



Thursday, October 08, 2020
6:00 PM

Location: Borough Assembly Chambers
City Hall

Planning and Zoning Commission 10-8-2020
6:00 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

1. Minutes from October 9, 2020 (unavailable)

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

1. Final plat approval of the Prunella Subdivision, a subdivision and replat of Lot 2, Bradley Subdivision II and Lot D, Healthcare Subdivision, creating Lots D-A and D-B, Zoned Open Space/Public and Single Family Residential, requested by Stephen Prunella
2. (PH) Variance application request for a 18 foot variance to the front yard setback requirements for a home entrance only and a 6 foot variance to the front yard setback for the main structure, on proposed Lot 18AA, of the approved but yet recorded Zahorik Replat (Plat No. 2020-?), Zoned Rural Residential, requested by owner Paul Zahorik
3. (PH) Proposed zone change from Multi-Family Residential to Single Family Residential for Lot 1, Block 35, USS 1119.
4. Zoning discussion for the Institute Master Plan Modification

H. OLD BUSINESS

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT

City and Borough of Wrangell, Alaska

Agenda Item G1

Date: October 5, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final plat of the Prunella Subdivision, a subdivision and replat of Lot 2, Bradley Subdivision II and Lot D, Healthcare Subdivision, creating Lots D-A and D-B, Zoned Open Space/Public and Single Family Residential, requested by Stephen Prunella.

Recommendation:

Staff recommends approving the final plat.

Recommended Motion:

Move to approve the Final plat of the Prunella Subdivision.

Findings:

Planning and Zoning Commission approved the preliminary plat in September. The applicant is creating a subdivision of the existing Lot D of Healthcare Subdivision which is zoned Open Space/Public and Lot 2 adjacent to the gas station which is zoned Single Family Residential. The Lot D is being split with a portion combined with Lot 2. This will not change the zoning and the new Lot D-B will consist of two different zones. Lot D-A remains Open/Space public.

An access easement is included to continue the driving lane and existing access for the gas station to the pumps and behind the store.

On the plat itself is a Lien Holder's certificate for Wells Fargo and First Bank. First Bank at this writing signed the paper copy but neglected to sign the mylar which is sent for recording. Wells Fargo has been paid off per the attached letter and therefore does not need to be signed and will be marked out. First Bank will sign the mylar prior to recording.

City and Borough of Wrangell, Alaska

Agenda Item G2

Date: September 4, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance application request for an 18 foot variance to the front yard setback requirements for a home entrance only and a 6 foot variance to the front yard setback for the main structure, on proposed Lot 18AA, of the approved but yet recorded Zahorik Replat (Plat No. 2020-?), Zoned Rural Residential, requested by owner Paul Zahorik.

Recommendation:

Staff recommends approving the variance request for a 18 foot variance to the front yard setback requirements for a home entrance only and a 6 foot variance to the front yard setback for the main structure.

Recommended Motion:

Move to approve the findings of fact and the variance application requesting an 18 foot variance (2 feet from the property line) for a home entrance and a 6 foot variance (14 feet from the property line) for the main residence.

Findings:

The Planning and Zoning Commission recently approved a final plat combining two lots into a single lot. The Plat has been sent for recording with the State Recorder's office. The applicants are now requesting to construct a residence and are seeking a variance to the front yard setback. The entrance, a small porch/mudroom is proposed to be only 2 feet from the front property line adjacent to Shoemaker Loop Road. The remainder of the residence would be 14 feet from the property line. Staff incorrectly noticed the setback on the public notice hearing based on a conversation and misunderstanding with the applicant prior to their submitting a more accurate drawing.

Shoemaker Bay Loop Road is a 100 foot right-of-way. The road was acquired from the State of Alaska in exchange for sewer and water extension. The actual road width is probably only 30 - 40 feet depending on drainage ditches. The City and Borough of Wrangell has discussed working with and cost sharing the vacation of a portion of the ROW because the boundary line is very close to many homes. The attached aerial is not representative of exactly where the front property line is in relation to the roadway as the map is not based on actual survey data.

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

1. Exceptional Physical Circumstances: The lot is water front property with a portion of the back yard line restricted by a constructed seawall and a portion that slopes toward the beach. In order to confine the proposed home within the seawall and allow an access to a first floor in the sloped area while preserving the shoreline, the house was moved forward from the back property line.
2. Strict application would result in practical difficulties or unnecessary hardships: Strict application would minimize the front to back depth of the residence and any yard space. With the front and back yards requiring a 20 foot setback and the sea wall not exactly on the back property line, the depth of the lot is reduced. While their house could still be constructed within the area, yards or decks could be eliminated.
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 with similar construction. The variance request is consistent with other structures along Shoemaker Loop Road. Some construction from years ago actually occurs within the ROW. There is still ample room between the ditch and edge of pavement and shoulder to the property that the entrance will not create a safety issue. The Commission could request that the 12 foot deep porch/entry be reduced to 10 foot to provide a slightly larger setback (4 feet) if the Commission deems the proposed construction is too close.
4. Granting of the variance is not contrary to the comp plan for rural or single family residential development.



601 East Front Avenue, Suite 205
PO Box 580
Coeur d' Alene, Idaho 83816
Phone: 208.667.1214

www.verdisnw.com

October 6, 2020

Paul and Ellen Zahorik, Applicants

Variance Narrative

Formally Parcel Numbers 03-009-210 and 03-009-212

Currently a Replat of Lot 18A and 18B to create Lot 18AA, Plat 73-2, Zahorik Replat
Planning Commission, City of Wrangell, AK

Dear Planning Commissioners:

I am writing to request a variance to the City's residential setback requirements as outlined in the Rural Residential 1 Zone.

Paul and Ellen Zahorik wish to construct a single-family residence on a waterfront lot located south of the City of Wrangell, on the west side of Shoemaker Loop Road off the Zimovia Highway. This waterfront lot is vacant and unimproved except for a shed, was recently purchased and replatted and is being prepared for construction of their new home. The lot is now referred to as Lot 18AA, Plat 73-2, Zahorik Replat.

The lot is zoned Rural Residential 1 and single-family residences are an outright permitted use.

The zone Rural Residential 1 has the following setbacks: front yard 20', side yard 15', back yard 20'.

The Zahoriks are asking for an 18' variance, a reduction of the front yard setback from 20' to 2'. The side and rear setbacks will be met of their new home will be met.

The actual residence itself will be 14' from the front property line. A small enclosed porch will encroach an additional 4' resulting in an 18' encroachment into the front property line setback.

Itemized answers to questions presented in the City of Wrangell Variance Application are also provided further below, in like order.

All four of the following conditions exist on this property:

1. *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.*

The Subject Property's location creates exceptional physical circumstances that require the setback variance. Located between the water to the west and Shoemaker Loop Road to the east, the property is narrow and steep down to the water. This lot in particular also has a sea wall that limits the use of the site. Additionally, the property owners want to preserve the shoreline area as much as possible and with those restrictions, the setback of 20' is impossible to meet.

