



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, November 14, 2019
6:00 PM

Location: Borough Assembly Chambers
City Hall

Planning and Zoning Commission Hearing and Meeting
6:00 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

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

C. APPROVAL OF MINUTES:

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

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

1. [Final](#) Decision of the Trust Land Office regarding negotiated sale of land to Mike Allen.

F. OLD BUSINESS

1. [Discussion](#) of proposed zoning for the former Institute Property

G. NEW BUSINESS

1. Final Plat approval of the Smith/Young Subdivision, a subdivision of Lot 6, Block 7, Wrangell Island West Subdivision, Plat 83-11, Creating Lots 6A and 6B, Zoned Rural Residential, requested by Dan Smith and Scott Young
2. (PH) Review of the Conditional Use permit request for a commercial retail convenient store on Lot 3, USS 3403, S.B.P.L. Subdivision, zoned Shoemaker Bay Waterfront Development, requested by applicant Jillian Privett and lessee of tidelands Bernard Massin
3. (PH) Conditional Use permit request for non-water related or dependent warehouse facility on Lot B, Block 2A, Stikine Inn Tidelands Reconfiguration, Plat No. 2017-2, zoned Waterfront Development, requested by Bill Goodale, Managing Partner Southeast Properties

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION

October 10, 2019

6:00pm

Minutes

A. CALL TO ORDER / ROLL CALL

Vice Chair McConachie called the meeting to order at 6:00 p.m.

PRESENT

Vice-Chair Donald McConachie
Commissioner Apryl Hutchinson
Commissioner Kate Hein

ABSENT

Chair Terri Henson
Commissioner Andy Hoyt

Also present were staff Carol Rushmore and Aleisha Mollen

B. AMENDMENTS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

Motion made by Commissioner Hutchinson, Seconded by Commissioner Hein to approve the minutes of the September 12, 2019 Regular Meeting.

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

D. PERSONS TO BE HEARD

None.

E. CORRESPONDENCE

Rushmore reviewed the correspondence and what the letters stated and for what purpose.

Letter to TLO re.negotiated sale for Harrison

Letter to TLO negotiated Sale Johnson

Letter to TLO re. negotiated sale Allen

Letter to USFS re CTLLA

McConachie asked if this had anything to do with the Roadless Rule issues that he had been hearing about. Rushmore stated that this is a separate issue.

Census 2020 Fact Sheets

F. OLD BUSINESS

1. Discussion of proposed zoning for the former Institute Property

Rushmore provided the proposed plan map for the Institute land and reviewed the sections of that map. Also provided was a draft code for Planned Unit Developments from Homer and Master Planned Development from Petersburg. Rushmore note that there are three options for the zoning for this area.

The first option is the Planned Unit Development and Rushmore stated that the Planned Unit Development is an overlay, which means that the land under that has to be zoned something and then the developer can be creative with the overlay. This would be a good chapter to include in our code regardless. Rushmore also noted that there could be complications if there were more than one owner and land started to be sold to different owners.

The second option is Mixed Unit Development. Rushmore reminded commissioners that we have Mixed Use districts already and could create a new Mixed Use district for the Institute property.

The third option Rushmore offered was taking the whole area and slitting it up into different areas for specific uses.

McConachie asked about the Fire Substation and if it would be adequate. Rushmore said that initially it would be, but not at full build out. This needs to be taken to WVFD to ask.

Hein asked to confirmed that this area is not developed with regards to water, sewer, etc. Rushmore confirmed.

After discussion, the Commission agreed to work on Option #2, offering residential, light commercial, medical, educational, green space, retail, recreational facilities. With regards to residential, they would like to see one apartment unit, but mostly SFR and small MFR. They would like to restrict trailer usage and heavy commercial.

G. NEW BUSINESS

None.

H. PUBLIC COMMENT

None.

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

The next meeting is November 14th. Present Commissioners will be present.

J. ADJOURNMENT

Vice Chair McConachie adjourned the meeting at 6:51 p.m.

CHAIRPERSON

SECRETARY

The Alaska Mental Health Trust Authority
Trust Land Office
BEST INTEREST DECISION AFFIRMED
Decision for the Negotiated Sale of Trust Land - Wrangell

MHT: 9100524
MH Parcel: C81118

Action: Adopt the Best Interest Decision dated August 12, 2019 regarding the above referenced disposal as final, without modification. This decision document, combined with the Best Interest Decision dated August 12, 2019, constitutes the final decision on this matter, in accordance with 11 AAC 99.040.

