



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, July 08, 2021
6:00 PM

Location: Borough Assembly Chambers
City Hall

PZ Meeting 7-8-21
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 April 14, 2021 (unavailable)
2. Minutes of Special Meeting June 1, 2021
3. Minutes of June 10, 2021 (unavailable)

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

1. (PH) Preliminary Plat review of a replat of a portion of Lot 14A, within Block 83 Wrangell Townsite (Plat No. 73-8); Lots 10A and 13A, within Block 83, Wrangell Townsite (Plat No. 75-7); and Lot 2 within Block 83A Tideland Addition (Plat 75-7), creating Lots A and B, Emde Replat, zoned Waterfront Development, requested by Janice Emde
2. (PH) Preliminary Plat review of the M.S.C Subdivision and ROW Vacation, a subdivision and replat of Lot 4BB-1 of W.S.I Subdivision II (Plat No. 2003-9); Lot 3 of Sortyard Subdivision (Plat 2001-3); and the vacation of a portion of Silvernail Work Road, creating Lots A and B of M.S.C Subdivision, zoned Waterfront Development, requested by the City and Borough of Wrangell.
3. (PH) Conditional Use Permit request for a cottage industry on Lot 7A, Block 25 of Subdivision Plat No. 75-1, to allow shellfish packaging for Canoe Lagoon Oysters LLC, zoned Multi-Family District, requested by Brian and Kristy Herman, owners of Canoe Lagoon Oysters LLC
4. (PH) Request for a zone change for Lot 12-3, Zimovia View Subdivision (Plat No. 86-2) from Light Industrial to Single Family Residential, owned and requested by James Leslie.

H. OLD BUSINESS

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT

Wrangell Planning and Zoning Commission

Special Meeting June 1, 2021

- A. Call to Order/Roll Call: Meeting was called to order by Chair Terri Henson at 2:30pm. Also present Jillian Privett and Alex Angerman, Staff Carol Rushmore and Robbie Marshall.
- B. Amendments to the Agenda: None
- C. Conflicts of Interest: None
- D. Persons to Be Heard: None
- E. New Business
 - 1. Preliminary Plat review of the Shoemaker Bay Subdivision II (the former Institute Property), a modification to the previously approved preliminary plat, a subdivision and replat of Lot 26, USS 3403; Blocks 1-3 and Tract A of Shoemaker Bay Subdivision (Plat 87-5) including vacations of existing right-of-ways and utility easements, creating Lots 1-20 within Block 1, and Tract A within Block 2, zoned Holding, owned by the City and Borough of Wrangell.

Open the Public Hearing -
Close the Public Hearing.

Privett moves to approve the Preliminary Plat of the Shoemaker Bay Subdivision II, with vacations of existing right-of-ways and utility easement, subject to the following:

- 1. The name of the subdivision will change

Angerman seconds

Approved Unanimous

- 2. Request for a zone change for Lot Y2-Tract Y, USS 2321 (former Junkyard area) from Light Industrial to Rural Residential 1, owned and requested by the City and Borough of Wrangell.

Open Public Hearing –
Bob Molinek was asking how the zoning would be addressed for his lot since the front portion is zoned Light Industrial and the portion he is seeking to buy is zoned Rural Residential.

Close Public Hearing.

Privett moves to approve the zone change on Lot y2, Tracy Y, USS 2321 from Light Industrial to Rural Residential 1.

Angerman seconds

Rushmore explains that since Mr. Molinek did not want to be part of this zone change, his lot will be two zones.

Approved Unanimous

3. Proposed modification to WMC 20.28 Rural Residential I adding Condominiums to conditionally allowed uses, requested by the City and Borough of Wrangell.

Chair opens Public Hearing –
Closes Public Hearing.

Privett moves to recommend to the Assembly to approve the findings of fact and the proposed Rural Residential 1 District zone modification to allow Condominiums if municipal sewer and water are available as a conditionally approved use and to develop an ordinance for the RR1 zone modification for Assembly approval

Angerman seconds

Approved Unanimous

City and Borough of Wrangell, Alaska

Agenda Item G1

Date: July 5, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of a replat of a portion of Lot 14A, within Block 83 Wrangell Townsite (Plat No. 73-8); Lots 10A and 13A, within Block 83, Wrangell Townsite (Plat No. 75-7); and Lot 2 within Block 83A Tideland Addition (Plat 75-7), creating Lots A and B, Emde Replat, zoned Waterfront Development, requested by Janice Emde.

Background:

The applicant is seeking to resubdivide four lots.

Recommendation:

Staff recommends approving the preliminary plat.

DRAFT Recommended Motion:

Move to approve the Preliminary plat of Emde Replat.

Findings:

The applicant is replatting four lots into two lots. Each lot will have a structure within the lot boundaries. Each lot will have access from Peninsula Street. There are no building setback requirements in Waterfront Development.

