

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

June 11, 2015

7:00pm

Agenda

A. CALL TO ORDER/ROLL CALL

B. AMENDMENTS TO THE AGENDA

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

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

F. OLD BUSINESS

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.
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.
- Pub Hrg 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 Tidelands Subdivision), zoned Waterfront Development, requested by Bill and Cheryl Goodale, owned by City and Borough of Wrangell .
- Pub Hrg 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
- Pub Hrg 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.
- Pub Hrg 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.

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

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

April 9, 2015

7:00pm

DRAFT

A. CALL TO ORDER/ROLL CALL

Chairperson Terri Henson called the rescheduled meeting of the Wrangell Planning and Zoning Commission to order at 7:00 pm on April 9, 2015 in the Wrangell Borough Assembly Chambers. Commissioners' Don McConachie, Betty Keegan, April Hutchinson were present. Commissioners' Dorothy Sweat and Rudy Briskar were absent.

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

B. AMENDMENTS TO THE AGENDA

Henson moves item G4 to item G1 plus additional comments for Stikine Inn Tideland request.

C. APPROVAL OF MINUTES: December 11, 2014; January 8, 2015; March 12, 2015

Hutchinson moves to approve the minutes of December 11, 2014, with noted corrections, January 8, 2015, and March 12, 2015 McConachie seconds. All approved.

D. PERSONS TO BE HEARD

None

DRAFT

E. CORRESPONDENCE

Letter from Marjy Wood regarding Stikine Inn Tidelands Request

F. OLD BUSINESS

G. NEW BUSINESS

1. Variance Permit application for a 0' Back Yard setback for a chicken coop on Lot 20A replat Oliver Subdivision, Zoned Single Family Residential Requested by Thomas Roland.

Open public hearing

Close public hearing

McConachie moves to approve Variance Permit application for a 0' Back Yard setback for a chicken coop on Lot 20A replat Oliver Subdivision, Zoned Single Family Residential Requested by Thomas Roland, Hutchinson 2nds.

Keegan inquires if there is going to be a chicken yard.

Thomas Rolland, 306 Cassiar St. details the measures for the chicken coop, and the entire structure will be 8x16. Limiting chicken count from 6-8 chickens.

Motion passes by unanimous vote

2. Vacation of a portion of Silvernail Work Road adjacent to Lot C, Bay Company Replat, zoned Waterfront Development, requested by David Powell, manager of Bay Company, owned by Chet and Bejay Powell.

Open public meeting
Close public hearing

McConachie moves to approve Vacation of a portion of Silvernail Work Road adjacent to Lot C, Bay Company Replat, zoned Waterfront Development, requested by David Powell, manager of Bay Company, owned by Chet and Bejay Powell, Hutchinson 2nds.

David Powell, 431 Front Street, has had discussion with Carol, and only needs access to the back lot is not looking to purchase the land but really only needs access.

Motion fails by unanimous vote.

3. Keegan moves to recommend to the Assembly to vacate Silvernail Work Road from the end of the pavement behind the Museum to Front Street, and in place of the vacated ROW create a 60' wide access easement from the end of pavement to Lot C to provide access to that lot, then taper the access easement to 30 foot wide with the easement to be located within the driving lane to the current gated access on front Stree. In addition, City Lots 1 and Lot 2, block B, Sortyard Subdivision shall be combined into one single lot. Mcconachie 2nds.

Staff states that when the preliminary plat is prepared, it will better define the exact location of the easement. I understand you want the pivot point initially at the corner of Lot C and old alleyway.

Motion passes unanimous.

4. Encroachment Permit application for a heating unit on the building wall above the sidewalk on Campbell Drive on Lot 1, Block 1A, Wrangell Townsite, zoned Commercial, requested by Kelsey J. Martinsen.

McConachie moves to approve the Encroachment Permit application for a heating unit on the building wall above the sidewalk on Campbell Drive on Lot 1, Block 1A, Wrangell Townsite, zoned Commercial, requested by Kelsey J. Martinsen, Keegan 2nds.

Motion passes by unanimous vote

H. PUBLIC COMMENT

Planning zoning recruiting underway.

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Special meeting for next Thursday at 5:30

J. ADJOURNMENT 7:36 pm

DRAFT

City and Borough of Wrangell, Alaska
Wrangell Planning and Zoning Commission Meeting
AMENDED SPECIAL MEETING MINUTES
April 16, 2015

A. CALL TO ORDER/ROLL CALL

Chairperson Terri Henson called the Special Meeting of the Wrangell Planning and Zoning Commission to order at 7:00 pm on April 16, 2015 in the Wrangell Borough Assembly Chambers. Commissioners' Don McConachie, Betty Keegan, Rudy Briskar were present. Commissioners Hutchinson attended meeting after initial roll call was completed, and Commissioner Sweat was absent.

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

B. PUBLIC COMMENT

NONE

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.

McConachie moves to approve the 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, Keegan and Briskar both second the motion.

This final plat is not creating a subdivision, therefore no preliminary plat review was required. The area is between the T&H housing and new hospital site, before goes out to bid, creating the easements.

Motion Passed with unanimous vote

2. Final plat review of Hazel/Haverstock Resubdivision, a resubdivision of Lots 13 and 14, Block 2 ASLS83-7 Wrangell Island West Subdivision, creating lots A & B, zoned Rural Residential, requested by Charles and Melody Hazel.

Briskar moves to approve the Final plat review of Hazel/Haverstock Resubdivision, a Resubdivision of Lots 13 and 14, Block 2 ASLS83-7 Wrangell Island West Subdivision, creating lots A & B, zoned Rural Residential, requested by Charles and Melody Hazel, McConachie seconds.

Motion passed with unanimous vote

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.

Open public hearing
Close public hearing.

McConachie moves to approve the Conditional Use Request to place a mobile home on Lot 8, Block 5, USS 2127, Zoned Single Family Residential with the recommendation that a building permit be obtained and the mobile home be placed on a permanent footing and skirted and that required setbacks are met 20' front and back and 5' on each side. Briskar 2nds.

Motion passes by unanimous vote.

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.

Open public hearing

Mike Allen via speaker phone courtesy of his son (trying an alternative way to hear Mr. Allen's testimony)

Mr. Allen is able to speak to the commission, Mike Allen, Box 158 Wrangell, would like to purchase timber which would be beneficial to his lumber mill.

Mark Armstrong, 5.3 mile Zimovia, curious about how they will access the timber site?

Mr. Allen states he will use the existing access across from loop road entrance.

Close public hearing.

Briskar moves to approve 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, Hutchinson 2nds.

Keegan speaks about the access point where the trucks will be accessing the highway. Liability issues. Staff informed that the State of Alaska states this is a temporary driveway permit, Mr. Allen is applying to continue the permit. Keegan wants it noted.

McConachie states about where the road meets the highway, please realize to look both ways when entering the highway, and have signage be placed out during working hours.

Rudy moves to amend the original motion to include staff recommendations driveway permits be obtained from State of Alaska DCM and conditions of Permit are met, and signage during use periods, and unwanted utility logs are stacked along the side of the access road. Hutchinson 2nds with amendment.

Motion passed by unanimous vote.

Staff states this request will be reviewed by the assembly.

D. Adjournment 6:47 pm

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

May 20, 2015

7:00pm

(Regular Meeting scheduled for May 14 was rescheduled due to a lack of quorum for May 20, 2015.

A. CALL TO ORDER/ROLL CALL

Chairperson Terri Henson called the rescheduled meeting of the Wrangell Planning and Zoning Commission to order at 7:00 pm on May 20, 2015 in the Wrangell Borough Assembly Chambers. Commissioners' Don McConachie, Rudy Briskar, April Hutchinson were present. Commissioners' Dorothy Sweat and Betty Keegan was absent.

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

B. AMENDMENTS TO THE AGENDA

None

C. APPROVAL OF MINUTES: April 9, 2015, Special Meeting April 16, 2015

Minutes not approved at this time

D. PERSONS TO BE HEARD

None

E. CORRESPONDENCE

None

F. OLD BUSINESS

None

G. NEW BUSINESS

1. Preliminary Plat review for Portion of Cedar Street Vacation, a vacation of the remaining 15 feet of Cedar Street between Lot 4, Block 25, Zoned Single Family Residential and Lot 2A, Block 31 zoned Multi Family Residential, requested by Tony and Sue Guggenbickler.

The ROW Vacation was approved about 2 years ago. The carport encroaches onto State Housing property. Owner was previously trying to work out a resolution with Alaska Housing Finance, owner but this is still ongoing, so now owner is coming to Planning and Zoning for a

DRAFT

Variance application to move the carport over. The plat is reflecting the approved vacation of the ROW.

Open Public Meeting
Close Public Meeting

DRAFT

McConachie moves to approve Preliminary Plat review for Portion of Cedar Street Vacation, a vacation of the remaining 15 feet of Cedar Street between Lot 4, Block 25, Zoned Single Family Residential and Lot 2A, Block 31 zoned Multi Family Residential, requested by Tony and Sue Guggenbickler, Hutchinson seconds.

Motion passed by unanimous vote.

2. Preliminary 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.

Relationship conflict due to Chairperson Henson being related to Mr. Smith, leaving it up to the Commission to determine if there is a conflict, commission feels there is no financial conflict

Open public hearing
Close public hearing

3. Mcconachie moves to approve Preliminary 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

4. Final Plat review of Edgley-Massin Subdivision, a replat of Lot 7-I, 7-J and 7-S, Block 67 Mt. Dewey Farm Resubdivision and Lot 1-C, Roberts and Massin Subdivision, creating Lot A and Lot B, zoned Single Family Residential, requested by Warren Edgley.

Mcconachie moves to approve Final Plat review of Edgley-Massin Subdivision, a replat of Lot 7-I, 7-J and 7-S, Block 67 Mt. Dewey Farm Resubdivision and Lot 1-C, Roberts and Massin Subdivision, creating Lot A and Lot B, zoned Single Family Residential, requested by Warren Edgley. Hutchinson 2nds.

Motion passed by unanimous vote

DRAFT

H. PUBLIC COMMENT

None

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

None

J. ADJOURNMENT 12:34 pm

City and Borough of Wrangell, Alaska

Agenda G1

Date: June 8, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: 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 Single Family Residential, requested by Tony and Sue Guggenbickler.

Staff recommends approval of the final plat.

City and Borough of Wrangell, Alaska

Agenda G2

Date: June 8, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: 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.

Staff recommends approval of the final plat.

City and Borough of Wrangell

Agenda G3

Date: June 8, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: 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 Tidelands Subdivision), zoned Waterfront Development, requested by Bill and Cheryl Goodale, owned by City and Borough of Wrangell

Background: The Stikine Inn has been operating at this location since the early 1970's (estimate). The applicants are seeking to expand the hotel and provide more rooms and additional commercial space. The applicant has requested and gone through the process to purchase tidelands and received Assembly approval. A proposed plat of the area is presented as the next agenda item.

Review Criteria: Waterfront Development District: Chapter 20.50
Standards: Chapter 20.52
Conditional Uses : Chapter 20.68

Findings: The Stikine Inn is located on land zoned Waterfront Development. They are requesting additional tidelands to expand the hotel. Wrangell Municipal Code requires that uses that are not water-dependent or water related receive a conditional use permit.

The hotel may predate zoning within Wrangell or perhaps met zoning requirements at that time, Staff doesn't know. Because the existing use (hotel and commercial space) is being expanded, a conditional use permit is required. There is no change to the existing uses, just expanded capacity of rooms and commercial/retail space. Fill on the northern portion of the proposed tideland property would be for additional parking. Enclosed is the draft schematic drawing submitted to Assembly for consideration of purchasing tidelands.

Conditions of Approval for conditional use applications include:

1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.* The proposed expansion of the hotel and commercial space will not block views of individual properties, but will block view looking north from the public right-of-way turnaround. The tidelands to be filled north of the existing hotel will be for additional parking, not for a building and therefore will not obstruct residential views. Additional parking will be available for the facility, but until final plans for buildings are presented, it is unknown exactly how many additional spaces will be required and what type of variance from off-street parking will be required. The increase in rooms and commercial space will increase traffic to this end of town and the turn-around area near the dock. Parking is already difficult in downtown generally as the older buildings do not have off-street parking. While the hotel has some parking, their parking is also used by other near-by businesses. Most guests will not have vehicles, although

business owners that utilize the commercial space will and Front Street will likely need to be used for parking. The hotel and commercial space addition will have some traffic and parking implications, but the off-street parking issue is common to most of downtown.