Notice under 11 AAC 99.050. The Trust Land Office published the public notice of the decision to sell a parcel of Trust land to Michael Allen in the Wrangell Sentinel on August 15, 2019 and September 12, 2019 and distributed the notice to other interested public and private parties.

Summary of Comments: The Trust Land Office received three written comments during the public notice period which ended on October 9, 2019.

On September 28, 2019 a letter was received from Carol Rushmore, Economic Development Director for the City and Borough of Wrangell stating that, "The City and Borough of Wrangell has reviewed the Decision for Negotiated Sale MHT #9100524 and has no objection to the sale of all or a portion of that property to Mr. Allen."

On September 30, 2019 a letter was received from Robert Rusaw, an adjoining property owner and party to a previously proposed "non-development easement" (MHT 9100800) of 1-acre on the proposed approximately 9-acre Trust parcel subject to the negotiated sale. Mr. Rusaw asked the TLO to consider selling a portion of the subject property to him for \$10,500.

On October 6, 2019 a letter was received from the applicant, Michael Allen, that he has, "come to an agreement" with the adjoining neighbor to sell them a portion of the property that the neighbor would like to remain undeveloped.

Trust Authority Consultation: The Alaska Mental Health Trust Authority was consulted on this matter on August 12, 2019.

Modifications: The Trust Land Office considered all comments, but none demonstrated why the Best Interest Decision dated August 12, 2019 should be substantively modified in any way to better serve the interest of the Trust and its beneficiaries, the Executive Director has determined that no change shall be made to that document.

Final Decision of the Executive Director: Considering all of the above, the Executive Director of the Trust Land Office hereby adopts the Best Interest Decision dated August 12, 2019 as final.

Reconsideration: Persons who submitted timely written comments during the notice period that ended October 9, 2019, are eligible to request reconsideration of this final best interest decision under 11 AAC 99.060(b) within 20 calendar days after publication of the notice or receipt of the final decision, whichever is earlier. A request for reconsideration must be submitted in writing to the Executive Director. This request must be accompanied by the fee established by the Executive

Director under 11 AAC 99.130, which has been set at \$500, to be eligible for reconsideration. Before filing an appeal to the Superior Court under AS 44.62.560, a person must be eligible to request and must actually request reconsideration within the time specified above.

The Executive Director shall order or deny reconsideration within 20 calendar days after receiving the written request for reconsideration. If the Executive Director takes no action during the 20-day period following the request, the request is considered denied. Denial of a request for reconsideration is the final administrative decision for purposes of appeal to the superior court under AS 44.62.560.

APPROVED:


Wyn Menefee
Executive Director


Date

City and Borough of Wrangell

Item G1

Date: November 12, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Proposed Zone Change Discussion for the Wrangell Institute property

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

More information will be provided the Commission prior to the meeting.

City and Borough of Wrangell, Alaska

Agenda Item H1

Date: November 10, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

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

Review:

The applicant is subdividing the property located in Wrangell West Subdivision in half, each half just over 2 acres. Adequate acreage exists for a septic drainfield. Both properties share a driveway access.

Recommendation:

Move to approve the final plat as presented.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ SCOTTIE YOUNG

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 _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

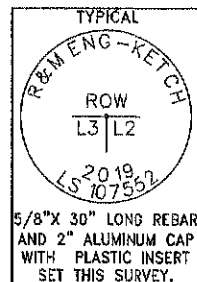
WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

PLAT NOTES

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 6 INTO TWO LOTS, CREATING LOTS 6A AND 6B.
2. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
DEED 2008-000317-0
PLAT 83-11 (WRANGELL ISLAND WEST SUBDIVISION)
PLAT 2015-4 (MCCLOSKEY / ROONEY REPLAT)
3. REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 57187.
4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
5. THE ERROR OF CLOSURE DOES NOT EXCEED 1:5000.



