



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Tuesday, March 17, 2020
6:00 PM

Location: Borough Assembly Chambers
City Hall

Planning and Zoning Commission Meeting 03-17-2020
6:00 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

1. Approval of the Minutes of the February 13, 2020 Regular Meeting

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

1. Letter dated March 13, 2020 from Carol Rushmore to Leif Larsson and Diane Larsson regarding violations on Lot 7BB, Larsson-Buhler Replat.

H. NEW BUSINESS

1. (PH) Conditional Use permit request for agricultural development on Lot 14A and Lot 14B, USS 2589, zoned Waterfront Development, requested by owners Laura and Dwane Ballou of Oceanview Gardens, LLC.
2. (PH) Modification to a Contract Zone Agreement allowing a third storage unit building on Lot C, Torgramsen-Glasner Subdivision, Plat No. 2016-2, zoned Light Industrial per the Contract Zone Agreement, requested by owner Don Glasner.
3. (PH) Variance permit request for reduction in setbacks for the construction of a wooden fence on Lot 4A, Bylow Subdivision, Plat No. 2018-8, zoned Single Family Residential, requested by Brooke Reynolds.
4. (PH) Conditional Use permit request for a trailer to be used as temporary housing for up to 18 months while constructing a permanent residence on Lot 8, Block 6, USS 2127, zoned Single Family Residential, requested by Greg and Tammi Meissner.

G. OLD BUSINESS

1. Discussion of Institute property proposed zoning changes.

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION

February 13, 2020

6:00pm

Minutes

A. CALL TO ORDER / ROLL CALL

Vice Chair McConachie called the meeting to order at 6:01 p.m.

PRESENT

Vice-Chair Donald McConachie
Commissioner Apryl Hutchinson
Commissioner Kate Hein
Commissioner Jillian Privett

ABSENT

Chair Terri Henson

Also present was staff Aleisha Mollen

B. AMENDMENTS TO THE AGENDA

None.

C. CONFLICTS OF INTEREST

None.

D. APPROVAL OF MINUTES

Approval of the Minutes of the January 9, 2020 Regular Meeting

Motion made by Commissioner Hutchinson, Seconded by Commissioner Hein to approve the minutes of the January 9, 2020 Regular Meeting.

Voting Yea: Vice-Chair McConachie, Commissioner Hutchinson, Commissioner Hein, Commissioner Privett

E. PERSONS TO BE HEARD

None.

F. CORRESPONDENCE

None.

H. NEW BUSINESS

1. Final Plat approval of the Smith/Young Subdivision, a subdivision of Lot 6, Block 7, Wrangell Island West Subdivision, Plat 83-11, Creating Lots 6A and 6B, Zoned Rural Residential, requested by Dan Smith and owner Scott Young

Motion made by Commissioner Hein, Seconded by Commissioner Hutchinson to approve the final plat as presented.

Voting Yea: Vice-Chair McConachie, Commissioner Hutchinson, Commissioner Hein, Commissioner Privett

2. (PH) Conditional Use Permit application for a Bed and Breakfast on Lot 9, Block 3, USS 1593, zoned Single Family Residential, requested by Theresa Allen.

Public Hearing opened at 6:06 p.m. No one was present to speak to this item. Public Hearing closed at 6:07 p.m.

Motion made by Commissioner Hutchinson, Seconded by Commissioner Privett to approve the findings of fact and the conditional use permit request for a home occupation allowing the lower level of the residence to be a Bed and Breakfast for short term transient rentals, subject to the following conditions:

1. Provide Guest Guidance or similar document on noise, behavior, to encourage respect for the residential district and neighbors;

2. Two off-street parking places must be provided.

Voting Yea: Vice-Chair McConachie, Commissioner Hutchinson, Commissioner Hein, Commissioner Privett

G. OLD BUSINESS

1. (PH) Conditional Use permit request for a commercial retail business drive through coffee shop in the Industrial Park on Lot 5, Block 59B, Industrial Subdivision Amended, Plat No. 85-8, zoned Industrial District, requested by applicant Sara Gadd, owned by Bernie Massin

Public Hearing opened at 6:08 p.m. No one was present to speak to this item. Public Hearing closed at 6:08 p.m.

Motion made by Commissioner Hein, Seconded by Commissioner Hutchinson to approve the conditional use permit and findings of fact for the conditional use permit request allowing a commercial retail drive through coffee shop on the above described lot in the Industrial Park subject to the following conditions:

1) Signage should be posted at the adjacent landowners driveway access off Bennet Street to Please Use Howell Ave Driveway for Coffeeshop, or similar;

2) Directional signage should be posted on the property to assist cars in how to queue.

3) Sign at exit should somehow indicate those entering have right of way

Hutchinson asked if it changed due to AP&T. Gadd answered yes and the condition for signage was reviewed.

Voting Yea: Vice-Chair McConachie, Commissioner Hutchinson, Commissioner Hein,
Commissioner Privett

I. PUBLIC COMMENT

None.

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Mollen reminded the Commissioners that the next meeting will be on March 12, 2019. Hutchinson, Hein, and McConachie will be gone. Hutchinson will be out the 11th-14th. McConachie is gone most of the month. Hein is gone the 6th through the 12th.

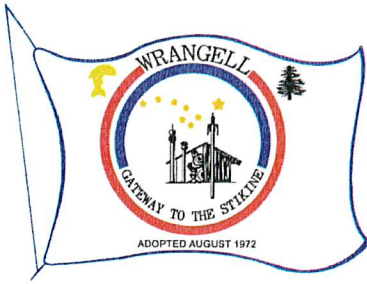
March 5, 2020 will tentatively be the next meeting date so that we have a quorum, but a confirmation will be sent once Rushmore returns.

K. ADJOURNMENT

Vice Chair McConachie adjourned the meeting at 6:16 p.m.

CHAIRPERSON

SECRETARY



CITY AND BOROUGH OF WRANGELL

INCORPORATED MAY 30, 2008

P.O. BOX 531 (907)-874-2381
Wrangell, AK 99929 FAX (907)-874-3952
www.wrangell.com

March 13, 2020

Diane Larsson
Property Owner
Box 1499
Wrangell, AK 99929

Leif Larsson
Property contact
Box 1499
Wrangell, AK 99929

Re: Zoning Code Violation Lot 7BB, Larsson-Buhler Replat

Dear Leif:

This letter is to inform you as the manager overseeing the property, that residential rentals and residential occupation at the "old mill office" on Lot 7BB, Larsson-Buhler Replat is in violation of the allowed uses of the Waterfront Development District and to establish a timeline to become compliant. Storage of boats and gear is an allowed use, however, storage of non-water related items, such as household goods or other personal storage items is also in violation of the code for allowed uses but may be permitted if a conditional use permit is approved by the Planning and Zoning Commission. This is one potential avenue that might be pursued to potentially resolve these violations. Please stop in to see me or give me a call at City Hall by March 23, 2020, so we can discuss the uses of the property and potential solutions to resolve the violations.

Last year when you were in City Hall I had asked you about renters in the old building and you indicated there was one individual living there but he would be leaving soon. I believe I mentioned your need for a permit at that time. Since then, I have heard of at least three other families or individuals living on site. If you will please contact me so I can fully understand what you and the owner are hoping to utilize the property for, I can walk you through the necessary permitting process.

Can you also please provide a current updated address, phone number or email for Ms. Diane Larsson as the property owner of record. My understanding is that she does not live here in town, but I need to ensure that I contact the property owner of record.

In March 2016, the Planning and Zoning Commission approved a conditional use permit subject to conditions for a day care in the "old mill office" building on what was Lot 8B, of the Mitchell-Buhler Replat at the time. That use has been discontinued and never met all the conditions prescribed for the permit thus that approval is no longer valid. A subdivision of this lot and

adjacent lot was completed and recorded in March of 2019 and a subsequent deed, correcting the inaccurate property description of the previous contract for deed to Diane Larsson was recorded in February 2020.

WMC 20.92.040 Penalties for Violations outlines penalties for violations with everyday a separate and distinct violation. A copy of the code is attached.

If you have any questions, please call me at 907-874-2381.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carol Rushmore". The signature is fluid and cursive, with the first name "Carol" and last name "Rushmore" clearly distinguishable.