2) *Provisions of sewer and water:* There is sewer and water connections available in Front Street and to the dock.

3) *Entrances and off-street parking available without safety issues:* Access to the hotel will remain the same. The additional commercial space will not have parking in front of their spaces overlooking the turn around on Front Street.

Recommendation: Staff recommends approval of the conditional use permit request.

**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:

SOUTHEAST PROPERTIES (dba STIKINE INN)

P.O. BOX 662

WRANGELL, AK 99929

Applicant's Phone Number:

907-617-5833

II. Owners's Name and Address:

WILLIAM C & CHERL L GOODALE

P.O. BOX 5503

KETCHIKAN, AK 99901

Owner's Phone Number:

907-617-5833

III. Legal Description: Lot 6A-1 **, Block** 2A **, U.S. Survey**

Parcel No.

02-010-675

Tidelands Subd #2010-7
and unsubdivided tidelands

IV. Zoning Classification:

WATERFRONT DEVELOPMENT

V. Specific Request:

PURCHASE TIDELANDS FOR THE PURPOSE
OF INCREASING AVAILABLE HOTEL SPACE IN
WRANGELL AND ADD PARKING, BUILDING SIZE
AND EXACT CONFIGURATION IS YET TO BE
DETERMINED. MUCH OF THE FUTURE DEVELOPMENT
IS DEPENDENT UPON THE FILL PROCESS ALLOWED
BY THE VARIOUS PERMITTING AGENCIES.

(See proposed
stake line
1 in tideland
reconfig.)

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:

NOT KNOWN AT THIS TIME

END:

SIGNATURE OF OWNER:

William C Goodale

DATE: 5/28/2015

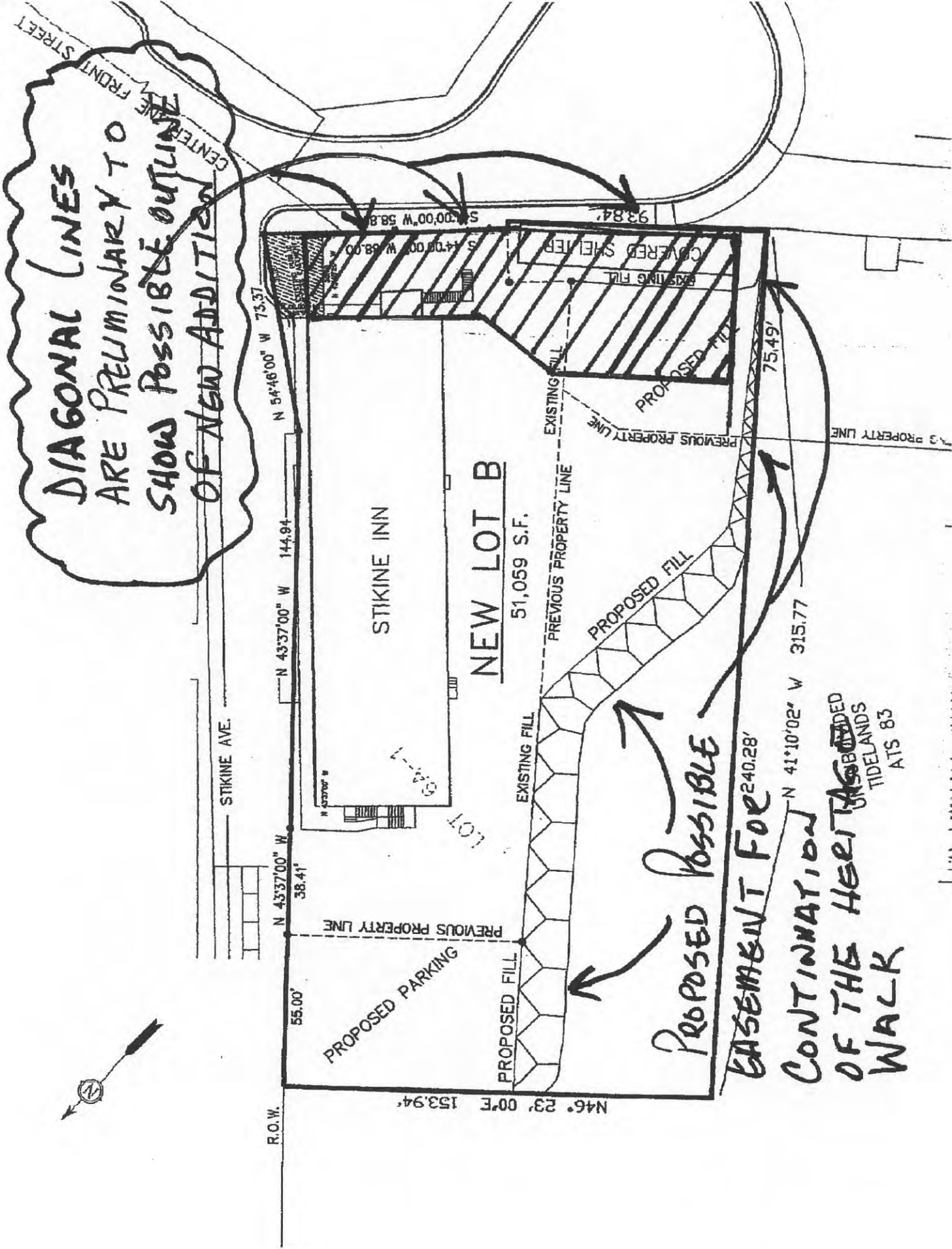
SIGNATURE OF APPLICANT:

William C Goodale

DATE: 5/28/2015

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 G4

Date: June 8, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: 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

Background: The applicant has already gone through the process seeking to purchase tidelands and received Assembly approval. This is the formal plat of his proposal to purchase tidelands and expand the hotel and commercial space.

Recommendation: Staff recommends approval of the preliminary plat.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADAPT THIS PLAN OF SUBDIVISION INTO OUR FREE CONSENT PUBLIC OR PRIVATE USE AS NOTED.

DATE: MAY 10, 2010
MAYOR, CITY AND BOROUGH OF WRANGELL
LOT A

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY AND BOROUGH OF WRANGELL
THIS IS TO CERTIFY THAT ON THIS 10th DAY OF MAY, 2010, BEFORE ME, the undersigned a Notary Public in and for the State of Alaska, duly qualified and sworn, personally appeared _____, known to me to be the owner of the property described herein and who executed the foregoing instrument for the purposes and consideration therein stated, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein specified.

WITNESSES MY HAND AND NOTARY SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF STATE OF ALASKA

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE PLANNING COMMISSION OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, HAS REVIEWED THE SUBDIVISION PLAT SHOWN HEREIN AND HAS BEEN OF THE OPINION THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AND THAT THE SAME ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AND THAT THE SAME ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND BOROUGH OF WRANGELL, ALASKA.

DATE: _____
SECRETARY

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

WE HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN PASSED TO COMPLY WITH THE REQUIREMENTS OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AND THAT THE SAME ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AND THAT THE SAME ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND BOROUGH OF WRANGELL, ALASKA.

DATE: _____
CITY CLERK

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADAPT THIS PLAN OF SUBDIVISION INTO OUR FREE CONSENT PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____
SOUTHEAST PROPERTIES, LLC LOT B

NOTARY'S ACKNOWLEDGMENT

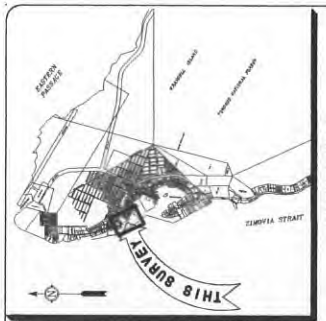
U.S. OF AMERICA
STATE OF ALASKA
CITY AND BOROUGH OF WRANGELL
THIS IS TO CERTIFY THAT ON THIS 10th DAY OF MAY, 2010, BEFORE ME, the undersigned a Notary Public in and for the State of Alaska, duly qualified and sworn, personally appeared _____, known to me to be the owner of the property described herein and who executed the foregoing instrument for the purposes and consideration therein stated, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein specified.

WITNESSES MY HAND AND NOTARY SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

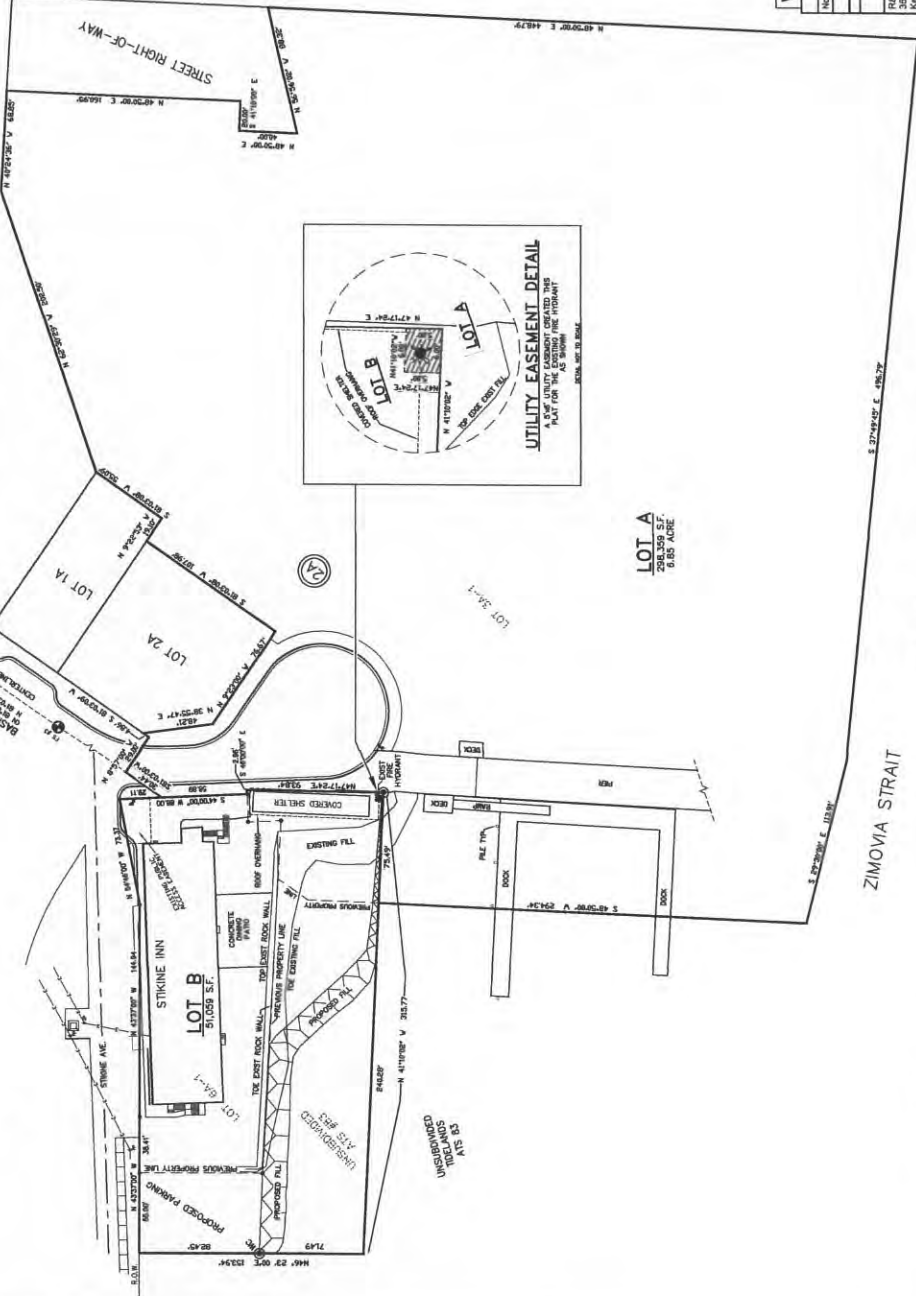
CLIENT: SOUTHEAST PROPERTIES, LLC.
BOX 55003
KETCHIKAN, ALASKA 99901

DRAWN BY: JLS
CHECKED BY: JLS
DATE PLATTED: 05/07/2010
DATE SURVEYED: 05/07/2010
SCALE: 1"=40'
SURVEYOR: GBS
PROJ. NO.: 150708



VICINITY MAP
NOT TO SCALE

- LEGEND**
- 2" PRIMARY BRASS CAP RECOVERED
 - 5/8" REBAR AND 2" ALUM CAP SET THIS SURVEY
 - POWER POLE - UP-LIGHT POLE, SP-SERVICE POLE
 - OVERHEAD ELECTRICAL SERVICE
 - DATA OF RECORD
 - DATA MEASURED OR CALCULATED
- (S. 3070527' W. 3553.92')
- S. 3070527' W. 1373.51



PLAT NOTES

- REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - A. HUBBELL AND WALLER TIDELANDS PLAT OF ATS #83.
 - B. PLAT 2004-10, STIKINE INN TIDELANDS RESUBDIVISION.
 - C. PLAT 2004-10, STIKINE INN TIDELANDS RESUBDIVISION.
 - D. PLAT 2010-07, TIDELANDS RESUBDIVISION.
 - E. PLAT 2010-07, TIDELANDS RESUBDIVISION.
 - F. BOOK 23, PAGE 233.
 - G. PLAT 1980-01.
 - H. PLAT 2013-02, WRANGELL ROAD & UTILITY IMPROVEMENTS.