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 WITHOUT ANY RESERVATIONS, EASES, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

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 SAME AS THE SAME INDIVIDUAL(S) AND WITNESSED TO THE SAME AND 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

OWNERSHIP STATUS

1. PORTION OF LOT 13A, WITHIN BLOCK 83 (JANICE E. ENDE)
2. PORTION OF LOT 14A, WITHIN BLOCK 83 (JANICE E. ENDE)
3. PORTION OF LOT 10A, WITHIN BLOCK 83 (JANICE E. ENDE)
4. LOT 2, WITHIN BLOCK 83-A (JANICE E. ENDE)

PROPOSED OWNERSHIP

1. LOT "A", EMDE REPLAT (JANICE E. ENDE)
2. LOT "B", EMDE REPLAT (JANICE E. ENDE)

PREVIOUS LOT AREAS

1. PORTION OF LOT 13A, WITHIN BLOCK 83 (I)
2. PORTION OF LOT 14A, WITHIN BLOCK 83 (I)
3. PORTION OF LOT 10A, WITHIN BLOCK 83 (I)
4. LOT 2, WITHIN BLOCK 83-A (I)

NEW LOT AREAS

1. LOT "A", EMDE REPLAT (24,429 SQ. FT)(0.561 ACRES)
2. LOT "B", EMDE REPLAT (6,508 SQ. FT)(0.149 ACRES)

PREVIOUS LOT ZONING

1. LOT 2, BLOCK 83A (WATERFRONT DEVELOPMENT)
2. PORTION OF LOT 10A, BLOCK 83 (WATERFRONT DEVELOPMENT)
3. PORTION OF LOT 13A, BLOCK 83 (WATERFRONT DEVELOPMENT)
4. PORTION OF LOT 14A, BLOCK 83 (WATERFRONT DEVELOPMENT)

NEW LOT AREAS

LOT "A", EMDE REPLAT (WATERFRONT DEVELOPMENT)
LOT "B", EMDE REPLAT (WATERFRONT DEVELOPMENT)

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REFERENCE AK, ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 61995.
4. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - U.S. No. 1119 (WRANGELL TOWNSITE)
 - AT'S 83 (WRANGELL TIDELANDS ADDITION)
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 - PLAT 0-8
 - PLAT 0-7
 - PLAT 0-6
 - PLAT 0-5
 - PLAT 0-4
 - PLAT 0-3
 - PLAT 0-2
 - PLAT 0-1
 - PLAT 0-0

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, AS REQUIRED BY THE CITY AND BOROUGH OF WRANGELL, 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
CITY CLERK

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, AS REQUIRED BY 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.

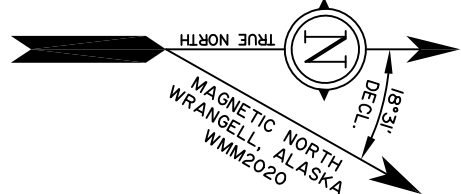
DATE CHAIRMAN, PLANNING COMMISSION
SECRETARY

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

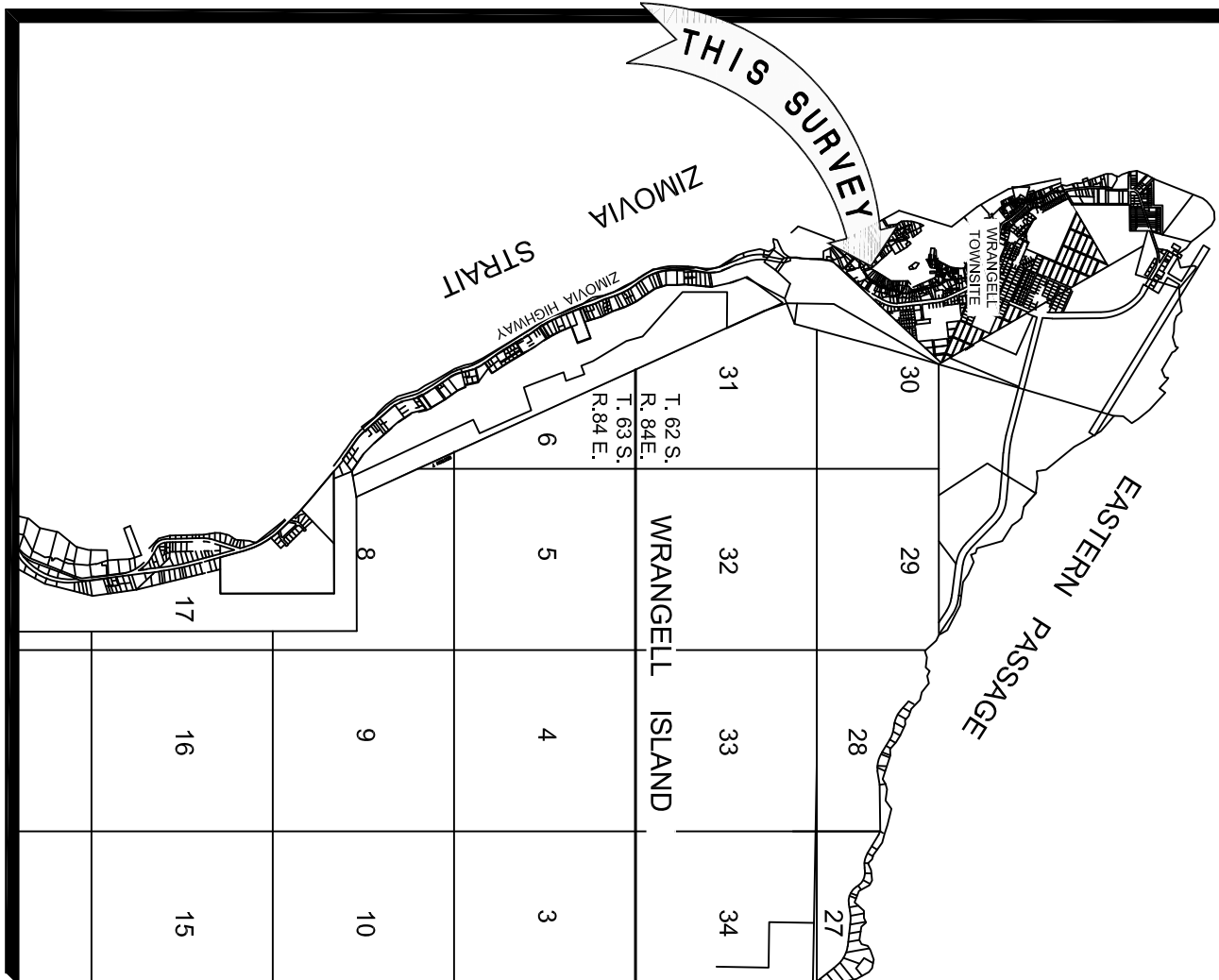
AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20 WILL BE DUE ON OR BEFORE OCTOBER 15, 20 DATED THIS DAY OF .

