

City and Borough of Wrangell, Alaska

Wrangell Planning and Zoning Commission Meeting AMENDED SPECIAL MEETING AGENDA

To: Planning and Zoning Commission

A. CALL TO ORDER/ROLL CALL

B. PUBLIC COMMENT

C. BUSINESS

1. Final plat review of the Etolin Avenue Easement Dedication and Boundary Survey of Lots 1, 5 and 6, Block 38 and Lots 16,17,18,19 and 20, Block 30B, USS 1119 Wrangell Townsite, zoned Single Family Residential, owned by the City and Borough of Wrangell.
2. Final plat review of Hazel/Haverstock Resubdivision, a resubdivision of Lots 13 and 14, Block 2 ASLS 83-7 Wrangell Island West Subdivision, creating lots A & B, zoned Rural Residential, requested by Charles and Melody Hazel.
- Pub Hrg 3. A Conditional Use Request to place a mobile home on Lot 8, Block 5, USS 2127, Zoned Single Family Residential, requested by Royce and Sherri Cowan.
- Pub Hrg 4. Temporary Use request to harvest timber on the southern portion of the former Institute Property, Lot 26, USS 3403, zoned Holding, requested by Mike Allen, owned by the City and Borough of Wrangell.

D. Adjournment

City of Wrangell, Alaska

AGENDA ITEM #2

Date: April 14, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

RE: Final Plat review for Hazel/Haverstock Resubdivision, a resubdivision of Lots 13 and 14, Block 2 ASLS 83-7 Wrangell Island West Subdivision, creating lots A & B, zoned Rural Residential, requested by Charles and Melody Hazel.

The Commission approved the preliminary plat in February.

Staff recommends approval of the Final Plat

City and Borough of Wrangell, Alaska

AGENDA Item #3

Date: April 13, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: A Conditional Use Request to place a mobile home on Lot 8, Block 5, USS 2127, Zoned Single Family Residential, requested by Royce and Sherri Cowan.

Background: Applicants are seeking to place a mobile home on their property.

Review Criteria:

Chapter 20.16: Single Family Residential

Chapter 20.52: Lot Standards:

Chapter 20.68: Conditional Use Permits

Findings:

Applicants are seeking to place a 1995 mobile home on their lot. The Single Family District states that use of mobile homes requires a conditional use permit (WMC 20.15.040(G))

Their lot is long and narrow, but 13,783 square feet, approximately 50' X 275'. Utilities are available to the property. The Cowan's also own the adjacent Lot 7. The Mobile Home is approximately 14' wide by 60' long and would be placed lengthwise on the property, meeting the required yard setbacks. Required front and back yard setbacks are 20 feet and side yard is 5 feet.

Conditions of Approval for conditional use applications include:

- 1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.* The mobile should not impact adjacent neighbors. There is a current mixture of residential structures and large metal storage and/or residential buildings near the property.
- 2) *Provisions of sewer and water:* There is sewer and water connections available in Evergreen Avenue.
- 3) *Entrances and off-street parking available without safety issues:* Access will be a driveway off of Evergreen/Airport Loop. Off-street parking is available in the driveway and sideyard fill area created for the lot.

Recommendation:

Staff recommends approval of the mobile home subject to the following conditions:

- 1) Building permit will be required and the mobile home must be set upon a permanent footing and be skirted (WMC 20.52.180(D)).
- 3) The mobile home location on the lot must meet the required setbacks of 20 foot front and back and 5 foot on the sides.

CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

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

RECEIVED
APR - 3 2015
WRANGELL CITY HALL

RECEIVED
APR - 3 2015
WRANGELL CITY HALL

I. Applicant's Name and Address:

Royce & Sherrie Cowan
P.O. Box 1184

Wrangell, AK 99929

Applicant's Phone Number:

907-874-3659

II. Owners's Name and Address:

Same as above

Owner's Phone Number:

907-874-3659

III. Legal Description: Lot 8, Block 5, U.S. Survey USS2127

Parcel No. _____

IV. Zoning Classification:

SFR

Lot size 13783 SF

V. Specific Request:

To Put a mobile home on this Lot. 14x60 yr. 1995
It is the front Lot Beside our other property LOT 7 Block 5.

ON 4-11-15 all we want to do is start prep work -
fill & clear the lot.

