

City and Borough of Wrangell, Alaska

**WRANGELL PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA**

October 8, 2015

7:00 pm

Agenda

A. CALL TO ORDER/ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: June 11, 2015, August 13, 2015,
(DEFER)September 10, 2015

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

F. OLD BUSINESS

1. Zoning of Entitlement Lands and other remote areas of the Borough.
2. Discussion regarding use of containers in all zones.

G. NEW BUSINESS

- Pub Hrg
1. Preliminary Plat review of the Meyer Family Subdivision, a subdivision of Lot 9 USS 2673, creating Lots 9-A and 9-B, zoned RMU-M, requested by Ronald and Cheryl Ann Meyer.
 2. (DEFER) Final Plat review of the Torgramsen-Glasner Subdivision within USS 3823, a subdivision of the remainder of Lot A-2, Torgramsen-Smith Subdivision, creating Lot C within the remainder of lot A-2, Zoned Single Family Residential, requested by Don Glasner, owned by Lisa Torgramsen.
 3. (DEFER) Final Plat review of a Replat of Lot 3, Block A Sortyard Subdivision and Lots 10, 11 & 12 Block 5A, ATS 83, zoned Waterfront Development, requested by Charles Jenkins Jr., owned by Christine Jenkins.

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION Rescheduled REGULAR MEETING MINUTES of June 12, 2015

A. CALL TO ORDER/ROLL CALL

Chairperson Terri Henson called the reschedule regular meeting of the Wrangell Planning and Zoning Commission to order at 12:00 pm on June 12, 2015 in the Wrangell Borough Assembly Chambers. Commissioners' Don McConachie, Jim Shoemaker, April Hutchinson, Rudy Briskar were present, Commissioners Dorothy Sweat and Betty Keegan were absent. Recording Secretary, Lavonne Klinke and Zoning Administrator, Carol Rushmore attended.

B. AMENDMENTS TO THE AGENDA

Commissioner Shoemaker will be abstaining from Item #9

C. APPROVAL OF MINUTES: April 9, 2015; April 16, 2015; May 14, 2015

Commissioner Shoemaker moves to approve the minutes of April 9, April 16 and May 14, 2015, Briskar 2nds.

Motion passes by majority vote.

D. PERSONS TO BE HEARD

List presented to Commission: Harley Johnson, Sherri Wickman, Doug Roberts

Sherri Wickman, 109 St. Michaels St. has run into an issue with a zoning issue regarding property across from her residence. This area is considered waterfront and see this area as no longer waterfront as it has been filled in. Is now concerned about the containers that are showing up along Front Street. Is going to have a B&B at her residence, parking is becoming an issue with her lower lot. Possible devaluation of her property with the possible construction across the street. Commission told her there was nothing they could do at this meeting. P&Z had asked the Assembly in the past not to allow construction of container van structures until the P&Z Commission could come up with a plan regarding these structures. The Assembly turned down this request. Members of Commission suggested to Ms. Wickman to go to the Assembly and voice her concern regarding these structures.

E. CORRESPONDENCE.

F. OLD BUSINESS

NONE

G. NEW BUSINESS

1. Final Plat review for Portion of Cedar Street Vacation, a vacation of the remaining 15 feet of Cedar Street between Lot 4, Block 26, Zoned Single Family Residential and Lot 2A, Block 31 zoned Multi Family Residential, requested by Tony and Sue Guggenbickler.

McConachie moves to approve Final Plat review for Portion of Cedar Street Vacation, a vacation of the remaining 15 feet of Cedar Street between Lot 4, Block 26, Zoned Single Family Residential and Lot 2A, Block 31 zoned Multi Family Residential, requested by Tony and Sue Guggenbickler. Hutchinson seconds the motion.

Motion passed by unanimous vote.

2. Final Plat review for Torgramsen-Smith Subdivision, a subdivision of the remainder of Lot A-2 Torgramsen-Prunella Subdivision, creating Lot B and Remainder Lot A-2, within USS 3823, zoned Single Family Residential, owned by Lisa Torgramsen, requested by Bruce Smith Jr.

Shoemaker abstains from this item due to possible conflict of interest.

McConachie moves to approve the Final Plat review for Torgramsen-Smith Subdivision, a subdivision of the remainder of Lot A-2 Torgramsen-Prunella Subdivision, creating Lot B and Remainder Lot A-2, within USS 3823, zoned Single Family Residential, owned by Lisa Torgramsen, requested by Bruce Smith Jr., Briskar 2nds.

Motion passed by unanimous vote.

Shoemaker comes back to Commission

3. Conditional Use permit application for hotel and commercial expansion within an unsubdivided portion of ATS #83 and Lot 3A-1, Block 2A, ATS #83 (proposed Stikine Inn Tideland Subdivision), zoned Waterfront Development, requested by Bill and Cheryl Goodale, owned by City and Borough of Wrangell .

Open public hearing
Close public hearing

McConachie moves to approve Conditional Use permit application for hotel and commercial expansion within an unsubdivided portion of ATS #83 and Lot 3A-1, Block 2A, ATS #83 (proposed Stikine Inn Tideland Subdivision), zoned Waterfront Development, requested by Bill and Cheryl Goodale, owned by City and Borough of Wrangell, Briskar 2nds.