SO. FOOTAGE CHANGE TABULATION

| | |
|--|-----------------------------------|
| LOT 8A-1 - EXISTING SQ. FT. = 23,609 | PROPOSED PORTION SQ. FT. = 27,450 |
| NEW STIKINE LOT A SQ. FT. = 51,009 | |
| TOTAL FROM CITY PROPERTIES TO BE TAKEN FROM LOT A = 51,009 | |
| TO NEW STIKINE LOT A = 51,009 | |
| TO NEW STIKINE LOT B = 5,500 | |



WRANGELL RECORDING DISTRICT

| No. | Date | Description | Recorder |
|---|------|-------------|----------|
| PRELIMINARY | | | |
| P.S.M. RECORDING DISTRICT | | | |
| 355 California Lake Road Ketchikan, AK 99901 | | | |
| Phone: (907) 874-2177 Fax: (907) 874-2187 | | | |

STIKINE INN TIDELANDS RECONFIGURATION
THE SUBDIVISION OF UNSUBDIVIDED ATS #83
AND LOTS 3A-1 AND 6A-1 WITHIN BLOCK 2A,
ATS # 83. THIS SUBDIVISION WILL CREATE LOT
A AND LOT B, BLOCK 2A, ATS #83

City and Borough of Wrangell

Agenda G5

Date: June 8, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: 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.

Background: The applicants are reconfiguring their existing adjoining lots.

Findings:

Lot 6, Block 2 ASLS 83-7 is currently owned by Mental Health Trust Land Office and under contract to John Verhey and Sheila Verhey. Mental Health Trust Land Office has been notified of the potential subdivision. The contract buyers have indicated to Staff that the property will be paid off prior to the Planning and Zoning Commission meeting. Staff will confirm with the Trust Land Office prior to the Commission's meeting.

Recommendation: Staff recommends approval of the preliminary plat, subject to concurrence by the Trust Land Office.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE, THE OWNERS OF THE PROPERTY HEREIN AND DESCRIBED HEREIN, HAVE COME TO THE CONSENSUS AND AGREEMENT TO DEDICATE TO THE PUBLIC AND OPERATE ALL RIGHTS, ALIENS, RIGHTS, EASES AND OTHER ESTATE SPACES TO PUBLIC OR PRIVATE USE AS FOLLOWS:

DATE _____ YEAR _____

DATE _____ YEAR _____

NOTARY'S ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF _____
CITY AND TOWNSHIP OF _____

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 20____, BEFORE ME, THE undersigned a Notary Public in and for the State of Alabama, duly qualified and sworn to, appeared _____, known to me to be the person(s) named in the foregoing instrument and who executed the same, and acknowledged to me that he executed the same for the purposes and intent therein expressed.

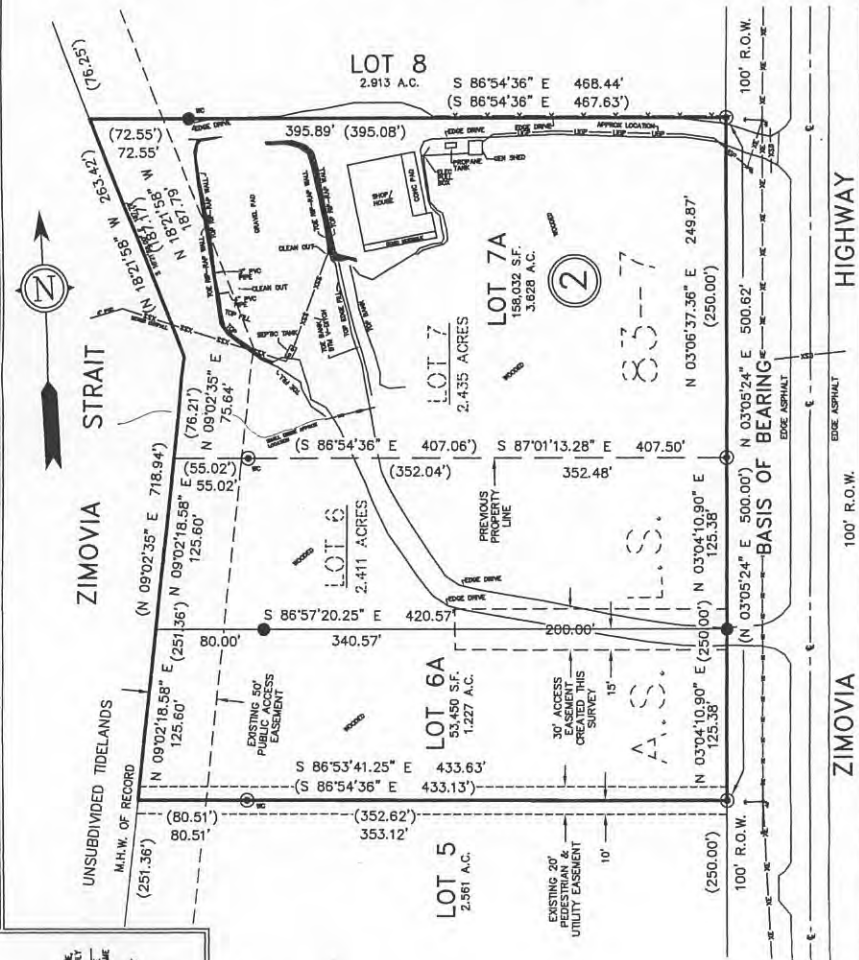
WITNESSED BY HAND AND NOTARY SEAL, THE DAY AND YEAR IN THE FOREGOING FIRST HEREIN SET FORTH.

NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA

IN COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

OWNERSHIP STATUS



SURVEYOR'S CERTIFICATE

UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE AND THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

CHECKED BY: GWS
DATE PLATTED: 1/3/15
DATE SURVEYED: JANUARY, 2015
SCALE: 1"=40'
SURVEYED BY: MICHAEL HOWELL
PROJ NO.: 142772

A horizontal scale bar with tick marks at 0, 40, 80, and 120 feet. The text "SCALE IN FEET" is written vertically below the bar.

V.E. RESUBDIVISION
A RESUBDIVISION OF LOTS 6 & 7, BLOCK 2, A.S.L.S.
83-7, WRANGELL ISLAND WEST SUBDIVISION, CREATING
LOTS 6A & 7A, WITHIN A.S.L.S. 83-7, WRANGELL
RECORDING DISTRICT

CLIENT: JOHN VERHEY & SYLVIA ETTEFAGH
BOX 2281
WRANGELL, ALASKA 99929

A vertical scale bar labeled "SCALE IN FEET" with markings at 0, 40, 80, and 120.

REGISTERED SURVIVOR, LICENSED IN THE STATE OF ALASKA.
A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED
AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION
OF THE LANDS SHOWN THEREON.
A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES
AND ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO

40 30 20 10
1 2 3 4 5 6 7 8 9 10

GEORGE C. SCHIFF LS 0700

I HEREBY CERTIFY THAT I
UNDER MY DIRECT SUPERVISION
OF SAID SURVEY, AND THAT THIS PLANT
SAID FIELD NOTES.

CHECKED BY: _____
DATE PLATTED: 1/5/15
DATE SURVEYED: JANUARY, 2015
SCALE: 1"=40'
SURVEYED BY: MICHAEL HONELL
PROJ NO.: 142772

DATE _____

VE Subdivision

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 666.66667 feet

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



City and Borough of Wrangell, Alaska

Agenda G6

Date: June 8, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: 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.

Back ground: The applicant has recently completed the vacation of the adjacent Cedar Street that was started in 2010. A carport he constructed in the ROW was built encroaching onto land owned by Alaska Housing Finance Corporation and he is seeking to move the carport onto his own property.

Review Criteria: Single Family District: Chapter 20.16
 Standards: Chapter 20.52
 Variance: Chapter 20.72

Findings:

In 2009-2010 time period, the applicant started construction of a carport on the side of his house. Mr. Guggenbickler never did receive a building permit for the construction but was issued a letter to cease construction until a permit was obtained. It was also during this time they discovered that the building was in the ROW and initiated the process to vacate. Mr. Guggenbickler also tried to purchase/lease or otherwise deal with the carport encroachment on to AHFC property. Mr. Guggenbickler indicated to staff he would be moving the car port off of their property and thus was asking for a 0 foot setback due to the limited space between the house and the car port.

A Variance application must meet four criteria:

1. Exceptional Physical Circumstances: The lot itself has more than adequate yard area, however due to construction without permits and verifications, the lot is now limited to hold the existing structure. The car port was constructed without confirming property lines and thus was built in the ROW and over adjacent property lines. An additional 15 feet was added on the side from the vacation of Cedar Street ROW.
2. Strict application would result in practical difficulties: By not approving the variance, according to the applicant, the carport would either need to be attached to the house, reduced in size or eliminated.
3. That the granting of the variance will not result in prejudice to others, or be detrimental to public health, safety or welfare: The granting of the variance should not prejudice others in the area. A 0' setback could result in special construction issues for firewalls if AHFC ever chose to construct on that corner of the property within their encroachment area. Based on conversations with the applicant, there should be adequate room to create a 1 or 2 foot setback from the side property line.

4. Granting of the variance is not contrary to the Wrangell Comprehensive Plan approved June 22, 2010.

Recommendation:

Staff recommends approval of a 4' Variance (to be setback at least 1' from the property line) from the adjoin property with AHFC, for the purposes of moving and reconstructing the carport.

APPLICATION FOR VARIANCE

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

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

II. Description: (use additional paper if necessary)

Legal description of the area requested for the variance Lot 4A

Lot (s) size of the petition area _____

Existing zoning of the petition area SB

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

Proposed change that requires this variance VACATION OF

Cedar St / Moving CARPORT

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

Explain details of the proposed development _____

(OCCUPY)

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: _____

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

A schematic site plat must be attached showing the type and location of all Proposed uses on the site, and all vehicular and pedestrian circulation patterns relevant to those uses.

I hereby affirm that the above information is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or the authorized agent thereof for the property subject herein.