CLIENT: DAN SMITH
P.O. BOX 911
WRANGELL, ALASKA 99929

DRAWN BY: MCH
CHECKED BY: GGP
DATE PLATTED: SEPTEMBER, 2019
DATE SURVEYED: AUGUST, 2019
SCALE: 1"=40'
SURVEYED BY: MCH
PROJ NO.: 192740

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

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

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

CITY CLERK

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss

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

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 _____

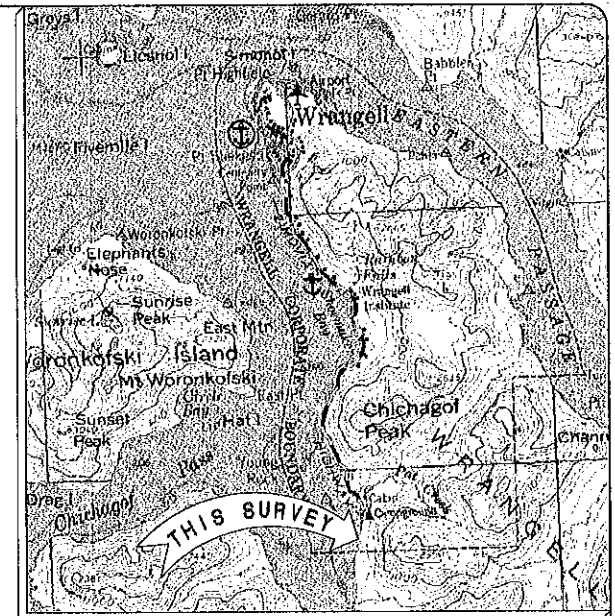
ASSESSOR CITY AND BOROUGH OF WRANGELL

CERTIFICATE 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:
SCALE: NOT TO SCALE

LEGEND

- PRIMARY MONUMENT RECOVERED THIS SURVEY
- 5/8 REBAR 30" LONG WITH 2" ALUM CAP WITH PLASTIC INSERT SET THIS SURVEY
- SECONDARY MONUMENT RECOVERED THIS SURVEY
- (88.09) DATA OF RECORD
- 88.09 DATA MEASURED OR COMPUTED

SCALE 1"=40'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING

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

WRANGELL RECORDING DISTRICT

Revisions	
No.	Description
1	Initial Survey
2	Final Survey
3	Final Survey
4	Final Survey
5	Final Survey
6	Final Survey
7	Final Survey
8	Final Survey
9	Final Survey
10	Final Survey

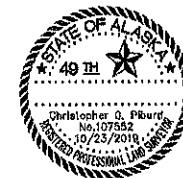
PROJECT:
SMITH / YOUNG SUBDIVISION
THE SUBDIVISION OF LOT 6, BLK 7, WRANGELL ISLAND WEST SUBDIVISION, PLAT 83-11, CREATING LOTS 6A, 6B, SMITH / YOUNG SUBDIVISION, WITHIN THE CITY BOROUGH OF WRANGELL.

