



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, December 12, 2019
6:00 PM

Location: Borough Assembly Chambers
City Hall

2019-12-12 Planning and Zoning Commission Hearing and Meeting
6:00 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES:

1. [Approval of the minutes of the November 14, 2019 meeting](#)

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

F. OLD BUSINESS

G. NEW BUSINESS

1. [Conditional Use application for a vacation rental on Lot 4B Bylow Subdivision, zoned Single Family Residential, requested by Joy and Dave Miller.](#)
2. [Review of a request by Jim and Sue Nelson to purchase City Land adjacent to the switch yard near Public Works.](#)
3. [Proposed Zone Change Discussion for the Wrangell Institute property](#)

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION

November 14, 2019

6:00pm

Minutes

A. CALL TO ORDER / ROLL CALL

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

PRESENT

Chair Terri Henson

Vice-Chair Donald McConachie

Commissioner Kate Hein

ABSENT

Commissioner Andy Hoyt

Commissioner Apryl Hutchinson

Also present were staff Carol Rushmore and Aleisha Mollen.

B. AMENDMENTS TO THE AGENDA

1. Move to nominate _____ as Chair of the Planning & Zoning Commission. (If there is more than one nomination, we will elect by Secret Ballot)

M/S: McConachie/Hein move to nominate Henson as Chair of the Planning & Zoning Commission. Motion Approved unanimously by consent.

2. Move to nominate _____ as Vice Chair of the Planning & Zoning Commission. (If there is more than one nomination, we will elect by Secret Ballot)

M/S: Henson/Hein move to nominate McConachie as Vice Chair of the Planning & Zoning Commission. Motion Approved unanimously by consent.

C. APPROVAL OF MINUTES:

Approval of the Regular Meeting Minutes of October 10, 2019.

Motion made by Commissioner McConachie, Seconded by Commissioner Hein to approve the minutes of the October 10, 2019 Regular Meeting.

Voting Yea: Chair Henson, Vice-Chair McConachie, Commissioner Hein

D. PERSONS TO BE HEARD

Kim Szczatko was present to speak to Item G3 and will speak when the item arises.

E. CORRESPONDENCE

Final Decision of the Trust Land Office regarding negotiated sale of land to Mike Allen.

G. 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 Scott Young

Motion made by Vice-Chair McConachie, Seconded by Commissioner Hein to approve the final plat as presented.

Voting Yea: Chair Henson, Vice-Chair McConachie, Commissioner Hein

2. (PH) Review of the Conditional Use permit request for a commercial retail convenient store on Lot 3, USS 3403, S.B.P.L. Subdivision, zoned Shoemaker Bay Waterfront Development, requested by applicant Jillian Privett and lessee of tidelands Bernard Massin

Public Hearing opened at 6:06 p.m.

Jillian Privett was present to answer questions, but there were none for her. McConachie had a question for Rushmore about the previous CU permit and was told that it had expired.

Public Hearing closed at 6:07 p.m.

Motion made by Commissioner Hein, Seconded by Vice-Chair McConachie to approve findings of fact and the conditional use permit request allowing a commercial convenience store subject to the following conditions:

- 1) Parking by customers should not be located in the driving lane where it will impact harbor circulation.
- 2) Any storage of supplies for the business must occur indoors only per WMC20.49.040(D).

Voting Yea: Chair Henson, Vice-Chair McConachie, Commissioner Hein

3. (PH) Conditional Use permit request for non-water related or dependent warehouse facility on Lot B, Block 2A, Stikine Inn Tidelands Reconfiguration, Plat No. 2017-2, zoned Waterfront Development, requested by Bill Goodale, Managing Partner Southeast Properties

Public Hearing opened at 6:08 p.m.

Kim Szczatko was present to speak on considerations and concerns of the area neighborhood. Surrounded by SFR properties and the new development would change the views and the nature of the surrounding properties. There are also concerns about parking and that the current parking area is right-of-way. The area was sold at under market value and would change the tradition and nature of the area. She has lived nearby for 9 years and has seen the tourism and foot traffic in the area. Letter was provided to be included into the minutes.

Jake Harris with Southeast Properties was also present to address the concerns. The building is 45x60 and 25 feet tall within the set guidelines. That space is necessary for refrigeration and retro-fitting, etc. The plan was always to add a warehouse and they have taken preparations to

preserve the views as needed. Jake is buying the property and plans to make this benefit the community rather than hinder it.

Public Hearing closed at 6:21 p.m.

Motion made by Vice-Chair McConachie, Seconded by Commissioner Hein to approve findings of fact and the conditional use permit request for a warehouse for Stikine Inn business storage of operational supplies and equipment and an owner occupied apartment, subject to the following conditions:

- 1) Warehouse storage is for the Stikine Inn business needs only. Renting out storage for other businesses will require a new conditional use permit review.
- 2) Three off-street parking places for the apartment and warehouse will be provided.

McConachie responded to the concern about the sales price. He also asked Rushmore about why this was a Conditional Use Permit and not something larger and Rushmore answered that it was not part of the original CU permit for the Inn expansion.

Henson also provided past reference about the original Waterfront Development plans and how this came into play.

Voting Yea: Chair Henson, Vice-Chair McConachie, Commissioner Hein

F. OLD BUSINESS

1. Discussion of proposed zoning for the former Institute Property

Rushmore stated that there wasn't a lot of information to provide except the master planning that the Planning & Zoning Commission has seen before. The various codes out there are so different that there is not a standard. Therefore, Rushmore provided the sample code in the packet. The plan would be to use this Mixed Use District code and provide a Planned Unit Development as an overlay.

Hein stated that she liked the list and the sample code provided and asked if there was anything not included. No Commissioners had anything they saw missing.

McConachie wanted the guidelines to be stringent enough to avoid changing what they wanted in there.

Hein asked if there would be the ability to lay out in the PUD ahead of time what areas would be used for which purpose to avoid changes as the Commission changes as well.

Rushmore explained what the PUD was, that could allow the City or developer to make changes to the zoning below and that the Commission could specify which zones that PUDs could be applied to.

McConachie asked if Conditional Use permits could be excluded from zones through this area. Rushmore stated that they could do that through the code of the Mixed Use District. She also explained the purpose of the conditional uses. Specifically, McConachie asked about daycares and adding that to the primary uses instead of conditional uses.

Rushmore noted that we have never done the cluster homes, cottages, or tiny homes, so there could be issues that we have never thought of because it's a new idea. That might be kept to a conditional use because of that. The other option is to create a new code entirely for that with respect to green space, parking, rentals, etc.

Hein stated that this is a good idea for towns with housing issues and recommended a separate code for cluster housing. She also stated that the prohibited uses section was a good inclusion.

Rushmore added that the standards are currently housed in a separate section and so the standards in this sample would be moved into that section. McConachie noted that if smaller lot sizes are being offered, there should be smaller setbacks as well. Rushmore noted that if the Commission did that, they could also choose to note that variances to those would not be allowed if the Commission desired.

Rushmore asked the Commission how they would like to proceed. The consensus was to continue with the Mixed Use District. Changes would include moving child care centers to allowable uses for certain areas versus child care homes. Most of the changes would be part of the Planned Unit Development, rather than the Mixed Use District. The conditional uses under the district allow the Commission to look at the PUD and see if each use is allowed in that area. Commissioners asked to remove automobile service stations from permissible uses.

Henson asked Commissioners to jot down ideas for the next meeting and Rushmore said that she would also bring a sample PUD for the next meeting.

H. PUBLIC COMMENT

None.

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Henson asked for an update on Cowans and Byford. Rushmore stated that the Cowans item should be on the next Assembly agenda because they wanted additional information. Regarding the Byford property, she has not met with Lisa and so there is not an answer to that one at this time. It is believed that the recommendation will be to zone all of it as Residential.

The next meeting will be December 12, 2019.

J. ADJOURNMENT

Chair Henson adjourned the meeting at 7:12 p.m.

CHAIRPERSON

SECRETARY

City and Borough of Wrangell

Date: December 9, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use application for a vacation rental on Lot 4B Bylow Subdivision, zoned Single Family Residential, requested by Joy and Dave Miller.

Background: The applicants are purchasing the property from the Bylow's and are seeking to move a small home onto the lot.

Review Criteria:

Single Family Residential: Chapter 20.16
Standards: Chapter 20.52

RECOMMENDED MOTION: Move to approve findings of fact and the conditional use permit request for a cottage industry allowing a residence to be used as a short term vacation rental, subject to the following condition:

- 1) **Provide Guest Guidance or similar document on noise and expected behavior to encourage respect for the residential district and neighbors.**
- 2) **If a Variance is required for parking or setbacks applicants will need an additional public hearing.**
- 3) **Approval is subject to final closing and sale of the lot to Millers.**

Findings of Fact:

The applicants are purchasing the lot from the Bylow's and plan to move the small home that was formerly owned by the Austin's (located off Zimovia before Bloom's Trailer Park) onto the lot. They are seeking to utilize the home as an AirBnB vacation rental, similar to the one they have permitted on Church Street. The lot is 6356 square feet and can be connected to sewer and water. Access to the lot is via St. Michael Street.

The Bylow's had received variance approval for a 13 foot front yard setback (from St. Michael's Street) however that permit has expired without being used. The applicants do not believe that a variance will be needed, but once they apply for a building permit, if necessary they can come back for Variance approval.

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 which allows cottage industry as a conditional use. WMC 20.08.260 defines dwelling unit as one or more rooms and a single kitchen designed as a unit for occupancy by not more than one family for living or sleeping purposes.

Home Occupations (WMC 20.08.380) are allowed as an accessory uses within the home as long as there are no changes from the characteristics of the permitted use. Cottage Industry (WMC 20.08.200) requires a conditional use permit and is for uses that are compatible with the underlying zone but could potentially have impacts to the adjacent property owners. An extended stay or Bed and Breakfast type facility of short term duration (under 30 days) could see an increase in traffic to the neighborhood of short duration as the visitors or group party come and go from their overnight stay. Many visitors will not have a vehicle and will be on foot, but some will have a car rental or their own vehicle. The increase in traffic is likely to be minimal and no different than if a family were to live there. A single long term rental is allowed as a permitted use based on the definition of dwelling unit (WMC 20.08.260)

2) Provisions of sewer and water: The property can be connected to sewer and water.

3) Entrances and off-street parking available without safety issues:

Access to the property will be from St. Michael Street. There should easily be two places available for the structure, when only one place is required by code.

CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

PLANNING AND ZONING COMMISSION
P.O. BOX 531

WRANGELL, ALASKA 99929

Application Fee: \$50

RECEIVED
NOV 13 2019
WRANGELL CITY HALL

I. Applicant's Name and Address:

David & Jay Miller

P.O. Box 2231

Wrangell, AK 99929

Applicant's Phone Number:

907-305-0151 (Dave)

II. Owners's Name and Address:

907-305-0150 (Jay)

Owner's Phone Number:

III. Legal Description: Lot 4B, Block 17, U.S. Survey

Parcel No.

IV. Zoning Classification:

V. Specific Request:

We are requesting to have
the property zoned for a vacation
rental - Airbnb.

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:

Jay Miller

DATE: 11/12/19

SIGNATURE OF APPLICANT:

DATE:

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

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

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 66.666667 feet
Date: 12/10/2019

Public Map

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

City and Borough of Wrangell

Date: December 9, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Review of a request by Jim and Sue Nelson to purchase City Land adjacent to the switch yard near Public Works.

Background: The applicants are requesting to purchase a sliver of City owned land through which their driveway is located.

The Planning and Zoning Commission will make a recommendation to the Assembly to sell, lease, develop an easement or deny request.

Review Criteria:

Single Family Residential: Chapter 20.16

Industrial district: Chapter 20.48

Standards: Chapter 20.52

RECOMMENDED MOTION: none

Staff recommends postponing recommendation until comments are received by the Electrical Superintendent. If Staff can get them prior to the meeting new information will be provided at the meeting.

Findings of Fact:

The applicants are seeking to purchase approximately 1600 square feet of land in order to have control over access to their property. Their driveway and parking area is currently located on City land.

There are several options open to the City when considering their request: 1) Sell the sliver that is needed; 2) lease the land; 3) provide an easement for continued use; 4) deny sale/lease/easement. Unfortunately, The Electrical Superintendent has not provided a written comment response to the request. In initial discussions with Mr. Rhoades and the Nelsons, Mr. Rhoads was very open to the idea but needed to be assured of the area Mr. Nelson was requesting and do further due diligence with the electrical staff department regarding anticipated use or access. The Nelson's provided the attached drawings just before the holidays.

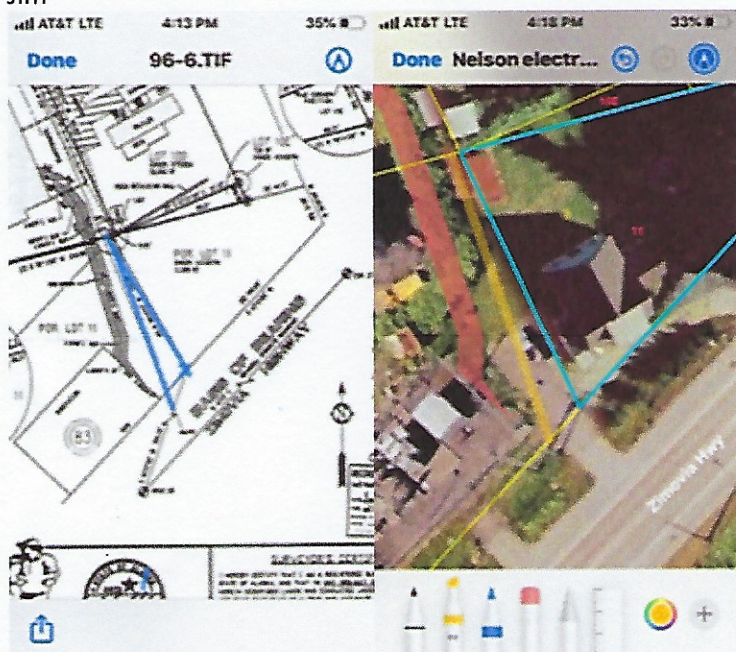
In the meantime, as a related issue, the City Manager talked to the Nelson's regarding purchasing all or a portion of the property they own below their house toward Case Avenue. The city needs to do major construction for the generator plant and may need to expand the foot print. While this is a separate decision process, purchase and sale could become a trade. However, this issue, whether to sell them City land along Zimovia Highway should be a distinct separate considered issue and recommendation.

Carol Rushmore

From: Jim Nelson <nelson74@gci.net>
Sent: Friday, November 8, 2019 2:38 PM
To: Carol Rushmore
Subject: Re: property

Carol attached are the two pictures with markings in blue and yellow of what I would like to obtain from the borough. We would like to obtain this small section to straighten property line and full access to the driveway that we have used for many years.

Thanks,
Jim



Sent from my iPhone

On Nov 8, 2019, at 12:34 PM, Carol Rushmore <ecodev@wrangell.com> wrote:

Jim and Sue,
Good morning or afternoon where you are,...

So.. attached is the most recent plat I have for the properties surrounding your property... and an aerial. I do not have a recent survey of your property specifically. As Rod and I were talking yesterday, we both were not 100% sure exactly what land area you are wanting to buy... so we need something specific from you that can be reviewed so we can respond and say yes, no, here are issues, or how about this and move it on. I need you to write me an email identifying exactly what you are requesting – to purchase or obtain an easement for what and why. And then draw the area you want to purchase on the plat and return both to me. If you can't scan and send back.. just take a cell phone picture of it

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 33.333333 feet
Date: 12/10/2019

Public Map

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

CERTIFICATE OF OWNERSHIP AND DEDICATION
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN AS SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
DATE: 7-22-96
CITY OF WRANGELL (SIGNATURE)
NAME & TITLE
PRINTED NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT
US OF AMERICA
STATE OF ALASKA
CITY OF WRANGELL
THIS IS TO CERTIFY THAT ON THIS 18th DAY OF September, 1996, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Dorothy Ottesen TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND Christie X. Jameson ACKNOWLEDGED TO ME THAT she 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: 7-2-98

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)
I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY 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 OF WRANGELL, IN THE NAME OF City of Wrangell 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 1996 WILL BE DUE ON OR BEFORE AUGUST 31, 1997, DATED THIS 14th DAY OF September, 1996.
ASSESSOR CITY OF WRANGELL

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 OF WRANGELL PLATTING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 10 DATED 10 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.
DATE: 7-22-96
CHAIRMAN, PLATTING COMMISSION
SECRETARY

CERTIFICATE OF APPROVAL BY THE COUNCIL
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL COUNCIL AS RECORDED IN MINUTE BOOK 20 PAGE 20 DATED 10 1996 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.
DATE: 7-22-96
CITY CLERK

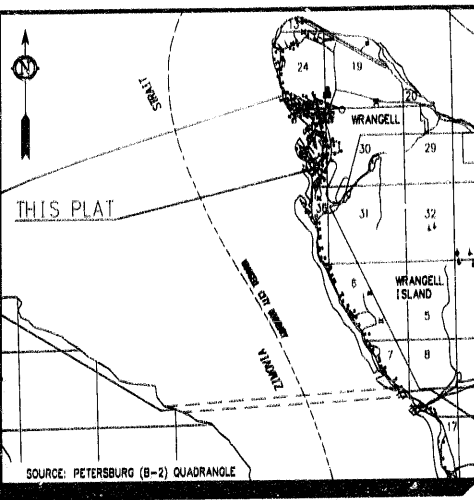
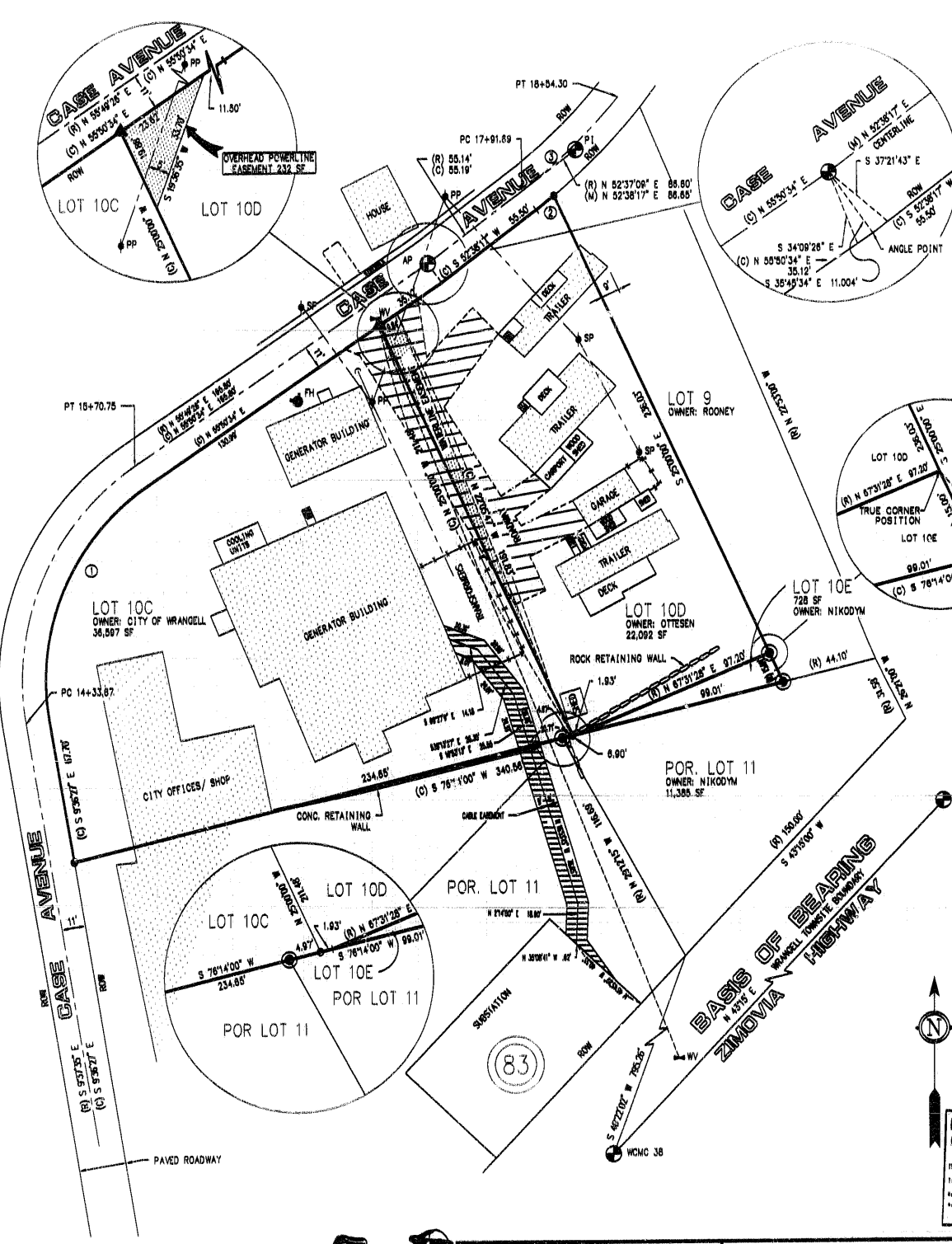
CERTIFICATE OF OWNERSHIP AND DEDICATION
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN AS SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
DATE: 7-22-96
DOROTHY OTTESEN (SIGNATURE)
PRINTED NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT
US OF AMERICA
STATE OF ALASKA
CITY OF WRANGELL
THIS IS TO CERTIFY THAT ON THIS 18th DAY OF September, 1996, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Dorothy Ottesen TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND Christie X. Jameson ACKNOWLEDGED TO ME THAT she 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: 7-2-98

CERTIFICATE OF OWNERSHIP AND DEDICATION
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN AS SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
DATE: 7-22-96
TERRANCE J. NIKODYM (SIGNATURE)
DATE: 7-22-96
MARY SUSAN NIKODYM (SIGNATURE)

NOTARY'S ACKNOWLEDGEMENT
US OF AMERICA
STATE OF ALASKA
CITY OF WRANGELL
THIS IS TO CERTIFY THAT ON THIS 18th DAY OF September, 1996, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Terrance J. Nikodym TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND Mary Susan Nikodym 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: 7-2-98

CURVE DATA
① Δ = 85°27'01"
R = 106.00'
L = 124.51'
C = 117.85'
CHD BRG = N 23°07'04" E
② Δ = 211°58'
R = 271.00'
L = 10.40'
C = 10.40'
CHD BRG = N 31°32'18" E
③ Δ = 13°47'47"
L = 82.61'
T = 31.46'
R = 280.00'



- VICINITY MAP**
SCALE 1"=1 MILE
- LEGEND**
- PRIMARY CONTROL MONUMENT (RECOVERED)
 - SECONDARY MONUMENT (SET REBAR AND ALUM CAP)
 - SECONDARY MONUMENT (RECOVERED LS 3337)
 - ▲ SECONDARY MONUMENT (SET YELLOW PLASTIC CAP IN CURB)
 - (R) RECORDED DATA
 - (C) COMPUTED DATA
 - (M) MEASURED DATA
 - PP POWER POLE
 - SP SERVICE POLE
 - FH FIRE HYDRANT
 - WV WATER VALVES
 - FENCE LINE
 - OVERHEAD POWER LINES

- PLAT NOTES**
1. THE PROPERTY LINE AS SHOWN BETWEEN THE CITY OF WRANGELL'S PORTION OF LOT 10, AND THE OTTESEN'S PORTION OF LOT 10, WAS DERIVED FROM AN UNRECORDED DEED IN THE OTTESEN FAMILY. THIS DEED DEPICTS THE LOT WIDTH AS 99'.
 2. A SEWERLINE RUNS FROM THE NIKODYM HOUSE NORTH THRU LOTS 10A AND 10B. A 10' EASEMENT WILL BE CREATED BY THIS PLAT FOR THE SEWERLINE.
 3. OFFSET DISTANCES ARE SHOWN FROM THE NEAREST FOOT FROM THE PROPERTY LINE TO THE IMPROVEMENT.
 4. THE ALASKA POWER AUTHORITY HAS AN ELECTRICAL EASEMENT ACROSS THE CITY OWNED PORTION OF LOT 10 RECORDED IN BOOK 10, PAGE 280-284 WRANGELL RECORDING DISTRICT. THE EASEMENTS LOCATION AND DESCRIPTION ARE VERY APPROXIMATE. THIS PLAT REFLECTS THE BEST APPROXIMATION OF THIS DOCUMENT.

96-6
RECORDED - FILED 20
WRANGELL REC. DIST.
DATE: 7-22-96
TIME: 2:00 PM
BY: [Signature]
CITY OF WRANGELL

GREG SCHEFF & ASSOCIATES
LAND SURVEYORS & ENGINEERS
BOX 1849 SITKA, ALASKA 99835
(907) 747-6700
BOX 1331 WRANGELL, ALASKA 99929
(907) 874-2177

PROJECT: EINAR OTTESEN RESUBDIVISION
LOT 10, BLOCK 83
WRANGELL TOWNSITE, U88 1119
WRANGELL RECORDING DISTRICT
CLIENT: OTTESEN FAMILY TRUST, BOX 68, WRANGELL, ALASKA 99929
51331-01 JUL 21, 1998 11:38:42

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN MAY, 1985/JULY, 1988 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.
DATE: 7-22-96
GREGORY O. SCHEFF LS 6700

DESIGNED: MZA
DRAWN: ODS/ACAD
CHECKED: GREGORY O. SCHEFF
DATE OF SURVEY: 4-5-89/7-20-88
DATE OF PLAT: 6-22-89/7-22-88
SCALE: 1"=30'
SURVEYOR: GREGORY O. SCHEFF
PROJECT NO. 51331-01

City and Borough of Wrangell

Item G1

Date: November 12, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Proposed Zone Change Discussion for the Wrangell Institute property

In 2011, the Institute Property was rezoned from Multi-Family Residential to Holding until such time that a proposed development could be discussed. In 2015-16, the Master Plan for the Institute property was completed with enormous public input. That plan can be found at: <https://www.wrangell.com/economicdevelopment/wrangell-institute-master-plan-and-subdivision>.

Commission has been considering a Mixed Use Zone with a Planned Unit Development overlay.

I have copies of draft codes from other municipalities