2. *That the strict application of the provisions of this ordinance would result in practical difficulties or unnecessary hardships.*

The strict application of the provisions of this ordinance would restrict vehicular access to the proposed shop and garage and create unnecessary hardships as a result. Due to the narrow and steep lot, the residence will be built two stories with access on the bottom floor. In order to access the shop and garage and meet the appropriate grade of the steep lot, the house has to be pushed to the front of the lot within the front setback. Otherwise, the lot is too narrow, and the grade drops too much to allow vehicular access.

3. *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.*

Approval of this variance would have no detrimental effect on adjacent property and improvements and would not be detrimental to the public health, safety, or welfare. It would be consistent with what has already been constructed on Shoemaker Loop and would not infringe on other property owners as the setback is along the road. Other structures along with road encroach into the setback so it is not out of character to be closer than the required 20 ' front setback. The residence will maintain appropriate setbacks from the neighbors to the side and the water. Shoemaker Bay Loop is a side street of Zimovia Highway and it is highly unlikely that the road will ever be expanded, impacting the setback.

4. *That the granting of the variance will not be contrary to the objectives of the Comprehensive Plan.*

The Comprehensive Plan Future Growth Map designates the Subject Property as Residential. This is consistent with how the property is proposed to be developed. The Subject Property is a vacant lot amongst developed residential properties which the comprehensive plan also identifies as an opportunity for growth.

We respectfully request your approval of Paul and Ellen Zahorik's variance request.

This narrative was amended from the original narrative dated June 20, 2020 as site conditions changed slightly.

Sandra M. Young, President and Principal Planner, Verdis

APPLICATION FOR VARIANCE

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

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

ii. Description: (use additional paper if necessary)

Legal description of the area requested for the variance Lot 18A and 18 B
Shoemaker Bay Loop Parcel #s 03-009-210 and 03-009-212

Lot (s) size of the petition area Lots 18A and 18B each lot is 9,560 Sq Ft.

Existing zoning of the petition area Rural Residential 1

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

Proposed change that requires this variance There is a proposed house to be built
on the property that will need to encroach into the front yard 20' setback

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

Explain details of the proposed development see attached narrative

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

That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

That the strict application of the provisions of this ordinance would result in practical difficulties or unnecessary hardships.

That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

That the granting of the variance will not be contrary to the objectives of the Comprehensive Plan.

Explain how your application meets these conditions: see attached narrative

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.

Paul Zahorik

PRINT PETITIONER'S NAME

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

23475 Glacier View Dr, Eagle River AK 99577
ADDRESS

9-22-20
DATE
907-306-0083
TELEPHONE



Property line

Lot 17

Lot 18AA

Lot 19



Lot 19

Lot 18 AA Property Line

Approximately
25 Feet From
Center of
Road



Lot 17

Work Shop
Lot 17

Lot 18 AA Property

Item 2.

Lot
17

Lot 17

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 2.



1 inch = 117.859529 feet
Date: 9/8/2020

Public Map



DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY. PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.

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 PLAN OF SUBDIVISION WITH MY FREE CONSENT AND APPROVAL OF ALL PERSONS WHOSE WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ PAUL ZAHORIK

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 THE SAME WERE 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 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 REFERRED TO IN RESOLUTION NO. _____ 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

CITY CLERK

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, AS THE PROPERTY TAX CLERK 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 AS REFERRED TO IN 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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA THAT THIS PLAT REPRESENTS A SOUND JUDGMENT BY ME AND MY ASSISTANTS AND THAT THE DIMENSIONS AND DETAILS THEREON AS SHOWN HEREON ARE CORRECT.

DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552



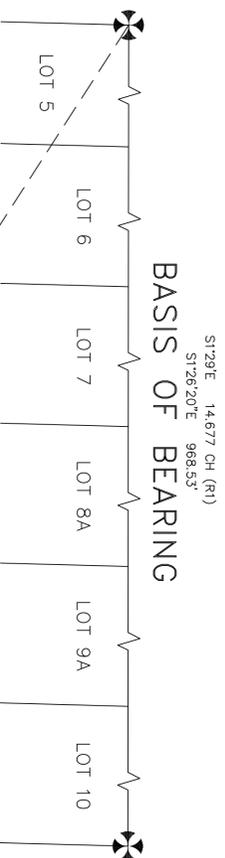
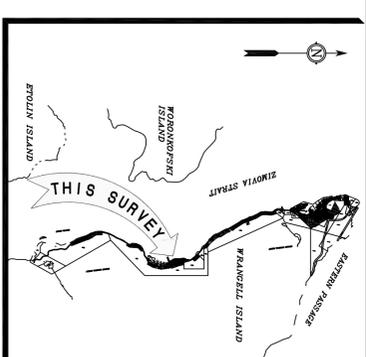
TYPICAL SECONDARY MONUMENT SET THIS SURVEY



SET 5/8" X 30" LONG REBAR (UNLESS OTHERWISE NOTED) AND 2" ALUMINUM CAP WITH PLASTIC INSERT

VICINITY MAP

SCALE: NOT TO SCALE



NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 18A AND 18B OF PLAT 73-2, WITHIN ORIGINAL U.S.S. No. 3403.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITION ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. REFERENCE AK, ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 59368.
5. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - PLAT 73-1 (U.S.S. No. 3403)
 - PLAT 73-22 (U.S.S. No. 3403)
 - PLAT 73-2
 - BOOK 22, PAGE 053 (SEWER LINE EASEMENT)
 - PATENT 2006-000136-0
 - EASEMENT 2007-000901-0
 - DOCUMENT 2011-000127-0
 - DEED 2019-000259-0

OWNERSHIP STATUS

1. LOT 18A, PLAT 73-2 (PAUL ZAHORIK)
2. LOT 18B, PLAT 73-2 (PAUL ZAHORIK)

PROPOSED OWNERSHIP

1. LOT 18AA, ZAHORIK REPLAT (PAUL ZAHORIK)

PREVIOUS LOT AREAS

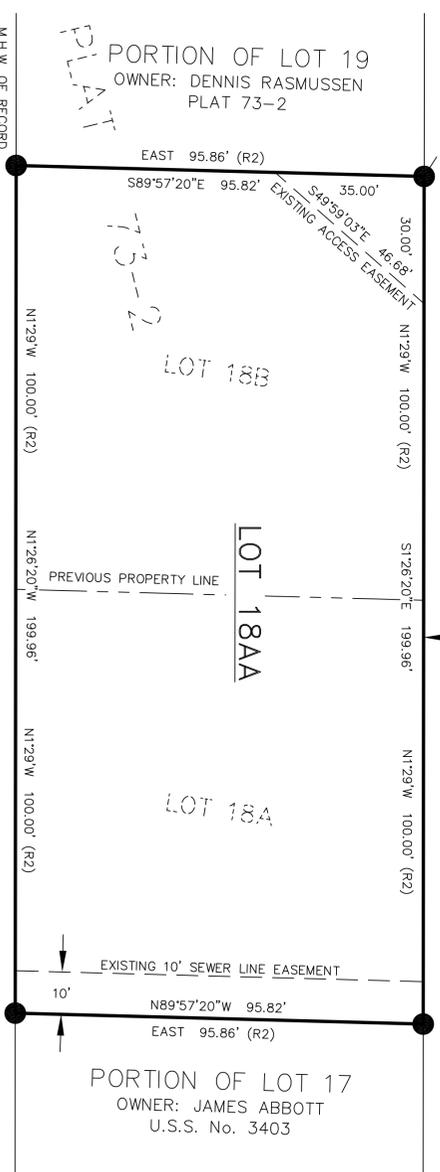
1. LOT 18A, PLAT 73-2 (5,560 SQ. FT.)
2. LOT 18B, PLAT 73-2 (5,560 SQ. FT.)