SURVEYOR'S CERTIFICATE

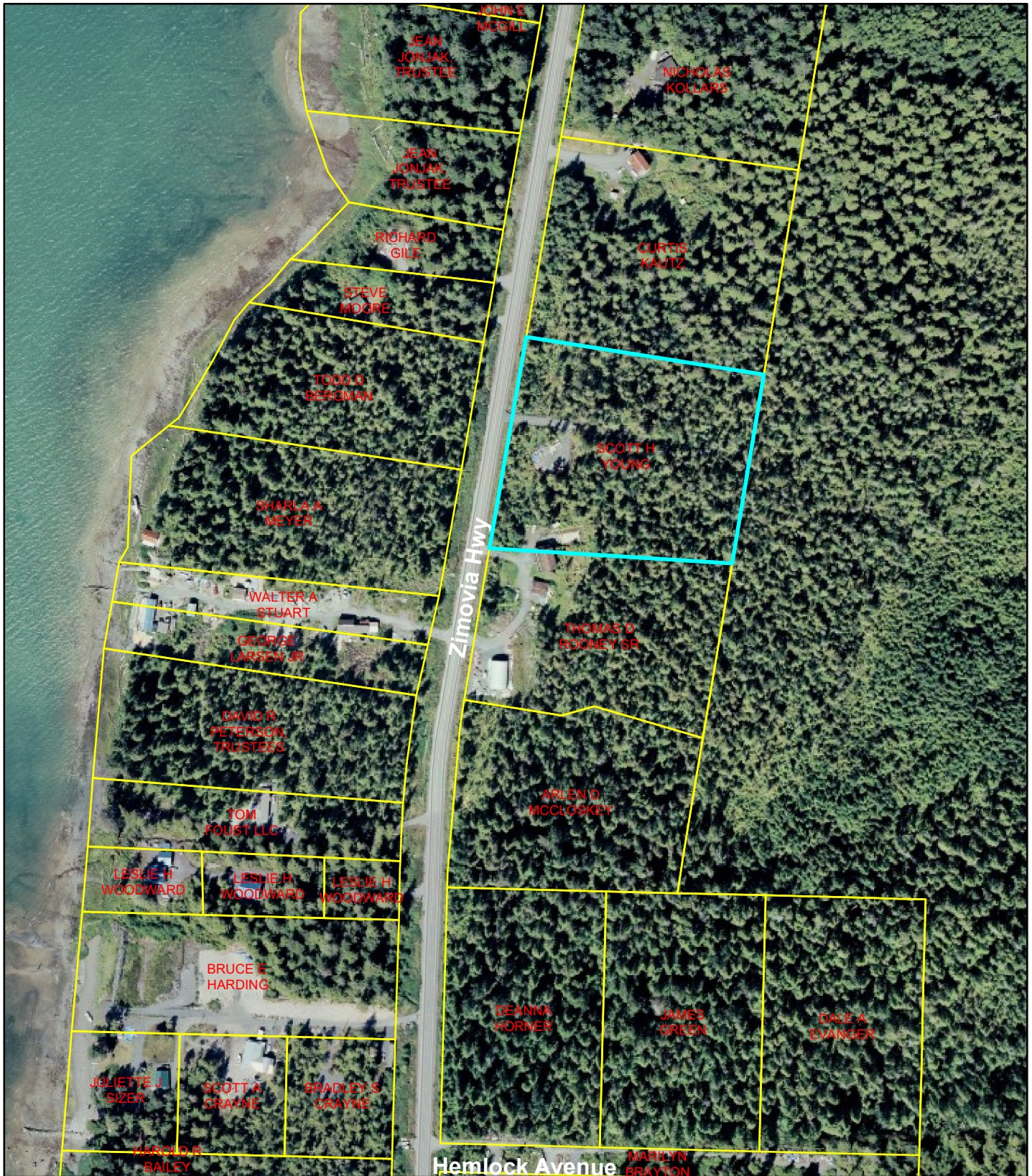
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN _____ 2019 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE 10/23/2019

CHRISTOPHER G. PIBURN LS 107552



CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 291.666667 feet

Date: 8/30/2019

Public Map

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



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City and Borough of Wrangell

Agenda Item H2

Date: November 10, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

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

Background: The applicant is seeking to open a small convenience store located in the Shoemaker Bay parking lot to sell packaged and frozen foods, snacks, beverages, tackle/ bait and other items to benefit harbor users and residents living past 5 mile Zimovia Highway.

Recommendation: Approve the conditional use permit.

Recommended Motion: Move to approve findings of fact and the conditional use permit request allowing a commercial convenience store subject to the following condition:

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

Review Criteria:

Shoemaker Bay Waterfront Development: Chapter 20.49

Standards: Chapter 20.52

Findings of Fact:

The proposed convenience store is located on a tideland lease lot within the Shoemaker Bay parking lot in the existing trailer located onsite. A conditional use permit is required per WMC20.49.040 (B) and (C) for a non water dependent or water related use and for retail-consumer services. Access to the business is via the entrance to the Shoemaker Bay Harbor. There is adequate room for the at least 5 or 6 cars on the side of the building. Minimum off street (or out of the driving lane for the harbor) parking requirements are 1 space for every 400 square feet of floor area (WMC 20.52.190(H)). The Trailer is just less than 800 square feet so a minimum of two off street parking places are required.

The trailer is connected to City sewer and water.

Conditions of Approval for conditional use applications include:

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

The trailer that will house the business is the only business established within the harbor area and closest residences are approximately ½ mile either north or south of the Harbor. There is

currently only one liveaboard within Shoemaker Bay Harbor and the RV park is utilized off and on throughout the year. There should be minimal impacts to the liveaboards or visitors. The proposed structure will provide services and products for harbor users and residents living in the area and out Zimovia Highway.