Motion passes by unanimous vote

4. Preliminary Plat review of the Stikine Inn Tidelands Reconfiguration Subdivision, a subdivision of unsubdivided ATS #83 and Lot 3A-1 within Block 2A, ATS #83, creating Lot A and Lot B, Block 2A, ATS #83, zoned Waterfront Development, owned by Bill and Cheryl Goodale (and approved for purchase by Assembly for portion of tidelands), Southeast Properties

Open public hearing
Close public hearing

McConachie moves to approve Preliminary Plat review of the Stikine Inn Tidelands Reconfiguration Subdivision, a subdivision of unsubdivided ATS #83 and Lot 3A-1 within Block 2A, ATS #83, creating Lot A and Lot B, Block 2A, ATS #83, zoned Waterfront Development, owned by Bill and Cheryl Goodale (and approved for purchase by Assembly for portion of tidelands), Southeast Properties, Briskar 2nds.

Motion passes by unanimous vote

5. Preliminary Plat review of V.E. Resubdivision, a resubdivision of Lots 6 Block 2 ASLS 83-7 owned by Trust Land Office and Lot 7, Block 2, ASLS 83-7 owned by Sylvia Ettefagh and John Verhey, Wrangell Island West Subdivision, creating lots 6A and 7A within ASLS 83-7, zoned Rural Residential, requested by John Verhey and Sheila Verhey (contract buyers of Lot 6) and John and Sylvia Verhey.

Open public hearing
Close public hearing

Change last name of Verhey to Ettefagh

McConachie moves to approve Preliminary Plat review of V.E. Resubdivision, a resubdivision of Lots 6 Block 2 ASLS 83-7 owned by Trust Land Office and Lot 7, Block 2, ASLS 83-7 owned by Sylvia Ettefagh and John Verhey, Wrangell Island West Subdivision, creating lots 6A and 7A within ASLS 83-7, zoned Rural Residential, requested by John Verhey and Sheila Verhey (contract buyers of Lot 6) and John Verhey and Sylvia Ettefagh, Hutchinson seconds.

Staff states that they have made payment to State of Alaska, request the motion be modified to add "subject to receipt of final deed from Trust Land Office to John Verhey and Sylvia Ettefagh, Henson requests that the deed be received before the final plat comes back to Planning and Zoning.

Motion passes by unanimous vote.

6. Variance Application for 0' side yard setback for a carport for Lot 4, Block 26, Zoned Single Family Residential owned by Tony and Sue Guggenbickler and Lot 2A, Block 31 zoned Multi Family Residential owned by Alaska Housing Finance Corporation, requested by Tony and Sue Guggenbickler.

Open public hearing
Close public hearing

McConachie moves to approve Variance Application for 0' side yard setback for a carport for Lot 4, Block 26, Zoned Single Family Residential owned by Tony and Sue Guggenbickler and Lot 2A, Block 31 zoned Multi Family Residential owned by Alaska Housing Finance Corporation, requested by Tony and Sue Guggenbickler, Shoemaker 2nds.

Shoemakers moves to amend the original motion to 1' from the properties of the adjoining properties, McConachie 2nds the amendment.

Tony Guggenbickler, 802 Zimovia Hwy, doesn't feel it would preclude from moving structure, he would be satisfied with the 4' setback

Amendment to the original motion to move setback to 1' from property line passes by unanimous vote

Original Motion passes by unanimous vote

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

McConachie moves to approve, Briskar seconds the motion.

Open public hearing

Harley Johnsons, 116 3rd street, purchased property primary purpose to fill in ditch line to clean up, landscaping and put a retaining wall. Ditch is already in place, road is narrow.

Doug Roberts, 310 First Avenue, previous ditch line was covered up, and now the run off goes down through the houses. There used to be ditch lines down to the schools, where there was a catch basin. Water is running into his mother's home. Would like the City to redefine the ditch line off of Park Avenue to alleviate the runoff problems. Public works needs to come and assess the issue. Feels the City has created the problem, when the City put in the road to Park Avenue and covered the ditch line that was originally in place running towards Don House's property. Putting in the road has now created the run off to go through the properties below the road.

Close public hearing

Henson states that should have input of the Public Works Director to see what plan could be developed to fix the problems in the entire area.

McConachie feels should delay the decision and have input from City staff regarding this item so decision is made on accurate information. Shoemaker agrees that looking at the problem would be able to make a more informed decision.

Motion is now tabled, but needs to be reviewed and discussed in the near future.

8. Conditional Use Permit application for residential use for a portion of an existing warehouse structure and warehousing storage/mechanical shop facility on Lot 1, Block 84D, USS 1119, zoned Waterfront Development, requested by Roger Purdy.

Open public hearing
Close public hearing.

McConachie moves to approve the Conditional Use Permit application for residential use for a portion of an existing warehouse structure and warehousing storage/mechanical shop facility on Lot 1, Block 84D, USS 1119, zoned Waterfront Development, requested by Roger Purdy, Hutchinson 2nds.

Motion Passed by unanimous vote.

9. Request for a Zone Change, changing the zone of 2.412 acres in the remainder Lot A-2, proposed Torgramsen-Smith Subdivision within USS 3823 from Single Family Residential to, Light Industrial, owned by Lisa Torgramsen, requested by Donald Glasner.