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:

4/11/15 if possible

END:

? (1 month) maybe 2

SIGNATURE OF OWNER:

Sherrie Cowan
or Royce Cowan

DATE:

4/3/15

SIGNATURE OF APPLICANT:

Sherrie Cowan
or Royce Cowan

DATE:

4/3/15

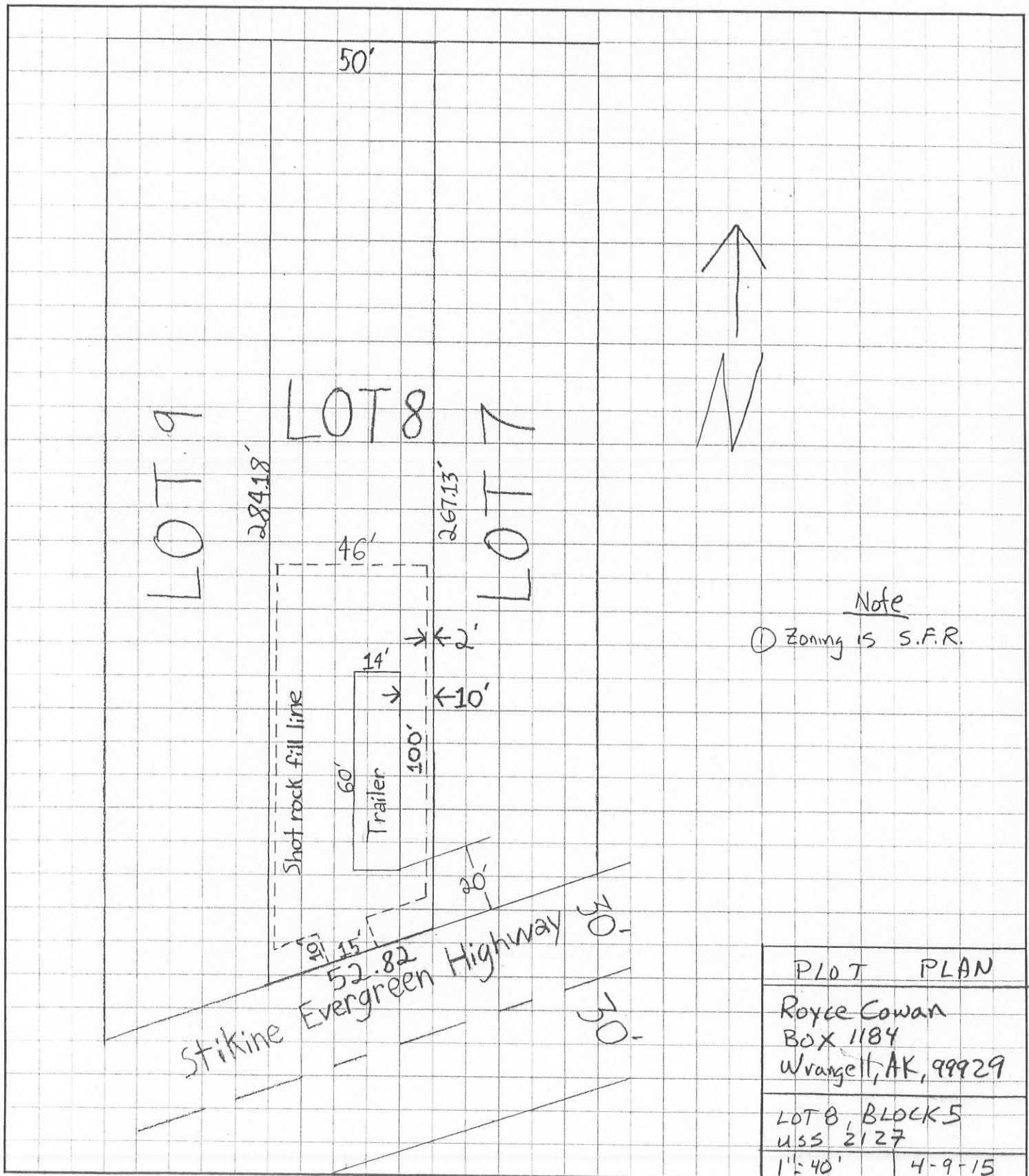
If more than one owner or if more than one parcel is involved, attach all signatures on a separate piece of paper identifying which parcels are owned by which persons.

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

R & M ENGINEERING-KETCHIKAN, INC.

