feet each side of the blasting area.
- B. Survey to be conducted by a person experienced in said surveys.
- C. Prepare a photographic or video tape record outlining specific structural defects as well as general conditions of each structure.
 - 1. Photographs shall be 3" x 5" size, glossy finish, in color and unmounted.
 - 2. All photographs shall be taken by an acceptable commercial photographer hired by the Contractor.
 - 3. Each photograph shall be marked with date and identification.
- D. Provide a written record including at least the following items:
 - 1. Date and time of inspection.
 - 2. Name of inspector.
 - 3. Location.
 - 4. Signature of person granting the approval for inspection.
 - 5. Name of person refusing approval to inspect.
 - 6. Description of each structure including observable surface conditions of walls, ceilings, foundations, roofs, chimneys, windows, doors, floors, landscaping, retaining walls and paved surfaces outside street right-of-way.
 - 7. Other criteria recommended by blasting specialists.
- E. Provide the Engineer and Owner with one (1) copy each of the photographs and written report prior to start of any work within the area in question.

1.7 NOTIFICATION

- A. The Contractor shall notify the Engineer, Utilities, Police Department and Fire Department 24 hours in advance of detonating any charges.
- B. Provide ample warning to all persons within the vicinity prior to blasting.
- C. Erect warning signs.
- D. Station personnel to warn people prior to blasting.

1.8 LIABILITY

- A. The Contractor assumes all risk and liability for, and shall save the Owner, State of Alaska and Engineer harmless from any personal and/or property damage arising from Contractor's use of explosives on this project. All damage caused by Contractor's blasting operations shall be repaired to full satisfaction of the Owner at no additional cost to Owner. Contractor shall present evidence that his insurance includes coverage for blasting operation before blasting may commence. Contractor shall be responsible for receiving and negotiating claims for damage.

1.9 SECURITY

- A. Contractor shall comply with all government regulations concerning on-site storage of explosives and construction of power magazines. Contractor is advised that the project site is in a residential neighborhood, and shall maintain particular care to keep all blasting materials out of the hands of children, vandals, etc.
- B. The Contractor shall provide such reasonable and adequate protective facilities as are necessary to prevent loss or theft of explosives. Overnight storage of explosives and detonators outside of the magazines will not be permitted.

2. PRODUCTS

2.1 MATERIALS

- A. Use explosive and initiators as recommended by the blasting specialist.
- B. Use any standard cartridge explosives prepared and packaged by explosive manufacturing firms.

3. EXECUTION

3.1 TECHNIQUES

- A. In excavating rock, the contractor shall exercise care and use precautionary methods so as to not break down, loosen or otherwise damage supporting rock below the subgrade line.
- B. The Contractor shall be responsible for the methods used and for any damage resulting from his operations.
- C. The slopes of all rock cuts shall be scaled and dressed to a safe, stable condition by removing all loose spalls and rocks not firmly keyed to the rock slope and by removing all overhanging rock which may be a hazard to workmen or public.

- D. The Contractor shall drill, blast and excavate short test sections to determine the blasting method, hole spacing and charge best suited to the material encountered, in order to obtain the desired rock fracture, and make necessary adjustments.

3.2 PROTECTION

- A. Contractor shall control flying rock by proper spacing of charges and by placing blast mats or mounding soil over the shots after loading.
- B. Contractor shall control noise due to blasting by proper stemming and cover of blast holes, control of blasting during heavy cloud cover and shall control time of blasting to conform to specific requirements at each site.
- C. Air blast pressures exerted on structures shall be kept below limits which may damage the structure. Airblast pressures shall be controlled by careful placement of shots, proper use of stemming and covering with mats and sand.
- D. All damage caused by Contractor's blasting operations shall be repaired at no additional cost to the Owner. Contractor shall be responsible for receiving and negotiating claims for damage.
- E. All drilling machines shall be equipped with and fully employ dust control systems to keep dust within safe hygienic limits as specified in the "Threshold Limit Values of Airborne Contaminates".
- F. Since the excavation and blasting operations is adjacent to existing structures and pipelines, the Contractor shall take adequate precautions to fully protect all structures and pipelines from any damage caused by blasting operations. All blasting shall be carried out in such a manner as to minimize vibrations, as recorded at the nearest structures, are not of such a magnitude as to cause damage.
- G. Blast magnitude shall be controlled through use of accepted ignition sequence, delays, hole size and pattern. The Contractor shall take every precaution to preclude damage to adjacent structures and pipelines.
- H. If blasting vibrations appear to be causing damage to adjacent structures, the contractor shall monitor and record each blast with a seismograph or accelograph. *It shall be the owner's decision as to whether this is required. If required the monitoring shall be done at no additional cost to the owner.* All records shall be available for inspection by the Owner.
- I. All costs of monitoring and recording of blasting vibrations shall be borne by the Contractor.