Open public hearing
Close public hearing

McConachie moves to approve the Request for a Zone Change, changing the zone of 2.412 acres in the remainder Lot A-2, proposed Torgramsen-Smith Subdivision within USS 3823 from Single Family Residential to, Light Industrial, owned by Lisa Torgramsen, requested by Donald Glasner, Briskar 2nds.

Letter read into record from Bruce Smith Jr.

Shoemaker stands down due to possible conflict of interest.

Lisa Torgramsen, 1048 Zimovia Hwy, owner of subject property. Does the approval of light industrial zone change contract, and is it a timeframe, and would need to re-apply?

Staff states that the contract is set for a certain period of time, 5-10 years with the owner is continuing the original use, but if wants to change the use from what is in the contract or base zone, he would have to re-apply to the Commission with what changes are wanting to be made. Owner also has to re-apply for the use before the contract expires.

Mr. Glasner is wanting to build a metal structure with storage bays.

McConachie rescinds his original motion, Brisker seconds to the rescind of the motion.

McConachie moves to approve a Request for a Contract Zone, changing the zone of 2.412 acres in the remainder Lot A-2, proposed Torgramsen-Smith Subdivision within USS 3823 from Single Family Residential, owned by Lisa Torgramsen, requested by Donald Glasner for a specific use for a steel building for storage units with stated conditions and recommendations for his specific request of 14 bays, Briskar 2nds.

Motion passes by unanimous vote.

Shoemaker comes back to the commission

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

All entitlement lands in total 9000+ acres. The Commission will be working on appropriate zoning of these lands over the next year.

H. PUBLIC COMMENT none

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Carl Johnson is re-doing street addresses all over to work on the 911 system, street changes, renumbering.

Shoemaker works out of town, costs him about \$500 to attend meeting, so if there is a chance a meeting will not happen, it's costly for himself.

Commission Sweat is resigning from the Commission.

J. ADJOURNMENT 1:35 pm

DRAFT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES August 13, 2015 7:00pm

A. CALL TO ORDER/ROLL CALL

Chairperson Terri Henson called the regular meeting of the Wrangell Planning and Zoning Commission to order at 7:01 pm on August 13, 2015 in the Wrangell Borough Assembly Chambers. Commissioners' Don McConachie, Jim Shoemaker, Betty Keegan, April Hutchinson were present. Commissioner Rudy Briskar was absent.

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

B. AMENDMENTS TO THE AGENDA

Staff ask Commission to move items F1 and F3 to after items G7 & G8

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

McConachie moves to approve Minutes of July 9, 2015 Keegan 2nds, all approved

D. PERSONS TO BE HEARD

James Stough regarding Item G6

E. CORRESPONDENCE

Memos regarding items F2 and G2
Items F1 has some maps.

F. OLD BUSINESS

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

Olive cove – same Zoning RMU-0

Thom's place – uses? Selective timber harvest (selective harvest for economic development), recreation use needs to be considered. Recreation is the marine park area, leave the rest the same as it currently is. Lodges/vacation dwellings should be allowed. Need more land and room allowance. Thom's place with 2 or fewer rooms/beds. With additional acquired lands, could change this new acquisition to be larger minimum lot size maybe for commercial enterprise use. A new district such as RMU-T2 could be created for the differences.

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

Needs more information and investigations to determine the problem and issues with regards to drainage, due to Doug Roberts having medical issues, feels Commission should defer until parties can be heard.

Henson suggest that the storm drainage on the hill should put this on the City's project list to have a look at to determine what to fix, McConachie agrees. McConachie states that this will push the project out a bit, but Henson states that it should be done correctly, to look at the storm drains, etc,

Staff states that Public Works Director has monitored the water runoff for Park Avenue and have determined that the water run off goes to the backside of the mountain.

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

Motion passed by unanimous vote.

McConachie moves to approve to encourage the City Manager to approach the Assembly to address funding to engineer draining issues along First Avenue, Shoemaker 2nds.

Motion passed by unanimous vote.

3. Discussion regarding use of containers in all zones.

Commissioner Keegan liked Cindy Sweats letter from 3 years ago regarding containers. This letter went to Assembly with no action from the Assembly.

Shoemaker wants to know if we should test the waters with the Assembly to see what they feel about containers. Henson states that we brought to the Assembly about putting a moratorium on the use of containers, the Assembly didn't do anything to address.

Some options, if an individual want placement on containers, need a conditional use item to be considered for approval.

Currently If placed on a lot as storage there is no requirement for placement. If using as a structure item, will need a building permit and possibly variance.

Need to review and set guidelines for use of containers on property. Requirements would be by zone.

Don yes,

Terri yes

Betty is neutral

Jim – why put in effort if it doesn't go anywhere

Bring back at a future meeting

This is going to require a lot of public hearings before it goes to Assembly.
Bring back to next meeting and if Planning and Zoning can't come to agreement then they will drop it.

G. NEW BUSINESS

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

Open public hearing
Close public hearing

McConachie moves to approve the Preliminary Plat review of the R&J Rusaw Subdivision, a subdivision of Lot 1 Block 4 ASLS 83-7 Wrangell Island West Subdivision creating Lots 1A and 1B, zoned Rural Residential, requested by Robert and Jamie Rusaw, Shoemaker 2nds.

Staff request a 10' utility easement for future development centered on the mutual property line between lots 1A and 1B. Shoemaker move to approve the amendment of staff recommendations, McConachie 2nds the amendment of staff recommendations.