355 Carlanna Lake Road
KETCHIKAN, ALASKA 99901
(907) 225-7917
FAX (907) 225-3441

JOB _____
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____



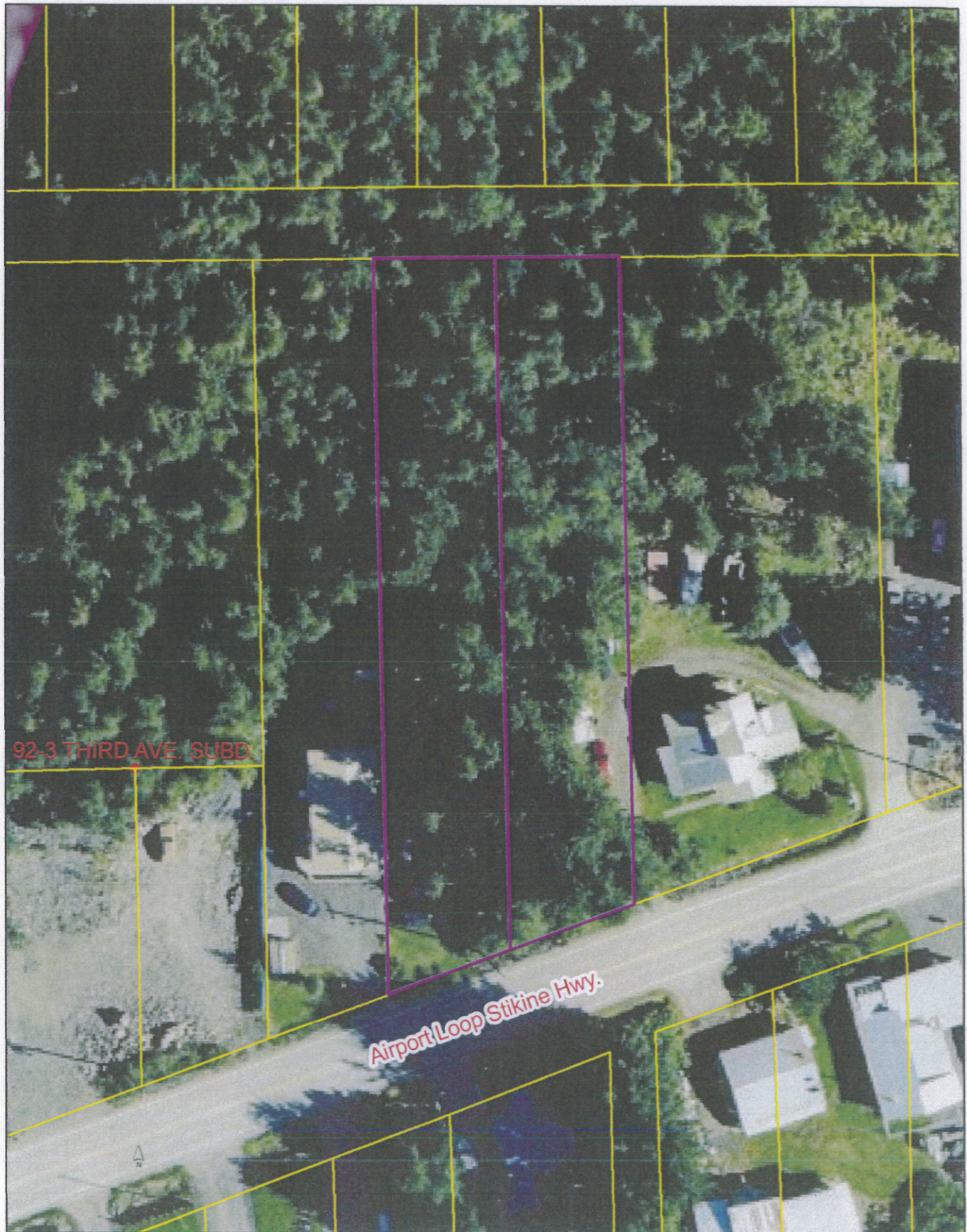
PLOT PLAN

Royce Cowan
Box 1184
Wrangell, AK, 99929

LOT 8, BLOCK 5
USS 2127

1"=40' 4-9-15

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 53.31992 feet

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





✓ 03-003-160-15

STATE OF ALASKA
CERTIFICATE OF VEHICLE TITLE

DIVISION
OF
MOTOR VEHICLES



CONTROL NO 244738

VEHICLE IDENTIFICATION NUMBER

09L28665

YEAR

95

MAKE

LIBH

MODEL

BODY

HS

ODOMETER

0

DATE ISSUED

05/06/98

REMARKS/LEGENDS

NAME AND MAILING ADDRESS OF REGISTERED OWNER

ROBERT BURRILL

RESIDENCE ADDRESS

P O BOX 64

WRANGELL AK
99929

BLOOMS TLR CT #15
ZIMOVIA HWY
WRANGELL AK
99929

The Department of Public Safety hereby certifies that due diligence has been used in ascertaining that the registered owner herein named is the legal owner of the described vehicle, subject to any lien as shown hereon. This vehicle may be subject to other security interest not filed with this department.