ASSESSOR CITY AND BOROUGH OF WRANGELL



BASIS OF BEARING

BEARINGS SHOWN ARE IND. 8812011 (EPOCH 2010) GEODETIC BEARINGS
BASED ON THE STATE PLANE COORDINATE SYSTEM (SPCS) ZONE 50N
TECHNOLOGY USING TRIMBLE (R8.3 & 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: N65°25'11.6602" LONG: W132°20'55.74019" DISTANCES SHOWN ARE
REDUCED TO HORIZONTAL FIELD DISTANCES.



TYPICAL SECONDARY MONUMENT
SET THIS SURVEY



CITY AND BOROUGH OF WRANGELL, ALASKA

Item 1.



1 inch = 208.333333 feet

7

ate: 7/6/2021

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: July 5, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of the M.S.C Subdivision and ROW Vacation, a subdivision and replat of Lot 4BB-1 of W.S.I Subdivision II (Plat No. 2003-9); Lot 3 of Sortyard Subdivision (Plat 2001-3); and the vacation of a portion of Silvernail Work Road, creating Lots A and B of M.S.C Subdivision, zoned Waterfront Development, requested by the City and Borough of Wrangell

Background:

The City and Borough of Wrangell is resubdividing the Marine Service Center to vacate the platted Silvernail Work Road Right-of-Way and replace it with an access easement where the driving lane is actually located and create a separate lot for the cold storage building.

Recommendation:

Staff recommends approving the preliminary plat.

DRAFT Recommended Motion:

Move to approve the Preliminary plat of the M.S.C Subdivision and ROW Vacation, subject to the following:

Findings:

This survey has been forthcoming since 2017. Funding was providing in the FY21 budget. During a resubdivision of the Bay Company properties and adjacent alleyway, discussion also centered around the platted right-of-way (ROW) of Silvernail Work Road as it traverses adjacent to the Bay Company property and through the Marine Service Center (MSC) yard, exiting the yard at Front Street where it is platte through an existing building that at one point was to be removed. The actual driving lane for access to the MSC yard is not where the ROW was originally platted prior to construction of the MSC. The Port Commission and the Planning and Zoning Commission met several times to discuss jointly the vacation of the ROW and how the access easement should be platted. The easement starts at 60' wide behind the Nolan Center and per code requirement provides access to the back area of City Market and The Bay Company and to the MSC yard through the current gated entrance. The easement then narrows and turns into a 30' access easement where the actual driving lanes are located. The Port utilizes the areas adjacent to the easement for lease, work area or storage. Typically when a ROW is vacated, half of the ROW goes to each adjacent landowner, however in this case, the Borough created the ROW before the construction of the MSC and per the attorney, the Borough retains ownership. The Assembly has previously approved the vacation of the ROW.

The boundary lines for former Lot 3 abutting Front Street were eliminated and the land area is part of the larger port area since two lease sites were located within the lot and the easement traversed across a corner of the lot. In addition, a separate lot was created for the Cold Storage structure. This will provide a legal lot with necessary access should the Borough in the future seek and be able, per grant requirements, to dispose of the asset.