Motion passes with unanimous vote.

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

Open public hearing
Close public hearing

Keegan moves to approve the Preliminary Plat review of a Replat and Storage Easement Vacation, a replat of Lot 3, Block A Sortyard Subdivision and Lots 10, 11 & 12 Block 5A, ATS 83, zoned Waterfront Development, requested by Charles Jenkins Jr., owned by Christine Jenkin, McConachie 2^{nds}.

Staff is requesting a 10' easement along Silvernail Workroad for future utility development. Public Works director is requesting a 5' easement for the storm drain currently in place and the easement encompasses the storm drain.

Keegan amends the original motion to include Staff recommendations regarding 10' easement along Silvernail Workroad and the 5' utility easement extension to Front Street for the storm drain.

Motions passed by unanimous vote

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

Open public hearing
Close public hearing

Shoemaker moves to approve with staff recommendations for a deck up to 15 feet from the property line opposite Etolin Avenue and a shed to be 10 feet from the property line opposite Pine Street, Hutchinson 2nds.

Motion Passes by unanimous vote.

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

Open public hearing
Close public hearing

McConachie moves to approve Conditional Use Permit application review for daycare/preschool services located at the Hope Community Church of God Lot 9 and Lot 10, Block 53, USS 1119, zoned Single Family Residential, requested by Leeann Martin and Briana Schilling, owned by the Hope Community Church of God, Keegan 2nds

Henson states that applicants will need to obtain all licenses

This is a for profit group using a church... Keegan states she is going to abstain due to the tax issues with church being tax exempt and this is a for profit entity using the area.

Motion passes with Commissioner Keegan abstaining

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

Open public hearing

Lloyd Ward, Zimovia Hwy, describing the use of the building and size description

Close public hearing

Shoemaker moves to approve Conditional Use Permit application review for a storage unit on a portion of Lot 14A, Block 83, USS 1119, zoned Waterfront Development, requested by Lloyd Ward, owned by Bloom Management LLC, Hutchinson 2nds.

Motion passed by unanimous vote.

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

Person to be heard

Jamie Stough for Stough Revocable Trust, Stough Family Trust owns the fill area, and are objecting to the sale of this property, has had Corp Permit since 1982. If there is no action taken to sell this will allow their access to deep water. Approval will cut off their access completely. Serves a couple things can unload/load large equipment onto the

ground, only other place to load/unload is Pat's Creek Landing. Has had this access since 1982. This is City owned property where the access is.

McConachie moves to approve Request to purchase tidelands in the unsubdivided portion of Lot 15, Block 12A, USS 1119 adjacent to Lots 6 and 7 Block 12A USS 1119 which are zoned Waterfront Development, requested by Brett Woodbury, owned by the City and Borough of Wrangell, Keegan 2nds.

Motion fails with all voting Commissioners voting no.

H. PUBLIC COMMENT

None

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

None

J. ADJOURNMENT 8:40 pm

DRAFT

City and Borough of Wrangell, Alaska

AGENDA ITEM G1

DATE: September 29, 2015

TO: Planning and Zoning Commission

FROM: Carol Rushmore, Economic Development Planner

RE: Preliminary Plat review of the Meyer Family Subdivision, a subdivision of Lot 9 USS 2673, creating Lots 9-A and 9-B, zoned RMU-M, requested by Ronald and Cheryl Ann Meyer.

Background:

The owners are seeking to split the lot so that one of the cabins is on each lot.

Findings:

The property deed indicates that the trail easement across Lot 9 is 8 feet, although in some locations it may only be 5 feet.

Minimum lot size in the RMU-M District is 15,000 square feet.

This is like a flag lot subdivision, only a bit different in that there is not an actual street ROW that borders the existing lot, which is the premise behind the Flag Lot Subdivision code WMC19.30.

The original Meyers Chuck lots (including Lots 8-10 in the subdivision) were created by plat in the 1960's and a patent was issued from the State of Alaska to Wanda Meyer in 1985. The lots 40 A and J and the ROW that stops short of Lot 9 as shown in the plat were created by Subdivision in 1986, with the ROW extending only to provide access Lot 40J. Lots 40 A-J are owned by the Alaska Mental Health Trust.

The trail is an 8 foot wide easement across Lot 9 and varies in width from 5-8 across other lots. This is an access easement that does guarantee access from the public dock to the proposed Lot 9B, but water access is eliminated. Planning and Zoning Commission needs to make a determination if the pedestrian access is sufficient, or, should there be an access easement from the shoreline. The guaranteed access is to protect Lot 9B.

A case can be made both ways – that the trail is sufficient or that a minimum access should be provided from the Shoreline (10-15 feet wide). Should Mental Health Trust decide to subdivide Lot 40J in the future, the ROW could be extended which would provide access, but at this time, that is not a guarantee it will occur.

Staff recommends approval of the plat with one change:

Surveyor should show on the plat via note or measurement that the center line of the trail easement is 4 foot from the northern property line of Lot 9B.

