



City and Borough of Wrangell  
Planning and Zoning Commission  
AGENDA

Tuesday, September 21, 2021  
1:00 PM

Location: Borough Assembly Chambers  
City Hall

Planning and Zoning Commission Special meeting  
September 21, 2021  
1:00 PM

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

**B. AMENDMENTS TO THE AGENDA**

**C. CONFLICTS OF INTEREST**

**D. NEW BUSINESS**

1. (PH) Variance permit application request for a reduction in side yard setback on Lot 3, Block 11, USS 1119, zoned Single Family Residential, owned and requested by Travis and Caroline Bangs
2. (PH) Variance permit application request for a reduction in front yard setback on Lot 6, Southeast Homes Subdivision, Tract P, USS 2321, zoned Rural Residential 1, owned and requested by Tlingit Haida Regional Housing Authority
3. (PH) Request by adjacent land owner to vacate a portion of the Peninsula Street Right-of-Way adjacent to Lot A, P.C. Resubdivision, owned by Dave and Lilia Brown, zoned Single Family Residential

**E. ADJOURNMENT**

# *City and Borough of Wrangell*

## Agenda Item D1

Date: September 15, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance permit application request for a reduction in side yard setback on Lot 3, Block 11, USS 1119, zoned Single Family Residential, owned and requested by Travis and Caroline Bangs

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**Background:** Applicants are proposing to reconstruct a garage.

**Review Criteria:**

Single Family Residential: Chapter 20.16

Standards: Chapter 20.52

Variance Permits: Chapter 20.72

**Recommendation:** Staff recommends approval of the variance requests,

**Recommended Motion:**

**Move to approve findings of fact and a Variance permit for a one foot side yard setback (4 foot variance) on Lot 3, Block 11, USS 1119, adjacent to Lot 2 Block 11 for the proposed garage.**

**Findings of Fact:**

The applicant owns two lots, Lots 3 and 4, Block 11, USS 1119, that are assessed together. Each lot is approximately 50' X 115' and around 5,800sq ft. The house on Lot 4 encroaches into Lot 3.

The applicant is seeking to reconstruct a garage on Lot 3 that will be 30' X 40'. The existing garage is 25' X 25' and according to the applicant, is currently on the property line and 8'6" feet from the adjacent neighbor's house and 4 feet from the deck. They are proposing to tear down the existing structure and rebuild a newer one, seeking a 1 foot setback from the property line. This will be from the eaves, not the wall of the building. Standard setback requirements for the Single Family Residential District is 5 foot for side yards and 20 foot for front and back yards. The new structure will be 7'6" from their house, and the minimum allowed is 5 feet.

**A Variance application must meet four criteria (WMC 20.72.050).**

1. **Exceptional Physical Circumstances:** The lot is relatively flat in the front portion but slopes up toward the back of the property along Cassiar Street. The lot is 50 feet wide. They own two adjacent lots. Lot 4 has most of the house but it encroaches into Lot 3. The variance is being requested in order to reconstruct a larger garage that will be set back 1' further from the side property line than the existing structure.
2. **Strict application would result in practical difficulties or unnecessary hardships:** Strict application would require that either the garage be reduced in size or set closer to the residence and reduce the yard area. The request will place the garage 1 foot further away than the existing

older building. The garage could be reduced in width to maintain required distance from the house and to set the garage further from the property line.

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 with similar construction. It will not create a public health issue. While it is still close to the neighbor's house, the new structure as proposed will be one foot further away than the existing structure.
4. **Granting of the variance is not contrary to the comp plan for single family residential development.**

Using recent google map:



## APPLICATION FOR VARIANCE

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

RECEIVED  
AUG 31 2021  
WRANGELL CITY HALL

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

II. Description: (use additional paper if necessary)

Legal description of the area requested for the variance 02-009-105

lot 3 Blk 11 0551119  
Lot (s) size of the petition area 5771

Existing zoning of the petition area SFR

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

Proposed change that requires this variance \_\_\_\_\_

setback 1' from property line

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

Explain details of the proposed development \_\_\_\_\_

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: Will make it better  
see more on back

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.