Anthony / Sue Ann Suggenbach
PRINT PETITIONER'S NAME

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

802 E. Main Hwy
ADDRESS

5/18/15
DATE

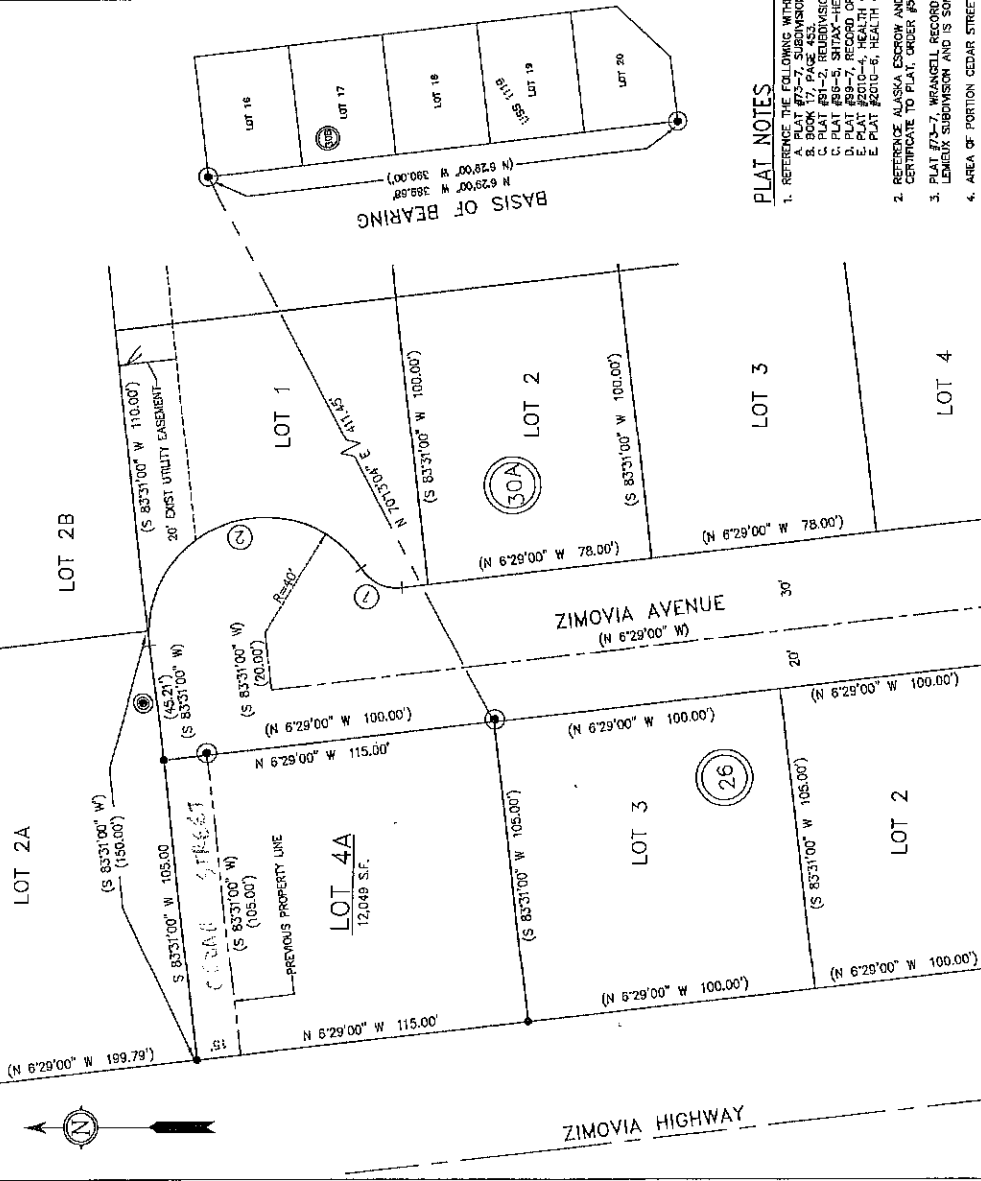
874-3698
TELEPHONE

Due to survey errors - my
CAUPONT needs be moved onto
my property (including the vacation
15' of Cedar St.). I need a variance
(side yard) because I don't
have room between my house & it.
No variance is granted.

Anthony Haggan

LEGEND

- SECONDARY MONUMENT RECOVERED THIS SURVEY
- REBAR AND ALUM. CAP SET THIS SURVEY
- (N 6°29'00" W 356.00') DATA OF RECORD
- (N 6°29'00" W 356.68') DATA MEASURED OR CALCULATED

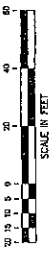


SURVEYOR'S CERTIFICATE

I, TONY TONY AND SUE DUDENBOKER, being duly sworn, depose and say that we are the owners of the above described land, and that we have caused the same to be surveyed and platted in accordance with the laws of the State of Alaska, and that the plat is a true and correct representation of the land as surveyed and platted, and that all easements and other details are correctly shown on the plat.

DATE: APRIL 13, 2015

PROF. NO.: 15071



PLAT NOTES

1. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - A. PLAT #72-7, SUBDIVISION OF BLOCKS 29, 30 & 3A, LOTS 1119.
 - B. BOOK 17, PAGE 453.
 - C. PLAT #81-5, SUBDIVISION AND STREET VACATION SURVEY.
 - D. PLAT #88-7, RECORD OF SURVEY, SHTAK-HEEN SUBD.
 - E. PLAT #2010-4, HEALTH CARE SUBDIVISION 1.
 - F. PLAT #2010-6, HEALTH CARE SUBDIVISION 2.
2. REFERENCE ALASKA ESCRROW AND TITLE INSURANCE AGENCY, INC. CERTIFICATE TO PLAT, ORDER #01213.
3. PLAT #72-7, WRANGELL RECORDING DISTRICT IS LOCALLY KNOWN AS LEMUEL SUBDIVISION AND IS SOMETIMES REFERRED TO BY THIS NAME.
4. AREA OF PORTION CEDAR STREET VACATED = 1,572 S.F.
5. PREVIOUS AREA OF LOT 4 = 10,477 S.F.
6. NEW AREA OF LOT 4A = 12,049 S.F.

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION ACT AND THE ZONING ORDINANCE OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: APRIL 13, 2015

BY: TONY TONY AND SUE DUDENBOKER

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION ACT AND THE ZONING ORDINANCE OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: APRIL 13, 2015

BY: TONY TONY AND SUE DUDENBOKER

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADVERTISE THE PLAN OF SUBDIVISION WITH OUR FREE CONSENT TO THE PUBLIC RECORD, AND THAT WE HEREBY DEDICATE THE LAND SHOWN AND DESCRIBED HEREON TO THE PUBLIC FOR PRIVATE USE AS NOTED.

DATE: APRIL 13, 2015

BY: TONY TONY AND SUE DUDENBOKER

NOTARY'S ACKNOWLEDGMENT

STATE OF ALASKA
CITY AND BOROUGH OF WRANGELL

WE, TONY TONY AND SUE DUDENBOKER, being duly sworn, depose and say that we are the owners of the above described land, and that we have caused the same to be surveyed and platted in accordance with the laws of the State of Alaska, and that the plat is a true and correct representation of the land as surveyed and platted, and that all easements and other details are correctly shown on the plat.

DATE: APRIL 13, 2015

BY: TONY TONY AND SUE DUDENBOKER

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DATE: APRIL 13, 2015

BY: TONY TONY AND SUE DUDENBOKER

NOTARY'S ACKNOWLEDGMENT

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CITY AND BOROUGH OF WRANGELL

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DATE: APRIL 13, 2015

BY: TONY TONY AND SUE DUDENBOKER

TAX CERTIFICATE - CITY AND BOROUGH OF WRANGELL

STATE OF ALASKA (FIRST JUDICIAL DISTRICT) 199

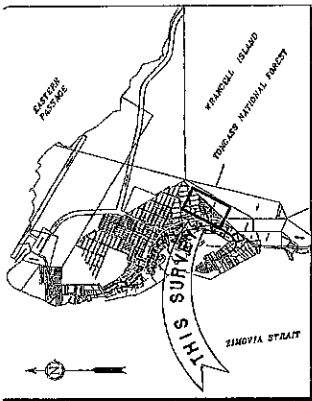
I, TONY TONY AND SUE DUDENBOKER, being duly sworn, depose and say that we are the owners of the above described land, and that we have caused the same to be surveyed and platted in accordance with the laws of the State of Alaska, and that the plat is a true and correct representation of the land as surveyed and platted, and that all easements and other details are correctly shown on the plat.

DATE: APRIL 13, 2015

BY: TONY TONY AND SUE DUDENBOKER

WRANGELL RECORDING DISTRICT

CLERK: TONY TONY AND SUE DUDENBOKER
BOX 380
WRANGELL, ALASKA 99253



VICINITY MAP

NOT TO SCALE

PRELIMINARY

WRANGELL RECORDING DISTRICT



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Law

CIVIL DIVISION
1031 West 4th Avenue, Suite 200
Anchorage, Alaska 99501
Main: 907-269-5100
Fax: 907-276-3697

June 4, 2015

City and Borough of Wrangell Planning and Zoning Commission
P.O. Box 531
Wrangell, AK 99929

Re: Variance Application on Lot 4, Block 26 requested by Tony and Sue
Guggenbickler

Dear Wrangell Planning and Zoning Commissioners:

I have been assigned to represent Alaska Housing Finance Corporation ("AHFC"). AHFC received notice that Anthony and Susan Guggenbickler requested a 0' side yard set back on Lot 4, Block 26, in Wrangell and that item is on your agenda for your meeting on June 11, 2015. The Guggenbickler's property is adjacent to AHFC property.

AHFC and Mr. Guggenbickler have been having discussions for some time regarding the Guggenbicklers' carport, which is encroaching on AHFC property. AHFC has been attempting to avoid litigation in this matter if possible. Mr. Guggenbickler has reported to AHFC that a survey he commissioned showed that the eave of the carport is encroaching on AHFC property, and he requested that AHFC agree to a variance.

Unfortunately AHFC is unable to agree to a variance in which AHFC would be required to convey, pledge, transfer, etc. any portion of the property on its Wrangell site due to a Declaration of Trust between the United States Department of Housing and Urban Development and AHFC (see enclosed Declaration of Trust).

The Declaration of Trust requires that AHFC "remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or another encumbrance of said property or any part thereof."

Further, while AHFC may not currently have any plans to utilize the land on AHFC's side of the property line, if that changes, the actions of the adjacent landowner (the Guggenbicklers) might seriously affect AHFC's actions in utilizing the set back area on AHFC's side of the line. For example, depending on what the other landowner might

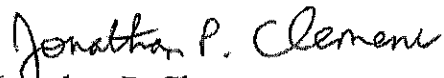
Wrangell Planning and Zoning Commissioners
Re: Guggenbickler request for variance

June 4, 2015
Page 2

build, it could make AHFC liable to higher construction standards to protect the other landowner's construction.

For the foregoing reasons, AHFC requests that you deny the Guggenbicklers' request for a variance.

Sincerely,
CRAIG W. RICHARDS
ATTORNEY GENERAL

By: 
Jonathan P. Clement
Assistant Attorney General

JPC/ccb
Cc: Anthony Guggenbickler
Enclosure: Declaration of Trust dated August 3, 1994

Declaration of Trust

(Public Housing Modernization
Grant Projects)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Whereas, the Alaska Housing Finance Corporation (AHFC), successor in interest to the Alaska State Housing Authority, a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the State of Alaska, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with the effective date as of June 26, 1962 (herein called the Annual Contributions Contract) and a certain Modernization Project Grant Amendment to the Annual Contributions Contract with the effective date as of May 25, 1994 (herein called the Modernization Grant Amendment) providing for a grant to be made by HUD to assist the AHFC in modernizing lower income housing project(s); and

Whereas, as of the date of the execution of this Declaration of Trust, the Modernization Grant Amendment and the Annual Contributions Contract cover certain individual lower income housing projects located in: the cities of Ketchikan, Sitka, Petersburg, Wrangell, Juneau, Cordova, Valdez, Wasilla, Kodiak, Bethel, Nome, Fairbanks; the boroughs of Matanuska-Susitna, Ketchikan Gateway, Kodiak Island, Fairbanks North Star; the Municipality of Anchorage; State of Alaska which will provide approximately 1250 (total) dwelling units; and which lower income housing projects are known as Modernization Project No. AK06P001703 and individual projects as follows:

Project No. AK06P001033 with approximately 49 dwelling units, and Project No. AK06P001002 with approximately 48 dwelling units, and Project No. AK06P001005 with approximately 24 dwelling units, and Project No. AK06P001006 with approximately 62 dwelling units, and Project No. AK06P001007 with approximately 12 dwelling units, and Project No. AK06P001008 with approximately 25 dwelling units, and Project No. AK06P001009 with approximately 24 dwelling units, and Project No. AK06P001010 with approximately 40 dwelling units, and Project No. AK06P001011 with approximately 88 dwelling units, and Project No. AK06P001012 with approximately 14 dwelling units, and Project No. AK06P001013 with approximately 20 dwelling units, and Project No. AK06P001016 with approximately 16 dwelling units, and Project No. AK06P001018 with approximately 117 dwelling units, and Project No. AK06P001019 with approximately 33 dwelling units, and Project No. AK06P001030 with approximately 80 dwelling units, and Project No. AK06P001032 with approximately 25 dwelling units, and Project No. AK06P001040 with approximately 42 dwelling units, and Project No. AK06P001048 with approximately 14 dwelling units, and Project No. AK06P001041 with approximately 50 dwelling units, and Project No. AK06P001042 with approximately 22 dwelling units, and Project No. AK06P001043 with approximately 20 dwelling units, and Project No. AK06P001044 with approximately 18 dwelling units, and Project No. AK06P001045 with approximately 20 dwelling units, and Project No. AK06P001046 with approximately 40 dwelling units, and Project No. AK06P001047 with approximately 120 dwelling units, and Project No. AK06P001050 with approximately 150 dwelling units.