Ronald D. & Joan C. Meyer

1101 63rd Street SE Unit F

Auburn, WA 98092

206-409-4835

Wrangell Department of Planning & Zoning

P.O. Box 531

Wrangell, AK 99929

To Whom It May Concern:

My sister, Cheryl Meyer and I are attempting to subdivide our property in Meyers Chuck. Gary Tams, a surveyor has helped develop the drawings that you should have received for approval. My wife and I will own Lot 9A and my sister will own Lot 9B. Our deed includes an eight foot trail easement which will pass entirely through our lot 9A and completely border the NW property line of Lot 9B, thus giving her guaranteed access to the Lot 9B. The trail through all properties in Meyers Chuck gives full access to the water front and community boat dock at the point where the community dock joins the community trail.

In speaking with Carol Rushmore, she mentioned that you may require a 20-30' ROW easement for Lot 9B. While I understand the purpose of an ROW, I am asking that you consider the eight foot trail easement to be the ROW for Lot 9B. My reasoning runs along two lines. First is that Meyers Chuck is a bush community and in this case the water access would be over jagged rocks, which increases the risk of injury when carrying any items. I am including some photos that show the rocks along the beachline of our lot where an easement would occur. No vehicle could ever have access to Lot 9B from this area. Some of the photos show the forest floor covered with old dead trees and uneven ground from the rocks to the trail's somewhat level walkway. If someone wanted to build on Lot 9B, vehicle traffic could not gain direct access from the water. They could however make minor adjustments to the semi-level eight foot trail with a small

four wheeling vehicle with small trailer. I have included some pictures of the trail which passes through Lots 9, 10 & 11.

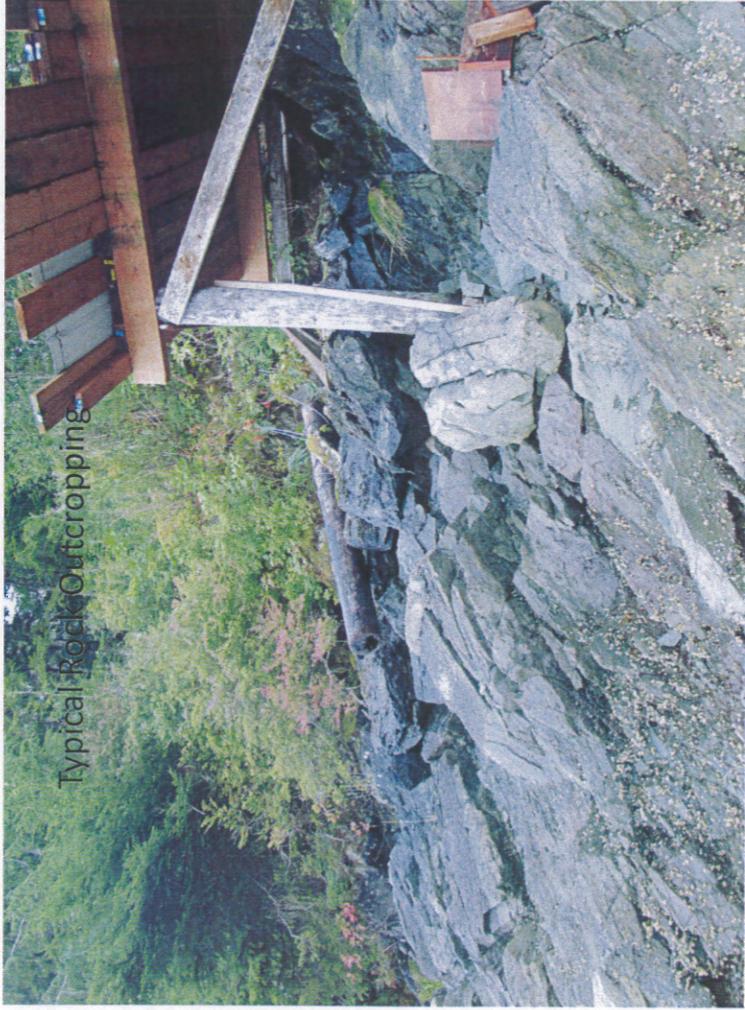
My second concern with another easement is the fact that my Lot 9A would be divided into three areas. To me, this seems uniquely unfair. Our lot is already divided by the community trail. The trail is the community roadway. When we arrive in Meyers Chuck, we carry our suitcases from the boat to the trail, to our cabin as do my sister and many other residents. Few residents use beach access to their property unless their beach is sandy with a gentle slope.

Please consider the uniqueness of the bush community and recognize the eight foot trail as the guaranteed access to what would be Lot 9b. To me, it does not make sense to put an easement where it is actually unsafe and unnecessary.

I will be dialing in to the meeting on October 8th, should you have any questions. Thank you in advance for your consideration.