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

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

Access to the business is via the entrance to the Shoemaker Bay Harbor off Zimovia Highway. There is more than adequate onsite parking for the store on the tideland lease lot adjacent to the structure. There should be no impacts to harbor parking or vehicular circulation for the harbor.

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: Jillian Privett
PO BOX 585/ 226 CASSIAR ST

Applicant's Phone Number: 907-305-1095

II. Owners's Name and Address: MASSIN'S TOOLS & EQUIPMENT
SHOEMAKER HARBOR

Owner's Phone Number: 907-305-0037

III. Legal Description: Lot 3, Block _____, U.S. Survey SB PL 99-8
Parcel No. 03-007-501

IV. Zoning Classification: SHOEMAKER HARBOR

V. Specific Request: REQUESTING TO USE PROPERTY FOR RETIAL COMMERCIAL SPACE

CONVENIENT STORE / PACKAGED Dry/Frozen FOOD/SNACKS/beverages Fishing tackle/bait

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

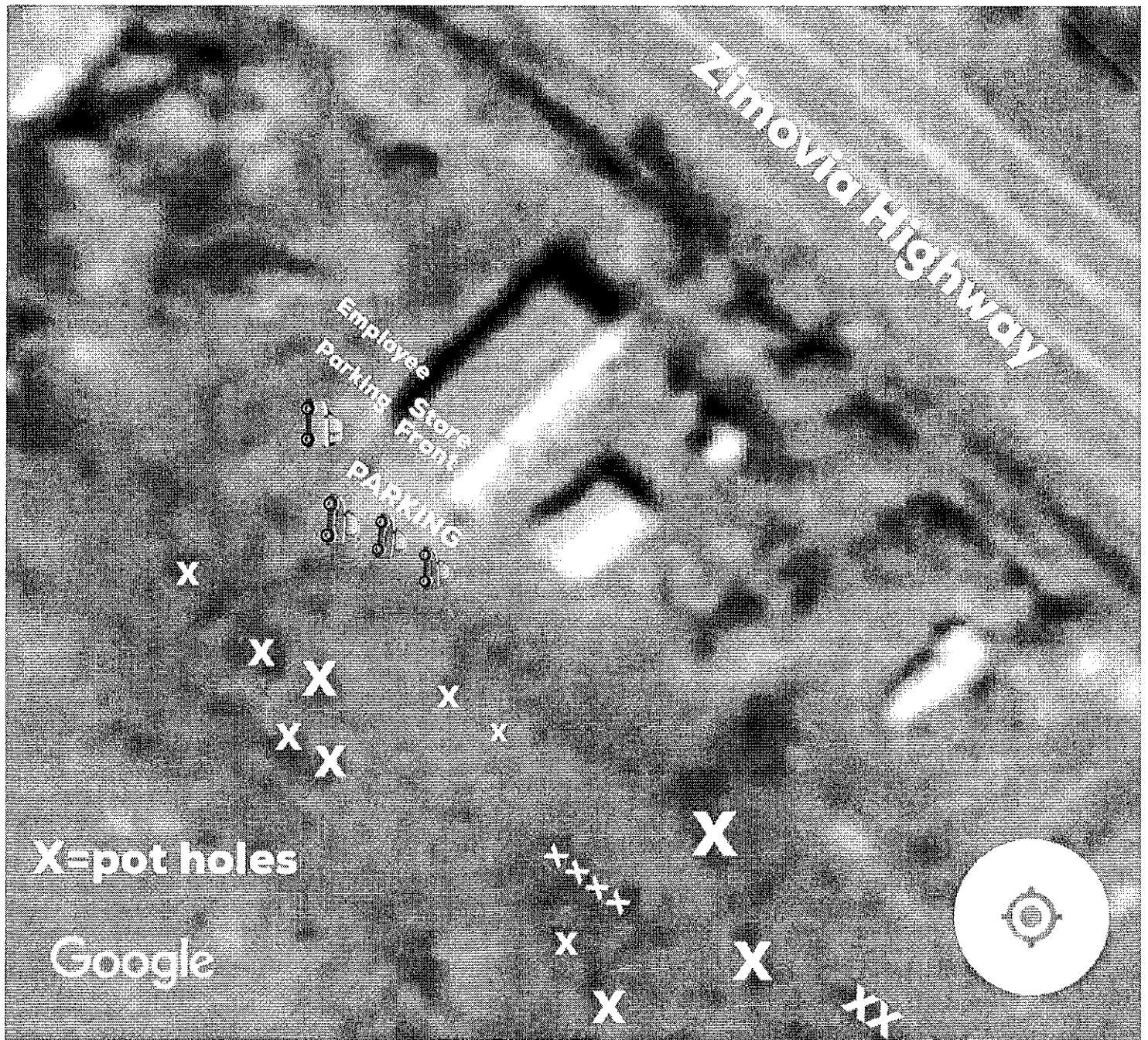
VII. Construction Schedule: BEGIN: _____ END: _____