Carol Rushmore
Economic Development Director

Chapter 20.50

WD DISTRICT – WATERFRONT DEVELOPMENT

Sections:

20.50.010 Purpose.

20.50.020 Principal uses permitted.

20.50.030 Accessory uses permitted.

20.50.040 Conditional uses.

20.50.050 Standards.

20.50.010 Purpose.

The waterfront development district is intended to provide an area specifically for water-related uses and activities that are dependent upon access to water. This district is intended to accommodate light industrial, heavy industrial and commercial activity which is water-dependent or water-related. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

20.50.020 Principal uses permitted.

The following are principal permitted uses in this district:

- A. Piers, wharfs and docks;
- B. Transportation and transshipment facilities;
- C. Marinas and small boat harbors;
- D. Any water-dependent or water-related manufacturing, processing, fabricating, assembling, research, wholesale or storage uses;
- E. Facilities for construction, maintenance, repair and storage of vessels;
- F. Public parks and playgrounds;
- G. Boat sales, services and supply establishments;
- H. Fish and seafood processing plants and cold storage plants;
- I. Bait shops;
- J. Vessel charter offices;

- K. Marine warehouses;
- L. Freight storage and freight equipment operations centers;
- M. Facilities for loading and unloading ships or barges, including cranes and ramps;
- N. Water-dependent or water-related retail commercial establishments dealing primarily in bulk materials delivered by ship;
- O. Harbormaster's offices;
- P. Timber processing facilities; provided, that such facilities rely primarily upon water transportation for obtaining and shipping timber or timber products;
- Q. Temporary dwellings to include modular dwellings or manufactured housing for guards or caretakers employed on site;
- R. Boat launching facilities; and
- S. Float plane facilities. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

20.50.030 Accessory uses permitted.

Uses and structures which are clearly incidental and subordinate to permitted principal uses and which will not create a nuisance or hazard are permitted as accessory uses in this district, subject to shoreline setback requirements and other applicable standards. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

20.50.040 Conditional uses.

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

- A. Water-related uses not mentioned above and their accessory uses;
- B. Other uses if there is no suitable upland alternative for a nonwater-related or nonwater-dependent use;
- C. Retail and wholesale businesses;
- D. Laundries and consumer services;
- E. Animal establishments other than establishments for livestock; and
- F. Licensed marijuana establishment facilities as follows: retail store, testing, standard cultivation (500 or more square feet under cultivation), limited cultivation (fewer than 500 square feet under cultivation), and product manufacturing with the exception of solvent based manufacturing processes which are not allowed. [Ord. 926 § 9, 2016; Ord. 867 § 1, 2013; Ord. 785 § 25, 2006; Ord. 462 § 6, 1984.]

20.50.050 Standards.

The following standards under Chapter 20.52 WMC shall apply to properties within the waterfront development district:

- A. Standards policies: WMC 20.52.005;
- B. Air, land and water quality: WMC 20.52.040;
- C. Volatile products storage: WMC 20.52.050;
- D. Noise: WMC 20.52.060;
- E. Airport interference: WMC 20.52.070;
- F. Building height: WMC 20.52.080;
- G. Setbacks – Yards: WMC 20.52.110;
- H. Shoreline dependency: WMC 20.52.120;
- I. Piers, docks, shoreline protection and other shoreline construction: WMC 20.52.130;
- J. Drainage: WMC 20.52.150;
- K. Dredge and fill: WMC 20.52.160;
- L. Off-street parking: WMC 20.52.190;
- M. Buffers: WMC 20.52.200;
- N. Signs: WMC 20.52.210;
- O. Animal establishments: WMC 20.52.270. [Ord. 867 § 1, 2013; Ord. 785 § 26, 2006; Ord. 586 § 10, 1993; Ord. 462 § 6, 1984.]

Chapter 20.92 VIOLATIONS

Sections:

20.92.010 Complaints of violations.

20.92.015 Violation reports.

20.92.020 Violations deemed nuisance.

20.92.030 Permits not deemed approval of violations.

20.92.040 Penalties for violations.

20.92.045 Injunctive relief.

20.92.050 Remedies cumulative.

20.92.010 Complaints of violations.

Whenever a violation occurs, any person may file a written complaint. All such complaints shall be brought to the attention of the administrator who shall record such complaint and immediately investigate and report to the commission. If the alleged violation continues after a notice of violation to the person maintaining a use in violation, then the zoning administrator shall refer the matter to the commission. The commission may pursue any legal action necessary to secure compliance with this code. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984; Ord. 219 § 5, 1969; prior code § 95.55.030.]

20.92.015 Violation reports.

Complaints from citizens shall be in the form of a letter stating the precise nature of the violation. The staff will perform a site inspection and act accordingly to resolve the problem. If the use is found in violation of this code, a notice of violation will be sent specifying what actions must be taken to correct the violation. A copy of this notice and any following correspondence shall be sent upon request to the person making a complaint. All correspondence will be dated and filed to document the process. Information necessary in the report to the commission shall include:

- A. The extent and nature of the alleged violation;
- B. The date of the investigation and notification of violation by the planning administrator;
- C. Date and nature of the complaint;
- D. The name of the complainant shall be confidential, as such information has no bearing upon the nature and extent of any violation, and shall not be recorded unless specifically requested by the

complainant and then only for providing information by which the zoning administrator may supply the person with a copy of the report submitted to the commission and documentation of any further proceedings necessary to secure compliance. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

20.92.020 Violations deemed nuisance.

Any building or structure set up, erected, built, moved or maintained or any use of property contrary to the provisions of this title shall be declared to be unlawful and a public nuisance and the borough assembly shall immediately commence action for the removal thereof, in the manner provided by law, and shall apply to such court or courts as may have jurisdiction to remove such building, structure or use. [Ord. 867 § 1, 2013; Ord. 219 § 5, 1969; prior code § 95.55.030.]

20.92.030 Permits not deemed approval of violations.

The issuance or granting of a building permit or approval of plans or specifications under the authority of a building code without a certificate of zoning compliance shall not be deemed or construed to be a permit for or an approval of any violation of any of the provisions of this title or any amendment thereto. No permit presuming to give authority to violate or cancel any of the provisions of this title shall be valid except insofar as the work or use which is authorized is lawful and permitted. [Ord. 867 § 1, 2013; Ord. 219 § 5, 1969; prior code § 95.55.030.]

20.92.040 Penalties for violations.

For any and every violation of the provisions of this title, the owner, agent, or contractor of a building or premises where such violation has been committed or exists, or any other person who maintains any building or premises in which any violation exists, shall be punishable as provided for in WMC 1.20.010. Each and every day that such violation continues shall be deemed a separate and distinct violation. [Ord. 867 § 1, 2013; Ord. 833 § 61, 2009; Ord. 219 § 5, 1969; prior code § 95.55.040.]

20.92.045 Injunctive relief.

Nothing contained in this section shall prevent the borough assembly, with the concurrence of the commission, from taking such other lawful action as is necessary to prevent or remedy any violation of this code. The borough assembly shall be specifically entitled to seek injunctive relief for the enforcement of this code. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

20.92.050 Remedies cumulative.

All remedies provided for in this title shall be cumulative and not exclusive. [Ord. 867 § 1, 2013; Ord. 219 § 5, 1969; prior code § 95.55.040.]

City and Borough of Wrangell

Agenda G1

Date: March 12, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use permit request for agricultural development on Lot 14A and Lot 14B, USS 2589, zoned Waterfront Development, requested by owners Laura and Dwane Ballou of Oceanview Gardens LLC.

Background: The Ballou's have purchased a portion of what is often called Sealy's Mt for agricultural purposes.

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

MOTION: Move to approve the conditional use permit request and findings of fact to allow agricultural activities consisting of raised beds, orchards, green houses and high tunnels on the subject lots, subject to the following conditions:

- 1) Buffer of trees along the state right-of-way should remain unless a tree is deemed as significantly dangerous in order to provide a separation buffer between industrial and residential uses;
- 2) Any lighting that is established should be angled toward the water to minimize night light pollution for adjacent residences;
- 3) Access to and from the property shall only be via the gated access on the north end of the lot;
- 4) All other local, state and federal permit requirements for agricultural uses, utilities, waste or other needs shall be obtained.

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

Findings: The property is proposed to be used for agricultural purposes and would include raised beds, orchard, greenhouses and high tunnels in a phased expansion. The Waterfront Development District (Wrangell Municipal Code 20.50.040) requires that a conditional use permit be obtained for "other uses not water related or dependent".

Sewer, water and electrical are available to the site. Water service will be established first and then as expansions plans occur and employees are required, sewer will be needed and established. The applicants indicated they will also be establishing rain catchment system if necessary for drought periods. Three-phase electrical will be established during future expansion for refrigeration requirements.

Access is via a gated entry point off Zimovia Highway on the north end of the lot. There should be no safety issues for vehicles entering or exiting as the Highway is fairly straight in this section.