NEW LOT AREAS

1. LOT 18AA, ZAHORIK REPLAT (19,155 SQ. FT.) (0.440 ACRES)

LEGEND	
	FOUND BLM/GLD MONUMENT
	SECONDARY MONUMENT SET THIS SURVEY
	UNSURVEYED
	SURVEYED
	ROW BOUNDARY LINE ELIMINATED THIS PLAT
	RECORD DATA PER PLAT 73-1 (USS 3403)
	RECORD DATA PER PLAT 73-2
	MEASURED OR CALCULATED DATA

SOUTH WRANGELL HIGHWAY (SHOEMAKER LOOP ROAD)



SCALE 1"=20'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



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



R&M ENGINEERING-KETCHIKAN, INC.
1000 W. 11TH ST. SUITE 300
KETCHIKAN, AK 99901
Phone: (907) 225-2917
Fax: (907) 225-5481
WRANGELL OFFICE
Phone: (907) 505-0820
WRANGELL, AK 99929

CERTIFICATE OF AUTHORIZATION #: C576

ZAHORIK REPLAT

A REPLAT OF
LOTS 18A AND 18B, OF PLAT 73-2, A SUBDIVISION WITHIN U.S.S. No. 3403,
CREATING
LOT 18AA, ZAHORIK REPLAT

LOCATED WITHIN
SECTION 17, TOWNSHIP 63 SOUTH, RANGE 84 EAST
COPPER RIVER MERIDIAN, ALASKA
WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH
DATE: JUNE 2020
DRAWN BY: MCH

SCALE: 1"=20'
CHECKED: CGP
R&M PROJECT NO: 202716

City and Borough of Wrangell, Alaska

Agenda Item G3

Date: October 6, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Proposed zone change from Multi-Family Residential to Single Family Residential for Lot 1, Block 35, USS 1119.

Recommendation:

Staff recommends approving the zone change request.

Recommended Motion:

Move to recommend to the Assembly to change the zone of Lot 1, Block 35, USS 1119 from Multi-family to Single Family.

Findings:

The City and Borough of Wrangell, in an effort to release lots for residential construction has proposed a subdivision for Lot 1, Block 35, USS 1119, creating 3 lots approximately 19,000 square feet each. During the hearing for the subdivision, there was testimony that allowing multi-family structures could create more of a safety hazard for the Pine Street/Etolin Street corner than already existed according to the individual testifying. She requested the Commission look at changing the zone to Single Family.

The Commission agreed to hold a public hearing to determine if there was similar sentiment by others within the neighborhood. A decision is a recommendation to the Assembly.

In the Single Family District, one family or two family (duplexes) dwelling units are allowed. The likely reason this area is zoned Multi-Family (which also allows single family dwellings) is that multi family dwellings better serve their residents when located closer to schools and services.

Copies of the Zoning Districts are attached as is a zoning map.

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 WITHOUT RESERVATION OF RIGHTS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ CITY & BOROUGH OF WRANGELL
 PRINTED NAME & 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 SWORN, PERSONALLY APPEARED TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND VOLUNTARILY ACKNOWLEDGED TO ME THAT 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 _____

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPLAT AND SUBDIVIDE LOT 1 WITHIN BLOCK 35 OF WRANGELL TOWNSITE (USS 1119), CREATING LOTS 1A, 1B AND 1C, BLOCK 35, ETOLIN / SPRUCE SUBDIVISION, WITHIN USS 1119, WRANGELL RECORDING DISTRICT.
2. THE BASIS OF BEARING IS THE ACCEPTED BEARING OF N06°29'00"W BETWEEN RECOVERED CENTERLINE MONUMENTS AT THE S.1. OF SPRUCE & ETOLIN, AND HELMUCK & ETOLIN. THE RECORD DISTANCE IS 440.05 FT. WHILE THE MEASURED DISTANCE IS 440.11 FT.
3. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITION ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
5. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - USS 1119 (WRANGELL TOWNSITE)
 - DEED 104-1999-000482-0
 - DEED OF CLERK OF COURT 2011-000434-0
 - PLAN 99-4 (R.A.L. SUBDIVISION)
 - PLAN 96-2 (CITY SUBDIVISION)

PREVIOUS LOT AREAS

1. LOT 1, USS 1119, (57,849 SQ. FT.)
- NEW LOT AREAS**
1. LOT 1A (18,825 ACRES)
 2. LOT 1B (19,513 SQ. FT)(0.448 ACRES)
 3. LOT 1C (19,510 SQ. FT)(0.448 ACRES)

LEGEND	
	FOUND BLW/GLO MONUMENT - 3/4" DIA. BRASS CAP ON 2" IRON PIPE (UNLESS OTHERWISE NOTED)
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	MONUMENT NUMBER
	FOUND PRIMARY MONUMENT
	FOUND ORIGINAL TOWNSITE IRON PIPE MONUMENT
	UNSURVEYED
	SURVEYED
	ROW CENTERLINE
	RECORD DATA
	MEASURED DATA

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 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

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, AS THE PROPERTY TAX CLERK 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 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, WRANGELL, ALASKA.