SIGNATURE OF OWNER: [Signature] **DATE:** 10/3/19

SIGNATURE OF APPLICANT: [Signature] **DATE:** 10/3/19

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

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



CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 208.333333 feet
Date: 11/4/2019

Public Map

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

City and Borough of Wrangell

Agenda Item H3

Date: November 10, 2019

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

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

Background: Applicant is proposing to construct a warehouse for Stikine Inn expansion and operations storage, with an owner occupied apartment included.

Recommendation: Approve the conditional use permit.

Recommended Motion: Move to approve findings of fact and the conditional use permit request for a warehouse for Stikine Inn business storage of operational supplies and equipment and an owner occupied apartment, subject to the following conditions:

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

Review Criteria:

Waterfront Development: Chapter 20.50
Standards: Chapter 20.52

Findings of Fact:

The proposed warehouse is located to the north of the existing Stikine Inn facility with access off of Stikine Avenue. The warehouse is to be used for storage of expansion needs as well as long term general operational supplies and storage needs. A proposed apartment for owners when in town is part of the design plan in order to eliminate continued use of a hotel room.

The original conditional use permit for the hotel indicated that the fill area on the north side would be for additional parking. According to the applicant, the hotel is in dire need of additional storage space and storage will also be critical for the hotel expansion project. They are seeking this conditional use permit for the warehouse to meet the current and future business storage needs.

Off street parking requirements for the apartment and warehouse is unclear (WMC20.52.190 (H)). The apartment will require one additional parking space and can be provided between the warehouse and Stikine Avenue. The warehouse is not for a public commercial use, but for the sole use of the business. Space requirement fluctuates between 1 per 800 square feet or 1000

square feet, or per employees working the shift. WMC20.52.190 (G) give the Commission the ability to require fewer if necessary and public parking is near by. Currently all hotel parking is located in the Stikine Avenue right-of-way. The warehouse will not be generating additional traffic other than existing employees, or during hotel expansion traffic related to construction. Staff recommends that three off-street parking places specific for the warehouse and apartment, to be located between the structure and Stikine Avenue is more than adequate to address parking for that structure's use only.

The proposed warehouse is 45' x 55', or 2475 square feet. The owner occupied apartment is on the second floor of a portion of the warehouse and is 35' 10" X 21' 6 ½" or approximately 756 square feet. The height of the warehouse is approximately 27' at grade at Stikine Avenue and 30' on the water side due to a minimal slope. The building is 14' from Stikine Avenue right-of-way. Garage doors for the warehouse are located on the water side end of the building to eliminate potential traffic issues along Stikine Avenue.

The There would be required 1 parking place for the apartment and X for the warehouse itself.

Conditions of Approval for conditional use applications include:

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

The proposed warehouse may block some southward views of the closest residences living approximately 150 degrees north of the hotel, however it does not impact their primary viewing area and does not impact sun. It may also block partial views of the water from the US Post Office lawn, but the proposed warehouse is no higher than the existing hotel. The warehouse will consolidate storage and minimize trucks unloading around the hotel. Traffic should not increase as a result of the warehouse because the warehouse is for Stikine Inn business use only.

2) *Provisions of sewer and water:* The property is connected to sewer and water.

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

Access to the warehouse is via Stikine Avenue, a right-of-way that is only managed by the City and Borough of Wrangell. There is approximately 14 feet from the warehouse to Stikine Avenue to allow at least 4 parking places out of the right-of-way.