Sincerely,

Ron Meyer



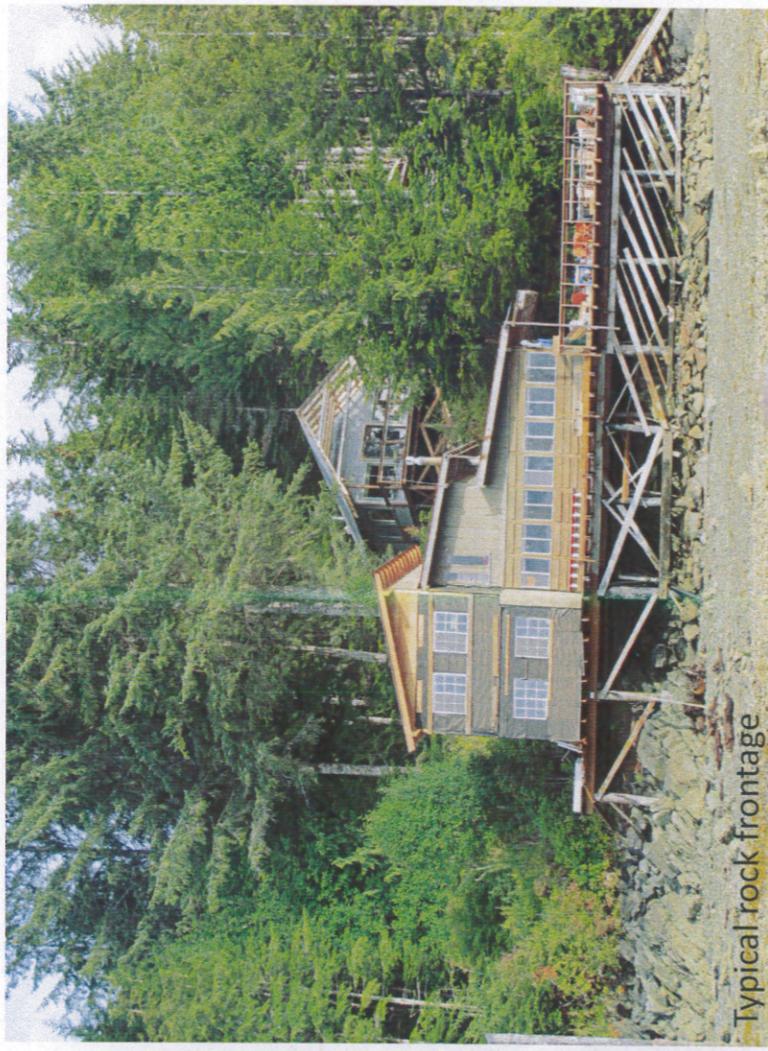
Typical Rock Outcropping



Lot 9A



Shows rock frontage



Typical rock frontage



Lot 9B

Trail to Lot 9B

Lot 9A

Not a good easement area



Trail access to Lots 9A & 9B

Showing Trail being level

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City and Borough of Wrangell Planning Commission, and that said plat has been approved by the commission by Plat Resolution No. _____, Dated _____ and that the plat shown hereon has been approved for recording in the Office of the District Magistrate, Ex-Officio Recorder, Wrangell, Alaska.

Chairman, Planning Commission _____ Date _____
Secretary _____ Date _____

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss

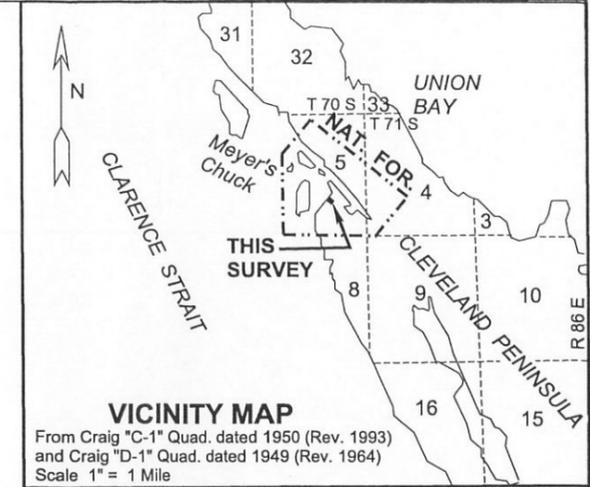
I, the undersigned, being duly appointed and qualified, and as acting Assessor for the City and Borough of Wrangell, hereby certify that, according to the records in my possession, the following described property is carried on the tax records of the City and Borough of Wrangell, in the names of _____ and _____, and that according to the records in my possession, all taxes assessed against said lands are paid in full: That current taxes for the year 20____ will be due on or before August 15, 20____ Dated this _____ day of _____