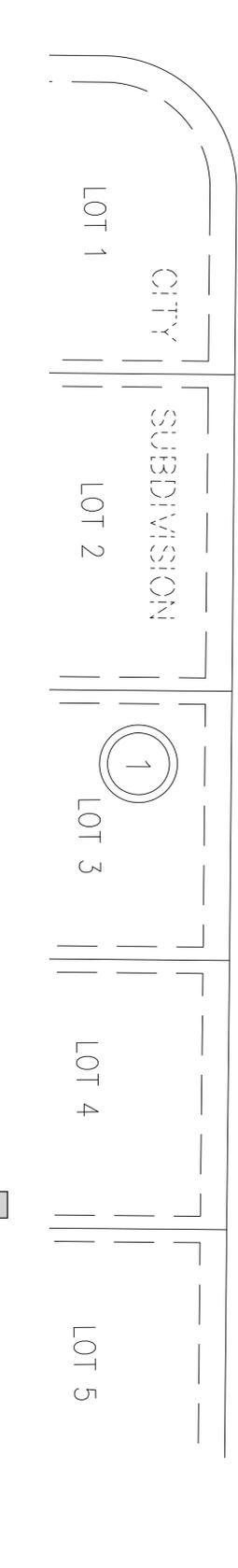
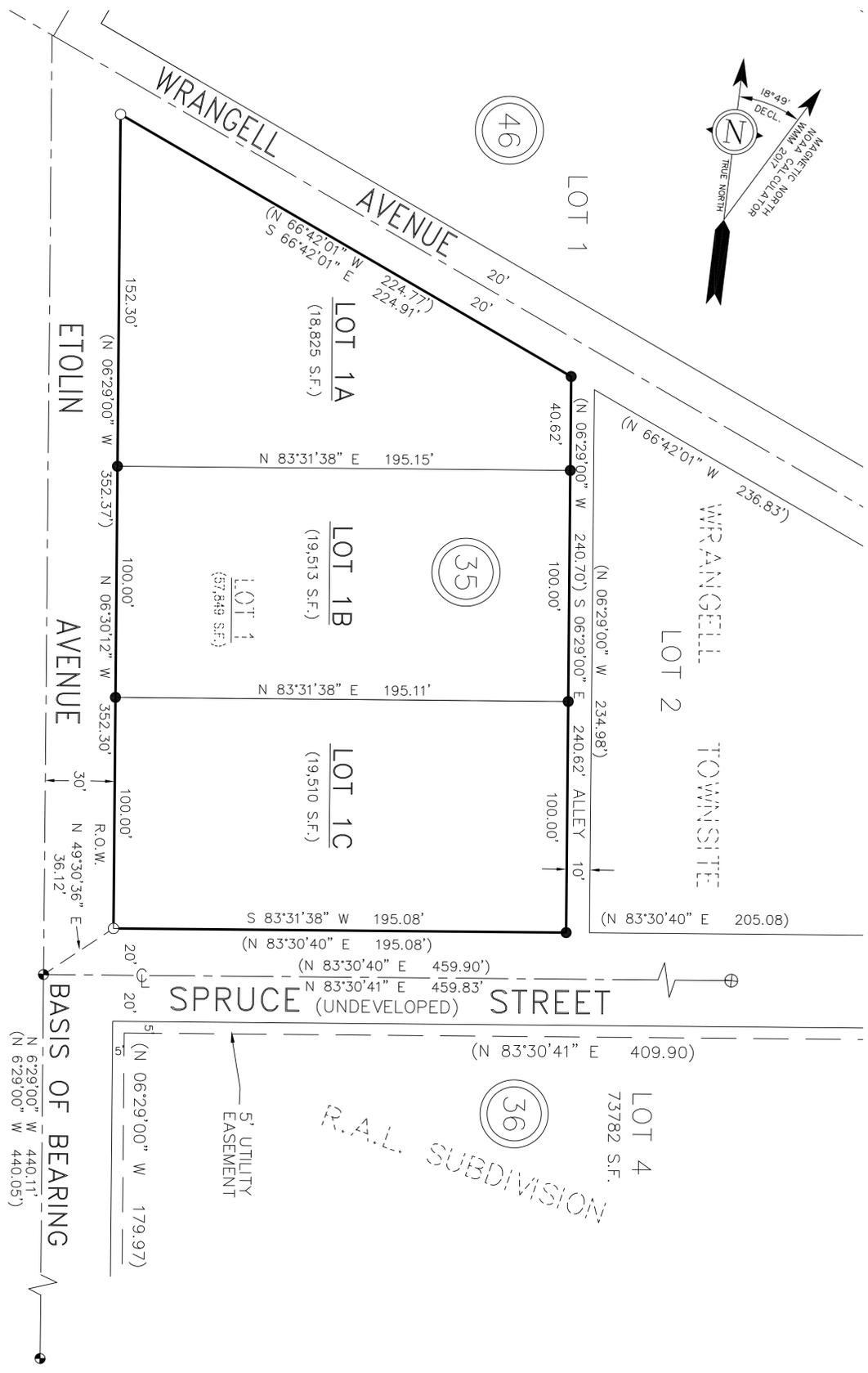
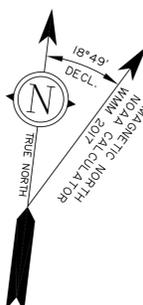
DATE _____ CHAIRMAN, PLANNING COMMISSION
 SECRETARY _____

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON WERE PLACED BY ME OR UNDER MY SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

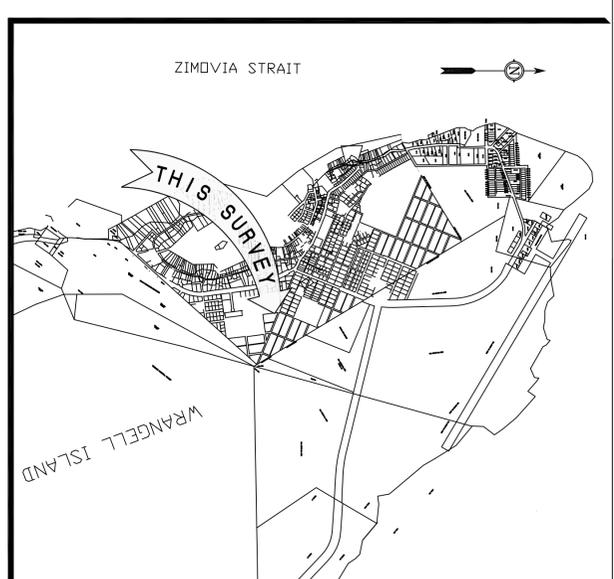
DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552



VICINITY MAP

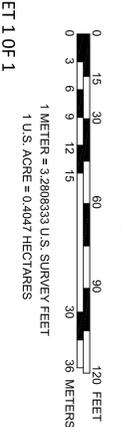
SCALE: NOT TO SCALE



TYPICAL SECONDARY MONUMENT SET THIS SURVEY



SCALE 1"=30'



RS&M
 R&M ENGINEERING & SURVEYING, INC.
 1000 W. BROADWAY, SUITE 300
 KETCHIKAN, AK 99901
 Phone: (907) 225-9171
 Fax: (907) 225-9411

ETOLIN / SPRUCE SUBDIVISION
 A SUBDIVISION AND REPLAT OF
 LOT 1, BLK 35, OF WRANGELL TOWNSITE (USS 1119),
 CREATING
 LOTS 1A, 1B, AND 1C,
 ETOLIN / SPRUCE SUBDIVISION

LOCATED WITHIN
 SECTION 30, TOWNSHIP 62 SOUTH, RANGE 84 EAST
 COPPER RIVER MERIDIAN, ALASKA
 WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH
 DATE: JUNE 2020

CHECKED: CGP
 DATE: APRIL 2020 - OCTOBER 2020

SCALE: 1"=30'
 R&M PROJECT NO.: 202729

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 3.