The property is a sawdust fill with a rock cap. The extensive fill created is actually unknown and rumors abound as to what might be buried within the fill. Most permanent structures may require an engineering analysis prior to receiving a building permit to ensure the integrity of the fill structure for long term development. The notice in the real estate sales information also recognizes the issue and states that the lots (of Sealy's Mt) are for "above ground use only". Surface testing of soils should be conducted to ensure health of plants and food products that might be produced for consumption.

Conditions of Approval for conditional use applications include:

- 1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.* The proposed agricultural facility which includes raised beds, orchards, green houses, high tunnels over a phased implementation plan should not impact adjacent neighbors due to noise, traffic or appearance. Along the State Right-of-way for the Highway on the eastern boundary line, there are trees blocking views of the industrial site from the residential neighbors. Some of the trees are in the right-of-way and some are on their property. The trees, other than significant danger trees or thick alder growth should remain as a buffer to separate the residential from industrial use. There is more than adequate parking available on site.
- 2) *Provisions of sewer and water:* There is sewer and water connections available to the property. Electrical is available as well. Applicants have indicated they will be connecting as needed.
- 3) *Entrances and off-street parking available without safety issues:* Access is via a gated entry point off Zimovia Highway on the north end of the lot. There should be no safety issues for vehicles entering or exiting as the Highway is fairly straight in this section.

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: Laura + Dwane Ballou
PO Box 1647 - 5.4 Shoemaker Bay Loop
Wrangell, AK 99929
Applicant's Phone Number: 907-359-1515
- II. Owners's Name and Address: Oceanview Gardens LLC
Laura + Dwane Ballou
PO Box 1647
Wrangell, AK 99929
Owner's Phone Number: 907-359-1515
- III. Legal Description: Lot 14, Block _____, U.S. Survey 2589
Parcel No. _____
- IV. Zoning Classification: WFD
- V. Specific Request: * Other uses if there is not suitable upland alternative
for a non-water related or non-water dependent use
- Agriculture (Flowers, Fruits, vegetables) + accessory structures
- Hi-tunnels (2-6 over next 2-10 years) 30x100
- Greenhouse (1-2 over next 2-10 years) 30x100
- Equip. storage: 2-40' containers (1-refer) - covered by roof
- Parking area, possible future building / hi-tunnel / tent to use as
farmers market?

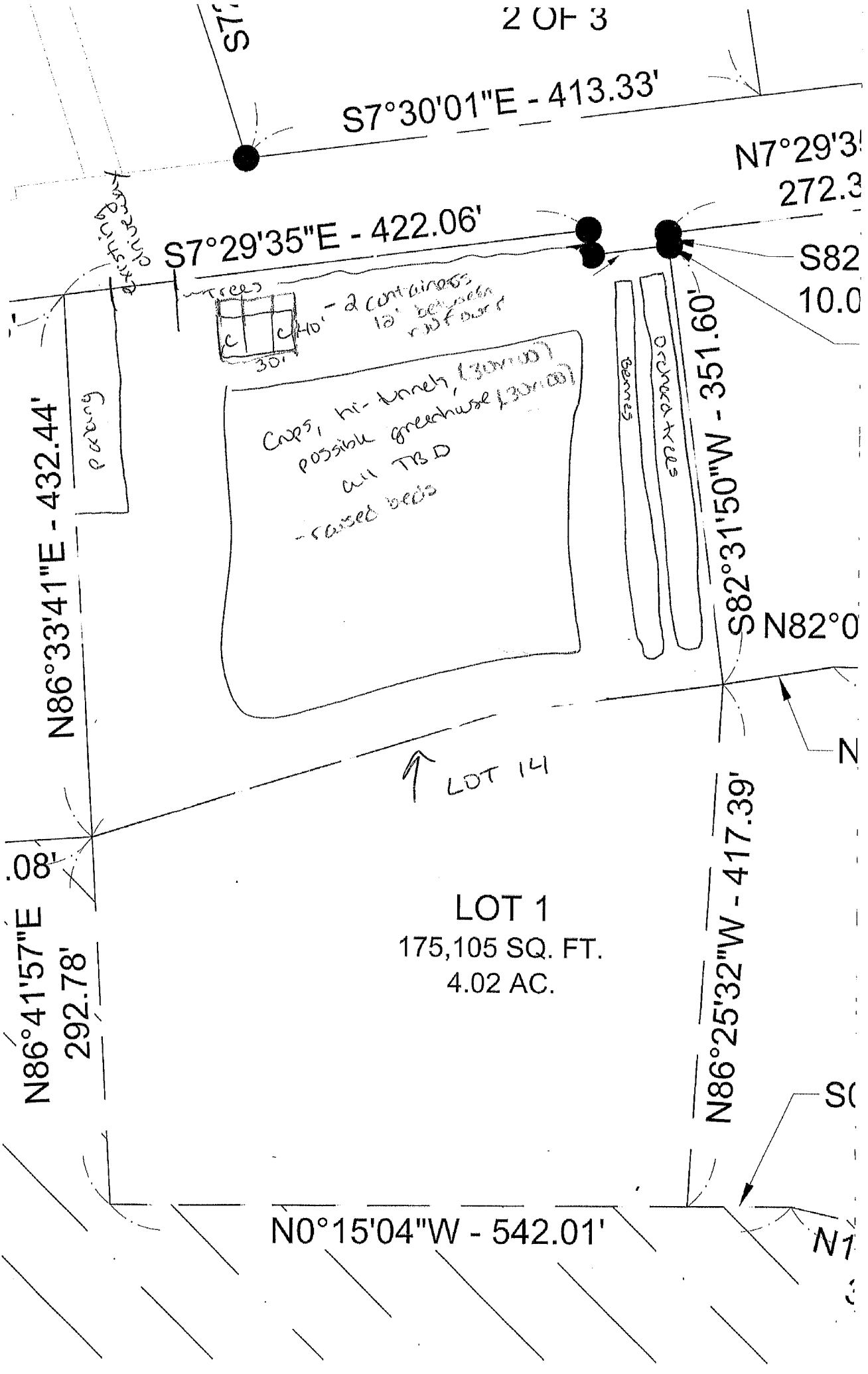
VI. Site Plan shall be submitted with the application. The plan shall show existing and proposed structures, driveways, roadways, existing and proposed grading. Additional information shall be furnished upon request of the Zoning Administrator.

VII. Construction Schedule: BEGIN: ASAP END: _____
SIGNATURE OF OWNER: Laura Ballou DATE: 2/12/20
SIGNATURE OF APPLICANT: Laura Ballou DATE: 2/12/20

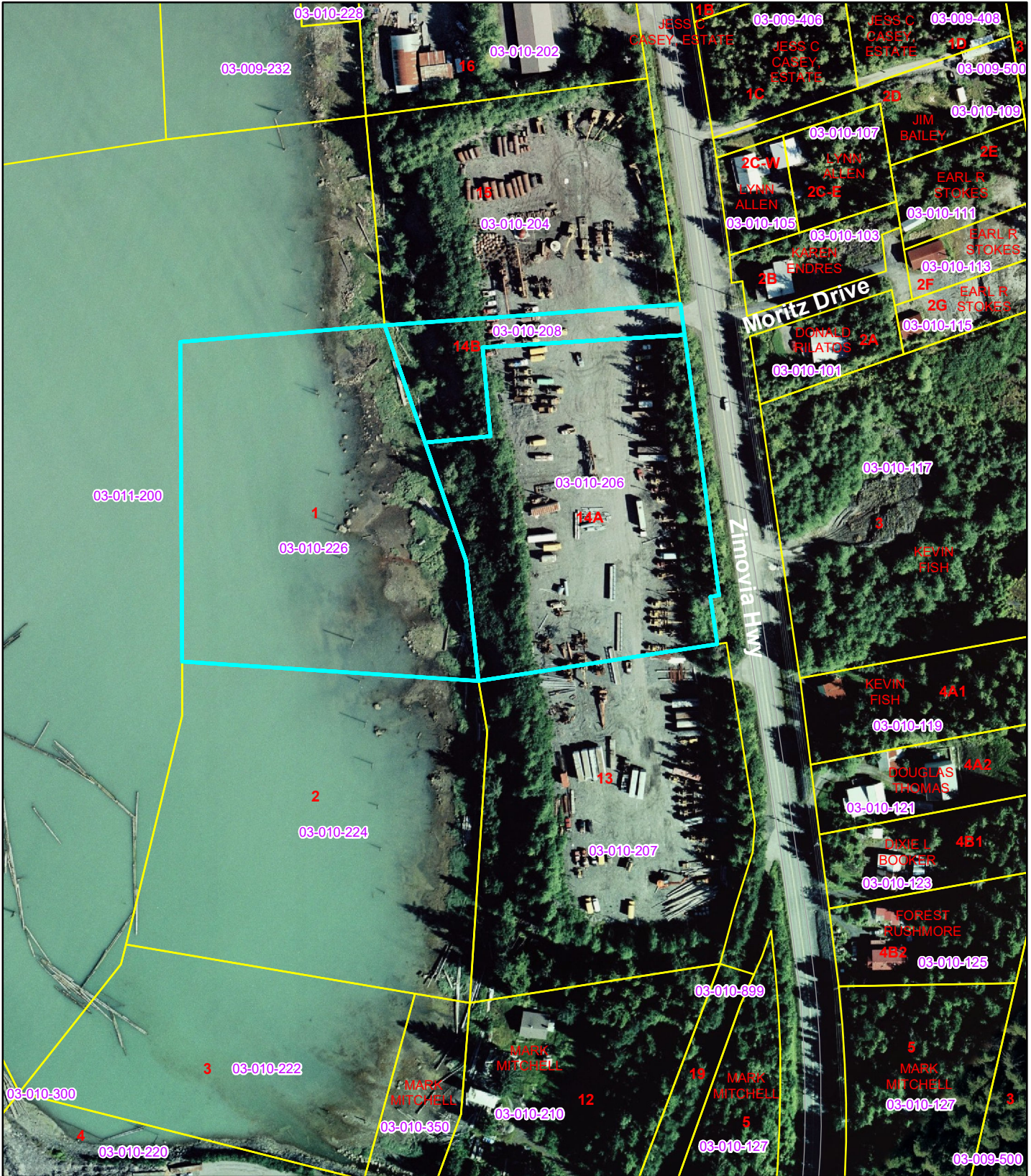
Goal to have all / any
greenhouses / hi-tunnels
in place by
2030

