

# *City and Borough of Wrangell, Alaska*

## **WRANGELL PLANNING AND ZONING COMMISSION**

**September 14, 2017  
7:00pm**

### **Agenda**

#### **A. CALL TO ORDER/ROLL CALL**

#### **B. AMENDMENTS TO THE AGENDA**

#### **C. APPROVAL OF MINUTES: August 13, 2017**

#### **D. PERSONS TO BE HEARD**

#### **E. CORRESPONDENCE**

#### **F. OLD BUSINESS**

#### **G. NEW BUSINESS**

1. Conditional Use Permit Application for a private air strip as proposed in the Wrangell View Subdivision, a subdivision of Tracts A, B1 and B2, Sergief Island Subdivision, zoned Remote Residential Mixed-Use F1, requested by owners Greg Wood and Bernard Massin.
2. Preliminary Plat review of Wrangell View Subdivision, a subdivision of Tracts A, B1 and B2, Sergief Island Subdivision, zoned Remote Residential Mixed-Use F1, requested by owners Greg Wood and Bernard Massin.
3. Variance application review of a front yard and side yard setback variance for a carport on Lot 3, Block 3, USS 1593, zoned Single Family Residential requested by City and Borough of Wrangell as part of the Evergreen Resurfacing project for owners Roger and Zona Gregg.
4. Variance application review of a side yard setback for a deck on Tract Z-5 Road House Subdivision, zoned Rural Residential, requested by owners Ronald and Anne Winters
5. Conditional Use application review of a Home Occupation for an environmental portrait business, Lot 3A, Emde/Calvert Resubdivision, zoned Rural Residential, requested by owner Richard M. Rivard.
6. Review and discussion of request by Wrangell Medical Center to construct a 4plex on Lot 1, Block 35, USS 1119, owned by the City and Borough of Wrangell.

**H. PUBLIC COMMENT**

**I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS**

**J. ADJOURNMENT**

# *City and Borough of Wrangell, Alaska*

## WRANGELL PLANNING AND ZONING COMMISSION

August 10, 2017

7:00pm

### Minutes

A. **CALL TO ORDER/ROLL CALL 12:05** Chair Terri Henson called the meeting to order. Commissioners present Austin, McConachie, Howell present. Staff Carol Rushmore and Lavone Klinke also present.

B. **AMENDMENTS TO THE AGENDA** - None

C. **APPROVAL OF MINUTES: May 11, 2017; June 29, 2017/July 6, 2017**

McConachie moves to approve all minutes. Howell seconds. Approved unanimous.

D. **PERSONS TO BE HEARD**

E. **CORRESPONDENCE**

F. **OLD BUSINESS**

G. **NEW BUSINESS**

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

Open Hearing

Close hearing

**McConachie moves to approve and forward to the Assembly the request to vacate a private access/utility easement along the mutual property line of Lots 37A and 37B of Senna Subdivision, zoned Rural Residential, requested by owners Charles and Joan Martin.**

**Howell seconds.**

**Approved unanimous**

2. Preliminary Plat review of Bylow Subdivision, the subdivision of Lot 4, Block 17, creating Lots 4A and 4B, zoned Single Family, requested by City and Borough of Wrangell, owned by Kevin and Abigail Bylow and G. and S. Poovey - Item DEFERRED

**H. PUBLIC COMMENT**

**I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS**

**J. ADJOURNMENT 12:10**



# City and Borough of Wrangell

## Agenda G1

Date: September 8, 2017

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use Permit Application for a private air strip as proposed in the Wrangell View Subdivision, a subdivision of Tracts A, B1 and B2, Sergief Island Subdivision, zoned Remote Residential Mixed-Use F1, requested by owners Greg Wood and Bernard Massin.

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**Background:** Applicants are seeking to subdivide their recently acquired property (Agenda item G2). As part of their subdivision, they are seeking to create a private landing strip easement for personal airplanes or emergency search and rescue which requires a conditional use permit review.

**Review Criteria:**

Remote Residential Mixed-Use Farm Island 1: Chapter 20.31  
Standards: Chapter 20.52

**Findings of Fact:**

Landing strips are not a specifically permitted use in the RMU-F1 district and therefore require a conditional use permit. Minimum lot size for parcels with the RMU-F1 District is 4 acres. According to the recently surveyed meander line for computation of the acreage, each lot is presently 4 acres. It is possible due to additional erosion by the river that these lots could be smaller in the near future. The commission should discuss the implications and if they believe a survey based on current status or to provide some cushioning in the near future to maintain 4 acres is necessary, which would require reconfiguring lots to require more than 4 acres and reducing the number to 8 lots. This is a decision point for the preliminary plat review.

Conditions of Approval for conditional use applications include:

- 1) ***Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.*** The proposed landing strip would be a private runway for use by owners of lots within the proposed subdivision or for emergency search and rescue personnel. Based on staff review of State regulations, anyone can mow/clear an area to create a personal landing strip. There are few FAA regulations and only ones mentioned to me was if there was clear conflict with existing airports or bases. Personal air strips do not have to be registered with the FAA. Local Zoning appears to be the primary means to regulate or control use of private landing strips.

The proposed landing area is approximately ½ mile from Farm Island and approximately 7 miles from the Wrangell Airport. There should be minimal conflict with the Wrangell Airport. There has been concerns voiced by two Farm Island residents about the landing strip and potential impacts to residents and property owners of Farm Island. According to one landowner, Chris Ottesen, who owns property directly across from the proposed landing strip, he indicated that he already had an area for landing airplanes (established prior to Borough

formation). He was concerned about additional noise, heavy use of the landing area by landowners, traffic, potential conflicts. There is nothing that I can find or have been told that would prohibit both landing strips – they are private and as proposed not regulated specifically by the FAA. The Commission could restrict use of the runway by time of day to be used, number of landings per day, number of planes at any one time. It is conceivable, however unlikely, that if all owners bring a plane, or have guests, there could be more than 9 planes at any given time. As with any visual landing in a remote area, conflicts with birds/wildlife is an area of safety concerns that the pilot should be aware of.

Another landowner of Farm Island requested the issue to be postponed because they would be on the river moose hunting the night of the meeting. As of Wednesday, I have had no other comments.

**2) Provisions of sewer and water:** The property is not connected to sewer and water. The proposed landing strip is for day use only, personal use and would not require utilities for use. All properties will need to provide their own water supply – well or rain water catchment, and a state approved waste system.

**3) Entrances and off-street parking available without safety issues:** Access to the property is via boat, or also via airplane if the conditional use is approved. Necessary easements per Flag Lot requirements are provided.

**Recommendation:**

Staff recommends approval of the conditional use request for a private landing strip subject to the following conditions:

- 1) Plane landings and take offs should be between the hours of 8:00am and 7:00pm, except for emergency needs.
- 2) No more than 9 planes at any given time should be parked/using the landing strip.
- 3) Any conditions placed on the permit will be recorded to all lots within the subdivision.

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: GREG WOOD AND BERNARD MASSIN  
PO Box 2361  
WRANGELL, AK 99929

Applicant's Phone Number: 907-660-7400

II. Owners's Name and Address: GREG WOOD AND BERNARD MASSIN  
PO Box 2361  
WRANGELL, AK 99929

Owner's Phone Number: 907-660-7400

III. Legal Description: Lot \_\_\_\_\_, Block \_\_\_\_\_, U.S. Survey \_\_\_\_\_  
Parcel No. TRACT A, B1+B2 SERGIEF ISLAND SUBDIVISION

IV. Zoning Classification: RMU DISTRICT

V. Specific Request: PRIVATE RUNWAY AND TAXIWAY FOR SOLE USE BY PROPERTY OWNERS OF WRANGELL VIEW SUBDIVISION. INTENT IS TO HAVE RUNWAY AND TAXIWAY ALSO SERVE AS AN ADDITIONAL ACCESS EASEMENT FOR PROPERTY OWNERS. THE EASEMENTS WOULD ALSO BE AVAILABLE FOR USE FOR SEARCH AND RESCUE, EMS OPERATIONS AND A FIRE CACHE. USES VIEWS AIR TRANSPORTATION AS A TRADITIONAL USE FOR THE AREA. PROPERTY BOUNDRIES AT RUNWAY ENDS ARE CLEAR OF OBSTRUCTING TREES BY THE STIKINE RIVER TO THE SOUTH AND SAND DUNES TO THE NORTH. AN X WOULD BE MARKED AT THE RUNWAY ENDS TO DESIGNATE IT AS PRIVATE. INTENT IS TO CONSTRUCT THE RUNWAY AND TAXIWAY TO PREVENT ADVERSE EFFECTS UPON LAND OWNERS.