Whereas, the modernization of each Project will have been financed with grant assistance provided by HUD.

Now, Therefore, to assure HUD of the performance by the AHFC of the covenants contained in the Modernization Grant Amendment and the Annual Contributions Contract, the AHFC does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes herein stated, the following real property situated in: (insert legal description for each individual project.)

See Attachment "A"

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The AHFC hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, To Wit:

The right to require the AHFC to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or another encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Modernization Grant Amendment and the Annual Contributions Contract, or any interest in any of the same except that the AHFC may (1) to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, or (2) with the approval of HUD, release any Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the AHFC of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alley, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the AHFC of any Project shall be effective to release such property from the trust hereby created.

WRANGELL PROPERTY

Project AK06P001013

All of Lot 1, Subdivision Plat of Portions of Block 25 and 31, Wrangell Townsite, prepared by Hubbell and Waller Engineering Corporation dated October 8, 1965 and filed for record under file 66-76, Wrangell Recording District, First Judicial District, State of Alaska.

The individual projects covered by the Modernization Grant Amendment shall be subject to this Declaration of Trust for a period of twenty years beginning on the date of the Modernization Grant Amendment. Each individual project shall also be subject to this Declaration of Trust of twenty years after the date of the most recent Modernization Grant Amendment applicable to that project. Upon expiration of the period during which the AHFC is obligated to operate the individual projects in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective;

IN WITNESS WHEREOF, the AHFC by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this 3rd day of AUGUST, 1994.

(Seal)

ALASKA HOUSING FINANCE CORPORATION

Attest: Will Gay
Secretary

BY: John Guinn
Chairperson

STATE OF ALASKA)
)SS.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY THAT on the 3rd day of AUGUST, 1994, before me the undersigned Notary Public, duly commissioned and sworn as such, personally came John Guinn and Will Gay of the Alaska Housing Finance Corporation, a public corporation organized and existing under and by virtue of the laws of the State of Alaska, to me known to be the Chairperson and Secretary/Treasurer respectively of said corporation, and acknowledged that the seal affixed to the within instrument was signed and sealed on behalf of the Alaska Housing Finance Corporation and acknowledged said instrument is the free act and deed of said Alaska Housing Finance Corporation.

IN WITNESS THEREOF, I have hereunto set my hand and affixed by official seal the day and year in this certificate first above written.

Paula Seaton
Notary Public in and for Alaska

My commission expires: 7-2-95

City and Borough of Wrangell

Agenda G7

Date: June 8, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: 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.

Background: Mr. Johnson submitted a building permit to the Public Works Director to culvert and fill a drainage ditch on First Avenue for on-street parking. Upon further review by staff of drainage and ROW concerns, the issue is before the Commission for recommendation to the Borough Manager.

Review Criteria: **Standards: 20.52**

Findings: The Planning and Zoning Commission, per WMC 3.44.120 is being asked to make a recommendation to the Borough Manager regarding the culvert placement and filling of a drainage ditch the length of the private property it is located in front of on First Avenue for the purpose of creating on-street parking. First Avenue has a 30 foot wide platted ROW, with an 18 foot paved driving lane. The ditch is in the ROW immediately in front of a rock wall located approximately on the property line of the property owned by the applicant. Proposed parking in this area (filled ditch) would encroach into the paved First Street driving lane as it measured approximately 5-6 feet from edge of pavement to rockwall. Currently there is a 12" culvert through the applicant's driveway as well as the neighbor to the north. However, one side of the applicant's culvert is crushed the other may be crushed or buried. The neighbor's culvert appears crushed or partly buried and the culvert closer to mission street is elevated such that ponding in the ditch is created. It is unknown if this ditch even correctly connects to the Mission Street storm drain.

The adjacent property to the south has already filled a ditch to create on-street parking in front of the house. This wall appears to be set back slightly further than the applicant's rock wall and their parking, while not in the roadway is in the ROW. Drainage of runoff water from the private property during winter is an issue as drainage water runs off this private property, has no where to go and collects and sheets on the roadway creating icy conditions. The water is not drained into any ditch but onto property across the road or down the road. It is not known when the fill was placed in front of the residence. There is concern that the applicant's proposal will create a similar situation increasing impacts to public safety and aggregating the drainage issues already prevalent on the hill.

There are several key issues for the Commission to consider: 1) Private parking within the ROW and the impacts to public safety – vehicular and pedestrian, street maintenance including snowplowing; 2) Adequate culverts for water conveyance; 3) Drainage channels or basins to collect on-site runoff water and adequate for proper flow. While staff acknowledges there are situations in various places across town, it does not make what has been done right. The attempt with this review is to address growing concerns and issues of drainage on the hill.

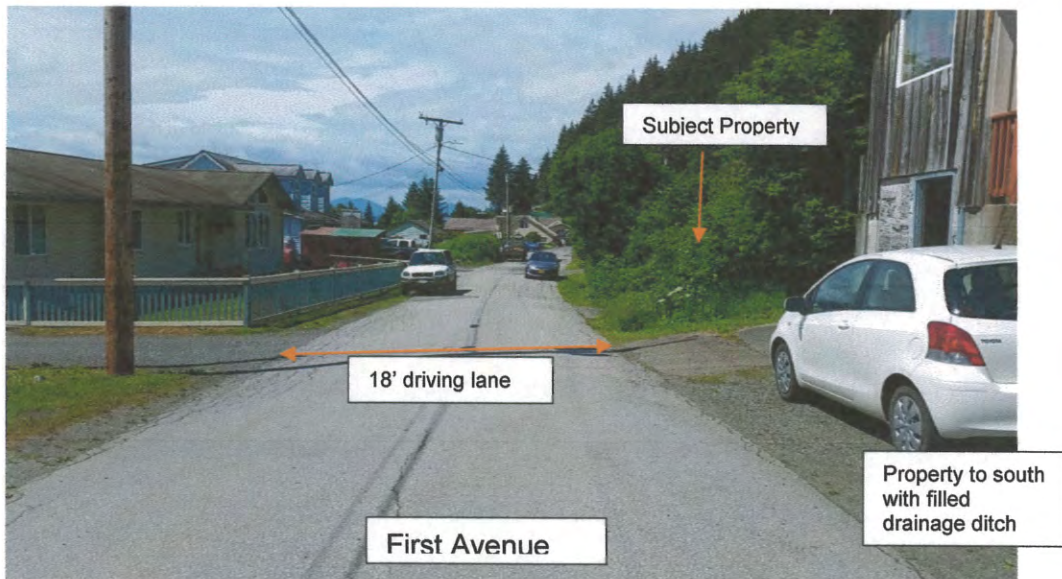
Public Works Director Amber Al-Haddad has included a memo with her concerns from the public works perspective. Public Works is currently working on a driveway permitting system as well as building permit modifications and drainage improvements. A storm drain plan for the community has been on the Borough's Capital Improvement List for the last couple of years.

The applicant's residential property currently has at least two off-street parking capabilities and these places should be utilized. Drainage from upslope is an issue all over the hill and while under normal conditions the existing drainages, culverts or storm drains can handle the flow, there are times where flooding occurs due to ditching and culvert conditions from age, silting, collapsing or small culvert size. As more homes are built or land is improved, more land becomes impervious and the runoff increases and the very old ditch and culvert construction does not handle the increased water flow load.

Recommendation:

Staff recommends to the Commission to not recommend filling the drainage ditch for on-street parking unless certain conditions are met:

- 1) Any parking on-street should be for vehicles only and be completely out of the paved road portion of the ROW. This would require probably a 9 foot horizontal clearance from the edge of pavement;
- 2) Detailed design of the proposed fill, culvert and water collection design would need to be submitted to the Borough for review and approval.
- 3) Adequate culvert size should be installed, probably an 18" culvert.
- 4) The drainage ditch fill would need to be pitched/sloped correctly in order to still accommodate run-off from the property, not just allow runoff to flow down the street or onto property across the street.
- 5) Some sort of catch basin/culvert design and driveway entrance should be constructed for collection of water from the driveway and coordinated and approved by City staff.
- 6) The water collection system in the ROW would need to be maintained by the owner of the land.

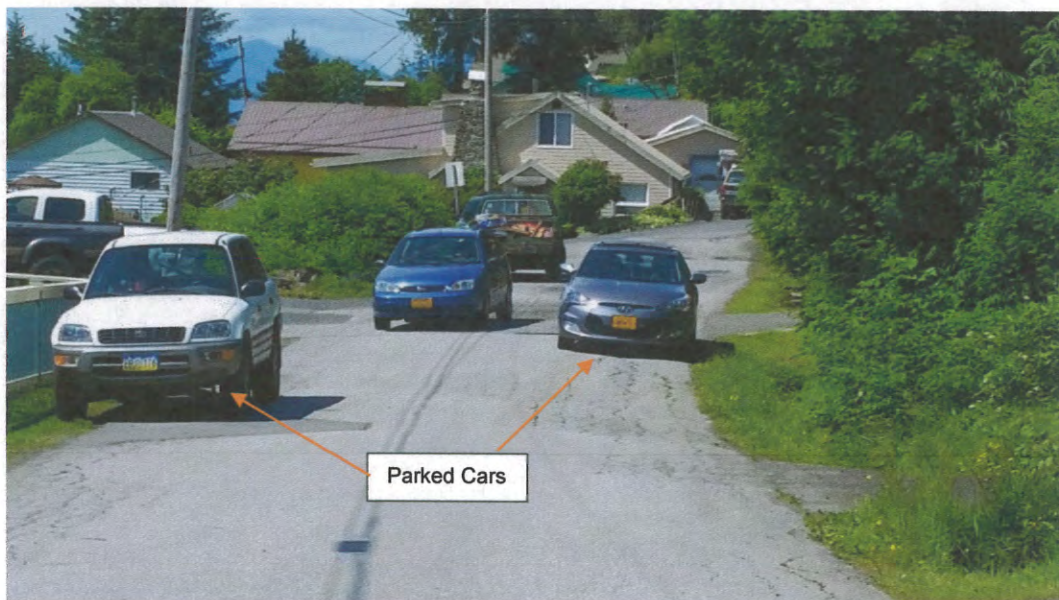




Applicant's driveway with
rain gutter pipe and
collapsed/ or buried culvert



Collapsed/ or buried culvert
under driveway to north of
applicant.