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: BILL GOODALE (MANAGING PARTNER)
P.O. BOX 5503

KETCHIKAN, AK 99901
Applicant's Phone Number: 907-617-5833

II. Owners's Name and Address: SOUTHEAST PROPERTIES
P.O. BOX 5503
KETCHIKAN, AK 99901

Owner's Phone Number: 907-617-5833

III. Legal Description: Lot 6A, Block 2A, U.S. Survey AT 83

Parcel No. _____

IV. Zoning Classification: WFD

V. Specific Request: TO BUILD A PERMANENT WAREHOUSE
BUILDING W AN OWNER OCCUPIED APARTMENT
AS PHASE 2 OF THE FUTURE WATERFRONT
DEVELOPMENT OF THE SITING IN AN EXPANSION
WAREHOUSE TO BE USED FOR OPERATIONS
STORAGE

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.

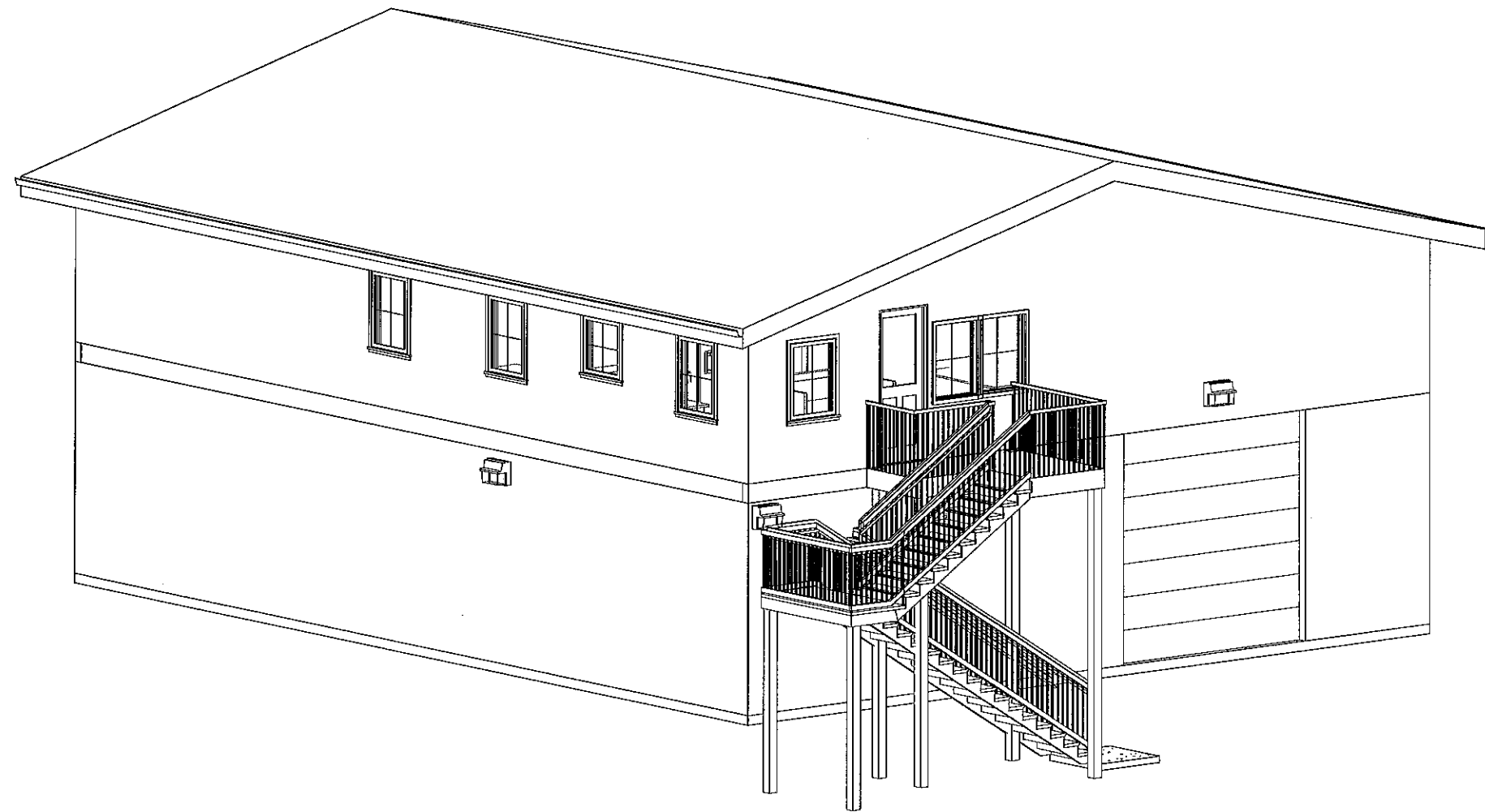
VII. Construction Schedule: BEGIN: DECEMBER 2019 END: JUNE 2020