1 inch = 150 feet
 Date: 9/8/2020

Public Map



DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY. PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.

Chapter 20.20
MF DISTRICT – MULTIFAMILY RESIDENTIAL

Sections:

[20.20.010 Purpose.](#)

[20.20.020 Principal uses permitted.](#)

[20.20.030 Accessory uses permitted.](#)

[20.20.040 Conditional uses.](#)

[20.20.050 Standards.](#)

20.20.010 Purpose.

The purpose of the multifamily (MF) district is to protect and enhance present medium density residential areas and to provide additional areas suitable for duplexes, apartments, planned unit developments and other relatively high density residential uses. The multifamily residential district encourages the concentration of residences and people near schools, shopping areas, places of work and other community centers to enable economical utility service, to reduce dependence upon the automobile, and to provide convenient proximity to designation points. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984; Ord. 349 § 5, 1976; prior code §§ 95.31.010, 95.31.055.]

20.20.020 Principal uses permitted.

The following are principal uses in this district:

- A. Apartments;
- B. Condominiums;
- C. Townhouses;
- D. Duplexes;
- E. Single-family residences to include modular and manufactured housing;
- F. Residential planned unit developments;
- G. Parks and playgrounds;
- H. Schools;
- I. Churches. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984; Ord. 349 § 5, 1976; prior code §§ 95.31.020.]

20.20.030 Accessory uses permitted.

Uses and structures which are incidental and subordinate to principal permitted uses and which will not create a nuisance or hazard are permitted as accessory uses. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984; Ord. 349 § 5, 1976; prior code § 95.31.030.]

20.20.040 Conditional uses.

The following are uses which may be permitted by action of the commission under the conditions and procedures specified in Chapter 20.68 WMC:

- A. Office buildings;
- B. Government and civic buildings;
- C. Churches;
- D. Institutions;
- E. Mobile home parks;
- F. Private clubs, lodges, and halls except those whose chief activity is customarily carried on as a business;
- G. Multi-unit housing projects for senior citizens;
- H. Boardinghouses and roominghouses;
- I. Nursery schools, private kindergartens, and child care centers for pre-elementary school children;
- J. Vocational training centers;
- K. Animal establishments other than establishments for livestock;
- L. Cottage industry. [Ord. 867 § 1, 2013; Ord. 785 § 8, 2006; Ord. 462 § 6, 1984; Ord. 349 § 5, 1976; prior code § 95.31.040.]

20.20.050 Standards.

The standards found in Chapter 20.52 WMC applicable to this district are:

- A. Standards policies: WMC 20.52.005;
- B. Principal structures per lot: WMC 20.52.010;
- C. Traffic vision impediments: WMC 20.52.020;

- D. Distances between buildings: WMC 20.52.030;
- E. Air, land and water quality: WMC 20.52.040;
- F. Volatile products storage: WMC 20.52.050;
- G. Noise: WMC 20.52.060;
- H. Airport interference: WMC 20.52.070;
- I. Building height: WMC 20.52.080;
- J. Density – Minimum lot size: WMC 20.52.090;
- K. Coverage – Minimum open areas: WMC 20.52.100;
- L. Setbacks – Yards: WMC 20.52.110;
- M. Drainage: WMC 20.52.150;
- N. Dredge and fill: WMC 20.52.160;
- O. Home occupations: WMC 20.52.170;
- P. Mobile homes and mobile home parks – Defined: WMC 20.52.180;
- Q. Off-street parking: WMC 20.52.190;
- R. Signs: WMC 20.52.210;
- S. Traffic generation: WMC 20.52.230;
- T. Recreation: WMC 20.52.250;
- U. Firewood storage: WMC 20.52.260;
- V. Animal establishments: WMC 20.52.270. [Ord. 867 § 1, 2013; Ord. 785 § 9, 2006; Ord. 586 § 5, 1993; Ord. 486 § 6, 1985; Ord. 462 § 6, 1984.]

Chapter 20.16
SF DISTRICT – SINGLE-FAMILY RESIDENTIAL

Sections:

[20.16.010 Purpose.](#)

[20.16.020 Principal uses permitted.](#)

[20.16.030 Accessory uses permitted.](#)

[20.16.040 Conditional uses.](#)

[20.16.050 Standards.](#)

20.16.010 Purpose.

The single-family (SF) residential district is established to provide for medium density residential uses in areas having public vehicular access and major utilities available or where such access and major utilities are expected to become available within 10 years. This district is also established to help maintain the character and integrity of existing medium density residential neighborhoods. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984; Ord. 349 § 5, 1976; prior code §§ 95.30.010, 95.30.055.]

20.16.020 Principal uses permitted.

The following are principal permitted uses in this district:

- A. One-family and two-family dwellings to include modular dwellings or manufactured housing;
- B. Public parks and playgrounds. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984; Ord. 349 § 5, 1976; prior code § 95.30.020.]

20.16.030 Accessory uses permitted.

The following are permitted accessory uses in this district:

- A. Private garages and required off-street parking;
- B. Greenhouses and tool sheds;
- C. Home occupations as defined in WMC 20.08.380;
- D. Private docks, moorage, boat houses, and net houses;
- E. Uses and structures which are customarily accessory and clearly subordinate to permitted uses. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984; Ord. 349 § 5, 1976; prior code § 95.30.030.]

20.16.040 Conditional uses.

The following are uses which may be permitted in this district by action of the commission under the conditions and procedure specified in Chapter 20.68 WMC:

- A. Public and private elementary and secondary schools and colleges;
- B. Nursery schools, private kindergartens, and child care centers;
- C. Public buildings and structures;
- D. Hospitals, sanitariums, homes for the aged, nursing homes, convalescent homes;
- E. Churches and cemeteries;
- F. Radio and television transmitters or towers;
- G. Mobile homes and mobile home parks subject to the requirements of Chapter 18.20 WMC as well as the requirements of this title;
- H. Residential planned unit developments;
- I. Animal establishments other than establishments for livestock;
- J. Cottage industry. [Ord. 867 § 1, 2013; Ord. 785 § 6, 2006; Ord. 462 § 6, 1984; Ord. 349 § 5, 1976; prior code § 95.30.040.]