Louis Bangs  
PRINT PETITIONER'S NAME

[Signature]  
SIGNATURE (S) OF THE OWNER (S) OF THE LAND IN PETITION AREA

P.O. Box 403 Wrangell 99929  
ADDRESS

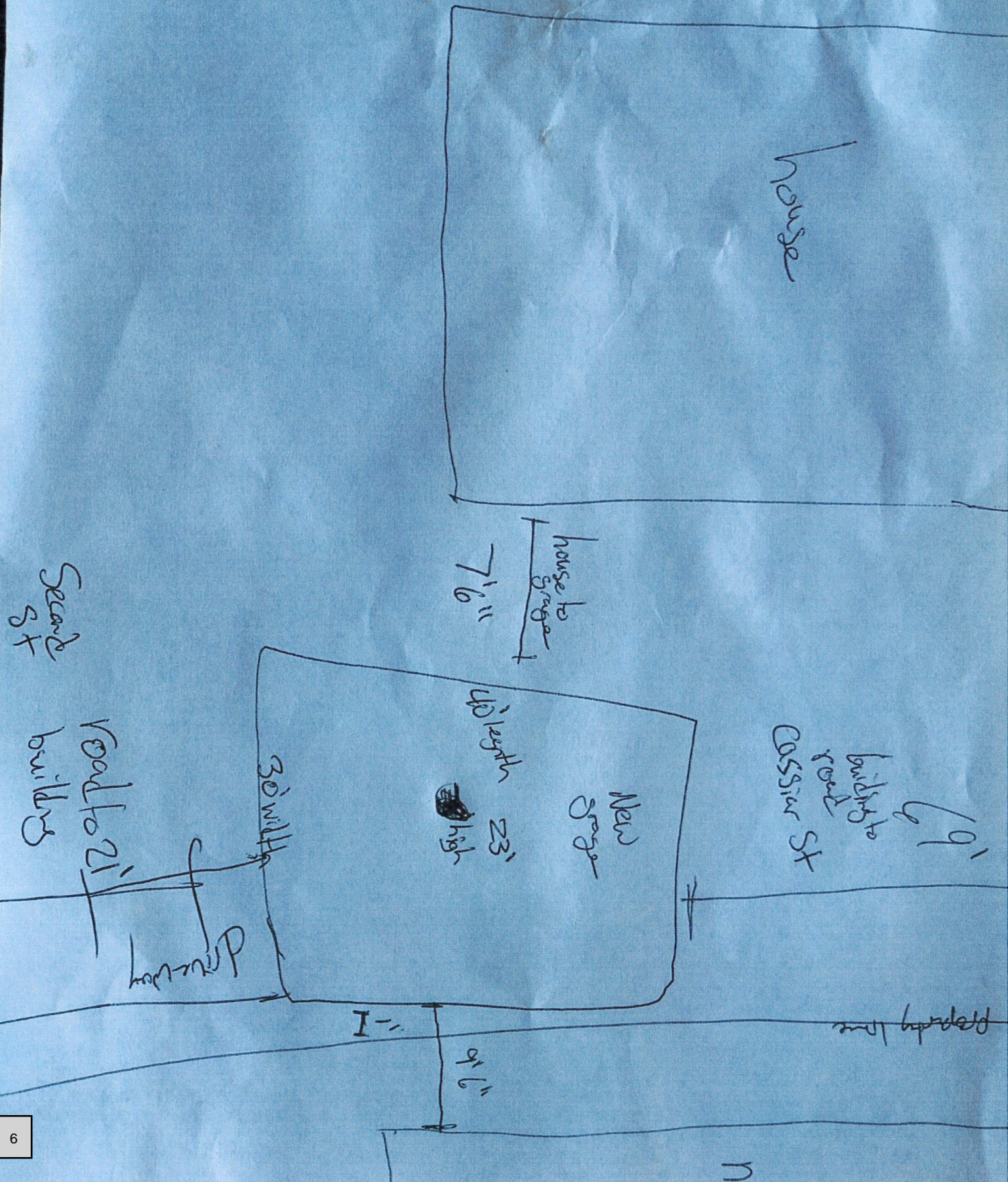
08/31/21  
DATE  
9073050421  
TELEPHONE

The reason to rebuild the garage is mainly to clean up the property by moving out things inside to extend their life. Our shed/garage is now too small to offer enough room for our belongings. The reason for wanting to build it that close to the property line is to utilize the most of our property and 30' width is the size we are looking for.

Item 1.