***** END OF SECTION *****

City and Borough of Wrangell, Alaska

Agenda Items 6-9

Date: January 9, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance permit request for side and back yard setbacks for existing structures within "Curleyville" area, as part of a proposed Curleyville Replat, specifically structures on existing Lots 3A, 8, 9, 33 and 10, Block 21, zoned Commercial and MultiFamily, and Lot B, Brig Replat, zoned Commercial, requested by Robert Armstrong, for Credit Shelter Trust.

Re. Variance to the Off-Street Parking requirements for a proposed commercial and residential structure on proposed Lot 6 of Curleyville Replat, combining 5 lots or portions of into one lot, zoned Commercial and Multifamily Residential, requested by Robert Armstrong, for Credit Shelter Trust.

Re. Preliminary Plat Review of the Curleyville Replat, a replat Lots 6, 7, 8, 9, 10, 32, 33, 37, 3A, Block 21 and Lot B, Brig Replat, creating Lots 6, 7, 8, 9 and 10 Curleyville Replat, zoned Multifamily and Commercial, requested by Robert Armstrong, for Credit Shelter Trust.

Re. Rezone request modifying boundaries of the existing Multi-Family Residential and Commercial boundaries based on the proposed Curleyville Replat, a replat Lots 6, 7, 8, 9, 10, 32, 33, 37, 3A, Block 21 and Lot B, Brig Replat, zoned Multifamily and Commercial, requested by Robert Armstrong, for Credit Shelter Trust, zoning new Lot 6 Commercial, and the remaining new lots Multi Family.

Review:

The applicant is requesting setback variance for existing structures and variance to off street parking requirements, preliminary plat approval, and zoning changes based on property lines of the new proposed plat. All decisions require a public hearing, and because they are all interconnected, a single public hearing can be held for all four decisions that need to be made

Recommendation:

Staff recommends approving the setback request, variance to the off-street parking requirements, the preliminary plat and recommending to the Assembly to approve the rezoning request. Four separate motions should be made.

Recommended Motions:

- 1) Move to approve a 3 foot side yard setback (2 foot variance) and an 8 foot back yard setback (7 foot variance) for the existing grandfathered buildings as outlined on the preliminary plat for the Curleyville Replat.
- 2) Move to approve the variance request for a reduction in the off-street parking from 33 required spaces to 31, with proposed Lots 6, 7 and 8 of the Curleyville Replat sharing necessary parking.
- 3) Move to approve the preliminary plat of the Curleyville Replat, a replat Lots 6, 7, 8, 9, 10, 32, 33, 37, 3A, Block 21 and Lot B, Brig Replat, creating Lots 6A, 7A, 8A, 9A and 10A Curleyville Replat.
- 4) Move to recommend to the Assembly to approve the requested zone changes, zoning the new Lot 6A as Commercial, and the remaining new Lots 7A, 8A, 9A and 10A as Multi Family of the proposed Curleyville Replat.

Criteria:

The proposal must comply with the following sections:

Chapter 20.16: Single Family Residential
Chapter 20.20: Multi Family Residential
Chapter 20.52: Lot Standards
Chapter 20.72: Variances
Chapter 20.76: Amendments

Findings:

The developed land area known as Curleyville is comprised of 10 separate lots. There is currently a mixture of commercial and multi-family zoning based on the historic uses of the properties using the existing property lines as boundaries. The owner of the land area has been working on a replat for the last couple of years to clean up the area, demolish old buildings and construct new, create new property boundaries with appropriate access, parking and utilities, and create new uses. By replatting and providing necessary access, utilities, easements, and parking, the owner Rob Armstrong is cleaning up a land use mess in the Curleyville development area.

In 2017, one of the original apartment buildings was remodeled and a Conditional Use permit received for 5 room short term rental. Much of their business is providing accommodations for boat owners who are using the Marine Service Center, but they also cater to visitors in the summer. Other buildings are currently straddling one or two property lines, and the proposed plat will clean up boundary lines, create easements for utilities and actual access. Several of the existing buildings will eventually be demolished.

Setback requirements for Multi Family is: Front Yard 10 feet; Back Yard 15 feet; and Side Yard 5 feet. There are no setbacks requirements for Commercial. Because some of the lots are only accessed via an access easement from Front Street, staff and the owner identified and designated which were the Front/back and side yards for each lot based on the access easement. There is site plan with the new buildings and yards designated.

Variance request for setbacks:

Curleville began development back in the 1940's. Most if not all of the buildings were constructed prior to the 1984 zoning code that was adopted with current these setback requirements. The buildings are basically grandfathered in due to the fact they predate the existing code requirements and staff could find no records of permits required. A building permit was issued in 1975 for apartments, but I am not clear as to what building it might be for.

The existing buildings currently do not meet the setback requirements for Multi Family which is: Front Yard 10 feet; Back Yard 15 feet; and Side Yard 5 feet. Along with the replatting, staff recommended the variance approval in order to have all buildings permitted moving forward with the development design. Several of the buildings will be removed prior to new building construction.