20.16.050 Standards.

The standards found in Chapter 20.52 WMC applicable to this district are:

- A. Standards policies: WMC 20.52.005;
- B. Principal structures per lot: WMC 20.52.010;
- C. Traffic vision impediments: WMC 20.52.020;
- D. Distances between buildings: WMC 20.52.030;
- E. Air, land and water quality: WMC 20.52.040;
- F. Volatile products storage: WMC 20.52.050;
- G. Noise: WMC 20.52.060;

- H. Airport interference: WMC 20.52.070;
- I. Building height: WMC 20.52.080;
- J. Density – Minimum lot size: WMC 20.52.090;
- K. Coverage – Minimum open areas: WMC 20.52.100;
- L. Setbacks – Yards: WMC 20.52.110;
- M. Drainage: WMC 20.52.150;
- N. Dredge and fill: WMC 20.52.160;
- O. Home occupations: WMC 20.52.170;
- P. Mobile homes and mobile home parks – Defined: WMC 20.52.180;
- Q. Off-street parking: WMC 20.52.190;
- R. Signs: WMC 20.52.210;
- S. Traffic generation: WMC 20.52.230;
- T. Recreation: WMC 20.52.250;
- U. Firewood storage: WMC 20.52.260;
- V. Animal establishments: WMC 20.52.270. [Ord. 867 § 1, 2013; Ord. 785 § 7, 2006; Ord. 586 § 4, 1993; Ord. 486 § 5, 1985; Ord. 462 § 6, 1984.]

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 3.

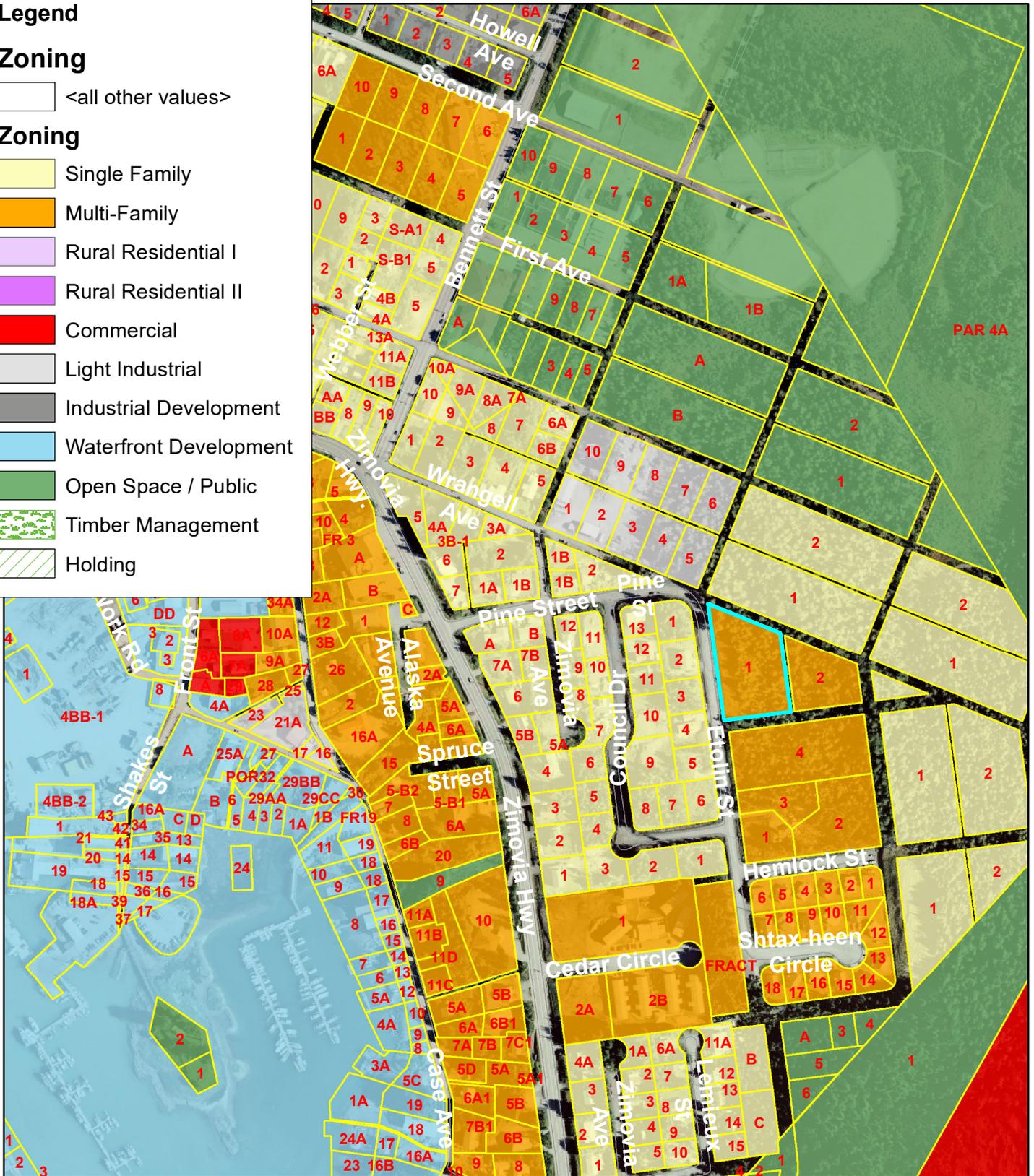
Legend

Zoning

<all other values>

Zoning

- Single Family
- Multi-Family
- Rural Residential I
- Rural Residential II
- Commercial
- Light Industrial
- Industrial Development
- Waterfront Development
- Open Space / Public
- Timber Management
- Holding



1 inch = 416.666667 feet

27 e: 10/6/2020

Public Map



DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY. PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.

City and Borough of Wrangell

Item G4

Date: October 6, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Zoning discussion for the Institute Master Plan Modification

In April, the Commission recommended approving a draft Residential Commercial Mixed – Use Development District as the underlying zone for the Institute Property. A Planned Unit Development district (PUD) was also proposed to allow flexibility to the property as well as to other properties.

In August, the Assembly approved a redesign of the northern end of the Institute Property to be designed as ALL residential, rather than some commercial property. At that meeting, the Commission's recommendation that some of the Institute Property be reserved for commercial use in the future was presented and by consensus the Assembly agreed. The Manager has requested that the Institute Master Plan be reviewed by the Planning and Zoning Commission with these new parameters and recommend to the Assembly any proposed changes to the Master Plan for Assembly review. At the Commission's September meeting staff updated the Commission to the Assembly's decision for residential and potential future commercial. The Commission, after discussion agreed that a section of the southern portion of the property should be "zoned" commercial for future use. The Mixed Use zone drafted thus far likely should be separated out and two zones created for the remaining Institute property.

Attached is a schematic that the surveyors are currently using for development of a preliminary plat. The south end of the property is still open for discussion. Also attached was the draft mixed use zone previously approved by the Commission. Staff, at the meeting, will have a zoning variation for further consideration.

Link to the entire Master Plan document is:

<https://www.wrangell.com/economicdevelopment/wrangell-institute-master-plan-and-subdivision>

Chapter 20.42

RCMU District - Residential Commercial Mixed Use District

Sections:

- 20.42.010 Intent.
- 20.42.020 Permitted principal uses and structures.
- 20.42.030 Permitted accessory uses and structures.
- 20.42.040 Conditional uses.
- 20.42.050 Prohibited uses and structures.
- 20.42.060 Minimum lot requirements.
- 20.42.070 Minimum setback requirements.
- 20.42.080 Maximum lot coverage by all buildings and structures.
- 20.42.090 Maximum height of buildings and structures.
- 20.42.100 Required off-street parking and loading.
- 20.42.110 Signs.