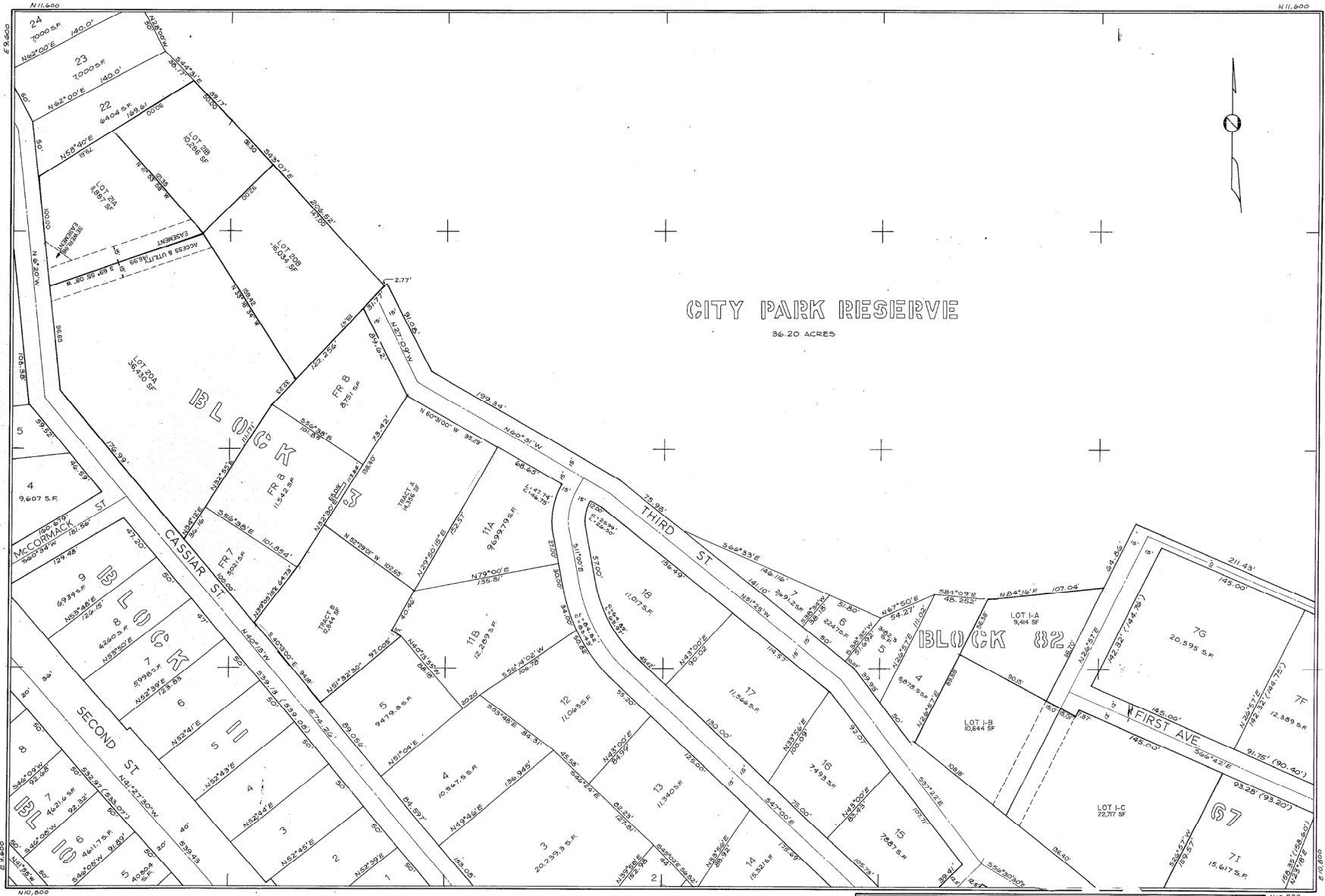
Thanks Travis







SEE SHEET 8



SEE SHEET 10

PLAT REVISIONS				
NO.	DATE	BY	PLAT NO.	SUBDIVISION NAME
1	4-18-91	JM	82-9	OLIVER SUBDIVISION, PORTION OF LOT 20 & LOT 21 BLK 10 USG 80
2	5-18-91	JM	82-9	VP SUBDIVISION, LOT 6 & PORTIONS OF LOTS 7, 8 & 10 BLK 105 WP. WIG. TKN.
3	MAY 1991	JM	82-9	ROBERTS & MASSIN SUBD. A VACATION OF INTEREST IN LOT 10, USG 80

# CITY OF WRANGELL, ALASKA ASSESSOR'S MAP

CHARLES POOL & ASSOCIATES, INC.  
CONSULTING ENGINEERS & SURVEYORS  
1125 TONGUE AVE., KETCHIKAN, ALASKA 99901

SHEET 9 OF 39  
PHASE 2  
DATE: OCT. 1991  
SCALE: 1" = 40'

# *City and Borough of Wrangell*

## Agenda Item D2

Date: September 16, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance permit application request for a reduction in front yard setback on Lot 6, Southeast Homes Subdivision, Tract P, USS 2321, zoned Rural Residential 1, owned and requested by Tlingit Haida Regional Housing Authority

**Background:** Applicants are proposing to construct a residential dwelling on the corner lot of Phillips and Graves Street.

**Review Criteria:**

Rural Residential 1: Chapter 20.28

Standards: Chapter 20.52

Variance Permits: Chapter 20.72

**Recommendation:** Staff recommends approval of the variance request.

**Recommended Motion:**

**Move to approve findings of fact and the Variance requests for a 15 foot front yard setback (5 foot variance) along Phillip Street.**

**Findings of Fact:**

The applicant is seeking to construct a 40' X 42' residential structure. The property is 15,010 sq ft, is zoned Rural Residential 1 and a corner lot. Minimum lot size is 10,000 sq ft with sewer and water. By definitions the lot has two front yards and two back yards and thus a 20 foot setback is required for all yards for the new structure and accessory buildings. Standard setback requirements for the Rural Residential 1 District is 15 foot for side yards and 20 foot for front and back yards.