The 4 existing buildings on proposed Lots 7 and 9 will be torn down eventually in the near future (1-6 years). Currently 3 of those 4 buildings do not meet back or side yard setback requirements. The existing building on proposed Lot 8 is currently and will continue to be 7.5 feet from the back property line and the existing building on proposed lot 10 is currently and will continue to be 3 feet from the side property line. The proposed new buildings on proposed Lot 7 and 9 will meet the required setbacks and be at least 5 feet from the side property lines.

A variance must meet four criteria:

1. Exceptional Physical Circumstances: While the property itself is relatively flat and gently slopes near Church Street, the physical issues are the current boundary lines. The buildings were constructed prior to the existing zoning requirements and thus for the existing buildings are grandfathered into their encroachments.
2. Strict application would result in practical difficulties or unnecessary hardships: The existing buildings are grandfathered in as they were constructed prior to the existing zoning code's setback requirements. Staff is simply seeking a current formal approval that the setback encroachments exist per the surveyed data. Strict application would result in requiring old buildings to be moved.
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 will not prejudice others in the area. The variance request will not be detrimental to public health, nor should it impact adjacent neighbors within the same district.

4. Granting of the variance is not contrary to the comp plan for multi family residential development and grandfathered existing structures.

Variance request for off street parking:

The applicant is combining 10 lots and creating 5 lots, each with its own building. The current situation has buildings straddling 2 or 3 lots. The proposed development, while will have 5 lots, but the access and parking will be shared by several lots. One of the site plans provides for a parking plan.

The off-street parking requirements for this development include 1 parking space minimum for each residential unit. For the Commercial building, the requirements is 1 per 400 feet of floor space for a retail business or 1 per 800 feet of floor for a large commercial business. Based on the proposed development scheme, there would need to be at least 33 off-street parking spaces: 20 for residential/visitor accommodations and 13 for the commercial warehouse space. The applicant's parking plan shows that 31 spaces are being provided for the entire development. The approval of the variance for off-street parking should recognize that one lot might share with another lot, thus of the lots become under different ownership, parking approvals remain and changes would need Commission approval.

A variance must meet four criteria:

1. Exceptional Physical Circumstances: While the property itself is relatively flat and gently slopes near Church Street, the physical issues are the current boundary lines. The buildings were constructed prior to the existing zoning requirements and also before individuals/families had multiple vehicles. The development is accessed via Front Street and parking is provided next to each building, and in areas that can be accessed by one or two buildings.
2. Strict application would result in practical difficulties or unnecessary hardships: The existing buildings are grandfathered in as they were constructed prior to the existing zoning code's setback requirements. While old buildings are going to be removed and replaced, the new development will need to meet the parking requirements. The applicant is going to be 2 parking spaces short as counted for all parking required on all 5 lots. The applicant could technically remove some trees to provide the additional spaces, but keeping a green belt is important for the aesthetics. Likewise, many users of the short term visitor accommodations on proposed Lot 8 may or may not have vehicles when visiting Wrangell. The reduction of 2 off street parking spots within the full development should not impact the existing and proposed uses. Based on the parking design, only proposed lots 6, 7 and 8 appear to need to share the parking. Lots 9 and 10 have adequate parking for their uses and Lot 10 could also provide overflow needs. Staff recommends that the motion identify the three lots that need to share parking such that if the lots come under different ownership, any changes in parking would need to be reapproved by the Commission.

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 will not prejudice others in the area. The variance request will not be detrimental to public health, nor should it impact adjacent neighbors within the same district.

4. Granting of the variance is not contrary to the comp plan for commercial or multi family residential development. The proposed commercial development will have retail on the ground floor with efficiencies on the second floor per the zoning code.

Preliminary Plat Discussion

The proposed replat is combining 10 lots into 5. It cleans up property boundaries so that buildings do not overlap property lines. It identifies utility easements and access and parking. The proposed plat cleans up a platting mess. An access and utility easement is being added this plat to get to the lots that do not have road frontage, but also to protect existing access from Front Street for the two lots that are on Church Street. Utilities current and proposed will be located within the same easement, guaranteeing future service to the lots that use these utilities.

The submitted preliminary plat proposes new Lots 6-10. Staff is recommending that the Lots be renumbered as 6A, 7A, 8A, 9A and 10A (or 1-5), so there is no future confusion regarding same numbered Lots but with different configurations before and after the subdivision.

Rezone Request

Curleyville is currently zoned Commercial and MultiFamily. The Lots on Front Street are zoned Commercial and the remaining Lots are Multi Family, but based on the current configuration of the existing lots. With the new proposed replat and development proposal, the applicant wants to keep the proposed Lot 6 on Front street as Commercial, based on the new property boundaries and the remaining lots and proposed uses will be Multi-Family. The applicant received a Conditional Use permit in 2016 for visitor accommodations.



Armstrong Rents
522 Front St
PO Box 4
Wrangell AK 99929
Office: 907-874-2667
armstrongrents@gmail.com

December 21, 2018

City and Borough of Wrangell
Attention Planning and Zoning

We are requesting a replat of Curlyville from 10 lots to 5 lots. Creating lots 6, 7, 8, 9 and 10 block 21. Totalling approximately 1.23 acres.