20.24.010 Intent.

The Residential Commercial Mixed Use district is intended to include lands for urban development which are provided with a full range of public services, including sewers, water, electricity and street drains, or are intended to be provided with such services in the future. The district is primarily for residential development but intended to encourage the development of small and compact areas for convenience business establishments which serve the daily needs of adjacent residential neighborhoods or compatible community residential and educational facilities.

20.24.020 Permitted principal uses and structures.

In the RCMU zone, the following uses and structures are permitted outright, based on an approved Planned Unit Development plan:

- A. Single-family dwellings
- B. Duplexes
- C. Multi-family residential with no more than X units per acre (or as CU permit required)
- D. Assisted Living Facility
- E. Educational and training facility
- F. Owner or manager's apartment, provided they are located above a commercially allowed enterprise;

Chapter 20.24 RCMU RESIDENTIAL COMMERCIAL
MIXED USE DISTRICT

- G. Barbershops and beauty shops;
- H. Drugstores;
- I. Eating and drinking establishments;
- J. Grocery and convenient stores;
- K. Group care facilities (define - Adult daycare)
- L. Child care centers (licensed)
- M. Laundromat;
- N. Retail stores.
- O. Home occupations

20.24.030 Permitted accessory uses and structures.

In an RCMU zone, the following uses and structures, which are incidental to the permitted principal uses and structures listed in Section 20.24.020, are permitted:

- A. Accessory buildings in conjunction with a permitted or conditional use such as a private garage, workshop or greenhouse;
- B. Automobile parking in conjunction with the permitted or conditional uses;
- C. Private storage in yards of not more than a total of two of the following: a truck up to one ton, a boat, a recreational vehicle, or a trailer (excluding mobile homes); maintained in a safe and orderly manner and separated by at least ten feet from any property lines;

20.24.040 Conditional uses.

In an RC zone, subject to the conditional use provisions of this title, the following uses or structures may be permitted:

- A. In home child care services -
- B. Church services;
- C. Churches and synagogues along with customary accessory uses, including parsonages, day nurseries and meeting rooms;
- D. Condominiums, townhouses, cluster housing and planned unit developments;
- E. Municipal uses such as fire stations, sewer lift stations or water wells;
- F. Vacation Rentals (discuss BnB vs Airbnb)

20.24.050 Prohibited uses and structures.

- A. In an RCMU zone, any use or structure not of a character indicated under permitted principal uses and structures or permitted as a conditional use is prohibited.
- B. Any personal or commercial use which causes or may reasonably be expected to cause excessive noise per WMC 9.08.085.
- C. Co-generation facilities.
- D. Auto and boat repair services
- E. Conex/Container Vans
- F. Trailers

THESE TYPES OF STANDARDS WOULD NEED TO BE REVIEWED and ADDRESSED IN THE STANDARDS SECTION

20.24.060 Minimum lot requirements.

- A. Lot width: one hundred feet.
- B. Lot Area. The minimum lot area is eleven thousand square feet and the area per dwelling unit shall be as follows:

Minimum Lot Area	Number of Units
11,000 square feet	One to four units
Plus 1,500 square feet for each dwelling unit in excess of four	

(Ord. 03-15 § 9 (part): prior code § 30-19(f))

20.24.070 Minimum setback requirements.

- A. Front yard: twenty feet.
- B. Side yard abutting another lot: ten feet.
- C. Rear yard: fifteen feet.
- D. Side yard where it abuts a residential zoning district: same as that required for the residential district.
- E. Exceptions. Accessory structures, such as a workshop or storage shed, two hundred square feet or less, and not on a permanent foundation, may encroach into the rear and side yard setbacks only; provided, the structure is located on the back twenty-five percent of the parcel and is a minimum of five feet from both the rear and side lot lines.
 - 1. If the setback is a dedicated utility easement the owner will be responsible for the relocation of the structure during utility maintenance, replacement or repairs. (Ord. 04-11 § 7: Ord. 03-15 § 9 (part): prior code § 30-19(g))

20.24.080 Maximum lot coverage by all buildings and structures.

- A. Fifty percent.
- B. Commercial floor space is limited to two thousand square feet in the N-C zone. (Ord. 03-15 § 9 (part): prior code § 30-19(h))

20.24.090 Maximum height of buildings and structures.

Principal buildings and structures shall not exceed thirty-five feet in height, except as otherwise provided in this title. (Ord. 03-15 § 9 (part): prior code § 30-19(i))

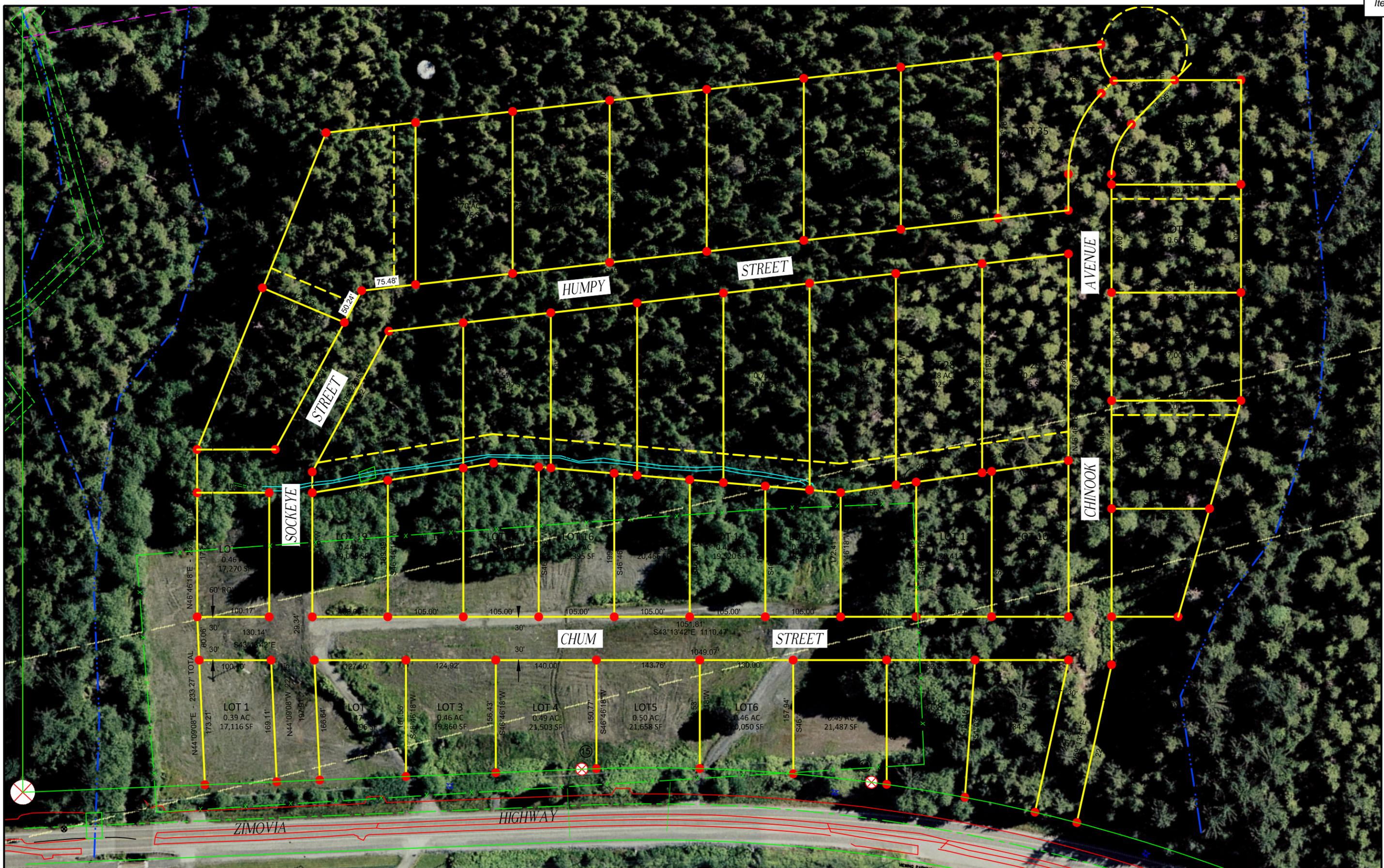
Chapter 20.24 RCMU RESIDENTIAL COMMERCIAL
MIXED USE DISTRICT

20.24.100 Required off-street parking and loading.

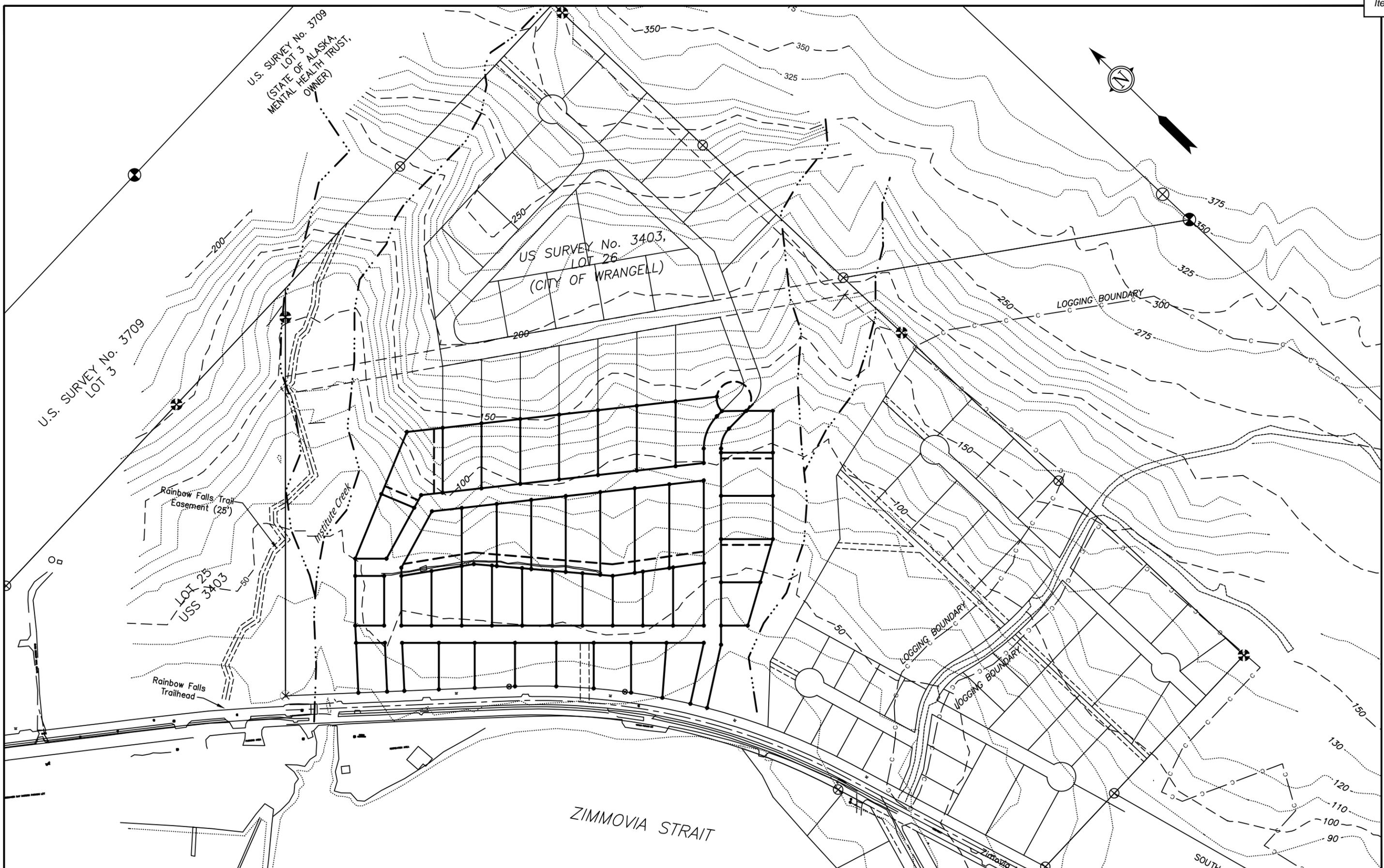
Adequate off-street parking and loading spaces shall be provided in connection with any permitted use in accordance with the requirements set forth in Sections 17.48.100 and 17.48.110. (Ord. 03-15 § 9 (part): prior code § 30-19(j))

20.24.110 Signs.

Signs may be allowed in conjunction with any permitted use subject to the provisions of Section 17.48.090. (Ord. 03-15 § 9 (part): prior code § 30-19(k))



34	Designed: TSS		Approved: TSS		 R&M ENGINEERING—KETCHIKAN, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, ALASKA 99901 AELC 576	Client: CITY AND BOROUGH OF WRANGELL	Project: WRANGELL INSTITUTE DEVELOPMENT	Sheet Description: SITE PLAN	Sheet No. 1
	Date	No.	Description	By					
		REVISION							
			Checked: TSS	Project No. 2027XX					
			Drawn: TSS	Scale: AS NOTED					
				Date: 8/17/20					



35	Designed: ???		Approved: ???		 R&M ENGINEERING-KETCHIKAN, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, ALASKA 99901 AELC 576	Client: CITY AND BOROUGH OF WRANGELL	Project: WRANGELL INSTITUTE DEVELOPMENT	Sheet Description: MASTER PLAN	Sheet No. 2
	Date	No.	Description	By					
REVISION									