Parked Cars

K. S. Anderson

TIM BONFESS

TOE OF ROAD / PARK

AVENUE

REQUESTING CITY OF WRG TO TRFECT/DITCH FOR DRAINAGE

SUBJECT Property

File

Richie

Subject
Property

EXISTING CULVERT

RETAINING WALLS

25

index

Ref

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• 1986 年 10 月 1 日

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ATE OF APPROVAL BY
TING COMMISSION

[illegible]

DRIVER
CITY
EXISTING

50
40
30
20
10

FIRST AVE

NEW BIRTH

EXISTING

CLOSED (ROCKED) PITBURN
FRONT OF SEIMERS

EXISTING

Closed (Rocked) Ditching

PROPOSED OPEN PITCH TO HAVE

12" CUMFEST + SHOT ROCK INSTALLED

Paid for By Johnson Construction & Supply

SO: (w) Row

Install 90' of culvert in water to be dune
to fill over it and create 2 parking spaces

over

City of Wrangell
Application for Building Permit

Permit No. _____

Date Issued _____ By _____ Fee Paid _____

☐ New Building ☐ Electrical ☐ Plumbing ☐ Water/Sewer
☐ Foundation ☒ Remodeling/Repair ☐ Demolition

UTILITIES

Sewer Outlet Size: _____

Water Service Size: _____

PERMITS

ADEC Permit ☐ Required/Copy Attached ☐ Not Required
State Driveway Permit ☐ Required/Copy Attached ☐ Not Required
Are you Building on Tidelands ☐ Yes ☐ No ☐ Authorization Provided
Wetlands?

COST/VALUATION

Estimated Cost of Construction * 18,500.00

Total Square Footage _____

* Property values are assessed independently of this estimate

SPECIAL INFORMATION

REPLACE 30' X 12" CORRUGATED CULVERT PIPE
AT DRIVEWAY, INSTALL 60' X 12" CORRUGATED
CULVERT DITCHLINE IN FRONT OF RESIDENCE
BACKFILL WITH SHOTROCK & CAP WITH D-1, INSTALL
APPROX 80' RETAINING WALL ON PROPERTY ALONG
FIRST AVE & INTO DRIVEWAY

FOUNDATION SPECIFICATIONS

REPLACE OILFIELD BARRIER w/ ELECTRIC HYDRAULIC

ZONING INFORMATION

Current Zoning _____

Proposed Use RESIDENTIAL

No. of Units upon Completion _____

Area of Lot _____

Height of Building _____

Are there any utility easements on this property? ☐ Yes ☐ No

Required Setbacks _____ Proposed Setbacks _____

Front _____ Back _____

Side _____ Side _____

Zoning Administration

Approval _____ Date _____

Street Address

Name JOHNSON CONSTRUCTION & SUPPLY

Mailing Address PO BOX 795

City WRANGELL AK 99929

Telephone 814-2375

Name N/A

Mailing Address _____

City _____

Telephone _____

Name JOHNSON CONSTRUCTION

Mailing Address PO BOX 795

City WRANGELL AK 99929

Telephone 814-2375

Subdivision TOWNSITE OF WRANGELL

Lot No. 2 Blk No. 62

Parcel No. U.S. SURVEY # 1119

Material N/A

Exterior Piers

Width of Top _____

Width of Bottom _____

Depth in Ground _____

Plate (Sill) _____ Size _____ Space _____ Span _____

Joists (1st Floor) _____

Joists (2nd Floor) _____

Joists (Ctg.) _____

Studs (Ext.) _____

Roof Rafters _____

Bearing Walls _____

Other _____

COVERINGS

Ext. Walls _____

Roof _____

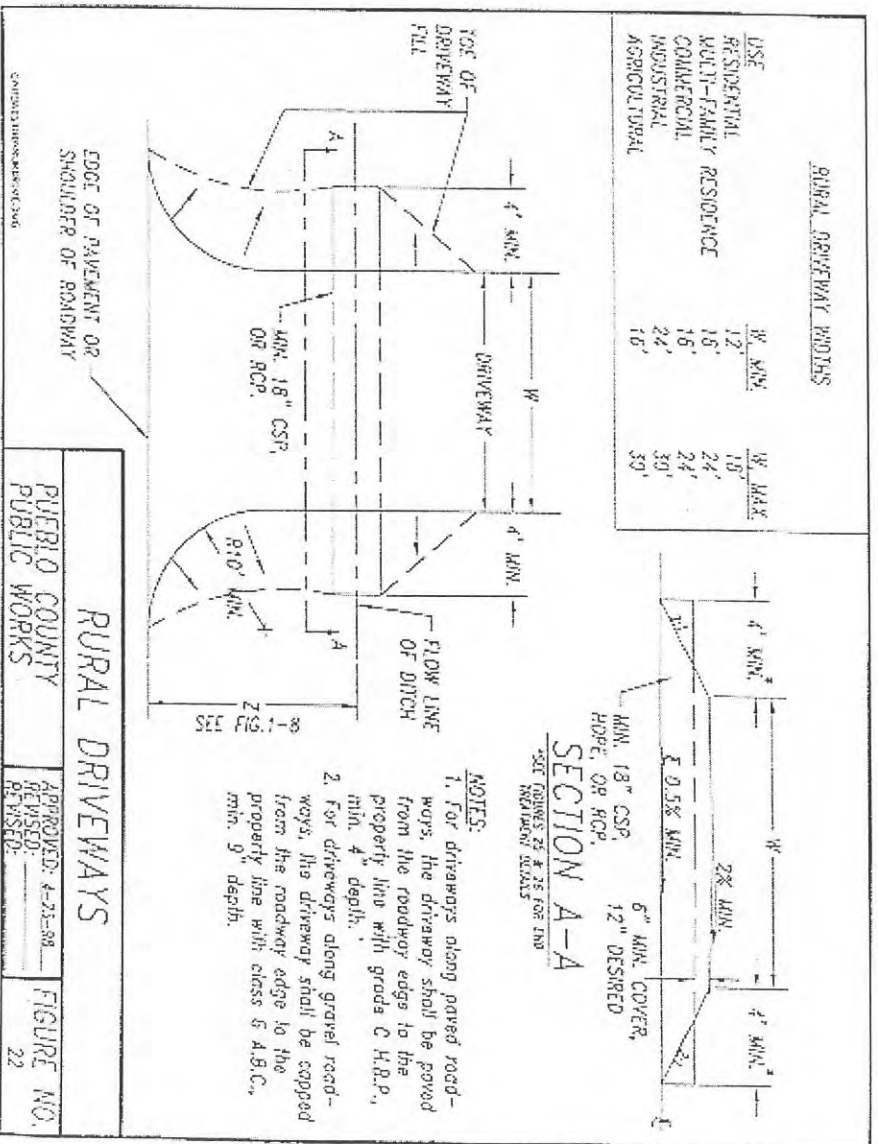
Int. Walls _____

Floor _____

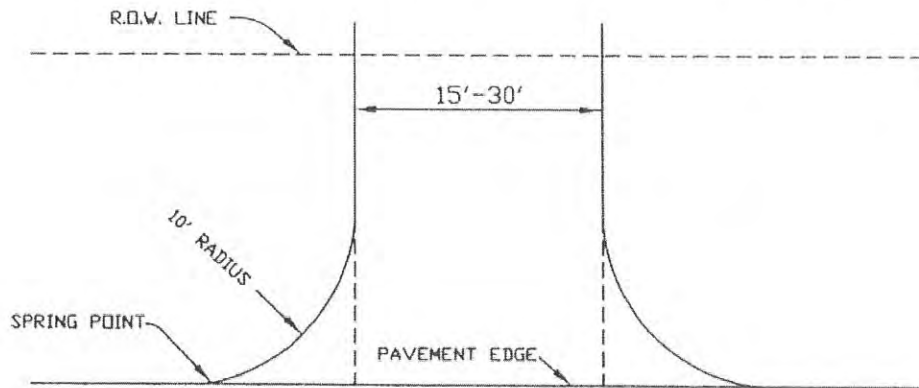
Basement Slab _____

INSULATION R-VALUE

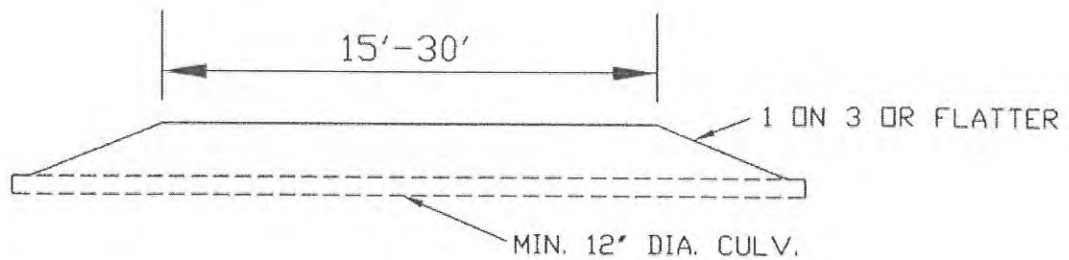
Required _____ Proposed _____



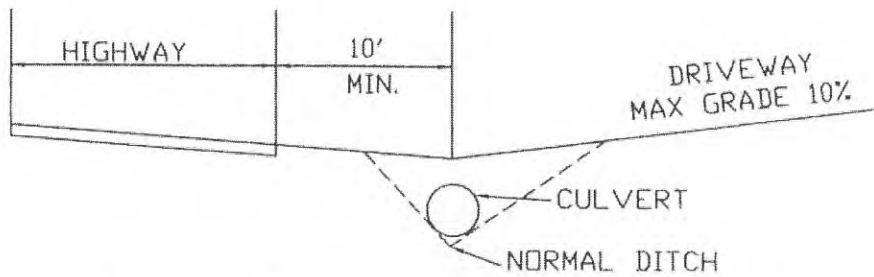
BENZIE COUNTY ROAD COMMISSION STANDARD PLAN FOR RURAL RESIDENTIAL DRIVES



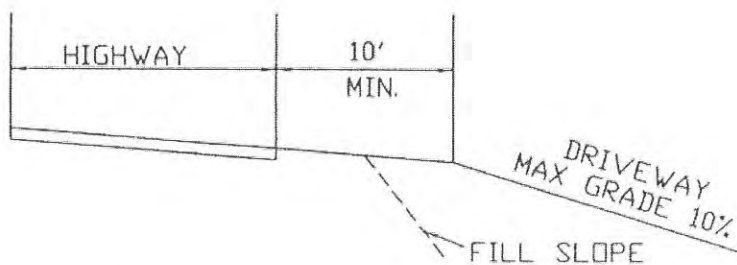
HIGHWAY FRONTAGE



ELEVATION



RURAL DRIVEWAY PROFILE - CUT SECTION



RURAL DRIVEWAY PROFILE - FILL SECTION

MEMORANDUM

TO: Carol Rushmore, Zoning Administrator & Planning & Zoning Commission
FROM: Amber Al-Haddad, Public Works Director
SUBJECT: Request to Construct a Parking Area in the 1st Avenue Right of Way
DATE: June 8, 2015

Dear Carol and the Planning & Zoning Commission:

This memo is provided in regard to Harley Johnson's recent building permit application submission for the construction of a water conveyance culvert and a parking area in front of his property on 1st Avenue. Construction within the Rights of Way (ROW) corridor, of the nature requested herein, is considered a major encroachment and is strongly discouraged by the Public Works Department for the following reason:

Rights of Way (ROW) are generally dedicated to the movement of vehicles and pedestrians, as well as for utilities and storm drain conveyance systems. The most fundamental requirement is that encroachments should not impede the through zone of the ROW corridor.

Johnson's request to construct is an encroachment within the 1st Avenue ROW with associated concerns:

- Recommending approval for parking within the ROW sets precedence for allowing future parking within the ROW and has the potential to create conflict when and if the City requires that land be returned for future public use. There is no provision in the WMC to allow parking within the street ROW.
- Roadside ditches are designed to divert street and private property water runoff to the nearest culvert. The ditch on the uphill side of 1st Avenue is the only water run off conveyance along that section of street. Eliminating even more of the ditch line, than has already been filled, may add to the drainage issues already present along this corridor.

Existing issues include: a) the driveway culvert to the north of Johnson's property, to which he proposes to connect, is either crushed or set below channel bottom elevations and would require repair to make a proper connection; b) ROW in-fill with a steel culvert installed higher than channel bottom, causing inadequate water flow and water ponding in the channel; c) ROW in-fill where no culvert or other water run off conveyance was provided, causing water to shed across the ROW in-fill area onto the roadway and creating road icing conditions during periods of freezing temperatures. It is typical to provide proper drainage by pitching and grading or building a swale, allowing grade to slope away from both structures and the street and where water will collect and flow to lower ground, similar to typical driveway grading designs.