We would like to rezone Curlyville with lot 6 becoming a commercial lot. Lots 7, 8, 9 and 10 becoming multifamily lots.

In the future we would like to develop lot 6 to build a two story building with the first floor including store fronts, storage units and a shop. The top floor will be efficiency apartments with storage. Existing two story house to be demolished.

Future plans include building two new triplexes on lots 7 and 9 with existing wood shop and three duplex structures to be demolished.

North side of lot 8 and lot 10 will require to be grandfathered, in reference to set backs. Request set back reduction to 7.5 feet on eastern line, back yard, of lot 6 with 14.5 feet between building foundations.

Utilities will be underground and 31 parking spots will be available in future plans. Existing road way and most of the trees will remain.

This replat will allow us to move forward in the future by simplifying lots and setbacks. Each existing and future buildings will be on its own lot. This plat will provide a more efficient use of the land and create more sales tax for the local economy. This will also provide an opportunity for future businesses.

Enclosed is a Curlyville replat.

Feel free to contact me at 907-874-2667 or 907-305-1126 if you have any questions.

Sincerely,

Rob Armstrong

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS REPLAT WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____

OWNER _____

NOTARY'S ACKNOWLEDGEMENT

UNITED STATES OF AMERICA
STATE OF ALASKA
CITY OF WRANGELL

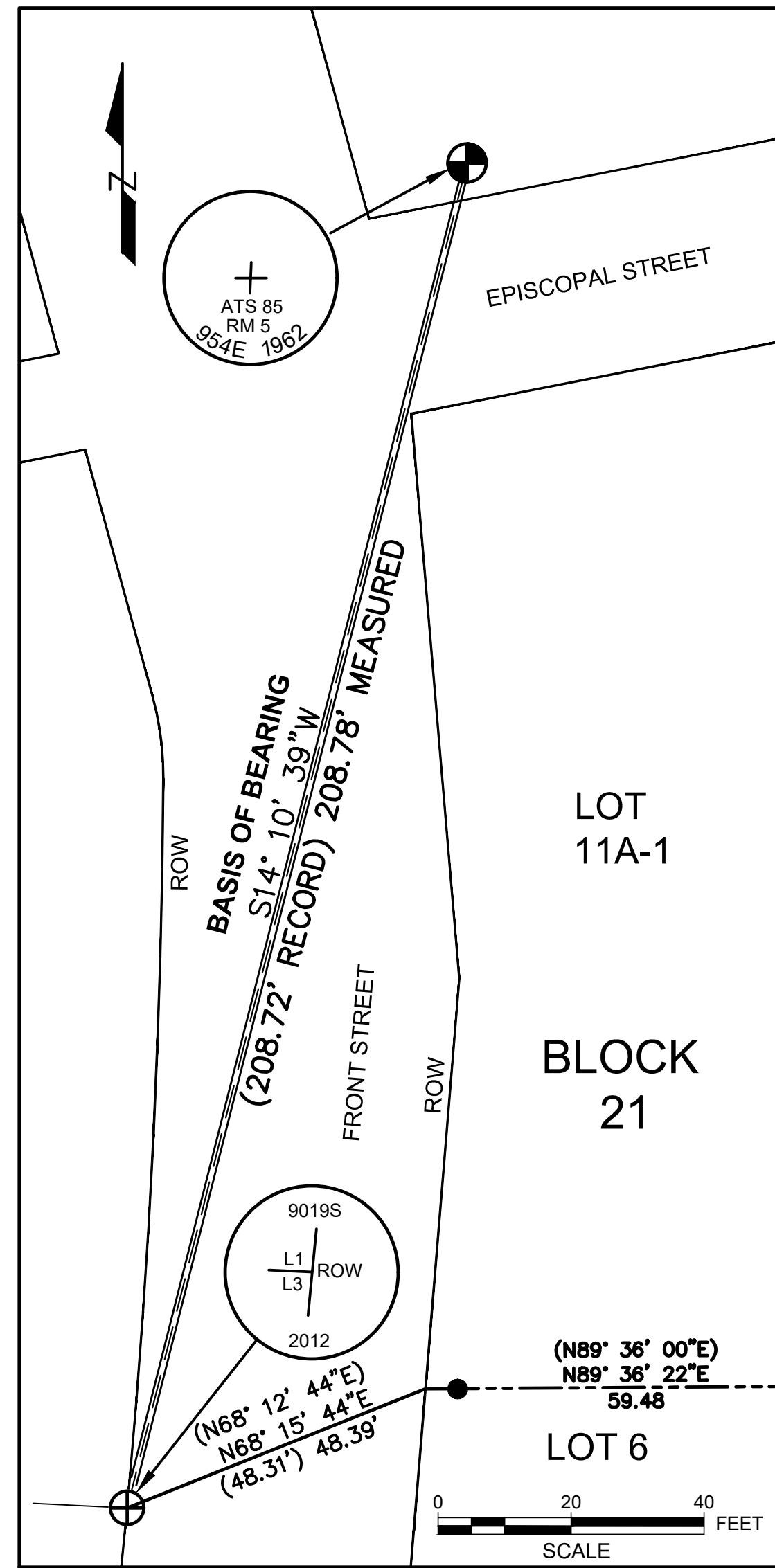
THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND HE ACKNOWLEDGED TO ME THAT HE 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 _____