Applicants are proposing to be 15 feet from the property line parallel with Phillip's Street and 20 feet from the Graves Street property line. There is a municipal storm drain through the center of the property that prevents the proposed structure to be constructed in the center of the lot. Under normal circumstances, the proposed development would meet the side yard setback of 15' as Graves Street is considered the typical front yard property line boundary.

**A Variance application must meet four criteria (WMC 20.72.050).**

1. **Exceptional Physical Circumstances:** The lot is a flat mostly filled lot. What gives this lot its exception circumstance is the municipal storm drain crossing through the center of the lot. If this



were not a corner lot, they would be meeting the side yard setback requirement and not need the variance.

2. **Strict application would result in practical difficulties or unnecessary hardships:** Strict application would require that the residence be reduced in size to meet the required corner lot setbacks.
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. It will not create a public health issue. If this were not a corner lot, they would not need a variance permit.
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

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 6, Southeast Homes

Subdivision, Tract P, US Survey 2321, Plat 76-3

Lot (s) size of the petition area 15,015 s.f.

Existing zoning of the petition area Single family residential

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

Front yard setback on Phillips street - Lot has two fronts

Proposed change that requires this variance Building a new single family home

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

Explain details of the proposed development \_\_\_\_\_

Single Family Residential Development

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:

This property has a substantial drainage that bisects the lot. The drainage starts within the public right-of-way and then discharges the water onto private property. Rerouting the drainage would cause significant hardship. The condition was not created by the applicant and was likely created when the roadway was constructed. Granting this variance does not significantly alter the nature of the project and is consistent with the comprehensive plan.

Note: The 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.