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

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



CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 200 feet
Date: 3/13/2020

Public Map



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

City and Borough of Wrangell

Agenda G2

Date: March 12, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Modification to a Contract Zone Agreement allowing a third storage unit building on Lot C, Torgramsen-Glasner Subdivision, Plat No. 2016-2, zoned Light Industrial per the original Contract Zone Agreement, requested by owner Don Glasner.

Background: In 2016, Mr. Glasner requested and received a Contract Zone agreement changing the zone to the property from Single Family Residential to Light Industrial for the purpose of constructing a single storage unit building. In late 2016 he received a modification to the Contract Zone Agreement to construct a second building. Mr. Glasner is now requesting a second modification to the Agreement to construct a third storage unit building.

Recommendation: Staff recommends the Contract Zone be modified to allow a third storage unit facility retaining the existing conditions of approval.

MOTION: Move to recommend to the Assembly to approve the findings of fact and a second modification to the Contract Zone Agreement and site plan to allow construction of a third storage unit building with the previously approved conditions:

- 1) Site obscuring vegetated buffer of at least 25 feet maintained pursuant to WMC20.52.200;
- 2) Lighting at facility should be angled downward and guarded from side so as not to disturb adjacent residences;
- 3) Operating hours should be restricted from 7:00am to 8:00pm;
- 4) The driveway entrance to the storage unit will be widened and moved over 10 feet to avoid all conflict with the adjacent residential driveway (completed).

Review Criteria: Light Industrial District: Chapter 20.51
Standards: Chapter 20.52
Contract Zone: Chapter 20.77

Findings:

Mr. Glasner purchased Lot C, Torgramsen-Glasner Subdivision in 2016. He sought and received a contract zone specifically for a single building indoor storage facility. Mr. Glasner requested a modification to his contract zone in late 2016 to add a second storage facility on the same property.

Mr. Glasner's original proposal changed the Single Family zone to Light Industrial for only a single storage building. His first modification added a second storage unit building. He constructed two steel buildings of 120' X 45' and 84' X 30'.

Mr. Glasner is now submitting a modified site plan and seeking to construct a third building with 4 garage units with a footprint of 60' x 38'.

Access to the facility is currently via an existing drive way from Zimovia Highway. He widened the driveway after comments and concerns of his neighbor regarding the close proximity and concern of conflicts of access. Based on the proposed site plan and aerial, the new building will be 25 feet from the adjacent property line and approximately 40+ from building 1, in a portion of the area that looks like it is currently used for parking and storage. Additional parking and staging is available between building 1 and 2 and can be made available on the sides of building 3.

Contract Zones modify the underlying zone, in this case, Single Family Residential, to Light Industrial for a very specific use as outlined in the applicant's proposal, and on which all reviews are made. The Contract Agreement is then prepared between the applicant and the Borough based on the specific request and approval. To amend or modify the proposed use and activities, requires approval and a modification to the agreement, as changes could create new or adverse impacts not originally anticipated.

The Commission needs to determine if the proposed expansion will create additional impacts in the area and affect the Contract Zone Agreement. The Commission is making a recommendation to the Assembly and must make findings as to appropriateness for the area and effects on property owners. Findings must address requirements of WMC 20.76.030 (C):

- 1) Justification for the proposed change, including the effect on the objectives of the comprehensive plan
- 2) Effect of the proposed change on property owners, including traffic flow, population, density, parking, sewer and water
- 3) Approval or Disapproval

DRAFT FINDINGS OF FACT:

1. **Justification for the proposed change, including the effect on the objectives of the comprehensive plan:** The Commission deems it in the best interest of the community to approve the requested modification to the contract zone allowing a third building per the proposed modified site plan. The activities of the proposed use is in high demand and provides positive benefits to the community. The proposed use may not meet the objectives of the Future Residential Growth of the Comprehensive Plan (Ch 6.8.2) nor does it fall within the Future Growth Map 6-18 for Residential development per the underlying zone prior to the agreed zone change, but it does meet Land Use Policy 32 designating areas for commercial and industrial development. The existing use has not seemed to create major impacts to neighbors. The one complaint received by staff regarding the conflicting driveway access was addressed during the last modification request. Implementing the conditions meets Policy 33 promoting compatibility.
2. **Effect of the proposed change on property owners, including traffic flow, population, density, parking, sewer and water:** The Commission finds that the impacts of an additional storage building to adjacent property owners will be minimal. Lighting can be directed downward and access times limited to minimize noise and visual efforts. The access driveway was shifted over previously to avoid traffic flow and access conflicts with the adjacent landowner and no additional complaints or comments have been received by staff. The condition requiring a 25 foot vegetative buffer remains as part of the agreement.
3. **Approval or Disapproval:** The Commission recommends approval of the contract zone agreement modification request.

February 25, 2020

rcvd
2/28/20

City and Borough Of Wrangell
Carole Rushmore
P.O. Box 531
Wrangell, Ak 9929

Re: Contract Zone Modification Request

1068 Zimovia Wrangell, Ak 99929
Harbor View Storage

I have enclosed our Plat Survey Dated 7-30-15 for your review of existing structures and the location of a proposed building we would ask approval for building, now referred to as (building # 3)

The new building would be located as drawn on the survey , we would maintain 25' from property lines and not encroaching both easements that currently are located along both sides of lot property lines.

The building would be metal have 4 garage units in total, with a foot print of 60' x 38' x 16 ' Each garage would be enclosed with a single 14' high roll up door. Each unit will not have any climate control system , one light ceiling light controlled by wall switch in each unit.

Ours of operation would be limited to 7 am and 9 pm . Most of the rental units we have now are occupied by out of state boat owners and I feel we would not see any increase in vehicle traffic with the addition of 4 more garages.

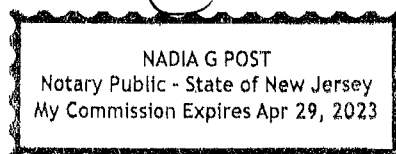
Roof ridge height will be 19' at the peak and gutter height will be 16' as are the existing buildings on the property.

Thank You for the consideration of our proposed modification request.