Assessor, City and Borough of Wrangell _____

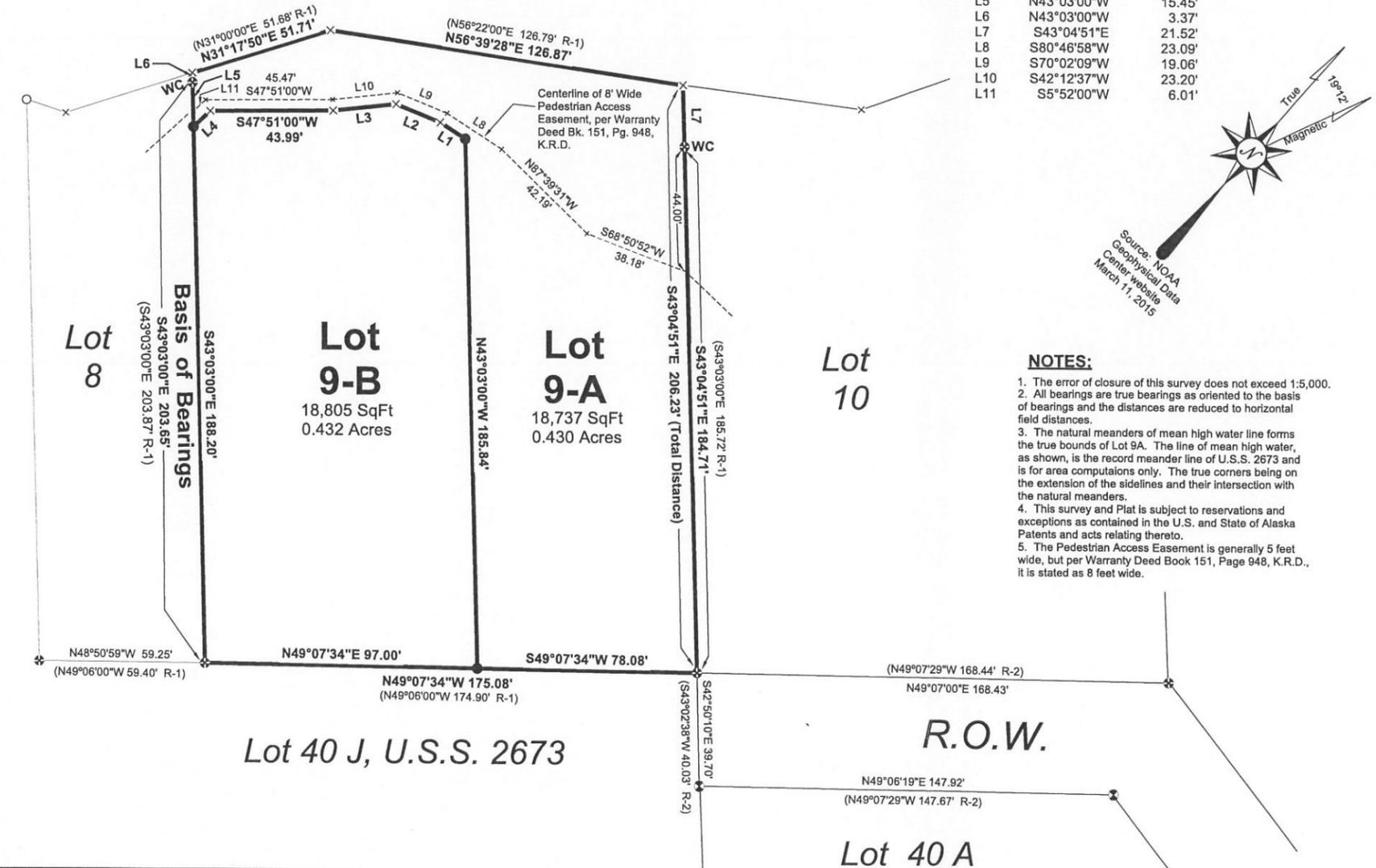
CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City and Borough of Wrangell Assembly as recorded in Minutes Book _____, Page _____, Dated _____, 20____, and that the plat shown hereon has been approved for recording in the Office of the District Court, Ex-Officio Recorder, Wrangell, Alaska.

Mayor, City and Borough of Wrangell _____ Date _____
Attest: City Clerk _____ Date _____



MEYERS CHUCK



LINE TABLE:

LINE	BEARING	HORIZ DIST
L1	S80°47'00"W	10.57'
L2	S70°02'00"W	17.02'
L3	S42°13'00"W	22.44'
L4	S5°52'00"W	8.15'
L5	N43°03'00"W	15.45'
L6	N43°03'00"W	3.37'
L7	S43°04'51"E	21.52'
L8	S80°46'58"W	23.09'
L9	S70°02'09"W	19.06'
L10	S42°12'37"W	23.20'
L11	S5°52'00"W	6.01'

- NOTES:**
- The error of closure of this survey does not exceed 1:5,000.
 - All bearings are true bearings as oriented to the basis of bearings and the distances are reduced to horizontal field distances.
 - The natural meanders of mean high water line forms the true bounds of Lot 9A. The line of mean high water, as shown, is the record meander line of U.S.S. 2673 and is for area computations only. The true corners being on the extension of the sidelines and their intersection with the natural meanders.
 - This survey and Plat is subject to reservations and exceptions as contained in the U.S. and State of Alaska Patents and acts relating thereto.
 - The Pedestrian Access Easement is generally 5 feet wide, but per Warranty Deed Book 151, Page 948, K.R.D., it is stated as 8 feet wide.

LEGEND

- ⊠ Recovered 3.25" BLM Monument
- ⊕ Recovered 3.25" Alum. Cap - D.N.R.
- Recovered 2" ALCAP - LS-3491
- Set 2" ALCAP on 5/8" X 30" Rebar - LS-13013
- + Property Corner - Not Set
- (R-1) Record Data - U.S.S. 2673
- (R-2) Record Data - A.S.L.S. No. 85-93

RECORDED-FILED

REC. DIST. _____
DATE _____, 20____
TIME _____ M

Requested by _____
Address _____

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 survey made by me or under my direct supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Gary L. Tams, RLS No. 13013 Date: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of Lot 9, U.S. SURVEY 2673, and that we hereby adopt this plat of subdivision with our free consent, and dedicate easements, streets, alleys, walks, parks and other open spaces to public or private use as noted.

Ronald D. Meyer, 1101 63rd St. SE, Unit F, Auburn, WA 98092 Date _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20____.

For _____ and _____.

Notary Public for the State of Washington
My Commission Expires _____

Cheryl A. Meyer, 150 NE Nunan Loop #1, Oak Harbor, WA 98277 Date _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20____.

For _____ and _____.