Tlingit Haida Regional Housing Authority

PRINT PETITIONER'S NAME

Jacqueline Pata

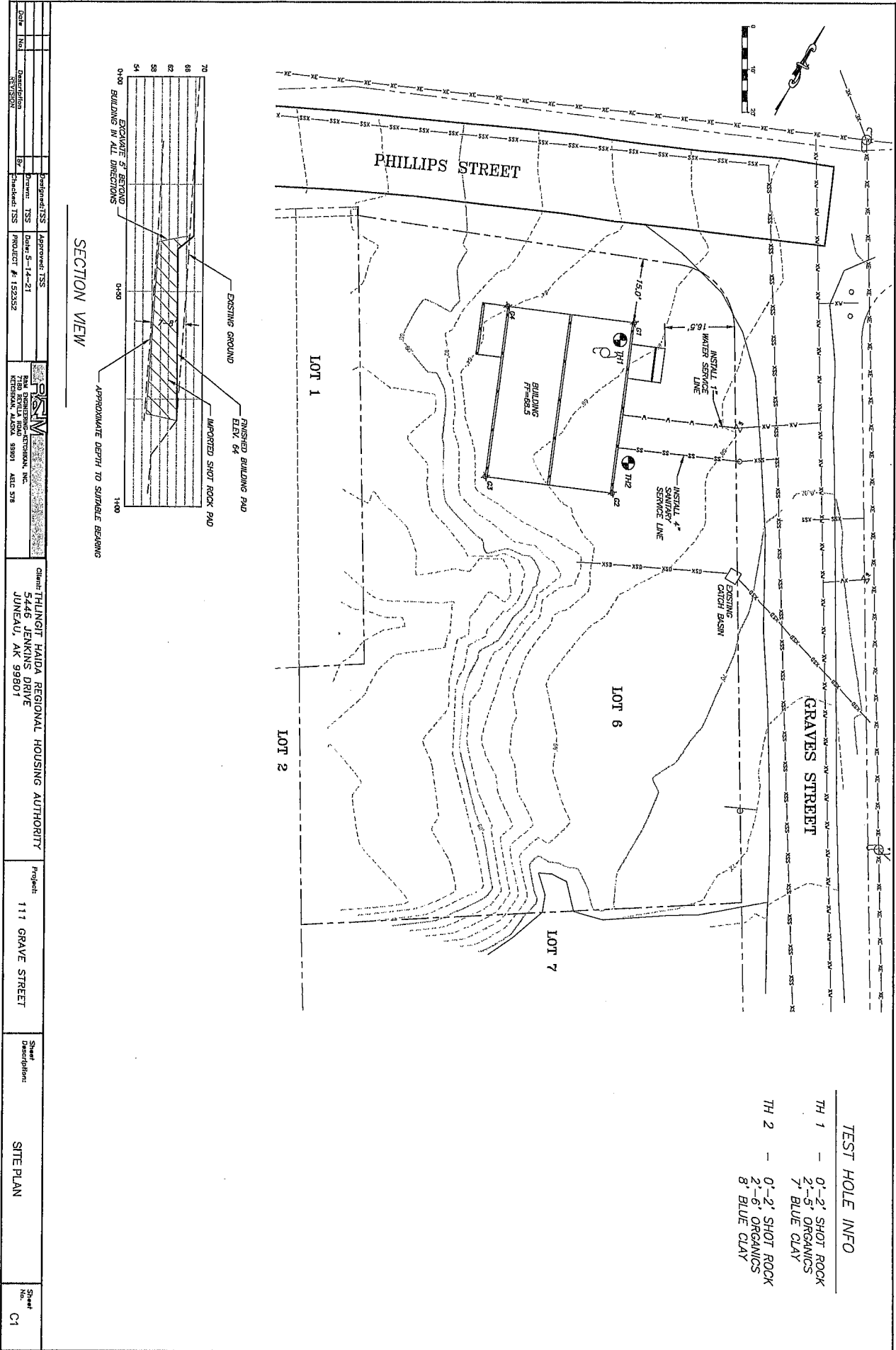
SIGNATURE (S) OF THE OWNER (S) OF THE LAND IN PETITION AREA

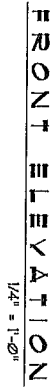
THRHA, 5446 Jenkins Drive, Juneau, AK 99801

ADDRESS

9-9-21  
DATE

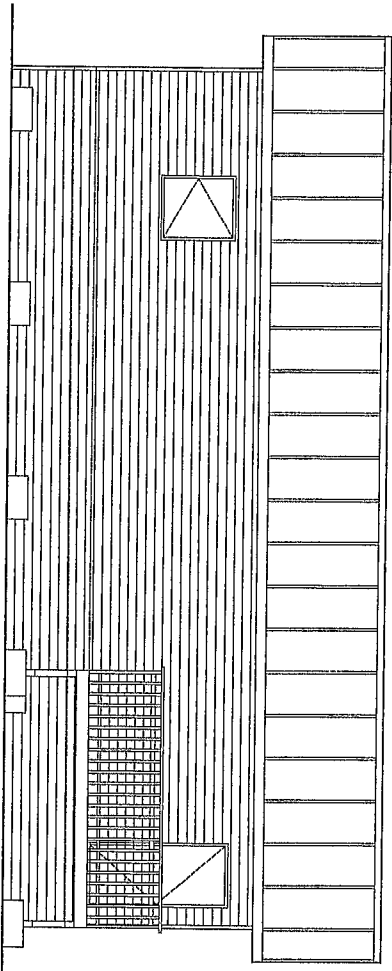
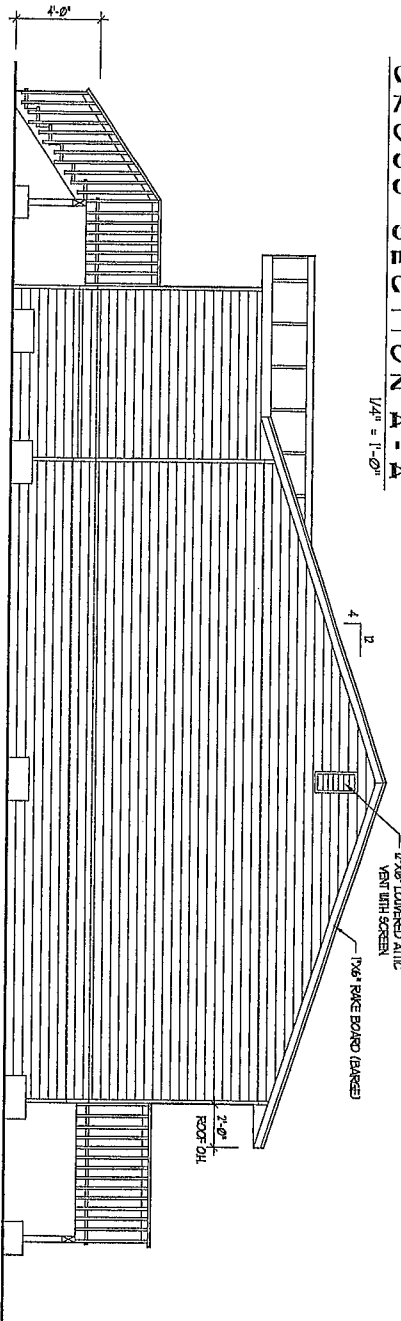
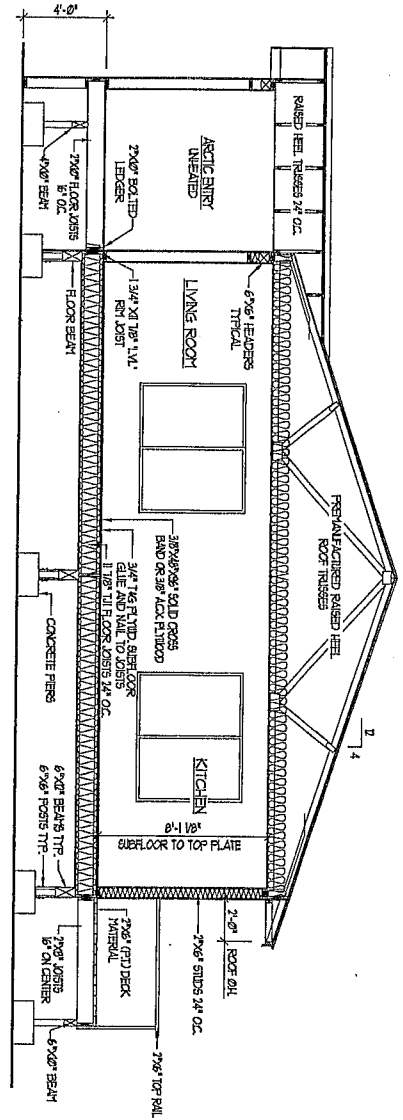
(907) 780-3188  
TELEPHONE