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: TBD END: \_\_\_\_\_

SIGNATURE OF OWNER: Bernard Massin DATE: \_\_\_\_\_

SIGNATURE OF APPLICANT: Greg Wood DATE: \_\_\_\_\_

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.



# CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 1,750 feet  
Date: 9/5/2017

Public Map

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





RECEIVED

SEP 11 2017

WRANGELL CITY HALL

Cover  
sheet

TO:

Planning & Zoning

concerning the Application filed  
by Greg Wood & Bernie Massin owners.

Tract A, B1 & B2 sergief island  
Subdivision

To be read into public Record  
as written in full at Public meeting  
Sept 14, 2017 at 7pm

contains cover sheet + 3 pages  
& 1 map.

We have some concerns and questions on this application. We don't believe that looking at the plat, that lots 1 through 6 meet the minimum 4 acre lot size, allowed for in subdivisions, by borough code. The East shoreline is being subjected to heavy bank erosion by the Stikine River. Just as the plat overlay shows. Originally 75.960 acres  $\pm$  or - now 36.106  $\pm$  or -. This is my math. I called the Surveyor to confirm but he never returned my call. Because these lots are so close to 4 acres, as little as 6 inches off this shoreline of 2,300 feet  $\pm$  or - (July 2017 survey) They fail code. These lots need to be larger. These lots have only a limited amount of time before they are gone, at current trend of the river. Have they had an erosion assessment ~~ever been~~ done, by the owners or the borough?

Our largest concern is the Airstrip easement, with its taxi ways. In their application they use the misleading statement: "USFS views", implying the Forest Service supports this. I checked this out, not as of Sept 5. They stated they have "no" opinion. The only reason fixed wing aircraft can land in wilderness is ANILCA. But helicopters can land on Private property (note)



There is the potential for 9 aircraft to be using this strip. This level of traffic will substantially raise noise levels in the Area. The approach or take off is in a direct line over our home. (See map) Is the borough going to give them this Airspace? If there is a problem on take off or landing and a plane crashes into our home, Is the borough liable? Who is? The Stikine Delta is a major bird migration flyway. Sandhill cranes - geese - ducks all use Sergief Island. In the spring there is a high amount of eagle & seagull traffic on the upper end. The possibility of bird strikes is very high. Birds & planes don't mix. The large cottonwoods in this area are used by eagles. This is also a popular hunting area: birds, moose, and deer. Will hunting be restricted on State and Federal land because the entire length of their strip borders National Forest land? Has the USFS, USFWS, ADFG or the FAA been contacted? The way this strip is placed it will be subjected to a heavy, gusty, cross wind in winter & spring at times. Drifting sand & snow will also create problems. Possibly deadly. This is not simply a small private airstrip. It has the potential of become an Airport.

It is not compatible with what is allowed by chapter 20.31 borough code. This is also a Federal Wilderness Area. They need to down size this project. Having the Airport classification opens the potential of other major conflicts to life style. One has to look no further than Juneau & Haines. The helicopter traffic also has adversely affected property values in the area of the helo tours. There are glaciers here also. Helicopters can only land on places such as Sergeif Island properties.

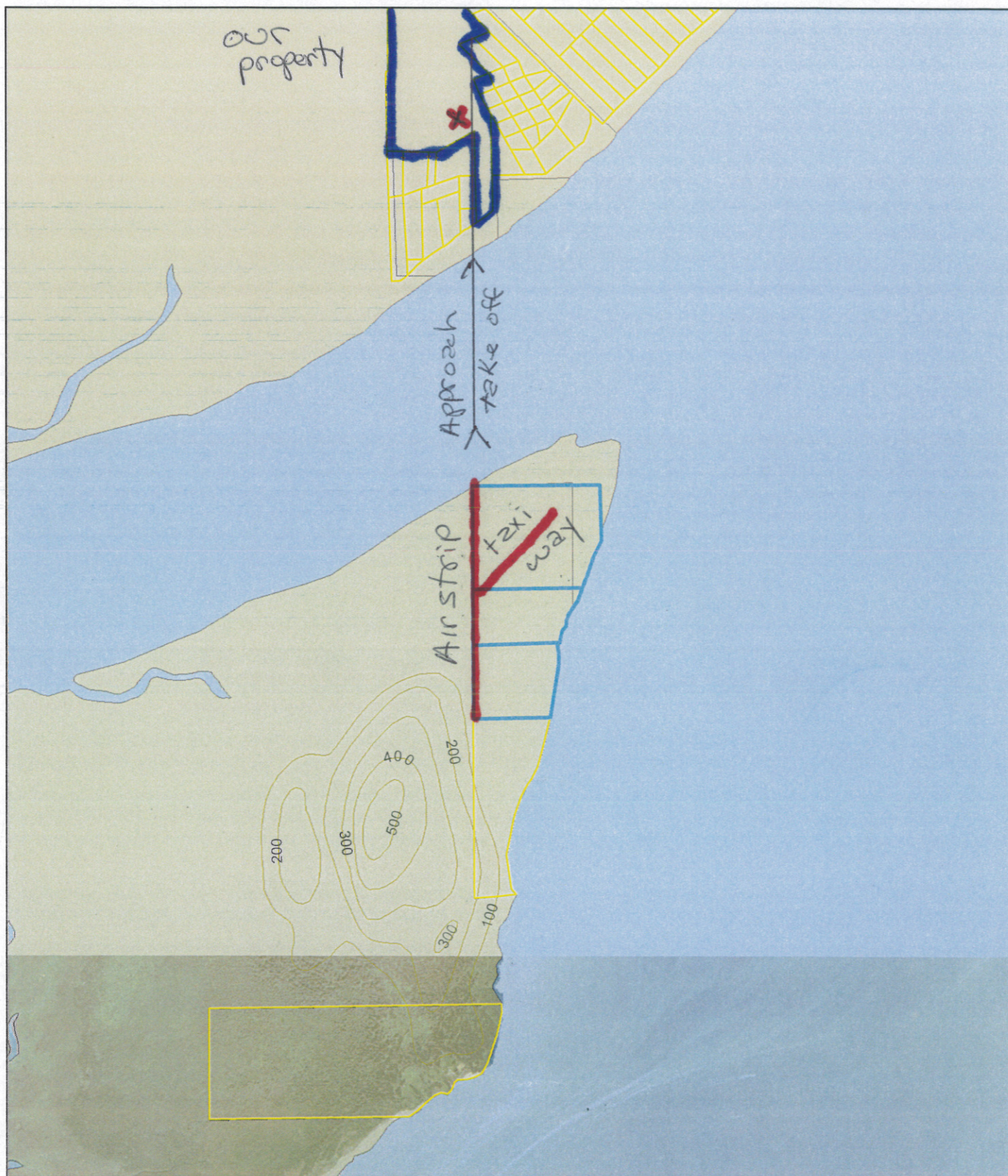
Thank you,  
gone moose hunting

Chris Oleson  
Betty Massey



# CITY AND BOROUGH OF WRANGELL, ALASKA

MAP



1 inch = 1,750 feet  
Date: 9/5/2017

## Public Map

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





## Carol Rushmore

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**From:** John Taylor <taylorandsons@gci.net>  
**Sent:** Friday, September 08, 2017 7:43 PM  
**To:** Carol Rushmore >  
**Subject:** P&Z 9/14

Hello Carol.

I feel the item 2 on the P&Z agenda on 9/14/17 affects all Farm Island land owners, many of whom (myself included) will be up river on the meeting night in preparation of moose hunting 9/15/17. I request this item be postponed.

Thank you,

John Taylor  
[taylorandsons@gci.net](mailto:taylorandsons@gci.net)

Like us on Facebook  
<https://www.facebook.com/johntaylorandsons>

# City and Borough of Wrangell

## Agenda G2

Date: September 8, 2017

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of Wrangell View Subdivision, a subdivision of Tracts A, B1 and B2, Sergief Island Subdivision, zoned Remote Residential Mixed-Use F1, requested by owners Greg Wood and Bernard Massin.

---

**Background:** Applicants are seeking to subdivide their recently acquired property. As part of their subdivision, they are seeking to create a private landing strip easement for personal airplanes or emergency search and rescue which requires a conditional use permit review (Agenda item G1).

**Review Criteria:**

Remote Residential Mixed-Use Farm Island 1: Chapter 20.31  
Standards: Chapter 20.52

**Findings of Fact:**

Landing strips are not a specifically permitted use in the RMU-F1 district and therefore require a conditional use permit. Minimum lot size for parcels with the RMU-F1 District is 4 acres.

The original property description is outlined on the plat. Due to erosion by the Stikine River, much of the land area is no more. The shoreline or natural meander line is identified within the plat and that area is basis of computation for subdivisions.