Donald Glasner

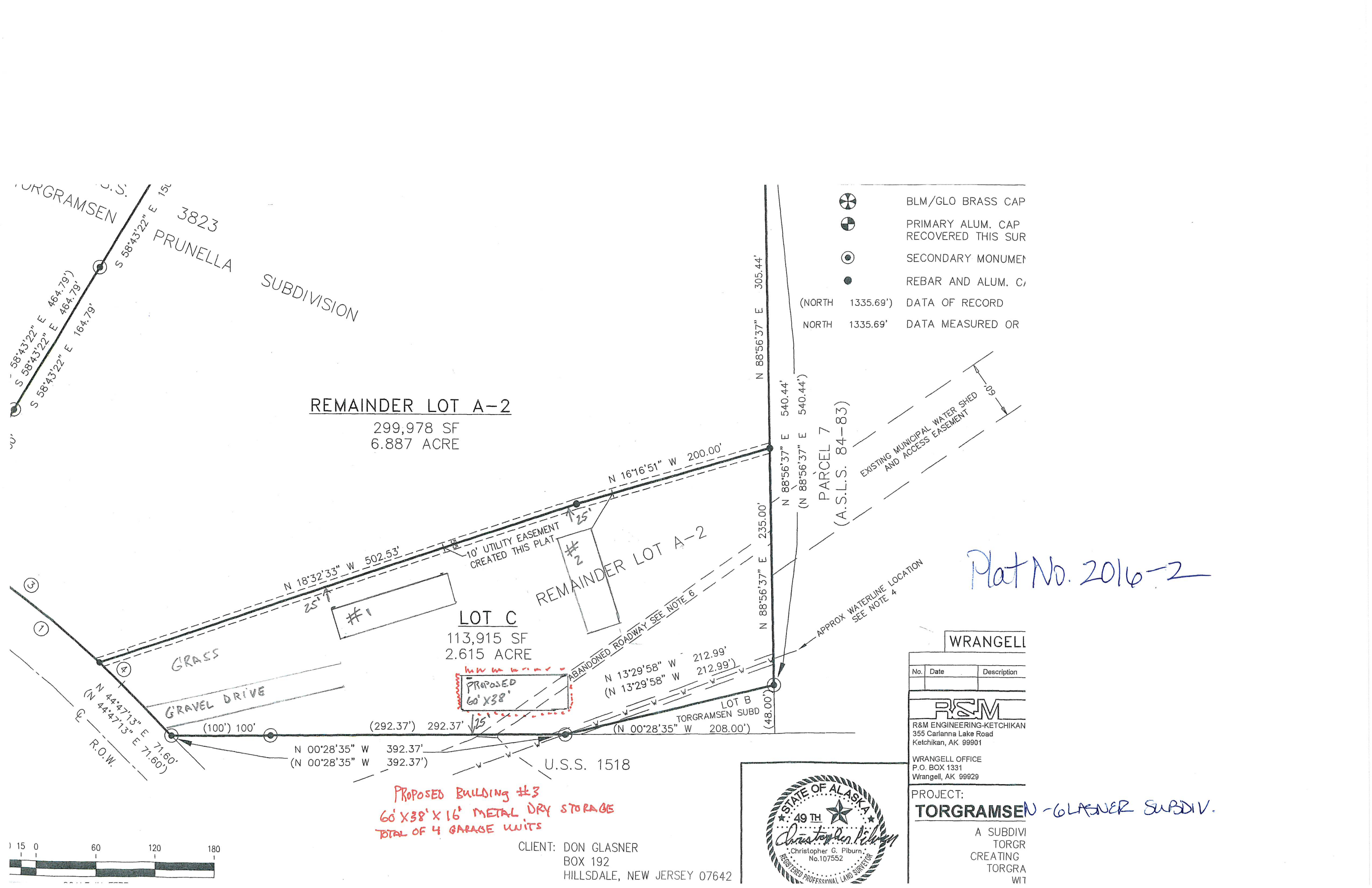
Donald Glasner
P.O. Box 192
Hillsdale, NJ 07642

Nadia G Post



2/25/2020

03-002-300
Plat NO. 2014-2





Return to: City of Wrangell
P.O. Box 531
Wrangell, Alaska 99929

Wrangell Recording District

Page 1 of 6

MODIFIED CONTRACT ZONING AGREEMENT

(unrecorded)

THIS MODIFIED AGREEMENT is made 29 day of Dec, 2016, between DONALD AND GAIL GLASNER, herein as "Glasner's.", whose address is 227 Doxy Drive, Park Ridge, NJ 07656, and the CITY & BOROUGH OF WRANGELL, referred herein as "Borough" whose address is Post Office Box 531, Wrangell, Alaska 99929.

The parties to this agreement, in consideration of the mutual covenants and promises contained herein, agree as follows:

RECITALS

1. The Glasner's are the ~~new~~ owners of the following described real property, to-wit:

Lot C, of the Torgramsen-Glasner Subdivision, according to Plat No. 2016-2, Wrangell Recording District, First Judicial District, State of Alaska.

2. The Wrangell Borough Assembly approved a Modified Contract Zoning Agreement to rezone the property from Single Family Residential to Light Industrial, for only the specific use as set forth below for a period 10 years and with the following condition(s):
 - a. Approval of a Contract Zone for a storage unit, on 2.615 acres on Lot C, of the Torgramsen-Glasner Subdivision.
 - b. Site obscuring vegetated buffer of at least 25 feet must be maintained pursuant to WMC 20.52.200 to adjacent residential properties; and
 - c. Lighting at the facility should be angled downward and guarded from the sides so as to not to disturb adjacent residences; and

- d. Operating hours should be restricted to between 7:00 a.m. and 8:00 p.m. at night;
and
 - e. The driveway entrance to the storage unit will be widened and moved over 10 feet to avoid all conflict with the adjacent residential driveway.
3. The requirements and procedure for a Contract Zone are set forth in Chapter 20.76.020-040 and Chapter 20.77 of the Wrangell Municipal Code.

CONVENANTS

4. The Glasner's and the Borough agree that the real property described in paragraph one (1) above, shall be rezoned for a period often (10) years from the effective date above. The effective date of this Agreement is the later of the date showing the signatures of the Glasner's and the Borough Manager.
5. The Glasner's agree that the real property subject to this agreement shall be used only for the placement of two storage units ~~a storage unit~~, in addition to those uses permitted in the existing Single Family Residential zone. The storage units shall be no larger than as specified in the Petition for re-zone and the description as provided by the Glasner's, all of which are attached as Appendix A.
6. The Glasner's and the Borough agree that the real property described above will be zoned Light Industrial only so long as the property is used for the placement of ~~a~~ the two storage units. Should the property cease to be so used for a period of more than six (6) months for a the two storage units, the zoning classification of the property shall automatically revert to Single Family Residential, without any further notice from the Borough and without any further action necessary by the Borough. In such event, all structures not permitted in the Single Family Residential zone shall be removed within ninety (90) days of the zone cessation. If the Glasner's fail to remove the structures within the 90 days, the structures shall be deemed owned by the Borough and the Borough may maintain the structures or remove the structures in its sole discretion. Any personal property left in the structure shall become the property of the Borough. If



the Borough removes the structure at the Borough's expense, the Glasner's shall pay the Borough the full amount of all removal costs, fees and expenses.

7. The Glasner's agree that the real property subject to this agreement shall be used only for a two single storage units, in addition to those uses permitted in the existing Single Family Residential zone. The Glasner's and the Borough agree that should the real property subject to this agreement be rezoned Light Industrial or any other zoning classification which permits use of the property for the placement of a the two storage units, then the provisions of this agreement restricting the use of the property shall be null and void. It is further agreed that should any petition or application be filed by the Glasner's, with one or more adjoining property owners, to rezone the real property described above, no weight shall be given to the provisions of this agreement in considering such petition.

8. The Glasner's and the Borough s additionally agree that limitations will be and are placed upon Light Industrial use of the above described property as follows:

ADMINISTRATION AND ENFORCEMENT

9. The remedies provided for in this Agreement shall be in addition to those remedies provided for the administration and enforcement of planning and zoning laws by the State of Alaska, the Charter and Ordinances of the City & Borough of Wrangell, and the rules and regulation promulgated and adopted by the Borough.

10. This Contract Zoning agreement may be renewed for an additional ten (10) year term. The option herein created may be exercised only by notice in writing from the Glasner's, to the Borough , received by the Borough at least ninety (90), but no more than one hundred and eighty (180) days before the expiration of the initial ten (10) year term. The second term shall be subject to the additional following conditions:

- a. A determination by the Planning and Zoning Commission and the Borough Assembly that all provisions of this agreement have been complied with by the



Glasner's.

11. As an additional remedy and/or enforcement device, and not by way of limitation of any other right or remedy which may be available to the Borough, in the event that the Glasner's or any of their agents, successors or employees, violate any of the agreements, covenants or conditions of this agreement, the City shall give the Glasner's at least thirty (30) days written notice specifying the particulars of any claimed violation. If at the end of such thirty (30) day period, the Glasner's have not remedied the cause of any claimed violation, then this contract shall be automatically and immediately terminated. In the event of termination under this provision, the Glasner's will be required to fully comply with Paragraph 6 above and the Borough will be entitled to all the rights and remedies specified in Paragraph 6 above. It is specifically agreed that enforcement by termination shall be available to the Borough against the Glasner's during any period when the property has ceased to be used as required in this Agreement, or for any renewal period.