BASIS OF BEARING SKETCH

ASSESSOR'S CERTIFICATE

STATE OF ALASKA, FIRST JUDICIAL DISTRICT ss
THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY OF WRANGELL, ALASKA, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY 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 _____ WILL BE DUE ON OR BEFORE AUGUST 15, _____, DATED

THIS _____ DAY OF _____

ASSESSOR, CITY OF WRANGELL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN NOVEMBER, 2018, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

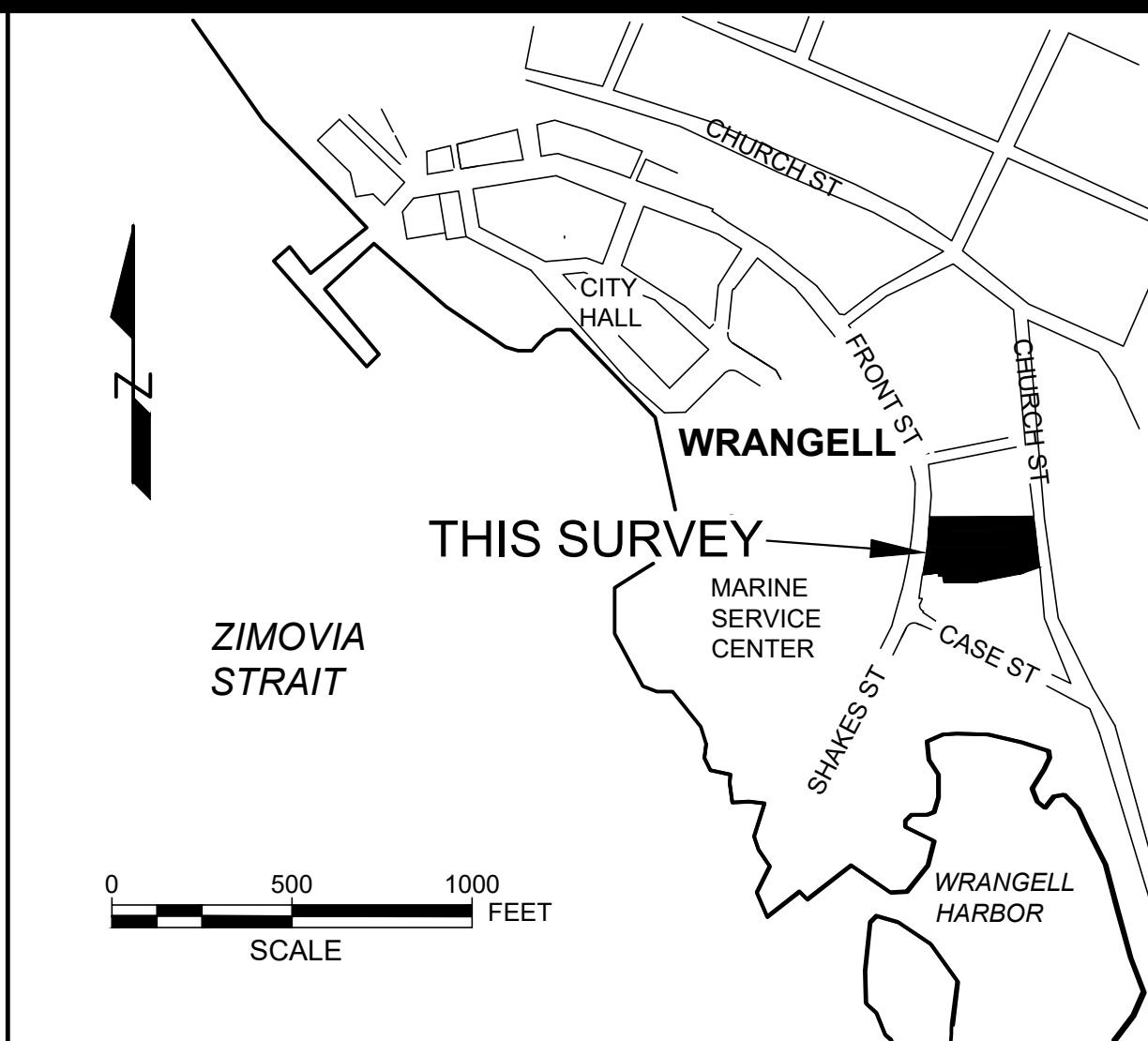
DATE: _____

BY: GARRITH McLEAN
PO BOX 210068
AUKU BAY, AK
99821



GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY THE DIRECT MEASUREMENT BETWEEN MONUMENTS RECOVERED DURING THE SURVEY AS SHOWN HEREIN.
2. THE BASIS OF COORDINATES FOR THIS SURVEY WAS THE RECOVERED PRIMARY MONUMENT LOCATED IN TOTEM PARK ON FRONT STREET AT EPISCOPAL STREET.
3. THE SURVEY WAS PERFORMED IN NOVEMBER, 2018.
4. MONUMENTS SET ARE TWO INCH ALUMINUM CAPS SET ON 30" #5 REBAR, SET FLUSH WITH THE GROUND
5. REFERENCE PLATS: 2007-1 BRIG REPLAT, LOT A AND LOT 29, 97-14 ARROWHEAD RESUB II, LOT 11A-1 AND 34A, 75-2 WRANGELL TOWNSITE, LOT 3A AND LOT 10, 39-23 WRANGELL TOWNSITE, LOT 27 AND 28, 2013-2 RECORD OF SURVEY
6. RECORD BEARING AND DISTANCES ARE SHOWN IN PARENTHESIS WHEN DIFFERENT THAN MEASURED VALUES
7. LOTS SHOWN IN SQUARE BRACKETS ARE VACATED BY THIS PLAT
8. THE TOTAL AREA OF THIS REPLAT IS 52,463 SF (1.204 ac.)



VICINITY MAP

SOURCE: WRANGELL ARCGIS WEB MAPPING

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 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 OF APPROVAL BY THE COUNCIL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL COUNCIL 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 _____