Notary Public for the State of Washington
My Commission Expires _____



PLAT OF:
MEYER FAMILY SUBDIVISION

A SUBDIVISION OF LOT 9, U.S. SURVEY 2673,
PLAT Accepted by BLM on October 10, 1963

Creating Lots 9-A and 9-B

LOCATED WITHIN SECTION 5, T. 71 S., R. 86 E., C.R.M., ALASKA
WRANGELL RECORDING DISTRICT
Containing 0.862 Acres

Surveyed for: Ronald D. Meyer, 1101 63rd St. SE, Unit F, Auburn, WA 98092
Surveyed by: GT LAND SURVEYING LLC, 6269 Fireside Ct., KETCHIKAN, AK, 99901, Phone 907-821-8764

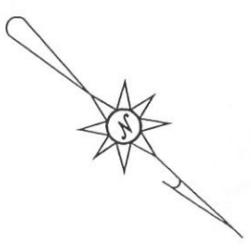
Date of Survey: 9/09/15 thru 9/10/15
Date of Plat: Sept. 15, 2015
Scale: 1" = 30'

Drawn by: Gary Tams
File No. TPC2015/MEYERS CHUCK

PRELIMINARY PLAT

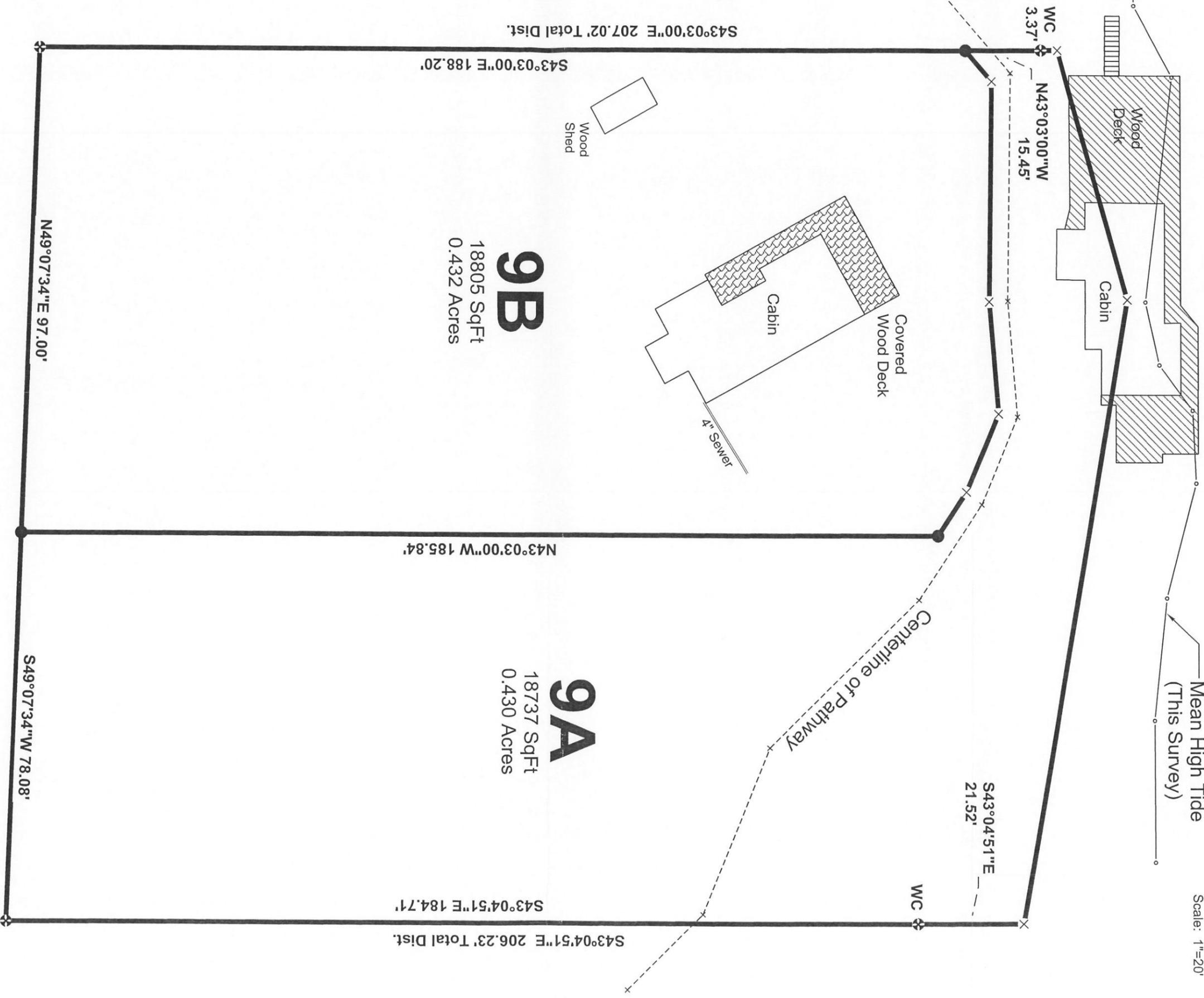
9/16/15

MEYERS CHUCK



Scale: 1"=20'

Mean High Tide
(This Survey)



As-Built Survey of Lot 9A and Lot 9B, U.S. Survey 2673

GT LAND SURVEYING LLC
6269 Fireside Ct.
Ketchikan, AK 99901
Phone 907-821-8764
Drawn by: GLT
Date: 09/13/2015