12. The Glasner's shall be required to comply with all applicable Federal, State, and Local laws, rules and regulations and this Agreement shall not be construed or interpreted as to authorize what would otherwise be precluded by any Federal, State or local law.

13. This agreement shall be binding upon all of the heirs, successors, assigns, transferees of the parties hereto, operation of law or otherwise. This Agreement shall not be assigned or transferred except in writing and approved by the Borough Assembly. The Borough Assembly will not approve a transfer to a LLC unless all the members of the LLC sign as guarantors of the performance of this Agreement.

14. The Superior Court for the State of Alaska, First Judicial District at Wrangell, Alaska, shall be the exclusive jurisdiction and venue for any action of any kind and any nature arising out of or relating to this Agreement or arising out of or relating to any performance or non-performance of this Agreement. If any action is brought to enforce this Agreement, the prevailing party shall be entitled to full, actual reasonable attorney's fees and all reasonable costs and expenses.



15. The Glasner's acknowledge and agree that they have not been promised anything by any employee, representative, Assembly member, Commission member, or the Mayor of the Borough other than as specifically stated in this Agreement. The Glasner's acknowledge and agree that they have had the opportunity to consult with independent counsel of their choice before signing this Agreement and they are signing this Agreement freely and voluntarily. The Glasner's acknowledge and agree that they have not received any advice from the Borough attorneys.

16. This Agreement shall not be modified or changed in any manner whatsoever except upon a written amendment signed by the Glasner's and the Borough after approval by the Borough Assembly. The Glasner's acknowledge and agree that no employee, representative, Assembly Member, Commission Member or the Mayor of the Borough has any actual or apparent authority to orally modify or change this Agreement.



KELLY MERLO
Notary Public
State of New Jersey
My Commission Expires Apr 11, 2021

By: Dave Glover

Kelly Melo 12/20/16

By: Gail Glasner

12/20/16

By: [Signature]

Title: Borough Manager

12-30-2016

JOSHUA D FELDMAN
Notary Public - State of New Jersey
My Commission Expires Nov 12, 2020

[illegible]

Notary Public for Alaska
Commission expires: _____



Contract Zoning Agreement between Donald Glasner and the City and Borough of Wrangell



PAID 31c
ST. LOUIS, MO.
AUG 27 1905
POSTAGE WILL BE PAID BY ADDRESSEE

My dear Mr. [Name]:

I have just received your letter of the 25th inst. and am glad to hear from you. I am well and hope this finds you the same. I am sorry to hear that you are not well and hope you will soon be able to get on your feet.

I am sure you will find the enclosed of interest. I have been thinking of you a great deal lately and wondering how you are getting on. I hope you are well and happy.

I am, dear Mr. [Name], very truly yours,

[Signature]

Date: 3/14/2020

Public Map

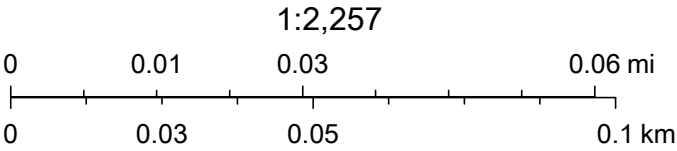


**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.**

glasner aerial



March 14, 2020



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

City of Wrangell, Alaska

Agenda Item G3

Date: March 11, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance permit request for reduction in setbacks for the construction of a fence on Lot 4A, Bylow Subdivision, Plat No. 2018-8, zoned Single Family Residential, requested by Brooke Reynolds.

Review:

The applicant is requesting a side yard setback of 2 feet from the property line for a wooden fence. This is a corner lot and based on definitions, all lot lines require a 20 setback.

Recommendation Staff recommends approving the variance request for the fence.

Recommended Motion:

- 1) Move to approve findings of facts and a 2 foot side yard setback, providing for an 18 foot variance for the proposed fence.**

Criteria:

The proposal must comply with the following sections:

Chapter 20.16: Single Family Residential

Chapter 20.52: Lot Standards

Chapter 20.72: Variances

Findings:

Brooke Reynolds, owner, is proposing to construct a wooden fence with cement posts within the setback area of the two property lines opposite Reid Street and St Michael Street right of ways.

Building permits are required for fences that need cement posts or over 6 feet high, making them a permanent structure. All structures constructed within the setback area would require variance approval. The lot is on City sewer and water.

The property is 5300 square feet and a corner lot. By definitions, a 20 foot setback is required for all yards for the new structure and accessory buildings. Standard setback requirements for the Single Family Residential District is 5 foot for side yards and 20 foot for front and back yards.

A Variance application must meet four criteria (WMC20.72.050)

1. **Exceptional Physical Circumstances:** The lot is a small lot at the intersection of Reid Street and St. Michaels. The land area of the applicant and the properties north of her is sloped with

rock pad fills providing a level building area. The toe of the slope of the upper lot extends into the applicant's lot, thus the angle of one of the fence lines. The corner lot has adequate square footage for the Single Family District. However by definition, it is 20 foot setbacks all around thus the request for the variance.

2. Strict application would result in practical difficulties or unnecessary hardships: Strict application to the setback requirement would provide a tiny yard area for the owner. The proposed structure is not a building but a fence to provide privacy. The proposed fence is to be 1-2 feet from the property line opposite St. Michael Street.
3. That the granting of the variance will not result in prejudice to others, or be detrimental to public health, safety or welfare: The granting of the variance will not prejudice others in the area with similar construction. The variance will not create a safety issue or be detrimental to public health nor will it block sunlight or views to adjacent landowners, other than perhaps early morning sun to the lower yard area of the adjacent landowners along Reid Street. The fence is not proposed for the corner of the intersection so will not obstruct site distance views for vehicles.
4. Granting of the variance is not contrary to the comp plan for single family residential development.

APPLICATION FOR VARIANCE

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

02-021-182

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 R/low Suck

Lot (s) size of the petition area 5,300 sq

2018-8

Existing zoning of the petition area Residential

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

need to build in setbacks

Proposed change that requires this variance fence on back and side of house

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

Explain details of the proposed development see map

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:

Building a backyard fence that will not encroach on neighbors or easements

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.

Brooke Reynolds
PRINT PETITIONER'S NAME

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

209 St. Michael St
ADDRESS

2-10-20
DATE

509-956-9020
TELEPHONE

OWNER: WELZENBACH

(S 23°18' W 91.56')

S 23°18'00" W 63.56'

(S 23°18' W 116.56')

S 66°42'00" E 100.00'

LOT 4B

TOP OF SLOPE

TOE OF SLOPE

PORTION OF LOT 4

LOT 4A

OVERHANG

HOUSE

DECK

UTILITY EASEMENT

PARCEL RT5

OWNER: CITY OF WRANGELL

(S 66°42' E 100.00')

30' R.O.W.

(S 66°42' E 140.23')

40.23'

RT6

WRANGELL

40.23'

(8.44')

(8.44')

CLIPPED & CUTTER

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 41.666667 feet

Date: 3/14/2020

Public Map

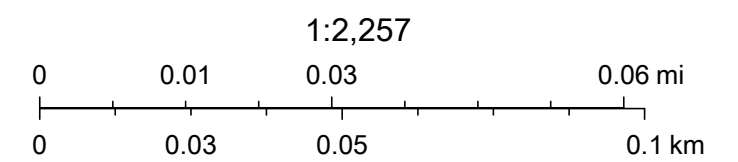


**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.**

Reynolds Aerial



March 15, 2020



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. _____ DATED _____ 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE 12-11-18 CHAIRMAN, PLANNING COMMISSION
SECRETARY

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY, AS RECORDED IN MINUTE BOOK _____ PAGE _____ DATED _____ 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE 12/11/18 MAYOR, CITY AND BOROUGH OF WRANGELL
ATTEST:
CITY CLERK Kyle Lane

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF

Kevin & Abigail Bylow
AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 2018 WILL BE DUE ON OR BEFORE OCTOBER 15, 2018, DATED THIS 10th DAY OF December 2018
ASSESSOR CITY AND BOROUGH OF WRANGELL

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE LESSEES OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 12-10-18 GARY POOVEY
DATE 12-10-2018 SCARLETT POOVEY

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 December, 2018, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Kevin & Abigail Bylow TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND Abigail Bylow ACKNOWLEDGED TO ME THAT they SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE LESSEES OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 12-10-18 KEVIN BYLOW
DATE 12-10-2018 ABIGAIL BYLOW