Even with proper pitch and grade it is normal, when drain rock is used as the finished driving aggregate, that fines accumulate in the rock and eventually clog the well-intended drainage material. As this occurs, water begins to either pond in the swale or shed outside of the swale.

- Driveways should not impede water runoff conveyance. The Public Works Department is in the process of creating design criteria for driveways. When driveway culverts are used within City ROWs, a minimum 18-inch (unless conditions warrant a smaller diameter) diameter pipe should be required to avoid clogging and allow for adequate seasonal flows. Culvert pipe should also be of either aluminum or plastic corrugated material, not steel, as we find steel material is corroding in our soils.
- Construction of parking lots, driveways and structural fill has not typically required a building permit in Wrangell, which in turn means the City does not have the chance to review possible encroachments and to provide design criteria, all which are necessary to create coherent guidelines that promote consistency and protection of the public's assets and interests.
- While other property owners have constructed parking areas within the ROW, I have not yet found evidence that those encroachments received prior approval.

Public Works recommends that Planning & Zoning not recommend approval of such major ROW encroachments; however, if being deliberated, please consider including the following guidelines as conditions of recommended approval:

- Execute either a revocable encroachment permit or an easement document, authorizing use.
- The authorizing document shall specify the terms, conditions and liability under which the use will be allowed and shall provide a method for the termination (and removal) of the use should it become necessary for any purpose related to public ownership, transportation or street and utility maintenance. The document shall be recorded with the City so that the document runs with land ownership, and therefore any future land owners will also be bound by the document's conditions.
- Require a design review process for structural items planned within the ROW, including a site plan, fill sections depicting slopes and grade breaks, as well as materials used, and any other relevant details to clearly demonstrate the proposal.
- The location and placement of the parking area must allow a minimum of ten feet (10') of horizontal clearance from the edge of the roadway in order to accommodate parked vehicles, so as to not compromise transportation and pedestrian safety nor interfere with City maintenance functions, such as snow removal.
- Assess a fair market value through property taxation whereby the private use of the ROW corridor constitutes an interest in real estate, which is either permanent in nature or which is intended to continue for a long period of time. This is similar to the manner in which the City currently reduces property tax based on easements that private land owners provide to the City for public use.
- The private land owner is responsible for meeting all other applicable City codes and regulations related to the authorized use, whether or not expressed in the authorizing document.

I would welcome any questions or concerns regarding Public Works' concerns and recommendation.

Sincerely,
 Amber Al-Haddad
 Public Works Director
 City & Borough of Wrangell

City and Borough of Wrangell

Agenda G8

Date: June 8, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

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

Background: Mr. Purdy has purchased and is renovating an old warehouse located on the southwest side of the harbor near the Standard Oil Float. He is replacing piling and rehabilitating the inside.

Review Criteria: Waterfront Development District: Chapter 20.50
Standards: Chapter 20.52
Conditional Uses : Chapter 20.68

Findings: The warehouse is on piling. Mr. Purdy is renovating and restoring the structure. Wrangell Municipal Code 20.50.040 requires other uses not water related or dependent be permitted with a Conditional Use permit. The applicant is seeking to create an apartment on the waterside with warehousing and storage and a shop facility closer to the road.

Conditions of Approval for conditional use applications include:

- 1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.* The proposed residential facility will be located on the harbor and itself may experience more noises and sounds than normally would in a residential neighborhood but the apartment would be located in a working harbor. Other nearby structures include residential and industrial type operations so the apartment and warehousing facility should not impact neighbors. Traffic should not be impacted. The parking lot is being leased to the City for harbor use but should be available for the owner's facility as well based on off-street parking requirements for the residence.
- 2) *Provisions of sewer and water:* There is sewer and water connections available to the property.
- 3) *Entrances and off-street parking available without safety issues:* Access to the structure will remain the same. The parking lot is being leased to the City for harbor use but should be available for the owner's facility as well based on off-street parking requirements for the residence.

Recommendation: Staff recommends approval of the conditional use permit request for residential use of a portion of the warehouse along with warehousing/storage and shop uses.

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: ROGER PURDY
P.O. BOX 1680
GAINESVILLE TX 76241

Applicant's Phone Number: 859 327 8320

II. Owners's Name and Address: P.O. BOX 1680
GAINESVILLE TX 76241

Owner's Phone Number: 859 327 8320

III. Legal Description: Lot 1, Block 84D, U.S. Survey 1119
Parcel No. 02.025.401

IV. Zoning Classification: _____

V. Specific Request: RESTORATION OF WATERFRONT
WAREHOUSE INCLUDING PEELING, SIDING,
NEW WINDOWS, ROOF,

COMPLETE 40x56 APARTMENT ON BAY SIDE
WIRED / PLUMBED TO COMMERCIAL CODE.
WAREHOUSE / SHOP SPACE NEAR ROAD SIDE.

PARKING LOT TO BE LEASED TO CITY FOR DOCK USE.
FIRE EGRESS DECK AROUND EXTERIOR PERIMETER.

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: Aug 2016 END: JULY 2019

SIGNATURE OF OWNER: [Signature] DATE: 5/28/15

SIGNATURE OF APPLICANT: [Signature] DATE: 5/28/15

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.

CITY DOCK SIDEWALK

CITY DOCK

CITY
PARKING LOT
APPROX 55' X 106'

EXISTING
BUILDING
54' X 116'

DRIVEWAY

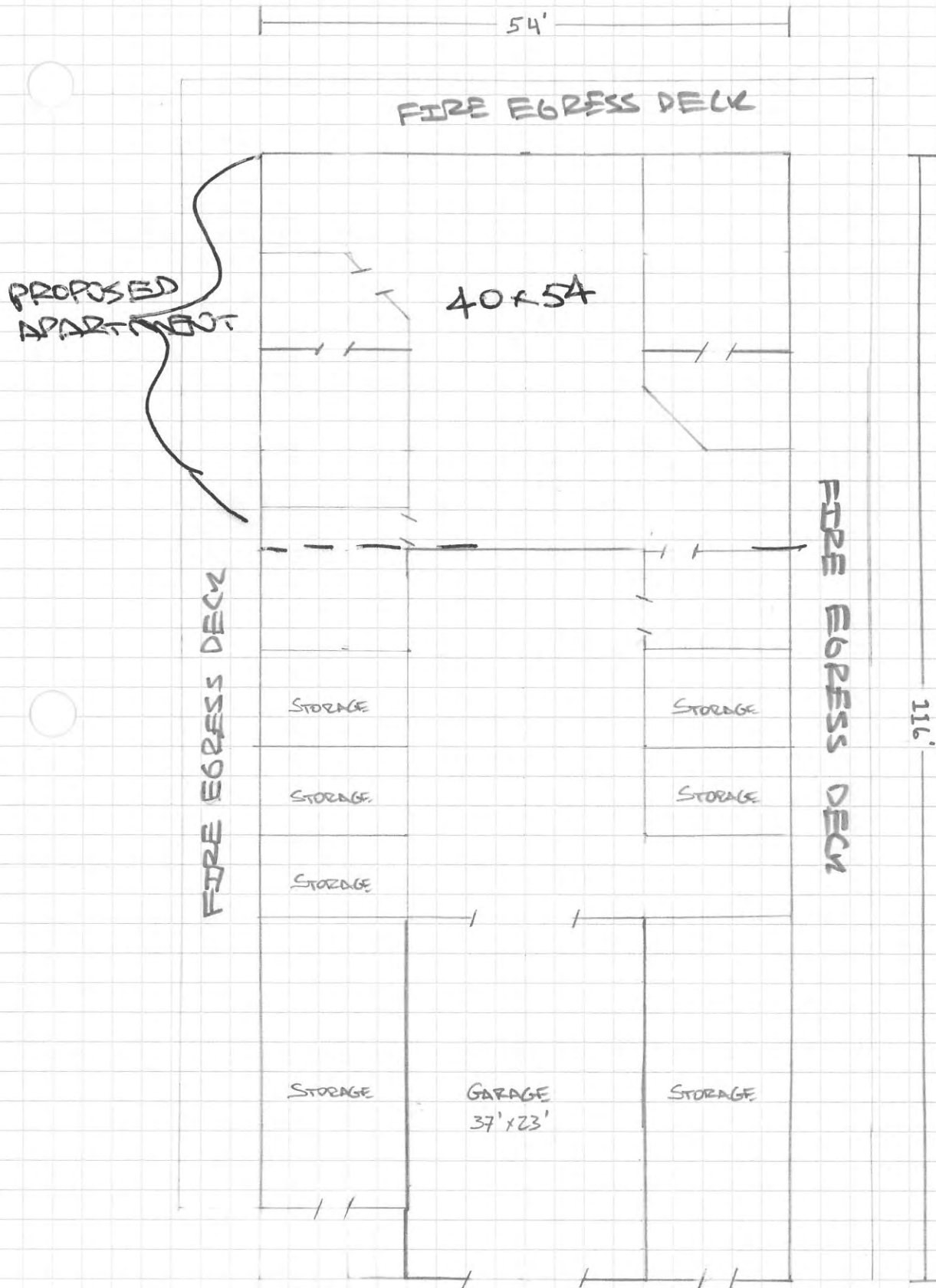
54'

116'

36'

15'

1413 PENINSULA DR.



1" ≈ 15'

1413 PENINSULA DR. WRANGEL, AK

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 83.33333 feet

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



City and Borough of Wrangell

Agenda G9

Date: June 8, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: 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.

Background: Lisa Torgramsen has owned a larger parcel of land just past Alpine Mini Mart along Zimovia Highway. It is zoned Single Family Residential and thus far, there have been two subdivisions of the parcel. Mr. Glasner is seeking a zone change for a portion of the remaining large parcel.

Review Criteria: **Single Family Residential 20.16**
 Light Industrial 20.51
 Standards: 20.52
 Amendments 20.76

Findings: The applicant Mr. Glasner is seeking a zone change for a 2.4 acre parcel out of the remaining 9.5 acres of unsubdivided land currently zoned Single Family. Mr. Glasner wants to rezone the 2.4 acres closest to the trailer park as depicted on a schematic of a future subdivision. The final plat of the last subdivision of this property, the Torgramsen-Smith Subdivision is part of this agenda, and the preliminary plat is attached as reference. If approved, Mr. Glasner would proceed with the subdivision of the property to purchase the land that is rezoned.

Mr. Glasner is seeking to construct a steel building containing 14 storage units that would be rented or personally used. The Single Family District WMC 20.16 permits residences and the accessory structures and as conditional uses schools, public buildings and cottage industries to name a few types of uses. Light Industrial District permits warehouses and storage, but it also permits transshipment facilities, manufacturing, auto repair and as conditional uses the district allows RV parks, multifamily structures and play grounds, and animal establishments.

The portion of land recently subdivided was maintained for Single Family residential uses. The property on the other side of the area proposed for rezoning is zoned multi-family and currently consists of a trailer park. There is a need for Light Industrial land for storage, however Light Industrial may or may not be compatible with adjacent residential uses, depending on the actual use of the property. Mr. Glasner's proposal is specifically for a steel building and storage unit, however if rezoned, then any of the uses within the Light Industrial District could potentially occur. If this 2.4 acre property is rezoned to Light Industrial, the remaining portion of land may hold additional interests to other parties to also seek rezoning the remaining portions of the parcel to Light Industrial as it opens up potential other opportunities and interested persons.

If the property is rezoned Light Industrial, because residential land abuts each side of the property, the applicant would need to maintain a 25 foot vegetated buffer between his use and the residential property per WMC 20.52.200.

The Commission needs to determine the long term potential uses in this area and if Light Industrial is appropriate for the area. While a storage unit may not impact adjacent neighbors, other businesses permitted in the Light Industrial District could generate traffic, noise, and potential conflicts with adjacent residential neighbors. There is some Light Industrial near by (Alaska Waters/Public Works), as well as Commercial (Alpine Minimart)

Another option the Commission might consider is a contract zone for this specific use, rather than permitting all Light Industrial activities. This would also allow a recommendation for conditions such as buffers and setbacks and facility access, lighting.