This is a proposed flag lot subdivision, which allows two rear lots (parcels not on the ROW, which in this case is the Stikine River) assigned to a required 30 foot wide easement). There are a total of three proposed rear lots, but two easements that provide direct access to the three back lots.

As part of a flag lot subdivision, an access easement maintenance agreement shall be recorded (WMC 19.30.020(H)) for the plat for each lot which describes purpose of the easements and how they should be maintained.

The proposed preliminary plat meets the subdivision requirements for flag lots.

A 100' easement is established for the landing strip and a perpendicular connecting 50 foot easement between the front and rear parcels to allow movement of aircraft to specific lots if necessary as well as other modes of transportation as defined by the access maintenance agreement.

Staff recommends the surveyor add/correct the following on the plat:

Note 3: Add the name of the Subdivision

Note 4: Lots 5, 16 and 17 is incorrect... it is either the original lots prior to Plat#79-2,(4-6) or Tract A,B1 and B2. Please correct.

Note 5: Please identify and provide a copy of the patent

Add Note 7: Reference the Access maintenance agreement that will be recorded for each Lot 1-9

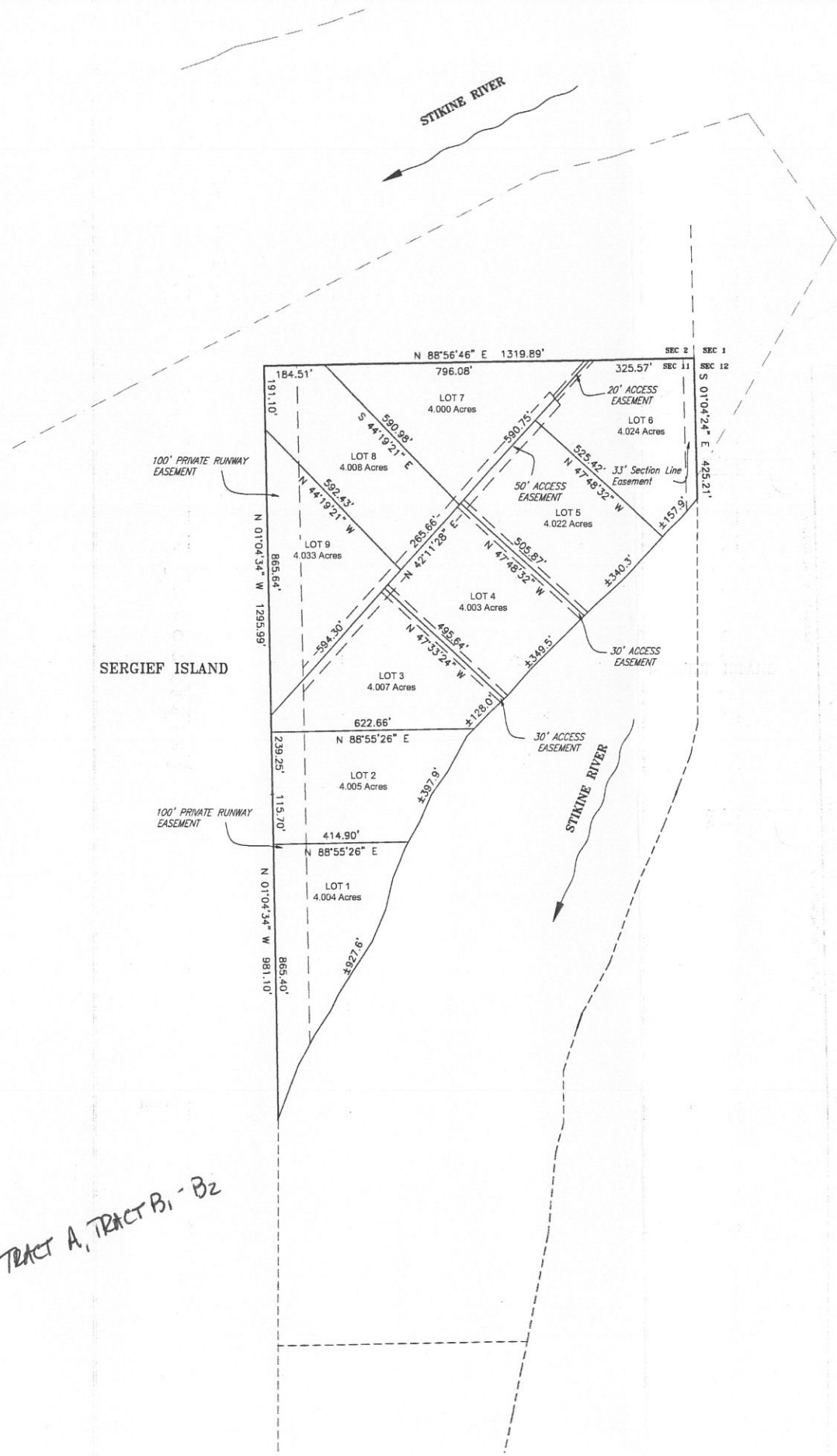
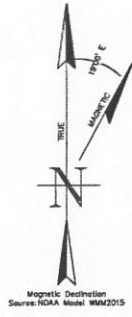
The Access Maintenance Agreement should also reference the specific Code for Flag Lots and that each land owner will meet all requirements within the WMC 19.30 Flag Lot Subdivisions.

Plat as prepared could be approved with the requested modifications and if the Commission approves the landing strip easement.

**Recommendation:**

Staff recommends approval of the preliminary plat subject to the following:

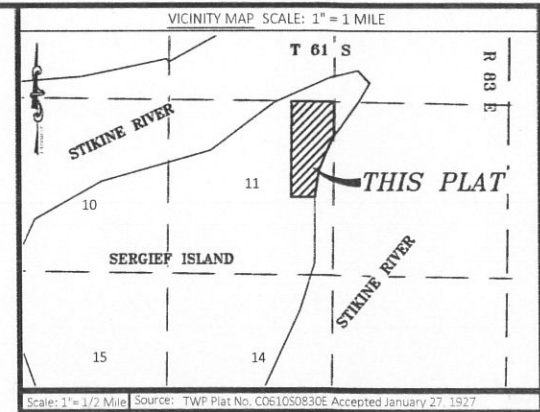
1. Conditional use for a private runway is approved to maintain the designated easement.
2. Note 3: Add the name of the Subdivision
3. Note 4: Lots 5, 16 and 17 is incorrect... it is either the original lots prior to Plat#79-2,(4-6) or Tract A,B1 and B2. Please correct.
4. Note 5: Please identify and provide a copy of the patent
5. Add Note 7: Reference the Access maintenance agreement that will be recorded for each Lot 1-9
6. The Access Maintenance Agreement should also reference the specific Code for Flag Lots and that each land owner will meet all requirements within the WMC 19.30 Flag Lot Subdivisions.



- LEGEND**
- FOUND 5/8" REBAR W/2" ALCAP
  - ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP
  - FOUND 5/8" REBAR
  - ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
  - (R1) RECORD PER PLAT NO. 87-13, ACCEPTED DEC 31, 1987
  - (R2) RECORD PER PLAT 2007-14, ACCEPTED AUG 20, 2007
  - (M) MEASURED
  - (C) COMPUTED
  - (P) PROPORTIONED
  - WCMC WITNESS CORNER TO MEANDER CORNER
- UNSURVEYED ADJACENT BOUNDARY
- SURVEYED
- BOUNDARY LINE BEING VACATED THIS PLAT

- NOTES**
- The error of closure of this survey does not exceed 1:5000.
  - All Bearings shown are True Bearings as oriented to the Basis of Bearing as per Plat No. 79-2, and the distances are shown are reduced to horizontal field distances.
  - Subdivision in its entirety is located within the RMU-F1 Zone as defined by chapter 20.31.010 (A) of the Wrangell Municipal Code and is subject to the reservations and restrictions thereof.
  - The natural meanders of the mean high water line of the Stikine River form the true bounds of Lots 5, 6, & 7. The mean high water line as shown hereon was determined from a field survey of the Stikine River's bank conducted on July, 2017, 2017, and is for area computations only, the true corners being on the extensions of the sidelines and their intersections with the natural meanders.
  - This plat is subject to reservations and exceptions as contained in U.S. Patent No. ~~XX-XX-XXXX~~.
  - Acceptance of this survey does not purport to transfer any interest in submerged lands to which the State of Alaska is entitled under the Equal Footing Doctrine, Submerged Lands Act of 1953 and Section 6(m) of the Alaska Statehood Act, P.L. 85-508, notwithstanding the use, location, or absence of meander lines to depict water bodies.

*TRACT A, TRACT B1, - B2*



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I hereby certify that I am the owner of Wrangell View Subdivision, as shown on this plat. I approve this survey and plat and dedicate or reserve for public or private use, as noted, all easements, public utility areas, and rights-of-way as shown and described on this plat.