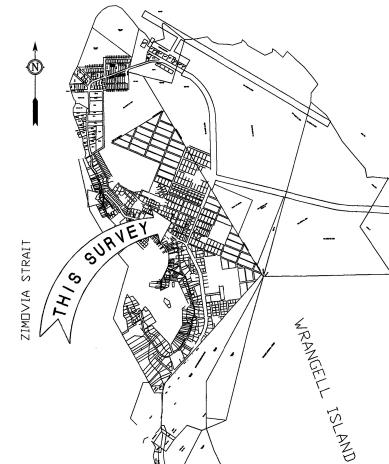
NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY AND BOROUGH OF WRANGELL

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WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 7-22-22



VICINITY MAP:
SCALE: NOT TO SCALE

OWNERSHIP STATUS

1. PORTION OF LOT 4
(GARY & SCARLETT POOVEY)
(KEVIN & ABIGAIL BYLOW)

PROPOSED OWNERSHIP

1. LOT 4A (GARY & SCARLETT POOVEY)
(KEVIN & ABIGAIL BYLOW)
2. LOT 4B (GARY & SCARLETT POOVEY)
(KEVIN & ABIGAIL BYLOW)

PREVIOUS LOT AREAS

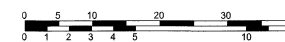
1. PORTION OF LOT 4 (11,656 SQ. FT.)

NEW LOT AREAS

1. LOT 4A (5,300 SQ. FT.)(0.122 ACRES)
2. LOT 4B (6,356 SQ. FT.)(0.146 ACRES)

SCALE 1"=10'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USE



1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

WRANGELL RECORDING DISTRICT

Revisions		
No.	Date	Description



RAM ENGINEERING-KETCHIKAN, INC. Phone: (907) 225-7180
7180 NEVILLA ROAD, SUITE 300 Fax: (907) 225-7180
KETCHIKAN, ALASKA 99901

WRANGELL OFFICE Phone: (907) 305-1111
P.O. BOX 701
WRANGELL, AK 99929

CERTIFICATE OF AUTHORIZATION #: C576

PROJECT:

BYLOW SUBDIVISION

A SUBDIVISION OF A PORTION OF LOT 4, LOT 4A, LOT 4B, WITHIN WRANGELL TOWNSITE (USS 1119); OR LOTS 4A AND 4B, BYLOW SUBDIVISION, LOCATED WITHIN BLOCK 17, WITHIN THE CITY AND BOROUGH OF WRANGELL.

LEGEND

- ALUMINUM CAP ON 5/8 REBAR MONUMENT RECOVERED
- ⊗ "X" IN ROCK RECOVERED THIS SURVEY
- 5/8 REBAR 30" LONG WITH 2" ALUM CAP WITH PLASTIC INSERT SET THIS SURVEY
- (88.09) DATA OF RECORD
- 88.09 DATA MEASURED OR COMPUTED

PLAT NOTES

1. THE BASIS OF BEARING IS THE ACCEPTED BEARING OF N 75°46'45" E BETWEEN CORRS 2 & 5, OF THE PRESBYTERIAN MISSION RESERVE REPLAT. THE RECORD DISTANCE IS 775.63 FT, AND THE MEASURED DISTANCE IS 775.57 FT.
2. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF LOT 4, CREATING LOTS 4A AND 4B.
3. THE ERROR OF CLOSURE DOES NOT EXCEED 1:5000.
4. THE BOUNDARY RESOLUTION AS SHOWN FOR THIS PORTION OF LOT 4, IS A COMPILATION OF VARIOUS SURVEY ADJUSTMENTS THAT INCLUDE RETRACEMENT OF USS 1119. EVERY ATTEMPT WAS MADE BY THIS SURVEYOR TO FOLLOW IN THE FOOTSTEPS OF THE ORIGINAL SURVEYOR AND SUBSEQUENT DEPENDENT RESURVEYS THAT HAVE PRESERVED EVIDENCE.
5. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL GROUND DISTANCES.
6. REFERENCES WITHIN THE WRANGELL RECORDING DISTRICT UTILIZED FOR THIS SURVEY:

- | | |
|----------------------------------|---|
| A. USS 1119 | T. DEED 2012-000175-0 |
| B. PLAT 92-6 | U. DEED 2012-000313-0 |
| C. PLAT 99-6 | V. DEED 2013-000234-0 |
| D. USS 859 | W. GRANT DEED 83-718 |
| E. PLAT OF MISSION HILL ADDITION | X. EASEMENT & ROW AGREEMENT 442 & 446 |
| F. DEED 73-2 | Y. CORRECTED CLERK'S DEED 2018-000184-0 |
| G. DEED 75-434 | Z. RECORD-OF-SURVEY PLAT 2018-3 |
| H. DEED 75-435 | |
| I. DEED 77-56 | |
| J. DEED 77-72 | |
| K. DEED 89-211 | |
| L. DEED 92-509 | |
| M. DEED 96-23 | |
| N. DEED 441 | |
| O. DEED 469 | |
| P. DEED 2005-000288-0 | |
| Q. DEED 2010-000133-0 | |
| R. DEED 2011-000075-0 | |
| S. DEED 2011-000027-0 | |

CLIENT: CITY AND BOROUGH OF WRANGELL
BOX 531
WRANGELL, ALASKA 99929

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN 2018 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT 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.

Chris Piburn
CHRISTOPHER G. PIBURN LS 107552

12/5/2018
DATE

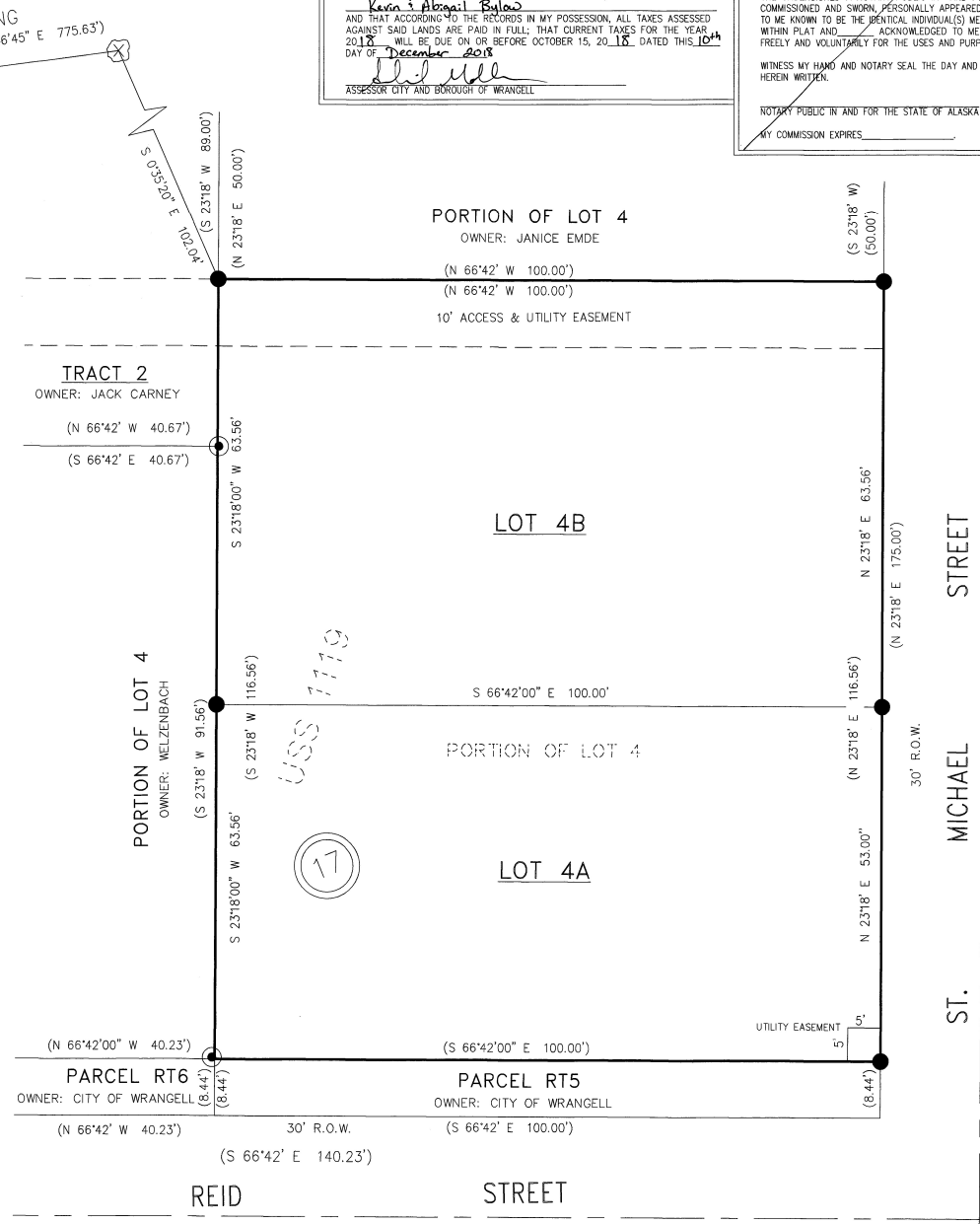


OF BEARING
(N 75°46'45" E 775.63')

REAR 75°46'45" E 775.63'
REAR 75°46'45" E 775.63'

AR AND
WITH
THIS

MBER 2018
2017



City and Borough of Wrangell

Agenda Item G4

Date: March 11, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use Permit application for temporary use of a trailer for 18 months while a permanent residence is being constructed on Lot 8, Block 6, USS 2127, zoned Single Family Residential, requested by Greg and Tammi Meissner.