Recommendation:

The Planning and Zoning Commission is making a recommendation to the Assembly.

Staff recommends to the Commission to not recommend a zone change from Single Family Residential to Light Industrial due to the potential impacts the District's permitted uses could have on the residential nature of the area.

However, if the Commission is considering the zone change for the 2.4 acres, Staff recommends to the Commission to recommend a contract zone for the specific use requested by Mr. Glasner in his letter to the Commission – a steel building for storage units - with the following conditions:

- 1) Site obscuring vegetated buffer of at least 25 feet must be maintained pursuant to WMC 20.52.200 to adjacent residential properties
- 2) Lighting at the facility should be angled downward and guarded from the sides so as not to disturb adjacent residences.
- 3) Operating Hours should be restricted to between 7 and 8 at night.

May 27, 2015

Borough Of Wrangell
Planning And Zoning Department

Att: Carol Rushmore

Re: Zoning And Uses Permitted

We would like to purchase proposed vacant lot consisting of 2.412 acres adjacent to Blooms Trailer Park.

The property is presently zoned residential. Our intended use for this property would ,to build a steel building ,slab on grade with crushed gravel surface surrounding the building foot print. Proposed building would be away from all property lines.

The building would consist of 14 garage bay doors , 2 of the bays would house personal items, with intentions of trying to rent individual garage bays for storage use .

We are asking if this property could be changed from residential to Light Industrial for this use.

Pending Purchaser

Donald Glasner
201-370-7970
donglasner@yahoo.com

Present Land Owner



Lisa Torgensen
907-874-3545
305-0579

Hand delivered by Lisa on 5/26/15

OUR 50 YEAR STRUCTURAL WARRANTY

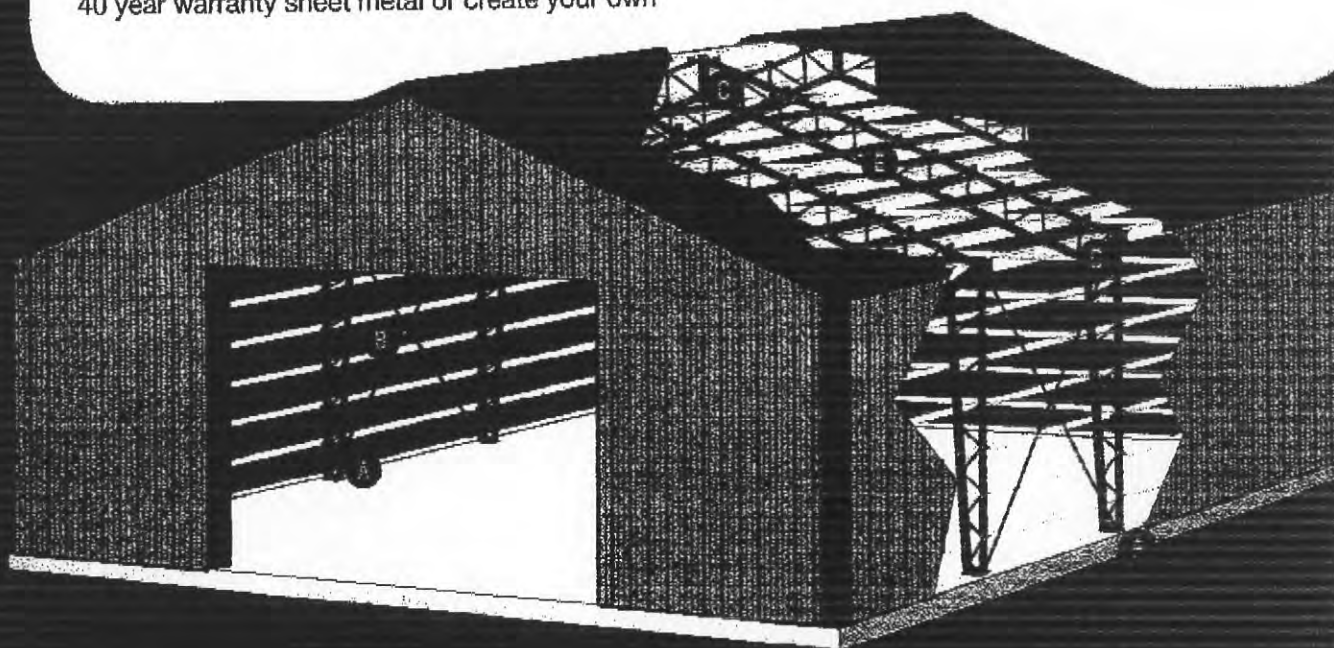
The most versatile, strongest steel building available

Worldwide Steel Buildings is the leading manufacturer of pre-engineered steel buildings with a unique open web truss design. Since 1983 Worldwide buildings have survived tornadoes, hurricanes, earthquakes, blizzards and ice storms without a single report of structural damage.

Our buildings feature a unique all steel or hybrid (wood) secondary framing system edge-mounted combined with our open web steel trusses to create a versatile and superior strength structure. Match the color of an existing building with our 40 year warranty sheet metal or create your own

distinctive look with brick, stucco, wood, stone or other options of your choice. Choosing a Worldwide Steel Building is an investment you will be proud of, like thousands of other satisfied customers who have protected their valuables with a Worldwide Steel Building.

Our reputation of offering the strongest building in the market at an economical price sets Worldwide apart from the competition. With a combined 100+ years experience our staff will help you design the building that is right for you.



Designed

Worldwide design can meet all snow & wind loads. Our building provides maximum protection against extreme weather conditions including heavy roof loads and high winds. There is no substitute for steel. With our bolt together framework our buildings go up fast without requiring heavy cranes and gives you superior strength.

Versatility

Worldwide buildings are available in a variety of sizes making them ideal for a number of applications: Garages, Shops, Hangars, Boat / RV storage, Churches, Farms, Residential, Recreational, Commercial and Industrial. We also specialize in custom / unique designs to meet your specifications.

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 333.33333 feet

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



City and Borough of Wrangell

Agenda G10

Date: June 8, 2015

To: Planning and Zoning Commission

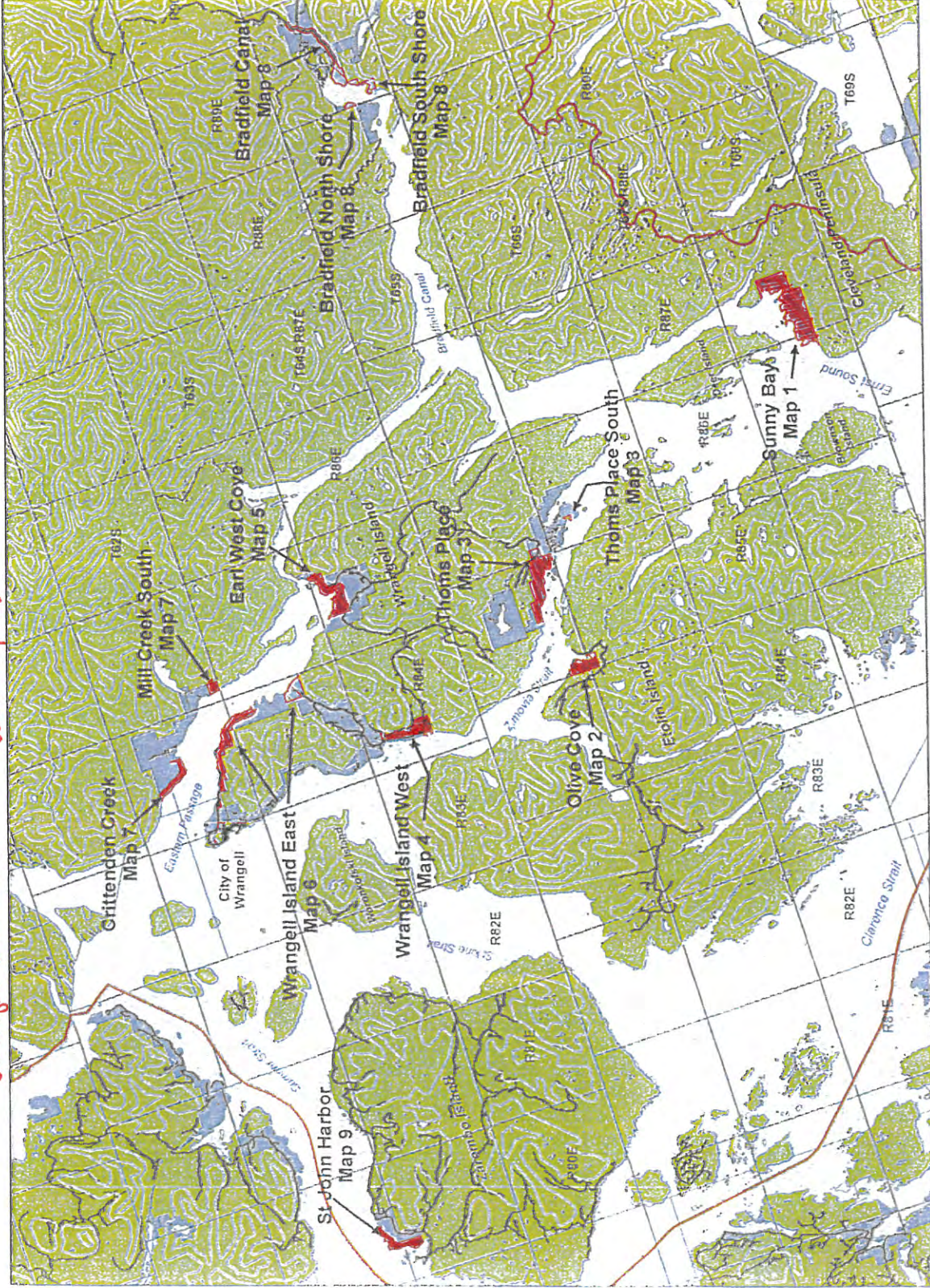
From: Carol Rushmore, Economic Development Director

Re: Zoning Entitlement Lands and other remote areas of the Borough

This is an introduction to the rezoning process of all lands that now belong to the City and Borough of Wrangell through the entitlement process since Borough formation in 2010. Per the Wrangell Municipal Code XX, lands that become part of the Borough are automatically zoned Single Family Residential. Now that we have a Remote Residential Mixed Use zone established, I am proposing that the land be rezoned to RMU-General or Thoms Place or other appropriate zone. Attached are maps that generally indicate the location of the new Borough lands. In upcoming meetings I will provide more detailed maps and information so that the Commission can review the appropriateness of the proposed zone, or whether to establish additional subareas.

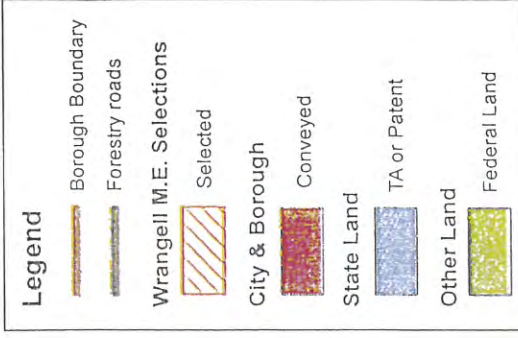
There have also been some questions regarding some of the previously rezoned RMU areas and appropriate maps. I will present some information regarding those issues so that we can verify the zoning mapping for all RMU and other remote land areas.

St. John >
 Cribbenden
 Earl West
 Wrangell Island East
 Mill Creek
 Thoms Place
 Olive Cove
 Sunny Bay
 Wrangell Island West



Vicinity Map

City & Borough of
Wrangell Selections
ADL 108133



Created by: SOA-DNR-DMLW-Municipal Entitlements (M.E.)

Final Finding and Decision

July 1, 2013

This map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record.



2#

ADL 108133



St-John's
Thorn's place

Borough Boundary
Forestry roads
Wrangell M.E. Selections
Selected
City & Borough
Conveyed
Approved
State Land
TA or Patent
Other Land
Federal Land



This map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record.

April 3, 2015