\_\_\_\_\_  
Bernard Massin Date  
PO Box 1349  
Wrangell, Alaska 99929

**NOTARY'S ACKNOWLEDGMENT**

Subscribed and sworn to before me this \_\_\_\_ Day of \_\_\_\_\_, 2017

By: \_\_\_\_\_ personally  
appearing before me.

\_\_\_\_\_  
Notary Public for the State of Alaska  
My Commission Expires \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I hereby certify that I am the owner of Wrangell View Subdivision, as shown on this plat. I approve this survey and plat and dedicate or reserve for public or private use, as noted, all easements, public utility areas, and rights-of-way as shown and described on this plat.

\_\_\_\_\_  
Greg Wood Date  
PO Box 2361  
Wrangell, Alaska 99929

**NOTARY'S ACKNOWLEDGMENT**

Subscribed and sworn to before me this \_\_\_\_ Day of \_\_\_\_\_, 2017

By: \_\_\_\_\_ personally  
appearing before me.

\_\_\_\_\_  
Notary Public 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 shown to comply with the subdivision regulations of the City and Borough of Wrangell Assembly as recorded in Minute Book \_\_\_\_\_ Page \_\_\_\_\_ Dated \_\_\_\_\_ and that the plat shown hereon has been approved for recording in the office of the district court, Ex Officio Recorder, Wrangell, Alaska.

Date Attest: \_\_\_\_\_ Mayor, City and Borough of Wrangell

\_\_\_\_\_  
City Clerk

**CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION**

I hereby certify that the subdivision plat shown hereon has been shown 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

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

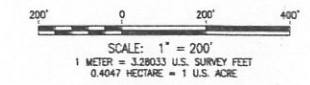
I, the undersigned, being duly appointed and qualified, and as acting Assessor for the City and Borough of Wrangell, hereby certify that, according to the records in my possession, the following described property is carried on the tax records of the City and Borough of Wrangell, in the names of

\_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_.



**SURVEYOR'S CERTIFICATE**

I, Michael J. Horne, hereby certify that I am properly registered and licensed to practice land surveying in the state of Alaska and 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.



Wrangell Recording District  
Preliminary Plat

**Wrangell View Subdivision  
Lots 1-9**

A subdivision of Tracts A, B1, & B2, Sergief Island Subdivision

Located Within  
Section 11, Township 61 South, Range 83 East, Copper River Meridian, Alaska.  
Containing 75.960 acres more or less.

Farpoint Land Services, LLC  
SURVEYING, MAPPING, LAND PLANNING, GIS  
1131 E. 7th Ave., Suite 101 Anchorage, Alaska 99516  
FarpointAK.com (907) 522-7770 survey@farpointak.com

Drawn: JLA	Date: 08/04/2017	Field BK/Pg: xxx/xxx	WO #: 17099
Checked: MJH	Scale: 1" = 200'	Sheet: 1 of 1	Grid: N/A
			Case No. N/A

MAINTENANCE AGREEMENT FOR WRANGELL VIEW SUBDIVISION LOTS 1-9, WRANGELL, ALASKA

August 21, 2017

This document shall constitute an agreement for the maintenance of Private Runway, Private Taxiway and Private Access Easements within the Wrangell View Subdivision on Sergief Island located in the Wrangell Recording District, Wrangell Alaska. These easements are not maintained by any public organization or agency, therefore this document shall become binding upon each individual entity owning or controlling one or more lots within Lots 1-9 of Wrangell View Subdivision. It is understood that each owner or controlling entity is to share equally in maintenance and upkeep of these easements.

A meeting shall be held annually, or as needed or agreed upon, to discuss and designate the common costs incurred and details pertaining to the upkeep of the easements. The meeting shall be held on June 1<sup>st</sup> of each calendar year, or as agreed upon. In such meeting the status of costs, functionality and suitability of common improvements shall be discussed. Any need to amend this document, shall occur by consensus of the lot owners.

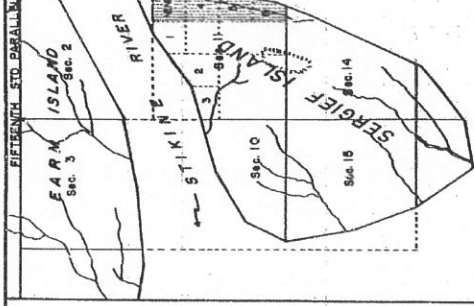
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Bernard Massin

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Gregory Wood

Witness, the hands of the Grantors the \_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_

Alaska Notary Public \_\_\_\_\_

My Commission Expires \_\_\_\_\_



VICINITY MAP  
SCALE 1" = 1/2 mile

**CERTIFICATE OF OWNERSHIP**

I hereby certify that I am the legal owner of and described hereon and that I hereby appropriate...

Subscribed and sworn before me this 17th day of...

Notary Public for the State of Alaska. My commission expires...

**SURVEYOR'S CERTIFICATE**

I hereby certify that I am registered to practice Alaska and that this plan represents a survey my direct supervision, and that the monument actually set as located, and that all dimensions are correct.

Surveyor's Name: Craig L. Thompson, Reg. No. 1214  
Date: 8-13-78

**SERGIEF ISLAND SU**  
A SUBDIVISION OF THE NEKHEM, AN OIL OIL SECTION 11, T14R 61-SOUTH, R. 1E, THE COPPER RIVER MERIDIAN (near W.R.)

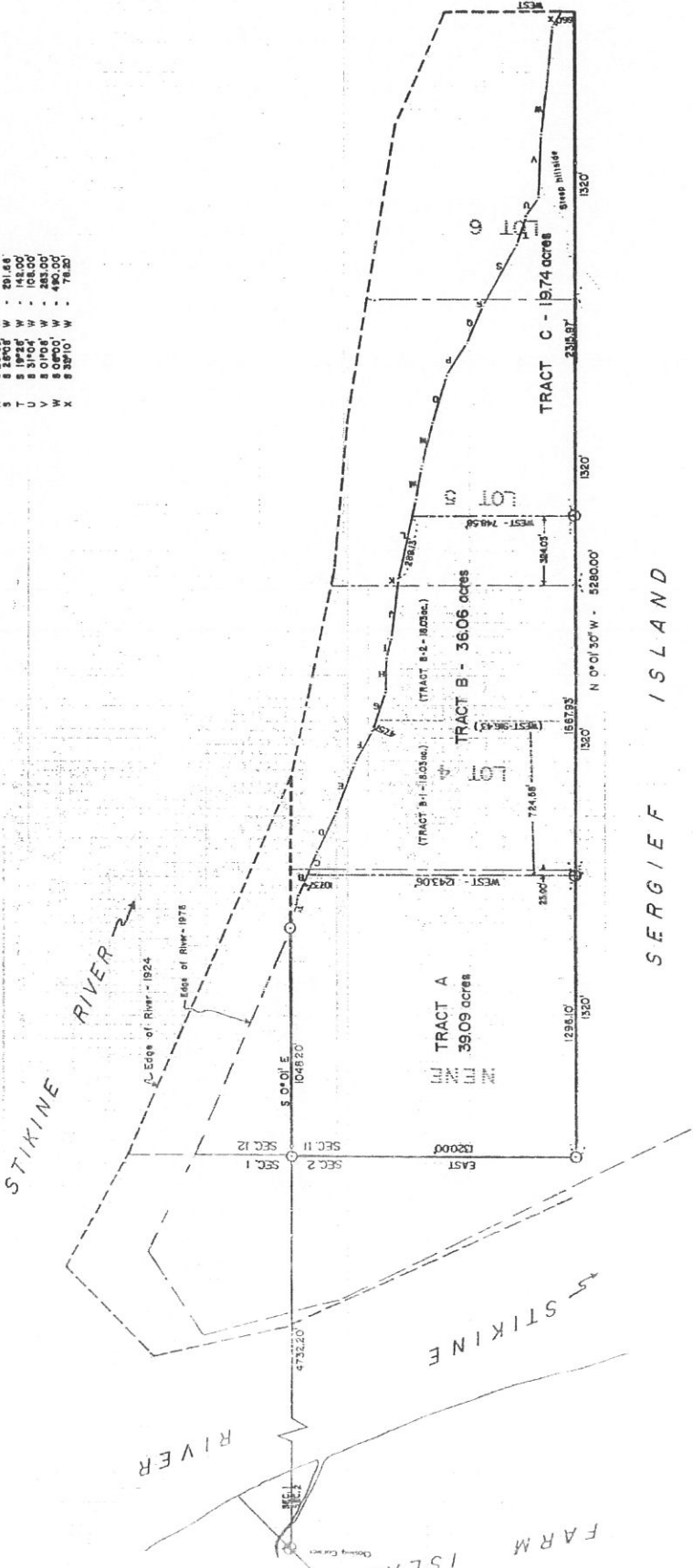
SURVEYED FOR:	ROBIN TAYLOR
P.O. BOX:	WRANGELL, AK
SCALE 1" = 300'	BOOK NO. 8
DATE: JUNE-JULY 1978	DRAWN BY:

**MEASUREMENTS**

A	5 19° 33' W	185.00'
B	8 22° 50' W	133.24'
C	5 22° 37' W	205.00'
D	8 21° 07' W	248.00'
E	5 29° 38' W	178.00'
F	8 19° 23' W	184.00'
G	5 00° 43' W	195.00'
H	8 09° 16' W	247.00'
I	5 00° 04' W	247.00'
J	8 08° 04' W	42.31'
K	5 12° 48' W	373.00'
L	8 12° 01' W	138.00'
M	5 12° 36' W	223.00'
N	8 16° 31' W	222.00'
O	5 22° 00' W	173.00'
P	8 28° 08' W	313.4'
Q	5 19° 25' W	291.68'
R	8 17° 04' W	142.00'
S	5 17° 04' W	168.00'
T	8 09° 00' W	325.00'
U	5 09° 00' W	490.00'
V	8 38° 10' W	78.30'

**ACREAGE**

AREA	DETAILED	UNDETAILED
MEAS.	39.77	40.00
LOT 1	19.77	20.00
LOT 2	19.77	20.00
LOT 3	19.77	20.00
LOT 4	19.77	20.00
LOT 5	19.77	20.00
LOT 6	19.77	20.00
TOTAL	119.84	120.00



- LEGEND**
- BLM MONUMENT FOUND THIS SURVEY
  - IRON PIPE SET THIS SURVEY
  - MEANDER LINE - 1924 SURVEY
  - MEANDER LINE - THIS SURVEY
  - LOT LINE
  - TRACT BOUNDARY
  - BASE OF MOUNTAIN

PLAT # 99-2  
RECORDED - FILED  
WRANGELL, AK  
DATE 4/23/79  
BY: [Signature]

Sheet # 99-177



# *City and Borough of Wrangell, Alaska*

## Agenda G3

Date: September 8, 2017

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re. Variance application review of a front yard and side yard setback for a carport on Lot 3, Block 3, USS 1593, zoned Single Family Residential requested by City and Borough of Wrangell as part of the Evergreen Resurfacing project for owners Roger and Zona Gregg.

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**Background:** The applicant is seeking to reconstruct an existing carport that must be moved to create the sidewalk along Evergreen as part of the State repaving project.

**Review Criteria:** Single Family Residential District; Chapter 20.2  
Standards: Chapter 20.52  
Variance: Chapter 20.52.72

### **Findings:**

As part of the Evergreen repaving project, the State must remove the existing carport and rebuild it with a different configuration. Due to the limited room, the applicant will reconstruct a 25' wide by 20' deep carport at the top of the driveway in the landing area as designed by the State DOT. The carport will be out of the right-of-way and along the property line, and approximately 2 feet behind the sidewalk edge. It should not create any visual blocks for pedestrians or vehicles. The side of the structure will be 3 feet from the side property line. In the Single Family District, setbacks are 20 feet front and back and 5 feet on each side.

### **A Variance application must meet four criteria:**

1. **Exceptional Physical Circumstances:** The property steeply slopes toward the shoreline and the existing residence is below the roadway grade. Due to the limited area and the land necessary for a sidewalk, the State of Alaska has designed a landing area surrounded by a retaining wall in which the carport can be reconstructed. Because of the limited space and relocation of the foot print, a variance is required.
2. **Strict application would result in practical difficulties:** Applicants are not seeking to reconstruct the carport, but because of the State project to repave Evergreen and include a sidewalk, the existing carport that has been there for years must be removed. By not approving the variance, the applicants would no longer have a covered parking area.
3. **That the granting of the variance will not result in prejudice to others, or be detrimental to public health, safety or welfare:** The granting of the variance should not prejudice others in the area. It will not encroach on to adjacent property or in the Right-of-way. The proposed carport is set back from the sidewalk so as not to interfere with pedestrian traffic or create visual vehicular blocks.
4. **Granting of the variance is not contrary to the Wrangell Comprehensive Plan approved June 22, 2010.**

### **Recommendation:**

Staff recommends approval of the Variance request for the proposed carport relocation, with a 3 foot side yard setback (2 foot reduction) and a 0 foot front yard setback (20 foot reduction).



# APPLICATION FOR VARIANCE

## CITY AND BOROUGH 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 3 Block 3 USS 1593 \_\_\_\_\_

Lot (s) size of the petition area \_\_\_\_\_ 22,000 sq feet \_\_\_\_\_

Existing zoning of the petition area \_\_\_\_\_ Single Family \_\_\_\_\_

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

\_\_\_\_\_ Front yard setback \_\_\_\_\_

Proposed change that requires this variance \_\_\_\_\_ State reconstruction of a car port  
as part of the Evergreen Paving project \_\_\_\_\_

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

Explain details of the proposed development \_\_\_\_ As part of the State's project to  
repave Evergreen and construct a sidewalk, our carport has to be moved and reconstructed and  
setback from its current location. The carport has been there for years without a variance, but the  
new location and reconfiguration requires a variance to meet code. The State's proposal is to  
move it to 3 feet behind the sidewalk and turn the building to parallel with the road. \_\_\_\_\_

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.

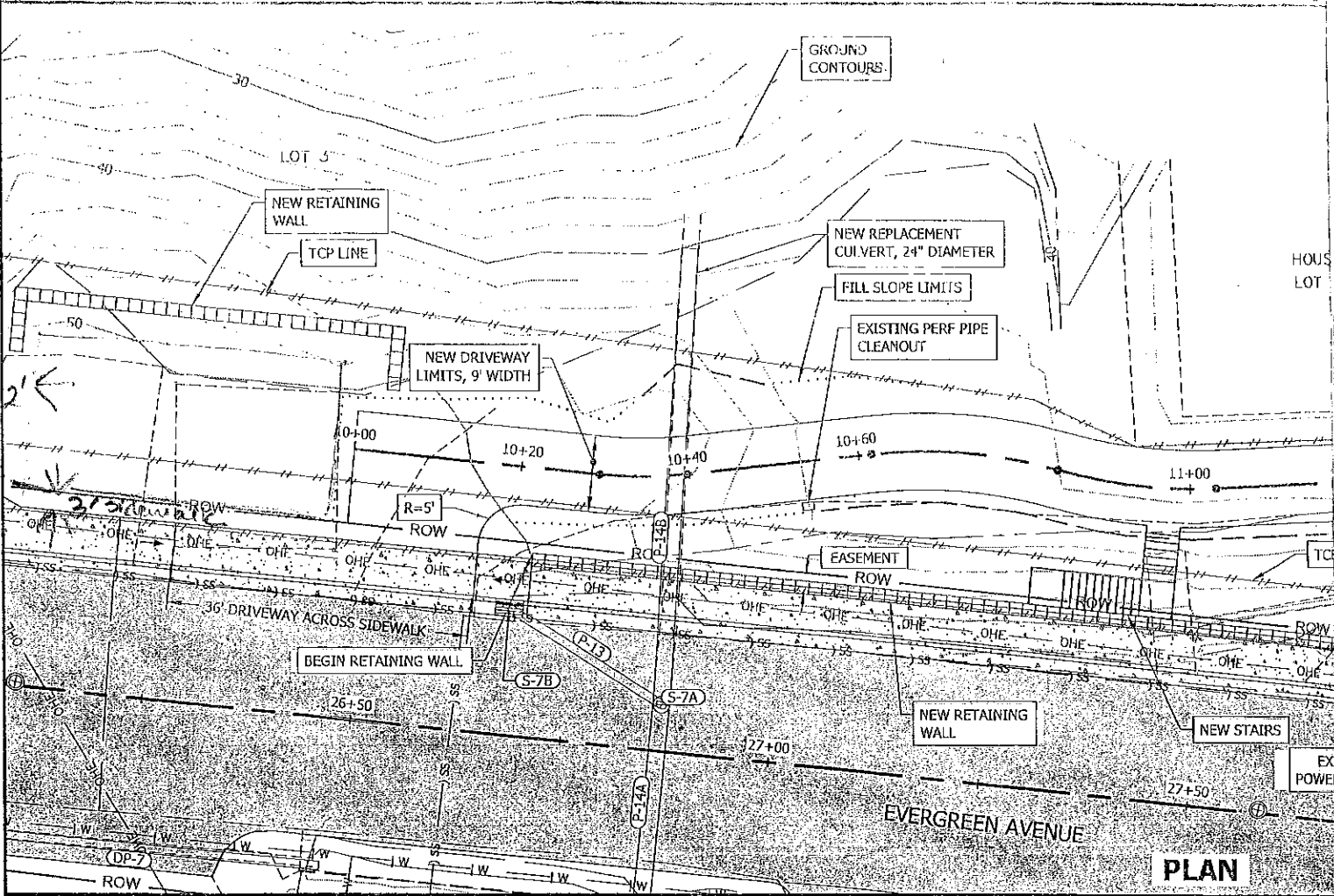
That the granting of the variance will not be contrary to the objectives  
of the Comprehensive Plan.