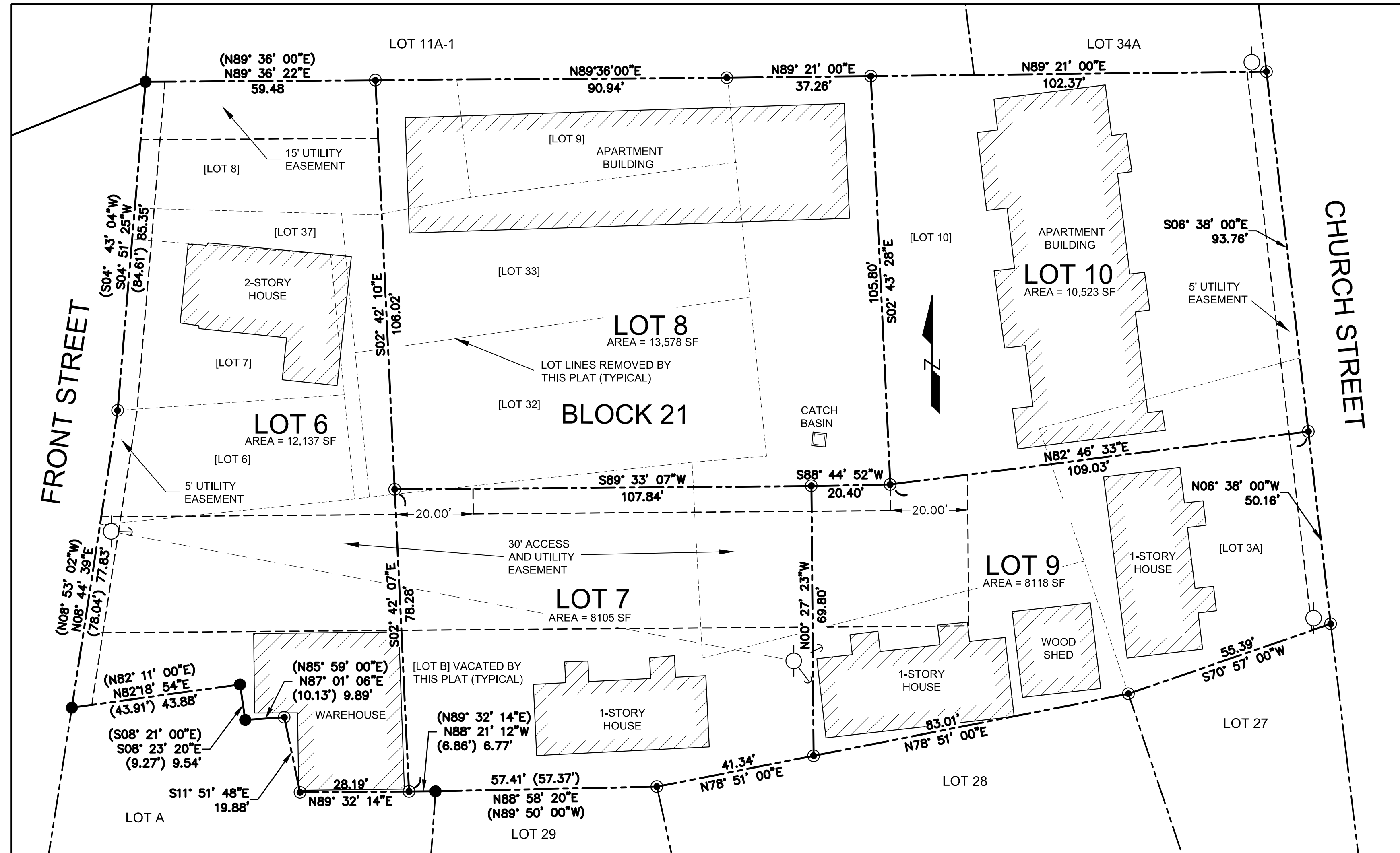
MAYOR, CITY OF WRANGELL

ATTEST: CITY CLERK

GRANTOR/GRANTEE

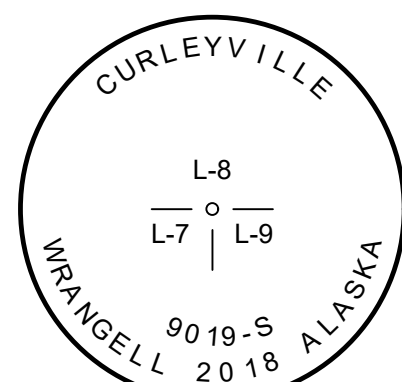
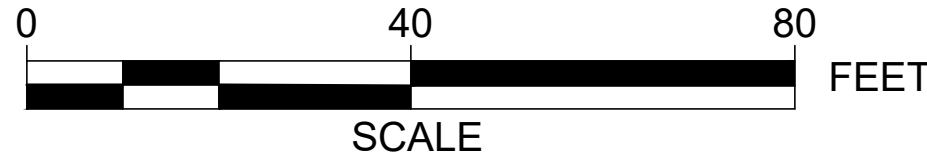
GRANTOR : R. H. ARMSTRONG

GRANTEE : CREDIT SHELTER TRUST



LEGEND

- PRIMARY BRASS MONUMENT FOUND
- BRASS CAP FOUND
- SECONDARY ALUMINUM CAP/REBAR FOUND
- REBAR WITH ALUMINUM CAP SET THIS SURVEY
- OVERHEAD ELECTRIC LINES
- PROPERTY LINES
- VACATED PROPERTY LINES
- EASEMENT LINES



TYPICAL MONUMENT SET THIS SURVEY NTS

ACCESS AND UTILITY EASEMENT DESCRIPTION

A 30' ACCESS AND UTILITY EASEMENT AS SHOWN HEREIN AND DESCRIBED THUS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 21, THE SAME POINT AS THE NORTHWEST CORNER OF LOT A, BLOCK 21; THENCE N8° 44' 39"E, 19.57' ALONG THE BOUNDARY BETWEEN LOT 6 AND THE FRONT STREET RIGHT OF WAY, TO THE TRUE POINT OF BEGINNING; THENCE N8° 44' 39"E, 30.39', TO A POINT ON THE BOUNDARY BETWEEN LOT 6 AND THE FRONT STREET RIGHT OF WAY; THENCE N89° 33' 07"E, 76.25' TO A POINT AT THE BOUNDARY BETWEEN LOT 6 AND LOT 