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPEAT AND SUBDIVIDE LOT 48B-1 OF W.S.I. SUBDIVISION II (PLAT 2003-3) AND LOT 73 OF SORTLAND SUBDIVISION (PLAT 2001-3); VACATE A PORTION OF SILVERWATER WORK ROAD; AND CREATE A UTILITY AND ACCESS EASEMENT.
2. THE EASEMENT CLOSURE OF THIS SURVEY DOES NOT EXCEED 1,500.
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 TO THE FOLLOWING WITHIN THE WANGMELL RECORDING DISTRICT:
 - PLAT 95-B (A.W.C. RESUBDIVISION)
 - PLAT 2001-3 (SORTLAND SUBDIVISION)
 - PLAT 2003-1 (W.S.I. SUBDIVISION)
 - PLAT 2003-2 (NOLAN SUBDIVISION)
 - PLAT 2003-9 (W.S.I. SUBDIVISION II)
 - PLAT 2009-3 (BAY COMPANY REPLAT)
 - PLAT 2015-1 (BAY COMPANY REPLAT & ALTY VACATION II)

OWNERSHIP STATUS

1. LOT 4B3-1, W.S.I. SUBDIVISION II (CITY & BOROUGH OF WRANGELL)
2. LOT 3, SORTYARD SUBDIVISION (CITY & BOROUGH OF WRANGELL)

PROPOSED OWNERSHIP

1. LOT A, M.S.C. SUBDIVISION & R.O.W. VACATION (CITY & BOROUGH OF WRANGELL)
2. LOT B, M.S.C. SUBDIVISION & R.O.W. VACATION (CITY & BOROUGH OF WRANGELL)

PREVIOUS LOT AREAS

1. LOT 48B-1, W.S.I. SUBDIVISION (443,005 SQ. FT.) (10.17 ACRES)
2. LOT 3, SORTYARD SUBDIVISION (26,524 SQ. FT.) (0.609 ACRES)

NEW LOT AREAS

1. LOT A, M.S.C. SUBDIVISION & R.O.W. VACATION (478,524 SQ. FT)(10.985 ACRES)
2. LOT B, M.S.C. SUBDIVISION & R.O.W. VACATION (25,876 SQ. FT)(0.594 ACRES)

PREVIOUS LOT ZONING

1. LOT 48B-1, W.S.I. SUBDIVISION (WATERFRONT DEVELOPMENT)
2. LOT 3, SORTYARD SUBDIVISION (WATERFRONT DEVELOPMENT)

3. NEW LOT ZONING






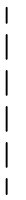




1. LOT A, M.S.C. SUBDIVISION & R.O.W. VACATION (WATERFRONT DEVELOPMENT)
2. LOT B, M.S.C. SUBDIVISION & R.O.W. VACATION (WATERFRONT DEVELOPMENT)