Explain how your application meets these conditions: \_\_\_\_ 1) slope of property 2) not our  
choice to reconstruct and move carport, but for sidewalk must be relocated and state  
agrees to replace what must be torn down 3) parking for the house has always been  
along the road, will not be a safety issue

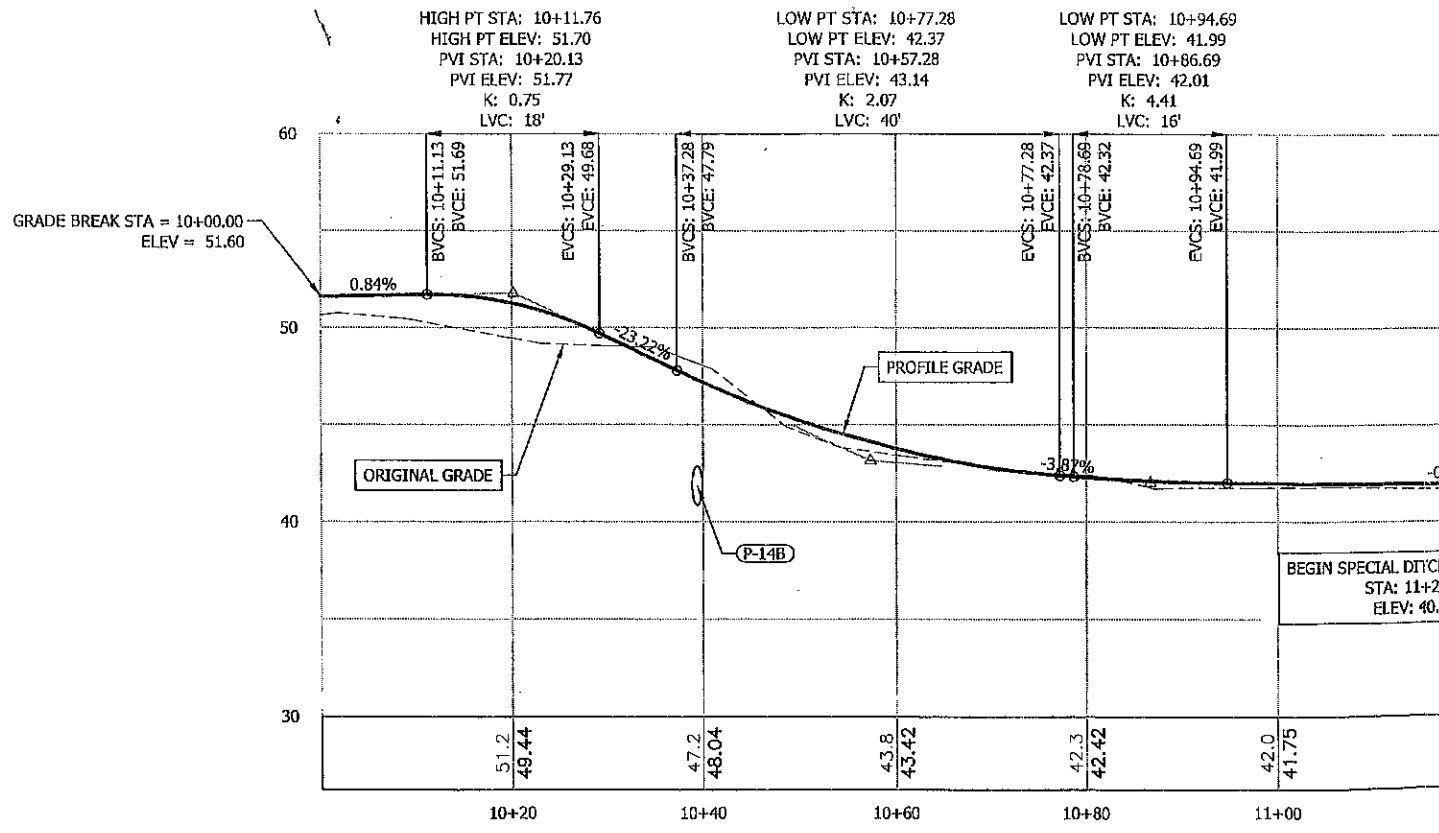
Note: A variance shall not be granted because of special conditions caused by  
actions of the person seeking relief or for reasons of pecuniary hardship or  
inconvenience. A variance shall not be granted which will permit a land use in  
a zone in which that use is prohibited.

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

DESIGNED K. K. D.L.V. CHECKED K. K. D.L. DRAFTED R. G. DATE 6/20/2017 1:13 PM LAYOUT 1 FILE C:\wrg\68029\Planset\Mr Gregg\06\68029\_1-2.dwg



PLAN



"G1" PROFILE

# *City and Borough of Wrangell, Alaska*

## Agenda G4

Date: September 8, 2017

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re. Variance application review of a side yard setback for a deck on Tract Z-5 Road House Subdivision, zoned Rural Residential, requested by owners Ronald and Anne Winters

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**Background:** Applicants are seeking to construct a residence on the upper end of the lot, in the center of the property, avoiding a creek that runs across the southeast portion of the property.

**Review Criteria:** Rural Residential District: Chapter 20.28  
Standards: Chapter 20.52  
Variance: Chapter 20.52.72

**Findings:** The applicant is seeking to construct a new residence. The lot is .7 acres approximately 150 feet wide and 200 feet deep. The front of the lot has a 30 foot deep access/utility easement from side to side to provide access to Tracts Z-4 and Tract Z-6. In the Rural Residential District, setbacks are 20 feet front and back and 15 feet on each side. The applicants are requesting to construct a house with the attached deck being 10 feet from the northern side property line towards the back of the footprint. This requires a slight shifting of the house from the center of the lot in order to avoid interference with the existing creek and maximize space utilization for parking and structures.

**A Variance application must meet four criteria:**

1. Exceptional Physical Circumstances: The property has a steep grade with a rock outcropping on the lower end and slightly less grade towards the rear. The "front" of the property is also consumed as an easement providing access to the adjacent side lots. A creek drainage traverses the southeast corner of the property. The applicant's are seeking to move the structure over slightly in order to provide the driving/parking area between the house and the creek without impacting the creek. Only the back half of the house would be encroaching.
2. Strict application would result in practical difficulties: Keeping the house more centered creates more construction issues with the grade and minimizes land area utilized for access and parking without impacting the creek.
3. That the granting of the variance will not result in prejudice to others, or be detrimental to public health, safety or welfare: The granting of the variance should not prejudice others in the area. The deck edge will be 10 from the side property line but the structure itself will be at least 18 feet.
4. Granting of the variance is not contrary to the Wrangell Comprehensive Plan approved June 22, 2010.

**Recommendation:**

Staff recommends approval of the Variance request for the proposed 10 foot side setback (a 5 foot variance) on the northern side property line for purposes of a deck attached to a residences.

APPLICATION FOR VARIANCE

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

RECEIVED  
AUG 28 2017  
WRANGELL CITY HALL

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

II. Description: (use additional paper if necessary)

Legal description of the area requested for the variance  
TRACT 2-5 ROAD HOUSE SUB OF TRACT 2 SURVEY 2321

Lot (s) size of the petition area  
.701 ACRES 30797 SQ FT

Existing zoning of the petition area RURAL RESIDENTIAL 1

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

SETBACK 15' SIDE YARD

Proposed change that requires this variance

CONSTRUCTION OF NEW HOME

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

Explain details of the proposed development

SEE ATTACHED

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

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. SEE ATTACHED

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.

RONALD E WINTERS & ANNE WINTERS

PRINT PETITIONER'S NAME

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

8.28.2017

DATE

PO Box 1102 WRANGELL AK 99929

907.660.7820

ADDRESS

TELEPHONE

## APPLICATION FOR VARIANCE

RONALD E. & ANNE WINTERS  
PO BOX 1102 4.5 MI. ZIMOVIA HWY  
WRANGELL AK 99929

iii We have contracted with Brenner Construction to build a new home for us on Lot Z-5 of the Roadhouse Subdivision. The home will measure approximately 26'x50' with a slight prow front and a deck which wraps around the majority of the house. The lot has quite a grade and we want to locate the house as close to the top of the lot as possible. Our lot is .7 of an acre but there is a creek which impacts the top 1/3 south corner. The drive way is in and established and skirts the creek up the south side of the property. The house will sit approximately in the upper middle of the lot and we have no problem with the required 20' setback in the rear (east) of the house and the required 15' setback on the south side. We are requesting a variance to allow for a reduction of the required setback on the north side from 15' to 10' to provide room for the deck. To move the house 5' to the south to provide for the deck would cause an extreme problem with parking and access because of the creek. There would be no room to turn around or to park more than one small vehicle.