12





DIMENSION NOTES:  
φ DIMETER CENTERLINE  
Ø DIMENSION  
X DIMENSION EDGE DIMENSION  
SYMBOL NOTED SIZE

**PAC RIM BUILDING SUPPLY, INC.**  
3901 RAYMOND AVE S.W. RENTON, WASHINGTON 98057  
30' X 40' MODIFIED (3) BEDROOMS

REVISION DATE  
RGA, D-12-2010 BPH  
CHECKPOINT D-12-2010 GPH

COPYRIGHT  
PROJECT  
P JACKSON

SHEET  
RIGHT / REAR ELEVATIONS  
CROSS SECTION

DRAWN BY DATE  
GPH1 D-12-2010

SHT. NO.  
6

# CITY AND BOROUGH OF WRANGELL, ALASKA

Item 2.



1 inch = 84.884136 feet

14

9/19/2021

Public Map



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

# City and Borough of Wrangell

## Agenda Item D3

Date: September 15, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request by adjacent land owner to vacate a portion of the Peninsula Street Right-of-Way adjacent to Lot A, P.C. Resubdivision, owned by Dave and Lilia Brown, zoned Single Family Residential

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**Background:** Applicants are requesting to vacate a portion of Peninsula Street in front of their property that is currently used for temporary parking by near by business users.

**Review Criteria:**

Amendments: Chapter 20.76

Standards: Chapter 20.52

Subdivisions: Chapter 19

**Recommendation:** Staff recommends denial of the vacation as requested.

**Recommended Motion:**

**Staff recommends denial of the following positive motion which modifies the applicant's request :**

**Move to approve a partial Peninsula Street right-of-way vacation, including an area from the southern front corner marker of Lot A, P.C. Resubdivision, to the southern front corner marker of Lot B, P.C. Resubdivision.**

**Findings of Fact:**

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

The applicant is requesting a partial street vacation of Peninsula Street in front of where his property is located. There are not specific codes within the Municipal Code outlining the process for consideration of a right-of-way vacation and therefore the requirements of Chapter 20.76 Amendments are followed as this would be a change to the zoning map.

The adjacent lot where the Peninsula Street right-of-way (ROW) vacation is requested is zoned Single Family Residential and owned by the applicants of the ROW vacation request. The applicant is seeking to construct on the lot a residential/garage/shop and is seeking the vacation to square the building surface area of the lot due to the rock slope on the back of the property.



***Per WMC 20.76 (C): Within 45 days from the date of the hearing as set forth in this section, the commission shall study the proposed change and shall make a report in writing to the borough assembly. The report shall include the following:***

***1. Findings as to need and justification for the proposed change including findings as to the effect which the proposed change would have on the objectives of the comprehensive plan:***

Peninsula Street in this particular area has a very weird configuration since possibly as part of the Wrangell Townsite. Attached are two maps, one from the 1970's and the as-built of Peninsula Street after it's paving in 1993-94. There is also a photo below. The ROW is narrow at about 38 feet at the closest point on the south property line, and widens to approximately 60 feet at the north corner of Lot A, then narrows again to 42 feet at the south corner of Prunella's lot.

The adjacent Lot A owned by the applicant sits back as much as 30 feet toward the north end of the property from the actual roadway. There is an unnamed alley way that intersects with Peninsula Street that is 15 feet wide on the south end of the property. The back of the property is a rock slope that terminates at a rock cliff face. The area has been cleared as much as possible without blasting for a building pad. Their specific request was to vacate up to the edge of road. After further discussion with the applicants they are amenable to only requesting a diagonal portion from the southern corner of Lot A, connecting to Prunella's corner lot. This straightens up the defined ROW and will still provide them with additional front yard to minimize proximity to the property line and allow necessary fire access to the back of the structure where it abuts the rock slope.

WMC19.24.050 Streets Width requires all minor streets to be 60 feet wide. Peninsula Street is already only 54 feet on the south corner of the property and 60 feet wide on the northern corner. The triangular vacation to the corner of Prunella's lot makes sense to even out ROW edges, however, it reduces the roadway width on the northern corner to approximately 41 feet, and under the Code requirement. (see photo below).

The proposed modified vacation would not impact the Comprehensive Plan goals and objectives to provide for a variety of housing types, develop land for residential and commercial uses and to provide necessary utility services. The Comprehensive Plan does not directly address ROW vacations, but address roads as a necessary component to development opportunities.

***2. Findings as to the effect which the proposed change would have on property owners in the area of proposed boundary changes, including changes in traffic flow, population, density, off-street parking, sewer and water services:***

The modified proposed vacation will not affect changes in traffic flow, off-street parking and sewer and water services. Sewer and water mains are on the opposite side of the road. Electrical may cross the very southern portion of the proposed modified vacated area and an easement would be required during the platting process. Currently this ROW area in front of the Brown's property is used for unofficial parking by harbor users, or those accessing the businesses in the area on Peninsula Street. It is not a formal parking lot. The only existing property owner affected would likely be Prunella, as the Brown's new corner would extend to Prunella's southern property corner, unless Mrs. Prunella is interested in the partial vacation to square up her front property line. The Brown's are requesting to go to the front corner rather than provide a small ROW cut out between their lot line and her northern front corner (shown with dotted lines below).

***3. Recommendation as to the approval or disapproval of the change.***



Staff is recommending denial of the requested and modified partial vacation request of Peninsula Street because it would reduce the ROW width less than the 60 foot width required in WMC 19.25.050.

Should the Commission disagree with Staff, the Commission needs to identify specific findings to forward to the Assembly for consideration.



RECEIVED  
SEP 09 2021  
WRANGELL CITY HALL

To the city of Wrangell,

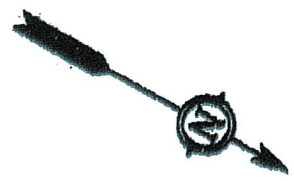
We are requesting to purchase the right of way between Peninsula street and our property (Lot A subdivision P.C. resubd. Plat 97-16 Wrangell Alaska). The reason being, the usable portion of our land for building is very limited due to the steep rock banks at the sides and back of the lot in addition to the large right of way in between our lot and the road. We have recently come to realize that our building plans are not feasible due to this large right of way. We've attached a map with the outlined area in red that we would like to purchase.

Thank you very much for your time and consideration,  
Dave and Lilia Brown

 *in approval.*

WE  
ONLY  
MAKING  
THE  
SAME

1ST



TRACT 2  
LOT 3H

TRACT 2  
LOT 3P

TRACT 1  
LOT 3P

(B4)

(R) 18.41  
(M) 18.22

(M) S 30°46'12" E 88.88  
(R) S 30°38'48" E 88.88

PREVIOUS  
LOT LINE

(M) S 20°18'48" E 70.88  
(R) S 20°10'00" E 70.00

(R) 18.07  
(M) 18.14

LOT A

7,493 S.F.  
BK 6, PG 636  
OWNER: CAMPBELL TOWING INC.