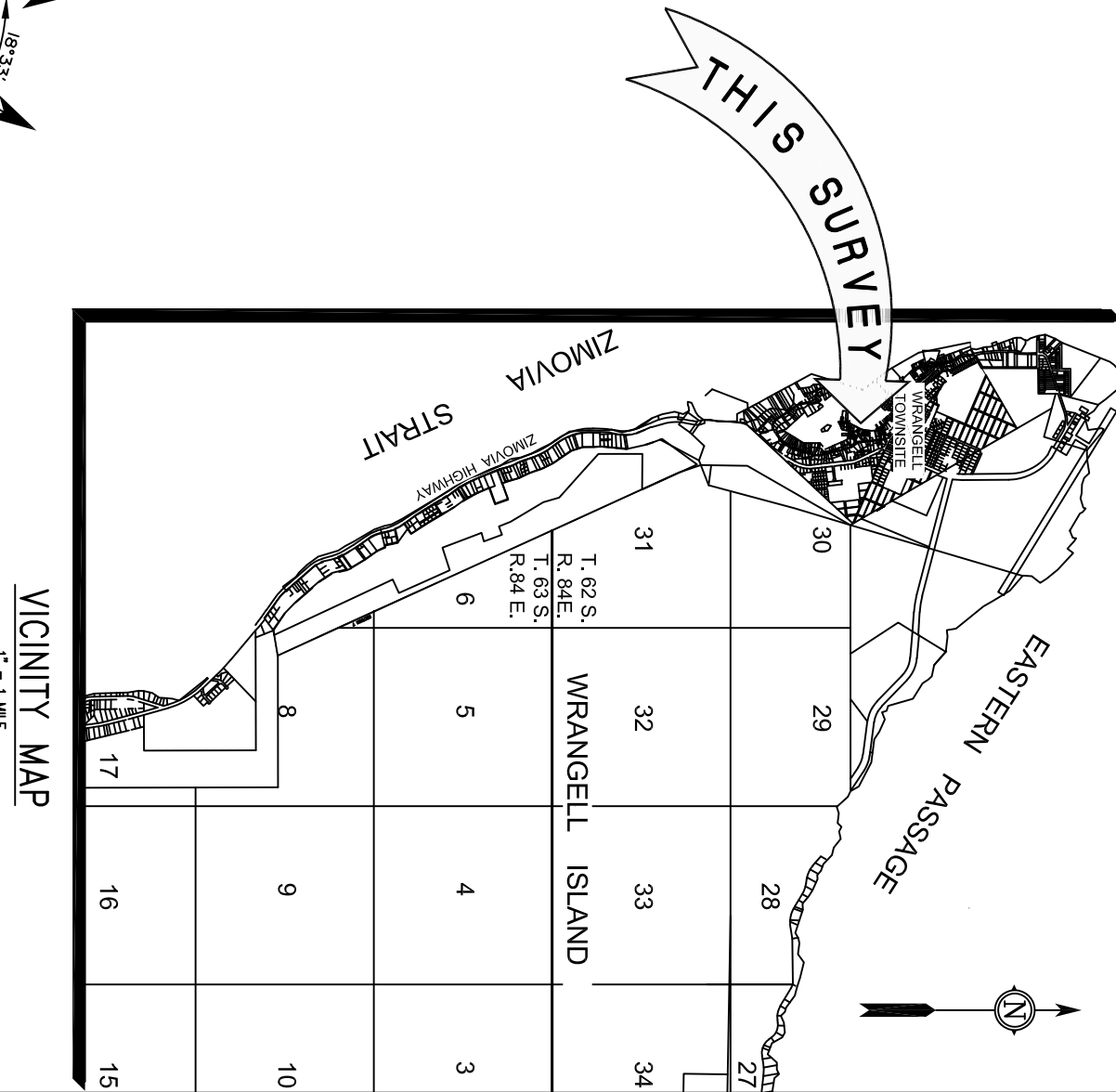
BASIS OF BEARING

BEARINGS SHOWN ARE MAD_831201(EPOCH=2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TIMBLE R8-3 & R10 RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TIMBLE BUSINESS CENTER VERSION 4.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: 45F52.51.16602 LONG: -W132°20'55.74019. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

LINE TABLE		
LINE	DIRECTION	LENGTH (FT)
L1	S 76°39.52' W (57°46.00' W)	65.50 (65.50)
L2	S 88°01.21' W (58°06.28' W)	36.68 (36.68)
L3	N83°37.52' W (58°33.46' E)	24.75 (24.75)

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC CHORD	CH. BEARING
C1	6430.34"	65.00'	73.88'	S 50°11'30" E
C2	13035.54"	1380.26'	291.30'	S 11°52.05" W
C3	51'23.49"	80.00'	71.81'	S 56°49.52" E

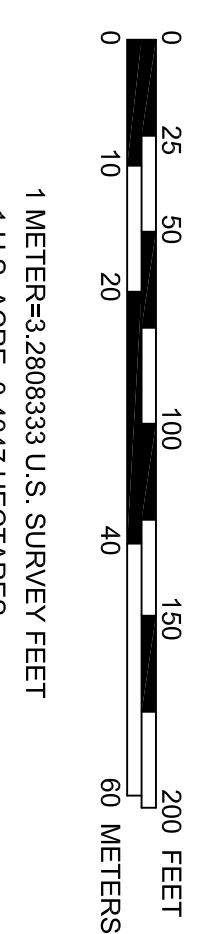
<u>LEGEND</u>	
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	PRIMARY MONUMENT RECOVERED
	EASEMENT DEDICATED BY THIS PLAT
	EXISTING EASEMENT
	UNSURVEYED
	SURVEYED
	RECORD BOUNDARY LINE VACATED THIS PLAT
	CENTERLINE
	RECORD DATA
	MEASURED DATA



PRELIMINARY

SCALE 1"=50'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



SHEET 1 OF 2

1 U.S. ACRE=0.4047 HECTARES

王

R&M ENGINEERING-KETCHIKAN, INC.
2180 BEVILL A ROAD SUITE 300
Phone: (907) 225-7917
Fax: (907) 225-3441

KETCHIKAN, AK 99901

WRANGELL OFFICE Phone: (907) 305-0820

P.O. BOX 2286
WRANGELL AK 99929

CERTIFICATE OF AUTHORIZATION #: C676

M.S.C. SUBDIVISION AND ROW VACATION

A SUBDIVISION AND REPLAT OF
LOT 4BB-1, OF W.S.I. SUBDIVISION II (PLAT 2003-9);
LOT 3, OF SORTYARD SUBDIVISION (PLAT 2001-3);
AND THE VACATION OF A PORTION OF SILVERNAI WORK ROAD.

LOTS A AND B, OF M.S.C. SUBDIVISION,
D WITHIN THE WRANGELL TOWNSITE (USS 1119),
WRANGELL RECORDING DISTRICT, ALASKA

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

WRANGELL RECORDING DISTRICT

DATE: JULY 2020 - JULY 2021

DATE: OCTOBER 2020 - JULY 2021

1"=50'

CGP

20272

202725.04

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 WITHOUT RESERVATIONS, EASES, WAIVERS, CLAIMS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ CITY & BOROUGH OF WRANGELL
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, 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 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

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 WRITOUT BOOK _____ PAGE _____ DATED _____, 20____, AND THAT THE UNDERSIGNED HAS APPROXIMATELY 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)ss

I THE UNDERSIGNED AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY THAT THE RECORD 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 PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. _____ DATED _____, 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ CHAIRMAN, PLANNING COMMISSION _____

SECRETARY _____

SURVEYOR'S CERTIFICATE

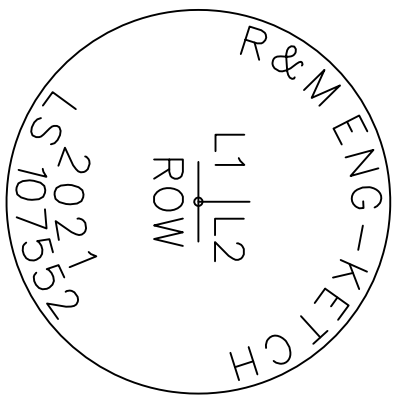
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