8, THENCE N2° 42' 07"W, 6.51' TO A POINT AT THE BOUNDARY BETWEEN LOT 6, LOT 7 AND LOT 8; THENCE N89° 33' 07"E, 20.26' TO A POINT ON THE BOUNDARY BETWEEN LOT 7 AND LOT 8; THENCE S0° 26' 53"E, 6.50' TO A POINT; THENCE N89° 33' 07"E, 87.58' TO A POINT ON THE BOUNDARY BETWEEN LOT 7 AND LOT 9; THENCE N89° 33' 07"E, 20.40, TO A POINT; THENCE N0° 26' 53"W, 6.79', TO A POINT ON THE BOUNDARY BETWEEN LOT 8, LOT 9 AND LOT 10; THENCE N82° 46' 33"E, 20.14' TO A POINT ON THE BOUNDARY BETWEEN LOT 9 AND LOT 10; THENCE S0° 26' 53"E, 39.16' TO A POINT; THENCE S89° 33' 07"W, 39.89' TO A POINT ON THE BOUNDARY BETWEEN LOT 7 AND LOT 9; THENCE S89° 33' 07"W, 106.91', TO A POINT ON THE BOUNDARY BETWEEN LOT 6 AND LOT 7; THENCE S89° 33' 07"W, 82.28', TO THE TRUE POINT OF BEGINNING. SAID EASEMENT HAVING A TOTAL AREA OF 7090 SQUARE FEET.

CURLEYVILLE REPLAT

COMBINING TEN LOTS; BLOCK 21, LOTS 6, 7, 8, 9, 10, 32, 33, 37, 3A AND B, (RESPECTIVE PARCEL NUMBERS: 02-023-357, 359, 361, 363, 365, 396, 398, 358, 307 AND 394) INTO FIVE LOTS: LOTS 6, 7, 8, 9 AND 10.