NAME AND ADDRESS OF LIENHOLDER

NO LIEN


COMMISSIONER OF PUBLIC SAFETY

RELEASE BY LIENHOLDER

LIENHOLDER NAME

by
SIGNATURE OF AUTHORIZED AGENT DATE

2850862 537 PSY0 1054

KEEP IN A SAFE PLACE — ANY ALTERATION, ERASURE, OR DEFACING VOIDS THIS TITLE

NOTICE OF VEHICLE SALE FOR TRANSFER

FOR YOUR PROTECTION: Keep this notice attached to the title until the vehicle is sold or transferred. At that time detach this part from the title and follow the instructions on the reverse side of this part. You must also complete the owner's assignment on the reverse of the title to release your interest in the vehicle.

I certify that I have sold or transferred the vehicle described herein and have fully assigned and delivered the Certificate of Vehicle Title to the buyer or transferee thereby releasing all rights and interest to this vehicle.

DATE SOLD OR TRANSFERRED
SOLD OR TRANSFERRED TO

NAME

ADDRESS

CITY/
STATE

CONTROL NO 244738
2850862

VEHICLE IDENTIFICATION NUMBER
09L28665

ZIP + 4

MANUFACTURER'S STATEMENT OF ORIGIN TO A MOBILE HOME

The undersigned CORPORATION hereby certifies that the new motor vehicle described below, the property of said CORPORATION, has been transferred this 23 day of SEPTEMBER 19 94 on invoice # -1876 to CASTLE HOMES, INC. whose

(distributor, dealer, etc.)
address is 4902 PACIFIC HWY E
FIFE, WA 98424

(street, city & state).
DATE OF MFG: 09/14/94 FRXLI 1460 2B FB CK

Trade Name of Mobile Home	<u>LIBERTY</u>	Year/Model	<u>1995/LIBERATOR</u>
		No. Wheels	<u></u>
		Width	<u></u>
Serial No.	<u>09L28665</u>	Length	<u></u>
		Square Footage	<u></u>

The CORPORATION further certifies that this was the first transfer of such new motor vehicle in ordinary trade and commerce.

LIBERTY HOMES, INC.
P.O. BOX 188 SHERIDAN, OR 97378

By CR Seera SM

City and Borough of Wrangell, Alaska

AGENDA Item #4

Date: April 14, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Temporary Use request to harvest timber on the southern portion of the former Institute Property, Lot 26, USS 3403, zoned Holding, requested by Mike Allen, owned by the City and Borough of Wrangell.

Background:

Mike Allen is requesting to harvest timber from the southeastern corner of the Institute Property off of the existing road constructed by Alcan Timber.

Review Criteria:

Holding: Chapter 20.36
Temporary Use: Chapter 20.54
Standards: Chapter 20.52

Findings:

The applicant is seeking to harvest approximately 10 acres from the Institute property. More specifically, he is requesting to harvest approximately 100 spruce trees estimated to be about 250,000 board feet of timber from the southeastern corner of the Institute Property off of the existing road constructed by Alcan Timber.

Mr. Allen estimates that the harvesting would be completed within a few months. All harvesting would be done from the existing road or from the road on Mental Health property.

The Planning and Zoning Commission will be making a recommendation to the Assembly. Typically on Temporary Use permits, the Commission is the final decision, but because the request is for use of public lands, the Commission will be making a recommendation to the Assembly regarding the proposed use and any conditions of approval. The Assembly would approve or disapprove of the request and establish the necessary fee structure.

Staff recommends approval of the request to harvest up to 250,000 board feet from the former Institute property, subject to the following conditions:

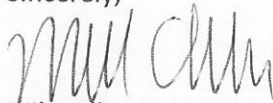
- 1) Driveway permit must be obtained from the State DOT and conditions of the permit met.
- 2) Provide signage during use periods to warn of logging truck traffic.
- 3) Stack unwanted utility logs on the side of the access road.

City and Borough of Wrangell

Dear Borough Manager,

I would like to purchase approximately 100 Spruce trees up to 250,000 board feet of timber from the borough of Wrangell for value added and high value added processing. The timber is located on the institute property and is approximately 10 acres in size. No new roads will be built; I will be able to access off the existing Borough and Mental Health roads. The stumpage of 250,000 bdft of timber to be paid to the Borough will be approximately \$25,000.00. This timber would be very beneficial to my company and provide enough work for me and my crew to stay busy for the rest of the year.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mike Allen Jr.", written in a cursive style.

Mike Allen Jr

Wrangell Institute Proposal Map

City and Borough of Wrangell Property