CHRISTOPHER G. PIBURN, PLS.# 107552



TYPICAL SECONDARY MONUMENT
SET THIS SURVEY




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

FOUND CORNER LOCATIONS

BEARINGS ARE FROM FOUND MONUMENT TO ACTUAL CORNER LOCATION		
MONUMENT #:	CHD. BRG.	DISTANCE
1	N XX°XX'XX" E	0.XX'

SHEET 2 OF 2



RAM ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, AK 99901

Phone: (907) 225-7917
Fax: (907) 225-3441

WRANGELL OFFICE
P.O. BOX 2286
WRANGELL, AK 99929

CERTIFICATE OF AUTHORIZATION #: G576

M.S.C. SUBDIVISION AND ROW VACATION

A SUBDIVISION AND REPLAT OF
LOT 48B-1, OF W.S.I. SUBDIVISION II (PLAT 2003-9);
LOT 3, OF SORTYARD SUBDIVISION (PLAT 2001-3);
AND THE VACATION OF A PORTION OF SILVERMAIL WORK ROAD,
CREATING
LOTS A AND B, OF M.S.C. SUBDIVISION,
LOCATED WITHIN THE WRANGELL TOWNSITE (USS 1119),
WRANGELL RECORDING DISTRICT, ALASKA

LOCATED WITHIN SECTION 30, TOWNSHIP 62 SOUTH, RANGE 84 EAST COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT		
SURVEYED BY: MCH	DRAWN BY: MCH	
DATE: JULY 2020 - JULY 2021	DATE: OCTOBER 2020 - JULY 2021	
SCALE: 1"=50'	CHECKED: CGP	R&M PROJECT NO: 202725-04

City and Borough of Wrangell

Agenda G3

Date: July 5, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use Permit request for a cottage industry on Lot 7A, Block 25 of Subdivision Plat No. 75-1, to allow shellfish packaging for Canoe Lagoon Oysters LLC, zoned Multi-Family District, requested by Brian and Kristy Herman, owners of Canoe Lagoon Oysters LLC

Background: The applicants are seeking to establish an area within their home to package shellfish from Canoe Lagoon Oyster farm for shipping.

Recommendation:

Staff recommends approval.

Recommended Motion: Move to approve the Findings of Fact and the conditional use permit as requested for in-home oyster processing and packaging facility.

Review Criteria:

Multi-Family Residential: Chapter 20.20

Standards: Chapter 20.52

Findings of Fact:

A home occupation is for a business within a residence with no employees (WMC 20.08.380). Cottage Industry is also for a home based business but allows up to 2 employees (WMC 20.08.200). Applicants are estimating they will have two employees to assist with the packaging and shipping of the product approximately two days per week. They plan to convert the kitchen in the downstairs apartment area into an approved Department of Conservation (DEC) commercial kitchen to process, refrigerate and package oysters.

Conditions of Approval for conditional use applications include:

- 1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.* The proposed business will be located within the downstairs area in the existing residence. The proposed use should not increase traffic in the neighborhood area or noise as the business will be in doors and consist of processing and packaging oysters for shipping. Should applicants choose to allow retail sales from the residence, a modified Conditional use permit application will need to be obtained. Applicant has indicated that there will be two employees working approximately two days per week. Adequate off street parking is available for at least up to four cars.
- 2) *Provisions of sewer and water:* The property is connected to sewer and water.
- 3) *Entrances and off-street parking available without safety issues:* Driveway access for the house is directly off Case Avenue. At least two parking places are required for the business and the residence. However, there will also be two employees to assist with the packaging two days a week. There is no available off-street parking on Case Ave due to the narrow right-of-way of Case Ave. The applicants can park at least four cars on site. There will be some traffic by employees delivering or removing product, however it is not daily.

**CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION**

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

I. Applicant's Name and Address: Brian Herman

145 Western Ave. Clarkdale AZ 86324

732 Case Ave Wrangell AK 99929, P.O Box 381 Wrangell, AK 99929

Applicant's Phone Number: (928) 301 3372 canoelagoon@yahoo.com

II. Owners's Name and Address: Brian and Kristy Herman

145 Western Ave. Clarkdale AZ 86324

732 Case Ave Wrangell AK 99929, P.O Box 381 Wrangell, AK 99929

Owner's Phone Number: (928) 301 3372 canoelagoon@yahoo.com

III. Legal Description: Lot 7a, Block 75, U.S. Survey 75-1

Parcel No. 02-033-158

IV. Zoning Classification: MFR (multi family res)

V. Specific Request: Current building has a lower level apartment that is not in use. We would like to convert the Kitchen area of lower level into a DEC certified Shellfish packing facility to pack and refridgerate oysters for the

Canoe Lagoon Oysters LLC farm, which we are the owners. Project would consist of adding an additional access door to the lower level, and build 2 partition walls on the interior to separete the living area from the kitchen. There will be no direct sales to consumer from this location, just packing and refridgerated storage.

Anticipated usage: 2 employees, 2 days a week, 8 hours per day. (less occupancy than if we rented the lower unit)

No changes to the exterior of the structure or site.