The variance to 10' setback on the north side of the property is necessary because of the location of the creek impacting the south upper corner of the lot. Once the house is built in approximately the center of the property if we have to adhere to the required 15' setback and move the entire structure to the south, parking and maneuverability will be severely limited because of the creek.

The strict application of the 15' setback on the north side of the house will cause severe parking and maneuvering problems.

The granting of the variance will not result in any damage to any other properties in the subdivision. Although the deck will be 10' from the property line instead of the required 15' on the north, the actual structure will be a full 18' from that property line. The reduced setback will have no impact on public health, safety or welfare.

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





# City and Borough of Wrangell

## Agenda G5

Date: September 8, 2017

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use application review of a Home Occupation for an environmental portrait business, Lot 3A, Emde/Calvert Resubdivision, zoned Rural Residential, requested by owner Richard M. Rivard.

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**Background:** Mr. Rivard is seeking to utilize his home for a photography business.

**Review Criteria:**

Rural Residential: Chapter 20.28  
Standards: Chapter 20.52

**Findings of Fact:**

A home occupation is for a business within a residence with no employees (WMC 20.08.380)

Conditions of Approval for conditional use applications include:

- 1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.* The proposed business would be located within the existing residence. The proposed use would only potentially increase traffic and noise if a client should come to the home by appointment for reviewing proofs, sitting, or other business discussion. Applicant has indicated these in home business meetings will be minimal but could occur.
- 2) *Provisions of sewer and water:* The property is not connected to sewer and water, but they have a rain catchment system and approved septic.
- 3) *Entrances and off-street parking available without safety issues:* Access to the property is off Zimovia Highway within the driveway access. Parking is available for at least 3 cars.

**Recommendation:**

Staff recommends approval of the conditional use request for a home occupation for a photography business.



V#2492

CITY OF WRANGELL, ALASKA  
CONDITIONAL USE APPLICATION

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

RECEIVED  
AUG 24 2017  
WRANGELL CITY HALL

I. Applicant's Name and Address: Richard M. Rivard

Applicant's Phone Number: 907-305-0975

II. Owners's Name and Address: Richard M. Rivard  
8.2 Mile Zimovia Highway  
Wrangell Ak 99929

Owner's Phone Number: \_\_\_\_\_

III. Legal Description: Lot 3A, Block \_\_\_\_\_, U.S. Survey Plat 99-5  
Parcel No. 03-013-305 Emde Calvert & sub

IV. Zoning Classification: RR1

V. Specific Request: Requesting Cottage Business permit  
for an environmental portrait business under the  
name of Rivard's Photography. No structural  
modification is necessary. It is a low traffic  
business. The only sign needed is 1ft high  
and 3feet long with just Rivard on it!

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: \_\_\_\_\_ END: \_\_\_\_\_

SIGNATURE OF OWNER: [Signature] DATE: 8/23/17

SIGNATURE OF APPLICANT: [Signature] DATE: 8/23/17

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.



# *City and Borough of Wrangell*

## Agenda G6

Date: September 8, 2017

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Review and discussion of request by Wrangell Medical Center to construct a 4plex on Lot 1, Block 35, USS 1119, owned by the City and Borough of Wrangell.

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**Background:** In August of 2016, Robert Rang, CEO of Wrangell Medical Center, received approval from the Borough Assembly to pursue a housing grant to construct a multiple unit for housing their visiting medical professionals. Discussions continued with Staff regarding potential locations.

**Proposal:** Wrangell Medical Center is seeking to construct a 4-plex on City owned land at the corner of Pine Street and Etolin Avenue. The purpose of this meeting is for the Commission to review the proposal and make a recommendation to the Assembly on 1) is it an appropriate location for the proposed use; 2) is it the best use for Lot 1, Block 35, owned by the City; and 3) are there any specific recommendations regarding the use or development proposal.

When the proposal was first discussed with Staff, 4 land areas were identified for WMC consideration to construct multifamily housing. These included: land adjacent to WMC, and three different areas off of Etolin Avenue. Please see the attached information that was prepared for WMC in August of 2016.

In August of 2017, WMC notified staff of their interest in a portion of Lot 1, Block 35. A pre-application was made to the Housing and Urban Development granting agency for design and construction funds and the WMC was just notified of their opportunity to submit a final grant application. The Assembly, while approving seeking the funds, has not approved the location nor specific development proposal.

The attached information provides data regarding each land area. Information specific to Lot 1, Block 35 includes:

- Lot 1, Block 35 is approximately 61,320 sq ft or 1.4 acres.
- Located in the Multi Family district:
  - Multi family structures are allowed
  - Single Family structures are allowed.
- The south end of the lot is adjacent to undeveloped Spruce Street which has an informal trail connection access to Volunteer Park Trail.
- Utilities are within the ROW. Water main stubout connection is closest to the property. Sewer main is on the opposite side of Etolin Ave and the pavement would need to be cut and a connection made.

## Findings:

### 1) Is Lot 1, Block 35 an appropriate location for the proposed 4-plex use?

The lot is appropriately zoned Multi Family Residential for the proposed 4 plex structure. WMC 20.08.230 defines a multi-family dwelling as any " building containing three or more dwelling units". A 4-plex is a permitted use in the Multi-Family District. There are no apartment buildings located on Etolin Avenue vicinity. Almost all are single family residential units, except for some duplexes located on Pine Street closer to Zimovia Highway. Closest apartment building is across Zimovia Highway near Pine Street. The lot is close to the hospital – within easy walking distance by the road system (via Wrangell Avenue to Bennett Street.) The property abuts an informal trail through the woods linking up to the Volunteer Park Trail to Second Street. It is wet most of the year but frozen over during much of winter.

### 2) Is allowing WMC to construct a 4 plex on Lot 1, Block 35, owned by the City, the best use of the property?

The Lot is just over 60,000 square feet so more than enough room to construct a quadplex. At this time, I do not have definite floor plans of the proposed structure, but based on conversations of sample floor plans, it is suggested that the structure may be a two story structure (each unit 2 stories). The potential square footage footprint of the building could be close to 5000 square feet.

According to WMC 20.52.190 (H) pertaining to parking, at least 4 off-street parking places are required (1 per unit), but it should be required that at least 2 additional parking places for the four units total be provided to accommodate 2 car families, or guests. WMC 20.52.090 Density, requires a minimum lot area of 800 square feet per residential unit and with a total density of 12 units per acre in the MF District, which is the equivalent to 3630sq ft /unit. For a 4-plex, minimum lot size would be 14520 square feet.

The size of the lot at 61,320square feet is more than ample to accommodate the proposal. The Borough re-acquired the lot through a foreclosure in 2007. There was an IRS Lien of over \$300,000 placed on the property until April of this year, which is the primary reason the Borough had not moved forward to sell the property as payment would be due to the IRS. According to a recent Title Report, that Lien was not re-recorded by the IRS and is terminated. The Borough could potentially sell the lot entirely as previously done, or could subdivide it and sell several lots. There is a need for the hospital to have housing for visiting professionals which is an important service and quality of life issue for the community. Housing demand is very tight, especially in the summer, so it is likely that units currently rented by WMC would still be rented and no revenue would be lost to landlords. The property could be subdivided and only a portion of the lot (15,000 to 30,000 square feet), depending on driving/parking areas could be provided to the WMC for their proposal.

The other three parcels also have some merit for the development. Only the property closest to the existing clinic on the south end of Etolin is improperly zoned (Single family vs. Multi-Family). The property adjacent to the hospital now is a good location for now, but if a new hospital is constructed, it is that much further away and could affect the redevelopment of the existing parcel. The lots closest to Lot 1, Block 35 are zoned appropriately (Light Industrial does allow multifamily units) however they are adjacent to a construction yard, which may have already encroached into the City land. A 4 plex could be constructed in such away with a greenbelt between the yard area and the facility, should the Commission/Assembly believe that Lot 1 should be sold to private bidders.