Background: The applicants are preparing to build a permanent residence on the above described lot and want to live onsite in a trailer until the house is completed.

Review Criteria:

Single Family Residential: Chapter 20.16

Standards: Chapter 20.52

Conditional Use Permits: Chapter 20.68

Recommended Motion: Move to approve findings of fact and the conditional use permit request for allowing residential living in a trailer for 18 months, subject to the following conditions:

- 1) Trailer is to be discontinued as an onsite living unit once the permanent residence is completed.
- 2) Sewer, water, and electrical are required to be hooked up to the trailer prior to applicant's moving in to live in the unit.
- 3) Should the applicants need an extension of time to live in the trailer longer than 18 months, a modified conditional use permit must be obtained from the Planning and Zoning Commission.

Findings of Fact:

The applicant is preparing to build a permanent residence on the above described lot. In the interim, they are selling their house and wanting to live onsite in a trailer until the house is completed. They will begin construction this summer and expect it to be completed and moved in within 18 months. The applicants are installing utilities to the site and are working to install utilities to the trailer as well.

Conditions of Approval for conditional use applications include:

- 1) ***Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.***

The property is zoned Single Family Residential (SFR).

SFR allows mobile homes as a conditionally permitted use. WMC 20.08.530 defines mobile home as "any coach, motor home, trailer...." The definition is old and needs updating, however as it

stands the trailer is allowable with the approve of the Planning and Zoning Commission. The lot is at the end of a dead end road (Fourth Avenue) off of Evergreen/Airport Loop Road. The trailer is closest to a right of way that is not constructed or cleared adjacent to the old dump. Its use and location should not impact adjacent neighbors.

2) Provisions of sewer and water: The property is connected to sewer and water and applicants are in the process of getting utilities connected.

3) Entrances and off-street parking available without safety issues:
Access to the residence is from Evergreen Avenue along Fourth Ave. The lot will have more than the one offstreet parking location

CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

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

I. Applicant's Name and Address: GREG AND TAMMI MEISSNER
PO Box 1523
WRANGELL AK 99929

Applicant's Phone Number: 907 305 0719

II. Owners's Name and Address: _____
- Same -

Owner's Phone Number: _____

III. Legal Description: Lot 8, Block 6, U.S. Survey 2177
Parcel No. 01-005-418

IV. Zoning Classification: SFR

V. Specific Request: WE ARE REQUESTING TO PUT OUR
SMALL 2000, 27' TRAILER ON THE LOT
TO LIVE IN WHILE WE BUILD OUR NEW HOME.
WE WILL Hook UP INTO SEWER, WATER AND
ELECTRICITY WHILE USING TRAILER.
WE PLAN TO STAY IN TRAILER LESS THAN NINE (9)
MONTHS.

VI. Site Plan shall be submitted with the application. The plan shall show existing and proposed structures, driveways, roadways, existing and proposed grading. Additional information shall be furnished upon request of the Zoning Administrator.

VII. Construction Schedule: BEGIN: _____ END: _____

SIGNATURE OF OWNER: Tammi Meissner DATE: 2/28/2000

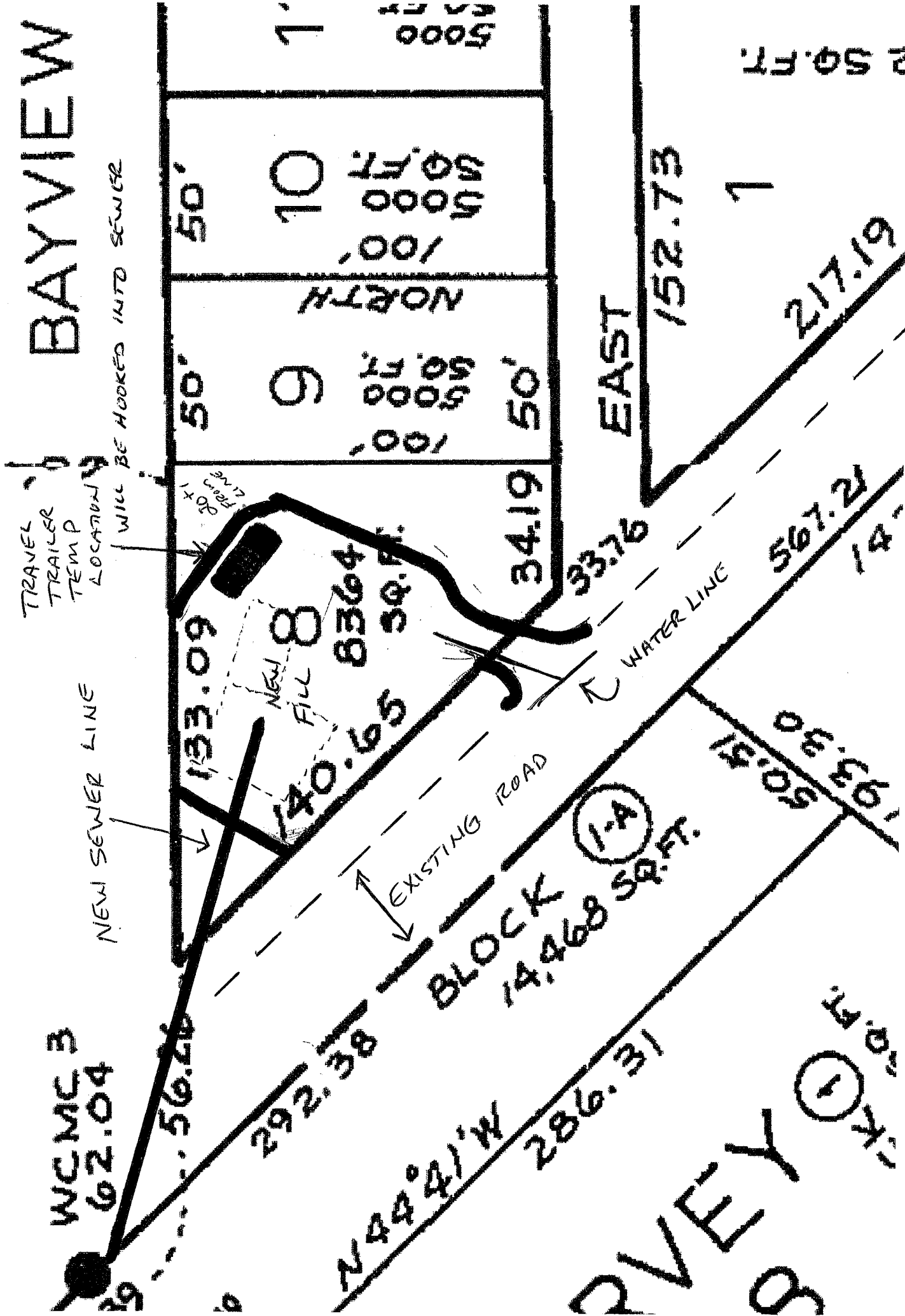
SIGNATURE OF APPLICANT: Tammi Meissner DATE: 2/28/2000

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.

TRAVEL
TRAILER
TEMP
LOCATION

WILL BE HOOKED INTO SCWEE



CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 75 feet
Date: 3/14/2020

Public Map

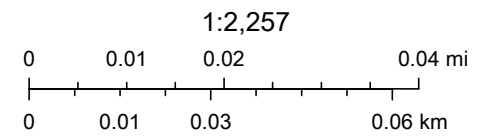


**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.**

Reynolds Aerial



March 15, 2020



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus