



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, January 14, 2021
6:00 PM

Location: Zoom

PZ Meeting and Hearing January 14, 2021
6:00 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

1. Minutes of October 8, 2020
2. Minutes of December 12, 2020

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

1. Alaska Department of Natural Resources Public Notice for Salt Farm Gardens tideland lease for Ribbon Kelp farm in Madden Bay

G. NEW BUSINESS

1. Final plat review of Woodbury Industrial Subdivision, a subdivision and replat of Lots 2A and 6A, Block 61, Industrial Park Subdivision III (Plat 2001-7); and Lots 7 and 8, Block 61 of Industrial Park Subdivision (Plat 92-9), creating Lots A and B, Woodbury Industrial Subdivision, zoned Industrial, requested by Mike Matney and Brett Woodbury
2. Final Plat review of the WW Ingram Replat, a subdivision and replat of Lot 9C of Plat No. 73-2, a subdivision within USS 3403; and Lot 10, of USS 3403, Plat No. 73-1, zoned Rural Residential 1, requested by Wesley and Wanda Ingram
3. (PH) Preliminary Plat review of the Walker Replat, a subdivision and replat of Lot 12, within Block 20, Wrangell Townsite; and Lot 3-B within Block 21, Wrangell Townsite and a portion of Lot 26, within Block 21, Wrangell townsite, creating Lot A, Walker Replat, zoned Multi-Family Residential, requested by Mark and Nola Walker Family Trust.
4. Review of GCI cell tower tideland lease modifications at Shoemaker Bay
5. (PH) Request to modify contract zone agreement between the Wrangell Cooperative Association and the City and Borough of Wrangell, modifying buffer requirements and properties listed as part of the Contract Zone Agreement, for Lot A and Lot A1-A Torgramsen-Prunella Subdivision, zoned Light Industrial per the Contract Zone Agreement, requested by the Wrangell Cooperative Association.

H. OLD BUSINESS

- [1.](#) Discussion of draft residential codes

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT



City and Borough of Wrangell
Planning and Zoning Commission
MINUTES

Thursday, October 08, 2020
6:00 PM

Location: Borough Assembly Chambers
City Hall

Planning and Zoning Commission
Minutes of October 8, 2020

A. CALL TO ORDER / ROLL CALL 6:10

Present: Chair Terri Henson, Gillian Privett, and Apryl Hutchinson. Zoning Administrator Carol Rushmore was also present.

B. AMENDMENTS TO THE AGENDA:

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

1. Minutes of September 10, 2020 (no record of on former Secretary's computer)

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

1. Final plat approval of the Prunella Subdivision, a subdivision and replat of Lot 2, Bradley Subdivision II and Lot D, Healthcare Subdivision, creating Lots D-A and D-B, Zoned Open Space/Public and Single Family Residential, requested by Stephen Prunella.

Commissioner Hutchinson moves to approve the final plat. Commissioner Privett seconds.

Approved unanimously

2. Variance application request for a 18 foot variance to the front yard setback requirements for a home entrance only and a 6 foot variance to the front yard setback for the main structure, on proposed Lot 18AA, of the approved but yet recorded Zahorik Replat (Plat No. 2020-?), Zoned Rural Residential, requested by owner Paul Zahorik

Chair Opens Public Hearing: no testimony.

Closes Public hearing.

Commission Privett moves to approve the Findings of Fact and Variance permit application for a 18 foot variance to the front yard setback requirements for a home entrance only and a 6 foot variance to the front yard setback for the main structure, subject to recommendations. Commissioner Hutchinson seconds. Approved unanimously.

3. Proposed zone change from Multi-Family Residential to Single Family Residential for Lot 1, Block 35, USS 1119.

Chair Opens Public Hearing: no testimony.

Closes Public hearing.

Commissioner Privett moves to recommend a proposed zone change from Multi-Family Residential to Single Family Residential for Lot 1, Block 35, USS 1119.

Commissioner Hutchinson seconds.

Commissioner Hutchinson drove by to look at. Not safety issue for Single family but multi family would create more issues with parking and more action and could become hazardous.

Commissioner Privett drove up there and the ditch is not as big as remembered. Moving it to SFR would be a good thing.

Approved Unanimously.

4. Zoning discussion for the Institute Master Plan Modification

Would like to see small lots for tiny homes. Small yards, more dense, and able to purchase their own lot.

Discussion whether all lots should have to be subdivided or could group together on single lot.

If want to designate a space for tiny homes, could be right above the commercial.

Rest is SFR.

Wouldn't want tiny homes all over the place. Shouldn't be done on anything less than 2 acres.

Does it include yurts? If someone wants to purchase property to allow multiple yurt, but then use is more like a commercial use and rented out for Airbnb.

Stick built community. Not motor homes, travel trailers, but a stick built/modular unit.

A Detached accessory living area on 15000 sq foot or larger. Our code allows 50% coverage. Keep it minimum of 600 sq ft.

How much of the stuff do you want on your lot.. we have the space to keep lots of those things. Would be unhappy if couldn't keep my stuff

Private storage in yard. Massage the draft language.... .. but hate telling people what they can and cannot do.

Think about this language.. if start parking multiple boats that are not owned by them.. and working on things not owned by them.

If your property must be in working condition. And owned by property owner and for personal use...

Visual in more contained or fenced yard or kept in garage.

Conditional uses:

Child care: in home and licensed is fine.

Churches

Vacation rentals: changes the inventory of residential dwellings, and changes the neighborhood. Need some rule for stuff you will not do to upset the neighbors.

Purchasing that could be rented out half the year Don't want to hinder someone that has a great idea we don't think about. Want to keep it tangible.. . needs to be some structure so not doing whatever they want to do.

Highlight area for multifamily.. color coat the areas.

Do you want to allow someone to have a vacation rental in the area being surveyed now.

H. OLD BUSINESS

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT 7:33pm



City and Borough of Wrangell
Planning and Zoning Commission
MINUTES

Thursday, December 10, 2020
6:00 PM

Location: Borough Assembly Chambers
City Hall

Planning and Zoning Commission 12-10-2020
MINUTES

- A. CALL TO ORDER / ROLL CALL** Don McConachie, Jillian Privett, Kate Hein, Chair Terri Henson, Apryl Hutchinson were present. Staff Carol Rushmore was present.
- B. AMENDMENTS TO THE AGENDA:** October minutes were omitted by accident and were emailed; an updated Ingram Replat staff report was also emailed.
- C. CONFLICTS OF INTEREST**
- D. APPROVAL OF MINUTES:** October 2020 and November 2020 (unavailable) will be deferred until January meeting
- E. PERSONS TO BE HEARD**
- F. CORRESPONDENCE**

1. Corps of Engineers POA-2020-00447 Zimovia Strait - Mr. Curtis for rock wall, fill and dock.

G. NEW BUSINESS

1. Variance permit request, an after-the-fact application for an existing residence, for a 3 foot variance request to the side yard setback, on Lot 10, USS 3403, zoned Rural Residential 1, requested by Wesley and Wanda Ingram.

Chair Opens the public hearing which will be for Items G1 and G2 as they are related.

No one was available for testimony

Close the public hearing

Privett: Moves to approve the findings of fact and variance permit request for a 3 foot setback... Kate Hein seconds.

McConachie: Information is provided from adjacent home owners who are opposed to what the applicants are doing.

Henson: the rock has no bearing on the setback variance request.

Mr. Gaines signed in late and requested to speak: Why are they asking for the setback? He shows a picture of the rock. Supposed to be a setback on the road. I object. They won't abide by any rules.

Henson: at this time we are not talking about a lot that even touches that area where the rock is.

Mr. Gaines: wont be able to get a fire truck up there. They will ignore everything. We oppose.

Henson: duly noted that you oppose.

Any one else want to speak about the other lot that has nothing to do with the rock. The house that is on Lot 10 and proposed Lot 10B in the proposed plat.

Poll Vote: Hutchinson – y; Hein – y; Jillian Privett – y; Don McConachie – No; Henson – y. Motion passes.

2. Preliminary Plat review of the WW Ingram Replat, a subdivision and replat of Lot 9C of Plat No. 73-2, a subdivision within USS 3403; and Lot 10, of USS 3403, Plat No. 73- 1, zoned Rural Residential 1, requested by Wesley and Wanda Ingram.

Privett moves to approve the plat:

Hutchinson seconds.

The updated staff report emailed to Commissioners today removed the third requirement to remove all obstruction

Privett moves to amend the motion to remove item 3. Hutchinson seconds

McConachie: quite frankly I thought the culdesac was part of a city ROW not an easement. All things should be removed from the cul de sac. Poor utilization of something that is set to be there. Even though not built.

Mr. Gaines. The rock is a safety hazard. Something should be done about it. They should be asked to fill the ditch.

Henson: understands the need to remove the rock and everything else. Applicants are moving lot lines to conform to what buildings are on the lots.

Mrs. Gaines: If they don't play by the rules here, why will they play be the rules for that lot.

Henson: The plat is not changing anything. Or creating rules. the plat is modifying the lot line between two other lots. It won't change the existing front lines.

Mr. Gaines: the neighbors and ourselves are objecting and you are not addressing.

Henson: I understand your irritation, but the rock has nothing to do on the decision of moving the lot line. The proposed lot line won't have any bearing on the rock.

Privett: We must make a decision on what is before us in this packet. I would suggest that you make the request to the City or to the Commission to not block the culdesac. It should be cleared.

Rushmore: I can write a letter to all landowners on the access easement to remove items within the cul-de-sac. That would include items of obstruction like rocks, trees, boats conex vans.

McConachie: because the easement is owned by all of landowners, that easement was agreed upon by landowners at some point in time. If your neighbors don't live by the

rules, it may be a civil matter,

Mr Gaines: I would appreciate if the letter could be written.

Privett: After staff writes the letter, you should get with your neighbors to see how it can be taken care of. I understand the concern

McConachie moves to amend the motion to add a letter to be written to state that all obstructions must be moved from the easement of the cul de sac. Privett seconds. Approved unanimously.

Amendment to remove condition 3 from the motion. Approved unanimously

Main Motion: approved unanimously

H. OLD BUSINESS

1. Discussion of Zoning for former Institute Property:

Staff explained how the Ketchikan code has PUD Zone, which addresses some of the issues the Commission talked about at the last work session regarding development proposals that do not need to be subdivided. Cluster subdivisions require each structure on its own lot.

Worksession for Monday 12/14/20 at 5:00pm

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

McConachie may be out of town some in January. Henson will be gone in January and February.

K. ADJOURNMENT 7:02

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER

AGENCY REVIEW

This is notification that the Southcentral Regional Land Office (SCRO), Leasing Unit, received an application for a 10-year aquatic farmsite lease in accordance with AS 38.05.083, authorizing the use of 2.99 acres, more or less, of state tide and submerged lands located in Madan Bay, Eastern Passage, Alaska. The purpose of this notice is to gather input before a decision is made on this activity.

<u>Case #</u>	<u>Location</u>	<u>Area Plan</u>
ADL 233635 Robert Lemke dba Salt Garden Farms	SE1/4 of Section 17, Township 63 South Range 85 East Copper River Meridian Approximate area: 2.99 acres	Central/Southern Southeast Area Plan Region 4: Wrangell Map: 3-20 Wrangell - East (Bradfield Canal) Designation: Ha-Habitat, Hv-Harvest Classification: Wildlife Habitat Land

Robert Lemke dba Salt Garden Farms has requested a lease for the installation of a submerged longline culture system using seeded line produced from a permitted hatchery for the commercial growth and harvest of one local species of kelp, ribbon kelp (*Alaria marginata*). The proposed lease is located in Madan Bay, Eastern Passage, approximately 9.5 nautical miles southeast of Wrangell, Alaska.

After review and adjudication, SCRO may issue an authorization with stipulations for the activity. The activity may be modified during the review and adjudication process. SCRO reserves the right to determine the term and size of the lease.

You are invited to review the enclosed application materials and comment. Please direct written comments to Karen Cougan at the address above, or send via email to karen.cougan@alaska.gov, or by fax to (907) 269-8913, no later than **January 26, 2021**. You need not respond if you do not have any recommendations. The purpose of this notice is to gather input before a Preliminary Decision is made to ensure that issuance of the proposed lease will be in the best interests of the State of Alaska. If you have any questions, please call me at (907) 269-8543.

Sincerely,

Karen Cougan
Natural Resource Specialist III

Salt Garden Farms- Madan Bay Parcel
Alaria Marginata (Ribbon Kelp)
Wrangell, AK
Revised 07/27/2020

1. **Site Location-** Salt Garden Farms is applying to lease submerged tidal lands in Madan Bay. Madan Bay is a 2,500 foot wide bay that empties into the Eastern Passage between Wrangell Island and the mainland. The upland areas are owned by the USDA Forest Service- Tongass National Forest, administered by Wrangell Ranger District. The lease is located 9.5 miles south east from Wrangell.
2. **Site Dimensions and acreage-** The project will be 300 feet X 435 feet, totaling 2.99 acres.
3. **Total acres of all parcels-** This application is for one parcel.
4. **Species to be cultivated-** Alaria Marginata (Ribbon Kelp)
5. **Culture Method-** Salt Garden Farms intends to cultivate Alaria Marginata (Ribbon Kelp) using seed line cultured with stock gathered in the late summer from areas in Earl West and Blake Channel. Figure 4a shows the closest location of seed stock to the farm site. Both locations are within the 50 km requirement. The seed line will be attached to growlines in the early fall and harvested in late spring of the following year. Alaria will be grown using the suspended rope culture method. The equipment will be monitored through out the growing season.

Salt Garden Farms will be cultivating Alaria Marginata (Ribbon Kelp) using suspended lines with anchors and bout system to mark the area and maintain depth. The $\frac{3}{4}$ inch lines will be anchored at 50 foot intervals. Each corner will have a 2,000 pound concrete anchor with stay lines to stabilize the system. The seed line will be 200 feet in length and of 1/16 inch rope. The seed line will be wrapped and tied to the growlines. The growlines will be regulated for depth by a weight and attached bouy.

6. Gear (type, size, number, configuration, material, mesh size, and anchoring system)

Equipment for the cultivation of *Alaria Marginata* by Salt Garden Farms will consist of four 2000 lb concrete anchors at the corners of the parcel. Each anchor will have a 75 foot anchor line with a mooring buoy attached. On two sides of the parcel there will be 385 feet of $\frac{3}{4}$ inch longline. Between the longlines there will be forty eight lengths of $\frac{7}{16}$ inch growlines 250 feet in length that will have the seed string wrapped and tied. In the center of each growline will be a flotation buoy to maintain growing depth. Each growline will be 8 feet apart.

7. Equipment (type, size, number, configuration, material, and anchoring system)

Equipment for the cultivation of *Alaria Marginata* by Salt Garden Farms will consist of 4 2000 lb concrete anchors at the corners of the parcel. Each anchor will have a 75 foot anchor line with a mooring buoy attached. On two sides of the parcel there will be 385 feet of $\frac{3}{4}$ inch longline. Between the longlines there will be 48 250 foot lengths of $\frac{7}{16}$ inch growlines that will have the seed string wrapped and tied. In the center of each growline will be a flotation buoy to maintain growing depth. Each growline will be 8 feet apart.

8. Harvest equipment and method

Harvest will take place in the spring and be done by boat. The boat will pull the growlines up and suspend them for hand harvest of the *Alaria*. The *Alaria* will be rough sorted by type in to bailing bins. The bins will be filled with water to preserve the *Alaria* and transported by tender to facility at Ketchikan or Wrangell.

9. Support Facilities (type, size, number, configuration, material, and anchoring)

No support facilities are planned

10. Access to and from site

Access to the site will be by boat. There is a boat launch accessible by road from Wrangell at Earl West 3.8 miles from the farm site directly across the Eastern Passage. Larger boat access is possible by Wrangell harbors. Maintenance checks and short term access will be from Earl West by skiff. If needed larger boat access will be used and may be anchored in the bay. It is predicted that out planting and harvest will use the larger boat and skiff and will take approximately two weeks. Maintenance and monitoring will be bi-monthly or as needed and use the Earl West launch for the skiff and take approximately 2 hours each.

11. Storage location of equipment and gear when not in use

Storage of equipment and gear will be stored on private land in Wrangell.

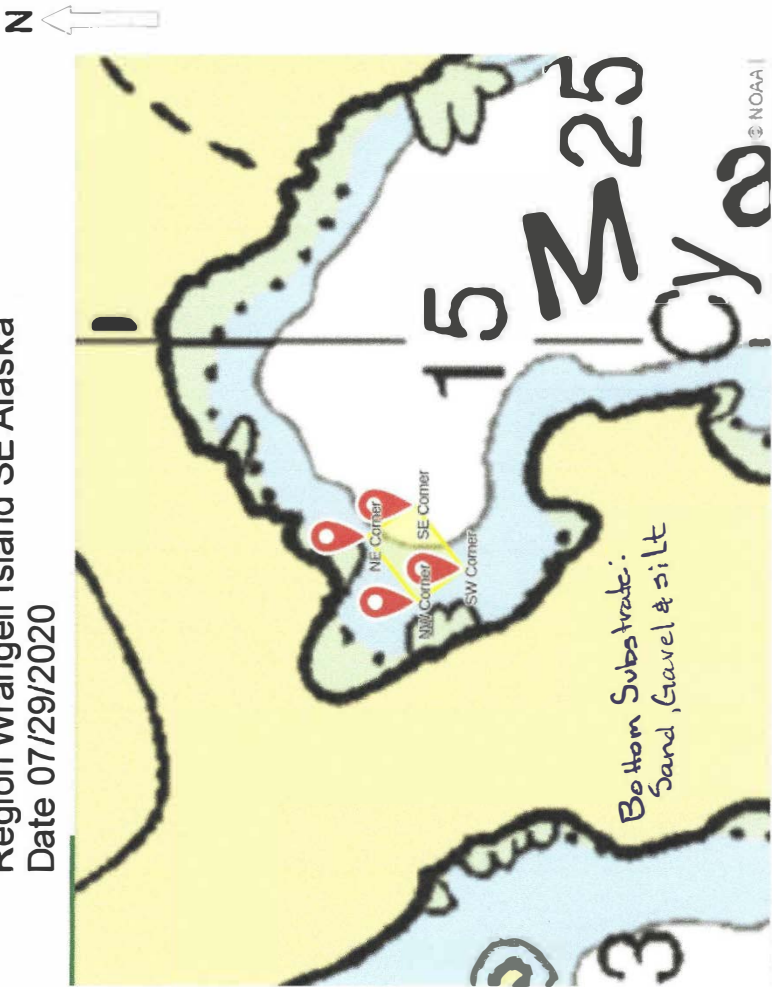
Figure 1- General Location Map- USGS
 Salt Garden Farms- Madan Bay Parcel
 Water Body- Eastern Passage
 Region Wrangell Island SE Alaska
 Date 07/29/2020



Petersburg B1 and B1NE USGS Quad

Scale 1" = 2.64 miles

Figure 2- Detail Location Map- NOAA
Salt Garden Farms- Madan Bay Parcel
Water Body- Eastern Passage
Region Wrangell Island SE Alaska
Date 07/29/2020

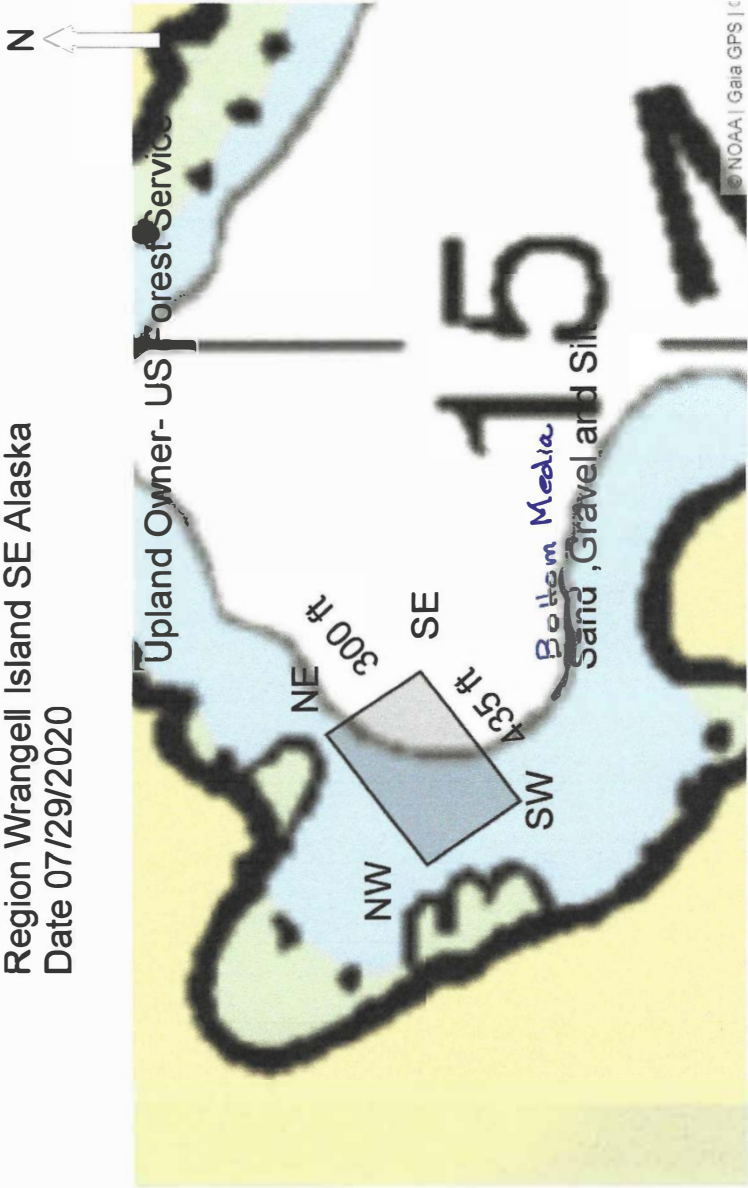


NOAA Chart 1738S
Area=2.99 acres
435 ft X 300 ft

NE Corner	56.40246	-132.17156
SE Corner	56.40176	-132.17073
SW Corner	56.40106	-132.17241
NW Corner	56.40174	-132.17328

Scale 1"= 1000ft

Figure 3a- Site Plan Map- NOAA
Salt Garden Farms- Madan Bay Parcel
Water Body- Eastern Passage
Region Wrangell Island SE Alaska
Date 07/29/2020

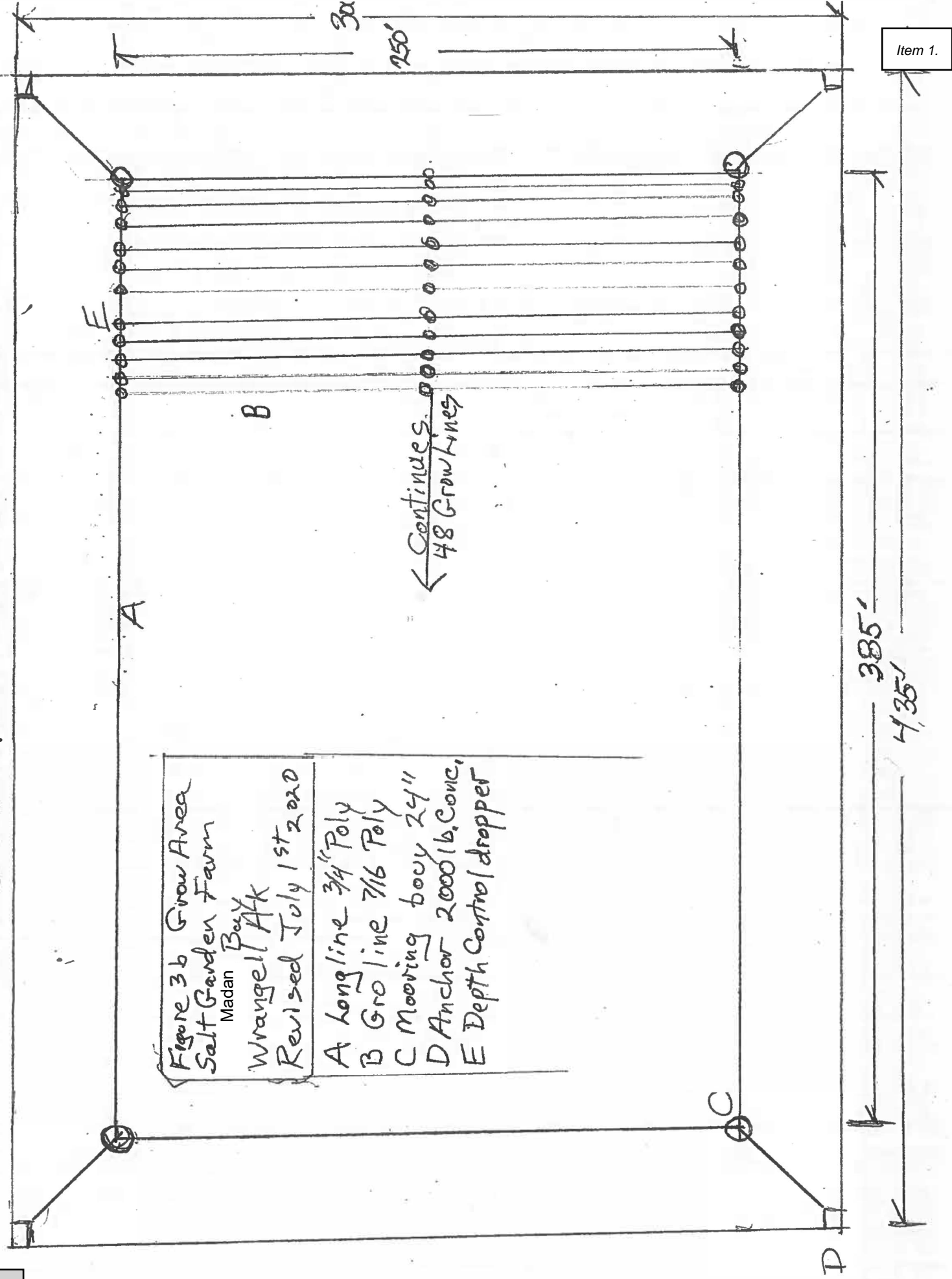


NOAA Chart 1738S	NE Corner	56.40246	-132.17156
Area=2.99 acres	SE Corner	56.40176	-132.17073
435 ft X 300 ft	SW Corner	56.40106	-132.17241
	NW Corner	56.40174	-132.17328

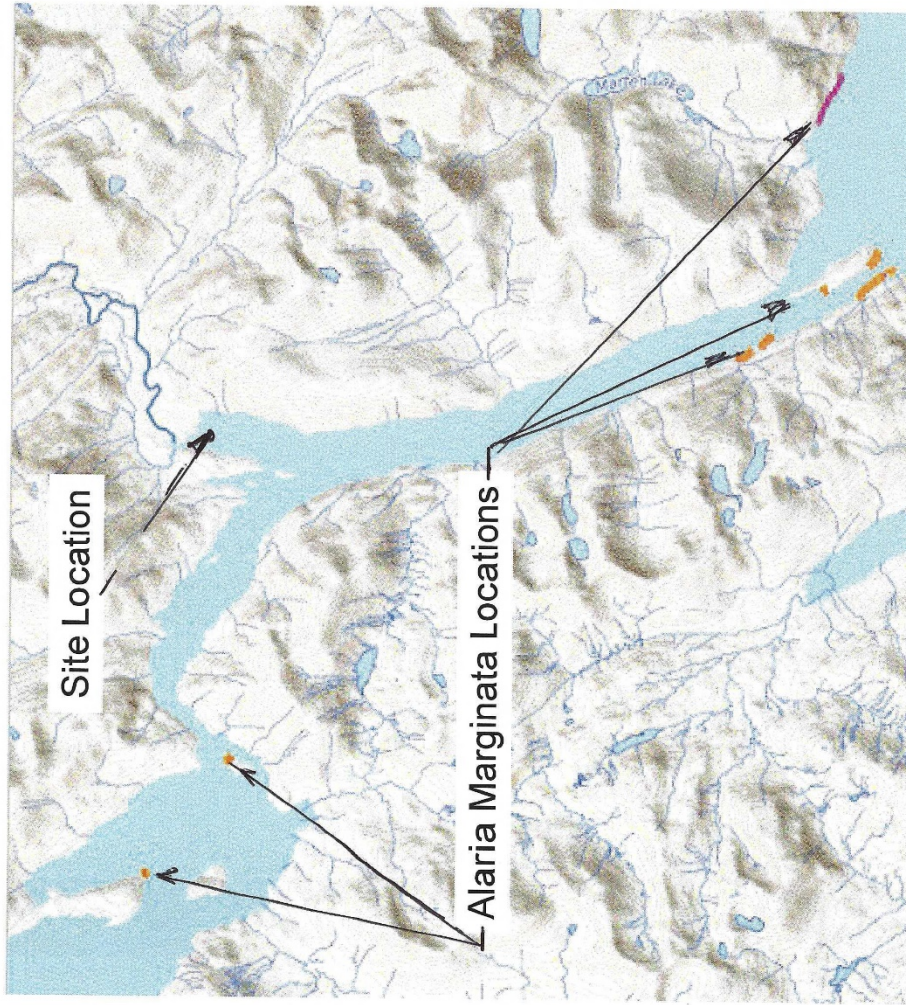
Scale 1"= 400 ft

Figure 3b

Salt Garden Farm Wrangell Alaska



Salt Garden Farms
Figure 4a Alaria Marginata (Ribbon Kelp) Locations
Source- ShoreZone

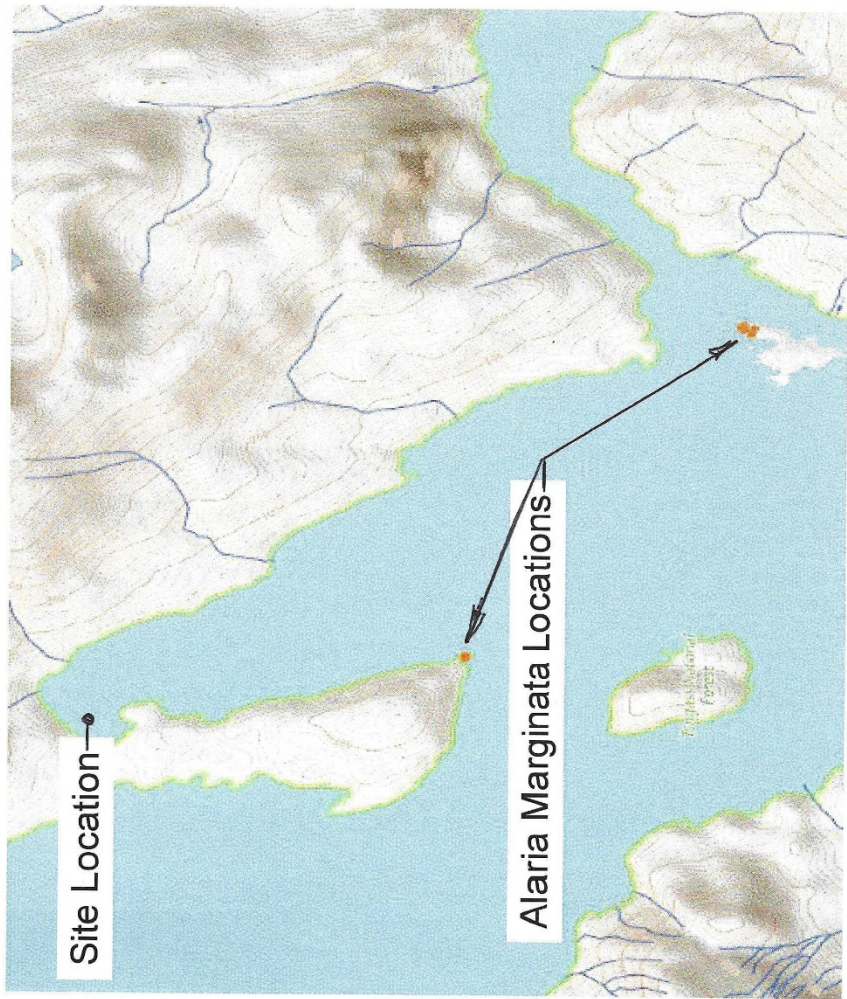


Orange - Patchy
Purple - continuous

Scale 1" = 20,000 ft

Salt Garden Farms
Figure 4a1 Alaria Marginata (Ribbon Kelp) Locations
Source- ShoreZone

N



Orange-patchy
Alaria

Scale 1" = 5000 ft

Figure 4b Mariculture Kelp Bioband Locations
 Salt Garden Farms- Madan Bay Parcel Water
 Body- Eastern Passage
 Region Wrangell Island SE Alaska
 Date 07/29/2020

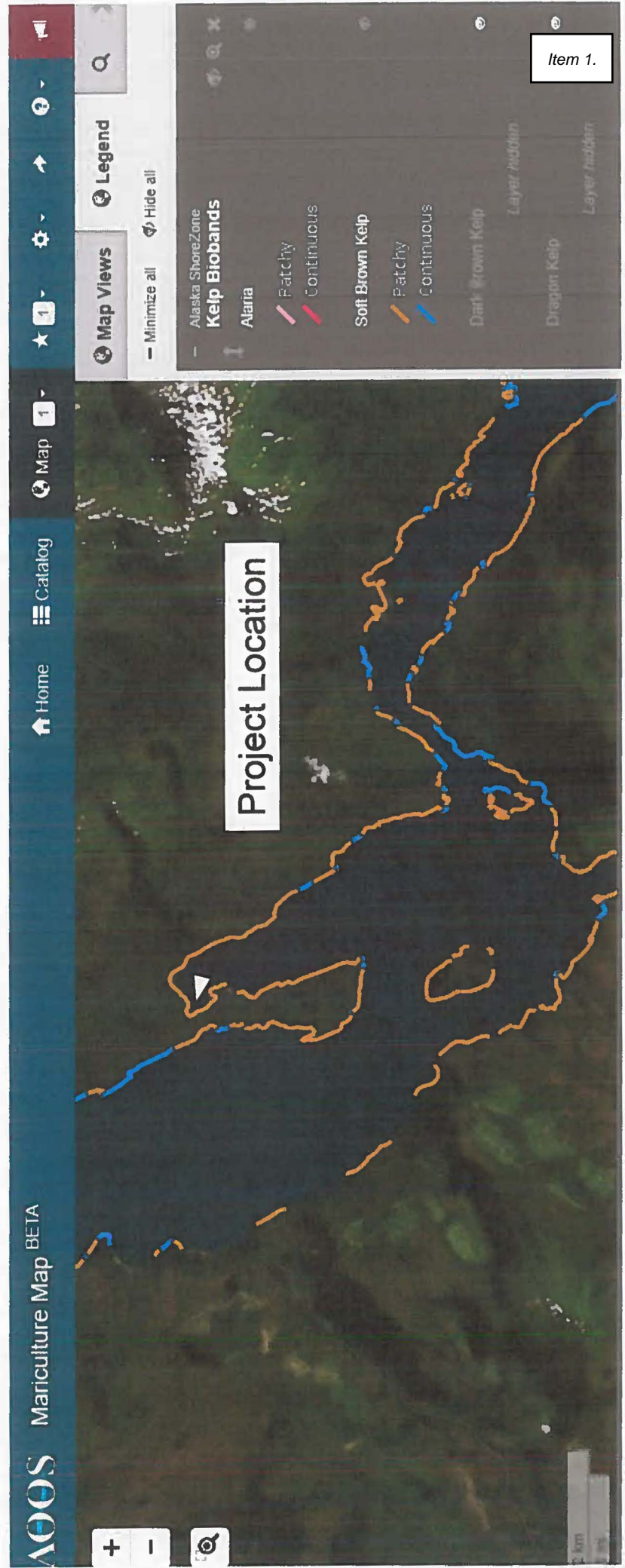


Figure 4c Mariculture Anadromous Locations
Salt Garden Farms- Madan Bay Parcel
Water Body- Eastern Passage
Region Wrangell Island SE Alaska
Date 07/29/2020

N ↑



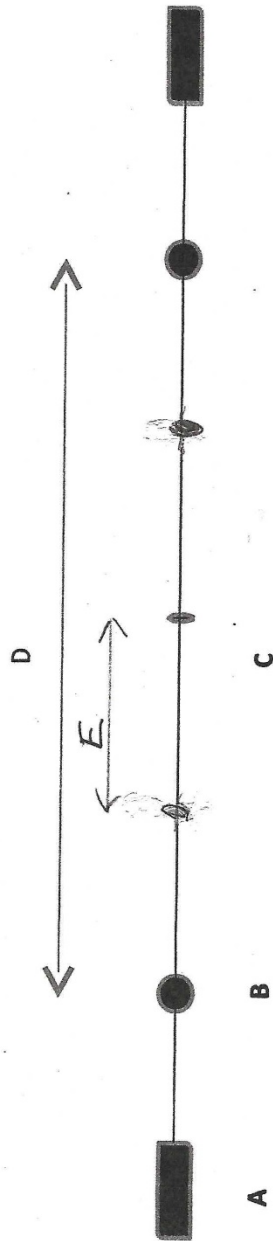
Figure 5a/ Cross-sectional view Alaskan Kelp Grow Line



long line - lets grow line to be attached
Grow line - Attaches to long line, holds seedling
Seed line - 1/6" line seeded attaches to grow line

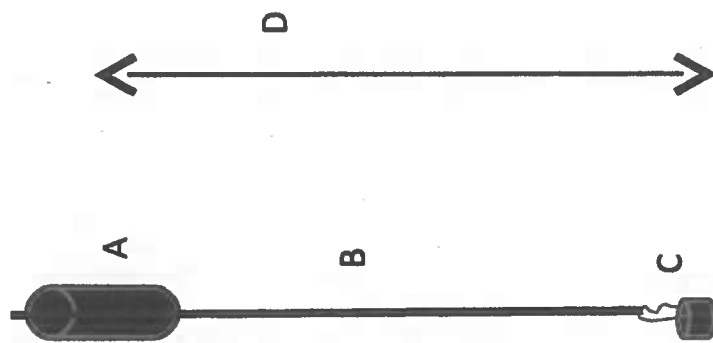
Salt Garden Farm Wrangell Alaska
Figure 5b. Detailed Drawing - Plan view Alaskan Kelp Longline

(not to scale)



- A Mooring
- B Mooring buoy
- C Kelp longline with surface buoys and depth control
- D 385 foot kelp longline section (grower fill in if different)
- E 8' spacing of grow lines (total 48)

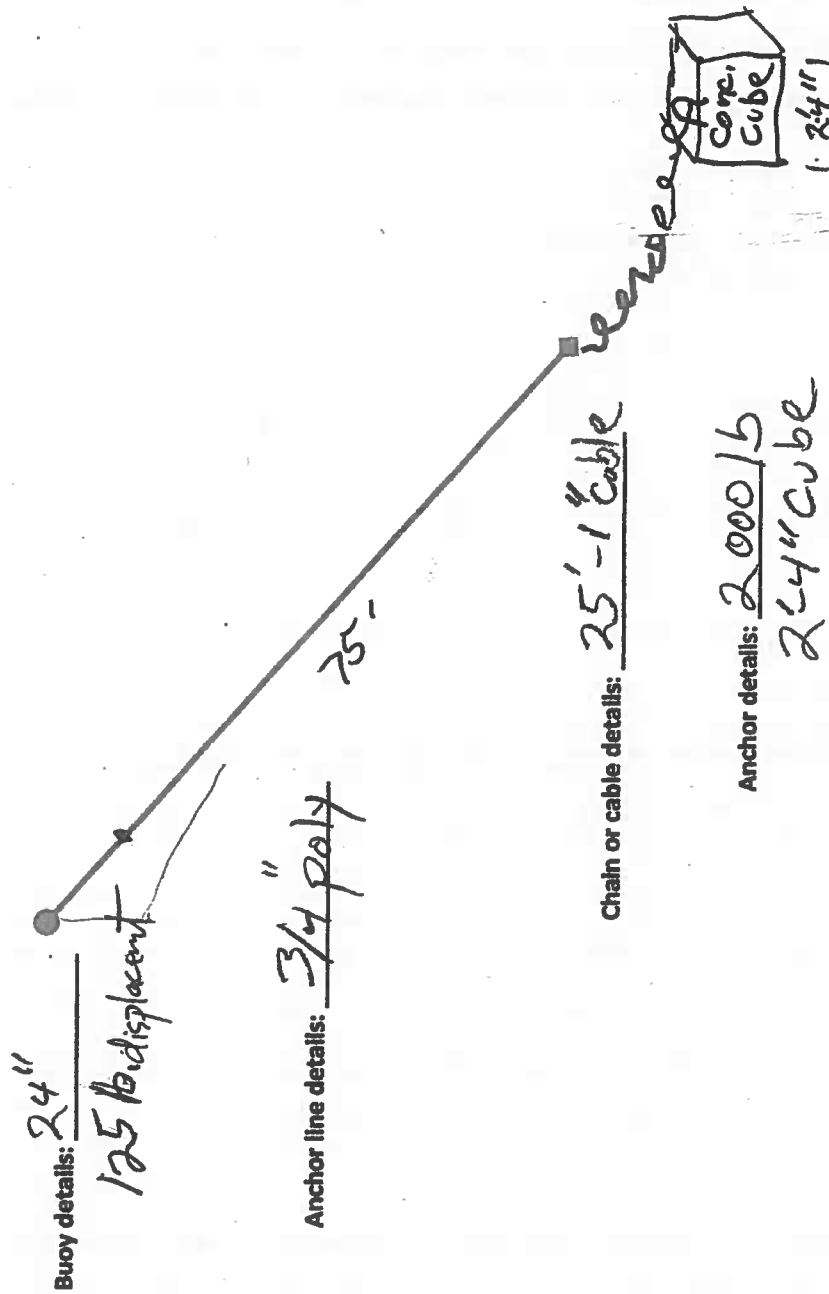
Figure 5c. Detailed Drawing - Details on kelp depth control line dropper



- A. 6 x 14 inch lobster buoy
- B. 1 inch pvc pipe with a lobster spindle washer and figure 8 knot of 5/16 poly rope on each end
- C. 10 lb. cement weight from 1/2 gallon paint bucket with knotted 5/16 poly loop or 3-holed brick
- D. 7 foot length

Salt Garden Farm Wrangell Alaska

Figure 5d. Detailed Drawing - Anchoring system with configuration and poundage (fill in and /or add anchor drawing).



City and Borough of Wrangell, Alaska

Agenda Item G1

Date: January 8, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final plat review of Woodbury Industrial Subdivision, a subdivision and replat of Lots 2A and 6A, Block 61, Industrial Park Subdivision III (Plat 2001-7); and Lots 7 and 8, Block 61 of Industrial Park Subdivision (Plat 92-9), creating Lots A and B, Woodbury Industrial Subdivision, zoned Industrial, requested by Mike Matney and Brett Woodbury.

Recommendation:

Staff recommends approving the final plat.

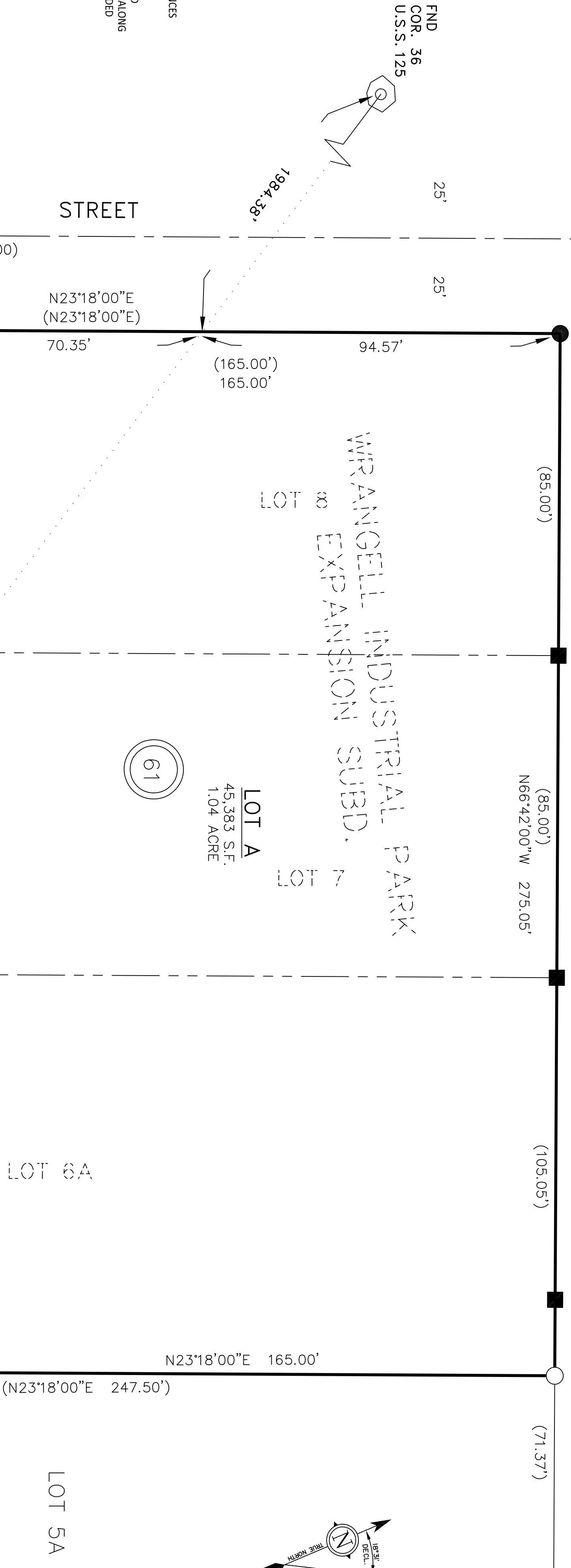
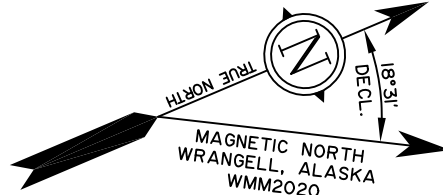
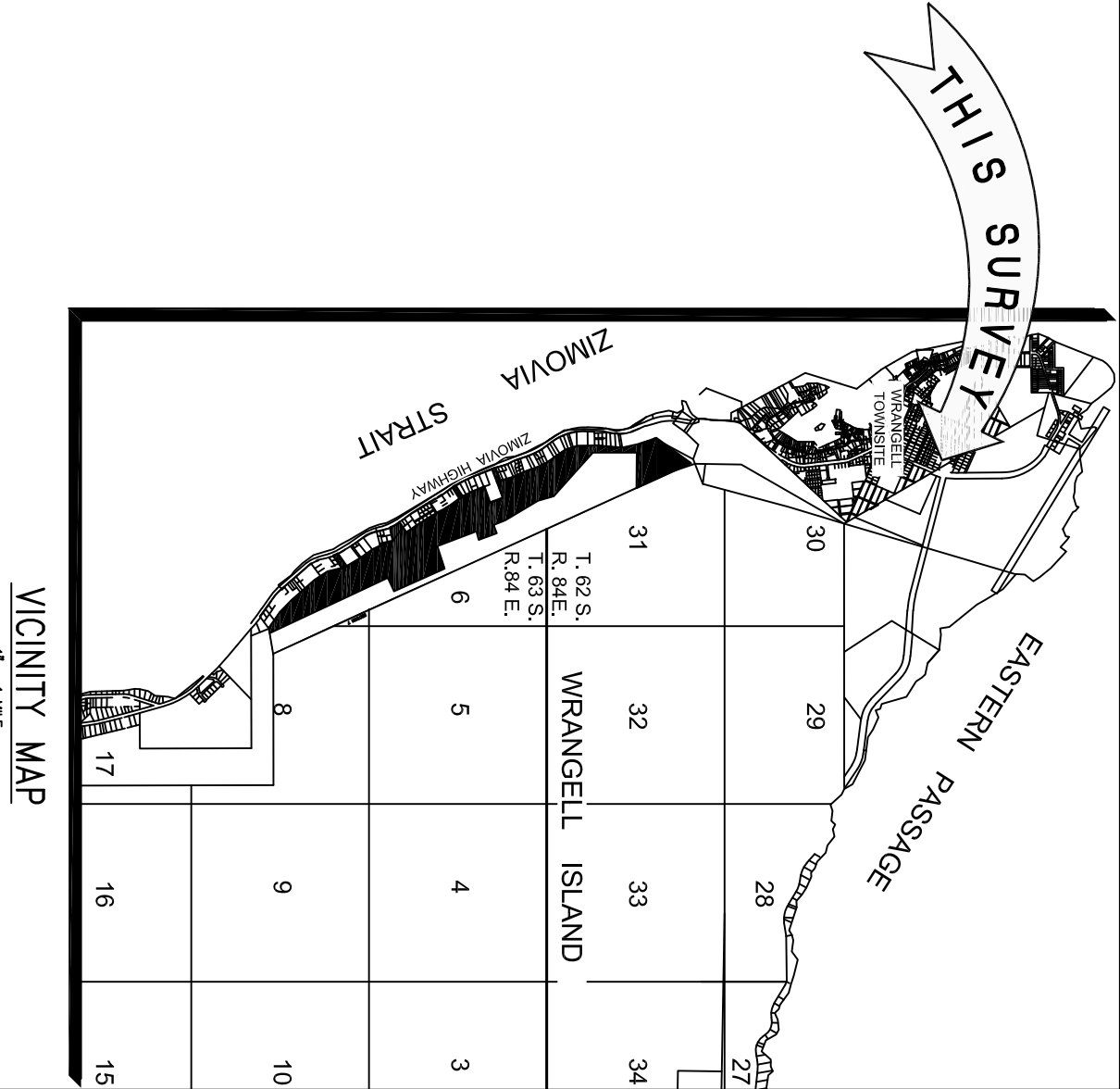
Recommended Motion:

Move to approve the Final plat of the Woodbury Industrial Subdivision subject to the following:

Findings:

Mr. Woodbury requested to purchase Lot 6A, Block 61 Amended Industrial Park Subdivision III. The lot is located behind his existing lots he owns in the Industrial Park. The lot currently has no access or utilities. A portion of the Lot is also behind the lot owned by Mike Matney. Mr. Matney expressed an interest in purchase that portion of the lot behind his property. The Commission and Assembly have approved moving forward to sell the lot to both upon completion of the subdivision.

Mr. Woodbury will be purchasing 17,333 square feet of the former Lot 6A and Mr. Matney will be purchasing 8,667 square feet. The portions of Lot 6A will be combined with their existing lots because no access or utilities will be provided to the lot.



LOT A
45,383 S.F.
1.04 ACRE

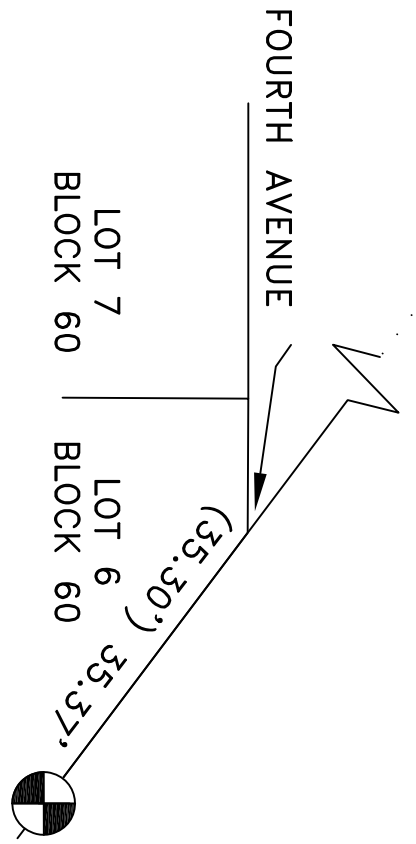
LOT B
22,692 S.F.
0.52 ACRE

LOT 2A

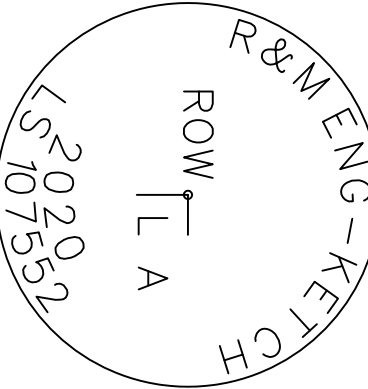
LOT 1A

LOT 3A

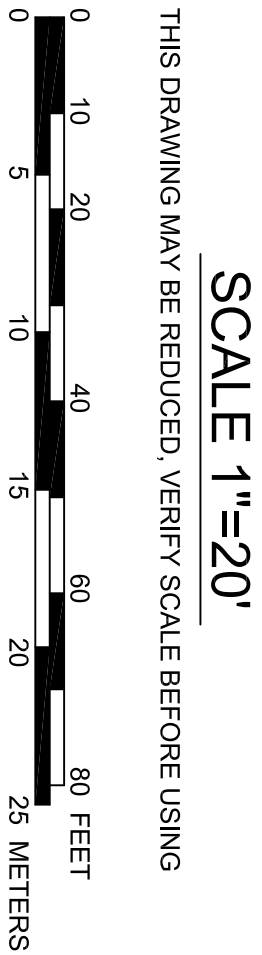
LOT 5A



TYPICAL SECONDARY MONUMENT
SET THIS SURVEY



SET 5/8" X 30" LONG REBAR
(UNLESS OTHERWISE NOTED) AND
2" ALUMINUM CAP WITH PLASTIC
INSERT



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

SHEET 1 OF 2

R&M
R&M ENGINEERING & SURVEYING, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, AK 99901
WRANGELL OFFICE
P.O. BOX 2286
WRANGELL, AK 99929
Phone: (907) 725-2917
Fax: (907) 225-3441
Phone: (907) 305-0820

WOODBURY - INDUSTRIAL REPLAT

A SUBDIVISION AND REPLAT OF:
LOTS 2A AND 6A, WITHIN BLOCK 61, OF AMENDED INDUSTRIAL PARK SUBD.
III (PLAT 2001-7), AND LOTS 7 AND 8, WITHIN BLOCK 61, OF WRANGELL
INDUSTRIAL PARK EXPANSION SUBD. (PLAT 92-9),
CREATING
LOTS A AND B,
WOODBURY / INDUSTRIAL REPLAT
WRANGELL RECORDING DISTRICT, ALASKA

LOCATED WITHIN
SECTION 30, TOWNSHIP 62 SOUTH, RANGE 84 EAST
COPPER RIVER MERIDIAN, ALASKA
WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH
DATE: SEPTEMBER 2020
DRAWN BY: MCH

SCALE: 1"=20'
CHECKED: CGP
R&M PROJECT NO: 202766



NOTES

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S30°01'00"W AND MEASURED DISTANCE OF 2497.43 FEET BETWEEN CORNER NUMBER 36 OF U.S. 125 AND A POINT ON LINE ALONG THE WRANGELL TOWNSHIP BOUNDARY ADJACENT TO LOT 6 OF BLOCK 61 ACCORDING TO AMENDED PLAT INDUSTRIAL SUBDIVISION (PLAT 85-8).
- REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - U.S. No. 1119 (WRANGELL TOWNSHIP)
 - PLAT 82-1 (INDUSTRIAL SUBDIVISION)
 - PLAT 82-8 (AMENDED INDUSTRIAL SUBDIVISION)
 - PLAT 85-8 (AMENDED INDUSTRIAL PARK EXPANSION SUBDIVISION)
 - PLAT 92-9 (WRANGELL INDUSTRIAL PARK SUBD. III)
 - PLAT 2001-7 (AMENDED INDUSTRIAL PARK SUBDIVISION III)
 - DEED 2007-000416-0
 - DEED 2008-000292-0
 - DEED 2013-000131-0

OWNERSHIP STATUS

- LOT 2A, AMENDED INDUSTRIAL PARK SUBD. III (MKE L MATNEY)
- LOT 6A, AMENDED INDUSTRIAL PARK SUBD. III (MKE L MATNEY)
- LOTS 7 AND 8, WRANGELL INDUSTRIAL PARK SUBD. (BRETT WOODBURY)
- LOTS 8, WRANGELL INDUSTRIAL PARK SUBD. (BRETT WOODBURY)

PROPOSED OWNERSHIP

- LOT A, WOODBURY - INDUSTRIAL REPLAT (BRETT WOODBURY)
- LOT B, WOODBURY - INDUSTRIAL REPLAT (MKE L MATNEY)

PREVIOUS LOT AREAS

- LOT 2A, AMENDED INDUSTRIAL PARK SUBD. III (14,025 SQ. FT.)
- LOT 6A, AMENDED INDUSTRIAL PARK SUBD. III (28,000 SQ. FT.)
- LOTS 7 AND 8, WRANGELL INDUSTRIAL PARK SUBD. (14,025 SQ. FT.)
- LOTS 8, WRANGELL INDUSTRIAL PARK SUBD. (14,025 SQ. FT.)

NEW LOT AREAS

- LOT A, WOODBURY - INDUSTRIAL REPLAT (45,383 SQ. FT.) (1.04 ACRES)
- LOT B, WOODBURY - INDUSTRIAL REPLAT (22,692 SQ. FT.) (0.52 ACRES)

LEGEND

●	SECONDARY MONUMENT SET THIS SURVEY
○	SECONDARY MONUMENT RECOVERED
⊙	PRIMARY MONUMENT RECOVERED
⬢	GLO BOCK MONUMENT RECOVERED
■	4" X 4" WOOD POST RECOVERED
---	UNSURVEYED
---	SURVEYED
---	RECORD BOUNDARY LINE VACATED THIS PLAT
---	CENTERLINE
(M)	RECORD DATA
XX	MEASURED DATA

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND WITHOUT RESERVATION OF ANY RIGHTS, EASES, WALLS, FENCES, OR OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ BRETT WOODBURY

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

NOTARY'S ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ 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 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 WRITING BOOK _____ PAGE _____ DATED _____, 20____, AND THAT THE SAID SUBDIVISION HAS BEEN APPROXIMATELY CORRECTLY RECORDED IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL

ATTEST: _____

CITY CLERK _____

**CERTIFICATE STATE OF ALASKA
(FIRST JUDICIAL DISTRICT)s**

I THE UNDERSIGNED AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, ALASKA, HEREBY CERTIFY THAT THE RECORD OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, HAS BEEN FOUND TO BE CORRECT AND THAT THE RECORDING OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF _____ 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 20____ WILL BE DUE ON OR BEFORE OCTOBER 15, 20____ DATED THIS _____ DAY OF _____.

ASSESSOR, CITY AND BOROUGH 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 AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAN 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 _____ CHAIRMAN, PLANNING COMMISSION

SECRETARY _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND WITHOUT RESERVATION OF ANY RIGHTS, EASES, WALLS, FENCES, OR OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ MIKE L. MATNEY

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

NOTARY'S ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ 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 OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND WITHOUT RESERVATION OF ANY RIGHTS, EASES, WALLS, FENCES, OR OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ CITY & BOROUGH OF WRANGELL

PRINTED NAME AND TITLE _____

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

NOTARY'S ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ 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 _____.

SHEET 2 OF 2

PIBURN
CHRISTOPHER G. PIBURN, PLS # 107552
7180 REVILLA ROAD, SUITE 100
KETCHIKAN, AK 99901
Phone: (907) 725-2917
Fax: (907) 725-3441

WRANGELL OFFICE
P.O. BOX 2286
WRANGELL, AK 99229
Phone: (907) 305-0820
CERTIFICATE OF AUTHORIZATION #: C576

WOODBURY - INDUSTRIAL REPLAT

A SUBDIVISION AND REPLAT OF
LOTS 2A AND 6A, WITHIN BLOCK 61, OF AMENDED INDUSTRIAL PARK SUBD.
III (PLAT 2001-7), AND LOTS 7 AND 8, WITHIN BLOCK 61, OF WRANGELL
INDUSTRIAL PARK EXPANSION SUBD. (PLAT 92-9),
CREATING
LOTS A AND B,
WOODBURY / INDUSTRIAL REPLAT
WRANGELL RECORDING DISTRICT, ALASKA

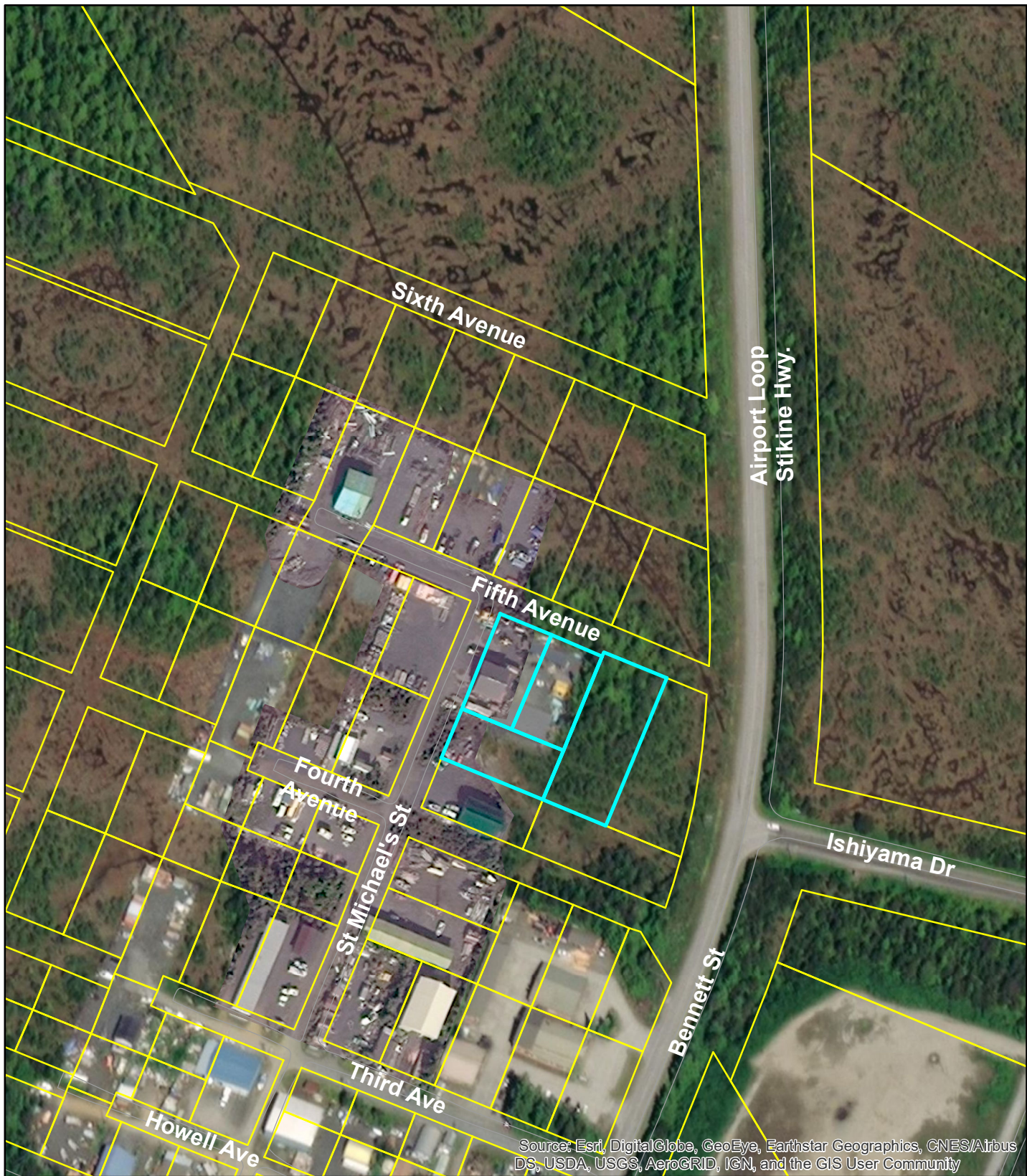
LOCATED WITHIN
SECTION 30, TOWNSHIP 62 SOUTH, RANGE 84 EAST
COPPER RIVER MERIDIAN, ALASKA
WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH
DATE: SEPTEMBER 2020
DRAWN BY: MCH
DATE: NOVEMBER 2020

SCALE: 1"=20'
CHECKED: CGP
R&M PROJECT NO: 202766

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 1.



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



1 inch = 213.338026 feet
Date: 10/31/2020

Public Map



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

City and Borough of Wrangell, Alaska

Agenda Item G2

Date: January 8, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final Plat review of the WW Ingram Replat, a subdivision and replat of Lot 9C of Plat No. 73-2, a subdivision within USS 3403; and Lot 10, of USS 3403, Plat No. 73-1, zoned Rural Residential 1, requested by Wesley and Wanda Ingram.

Recommendation:

Staff recommends approving the final plat.

Recommended Motion:

Move to approve the Final plat of the WW Ingram Replat.

Findings:

The Ingram's are proposing to resubdivide two adjacent lots they own on the Shoemaker Bay Loop Road. One of the primary structures accessed from the easement is currently located on the adjacent lot. The subdivision relocates each structure on its own lot.

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 OF SUBDIVISION WITH MY FREE CONSENT AS THE OFFICIAL RECORD OF THE SUBDIVISION, AND THAT THE PLAT SHOWN HEREON IS FOR PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ WESLEY G. INGRAM
DATE _____ WANDA L. INGRAM

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DUTY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT 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 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, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL
ATTEST: _____
CITY CLERK

CERTIFICATE STATE OF ALASKA

(FIRST JUDICIAL DISTRICT)'s

I, THE UNDERSIGNED, AS THE PROPERTY TAX CLERK 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 _____

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 20____ WILL BE DUE ON OR BEFORE OCTOBER 15, 20____ DATED THIS _____ DAY OF _____.

ASSESSOR CITY AND BOROUGH 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 AND BOROUGH OF WRANGELL, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, WRANGELL, ALASKA.

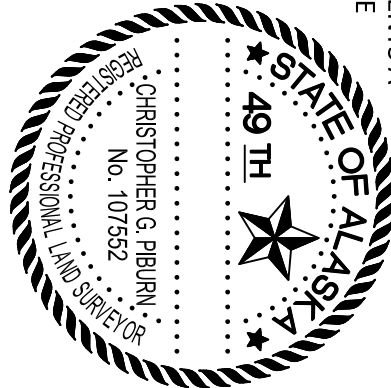
DATE _____ CHAIRMAN, PLANNING COMMISSION
SECRETARY _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A PLAT MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE PLAT IS ACCURATELY AND TRULY A TRUE AND CORRECT REPRESENTATION OF THE LAND AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

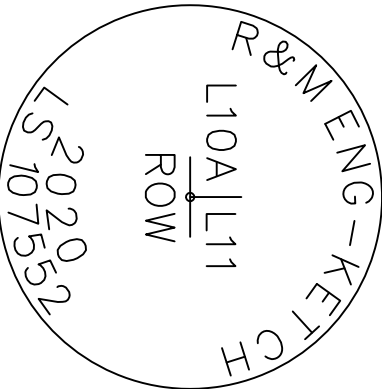
DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552



TYPICAL SECONDARY MONUMENT

SET THIS SURVEY

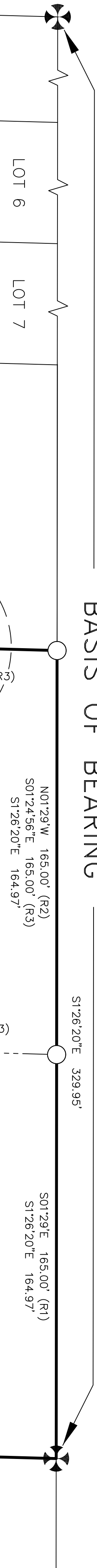
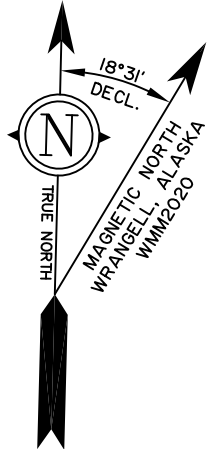


SET 5/8" X 30" LONG REBAR (UNLESS OTHERWISE NOTED) AND 2" ALUMINUM CAP WITH PLASTIC INSERT

BASIS OF BEARING

S129°E 968.68' (R1)
S126°20'E 968.53'

U.S.S. 3709



NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 9C OF PLAT 73-2, AND 10 OF PLAT 73-1, WITHIN ORIGINAL U.S.S. No. 3403.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. REFERENCE AC, ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 66003.
5. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - PLAT 73-1 (U.S.S. No. 3403)
 - PLAT 73-22 (U.S.S. No. 3403)
 - PLAT 73-2
 - PLAT 98-3
 - PATENT 2006-000136-0 (PATENT #1225975)
 - DOCUMENT 2011-000127-0
 - DEED 2018-000-165-0
 - DEED 2018-000-165-0
 - BOOK 22 PAGE 389 (SEWER LINE EASEMENT)
 - BOOK 23 PAGE 489 (SEWER LINE EASEMENT)

OWNERSHIP STATUS

1. LOT 9C, PLAT 73-2 (WESLEY G. INGRAM OR WANDA L. INGRAM)
2. LOT 10, PLAT 73-1 (WESLEY G. INGRAM OR WANDA L. INGRAM)

PROPOSED OWNERSHIP

1. LOT 10A, WW INGRAM REPLAT (WESLEY G. INGRAM & WANDA L. INGRAM)
2. LOT 10B, WW INGRAM REPLAT (WESLEY G. INGRAM & WANDA L. INGRAM)

PREVIOUS LOT AREAS

1. LOT 9C, PLAT 73-2 (15,900 SQ. FT.)
2. LOT 10, PLAT 73-1 (1.25 ACRES)

NEW LOT AREAS

1. LOT 10A, WW INGRAM REPLAT (30,778 SQ. FT.) (0.707 ACRES)
2. LOT 10B, WW INGRAM REPLAT (30,778 SQ. FT.) (0.707 ACRES)

PREVIOUS LOT ZONING

1. LOT 9C, PLAT 73-2 (RR1)
2. LOT 10, PLAT 73-1 (RR1)

NEW LOT ZONING

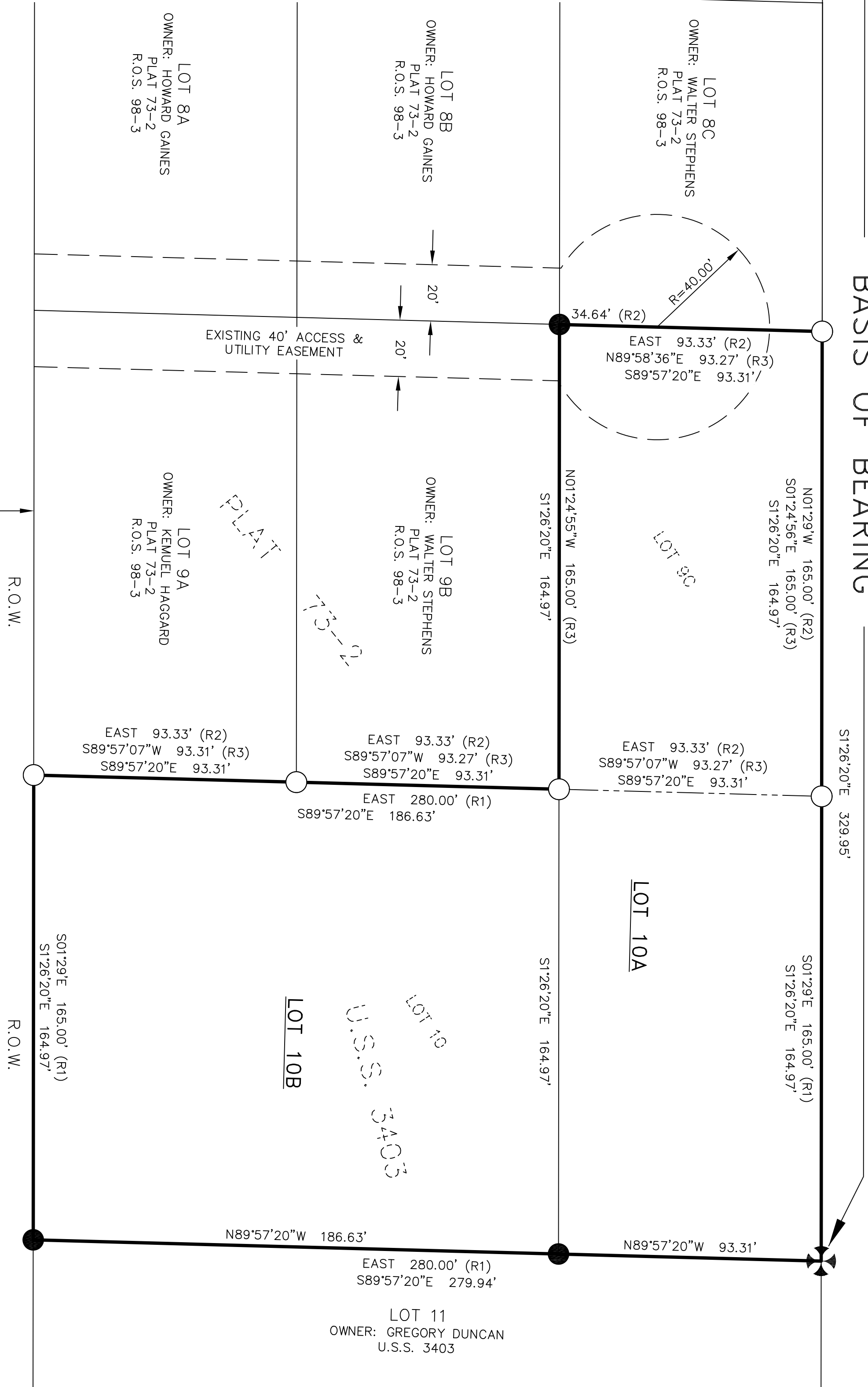
1. LOT 10A, WW INGRAM REPLAT (RR1)
2. LOT 10B, WW INGRAM REPLAT (RR1)

LEGEND

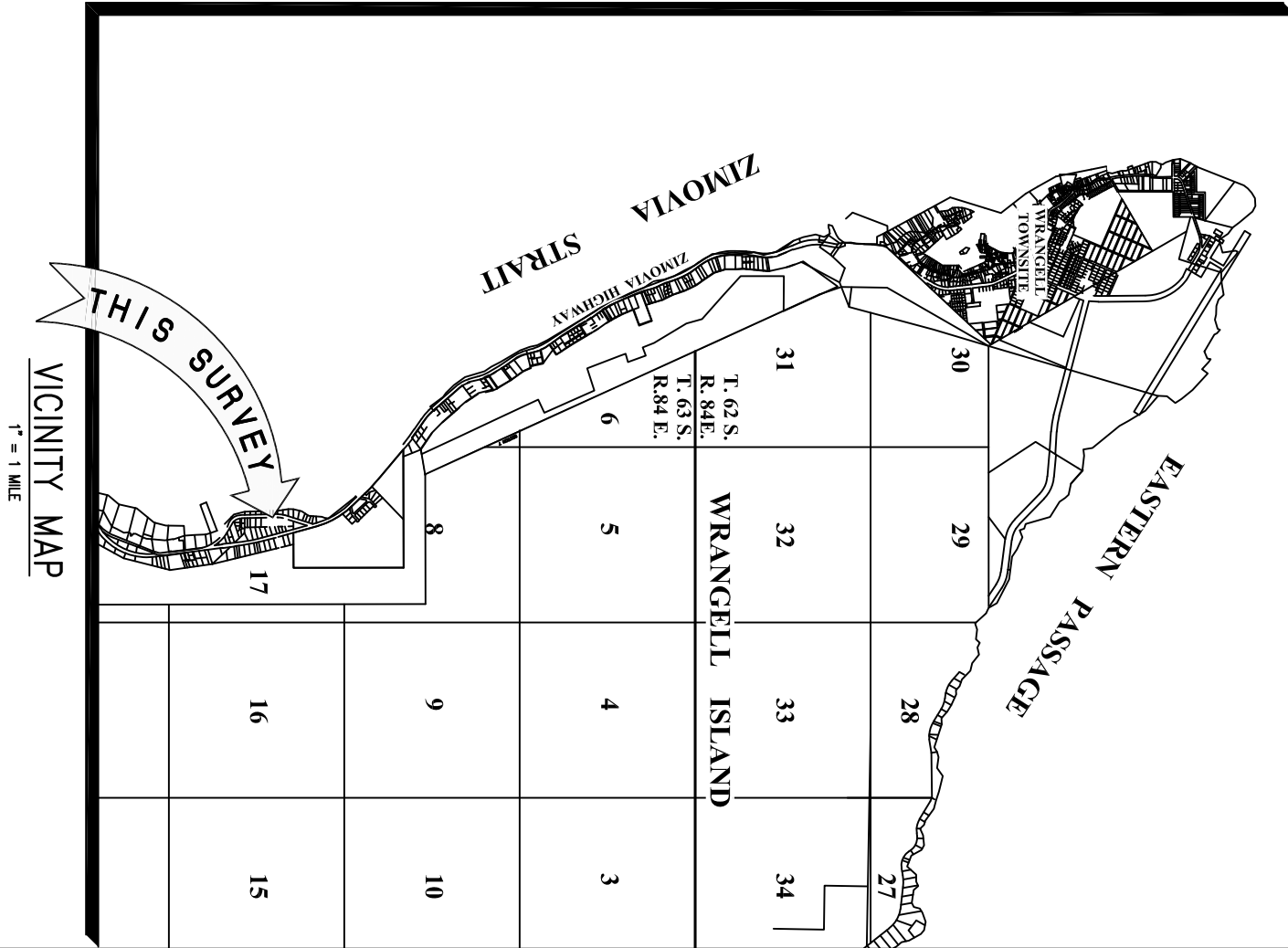
	FOUND BLM/GLO MONUMENT
	SECONDARY MONUMENT SET THIS SURVEY
	UNSURVEYED
	SURVEYED
	RECORD BOUNDARY LINE ELIMINATED THIS PLAT
	ROW CENTERLINE
	RECORD DATA PER PLAT 73-1 (U.S.S. 3403)
	RECORD DATA PER PLAT 73-2
	RECORD DATA PER R.O.S. 98-3
	MEASURED OR CALCULATED DATA

SOUTH WRANGELL HIGHWAY

(SHOEMAKER LOOP ROAD)



R&W ENGINEERING-KETCHIKAN, INC. Phone: (907) 225-7917 225 N. MAIN STREET, SUITE 200 KETCHIKAN, AK 99901 Fax: (907) 225-5441 WRANGELL OFFICE Phone: (907) 206-0820 WRANGELL, AK 99929		
CERTIFICATE OF AUTHORIZATION #: C576		
WW INGRAM REPLAT		
A SUBDIVISION AND REPLAT OF LOT 9C, OF PLAT 73-2, A SUBDIVISION WITHIN U.S.S. No. 3403; AND LOT 10, OFF U.S.S. No. 3403, ACCORDING TO PLAT 73-1;		
CREATING LOT 10A AND 10B, WW INGRAM REPLAT CONTAINING 1.41 ACRES MORE OR LESS		
LOCATED WITHIN SECTION 17, TOWNSHIP 63 SOUTH, RANGE 84 EAST COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT		
SURVEYED BY: MCH	DRAWN BY: MCH	DATE: AUGUST 2020
CHECKED: CGP		DATE: NOVEMBER 2020 - DECEMBER 2020
SCALE: 1"=30'		R&M PROJECT NO: 202764



City and Borough of Wrangell, Alaska

Agenda Item G3

Date: January 10, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of the Walker Replat, a subdivision and replat of Lot 12, within Block 20, Wrangell Townsite; and Lot 3-B within Block 21, Wrangell Townsite and a portion of Lot 26, within Block 21, Wrangell townsite, creating Lot A, Walker Replat, zoned Multi-Family Residential, requested by Mark and Nola Walker Family Trust.

Recommendation:

Staff recommends approving the preliminary plat.

Recommended Motion:

Move to approve the Preliminary plat of the Walker Replat subject to the following:

Findings:

The Walkers are purchasing a small lot owned by the American Legion #6 that immediately abuts their house. They are also eliminating lot lines so that their house sits on a single lot.

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 OF SUBDIVISION WITH OUR FREE CONSENT AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AS THE BASIS FOR THE SUBDIVISION OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ MARK & NOLA WALKER FAMILY TRUST
DATE _____ PRINTED NAME & TITLE

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN 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

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 12, 3-B, AND A PORTION OF LOT 26, INTO A SINGLE LOT.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. REFERENCE AK, ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. XXXXX.
5. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - USS No. 1119 (WRANGELL TOWNSITE)
 - U.S.S. 1815
 - PLAT 72.156
 - PLAT 73.5
 - PLAT 73.2
 - PLAT 73.4
 - PLAT 83.15
 - DEED 1986-000484-0
 - DEED 1995-000175-0
 - DEED 2010-000303-0

OWNERSHIP STATUS

1. LOT 12, BLOCK 20 (MARK AND NOLA WALKER FAMILY TRUST)
2. LOT 3-B, BLOCK 21 (MARK AND NOLA WALKER FAMILY TRUST)
3. PORTION OF LOT 26, BLOCK 21 (MARK AND NOLA WALKER FAMILY TRUST)

PROPOSED OWNERSHIP

1. LOT "A", WALKER REPLAT (MARK AND NOLA WALKER FAMILY TRUST)

PREVIOUS LOT AREAS

1. LOT 12, BLOCK 20 (6,261 SQ. FT.)
2. LOT 3-B, BLOCK 21 (6,127 SQ. FT.)
3. PORTION OF LOT 26, BLOCK 21 (1,661 SQ. FT.)

NEW LOT AREAS

1. LOT "A", WALKER REPLAT (14,049 SQ. FT.) (0.323 ACRES)

BASIS OF BEARING

BEARINGS SHOWN ARE NAD 83 (2011) (FCH-2010) GEODETIC BEARINGS BASED ON THE NATIONAL POSITIONS AND THE NATIONAL POSITIONS TECHNOLOGY USING TRIMBLE (RB-3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N56°25'11.6602" LONG: W137°20'55.74019" DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

LEGEND	
	BLOCK NUMBER
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	PRIMARY MONUMENT RECOVERED
	UNSURVEYED
	SURVEYED
	ROW CENTERLINE
	RECORD BOUNDARY LINE VACATED THIS PLAT
	OVERHEAD ELECTRICAL LINE
	RECORD DATA
	MEASURED DATA
	PUBLIC ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	TO BE DEDICATED TO THE PUBLIC BY THIS PLAT

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, ALASKA, AND THAT THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, HAVE BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL
ATTEST: _____ CITY CLERK

ORIGINAL B.C. AT
S.I. OF CHURCH ST.
& WRANGELL AVE.
(H&W# 291)

BASIS OF
BEARING

ORIGINAL B.C. AT S.I. OF CHURCH
ST. & CASE AVE. (H&W# 294)

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, ALASKA, AND THAT THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, HAVE BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

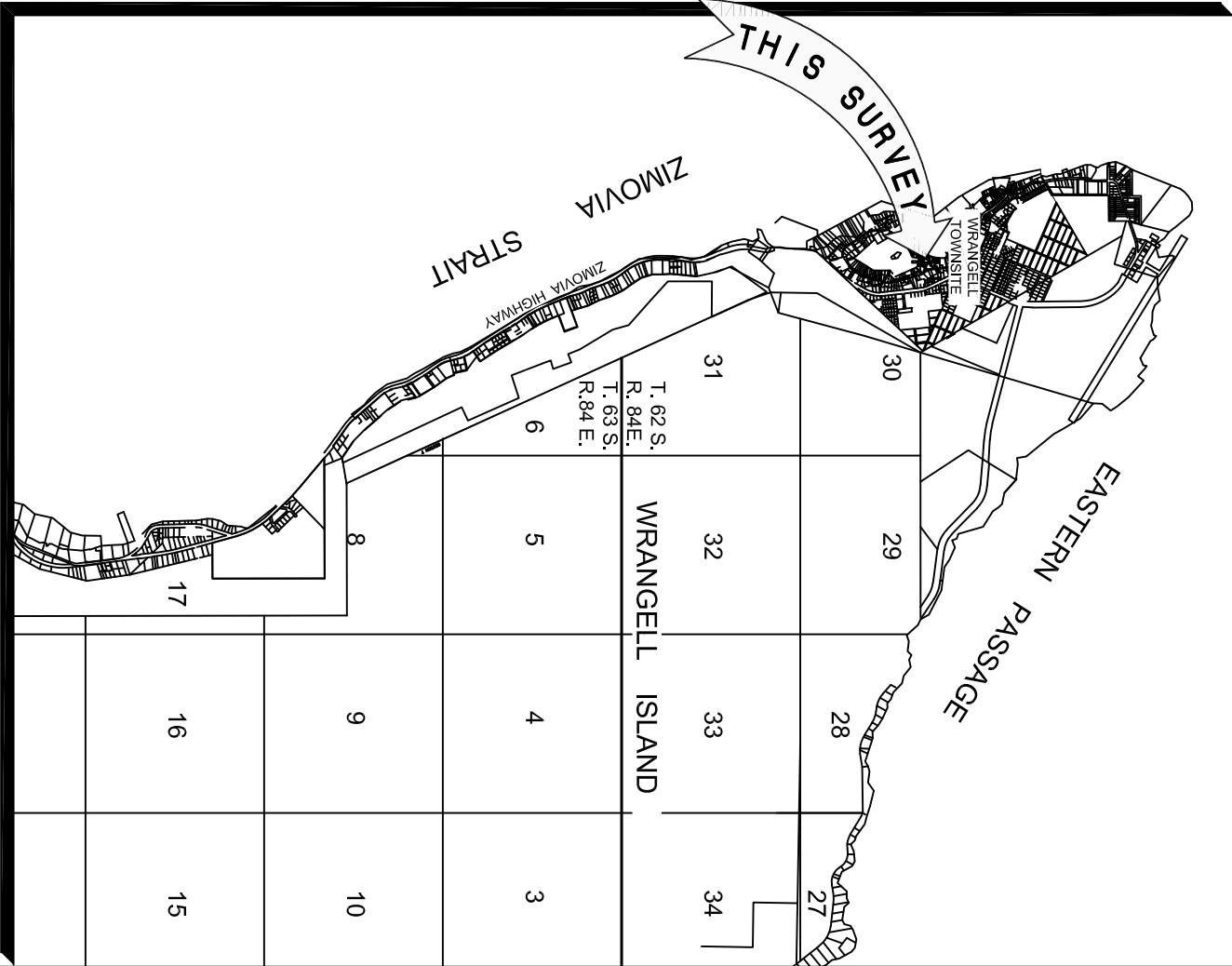
DATE _____ CHAIRMAN, PLANNING COMMISSION
SECRETARY _____

CERTIFICATE STATE OF ALASKA
(FIRST JUDICIAL DISTRICT) ss

I, THE UNDERSIGNED, AS THE PROPERTY TAX CLERK 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 _____

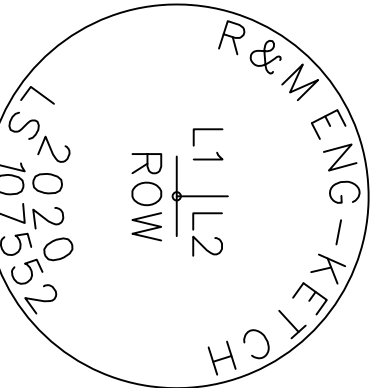
AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20____ WILL BE DUE ON OR BEFORE OCTOBER 15, 20____ DATED THIS _____ DAY OF _____.

ASSESSOR CITY AND BOROUGH OF WRANGELL



VICINITY MAP
1" = 1 MILE

TYPICAL SECONDARY MONUMENT
SET THIS SURVEY

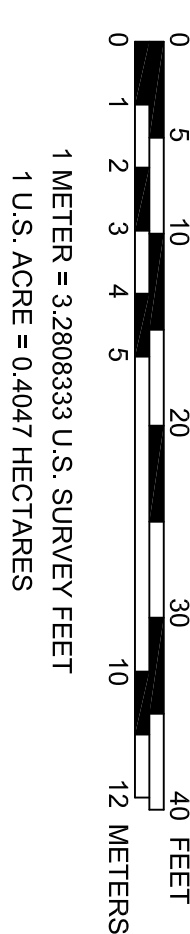


SET 5/8" X 30" LONG REBAR
(UNLESS OTHERWISE NOTED) AND
2" ALUMINUM CAP WITH PLASTIC
INSERT

PRELIMINARY

SCALE 1"=10'

THIS DRAWING MAY BE REDUCED. VERIFY SCALE BEFORE USING



SHEET 1 OF 1

PS&M

PS&M DESIGN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, AK 99901
Phone: (907) 225-2917
Fax: (907) 225-2441
WRANGELL OFFICE
P.O. BOX 2206
WRANGELL, AK 99929
Phone: (907) 305-0820
CERTIFICATE OF AUTHORIZATION #: C576

WALKER REPLAT

A SUBDIVISION AND REPLAT OF
LOT 12, WITHIN BLOCK 20 OF WRANGELL TOWNSITE, AND LOT 3-B WITHIN
BLOCK 21 OF WRANGELL TOWNSITE,
ACCORDING TO PLAT 75-2;
AND
A PORTION OF LOT 26, WITHIN BLOCK 21 OF WRANGELL TOWNSITE,
ACCORDING TO U.S.S. 1815;
CREATING
LOT "A", WALKER REPLAT
CONTAINING 0.323 ACRES MORE OR LESS

LOCATED WITHIN
WRANGELL TOWNSITE
WRANGELL, ALASKA 99929
WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH
DATE: NOVEMBER 2020
DRAWN BY: MCH

SCALE: 1"=10'
CHECKED: CGP
R&M PROJECT NO: 202783

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE
LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A
TRUE AND CORRECT SURVEY OF THE PROPERTY SHOWN HEREON ACTUALLY EXIST
AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

CHRISTOPHER G. PIURUM, PLS # 107552



CITY AND BOROUGH OF WRANGELL, ALASKA

Item 3.



Public Map



33 inch = 100 feet
Date: 1/10/2021

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

City and Borough of Wrangell

Agenda Items G4

Date: January 11, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request for a modification to the lease area for a replacement of the existing approved cell tower at Shoemaker Bay Harbor

Background:

The original cell tower was approved by the Assembly in 2006 after review by the Planning and Zoning Commission and the Port Commission, and constructed in 2007.

Recommended Motion:

Move to recommend to the Assembly to approve modifications to the lease agreement for a replacement cell tower requested by Vertical Bridge.

Recommendation:

Staff recommends approving the proposed expanded lease area in order to construct a new modern cell tower and supporting storage structures.

Findings:

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

The Port Commission reviewed the request in December and approved the proposal. Vertical Bridge is seeking to expand the foot print of the lease area for improved storage facilities, building expansion potential for other services using the tower and to remove the existing wooden pole and replace it with a 125' modern cell tower for 5G service.

A water line that provides service to the hoist area (not the primary line for the harbor) is currently located within the expanded lease area. Vertical Bridge has met with Steve Miller, Harbor Master and Tom Wetor, Public Works Director regarding the relocation of the line outside of the lease area. According to staff, the relocation will not create any issues.

Existing cell tower at Shoemaker Bay – January 12, 2021





1/06/2021

Gary R. Brekke
Alaska Aerial Survey, LLC
6510 Beechcraft Rd
Wasilla, AK 99654
Representing : Vertical Bridge, LLC

City and Borough of Wrangell
Planning and Zoning
PO Box 531
Wrangell, AK 99929

RE : Vertical Bridge - Shoemaker Bay cell site proposed modifications

To whom it may concern,

Vertical Bridge S3 Assets, LLC (Vertical Bridge) is submitting this application in response to requests by their clients to upgrade the existing tower and compound size at the referenced site that will accommodate their cellular network deployment and expansion program.

The existing wooden pole does not have the structural capacity to support installation of new equipment, future co-locator equipment and additional height to allow for co-locator growth. Therefore, a new monopole tower structure of 125' is proposed to replace the existing wood pole. Also, to provide sufficient ground space for the addition of new carrier's ground equipment, Vertical Bridge is requesting approval to expand the cell site compound size. This requires the lease to be amended or a new lease to be executed.

The original cell site was constructed back in 2007 by ACS Wireless. In July of 2013, the site ground lease rights were assigned to AWN/GCI during ACS's merger with GCI that formed the Alaska Wireless Network (AWN). Then in July of 2016, Vertical Bridge acquired the ground lease rights during Vertical Bridge's acquisition of most of AWN/GCI's cell sites.

The proposal will benefit the local residents that are now, or will be, GCI wireless subscribers. They will notice a vast improvement in their service as a result of long awaited cellular technological improvements not possible with the existing wooden pole. In addition, future co-locators will be able to provide enhanced voice, data and E911 services on a structurally sound tower that meets all current

engineering design requirements. The existing site has worked well as a single carrier cell site, but other carriers have expressed interest in the site if it can be modified to accommodate them. The proposed modification should also reduce the request for additional towers in the area while providing enhanced coverage from the same location from multiple providers.

The following bullet points address specific items of the proposed project:

- The proposed Shoemaker Bay tower drop & swap project has been developed by Vertical Bridge to replace an existing wooden pole that was erected by ACS Wireless many years ago. The new tower and expanded compound will enable Vertical Bridge to accommodate multiple carriers that provide essential voice, data and E911 services to the community. This facility is located at the Shoemaker Bay Marina.
- The current cell site location is in the southwest corner of the Shoemaker Bay marina parking area adjacent to a dock used for boat service/cleaning and the short driveway access to the beach. There are very few nearby residences and the nearest neighbor is several hundred yards from the existing site. No appreciable scenic or visual impact is expected from the replacement tower.
- The existing cell site location is relatively open and the proposed site expansion design will not interfere with the marina parking, beach access driveway or access to the boat service/cleaning dock. There is however an existing water line and control valve that provides water to the service dock that runs roughly parallel to the proposed east side of the expanded compound. Vertical Bridge is proposing to relocate this water line to the east of the service dock access drive so that compound expansion to accommodate additional carriers won't compromise the water line. This water line relocation will be done at Vertical Bridge expense with City and Borough approval and final inspection.
- Granting the permit to proceed with a taller structure than currently exists will only enhance the cellular coverage in the area and will provide infrastructure that allows for multiple co-locators. Numerous studies have been conducted concerning public health and RF radiation from cellular facilities and there have been no adverse effects attributed to the proximity of these communications facilities to the public.
- The proposed expanded site will be encircled with a 6' chain link security fence topped with 1' of barbed-wire. All access gates to the compound will be secured with combination locks. The monopole tower will have locking anti-climb shields on the lower portions of the climbing pegs to keep unauthorized personnel from tower access. There will be appropriate site ownership identification placards with emergency contact information clearly visible. Appropriate hazardous warning signs for high voltage and potential Rf Emissions will be clearly displayed as well.

Gary R. Brekke



Alaska Aerial Survey, LLC
Wasilla, AK 99654



US-AK-5271 WRANGELL

4.7 MILE ZIMOVIA HIGHWAY
WRANGELL, AK 99929

ZONING DRAWINGS



104 N. BROADWAY, SUITE
600, DENVER, CO 80203
303-596-6804
WWW.TELEMN.COM



PRELIMINARY			
NO.	DATE	D/C	DESCRIPTION
0	09.23.20	MC/KS	90% ZD REVIEW
1	11.03.20	MC/KS	95% ZD REVIEW

SUBMITTAL			
NO.	DATE	D/C	DESCRIPTION
2	11.25.20	MC/KS	FINAL ZD
3	12.10.20	MC/KS	REV ZD

SITE NAME:

WRANGELL
US-AK-5271

SITE ADDRESS:

4.7 MILE ZIMOVIA HIGHWAY
WRANGELL, AK 99929

SHEET TITLE

**TITLE
SHEET**

SHEET NO.

T1.0

PROJECT SUMMARY

THIS PROJECT INCLUDES THE FOLLOWING SCOPE OF WORK:

CONSTRUCTION OF A NEW TELECOMMUNICATION AND PUBLIC UTILITY FACILITY CONSISTING OF A NEW 125'-0" MONOPOLE, CARRIER EQUIPMENT AND A UTILITY BACKBOARD (TO REPLACE AN EXISTING POLE WITHIN AN EXPANDED FENCED COMPOUND. (NO WATER OR SEWER IS REQUIRED.)

GOVERNING CODES

GOVERNING CODES

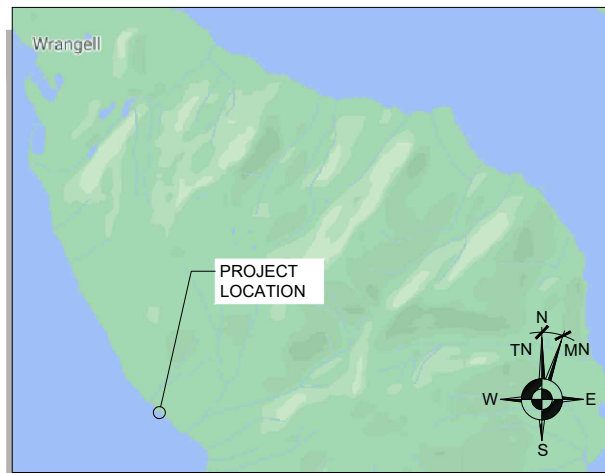
IBC-2018, INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS

NEC-2020, NATIONAL ELECTRICAL CODE

A.D.A. COMPLIANCE

INSTALLATION IS UNMANNED AND NOT FOR HUMAN HABITATION.
HANDICAP ACCESS IS NOT REQUIRED PER A.D.A.

PROJECT VICINITY MAP



DRIVING DIRECTIONS

FROM WRANGELL CITY DOCK:

1. TAKE FRONT STREET NE TO MCKINNON STREET.
2. TAKE A RIGHT ON MCKINNON STREET AND THEN A RIGHT ON CHURCH STREET.
3. CHURCH STREET BECOMES ZIMOVIA HIGHWAY. FOLLOW FOR 4.1 MILES TO THE SITE ON THE RIGHT.

ESTIMATED DISTANCE: 4.6 MILES
ESTIMATED TIME: 9 MINUTES

SITE INFORMATION

SITE NAME: WRANGELL
SITE ADDRESS: ZIMOVIA HIGHWAY
WRANGELL, AK 99929

LATITUDE: 56° 25' 04.430" N (EXISTING POLE)
LONGITUDE: 132° 21' 01.172" W
SOURCE: SURVEY

PARCEL NUMBER: 03-007-498
ZONING CLASSIFICATION: SMP
FLOOD ZONE: C
JURISDICTION: CITY OF WRANGELL
TOP OF (N) STRUCTURE: 109' +/-
OVERALL HEIGHT: 126' +/-

OCCUPANCY GROUP: U
CONSTRUCTION TYPE: II-B

PROJECT LOCATION MAP



UTILITY COMPANIES

POWER: WRANGELL MUNICIPAL LIGHT AND POWER
TELCO/FIBER: GCI

PROJECT CONTACTS

APPLICANT
VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487
ROBERT EVANS
PH: 425.652.5727
REVANS@VERTICALBRIDGE.COM

PROPERTY OWNER
CITY OF WRANGELL
WRANGELL, AK 99929

SURVEYOR
ACUTEK GEOMATICS LLC.
5099 E. BLUE LUPINE DR #104
WASILLA, AK 99654
PH: 907.376.8800

CONSTRUCTION MANAGEMENT
VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487
MATT GRUGAN
678.488.1866

ZONING AND PERMITTING CONSULTANT
ALASKA AERIAL SURVEY, LLC
6510 BEECHCRAFT ROAD
WASILLA, AK 99658
GARY R. BREKKE
PH: 907.331.8311

SITE ACQUISITION CONSULTANT
ALASKA AERIAL SURVEY, LLC
6510 BEECHCRAFT ROAD
WASILLA, AK 99658
GARY R. BREKKE
907.331.8311

ENGINEER OF RECORD
TELEMN ENGINEERING LLC
104 N BROADWAY, SUITE 600
DENVER, CO 80203
KHRISTOPHER SCOTT, PE
303.596.6804

ELECTRICAL ENGINEER
FRONT RANGE TECHNICAL SOLUTIONS
PO BOX 20364
BOULDER, CO 80308
PATRICK KEARNS, P.E.

DRAWING INDEX

SHEET	DESCRIPTION
T1.0	TITLE SHEET
1-3	SURVEY
A1.0	OVERALL SITE PLAN
A2.0	DETAILED SITE PLAN
A3.0	ELEVATIONS

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERTICAL BRIDGE SERVICES IS STRICTLY PROHIBITED.

SIGN OFF OF FINAL CONSTRUCTION DRAWINGS

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

CONSULTANT	SIGNATURE	DATE
SITE ACQUISITION		
PERMITTING CONSULTANT		
RF ENGINEER:		
CONST. MNGR.		
OPS MNGR.		
PROJECT MNGR.		
REGULATORY REV.		
DEV. MNGR.		



Know what's below.
Call before you dig.

AS-BUILT SURVEY

TRACT D-1, S.B.P.L. SUBD., #99-8, WRD.
COPPER RIVER MERIDIAN, ALASKA

SURVEYOR'S NOTES

1. BASIS OF BEARING IS PER RECORD PLAT OF S.B.P.L. SUBD., PLAT NO. 99-8, WRANGELL RECORDING DISTRICT, STATE OF ALASKA.
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
4. SURVEY COMPLETED IN AUGUST 2020.
5. THIS SURVEY DOES NOT REPRESENT A SURVEY OF THE PARENT PARCEL. REAL PROPERTY SHOWN HEREON ARE APPLICABLE TO THE TELECOMMUNICATIONS SITE, THERE MAY BE OTHER IMPROVEMENTS NOT SHOWN.
6. AT THE TIME OF SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE PARENT PARCEL/TOWER AREA.
7. THE TOWER AREA IS LOCATED ENTIRELY WITHIN THE PARENT PARCEL.
8. PARENT PARCEL TRACT D-1 HAS NO LEGAL ACCESS TO ZIMOVIYA HIGHWAY. TITLE SEARCH ON ADJACENT TRACTS WITHIN PLAT #99-8 IS REQUIRED TO DETERMINE IF LEGAL ACCESS IS GRANTED BY DOCUMENT.

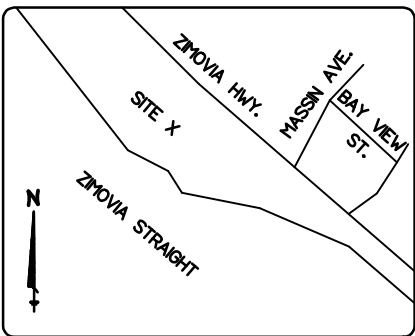
LEGEND:

- MEASURED DATA
- RECORD DATA
- PROPERTY BOUNDARY LINES
- ADJACENT PROPERTY LINES
- CENTERLINE
- FENCE AS NOTED
- RECOVERED 5/8" REBAR
- SET 5/8" REBAR (LS 9106)
- RECOVERED MONUMENT
- UTILITY PEDESTAL
- POWER POLE
- SEPTIC PIPES
- RIGHT-OF-WAY

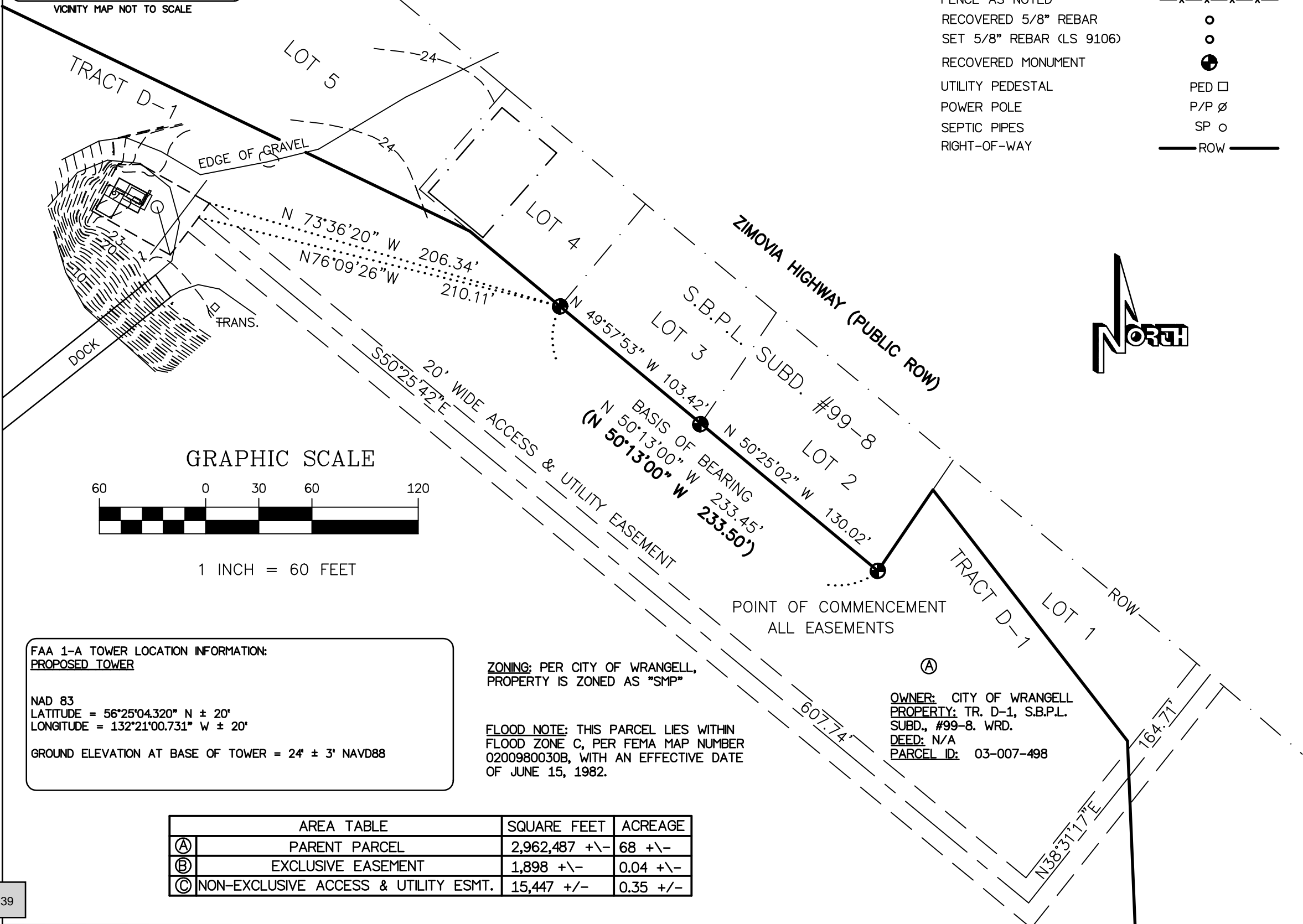
N 90°00'00" W
(N 90°00'00" W)

- x—x—x—x—
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- ⊕
- PED □
- P/P ∅
- SP ○
- ROW—

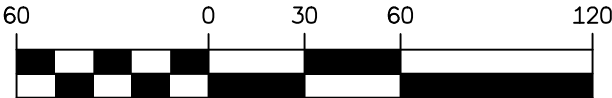
SITE OVERVIEW:
(1"=60')



VICINITY MAP NOT TO SCALE



GRAPHIC SCALE



1 INCH = 60 FEET

FAA 1-A TOWER LOCATION INFORMATION:
PROPOSED TOWER

NAD 83
LATITUDE = 56°25'04.320" N ± 20"
LONGITUDE = 132°21'00.731" W ± 20"

GROUND ELEVATION AT BASE OF TOWER = 24' ± 3' NAVD88

ZONING: PER CITY OF WRANGELL,
PROPERTY IS ZONED AS "SMP"

FLOOD NOTE: THIS PARCEL LIES WITHIN
FLOOD ZONE C, PER FEMA MAP NUMBER
0200980030B, WITH AN EFFECTIVE DATE
OF JUNE 15, 1982.

OWNER: CITY OF WRANGELL
PROPERTY: TR. D-1, S.B.P.L.
SUBD., #99-8, WRD.
DEED: N/A
PARCEL ID: 03-007-498

	AREA TABLE	SQUARE FEET	ACREAGE
Ⓐ	PARENT PARCEL	2,962,487 +/-	68 +/-
Ⓑ	EXCLUSIVE EASEMENT	1,898 +/-	0.04 +/-
Ⓒ	NON-EXCLUSIVE ACCESS & UTILITY ESMT.	15,447 +/-	0.35 +/-

verticalbridge

FOR: VERTICAL BRIDGE TOWERS, LLC

SITE NAME: WRANGELL SHOEMAKER BAY
SITE NUMBER: US-AK-5165
ADDRESS: ZIMOVIYA HIGHWAY
WRANGELL, ALASKA 99929
BOROUGH OF WRANGELL

SURVEY WORK PERFORMED BY:

ACUTEK
GEOMATICS llc
5099 E. BLUE LUPINE DR #104, WASILLA AK 99654
(907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM

DRAWN BY: TENDRA | CHECKED BY: TERRY | JOB #: 16-10.154A



TELEMTN ENGINEERING LLC
104 BROADWAY, SUITE 600
DENVER, CO 80203
303-437-0510

AS-BUILT SURVEY

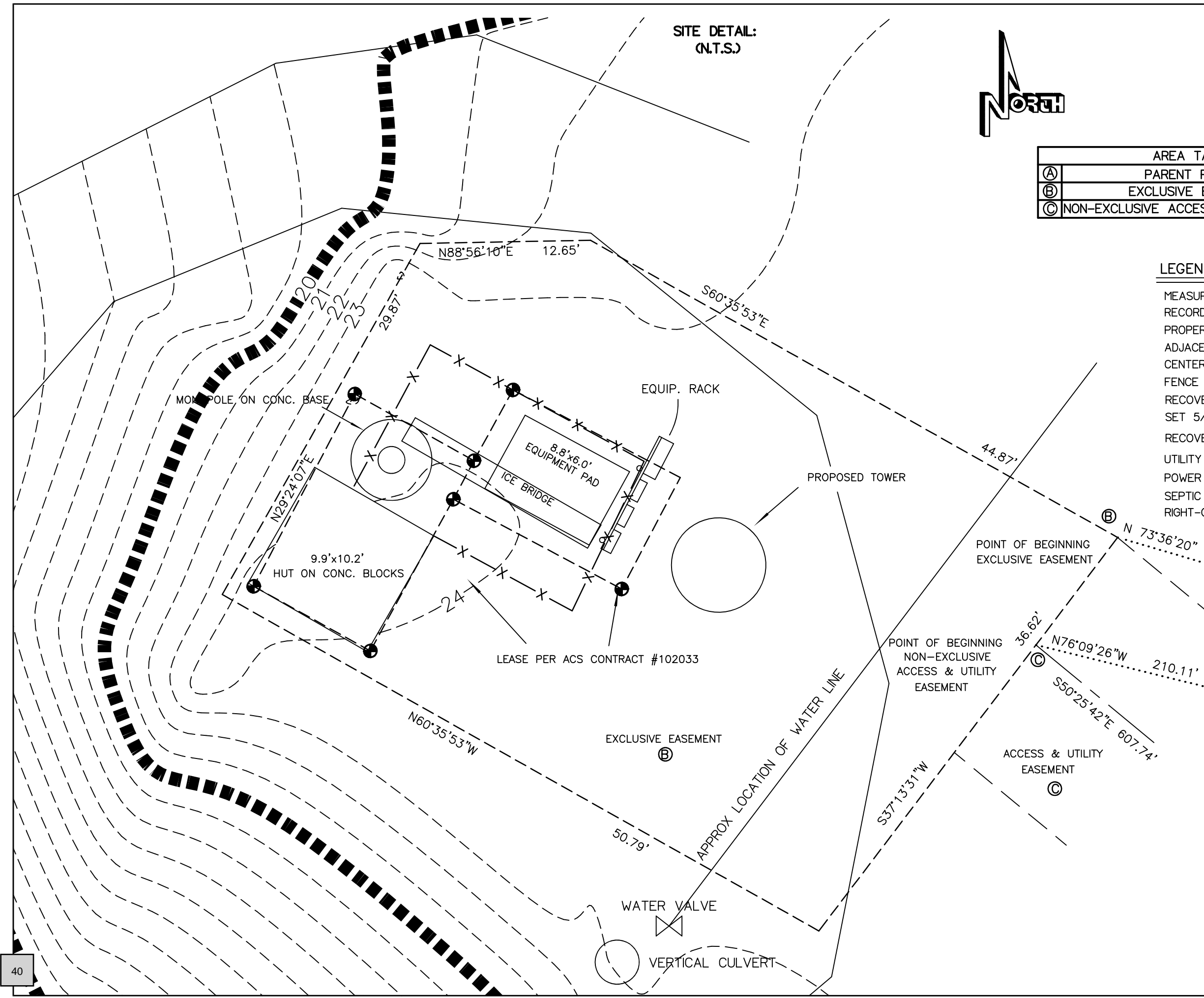
TRACT D-1, S.B.P.L. SUBD., #99-8, WRD.
COPPER RIVER MERIDIAN, ALASKA

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LEGEND:

- MEASURED DATA
- RECORD DATA
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- FENCE AS NOTED
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- RECOVERED MONUMENT
- UTILITY PEDESTAL
- POWER POLE
- SEPTIC PIPES
- RIGHT-OF-WAY

- N 90°00'00" W
- (N 90°00'00" W)
- x — x — x — x —
-
-
- ⊕
- PED □
- P/P ∅
- SP ○
- ROW —



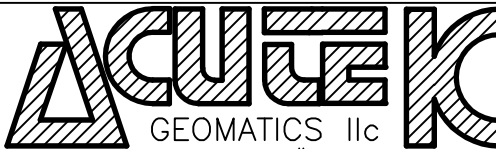
SITE DETAIL:
(N.T.S.)



verticalbridge

FOR: VERTICAL BRIDGE TOWERS, LLC
SITE NAME: WRANGELL SHOEMAKER BAY
SITE NUMBER: US-AK-5165
ADDRESS: ZIMOVIA HIGHWAY
WRANGELL, ALASKA 99929
BOROUGH OF WRANGELL

SURVEY WORK PERFORMED BY:



5099 E. BLUE LUPINE DR #104, WASILLA AK 99654
(907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM

DRAWN BY: TENDRA CHECKED BY: TERRY JOB #: 16-10.154A



TELEMTN ENGINEERING LLC
104 BROADWAY, SUITE 600
DENVER, CO 80203
303-437-0510

COMMITMENT FOR TITLE INSURANCE

TITLE COMMITMENT PREPARED BY KETCHIKAN TITLE AGENCY, INC, FILE NUMBER 30895, WITH AN EFFECTIVE DATE OF APRIL 19, 2016. SCHEDULE B – SECTION II, SPECIAL EXCEPTIONS ARE LISTED BELOW:

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
2. EASEMENTS, OR CLAIMS, OF EASEMENT, NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
3. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
6. (A) UNPATENTED MINING CLAIMS;
(B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF;
(C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
7. RIGHTS OF THE STATE OR FEDERAL GOVERNMENT AND/OR PUBLIC IN AND TO ANY PORTION OF THE LAND FOR RIGHT OF WAY AS ESTABLISHED BY FEDERAL STATUTE RS 2477 (WHETHER OR NOT SUCH RIGHTS ARE SHOWN BY RECORDINGS OF EASEMENTS AND/OR MAPS IN PUBLIC RECORDS BY THE STATE OF ALASKA SHOWING THE GENERAL LOCATION OF THESE RIGHTS OF WAY). (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
8. RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE U.S. PATENT AND ACTS RELATING THERETO. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
9. UNRECORDED LEASE AGREEMENT BETWEEN ACS WIRELESS INC., AND CITY OF WRANGELL DATED OCTOBER 9, 2006. (PLOTTED)
10. NOTES, EASEMENTS AND RIGHTS-OF-WAY AS RECORDED ON PLAT NO. 99-8 RECORDED NOVEMBER 11, 2011, WRANGELL RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
11. TERMS, PROVISIONS AND RESERVATIONS UNDER THE SUBMERGERED LAND ACT (43 U.S.C.A. SECTIONS 1301 THROUGH 1311) AND THE RIGHTS OF THE UNTIED STATES OF AMERICA TO REGULATE COMMERCE, NAVIGATION, FLOOD CONTROL, FISHING AND PRODUCTION OF POWER. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
- ANY ADVERS CLAIM BASED UPON THE ASSERTION THAT SOME PORTION OF SAID LAND IS TIDE OR SUBMERGED LANDS, OR HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
- ANY PREFERENCE RIGHTS WHICH MAY EXIST UNDER THE ALASKA LAND ACT, TERMS PROVISIONS AND RESERVATIONS UNDER THE SUBMERGED LANDS ACT (42 USCA 1301, 6 STAT. 29) AND THE ENABLING ACT (PUBLIC LAW 85-508, 72 STAT. 339). (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
12. ANY PROHIBITION OF OR LIMITATION OF USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC RIPARIAN OWNERS TO USE ANY PROTION THEROF WHICH IS NOW OR FORMERLY MAY HAVE BEEN COVERED BY WATER, AND THE RIGHTS OF THE PUBLIC AS SET FORTH IN ALASKA STATUES 30.05128. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)

LEGAL DESCRIPTION: (PARENT PARCEL) AS PROVIDED

TRACT D-1 OF S.B.P.L. SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1999 AT PLAT NO. 99-8, WRANGELL RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.

LEGAL DESCRIPTION: (EXCLUSIVE EASEMENT) AS SURVEYED

A ONE THOUSAND EIGHT HUNDRED NINETY-EIGHT (1898) SQUARE FOOT EXCLUSIVE EASEMENT, ENTIRELY WITHIN TRACT D-1 OF S.B.P.L. SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1999 AT PLAT NO. 99-8, WRANGELL RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, S.B.P.L. SUBDIVISION, PLAT NO. 99-8, THENCE N 50°13'00" W ALONG THE SOUTH BOUNDARIES OF LOT 2 AND LOT 3, S.B.P.L. SUBDIVISION, PLAT NO. 99-8, A DISTANCE OF 233.45 FEET TO A POINT, THE SOUTHWEST CORNER OF LOT 3, S.B.P.L. SUBDIVISION, PLAT NO. 99-8, THENCE N 73°36'20" W A DISTANCE OF 206.34 FEET TO A POINT, THE TRUE POINT OF BEGINNING:

THENCE S 37°13'31" W A DISTANCE OF 36.62 FEET TO A POINT,
THENCE N 60°35'53" W A DISTANCE OF 50.79 FEET TO A POINT,
THENCE N 29°24'07" E A DISTANCE OF 29.87 FEET TO A POINT,
THENCE N 88°56'10" E A DISTANCE OF 12.65 FEET TO A POINT,
THENCE S 60°35'53" E A DISTANCE OF 44.87 FEET TO A POINT, THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION: (NON-EXCLUSIVE ACCESS & UTILITY EASEMENT) AS SURVEYED

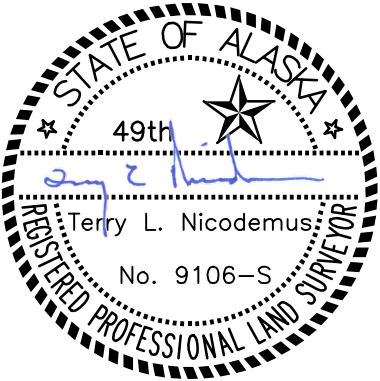
A FIFTEEN THOUSAND, FOUR HUNDRED FORTY-SEVEN (15,447) SQUARE FOOT NON-EXCLUSIVE ACCESS & UTILITY EASEMENT, TWENTY (20) FEET WIDE, TEN (10) FEET EACH SIDE OF THE CENTERLINE, ENTIRELY WITHIN TRACT D-1 OF S.B.P.L. SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1999 AT PLAT NO. 99-8, WRANGELL RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA, THE CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, S.B.P.L. SUBDIVISION, PLAT NO. 99-8, THENCE N 50°13'00" W ALONG THE SOUTH BOUNDARIES OF LOT 2 AND LOT 3, S.B.P.L. SUBDIVISION, PLAT NO. 99-8, A DISTANCE OF 233.45 FEET TO A POINT, THE SOUTHWEST CORNER OF LOT 3, S.B.P.L. SUBDIVISION, PLAT NO. 99-8, THENCE N 76°09'26" W A DISTANCE OF 210.00 FEET TO A POINT ON THE EAST BOUNDARY OF THE EXCLUSIVE EASEMENT, THE TRUE POINT OF BEGINNING:

THENCE S 50°25'42" E A DISTANCE OF 607.74 FEET TO A POINT,
THENCE N 38°31'17" E A DISTANCE OF 164.71 FEET TO A POINT, THE POINT OF TERMINUS. THE EASEMENT IS TO SHORTEN OR EXTED TO THE EXCLUSIVE EASEMENT AND THE RIGHT-OF-WAY OF THE ZIMOVIA HIGHWAY.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:
VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IT'S SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; DEUTSCHE BANK TRUST COMPANY AMERICAS, AS INDENTURE TRUSTEE, IT'S SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.



11/20/20

AS-BUILT SURVEY

TRACT D-1, S.B.P.L. SUBD., #99-8, WRD.
COPPER RIVER MERIDIAN, ALASKA

Item 4.

verticalbridge

FOR: VERTICAL BRIDGE TOWERS, LLC

SITE NAME: WRANGELL SHOEMAKER BAY

SITE NUMBER: US-AK-5165

ADDRESS: ZIMOVIA HIGHWAY

WRANGELL, ALASKA 99929

BOROUGH OF WRANGELL

SURVEY WORK PERFORMED BY:

ACUTEK

GEOMATICS LLC

5099 E. BLUE LUPINE DR. #104, WASILLA AK 99654

(907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM

DRAWN BY: TENDRA

CHECKED BY: TERRY

JOB #: 16-10.154A

TeleMtn

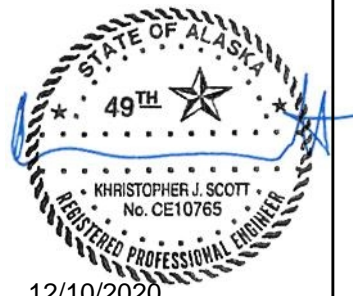
ENGINEERING

TELEMTN ENGINEERING LLC
104 BROADWAY, SUITE 600
DENVER, CO 80203
303-437-0510

SHEET 3 OF 3



104 N. BROADWAY, SUITE
600, DENVER, CO 80203
303-596-6804
WWW.TELEMN.COM



12/10/2020

PRELIMINARY

NO.	DATE	D/C	DESCRIPTION
0	09.23.20	MC/KS	90% ZD REVIEW
1	11.03.20	MC/KS	95% ZD REVIEW

SUBMITTAL

NO.	DATE	D/C	DESCRIPTION
2	11.25.20	MC/KS	FINAL ZD
3	12.10.20	MC/KS	REV ZD

SITE NAME:

WRANGELL
US-AK-5271

SITE ADDRESS:

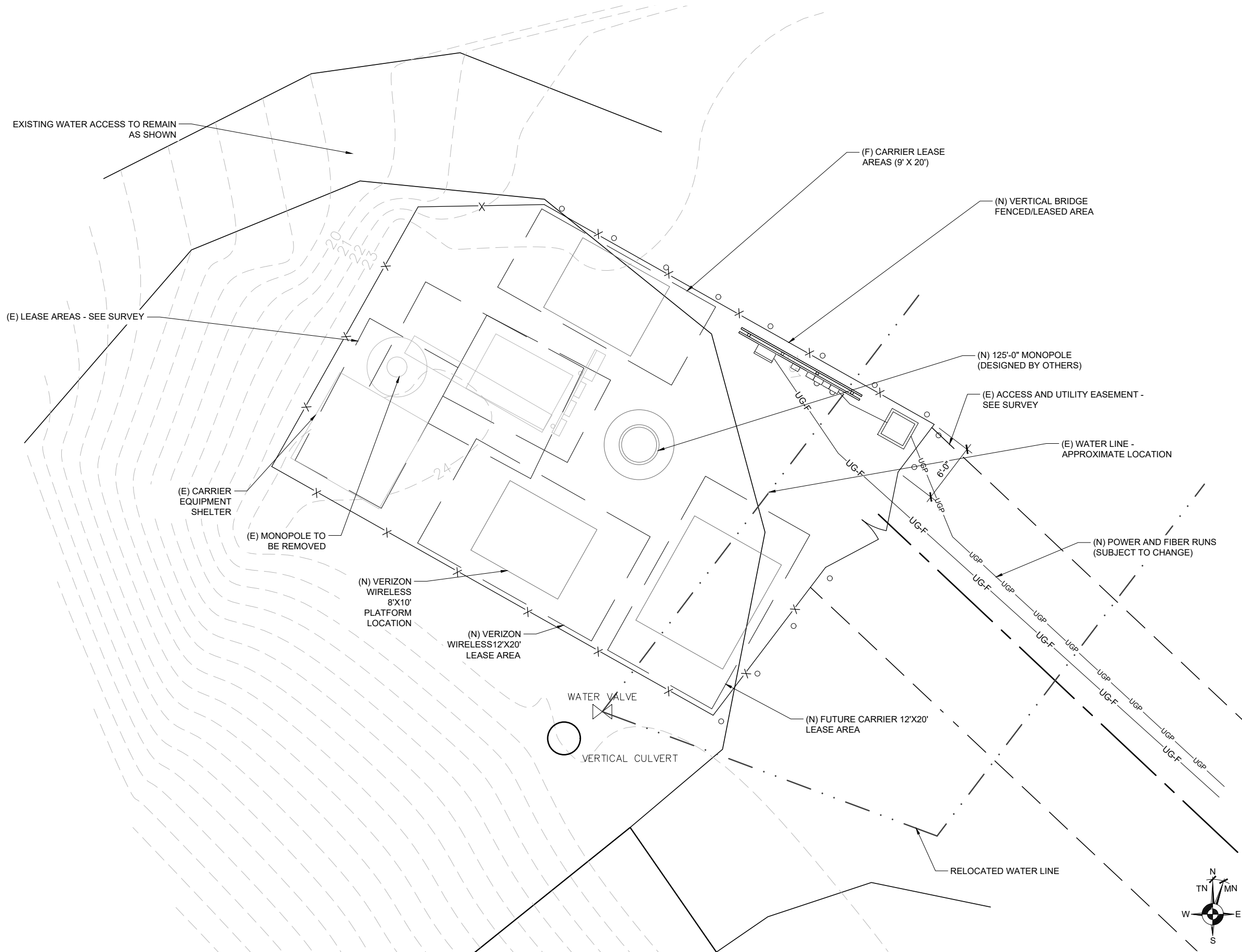
4.7 MILE ZIMOVIA HIGHWAY
WRANGELL, AK 99929

SHEET TITLE

OVERALL
SITE PLAN

SHEET NO.

A1.0



GENERAL NOTES:

1. THE FACILITY IS AN UNOCCUPIED WIRELESS FACILITY.

2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

4. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.

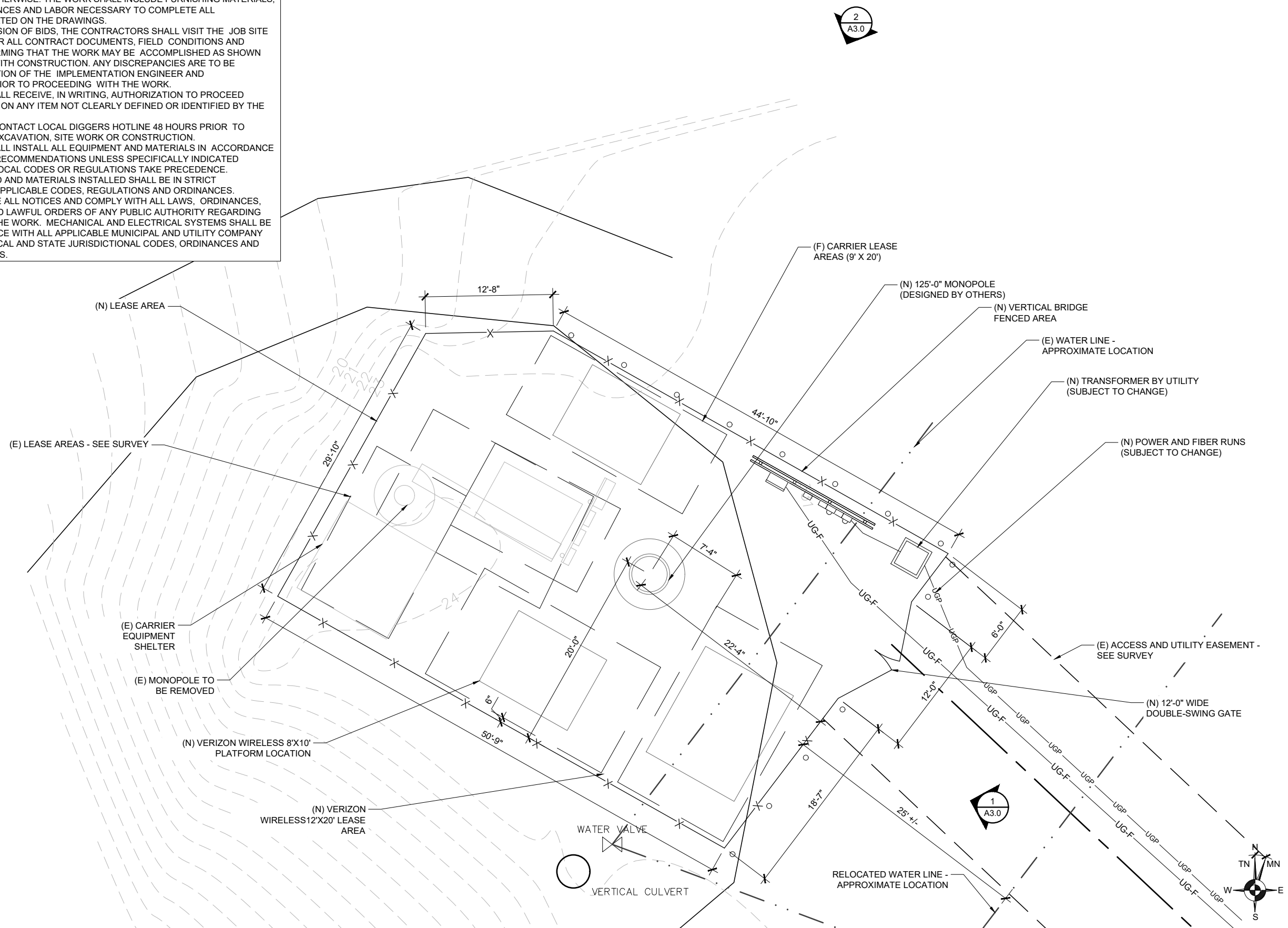
5. CONTRACTOR SHALL CONTACT LOCAL DIGGERS HOTLINE 48 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.

6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

7. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

NOTE:

SITE PLAN DERIVED FROM: SURVEY (BY ACUTEK, DATED SEPTEMBER 2020), EXISTING DRAWINGS, GIS, AERIAL IMAGES AND SITE PHOTOS.



2
A3.0

1
A3.0



104 N. BROADWAY, SUITE
600, DENVER, CO 80203
303-596-6804
WWW.TELEMEN.COM



PRELIMINARY			
NO.	DATE	D/C	DESCRIPTION
0	09.23.20	MC/KS	90% ZD REVIEW
1	11.03.20	MC/KS	95% ZD REVIEW

SUBMITTAL			
NO.	DATE	D/C	DESCRIPTION
2	11.25.20	MC/KS	FINAL ZD
3	12.10.20	MC/KS	REV ZD

SITE NAME:

WRANGELL
US-AK-5271

SITE ADDRESS:

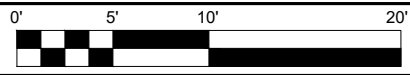
4.7 MILE ZIMOVIA HIGHWAY
WRANGELL, AK 99929

SHEET TITLE

DETAILED SITE
PLAN

SHEET NO.

A2.0





104 N. BROADWAY, SUITE
600, DENVER, CO 80203
303-596-6804
WWW.TELEMtn.COM



12/10/2020

PRELIMINARY

NO.	DATE	D/C	DESCRIPTION
0	09.23.20	MC/KS	90% ZD REVIEW
1	11.03.20	MC/KS	95% ZD REVIEW

SUBMITTAL

NO.	DATE	D/C	DESCRIPTION
2	11.25.20	MC/KS	FINAL ZD
3	12.10.20	MC/KS	REV ZD

SITE NAME:

WRANGELL
US-AK-5271

SITE ADDRESS:

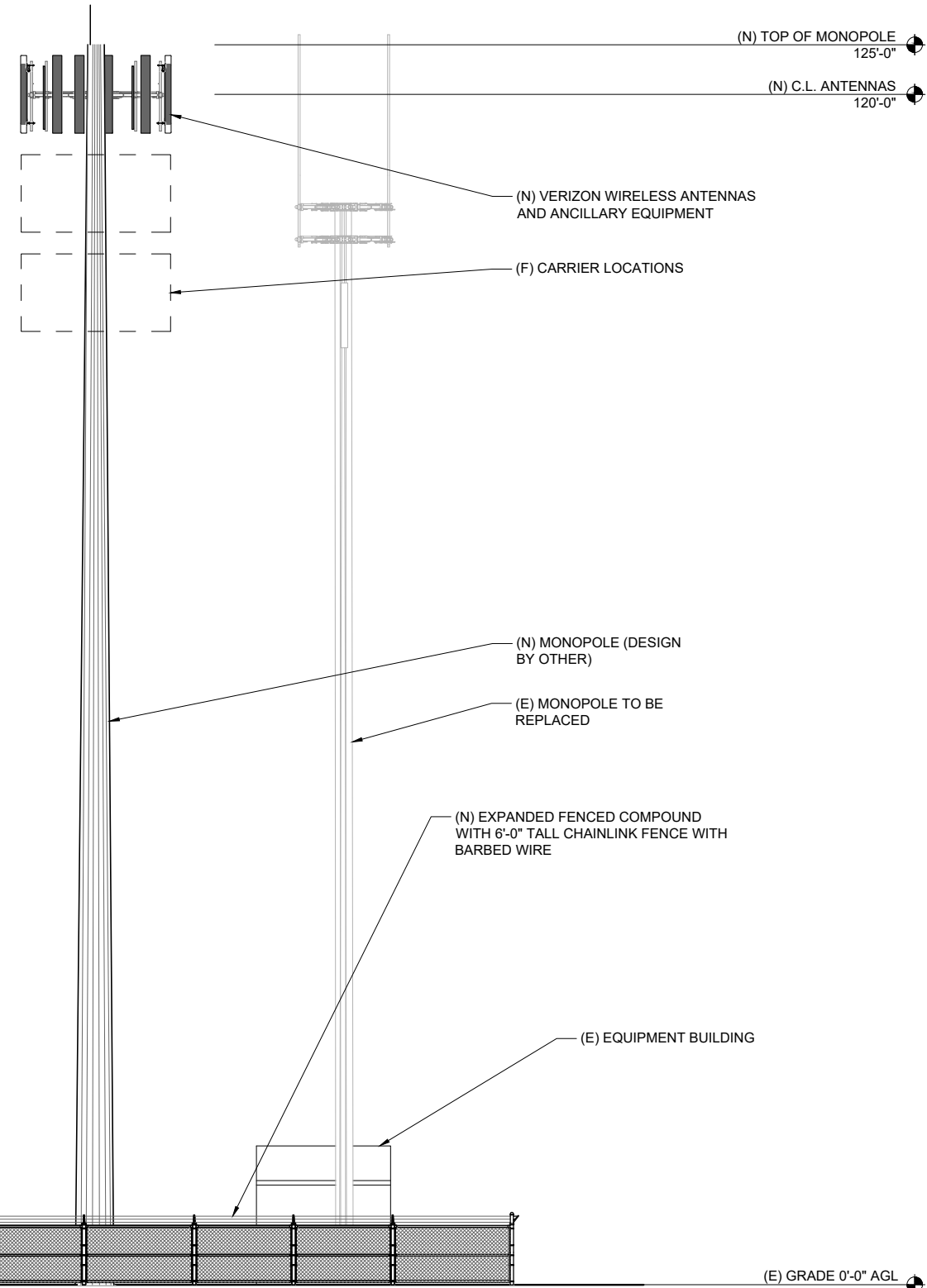
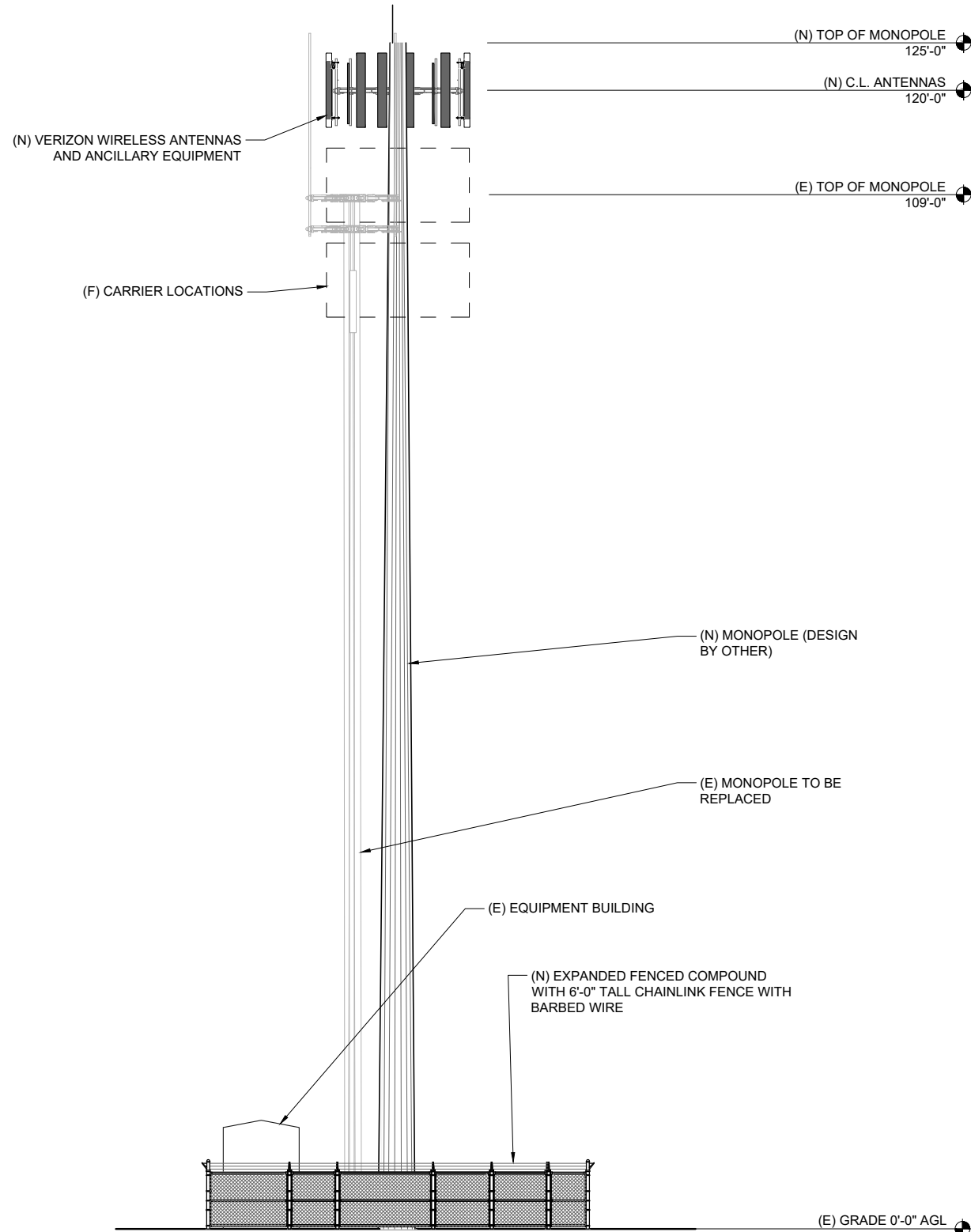
4.7 MILE ZIMOVIA HIGHWAY
WRANGELL, AK 99929

SHEET TITLE

ELEVATIONS

SHEET NO.

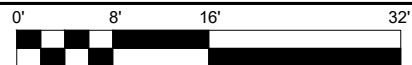
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SOUTHEAST ELEVATION

SCALE: 1/16" = 1'-0" (11X17)

SCALE: 1/8" = 1'-0" (22X34)

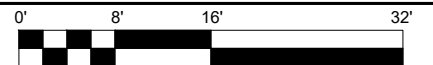


2

NORTHEAST ELEVATION

SCALE: 1/16" = 1'-0" (11X17)

SCALE: 1/8" = 1'-0" (22X34)



AS-BUILT SURVEY

TRACT D-1, S.B.P.L. SUBD., #99-8, WRD.
COPPER RIVER MERIDIAN, ALASKA

SURVEYOR'S NOTES

1. BASIS OF BEARING IS PER RECORD PLAT OF S.B.P.L. SUBD., PLAT NO. 99-8, WRANGELL RECORDING DISTRICT, STATE OF ALASKA.
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
4. SURVEY COMPLETED IN AUGUST 2020.
5. THIS SURVEY DOES NOT REPRESENT A SURVEY OF THE PARENT PARCEL. REAL PROPERTY SHOWN HEREON ARE APPLICABLE TO THE TELECOMMUNICATIONS SITE, THERE MAY BE OTHER IMPROVEMENTS NOT SHOWN.
6. AT THE TIME OF SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE PARENT PARCEL/TOWER AREA.
7. THE TOWER AREA IS LOCATED ENTIRELY WITHIN THE PARENT PARCEL.
8. PARENT PARCEL TRACT D-1 HAS NO LEGAL ACCESS TO ZIMOVIYA HIGHWAY. TITLE SEARCH ON ADJACENT TRACTS WITHIN PLAT #99-8 IS REQUIRED TO DETERMINE IF LEGAL ACCESS IS GRANTED BY DOCUMENT.

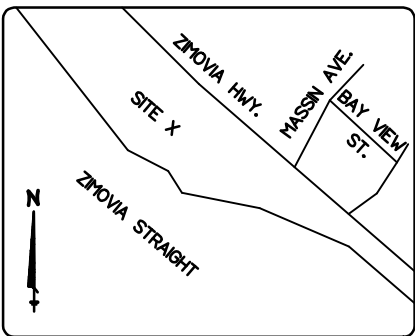
LEGEND:

- MEASURED DATA
- RECORD DATA
- PROPERTY BOUNDARY LINES
- ADJACENT PROPERTY LINES
- CENTERLINE
- FENCE AS NOTED
- RECOVERED 5/8" REBAR
- SET 5/8" REBAR (LS 9106)
- RECOVERED MONUMENT
- UTILITY PEDESTAL
- POWER POLE
- SEPTIC PIPES
- RIGHT-OF-WAY

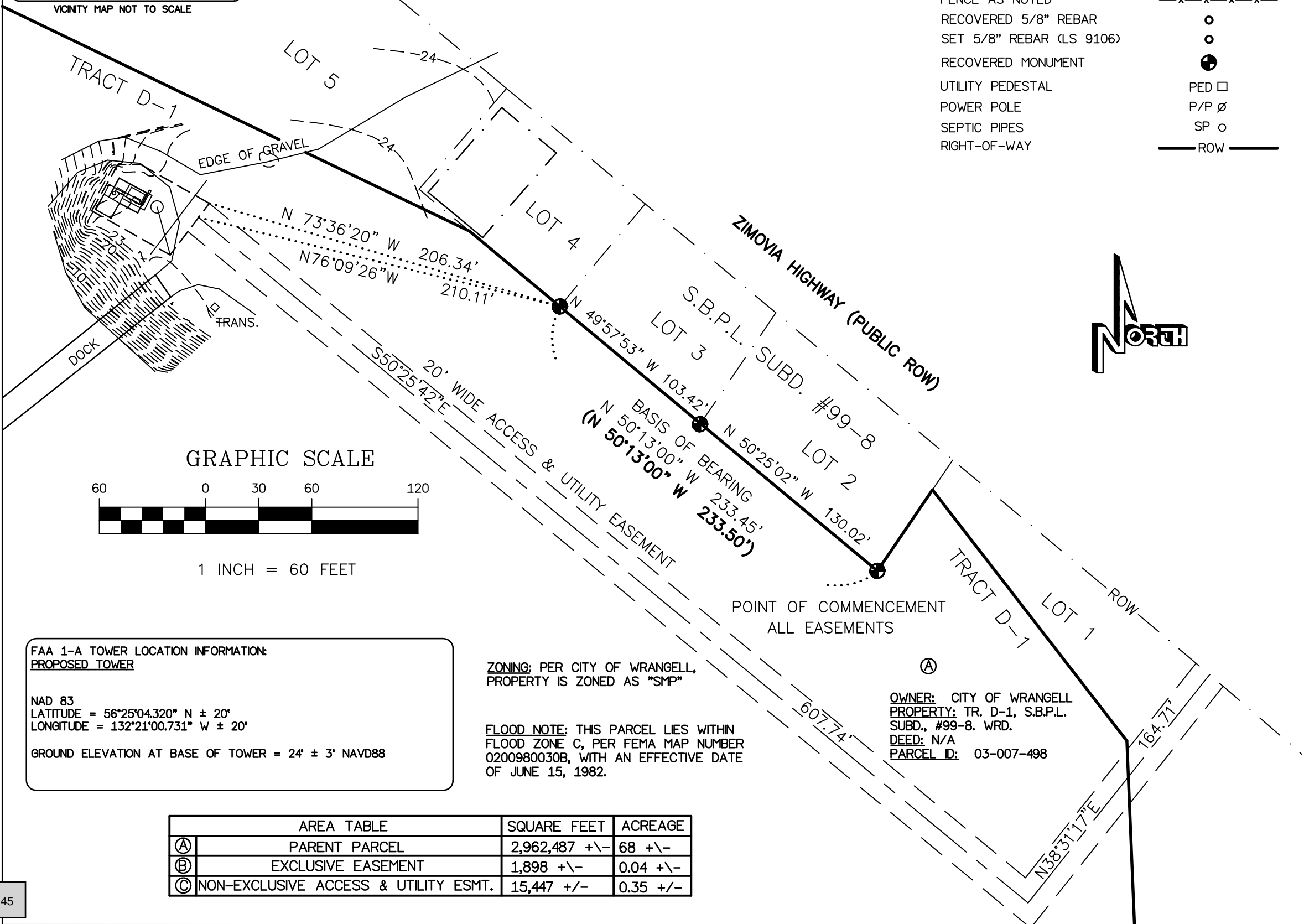
N 90°00'00" W
(N 90°00'00" W)

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-
-
- ⊕
- PED □
- P/P ∅
- SP ○
- ROW—

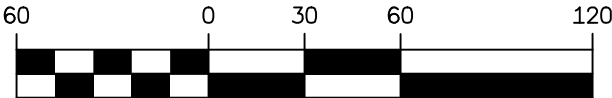
SITE OVERVIEW:
(1"=60')



VICINITY MAP NOT TO SCALE



GRAPHIC SCALE



1 INCH = 60 FEET

FAA 1-A TOWER LOCATION INFORMATION:
PROPOSED TOWER

NAD 83
LATITUDE = 56°25'04.320" N ± 20"
LONGITUDE = 132°21'00.731" W ± 20"

GROUND ELEVATION AT BASE OF TOWER = 24' ± 3' NAVD88

ZONING: PER CITY OF WRANGELL,
PROPERTY IS ZONED AS "SMP"

FLOOD NOTE: THIS PARCEL LIES WITHIN
FLOOD ZONE C, PER FEMA MAP NUMBER
0200980030B, WITH AN EFFECTIVE DATE
OF JUNE 15, 1982.

OWNER: CITY OF WRANGELL
PROPERTY: TR. D-1, S.B.P.L.
SUBD., #99-8, WRD.
DEED: N/A
PARCEL ID: 03-007-498

	AREA TABLE	SQUARE FEET	ACREAGE
Ⓐ	PARENT PARCEL	2,962,487 +/-	68 +/-
Ⓑ	EXCLUSIVE EASEMENT	1,898 +/-	0.04 +/-
Ⓒ	NON-EXCLUSIVE ACCESS & UTILITY ESMT.	15,447 +/-	0.35 +/-

verticalbridge

FOR: VERTICAL BRIDGE TOWERS, LLC

SITE NAME: WRANGELL SHOEMAKER BAY
SITE NUMBER: US-AK-5165
ADDRESS: ZIMOVIYA HIGHWAY
WRANGELL, ALASKA 99929
BOROUGH OF WRANGELL

SURVEY WORK PERFORMED BY:

ACUTEK
GEOMATICS llc

5099 E. BLUE LUPINE DR #104, WASILLA AK 99654
(907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM

DRAWN BY: TENDRA CHECKED BY: TERRY JOB #: 16-10.154A



TELEMTN ENGINEERING LLC
104 BROADWAY, SUITE 600
DENVER, CO 80203
303-437-0510

AS-BUILT SURVEY

TRACT D-1, S.B.P.L. SUBD., #99-8, WRD.
COPPER RIVER MERIDIAN, ALASKA

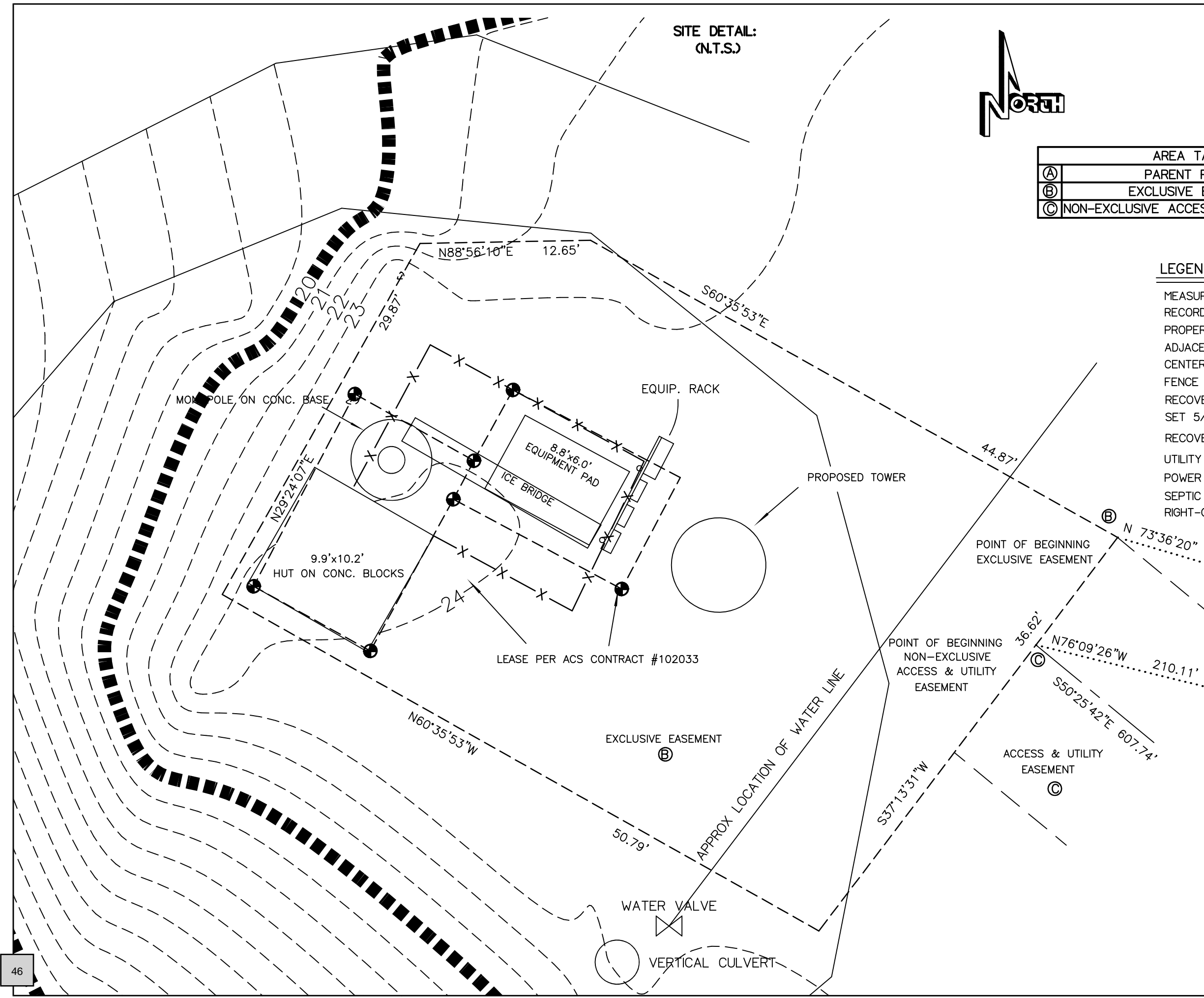


AREA TABLE		SQUARE FEET	ACREAGE
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LEGEND:

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- RECORD DATA
- PROPERTY BOUNDARY LINES
- ADJACENT PROPERTY LINES
- CENTERLINE
- FENCE AS NOTED
- RECOVERED 5/8" REBAR
- SET 5/8" REBAR (LS 9106)
- RECOVERED MONUMENT
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- RIGHT-OF-WAY

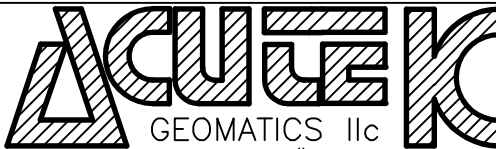
- N 90°00'00" W
- (N 90°00'00" W)
- x — x — x — x —
-
-
- ⊕
- PED □
- P/P ∅
- SP ○
- ROW —



verticalbridge

FOR: VERTICAL BRIDGE TOWERS, LLC
SITE NAME: WRANGELL SHOEMAKER BAY
SITE NUMBER: US-AK-5165
ADDRESS: ZIMOVIA HIGHWAY
WRANGELL, ALASKA 99929
BOROUGH OF WRANGELL

SURVEY WORK PERFORMED BY:



5099 E. BLUE LUPINE DR #104, WASILLA AK 99654
(907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM

DRAWN BY: TENDRA CHECKED BY: TERRY JOB #: 16-10.154A



TELEMTN ENGINEERING LLC
104 BROADWAY, SUITE 600
DENVER, CO 80203
303-437-0510

COMMITMENT FOR TITLE INSURANCE

TITLE COMMITMENT PREPARED BY KETCHIKAN TITLE AGENCY, INC, FILE NUMBER 30895, WITH AN EFFECTIVE DATE OF APRIL 19, 2016. SCHEDULE B – SECTION II, SPECIAL EXCEPTIONS ARE LISTED BELOW:

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
2. EASEMENTS, OR CLAIMS, OF EASEMENT, NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
3. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
6. (A) UNPATENTED MINING CLAIMS;
(B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF;
(C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
7. RIGHTS OF THE STATE OR FEDERAL GOVERNMENT AND/OR PUBLIC IN AND TO ANY PORTION OF THE LAND FOR RIGHT OF WAY AS ESTABLISHED BY FEDERAL STATUTE RS 2477 (WHETHER OR NOT SUCH RIGHTS ARE SHOWN BY RECORDINGS OF EASEMENTS AND/OR MAPS IN PUBLIC RECORDS BY THE STATE OF ALASKA SHOWING THE GENERAL LOCATION OF THESE RIGHTS OF WAY). (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
8. RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE U.S. PATENT AND ACTS RELATING THERETO. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
9. UNRECORDED LEASE AGREEMENT BETWEEN ACS WIRELESS INC., AND CITY OF WRANGELL DATED OCTOBER 9, 2006. (PLOTTED)
10. NOTES, EASEMENTS AND RIGHTS-OF-WAY AS RECORDED ON PLAT NO. 99-8 RECORDED NOVEMBER 11, 2011, WRANGELL RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
11. TERMS, PROVISIONS AND RESERVATIONS UNDER THE SUBMERGERED LAND ACT (43 U.S.C.A. SECTIONS 1301 THROUGH 1311) AND THE RIGHTS OF THE UNTIED STATES OF AMERICA TO REGULATE COMMERCE, NAVIGATION, FLOOD CONTROL, FISHING AND PRODUCTION OF POWER. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
- ANY ADVERS CLAIM BASED UPON THE ASSERTION THAT SOME PORTION OF SAID LAND IS TIDE OR SUBMERGED LANDS, OR HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
- ANY PREFERENCE RIGHTS WHICH MAY EXIST UNDER THE ALASKA LAND ACT, TERMS PROVISIONS AND RESERVATIONS UNDER THE SUBMERGED LANDS ACT (42 USCA 1301, 6 STAT. 29) AND THE ENABLING ACT (PUBLIC LAW 85-508, 72 STAT. 339). (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
12. ANY PROHIBITION OF OR LIMITATION OF USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC RIPARIAN OWNERS TO USE ANY PROTION THEROF WHICH IS NOW OR FORMERLY MAY HAVE BEEN COVERED BY WATER, AND THE RIGHTS OF THE PUBLIC AS SET FORTH IN ALASKA STATUES 30.05128. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)

LEGAL DESCRIPTION: (PARENT PARCEL) AS PROVIDED

TRACT D-1 OF S.B.P.L. SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1999 AT PLAT NO. 99-8, WRANGELL RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.

LEGAL DESCRIPTION: (EXCLUSIVE EASEMENT) AS SURVEYED

A ONE THOUSAND EIGHT HUNDRED NINETY-EIGHT (1898) SQUARE FOOT EXCLUSIVE EASEMENT, ENTIRELY WITHIN TRACT D-1 OF S.B.P.L. SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1999 AT PLAT NO. 99-8, WRANGELL RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, S.B.P.L. SUBDIVISION, PLAT NO. 99-8, THENCE N 50°13'00" W ALONG THE SOUTH BOUNDARIES OF LOT 2 AND LOT 3, S.B.P.L. SUBDIVISION, PLAT NO. 99-8, A DISTANCE OF 233.45 FEET TO A POINT, THE SOUTHWEST CORNER OF LOT 3, S.B.P.L. SUBDIVISION, PLAT NO. 99-8, THENCE N 73°36'20" W A DISTANCE OF 206.34 FEET TO A POINT, THE TRUE POINT OF BEGINNING:

THENCE S 37°13'31" W A DISTANCE OF 36.62 FEET TO A POINT,
THENCE N 60°35'53" W A DISTANCE OF 50.79 FEET TO A POINT,
THENCE N 29°24'07" E A DISTANCE OF 29.87 FEET TO A POINT,
THENCE N 88°56'10" E A DISTANCE OF 12.65 FEET TO A POINT,
THENCE S 60°35'53" E A DISTANCE OF 44.87 FEET TO A POINT, THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION: (NON-EXCLUSIVE ACCESS & UTILITY EASEMENT) AS SURVEYED

A FIFTEEN THOUSAND, FOUR HUNDRED FORTY-SEVEN (15,447) SQUARE FOOT NON-EXCLUSIVE ACCESS & UTILITY EASEMENT, TWENTY (20) FEET WIDE, TEN (10) FEET EACH SIDE OF THE CENTERLINE, ENTIRELY WITHIN TRACT D-1 OF S.B.P.L. SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1999 AT PLAT NO. 99-8, WRANGELL RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA, THE CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, S.B.P.L. SUBDIVISION, PLAT NO. 99-8, THENCE N 50°13'00" W ALONG THE SOUTH BOUNDARIES OF LOT 2 AND LOT 3, S.B.P.L. SUBDIVISION, PLAT NO. 99-8, A DISTANCE OF 233.45 FEET TO A POINT, THE SOUTHWEST CORNER OF LOT 3, S.B.P.L. SUBDIVISION, PLAT NO. 99-8, THENCE N 76°09'26" W A DISTANCE OF 210.00 FEET TO A POINT ON THE EAST BOUNDARY OF THE EXCLUSIVE EASEMENT, THE TRUE POINT OF BEGINNING:

THENCE S 50°25'42" E A DISTANCE OF 607.74 FEET TO A POINT,
THENCE N 38°31'17" E A DISTANCE OF 164.71 FEET TO A POINT, THE POINT OF TERMINUS. THE EASEMENT IS TO SHORTEN OR EXTED TO THE EXCLUSIVE EASEMENT AND THE RIGHT-OF-WAY OF THE ZIMOVIA HIGHWAY.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:
VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IT'S SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; DEUTSCHE BANK TRUST COMPANY AMERICAS, AS INDENTURE TRUSTEE, IT'S SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.



11/20/20

AS-BUILT SURVEY

Item 4.

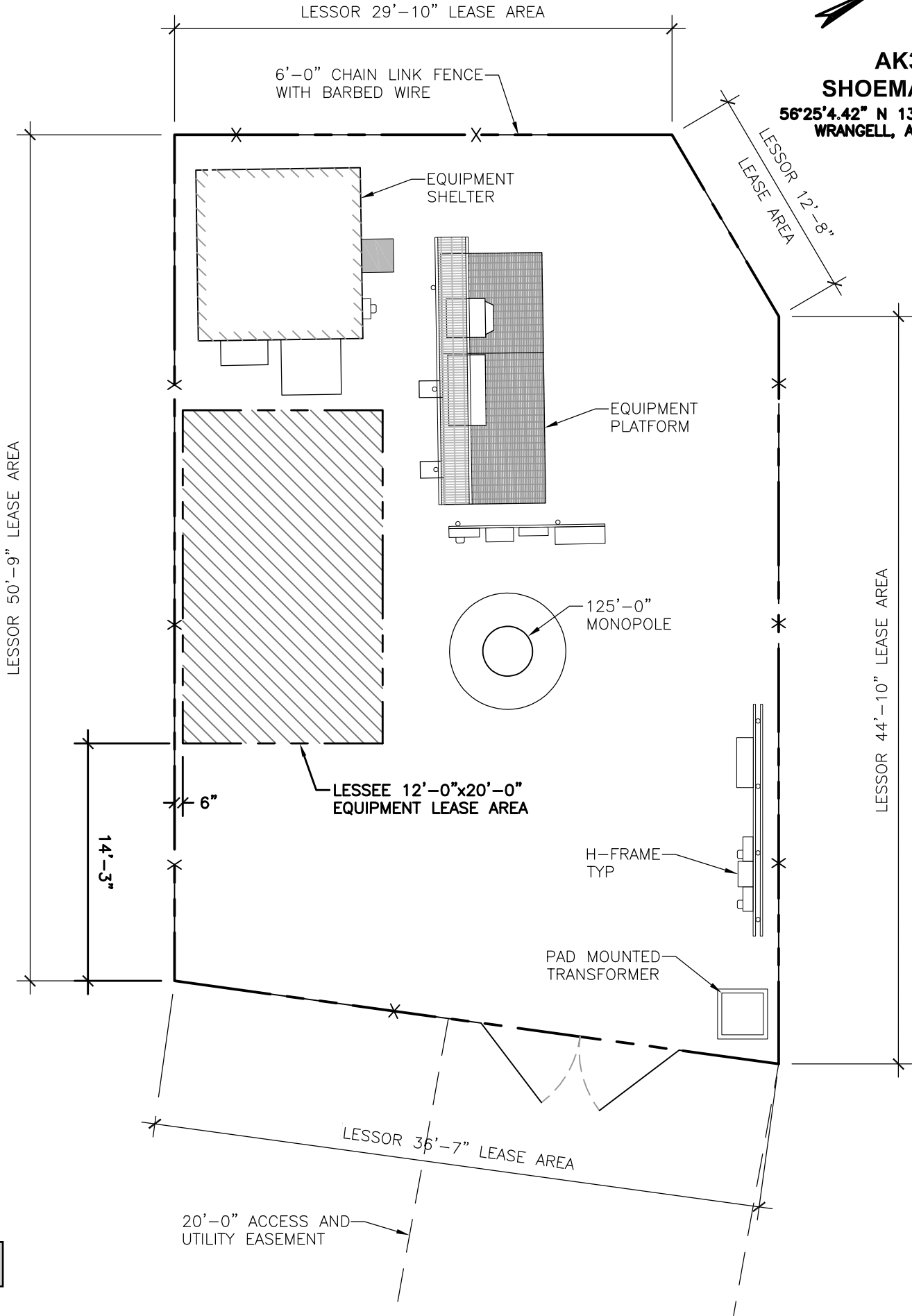
TRACT D-1, S.B.P.L. SUBD., #99-8, WRD.
COPPER RIVER MERIDIAN, ALASKA



FOR: VERTICAL BRIDGE TOWERS, LLC		
SITE NAME: WRANGELL SHOEMAKER BAY		
SITE NUMBER: US-AK-5165		
ADDRESS: ZIMOVIA HIGHWAY WRANGELL, ALASKA 99929 BOROUGH OF WRANGELL		
SURVEY WORK PERFORMED BY:		
 5099 E. BLUE LUPINE DR. #104, WASILLA AK 99654 (907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM		
DRAWN BY: TENDRA	CHECKED BY: TERRY	JOB #: 16-10.154A
		TELEMTN ENGINEERING LLC 104 BROADWAY, SUITE 600 DENVER, CO 80203 303-437-0510
SHEET 3 OF 3		

Item 4.

AK3
SHOEMAKER
56°25'4.42" N 132°21'1.15" W
WRANGELL, AK 99929



November 12, 2020

The City and Borough of Wrangell Alaska
Planning and Zoning Department
c/o Carol Rushmore, Zoning Administrator
P.O. Box 531
Wrangell, AK 99929
907-874-2381
ecodev@wrangell.com

Subject: Invitation to Comment
Wrangell Shoemaker Bay DS / US-AK-5271
4.7 Mile Zimovia Highway, Wrangell, Alaska 99929
EBI Project #6120008552

Dear Ms. Rushmore:

Pursuant to Section 106 of the National Historic Preservation Act, the regulations promulgated thereunder and interagency agreements developed thereto, EBI Consulting, Inc., on behalf of Vertical Bridge Development, LLC, provides this notice of a proposed telecommunications facility installation at the address listed above.

EBI would like to inquire if you would be interested in commenting on this proposed project. Please refer to the attached project plans for additional details.

Please note that we are requesting your review of the attached information as part of the Section 106 process only and not as part of the local zoning process. We are only seeking comments related to the proposed project's potential effect to historic properties.

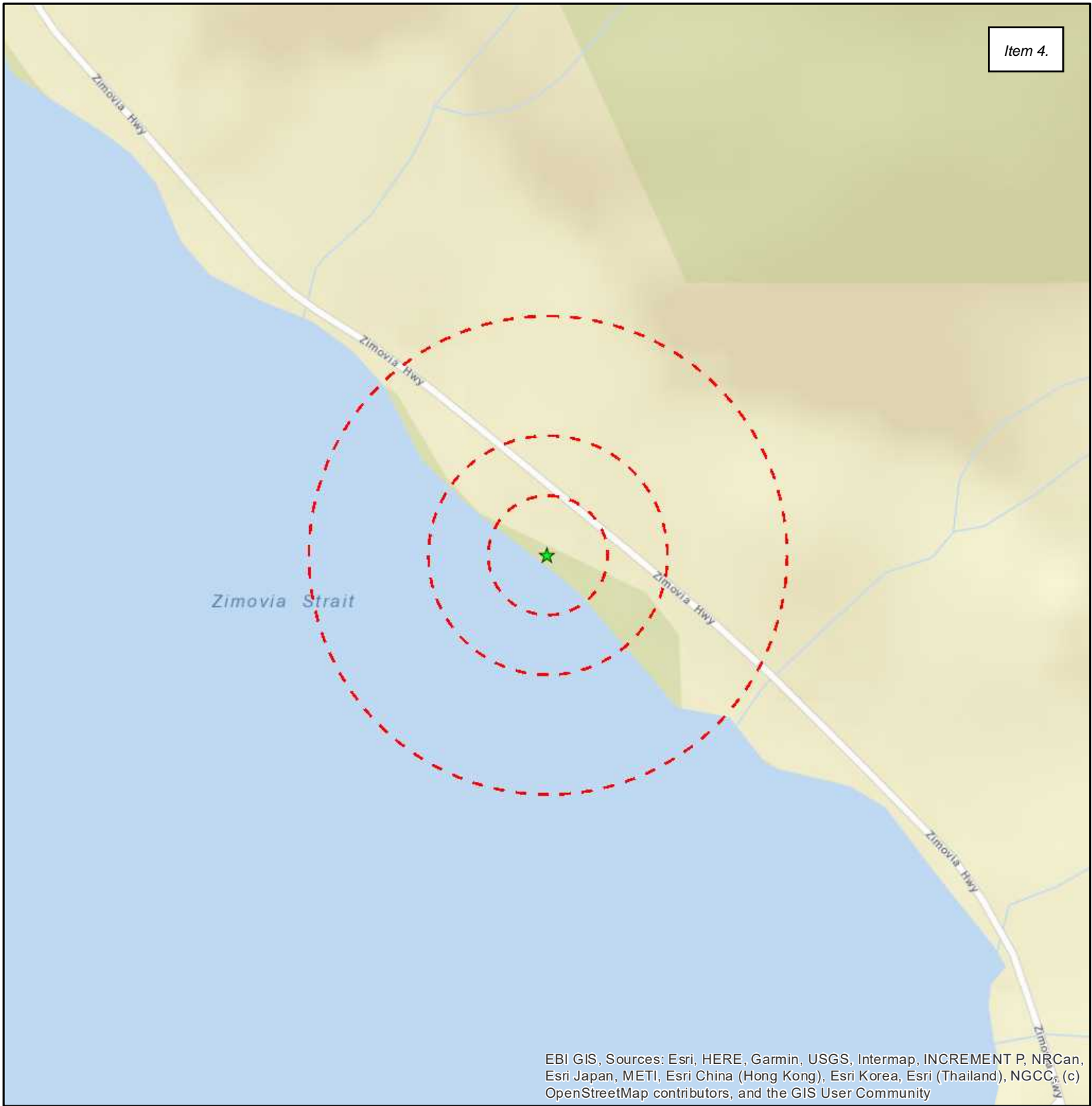
Please submit your comments regarding the proposed project's potential effect on historic properties to EBI Consulting, to my attention at 6876 Susquehanna Trail South, York, PA 17403, or contact me via telephone at the number listed below. Please reference the EBI project number. We would appreciate your comments as soon as possible within the next 30 days. Please do not hesitate to contact me if you have any questions or concerns about the proposed project.

Respectfully Submitted,



Jennifer L. Davis
Senior Architectural Historian
P: 203-231-6643
jdavis@ebiconsulting.com

Attachments - Drawings and Maps



Legend

- ★ Project Site
- Site Radius at 250', 500', 1000' and 1/2 mile

Date: 9/28/2020

Figure 1: Site Location Map

US-AK-5271 WRANGELL SHOEMAKER BAY DS
4.7 MILE ZIMOVIA HIGHWAY
WRANGELL, AK 99929



Legend

- ★ Project Site
- Site Radius at 250', 500', 1000' and 1/2 mile

Date: 9/28/2020

Figure 2 - Topographic Map

US-AK-5271 WRANGELL SHOEMAKER BAY DS

4.7 MILE ZIMOVIA HIGHWAY

WRANGELL, AK 99929





US-AK-4006 WRANGELL

4.7 MILE ZIMOVIA HIGHWAY
WRANGELL, AK 99929

ZONING DRAWINGS

Item 4.



104 N. BROADWAY, SUITE
600, DENVER, CO 80203
303-596-6804
WWW.TELEMN.COM

PROJECT SUMMARY

THIS PROJECT INCLUDES THE FOLLOWING SCOPE OF WORK:

CONSTRUCTION OF A NEW TELECOMMUNICATION AND PUBLIC UTILITY FACILITY CONSISTING OF A NEW 125'-0" MONOPOLE, CARRIER EQUIPMENT AND A UTILITY BACKBOARD (TO REPLACE AN EXISTING POLE WITHIN AN EXPANDED FENCED COMPOUND. (NO WATER OR SEWER IS REQUIRED.)

GOVERNING CODES

GOVERNING CODES

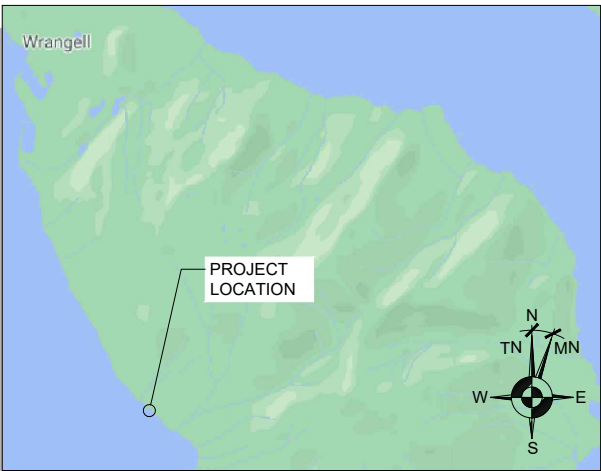
IBC-2018, INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS

NEC-2020, NATIONAL ELECTRICAL CODE

A.D.A. COMPLIANCE

INSTALLATION IS UNMANNED AND NOT FOR HUMAN HABITATION.
HANDICAP ACCESS IS NOT REQUIRED PER A.D.A.

PROJECT VICINITY MAP



DRIVING DIRECTIONS

FROM WRANGELL CITY DOCK:

1. TAKE FRONT STREET NE TO MCKINNON STREET.
2. TAKE A RIGHT ON MCKINNON STREET AND THEN A RIGHT ON CHURCH STREET.
3. CHURCH STREET BECOMES ZIMOVIA HIGHWAY. FOLLOW FOR 4.1 MILES TO THE SITE ON THE RIGHT.

ESTIMATED DISTANCE: 4.6 MILES
ESTIMATED TIME: 9 MINUTES

SITE INFORMATION

SITE NAME: WRANGELL
SITE ADDRESS: ZIMOVIA HIGHWAY
WRANGELL, AK 99929

LATITUDE: 56° 25' 04.430" N (EXISTING POLE)
LONGITUDE: 132° 21' 01.172" W
SOURCE: SURVEY

PARCEL NUMBER: 03-007-498
ZONING CLASSIFICATION: SMP
FLOOD ZONE: C
JURISDICTION: CITY OF WRANGELL
TOP OF (N) STRUCTURE: 109' +/-
OVERALL HEIGHT: 126' +/-

OCCUPANCY GROUP: U
CONSTRUCTION TYPE: II-B

PROJECT LOCATION MAP



UTILITY COMPANIES

POWER: WRANGELL MUNICIPAL LIGHT AND POWER
TELCO/FIBER: GCI

PROJECT CONTACTS

APPLICANT
VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487
ROBERT EVANS
PH: 425.652.5727
REVANS@VERTICALBRIDGE.COM

PROPERTY OWNER
CITY OF WRANGELL
WRANGELL, AK 99929

SURVEYOR
ACUTEK GEOMATICS LLC.
5099 E. BLUE LUPINE DR #104
WASILLA, AK 99654
PH: 907.376.8800

CONSTRUCTION MANAGEMENT
VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487
MATT GRUGAN
678.488.1866

ZONING AND PERMITTING CONSULTANT
ALASKA AERIAL SURVEY, LLC
6510 BEECHCRAFT ROAD
WASILLA, AK 99658
GARY R. BREKKE
PH: 907.331.8311

SITE ACQUISITION CONSULTANT
ALASKA AERIAL SURVEY, LLC
6510 BEECHCRAFT ROAD
WASILLA, AK 99658
GARY R. BREKKE
907.331.8311

ENGINEER OF RECORD
TELEMN ENGINEERING LLC
104 N BROADWAY, SUITE 600
DENVER, CO 80203
KHRISTOPHER SCOTT, PE
303.596.6804

ELECTRICAL ENGINEER
FRONT RANGE TECHNICAL SOLUTIONS
PO BOX 20364
BOULDER, CO 80308
PATRICK KEARNS, P.E.

DRAWING INDEX

SHEET	DESCRIPTION
T1.0	TITLE SHEET
1-3	SURVEY
A1.0	OVERALL SITE PLAN
A2.0	DETAILED SITE PLAN
A3.0	ELEVATIONS

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERTICAL BRIDGE SERVICES IS STRICTLY PROHIBITED.

SIGN OFF OF FINAL CONSTRUCTION DRAWINGS

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED		
CONSULTANT	SIGNATURE	DATE
SITE ACQUISITION		
PERMITTING CONSULTANT		
RF ENGINEER:		
CONST. MNGR.		
OPS MNGR.		
PROJECT MNGR.		
REGULATORY REV.		
DEV. MNGR.		

PRELIMINARY

NO.	DATE	D/C	DESCRIPTION
0	09.23.20	MC/KS	90% ZD REVIEW
1	11.03.20	MC/KS	95% ZD REVIEW

SUBMITTAL

NO.	DATE	D/C	DESCRIPTION

SITE NAME:

WRANGELL
US-AK-4006

SITE ADDRESS:

4.7 MILE ZIMOVIA HIGHWAY
WRANGELL, AK 99929

SHEET TITLE

TITLE
SHEET

SHEET NO.

T1.0



Know what's below.
Call before you dig.



104 N. BROADWAY, SUITE
600, DENVER, CO 80203
303-596-6804
WWW.TELEMtn.COM

PRELIMINARY

NO.	DATE	D/C	DESCRIPTION
0	09.23.20	MC/KS	90% ZD REVIEW
1	11.03.20	MC/KS	95% ZD REVIEW

SUBMITTAL

NO.	DATE	D/C	DESCRIPTION

SITE NAME:

WRANGELL
US-AK-4006

SITE ADDRESS:

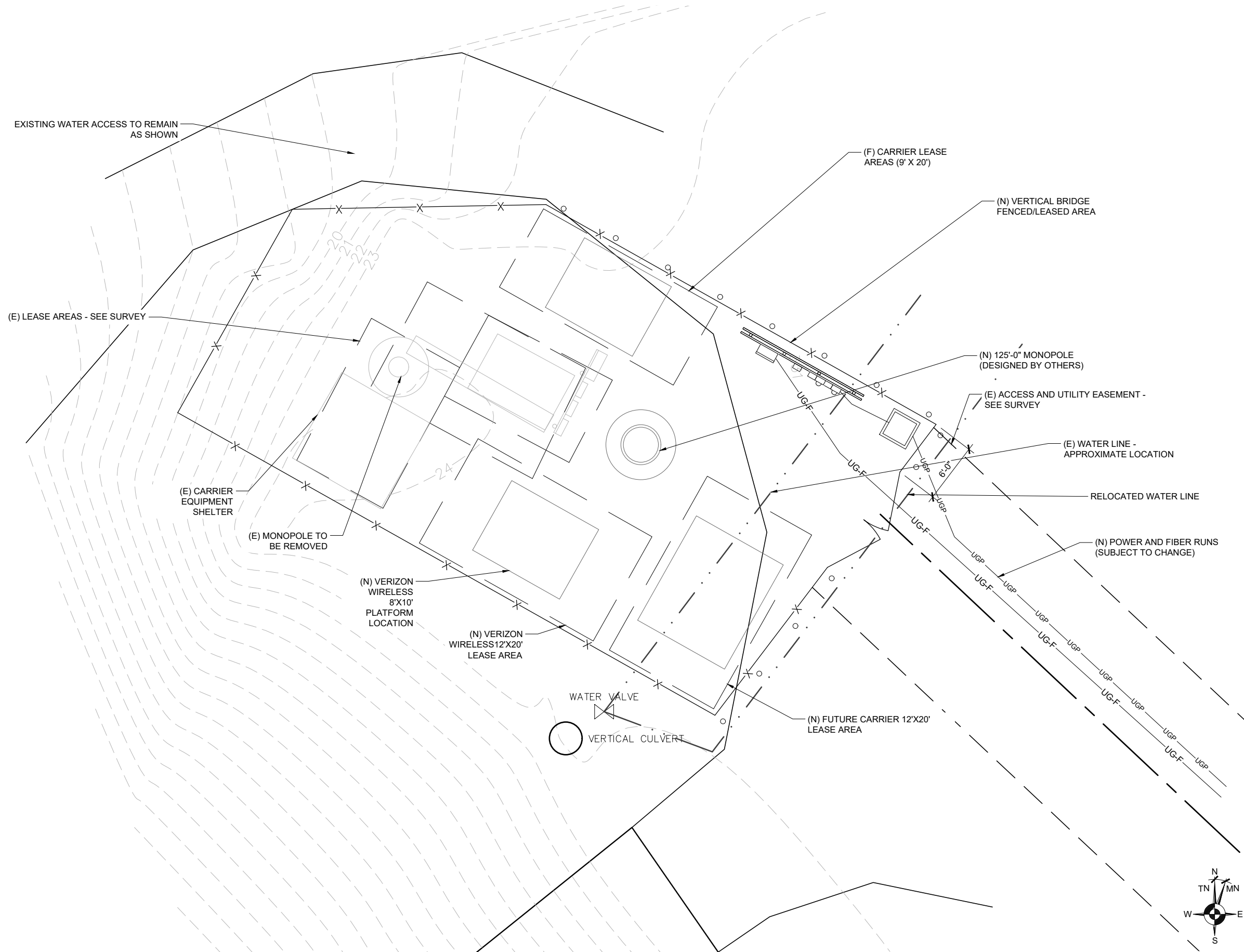
4.7 MILE ZIMOVIA HIGHWAY
WRANGELL, AK 99929

SHEET TITLE

OVERALL
SITE PLAN

SHEET NO.

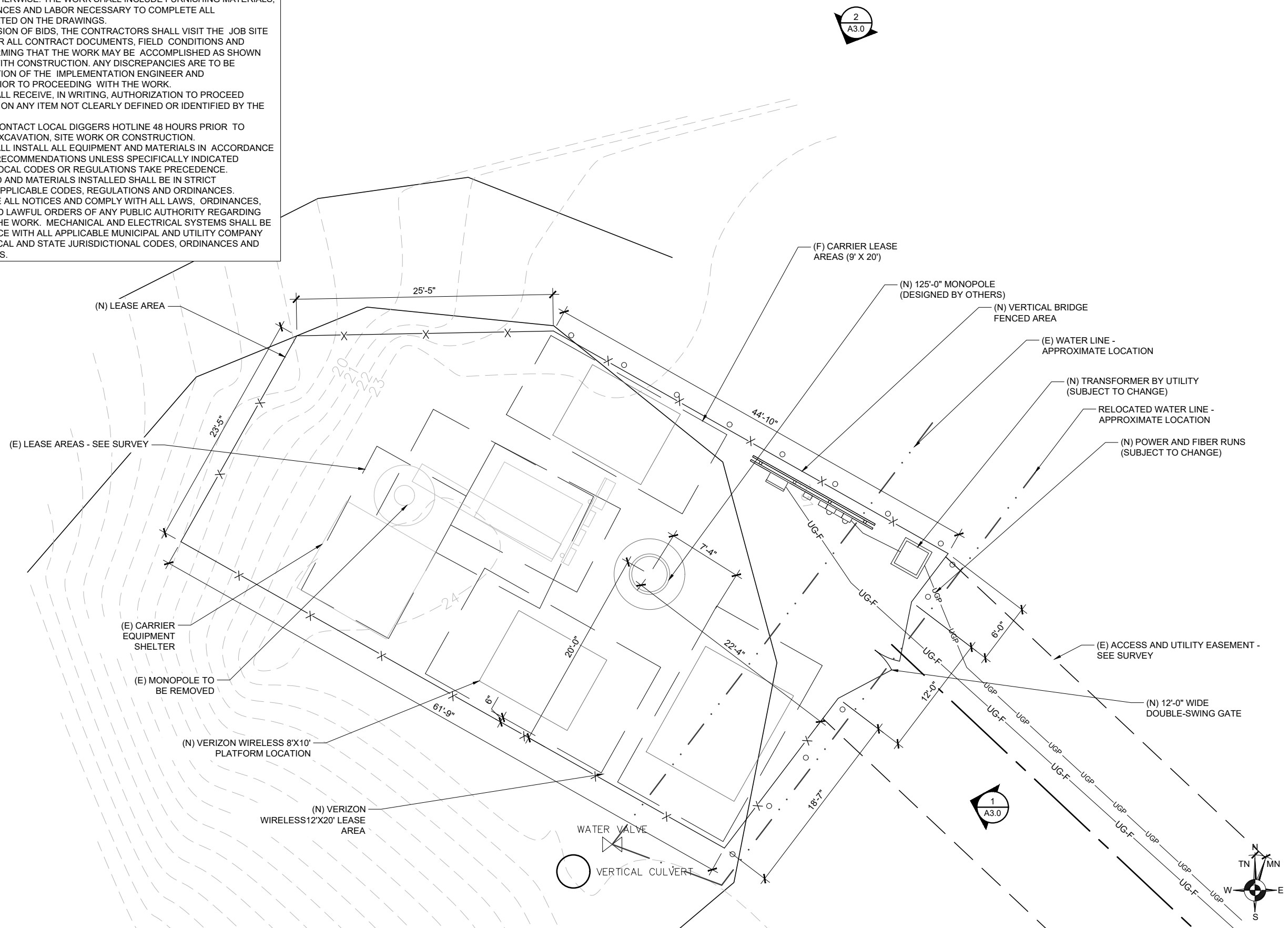
A1.0



GENERAL NOTES:

1. THE FACILITY IS AN UNOCCUPIED WIRELESS FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
5. CONTRACTOR SHALL CONTACT LOCAL DIGGERS HOTLINE 48 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
7. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

NOTE:
SITE PLAN DERIVED FROM: SURVEY (BY ACUTEK, DATED SEPTEMBER 2020), EXISTING DRAWINGS, GIS, AERIAL IMAGES AND SITE PHOTOS.



104 N. BROADWAY, SUITE
600, DENVER, CO 80203
303-596-6804
WWW.TELEMtn.COM

PRELIMINARY

NO.	DATE	D/C	DESCRIPTION
0	09.23.20	MC/KS	90% ZD REVIEW
1	11.03.20	MC/KS	95% ZD REVIEW

SUBMITTAL

NO.	DATE	D/C	DESCRIPTION

SITE NAME:

WRANGELL
US-AK-4006

SITE ADDRESS:

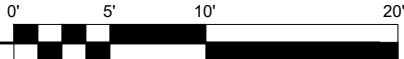
4.7 MILE ZIMOVIA HIGHWAY
WRANGELL, AK 99929

SHEET TITLE

DETAILED SITE
PLAN

SHEET NO.

A2.0





104 N. BROADWAY, SUITE
600, DENVER, CO 80203
303-596-6804
WWW.TELEMtn.COM

PRELIMINARY

NO.	DATE	D/C	DESCRIPTION
0	09.23.20	MC/KS	90% ZD REVIEW
1	11.03.20	MC/KS	95% ZD REVIEW

SUBMITTAL

NO.	DATE	D/C	DESCRIPTION

SITE NAME:

WRANGELL
US-AK-4006

SITE ADDRESS:

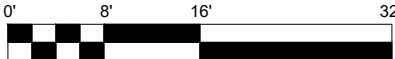
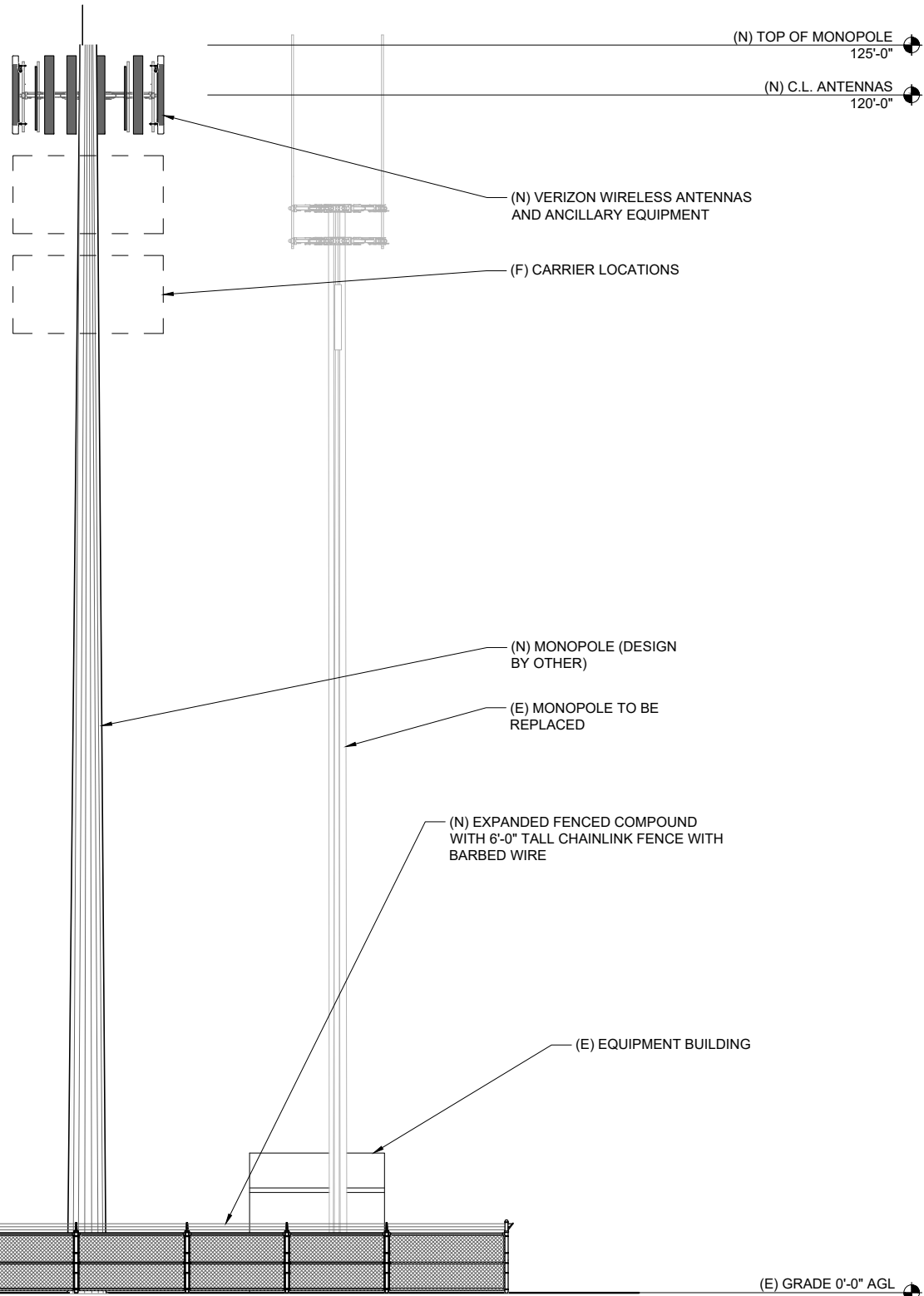
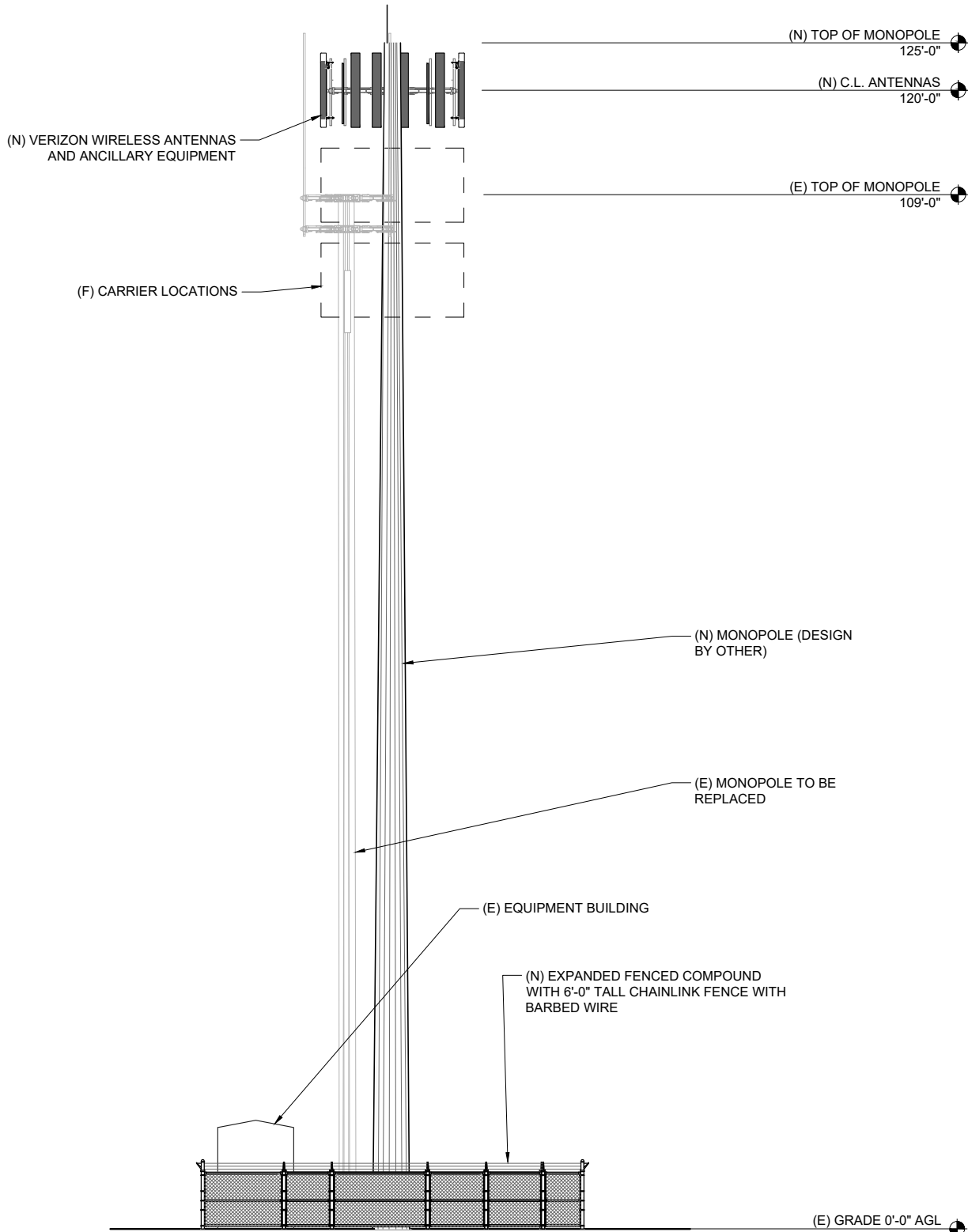
4.7 MILE ZIMOVIA HIGHWAY
WRANGELL, AK 99929

SHEET TITLE

ELEVATIONS

SHEET NO.

A3.0



Minutes of the Regular Wrangell Port Commission Meeting

Held November 12th, 2020

Chairman John Martin called the Regular Port Commission meeting to order at 6:00 p.m., November 12th, 2020, via Zoom

PRESENT: Martin, Yeager, Roppel, Merritt

ABSENT: Morrison

Harbormaster Steve Miller was also in attendance.

APPROVAL OF MINUTES

- a. Approval minutes from meeting July 7, 2020

M/S: Merritt/Roppel to approve the minutes, as presented. Motion approved unanimously.

AMENDMENTS TO THE AGENDA - None.

CORRESPONDENCE- None.

PERSONS TO BE HEARD- None.

HARBORMASTER'S REPORT

Miller reported on the following items:

- Lots of employee job transitions. Jim Early is now the Marine Service Center Coordinator; JC Gillen has moved into the Maintenance lead position and new hire Jacob Hammer for Harbor Security.
- Marine Service Center has managed to stay busy. The Service Center is only down 8 vessels for lifting compared to this time last year.
- Harbor Dept. is preparing for winter and snow removal
- Harbor Office is working on implementing the new Marina Management System
- Wrangell Harbor Received a grant from Homeland Security in the amount of \$135k for a security camera system.
- Miller has received quotes on safety ladders for the harbors. The cheapest quote is around \$210 per ladder.

COMMISSIONER REPORTS

Yeager mentioned that the docks look good and ready for winter snow removal. Yeager also commented on the yard filling up with vessels.

Merritt questioned Federal or State Grant money being available for the Harbor Department due to Covid. Miller will look into that question for Merritt.

UNFINISHED BUSINESS-

- a) Chugach Ranger
 - a. Rock work has been finished and the Travel Lift can fit into position. The Chugach has been moved from its original spot and now facing the correct

way for the move. The Harbor Department is waiting for lumber from The Forest Service to be able to complete the project.

NEW BUSINESS

10a Approval of Skybridge Cell Tower

M/S: Yeager/Merritt to approve the Skybridge Cell Tower.

Miller explained that the company Skybridge is in the beginning stage of constructing a new cell tower at Shoemaker Harbor. This new tower will be for 5G cell service. The area for the new tower will be much larger, 40X50 but fully fenced in.

Motion approved unanimously by polled vote.

10b Yard Lease Renewal for Keller Marine Repair

M/S: Ropell/Yeager to approve the Yard Lease Renewal for Keller Marine Repair.

Motion approved unanimously by polled vote.

10c Yard Lease Renewal for Jenkins Welding

M/S: Merritt/Yeager to approve the Yard Lease Renewal for Jenkins Welding.

Motion approved unanimously by polled vote.

10d Yard Lease Renewal for Wrangell Machine Shop

M/S: Merritt/Yeager to approve the Yard Lease Renewal for Wrangell Machine Shop.

Motion approved unanimously by polled vote.

NEXT AGENDA ITEMS – None.

The next Regular meeting December, 3rd 2020

Regular meeting adjourned at 6:30 p.m.

John Martin, Chair

Port Secretary

City and Borough of Wrangell

Agenda Items G5

Date: January 11, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request for a modification to the Contract Zone approved for the Wrangell Cooperative Association amending the zone from Single Family and Commercial to Light Industrial for a Transportation office and maintenance warehouse facility on Lot A and Lot A-1A Torgramsen-Prunella Subdivision, requested by Wrangell Cooperative Association

Background:

The Wrangell Cooperative Association applied in November of 2015 for a Contract Zone for a transportation office and maintenance warehouse on a piece of property owned by Lisa Torgramsen closer to Bloom's trailer park. A couple of months later, they came back seeking the same request, but on the property they currently own (Lot A and Lot A-1A, Torgramsen-Prunella Subdivision). A Contract zone was approved with specific conditions. The WCA is now requesting a modification to that Contract Zone to modify the greenbelt setback requirements and to remove one of the parcels from the Contract Zone Agreement.

Recommended Motion:

Move to recommend to the Assembly to approve the Contract Zone Agreement modification to thin the 25' vegetation buffer of danger trees as requested by the Wrangell Cooperative Association; remove Lot A-1A from the Contract Zone Agreement, if that portion of Lot A-1A that was originally zoned Single Family Residential prior to the Contract Zone Agreement is rezoned to Commercial; and approve the Findings of Fact per WMC 20.76.030 (C).

Recommendation:

Staff recommends approving the Contract Zone Agreement modification to remove trees within the 25 foot required vegetation buffers as identified in WCA letter and as recommended by the electrical department as danger to the electrical lines. Staff also recommends as part of the Contract Zone modification that the back portion of Lot A-1A that was zoned Single Family prior to the contract Zone Agreement be removed from the Contract Zone Agreement, and be rezoned to Commercial, so that all of Lot A-1A consisting of the building and associated parking be zoned Commercial. Staff further recommends the Commission approve the findings per WMC 20.76.030 (C) and move the recommendation forward to the Assembly.

Findings:

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

In April 2016, the contract zone requested by WCA was approved changing the zone of Lot A-1A from a mixture of Commercial and Single Family to Light Industrial and Lot A from Single Family to Light industrial for the described purpose of a transportation office and maintenance warehouse. The Contract Zone Agreement had the following conditions approved by the Assembly:

- a. Approval of a site plan should the final design differ from the schematic presented;
- b. 25-foot minimum green belt buffers to adjacent properties; and
- c. Lighting that will not affect adjacent properties.

WCA is requesting that the 25 foot vegetated buffer be cut due to danger trees and that Lot A-1A be removed from the Contract Zone Agreement, returning to its former mixed zoning designation of Commercial and Single Family.

Lot A-1A was originally two lots that were combined into a single lot by Plat No. 2015-3 Torgramsen Prunella Subdivision. The former front portion of the lot with the existing building (Lot 2 Spruce Subdivision Plat No. 82-15) was zoned commercial, and the back portion of the lot was originally part of the larger Torgramsen property which was all zoned Single Family Residential. The landowner did not want to modify the zone of either portion of the Lot A-1A at the time of the replat as it was for sale, thus the current lot has two underlying zones.

WCA proposed to utilize the existing building on Lot A-1A as an office building, and develop the remainder of that lot and Lot A as the site for storage and equipment maintenance, what normally is allowed in the Light Industrial district. Corvus Design prepared a schematic site plan for WCA's development to show access, parking, buffers and the maintenance/warehouse facility (attached) for both lots. The schematic shows the required 25 foot buffer (WMC 20.52.200) to residential and adjacent property. Originally the Planning and Zoning Commission had recommended a 50' vegetation buffer due to the industrial nature of the proposed development amidst single-family development. WCA requested at the Assembly meeting to reduce the buffer per the schematic plan and limitations on development. WCA originally requested that only Lot A be part of the Contract Zone, however due to the mixed zoning of Lot A-1A and the interrelation of the developments on both lots, the Commission recommended both lots be a part of the Contract Zone Agreement which was ultimately approved by the Assembly.

The Planning and Zoning Commission's recommendation for a contract zone or its modification must include the three findings per WMC 20.76.030 (C). The Contract zone process follows the procedures in WMC 20, 76.020(C), 20.76.030 and 20.76.040 A and B for Zoning Amendments:

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. 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. Recommendation as to approval or disapproval

Below are draft Findings of Fact. The Commission needs to modify and/or approve findings of fact prior to the request moving forward to the Assembly. This can be done at the meeting with the public hearing or at a subsequent meeting.

FINDINGS OF FACT per WMC 20.76.030 (C):

- 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 agreement. In the recent wind storms, there have been several trees that have blown down within the buffer area threatening the safety of the existing building and potentially future construction. The Electrical Superintendent has also indicated that the trees in the buffer along Zimovia Highway threaten the electrical lines, and two of those trees have already blown down. The modification will not affect the proposed use and the original development intent still meets the Comprehensive Plan policies Economic Development Policies and Actions, Policy 10: Maintain and support existing businesses and employers, including both private sector and the community's government jobs and Land Use and Future Growth Policies and Actions Policy 32 Designating areas for commercial and industrial development in logical locations to promote economic opportunity and satisfy current and future needs.
- 2. Effect of the proposed change on property owners, including traffic flow, population, density, parking, sewer and water:** The Commission finds that the modification allowing the removal of trees within the greenbelt buffer will minimize safety hazards not only to the WCA property but to the community's electrical lines and adjacent residential property. Impacts to adjacent property owners will be minimal, but there will be less buffer and thus more site visibility between the highway and the development and between the adjacent resident. The modification will allow more site visibility between different zoning uses. The property behind the WCA property is vacant land owned by the City and Borough. The Commission does not believe that the modification will impact traffic flow issues on Zimovia Highway or sewer and water services. The modification will eliminate any threat of blow downs on the electrical lines and service to the community.
- 3. Approval or Disapproval:** The Commission moves to recommend to the Assembly to approve the Contract Zone Agreement modification to thin the 25' vegetation buffer of danger trees as requested by the Wrangell Cooperative Association; remove Lot A-1A from the Contract Zone Agreement, if that portion of Lot A-1A that was originally zoned Single Family Residential prior to the Contract Zone Agreement is rezoned to Commercial; and the Findings of Fact per WMC 20.76.030 (C).

WRANGELL COOPERATIVE ASSOCIATION

Item 5.

P.O. Box 2021 • Wrangell, Alaska 99929
Telephone: (907) 874-4304
Email: wcatrbe@gmail.com

December 18, 2020

Lisa Von Bargaen
City and Borough of Wrangell
PO Box 531
Wrangell, AK 99929

Dear Lisa:

The purpose of this letter is to request permission to cut down trees within the 25-foot minimum green belt buffer to adjacent properties specified in the May 2, 2018 Contract Zone Agreement between the City and Borough of Wrangell (CBW) and Wrangell Cooperative Association (WCA). The CBW Electrical Department requested WCA trim trees within the buffer, because they are a danger to the electrical lines. The trees are small in size and trimming would be difficult. Also, some trees within the back 25' buffer of Lot A-1A will need to be cut down to help stop the domino effects of trees blowing over. There are 8 small trees and 3 larger trees in this area. At this time, we are requesting permission to cut the trees on the front of Lot A, adjacent to Zimovia Highway, and the trees within the 25' buffer adjacent to the CBW Lot behind our new parking lot on Lot A-1A.

Also, we noticed in the Contract Zone Agreement that Lot A-1A was changed from Commercial zoning to Light Industrial zoning and would revert back to Single Family Residential if we were to cease to use the property for a period of more than six months for a Transportation office, maintenance area, and warehouse facility. We only intended to change the zoning for Lot A and did not intend to change the zoning for Lot A-1A. We would like to amend the Contract Zone Agreement to state Lot A-1A will remain in a Commercial zone status.

Please feel free to contact WCA Tribal Transportation Manager Bill Willard or Transportation Administrative Assistant Liz Cabot at (907) 874-3077 or wwillard@wca-t.com with any questions.

Sincerely,



Richard Oliver
WCA Council President

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

Wrangell Recording District

Page 1 of 4

CONTRACT ZONING AGREEMENT

THIS AGREEMENT, is made this 2nd day of May, 2018, between WRANGELL COOPERATIVE ASSOCIATION, herein as "WCA", whose address is P.O. Box 2331, Wrangell, AK. 99929, 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. WCA is the new owner of the following described real property, to-wit:

Lot A and Lot A-1A, Torgramsen-Prunella Subdivision, Zoned Commercial and Single Family Residential
2. The Wrangell Borough Assembly approved a Contract Zone from Single Family Residential to Light Industrial for a Transportation office, maintenance area, and warehouse facility on Lot A and Lot A-1A Torgramsen-Prunella Subdivision zoned Commercial and Single Family Residential, with the following conditions:
 - a. Approval of site plan should the final design differ from the schematic presented, and
 - b. 25-foot minimum green belt buffers to adjacent properties, and
 - c. Lighting that will not affect adjacent properties.
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. WCA and the Borough agree that the real property described in paragraph one (1) above, shall be rezoned for a period of fifty (50) years from the effective date above.

The effective date of this Agreement is the later of the date showing the signatures of WCA and the Borough Manager.

5. WCA and the Borough agree that the real property described above is zoned as stated herein only so long as the property is used for a Transportation office, maintenance area, and warehouse facility. Should the property cease to be so used for a period of more than six (6) months for a Transportation office, maintenance area, and warehouse facility, the zoning classification of the property shall automatically revert back to its Single Family Residential status 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 WCA fails to remove any 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 structures shall become the property of the Borough. If the Borough removes the structures at the Borough's expense, WCA shall pay the Borough the full amount of all removal costs, fees and expenses.
6. WCA agrees that the real property subject to this agreement shall be used only for a Transportation office, maintenance area, and warehouse facility, in addition to those uses permitted in the existing Single Family Residential zone.
7. WCA and the Borough additionally agree that limitations will be and hereby are placed upon Light Industrial use of the above described property as follows:

ADMINISTRATION AND ENFORCEMENT

8. 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.
9. This Contract Zone agreement may be renewed for an additional fifty (50) year term. The option herein created may be exercised only by notice in writing from WCA, 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 fifty (50) 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 WCA.



10. 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 WCA or any of his agents, successors or employees, violate any of the agreements, covenants or conditions of this agreement, the Borough shall give WCA at least thirty (30) days written notice specifying the particulars of any claimed violation. If at the end of such thirty (30) day period, WCA has 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, WCA will be required to fully comply with Paragraph 5 above and the Borough will be entitled to all the rights and remedies specified in Paragraph 5 above. It is specifically agreed that enforcement by termination shall be available to the Borough against WCA during any period when the property has ceased to be used as required in this Agreement, or for any renewal period.
11. WCA 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.
12. 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.
13. 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.
14. WCA acknowledges and agrees that it has 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. WCA acknowledges and agrees that it has had the opportunity to consult with independent counsel of their choice before signing this Agreement and they are signing this Agreement freely and voluntarily. WCA acknowledges and agrees that it has not received any advice from the Borough attorneys.
15. This Agreement shall not be modified or change in any manner whatsoever except



upon a written amendment signed by WCA and the Borough after approval by the Borough Assembly. WCA acknowledges and agrees 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.

INWITNESS WHEREOF, the parties hereto have executed this lease as of the date first written above.

By: Wrangell Cooperative Association

Richard Oliver

Name:

Title: Richard Oliver, Wrangell Cooperative Association President

Date:

5-2-18

By: The City & Borough of Wrangell

Lisa M VonBergen

Name:

Title: Lisa Von Bergen, Borough Manager

Date:

5/2/2018

ACKNOWLEDGEMENT

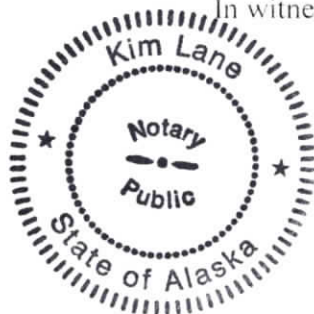
STATE OF ALASKA)

)ss:

First Judicial District)

On this 2nd day of May, in the year 2018, before me, the undersigned notary public, personally appeared: Richard Oliver + Lisa VonBergen known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Kim Lane
Notary Public for Alaska
Commission expires: 7-27-2021



Item 5.



WRANGELL
CITY OF THE FUTURE
INCORPORATED AUGUST 1972

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

I, RICK G. BRAUN, L.S., CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY, AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED.

3/29/2010
DATE

M.D. Brown
REGISTERED LAND SURVEYOR



THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS BETWEEN THE BRASS CAP MONUMENTS AT WCMC 38, U.S.S. 1295 AND THE BRASS CAP MONUMENT AT WCMC 39, U.S.S. 1296. THE ACCEPTED BEARING IS $N\ 43^{\circ}\ 51'\ 00''\ E$ ACCORDING TO U.S.S. 3802.

4. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:10,000.

5. ALL BEARINGS SHOWN ARE TRUE BEARINGS AND ARE ORIENTED TO THE BASE-OF-BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

6. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S. 4015-100.030.

7. WHEN MEASURED COURSES DEPEND FROM RECORD COURSES, RECORD COURSES ARE DEFERRED IN PARENTHESES. RECORD COURSES ARE NOT TO BE USED TO CORRECT SURVEY, PLAT NO. 2000-8 UNLESS OTHERWISE NOTED.

8. THE ALUMINUM PIPE MONUMENT FOR THIS CORNER WAS FOUND ON 4/5/01. THE MONUMENT WAS SET ACCORDING TO THE BEARING TIES. THE MONUMENT WAS SET ACCORDING TO THE BEARING TIE DISTANCES SHOWN ON ASLS PLAT NO. 04-83. THE MONUMENT BEARING IS $S\ 42^{\circ}\ 07'\ 00''\ E$. THE MONUMENT WAS SET AS FOLLOWS:

200-SPURVE BEARING $S\ 54^{\circ}\ 28'\ 21''\ E$
200-SPURVE BEARING $S\ 17^{\circ}\ 03'\ 31''\ E$
200-SPURVE BEARING $S\ 17^{\circ}\ 51'\ 11''\ E$

PARCEL 6
A.S.L.S. 84-83

- 1.5" ALCAP ON REBAR MONUMENT LS 6700 RECOVERED THIS SURVEY
- ⊗ 3.25" BRASS CAP MONUMENT 354E RECOVERED THIS SURVEY
- ⊕ 2.5" B.L.M. BRASS CAP MONUMENT RECOVERED THIS SURVEY
- ⊙ 2.5" AL PIPE MONUMENT LS 6268 RESET THIS SURVEY, SEE NOTE
- ⊗ 2" ALCAP ON 5/8" REBAR, ESTABLISHED THIS SURVEY
RICK G. BRUHN, L.S. SECONDARY MONUMENT
- ⊙ 1.5" BRASS CAP ON IRON PIPE MONUMENT (NO SURVEYOR REG. No.)
RECOVERED THIS SURVEY AND REMOVED. THIS MONUMENT WAS
RECOVERED IN A NEWLY EXCAVATED CUT BANK AND HAD BEEN
MOVED FROM ITS ORIGINAL POSITION.

2010-2

DATE March 30 2016
TIME 1:57 P
Requested By _____
Address _____

RECORD OF SURVEY
OF LOT A-2
OF THE TORGRAMSEN II SUBDIVISION
OF U.S. SURVEY 3823

PLAT No. 2000-6
WRANGELL RECORDING DISTRICT

CLIENT: PAUL TORGRAMSEN
P.O. BOX 1959
WRANGELL, AK 99929

SURVEYOR
RICK G. BRAUN, L.S.
P.O. BOX 211, PETERSBURG, AK 99833
PH (907) 772-3986

SURVEY COMPLETED 2/20/2010 DRAWN BY RGB	
SCALE: AS SHOWN	DRAWING No. TO34A09

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, Stephen C. Prunella, do hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with our free consent and dedicate all streets, alleys, walks, parks and other open spaces to public use as shown on this plan.
DATE: 1/10/15
STEPHEN C. PRUNELLA

NOTARY'S ACKNOWLEDGMENT
I, Stephen C. Prunella, do hereby certify that on this 10 day of January, 2015, before me, the undersigned a Notary Public in and for the State of Alaska, duly qualified and sworn, personally appeared Stephen C. Prunella, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. I certified that the instrument was acknowledged by the person whose name is subscribed to the same.
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: 4-13-2015

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, Stephen C. Prunella, do hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with our free consent and dedicate all streets, alleys, walks, parks and other open spaces to public use as shown on this plan.
DATE: 2-11-15
STEPHEN C. PRUNELLA

NOTARY'S ACKNOWLEDGMENT
I, Stephen C. Prunella, do hereby certify that on this 11 day of February, 2015, before me, the undersigned a Notary Public in and for the State of Alaska, duly qualified and sworn, personally appeared Stephen C. Prunella, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. I certified that the instrument was acknowledged by the person whose name is subscribed to the same.
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: 4-13-2015

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK OF OFFICE RECORDER, WRANGELL, ALASKA.
DATE: 2-11-15
OFFICER: Stephane Kluke
CITY AND BOROUGH OF WRANGELL

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK OF OFFICE RECORDER, WRANGELL, ALASKA.
DATE: 2-11-15
OFFICER: Stephane Kluke
CITY AND BOROUGH OF WRANGELL

CERTIFICATE OF APPROVAL BY THE ASSEMBLY
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK OF OFFICE RECORDER, WRANGELL, ALASKA.
DATE: 2-11-15
OFFICER: Stephane Kluke
CITY AND BOROUGH OF WRANGELL



PLAT NOTES

- REFERENCE BOOK 9, PAGE 996 AND BOOK 15, PAGE 25, WRANGELL RECORDING DISTRICT.
- REFERENCE U.S. SURVEY 3823 FOR ANY NOTES OR EASEMENTS.
- REFERENCES WITHIN THE WRANGELL RECORDING DISTRICT UTILIZED FOR THIS SURVEY:
A. SPRUCE SUBDIVISION, PLAT #2-15, OF TORGRAMSEN SUBDIVISION II, PLAT #2010-2
B. SPRUCE SUBDIVISION, PLAT #2-15, OF TORGRAMSEN SUBDIVISION II, PLAT #2010-2
C. TORGRAMSEN SUBDIVISION II, PLAT #2010-2
D. TORGRAMSEN SUBDIVISION II, PLAT #97-9
- THE PORTION OF LOT A-2, TORGRAMSEN SUBDIVISION II, TO BE COMBINED WITH LOT 2, SPRUCE SUBDIVISION, CREATING LOT A-1A, TORGRAMSEN/PRUNELLA SUBDIVISION, IS 16,087 S.F.
- AT THE TIME OF THIS PLAT, THE LOTS ARE ZONED AS FOLLOWS:
• PORTION OF LOT A-1A THAT WAS LOT 2, SPRUCE SUBDIVISION (COMMERCIAL)
• LOTS A-1, A-2, AND REMAINING PORTION OF LOT A-1A (SINGLE FAMILY)

WRANGELL RECORDING DISTRICT

TORGRAMSEN / PRUNELLA SUBD.
A SUBDIVISION OF LOT A-2, TORGRAMSEN SUBDIVISION II, CREATING LOTS A-1A, LOT A-2, & REMAINING LOT A-2 WITHIN U.S. SURVEY 3823, WRANGELL RECORDING DISTRICT

CLIENT: STEVE PRUNELLA
BOX 2157
WRANGELL, ALASKA 99929

U.S.S. 1518

SCALE IN FEET
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DATE: 1-28-15
PROJ. NO.: 142721
GREGORY G. SORRELL LS 6700

SEAL

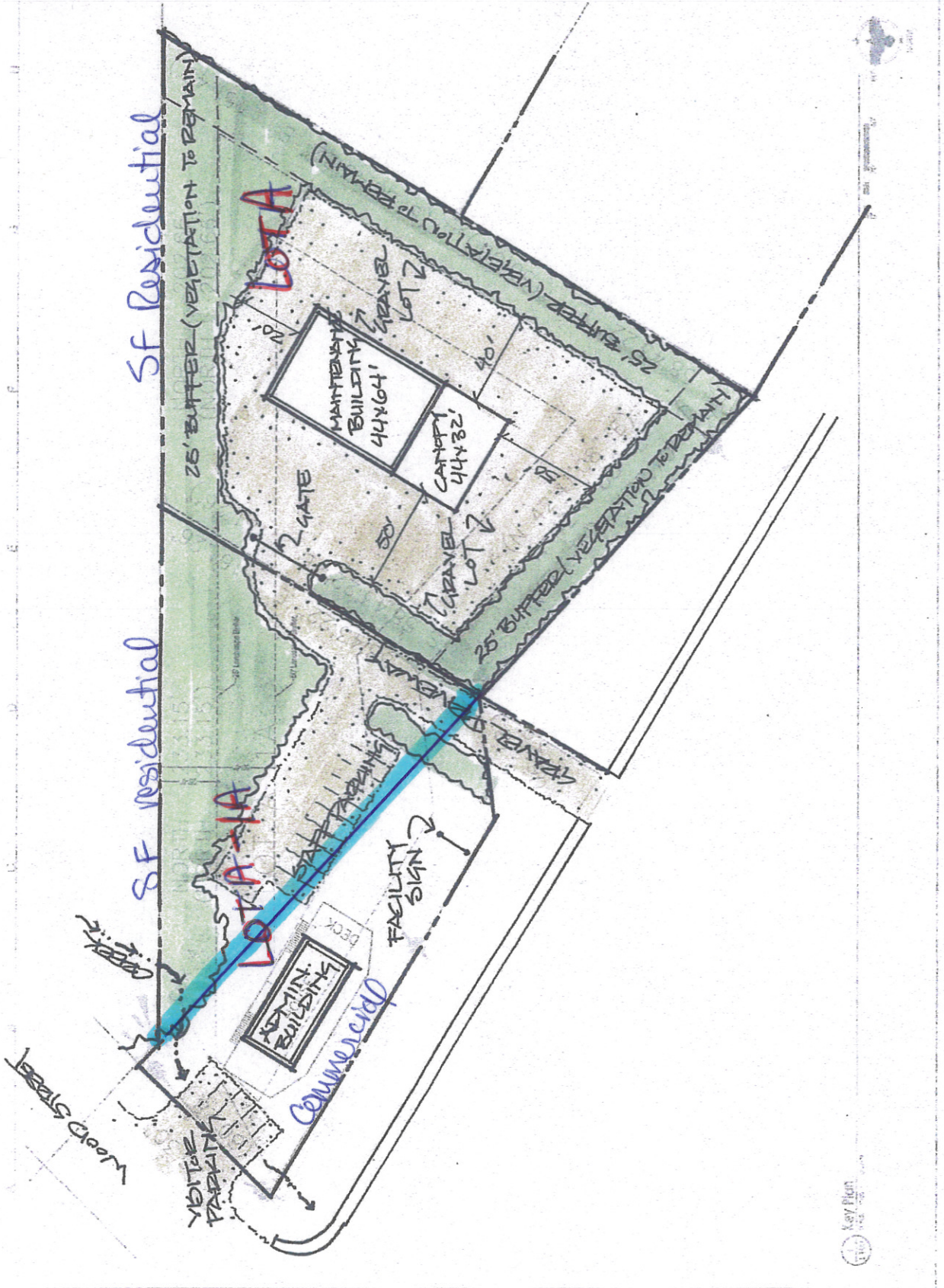
Wrangell Cooperative Association
 Tribal Offices
 & Maintenance Facility
 Planning & Zoning Submittal
 Wrangell, Alaska

DATE: 03/20/16
 DRAWING NUMBER: WCA-16-01
 DRAWN BY: EJ
 CHECKED BY: CM

Key Plan
 SHEET #
L101

ALL RIGHTS RESERVED

Item 5.



WRANGELL COOPERATIVE ASSOCIATION

Item 5.

P.O. Box 2331 • Wrangell, Alaska 99929
Telephone: (907) 874-3077
Fax: (907) 874-4305
Email: wwillard@wca-t.com

March 30, 2016

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

Dear Planning and Zoning Committee:

The purpose of this letter is to request contract zoning for the "Torgramsen Prunella Subdivision, Lot A." The lot is currently zoned single family residential. We are writing to request a consideration of contract zoning to allow building a Wrangell Cooperative Association Transportation maintenance and warehouse facility per Chapter 20.77 of the Wrangell Municipal Code (WMC). If approved, Wrangell Cooperative Association (WCA) would purchase Torgramsen Prunella Subdivision Lot A and Lot A-1A. Lot A-1A has an existing structure, which would be utilized as an office building and is appropriately zoned commercial.

It is important to note the proposed Wrangell Cooperative Association (WCA) maintenance and warehouse facility would not be utilized as a construction site and would follow WMC Noise 20.525.060 to ensure noise is not objectionable to surrounding properties. WCA is conscious of the issues surrounding contract zoning and will do everything possible to minimize impacts to adjacent lots.

We would like to address:

1. Our need for land.
2. Additional information required for a contract zoning application (numbered per Wrangell Municipal Code):

- 20.77.020 A. The use to which the property will be put;
- 20.77.020 B. The term desired for the agreement;
- 20.77.020 C. The dimensions, square feet and height of the improvements;
- 20.77.020 D. Site plan;

- 20.77.020 E. Estimated number of persons that will be employed;
- 20.77.020 F. Estimated solid waste generated and proposed method of disposal;
- 20.77.020 G. Amount of traffic generated;
- 20.77.020 H. Noise or odor generated; and
- 20.76.020 C. 3. Effect of proposed change on the objectives of the comprehensive plan.

As an introduction, the Wrangell Cooperative Association (WCA) is a federally recognized Tribe incorporated April 30, 1942 under Section 16 of the Indian Reorganization Act of 1934, as amended for Alaska in 1936. WCA serves a membership of 400 Alaska Native and American Indians. An eight-member Tribal Council, elected by the WCA membership, serves as the governing body and sets policy for programs and administration. WCA is a non-profit entity.

WCA has a government-to-government relationship with the Federal Highways Administration (FHWA) for the Tribal Transportation Program. WCA receives funding from the FHWA to plan, design, manage, rehabilitate and maintain roads, paths, trails and bridges that are included in WCA's Tribal Transportation Inventory.

WCA has made it a priority to complete projects which provide economic development and community benefit to the citizens of Wrangell under a model of collaboration. One such example is the Shtax-Heen Roadway Project. WCA, in partnership with the City and Borough of Wrangell, collaborated to provide improved access along this roadway for drivers and pedestrians. WCA funded the \$2 million project, which involved paving the roadway and installing pedestrian walkways. Prior to construction, only 400 of the 2,700 feet of roadway were paved. The Shtax-Heen Roadway project was a high-priority improvement, as many residents live along the corridor and benefitted from improved access and safety.

The Weber Street Reconstruction Project is another success in collaboration between WCA and the City and Borough of Wrangell, which provided significant benefits to community residents. Although the project was shorter than the Shtax-Heen Roadway Project, the improvements were more extensive. The \$750,000 project included installing storm drain systems, curb and gutter, sidewalk, and concrete paving along 500 feet of Weber Street. The project successfully assured safe vehicular and pedestrian access, minimized hazards and dust, and addressed drainage issues.

Under the model of collaboration, WCA also has the goal of economic development through job creation and job training. In 2013, WCA performed routine maintenance on U.S. Forest Service trails. The trail work expanded into road maintenance, and in 2014 and 2015, WCA replaced 25-year-old culverts on Nemo Loop Road, Pat's Lake Road, and McCormack Creek Road, which were critical to the lifespan of these transportation systems. The road maintenance project continued the trails goal of tangibly building capacity through workforce development. Currently, the 2016 construction season is expanding in timeframe and scope of work to include both trails and road maintenance in the same season. Through these projects, WCA has provided jobs to Wrangell residents and completed maintenance which otherwise would not have been possible given budgetary constraints of the U.S. Forest Service.

WCA is appreciative of the relationships built and fostered over the years, working together with the City and Borough of Wrangell, and other entities, to improve transportation and provide economic development opportunities for the residents of our community. The government-to-government relationship between WCA and the City and Borough of Wrangell is a model of successful collaboration, which we anticipate continuing into the future.

1. Our need for land:

The next step in the development of the Tribal Transportation Program is to secure facilities to enable WCA to continue to provide economic development and community benefit. Currently, WCA is renting office space on Lynch Street and storing equipment for transportation projects at local storage facilities. With the lack of available industrial lots, we searched for quite some time for an area for the Wrangell Cooperative Association Department of Transportation. We believe that, working under contract zoning for Lot A, the two lots located at the Torgramsen Prunella subdivision, Lot A-1A and Lot A would be an ideal location for WCA.

2. Additional information required for contract zoning application (numbered per Wrangell Municipal Code [WMC]):

20.77.020 A. The use to which the property will be put

If approved, WCA will construct a maintenance and warehouse facility. All improvements to the property will be consistent with the guidelines specified in WMC Standards 20.51.050.

20.77.020 B. The term desired for the agreement

WCA has served the community since 1942. As a local government, we request the most generous term, specified in WMC 20.77.020 B.: “the estimated useful life of the improvements that are or will be constructed on the property.”

20.77.020 C. The dimensions, square feet and height of the improvements

Please refer to submitted site plan and project narrative.

20.77.020 D. Site plan

Please refer to submitted site plan and project narrative.

20.77.020 E. Estimated number of persons that will be employed

WCA currently has 5 full-time employees and 3 seasonal employees. We would like to build with the vision of eventually having 10 full-time employees and 6 seasonal employees.

20.77.020 F. Estimated solid waste generated and proposed method of disposal

WCA will connect with the City and Borough of Wrangell water, sewer, and electricity. We will not have any solid waste generated that would not be served by these utilities.

20.77.020 G. Amount of traffic generated

Traffic generated would primarily be composed of the employees, previously mentioned, driving to and from the office and maintenance buildings.

20.77.020 H. Noise or odor generated

WCA will not allow “smoke, heat, odor, fumes, dust, glare, vibration or water pollution” to be “detectable beyond the boundaries” of the property for which the contract zoning applies, except as results from “occasional maintenance operations” per WMC Air, Land and Water Quality 20.52.040.

WCA will not allow noise to be objectionable to surrounding properties. In accordance with WMC Noise 20.525.060, the noise from the property will not “exceed 90 decibels between the hours of 7:00 a.m. and 8:00 p.m. weekdays and the hours of 10:00 a.m. and 8:00 p.m. weekends and holidays, and 40 decibels at other hours.” Normal WCA office hours are Monday through Friday, 8:00 a.m. to 4:00 p.m. WCA is very conscious of issues, such as noise, involved in contract zoning and will do everything possible to minimize impacts to adjacent lots.

20.76.020 C. 3. Effect of proposed change on the objectives of the Comprehensive Plan

Providing WCA with contract zoning for Lot A of the Torgramsen Prunella Subdivision will have tangible positive benefits to the objectives of the Comprehensive Plan.

According to the Comprehensive Plan, the City and Borough of Wrangell would like to: “expand the industries and economic sectors currently providing employment and income.” The plan states that “economic sectors showing the most growth (Table 4.1) are Local and Tribal Government.” As one of the economic sectors showing the highest growth in Wrangell, providing the Tribal government the ability to build a Department of Transportation in order to expand and bring jobs and income to our community would uphold a core objective of the Comprehensive Plan.

In addition, in the last few years, WCA has helped the CBW meet Action Items of the Comprehensive Plan. The plan states: “Action: Team with WCA and others to jointly plan, fund and accomplish street maintenance and improvements. (CBW, WCA, ADOT&PF).” Another Action Item is: “Action: Reconstruct and pave Weber and Cassiar Streets. Pave all dirt roads in community (CBW, WCA).”

The following picture is included in the Comprehensive Plan:



“Weber Street – Example of a Wrangell street that needs paving”

As previously mentioned, WCA completed the Weber Street Reconstruction Project, which installed storm drain systems, curb and gutter, sidewalk, and concrete paving along Weber Street. Below are updated pictures of Weber Street, after the reconstruction project:



Another Action Item WCA helped accomplish is to “Work with the USFS on road management planning to ensure continued access to areas Wrangellites use for recreation, hunting, fishing and other harvesting activities. (CBW, USFS, WCA).” WCA hired employees and replaced deteriorating culverts along USFS roads, which lengthened the lifespan of the roads and guaranteed continued access. Through the Road Maintenance Project, 268 culverts were replaced in 2014 and 2015. WCA looks forward to continuing this work to ensure access on important USFS roads.

The Comprehensive Plan also includes information about rezoning land to ensure future development: “Wrangell municipal code Title 16 applies to Public Lands, Title 19 to Subdivisions, and Title 20 to Zoning. These sections of the municipal code should follow the vision and direction set out in the Wrangell Comprehensive Plan. Ensuring that this is so, **including rezoning as**

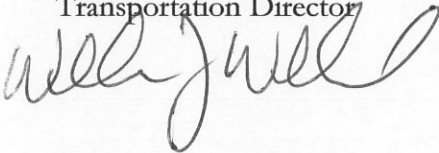
needed and ensuring future development approvals are compatible with the Comprehensive Plan, is one of the major actions to implement the plan” (emphasis added). WCA is requesting a more conservative approach to the property. As opposed to rezoning, we are requesting a contract zone to set parameters under which the maintenance and warehouse facility would be constructed.

In closing, we respectfully request the Planning and Zoning Committee consider contract zoning for Torgramsen Prunella Subdivision, Lot A and enable WCA to build a much-needed maintenance and warehouse facility. This facility would be adjacent to the building on Lot A-1A, which would be utilized as WCA office space. The proposed area would not be a construction site and would follow WMC Noise 20.525.060 to ensure noise is not objectionable to surrounding properties. WCA will work closely with the City and Borough of Wrangell and surrounding residents to ensure this development would be a positive use of the land, would not affect residents negatively, and will provide employment and economic development benefit for the community of Wrangell.

Thank you for considering our request.

Sincerely,

William J. Willard
Transportation Director



Steve Prunella
Property Owner





Landscape Architects
www.corvus-design.com

2506-B Fairbanks Street
Anchorage, AK 99503
907.222.2859

119 Seward Street, Suite 15
Juneau, AK 99801
907.988.9000

PROJECT NARRATIVE

Date: March 30, 2016

To: William Willard, Wrangell Cooperative Association, Transportation Program Manager

From: Christopher Mertl, Landscape Architect

Subject: Torgramsen Prunella Subdivision, Lots A and A-1A

Corvus Design is pleased to submit the attached site plan for the Wrangell Cooperative Association Transportation Program and the development of a new Tribal Administration Office and Maintenance/Warehouse Facility.

The new tribal offices would be a remodel of the existing residential units on Lot A-1A and would include a new accessible entrance to the building provided from the Wood Street side of the building. The existing parking off Wood Street would be reduced to five accessible stalls and would be located on the property. Staff parking would be to the rear of the offices and accessed by a single shared driveway for both the offices and maintenance facility. The driveway off Zimovia Highway would be approximately 220 feet from Wood Street and is expected to meet ADOT&PF requirements for a new driveway permit.

The main focus of this project is the maintenance and warehouse facility located on Lot A and the subject of the contract zoning for this project. The maintenance and warehouse facility would be a new metal building approximately 44 feet by 64 feet that would include three vehicle bays and a small storage, office and workshop space. A 32 foot canopy would extend off the building to provide two additional outdoor covered vehicle/storage bays without walls. The most outer bay would include a concrete pad and oil/water separator within a wash down

pad to contain any pollutants. The building would be surrounded by a large gravel pad to allow vehicle access around the building and storage of materials and equipment. The site would be secured by a gate at the driveway.

Surrounding the maintenance and warehouse facility would be the requested 25 foot wide buffer while meeting the requirements for Buffers 20.52.200. The buffer shall be the existing semi-mature native forested spruce and hemlock vegetation that is to remain in place and would be composed of undisturbed "natural terrain and vegetation" as called out in the code. Utilizing the existing native vegetation on site will be the most effective and quickly maturing landscape buffer for the site.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Christopher Mertl, ASLA
Principal Landscape Architect
Corvus Design, Juneau, Alaska

SEAL

Wrangell Cooperative Association
Tribal Offices
 & Maintenance Facility
 Planning & Zoning Submittal
 Wrangell, Alaska

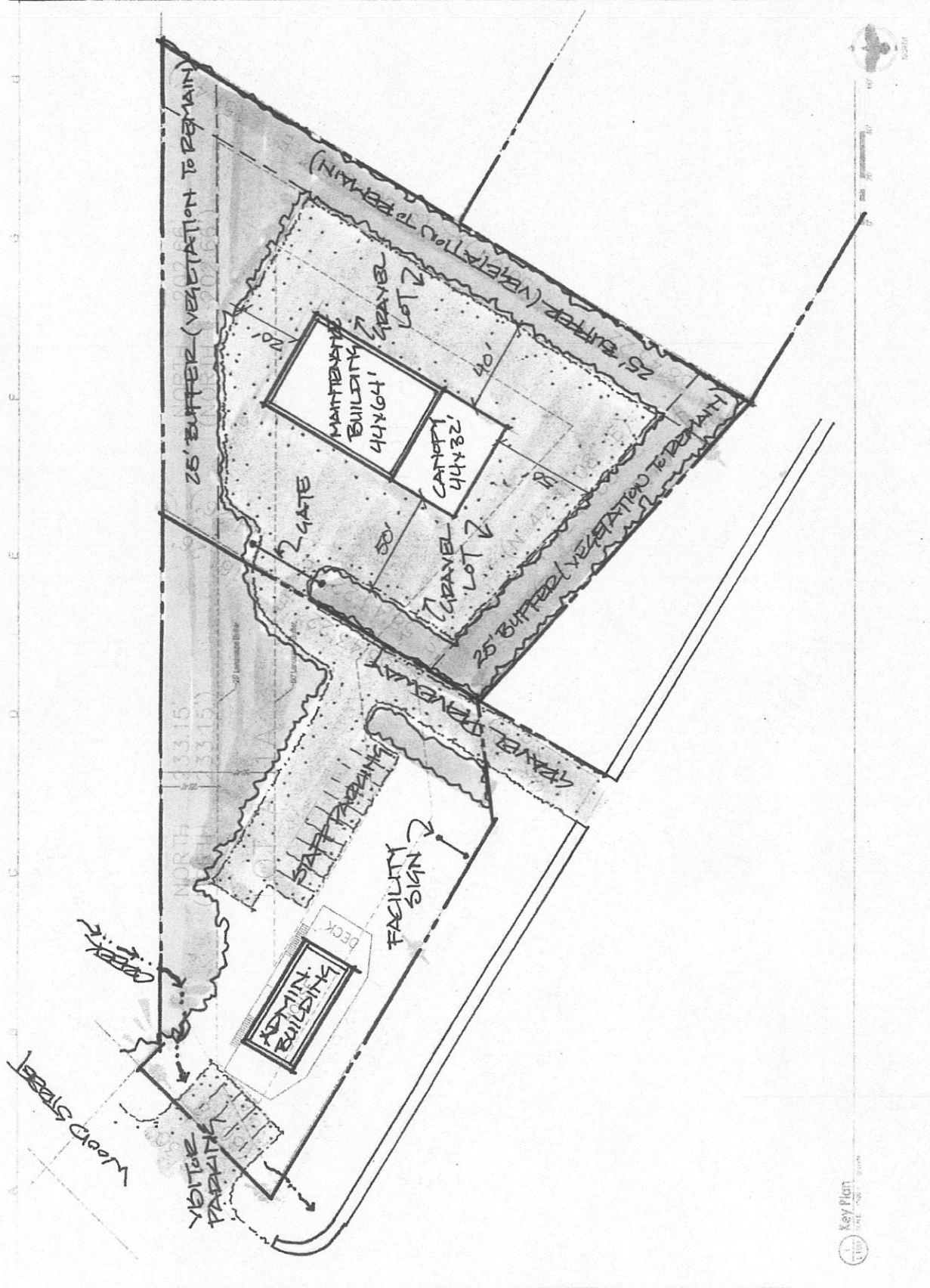
DATE: 03/20/16
 PROJECT NUMBER: WCA-18-01
 DRAWN BY: EJ
 CHECKED BY: CM

Key Plan
 SHEET #

L101

AS DESIGN ALL RIGHTS RESERVED

Item 5.



Steve Prunella

DbA Alpine Mini Mart

928 Zimovia Highway

Wrangell AK 99929

Planning and Zoning Committee

City/Borough of Wrangell

PO Box 531

Wrangell AK 99929

April 2, 2016

To Whom It May Concern:

I am in support of having WCA adjacent to my current business along with them having the contract zoning they will need to build a maintenance/warehouse facility.

WCA performs a lot of work for the community as well as bringing in business to Wrangell and I feel they will be a good neighbor.

Respectfully,



Steve Prunella

Alpine Mini Mart

RECEIVED
APR - 5 2016
WRANGELL CITY HALL

Chapter 20.4X**RC - Rural Commercial District**

Sections:

- 20.42.010 Intent.
- 20.42.020 Permitted principal uses and structures.
- 20.42.030 Permitted accessory uses and structures.
- 20.42.040 Conditional uses.
- 20.42.050 Prohibited uses and structures.
- 20.42.060 Minimum lot requirements.
- 20.42.070 Minimum setback requirements.
- 20.42.080 Maximum lot coverage by all buildings and structures.
- 20.42.090 Maximum height of buildings and structures.
- 20.42.100 Required off-street parking and loading.
- 20.42.110 Signs.

20.24.010 Intent.

The Rural Commercial district is intended to provide services and facilities that complement and support the needs of residents within the Rural Residential and Single Family Medium Density District. It is intended to encourage the development of small and compact areas for convenience business establishments which serve the daily needs of adjacent residential neighborhoods.

20.24.020 Permitted principal uses and structures.

In the RC district, the following uses and structures are permitted outright.

- A. An owner or manager's apartment, provided it is located above a commercially allowed enterprise;
- B. Barbershops and beauty shops;
- C. Drugstores;
- D. Eating and drinking establishments;
- E. Grocery and convenient stores;
- F. Laundromat;
- G. Retail stores.

20.24.030 Permitted accessory uses and structures.

In an RC district, the following uses and structures, which are incidental to the permitted principal uses and structures listed in Section 20.24.020, are permitted:

- A. Accessory buildings in conjunction with a permitted commercial use such as a greenhouse, or enclosed storage building;

20.24.040 Conditional uses.

In an RC district, subject to the conditional use provisions of this title, the following uses or structures may be permitted:

- A. Municipal uses such as fire stations or sewer lift stations;
- B. Licensed marijuana establishment facilities as follows: retail store, testing, limited indoor cultivation (fewer than 500 square feet under cultivation), and product manufacturing with the exception of solvent based manufacturing processes which are not allowed;
- C. Mobile food units.

20.24.050 Prohibited uses and structures.

- A. In an RC district, any use or structure not of a character indicated under permitted principal uses and structures or permitted as a conditional use is prohibited.
- B. Any personal or commercial use which causes or may reasonably be expected to cause excessive noise per WMC 9.08.085.
- C. Auto and boat repair services
- D. Conex/Container Vans
- E. Travel Trailers
- F. Outside storage of gear and equipment.

20.24.060 Minimum lot requirements.

A. Lot width: 40 feet wide.

B. Lot Area. 5000 sq ft. **20.24.070 Minimum setback requirements.**

A. Side setbacks: Five feet

B. Front setback: Five feet

C. Backyard setback: Fifteen feet

20.24.080 Maximum lot coverage by all buildings and structures.

A. Maximum Lot coverage: Sixty percent (up to 70% if shared parking area is provided)

20.24.090 Maximum height of buildings and structures.

Principal buildings and structures shall not exceed thirty feet in height, except as otherwise provided in this title.

20.24.100 Required off-street parking and loading.

Adequate off-street parking and loading spaces shall be provided in connection with any permitted use in accordance with the requirements set forth in Section 20.52.190 and could vary if shared parking is provided.

20.24.110 Signs.

Signs no larger than 32 square feet, against the external building wall, are allowed. Lighted, neon or flashing signs are not permitted externally.

Chapter 20.4X

SFMD - Single Family Residential – Medium Density District

Sections:

- 20.42.010 Intent.
- 20.42.020 Permitted principal uses and structures.
- 20.42.030 Permitted accessory uses and structures.
- 20.42.040 Conditional uses.
- 20.42.050 Prohibited uses and structures.
- 20.42.060 Minimum lot requirements.
- 20.42.070 Minimum setback requirements.
- 20.42.080 Maximum lot coverage by all buildings and structures.
- 20.42.090 Maximum height of buildings and structures.
- 20.42.100 Required off-street parking and loading.
- 20.42.110 Signs.

20.24.010 Intent.

The Single Family Residential –Medium Density District is intended to include lands away from the core town area that are specifically for one and two family dwelling units but with larger required minimum land size restrictions. It is expected that the lands either provide a full range of public services, including sewers, water, electricity and street drains, or are intended to be provided with such services in the future. The district is primarily for residential development providing larger area for yards and allowable accessory structures.

20.24.020 Permitted principal uses and structures.

In the SFMD zone, the following uses and structures are permitted outright:

- A. Single-family dwellings
- B. Duplexes
- C. Home occupations
- D. A detached Accessory Living Unit not to exceed 600 sq ft, including outside deck.

20.24.030 Permitted accessory uses and structures.

In an SFMD zone, the following uses and structures, which are incidental to the permitted principal uses and structures listed in Section 20.24.020, are permitted:

- A. Accessory buildings in conjunction with a permitted or conditional use such as a private garage, workshop or greenhouse;

- B. Automobile parking in conjunction with the permitted or conditional uses;
- C. Private outside storage in yards of not more than a total of three of the following: truck up to one ton, boat, recreational vehicle, maintained in a safe and orderly manner and separated by at least ten feet from any property lines;
- E. Nets, gear and equipment must be stored in an enclosed closed building.
- F. Parks, playgrounds and greenspace

20.24.040 Conditional uses.

In the SFMD zone, subject to the conditional use provisions of this title, the following uses or structures may be permitted:

- A. In home childcare services (not requiring or requiring a license from State)
- B. In home church services;
- C. Condominiums, townhouses, cluster housing and planned unit developments;
- D. Municipal uses such as fire stations or sewer lift stations;
- E. Vacation Rentals or Bed and Breakfasts

20.24.050 Prohibited uses and structures.

- A. In the SFMD district, any use or structure not of a character indicated under permitted principal uses and structures or permitted as a conditional use is prohibited.
- B. Any personal or commercial use which causes or may reasonably be expected to cause excessive noise per WMC 9.08.085.
- C. Co-generation facilities.
- D. Auto and boat repair services
- E. Conex/Container Vans
- F. Travel Trailers and older mobile homes. (working on defn and dates)
- G. Outside storage of broken/ non working vehicles, boats, nets, gear or equipment.

20.24.060 Minimum lot requirements.

- A. Lot width: one hundred feet.

- B. Lot Area. The minimum lot area is 15,000 square feet
- C. Minimum Lot Area for a single unit detached dwelling. One unit per each 15,000 square feet of property is allowed.

20.24.070 Minimum setback requirements.

- A. Front yard: twenty feet.
- B. Side yard abutting another lot: ten feet.
- C. Rear yard: fifteen feet.
- D. Exceptions. Accessory structures, such as a storage shed or greenhouse, two hundred square feet or less, and not on a permanent foundation, may encroach into the rear and side yard setbacks only; provided, the structure is located on the back twenty-five percent of the parcel and is a minimum of five feet from both the rear and side lot lines.

20.24.080 Maximum lot coverage by all buildings and structures.

- A. Fifty percent.

20.24.090 Maximum height of buildings and structures.

Principal buildings and structures shall not exceed thirty feet in height, as long as the roof line can be reached by the ladders of the VFD.

Chapter 21.28

PLANNED UNIT DEVELOPMENT AND CLUSTER SUBDIVISIONS

Sections:

Section XX.s Scope and Purpose

Section XX.s Applicability

Section XX.s Cluster development projects.

Section XX.s Ownership.

Section XX.s Procedure.

Section XX.s Concept plan.

Section XX.s Permitted construction.

Section XX.s Changes in concept plan.

Section XX.s Staged development.

Section XX.s Common space

Section XX.s Condominium developments.

Section XX.s Scope and Purpose

This chapter applies to all planned unit developments in the City. A planned unit development (PUD) is a device that allows a development to be planned and built as a unit, or as phased units, and permits flexibility and variation in many of the traditional controls related to density, land use, setback, open space and other design elements, and the timing and sequencing of the construction.

Planned unit development proposals shall include design and construction elements, common use facilities, open space, private housing and land management maintenance, etc., subject to requirements of all existing city and borough ordinances, except as modified by this chapter to create development qualities different from those that result from conventional design. Projects developed under the provisions of this chapter should:

- A. Create an alternative method for property development other than the strict application of subdivision standards to allow for combined residential and commercial development, mixed uses and densities greater design features and alternative land development techniques;
- B. Provide for more efficient use of land, resulting in better coordinated networks of utilities and safer networks of streets, lower construction and maintenance costs to the general public, promoting greater opportunities for public and private recreational open space, and resulting in lower construction and maintenance costs to the general public;
- C. Encourage harmonious and coordinated development of the site, considering the natural features, community facilities, pedestrian and vehicular circulation in conformance with overall transportation plans, and the land use relationship with surrounding properties and the general community.
- D. Encourage innovative planning that results in projects that benefit the community, for example, through greater efficiency in land use, improved protection of open spaces, transportation efficiency, and housing choices;

- E. Encourage housing options for a range of household sizes, incomes, and lifestyles;
- F. Encourage mixed-use development and diversified employment opportunities;
- G. Promote an economic arrangement of land use, buildings, circulation systems, open space, and utilities;

Departure from the subdivision regulations and development standards requires demonstration that adequate provisions will be made for sufficient light and air, that the density of development is compatible with surrounding land uses, that pedestrian and vehicular traffic circulation systems are safe and efficient, that the development will progress in orderly phases, and that the public health, safety, and general welfare will be protected.

Section XX.s Applicability

PUDs are allowed in a zoning district only when allowed by the code provisions specifically applicable to that district. A PUD may consist of uses permitted or conditionally permitted in the zoning district where it is located. It is an option available to developers of land 1 acre or more.

Section XX PROCEDURE

Planned unit developments shall follow the conditional use permit application process and subdivision review and approval process in Chapter xx.x. These procedures may include review and approval of a final plat by both the Planning commission and the Assembly.

A. A conditional use permit application and a development plan for a PUD shall be submitted to the City and Borough for administrative review and recommendation to the Commission.

B. The PUD development plan shall include the following:

1. A narrative description of the purpose and object for the PUD as a whole and for any development areas it contains:

- a. The uses to be allowed as principal, accessory, or conditionally permitted; and
- b. The development standards that apply to lands contained within the PUD and development areas; and
- c. Any specific development standards for all proposed uses; and
- d. Such other requirements as may be applicable to the establishment of the particular district; and
- e. Perimeter Requirement. Property adjacent to the perimeter proposed for nonresidential use and adjacent to property outside of the PUD area and within a residential zone shall maintain all specific setback or buffer requirements typically required for such uses when adjacent to property within a residential zone.

2. A surveyed map drawn to scale and showing the external boundaries of the PUD and the boundaries of any development areas contained within the PUD. Development areas shall be labeled so as to be differentiated in the narrative description.

Chapter 2x.xx DRAFT WRANGELL PLANNED UNIT
DEVELOPMENT AND CLUSTER SUBDIVISIONS

3. A program of development outlining the stages of future development and the phase for current approval;
4. The time schedule for construction and completion of all stages and all phases;
5. A narrative description demonstrating the independence of each stage;
6. The general location and size of the area involved and the nature of the land owner's interest in the land to be developed;
7. The density of land use to be allocated to parts of the area to be developed;
8. The location, function, ownership and manner of maintenance of common open space for the management during construction; and management during each phase of development, the final management of the completed development;
9. The use, height, bulk and location of buildings and other structures;
10. A utilities and drainage plan;
11. The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures, including proposed easements for public utilities and public access;
12. A plan showing parking; loading areas; snow removal and storage areas; the location and width of proposed streets and public ways; and the relationship of new or existing streets and other public facilities in proximity to the planned development;
13. In the case of plans that call for development over a period of years, a schedule showing the time within which application for final approval of all parts of the planned development is intended to be filed;
14. A list of all permits required from local, State and Federal agencies for the uses and site development proposed in the PUD;
15. Site plans sufficient to depict above listed requirements or other conditions required by staff;
16. A description of methods to be employed to assure maintenance of any common areas and facilities shall be submitted;
17. Calculations showing the requirements of xx.xxx.xxx will be satisfied;
18. Where practical and safe, and where other means of access have not been provided, public access easements or dedications may be required to provide access to contiguous public lands or connections with existing or proposed non-motorized transportation corridors.

C. The Zoning Administrator will review the conditional use permit application and development plan to determine their completeness. After the initial review by staff the applicant may request a preliminary review of the preliminary development concept by the Planning and Zoning Commission to identify many of the planning and platting complications posed by the development and to provide the applicant with an early indication of the platting board's concerns regarding the proposal before the applicant proceeds with extensive planning and engineering studies. If all information required is provided, the proposal may move forward following the conditional use permit application procedures.

D. Commission review.

- a. The Commission will review the application and development plan according to provisions applicable to conditional use permits, planned unit developments and the zoning district in which the PUD is to be located.

- b. If the Commission determines that the PUD development plan does not satisfy the conditional use permit standards and requirements or is not consistent with good design, efficient use of the site, or community standards, the Commission shall deny the application.
- c. If the Commission determines that the PUD development plan does satisfy the conditional use permit standards and requirements, and is consistent with good design, efficient use of the site and community standards, the Commission may approve the development plan and a conditional use permit with such modifications or conditions that it deems necessary to protect the public health, safety, and welfare of the community and the surrounding area.
- d. In any event, the Commission shall adopt written findings of fact and conclusions that are supported by substantial evidence in the record and adequately set forth the basis for the decision.

E. Additional Review Criteria. The following review criteria are in addition to the conditional use permit application requirements and the subdivision requirements:

- (1) The design effectively provides for clustered buildings, mixed uses, or mixed housing types; and
- (2) The development incorporates boundary buffers sufficient to separate adjacent property from dissimilar uses; and
- (3) The configuration of the development provides for economy and efficiency in utilities, housing construction, streets, parking and circulation; and
- (4) The PUD must be integrated with surrounding land uses and minimize any negative impacts on them.

F. Commercial and industrial PUDs.

a. A planned unit development that includes commercial, **noncommercial** or industrial uses shall comply with the following requirements and conditions:

- 1. The PUD site shall have direct access to an arterial or collector street.
- 2. Utilities, roads and other essential services must be constructed, installed and available for the immediate use of occupants of the PUD.

b. If topographical or other barriers do not provide adequate privacy for uses adjacent to the PUD, the Commission may impose conditions to provide adequate privacy, including without limitation one or both of following requirements:

- 1. Structures located on the perimeter of the planned development must be set back a distance sufficient to protect the privacy of adjacent uses;
- 2. Structures on the perimeter must be permanently screened by a fence, wall or planting or other measures sufficient to protect the privacy of adjacent uses.

G. Preliminary Plat: The preliminary plat submittal shall contain the same information required in the regular platting procedure under Section xx.xx, shall include the concept plan and site conditions map and shall also contain a written statement identifying all subdivision ordinance standards which are proposed to be modified. Draft covenants and restrictions shall be submitted with the preliminary plat.

H. Final Plat Approval. A final plat must follow the regular platting procedures and final plat standards except as modified by this chapter and may be submitted only after zoning changes, if any, have been completed. The final concept plan shall be submitted with the final plat.

After receiving approval from the platting board, all planned unit developments must receive final approval from the Borough Assembly. The Assembly shall:

1. Approve the plan and methods utilized to carry out the plan concept;
2. Approve the subdivision plat giving findings of fact and reasons for acceptance. Should the planned unit development be rejected, the council will adopt findings of fact and give reasons for such rejections within thirty days of its action.

Section XX.s Cluster development projects.

A. Planned unit developments may include residential cluster development projects which permits the size of residential lots within a subdivision to be reduced below the minimum lot size required by the zoning district within which the subdivision is located; provided, that the average dwelling density of the entire subdivision does not exceed the density permitted by the applicable zoning and comprehensive plan classification.

1. The density and maximum lot coverage for the project area as a whole shall be the same as allowed for the zoning district where it is located, unless a variance is approved by the commission.
2. All of such open space shall be dedicated to scenic or recreational purposes and to be enjoyed in common by all residents of the development, their guests and where applicable, by the general public.

B. Advantages of such a cluster development is to allow residences in a portion or portions of the development site to be built at greater density than allowed in Title 20 of this code, but with substantially larger total open space to provide better use of land contours and protection and conservation of drainage channels, steep slopes and other environmentally sensitive areas within the subdivision; and a reduction in road and utility installation and maintenance costs. All such cluster developments shall include provisions as follows:

1. Appropriate provisions for continued use and maintenance of open areas. These provisions shall include a contract commitment between owners to maintain common areas, a provision for its administration and specification of uses. Equivalent provisions for the above may be accepted by the platting board.
2. The common areas shall be utilized in a feasible manner beneficial to the residents primarily, but consideration shall be given to the public's use.
3. If there are to be individual owners of the cluster development units, then appropriate and adequate provisions must be made concerning the future sale of such units to provide for the maintenance and upkeep of the open space as stated in subsection 1 of this section above as well as the free alienation of said units.

4. A binding contract commitment to maintain the common areas and provide for its administration and specification of uses. This commitment shall include provisions for the transfer of ownership shares in common areas when individual residential, office, or other uses are sold.

Section XX.s Ownership.

All land proposed for a planned unit development shall be owned or be under the control of the applicant, whether that applicant is an individual, partnership or corporation, or groups of individuals, partnerships or corporations. The applicant shall present proof of control and shall:

- A. Provide agreements, contracts, and proposed deed restrictions acceptable to the municipality for the completion of the undertaking in accordance with the adopted concept plan as well as for the continuing operation and maintenance of such areas, functions and facilities not intended to be provided, operated, or maintained at general public expense;
- B. Bind any developer successors in title to any commitments made under subsection (A) of this section.
- C. All expenses incurred in receiving approval under subsections A, B and C of this section, shall be the developer's responsibility.

Section XX.s Permitted construction.

After submission and approval of the preliminary plat and concept plan, prepared construction documents may be submitted to the Public Works Department and any other appropriate Borough staff. Construction may proceed for public and/or approved private roads, utility installation, community-serving open space, and recreational facilities. No lots or rights shall be sold until final plat recording.

Section XX.s Changes in concept plan.

It is not intended that the planned unit development concept plan so approved shall be inflexibly applied, but rather the planned unit development should be in conformance with the concept plan, subject to modification upon approval of the planning commission.

Section XX.s Staged development.

A planned unit development subdivision proposed for completion in stages shall be designed and constructed so that each stage will be self-supporting should future proposed stages not occur. The concept plan is to include details as to each development stage and the expected timing of each stage.

Section xx.xx - Common space.

Clearly identified responsibilities must be established between the public, homeowner's association, and other owners, for the ownership, maintenance, management, and use of all common space.

Section XX.XX - Condominium developments.

A planned unit development utilizing a condominium development shall follow the same procedures as cluster developments with zero setbacks allowed, provided it is consistent with the concept plan (reference Section xx.xx below). The concept plan shall include specific provisions concerning the division of ownership of the individual dwelling units, as well as provisions for maintenance, utility costs, ownership of common areas, appearance and cleanliness, violations of agreement provisions, along with such other provisions as may be required by the platting board consistent with the provisions of this chapter.