CLIENT: ARMSTRONG FAMILY TRUST

WITHIN BLOCK 21
WRANGELL TOWNSITE
STATE OF ALASKA, FIRST JUDICIAL DISTRICT

WRANGELL RECORDING DISTRICT

SECTION 25, TOWNSHIP 62S, RANGE 83E
COPPER RIVER MERIDIAN

YEAR 2018 SHEET NO. 1 TOTAL SHEETS 1

[illegible]

7. LOTS SHOWN IN SQUARE BRACKETS ARE VACATED BY THIS PLAT
 8. UNMARKED FOUND CAPS MARKED WITH "2018"
 9. TOTAL AREA OF REPLAT IS 52,463 SF (1,204 ac.)

AL MENTIONED AND WHO
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STREET

FRONT STREET

CHURCH STREET

LOT 11A-1

LOT 9

APARTMENT BUILDING

LOT 10

APARTMENT BUILDING

LOT 10
 AREA = 10,523 SF

LOT 8
 AREA = 13,578 SF

LOT 7
 AREA = 8105 SF

LOT 9
 AREA = 8

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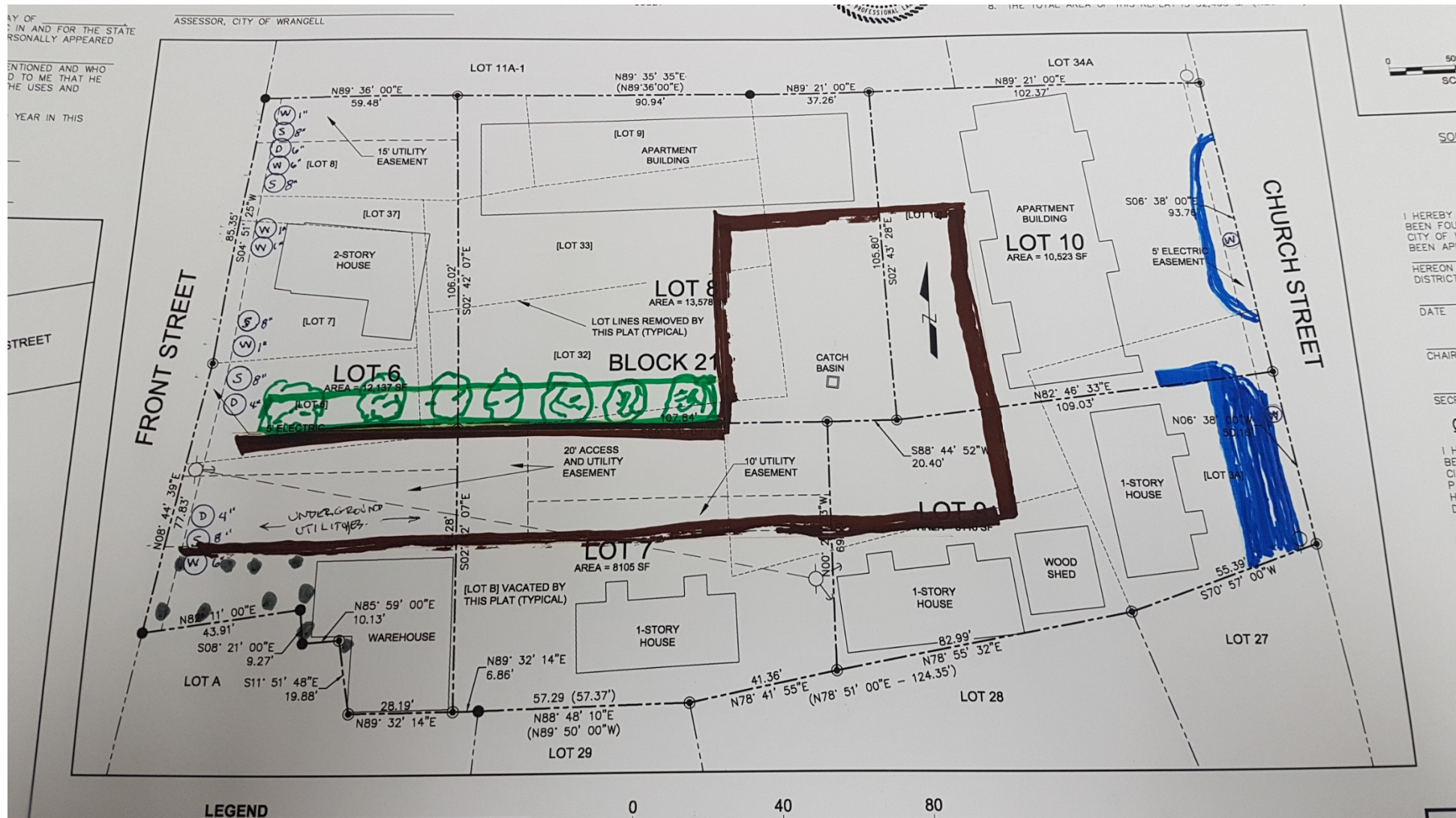
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ACCESS



PARKING