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

VII. Construction Schedule: BEGIN: July 2021 END: September 2021

SIGNATURE OF OWNER: Brian Herman **DATE:** 6/10/21

SIGNATURE OF APPLICANT: Brian Herman **DATE:** 6/10/21

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

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



1 inch = 83.333333 feet
Date: 7/6/2021

Public Map



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

City and Borough of Wrangell

Agenda Items G4

Date: July 5, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request for a zone change for Lot 12-3 Zimovia View Subdivision (Plat no. 86-2) from Light Industrial to Single Family Residential, owned and requested by James Leslie.

Background:

The applicant is seeking to change the zone from Light Industrial to Single Family Residential.

Recommendation:

Staff recommends approving the requested zone change.

Recommended Motion:

Move to recommend to the Assembly approval of the requested zone change for Lot 12-3 Zimovia View Subdivision (Plat no. 86-2) from Light Industrial to Single Family Residential and develop an ordinance for the map change for Assembly approval.

Review Criteria:

Amendments: Chapter 20.76
Single Family Residential: Chapter 20.16
Light Industrial District: Chapter 20.51

Findings:

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

Previously the subject Lot and the adjacent lot that became the RV park were zoned Light Industrial. At the time when the RV park was created, RV Parks were not a permitted use in Light Industrial. A Contract Zone specifically for an RV Park as allowed in the Open Space/Public District was granted. Later, RV Parks were added as an allowed use in Light Industrial, which technically voids the Contract Zone and the property should have reverted back to Light Industrial. Or, when the RV Park closed, the property should have reverted back to Light Industrial, however this was missed in the mapping.

Properties across Berger Street from the lot are zoned Single Family. The property across Case Ave from the lot houses the Public Works Facility and is zoned Industrial. The property across Zimovia Highway is one of Bloom's Trailer parks and is zoned Multi-Family.

The Planning and Zoning Commission needs to make the following findings:

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

The Comprehensive Plan Policy31: Support development of a range of housing types/living arrangements overtime in Wrangell, south of town along Zimovia Highway and in remote areas. Action: Identify and designate areas for future residential development in town, along Zimovia Highway and in remote areas and update zoning as needed.

The landowner is seeking a zone change to accommodate a different use from what the property used to serve as but is similar to nearby properties.

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

Traffic flow and density should not change by changing the zone to Single Family Residential. While the use has changed, residential should have less impacts to nearby residential properties than the RV Park or other Light Industrial Zone activity. Sewer and water services are provided.

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

Staff is recommending approval of the permanent change to the zoning map to Single Family Residential.

To whom it may concern,
I would like to transfer the zoning from light industrial to residential on my 241 Berger Street
Property. (Zimovia View SUBD. Lot 12-3 Parcel Number 02-027-107)

Thank you,

James D Leslie II

A handwritten signature in black ink, appearing to read "James D Leslie II", written in a cursive style.

RECEIVED
JUN 02 2021
WRANGELL CITY HALL

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 4.