LOT B

5,888 S.F.  
BK 6, PG 784  
OWNER: ROBERT & DEBRA PRUNELLA

LOT 3J

(C) N 30°28'55" W 88.80

(C) N 30°28'55" W 88.80

(C) 18.83

(M) S 30°34'48" E 47.80  
(R) S 30°38'48" E 48.00

BASIS OF BEARING  
BLVD

PENINSULA

STREET

SUNSET

EDGE OF ROAD

EDGE OF ROAD

BANK

BANK

TOE

EXISTING ROAD

(M) N 59°15'08" E 79.86  
(R) N 59°26'16" E 80.00

(C) S 82°12'12" W 85.00

(M) S 73°18'00" W 88.87  
(R) S 73°08'00" W 90.00

DECK

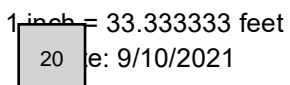
GARAGE

HOUSE

LOT 3K



*Item 3.*



WRANGELL  
CITY OF THE FUTURE  
INCORPORATED AUGUST 1972

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

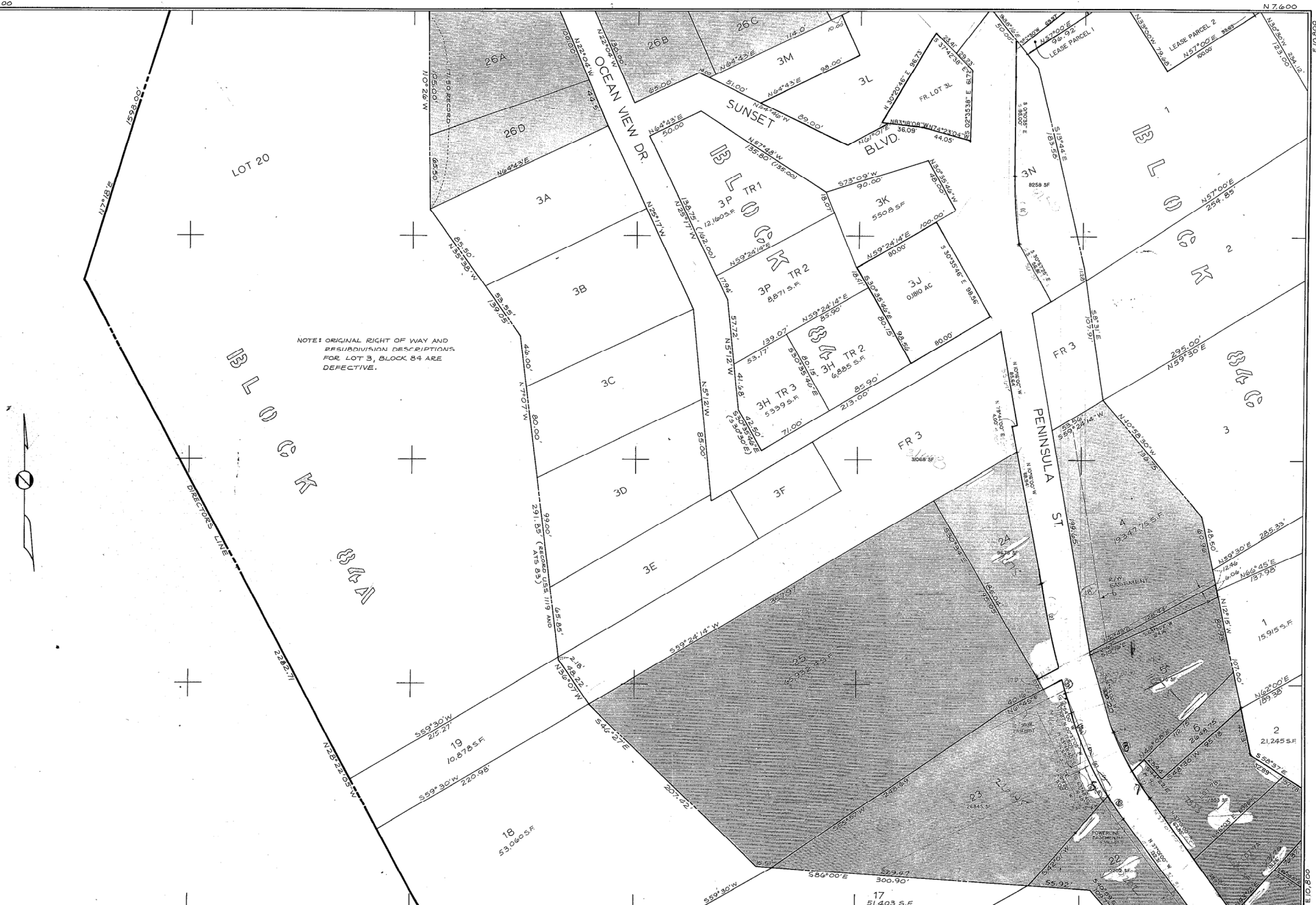


SEE SHEET 13

SEE SHEET 25

SEE SHEET 15

CURVE	IN	LENGTH	DELTA	CHORD	CH. BEARS
1	0	89.89	9.0725°	89.78	N 89.4318° W
2	0	76.19	5.6459°	76.10	N 12.4618° W
3	0	13.72	0.5330°	13.72	N 10.2918° W
4	0	27.89	5.1820°	27.86	N 10.3340° W
5	0	63.17	10.0725°	63.10	N 21.1700° W
6	0	24.53	4.4015°	24.52	N 34.4080° W
7	0	270.88	14.25°	270.25	N 35.3500° W
8	0	270.88	16.71°	270.25	N 35.3500° W
9	0	305.89	17.17°	304.30	N 28.2245° W



PLAT REVISIONS					COMMENTS
NO.	DATE	BY	PLAT NO.	SUBDIVISION NAME	
1	MAY1991	JM	85-7	A SUBDIVISION OF LOT 3L BLK. 84 WRG TWN	
2	MAY1991	JM	81-5	BLK SUBDIVISION - LOT 3J BLK. 84 WRG TWN	
3	MAY1991	JM	89-8	L.P. SUBDIVISION LOT 7 BLK. 84 WRG TWN	
4	JUNE1991	JM	85-2	WRANGELL CITY HARBOR LEASE	
5	8-92	JM	92-5	WALKWAY SUBDIVISION PORTION OF LOT 3 BLOCK 84	