**3) Are there any specific recommendations regarding the use or development proposal?**

Should the Commission believe that the proposal is the best use for all or a portion of the property, other future development considerations should include:

- 1) access to the 4 plex – should it come only through a driveway off of Etolin or also/or only from the undeveloped Spruce Street.
- 2) how much parking should be required
- 3) green space/buffers between Etolin and/or the subdivided portion
- 4) subdivision issues – how many lots, now/later, easement to access back lots
- 5) potential mitigation
- 6) structure height
- 7) review of siteplan

**Recommendation:**

Staff recommends the Commission forward a recommendation to the Assembly to support the 4-plex housing development on the southern portion of the requested site, with a subdivision to occur as part of the site planning process.



**Mission:**

To enhance the quality of  
life for all we serve

**Vision:**

Honor our heritage and be  
the pride of the community

**Values:**

Integrity  
Compassion and Caring  
Trust  
Transparency  
Loyalty  
Honoring our Heritage  
Quality  
Fiscal Responsibility

Memo

September 5, 2017

City and Borough of Wrangell  
Planning and Zoning Committee

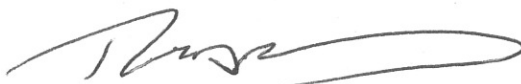
Dear Planning and Zoning Commissioners,

I am writing in support of the proposed use of (or part of) lot 1,  
Block 35 on the east corner of Etolin and Pine for the construction  
of Health Professional housing.

The Wrangell Medical Center Board, at their meeting on August 17,  
2016, approved the application for AHF&C's Housing Grant  
Program which would allow WMC to construct a 4-plex to be used  
to alleviate housing needs for incoming staff until they can make  
more permanent arrangements as well as travelling staff who are  
in Wrangell on a less permanent basis.

The intent of the grant is to address recruitment and retention  
issues faced by rural communities in Alaska. The use of the parcel  
(or a portion thereof) for this construction would greatly enhance  
our ability to both recruit and retain staff.

Thank you for your consideration of this request.



Robert Rang,  
CEO Wrangell Medical Center

*Caring for  
Southeast*



# CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 256 feet  
Date: 9/12/2017

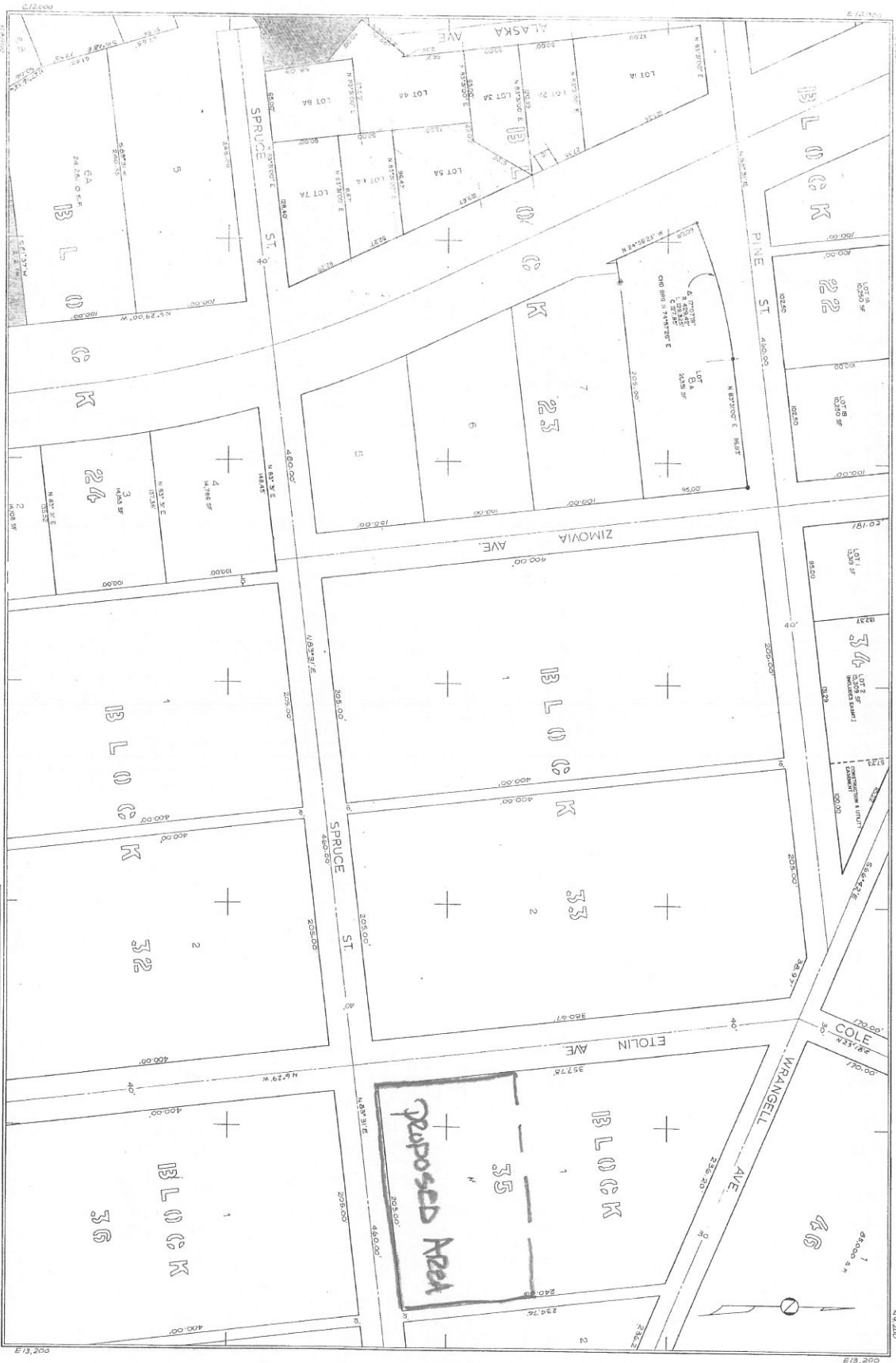
## Public Map

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





SEE SHEET 33



SEE SHEET 31

SEE SHEET 38

SEE SHEET 33

PLAT REVISIONS

NO.	DATE	BY	PLAT NO.	REVISION NAME	COMMENTS
1	4-28-78	JM	25-24	PLAT SUBDIVISION	
2	5-19-78	JM	25-24	REVISION	
3	5-19-78	JM	25-24	REVISION	
4	5-19-78	JM	25-24	REVISION	

# CITY OF WRANGELL, ALASKA ASSESSOR'S MAP

CHARLES POOL & ASSOCIATES, INC.  
CONSULTING ENGINEERS & SURVEYORS  
1228 TONGASS AVE., KETCHIKAN, ALASKA 99901

SCALE 1" = 40'

PHASE 2

SHEET 32

DATE OCT. 1976

PROJECT NO. 11103-30-03

39



# Wrangell Medical Center

## Potential Housing

### 1. Housing on lots adjacent to the existing Wrangell Medical Center facility



- All of Block 54 is zoned Open Space/Public (OS)
- Lots 2 and 3 are 10,400 square feet; Lots 4 and 5 are 8,000 square feet
- 20' Utility easement runs across the front of the lots and a sewer easement is between Lots 3 and 4
- There is a platted scenic strip (appears to be an alley/ROW??) between Reid Street Lots and the First Ave Lots, which could potentially be vacated, although the scenic strip between Head Start and Lots 4 and 5 should probably remain as a buffer.
- In the OS District:
  - residential development is not a permitted or conditionally permitted use
  - Hospital and medical service facilities are allowed as a conditional use
  - Uses and structures accessory and subordinate to a hospital would be permitted with conditional use permit approval
- Would/could certain types of residential development be considered accessory to the hospital?

- Options for residential development:
  - A conditional use permit would be required to 1) determine if housing is an accessory use and 2) approve the accessory use. Public hearing before PZ only.
  - Zone Change to SFR could be sought. 2 public hearing: Public Hearing before PZ who makes recommendation to Assembly for final approval.
  - Contract Zone could also be requested, but this is spot zoning so should be avoided.
  
- See Attached maps (3)



### 3. Etolin Avenue site



- Lot 1, Block 35 is approximately 61,320 sq ft or 1.4 acres.
- In the Multi Family district:
  - Multi family structures are allowed
  - Single Family structures are allowed.
- The south end of the lot is adjacent to an undeveloped street which has an informal trail access to Volunteer Park Trail.
- Utilities should be easily obtained.



#### 4. Housing near AICS Medical facility, new hospital location.



- Lots highlighted Lots 16-20 Single Family Residential (SF) and Lots 1, 5 and 6 are Multi-Family Residential (MF)
- Lots 16-19 are 7800 sq ft, Lot 20 is 6900 sq ft, Lot 1 is 7500 sq ft, Lot 5 is 15,800 sq ft and Lot 6 is 10,400 sq ft
- In the Single Family District, single family residents or duplexes are allowed.
- In the Multi-Family district, single family or multiple units are allowed.
- Utilities exist to each lot.