1 inch = 83.33333 feet

18

7/6/2021

Public Map



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

CERTIFICATE OF APPROVAL AND RECORD

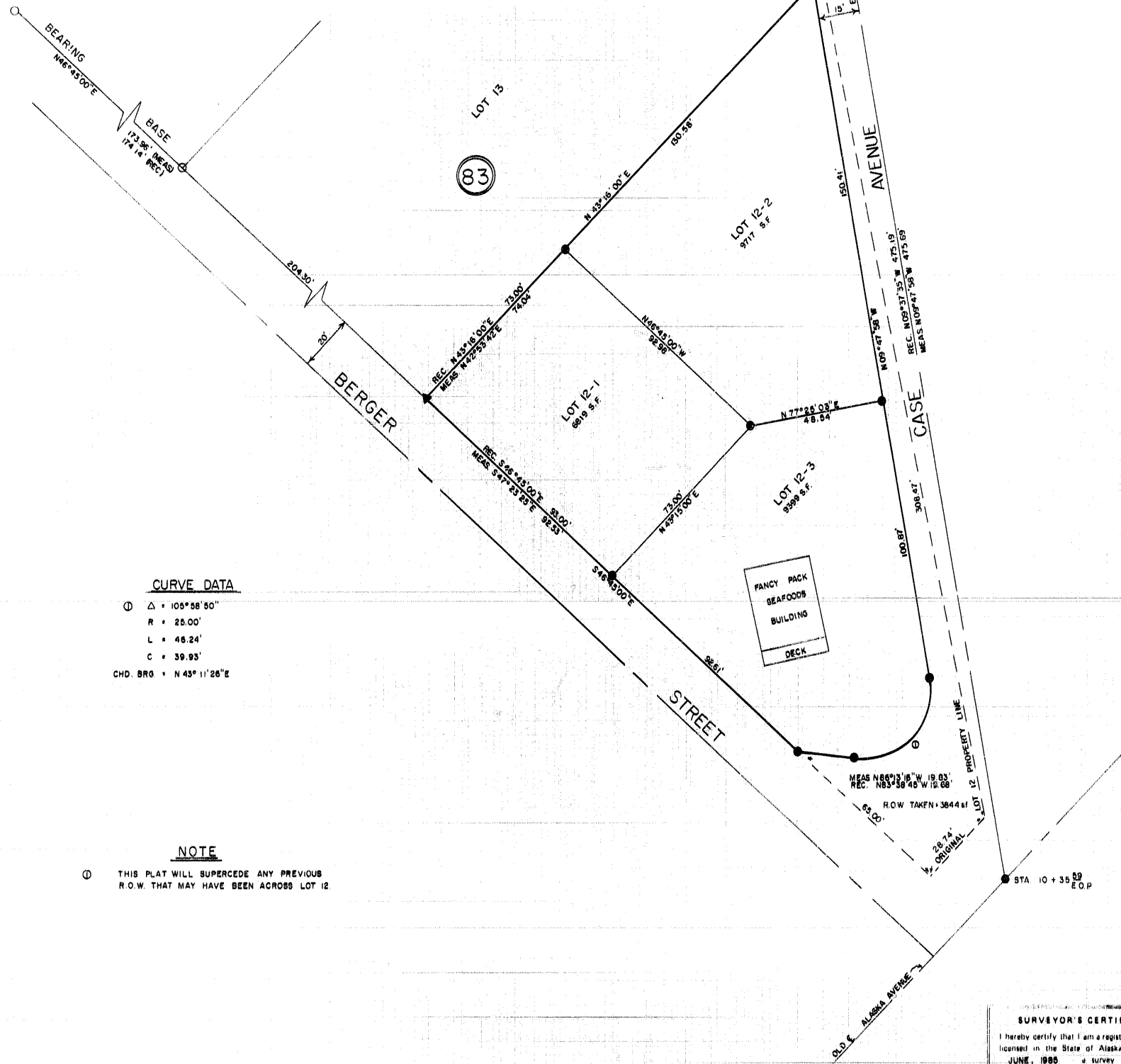
2-14-86
DATE
NOTARY'S ACKNOWLEDGEMENT
STATE OF ALASKA
CITY OF WRANGELL

THIS IS TO CERTIFY THAT ON THE 14 DAY OF Feb 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, ONLY CARRYING OVER AND UNDER, PERSONALLY APPEARED Ronald Schmitz and Linda Schmitz, TO ME KNOWN TO BE THE IDENTICAL INDIVIDUALS MENTIONED AND WHO REQUESTED THE WITHIN PLAT AND WHO ACKNOWLEDGED TO ME THAT THEY WERE THE SAME PERSONS AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN SPECIFIED.

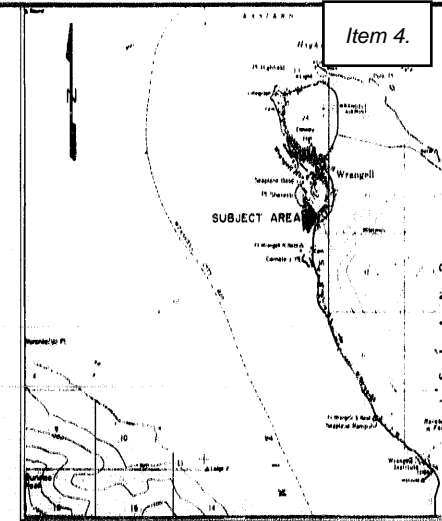
WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FURTHER MENTIONED.
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: 2-7-87-86
CITY CLERK, CITY OF WRANGELL

CERTIFICATE OF APPROVAL BY THE BOARD
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL, PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD ON THIS DAY OF 2-14-86, DATED 2-14-86, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT REGISTER, DISTRICT RECORDS, WRANGELL, ALASKA.

CERTIFICATE OF APPROVAL BY THE COUNCIL
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF WRANGELL, COUNCIL, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT REGISTER, DISTRICT RECORDS, WRANGELL, ALASKA.



NOTE
① THIS PLAT WILL SUPERCEDE ANY PREVIOUS R.O.W. THAT MAY HAVE BEEN ACROSS LOT 12

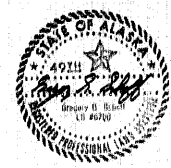


VICINITY MAP
SCALE 1" = 1 MILE

- LEGEND**
- REBAR & CAP (FOUND)
 - REBAR & ALUMINUM CAP (SET)
 - ▲ 2" INSIDE DIAMETER PIPE (FOUND)
 - ⊕ BRASS CAP MONUMENT (FOUND)
 - P.K. NAIL (FOUND)

86-2
RECORDED - FILED
WRANGELL, ALASKA
DATE 3-7-86
BY 4:00 PM
TAXES \$11.00
94924

SURVEYOR'S CERTIFICATE
I hereby certify that I am a registered Surveyor, licensed in the State of Alaska, and that in JUNE, 1985, a survey of the herein described lands was conducted under my direct supervision and that this plat is a true and accurate representation of the field notes of said survey, and that all dimensions and other details are correct according to said field notes.



ZIMOZIA VIEW SUBDIVISION
LOT 12 BLOCK 83
WRANGELL TOWNSHIP
FOR: RONALD & LINDA SCHMITZ
WRANGELL, ALASKA 99929
GREG SCHEFF & ASSOCIATES
LAND SURVEYORS
BOX 850
PETERSBURG, AK. 99833
DATE: JUNE 21, 1985
SCALE: 1" = 20'
NAME OF SURVEYOR PROJECT NUMBER: GREG SCHEFF & ASSOC. 51028 COI-00W
DRAWN BY: LWS