SIGNATURE OF OWNER: William C Goodale M.P. DATE: 10/31/2019

SIGNATURE OF APPLICANT: William C Goodale DATE: 10/31/2019

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 {3D}

WELSH
WHITELEY
ARCHITECTS

WELSH WHITELEY ARCHITECTS, LLC
327 Bowden Street
Ketchikan, AK 99901
(907) 225-2412 Voice
(907) 225-2422 Fax

REVISIONS



05/06/2019

Southeast Properties Warehouse
Wrangell, AK

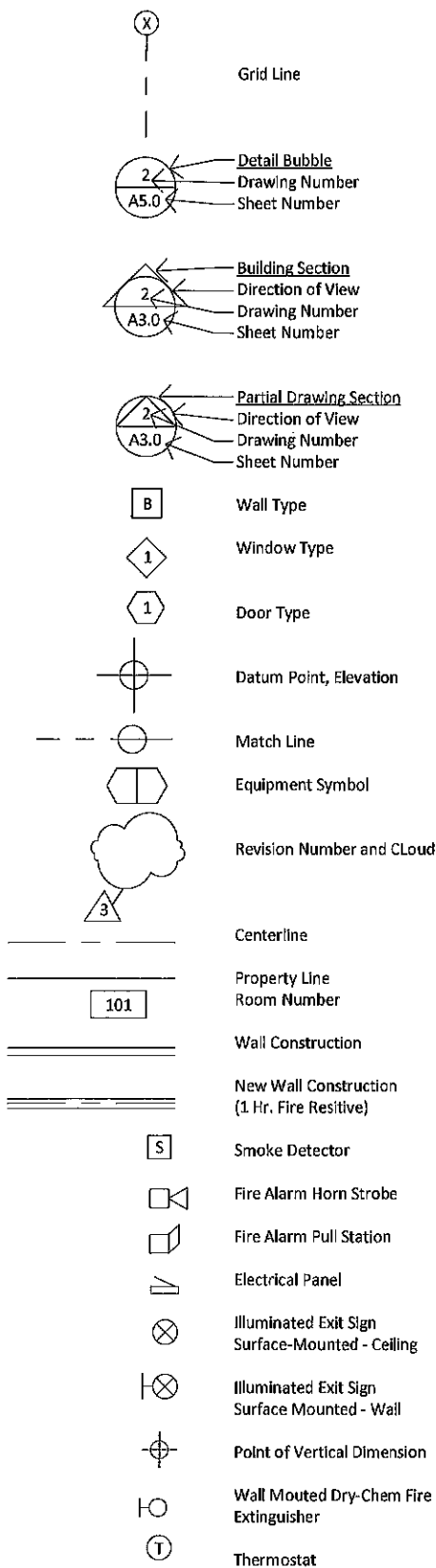
DATE: 05/06/2019
PROJ. No.: 1903

Permit Drawings

A0 1

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DRAWING SYMBOLS



GENERAL NOTES

- 1. All work shall be done in accordance with the International Building Code - 2012 (IBC), International Fire Code - 2012 (IFC), International Mechanical Code - 2012 (IMC), Uniform Plumbing Code - 2012 (UPC), and National Electrical Code - 2014 (NEC), as amended by the State of Alaska; and the Americans with Disabilities Act (ADA). See Building Code Analysis for more information.
- 2. Contractor shall verify all site conditions and dimensions prior to proceeding with the Work. Any variation from the conditions and dimensions shown on the drawings shall be reported to the Architect for resolution prior to construction.
- 3. Written dimensions shall take precedence over scaled dimensions. Dimensions are to the centerline of columns, and to the face of framing on new wall construction, unless otherwise noted.
- 4. Contractor-initiated changes shall be submitted to the Architect for approval prior to fabrication and construction.
- 5. The Contractor shall contact the Architect Immediately for clarification regarding any conflicts between information shown within the construction documents. DO NOT proceed with constructing the questioned item without obtaining further clarification.

MECHANICAL NOTES

- 1. All work shall be done in accordance with the International Mechanical Code - 2012 (IMC) and Uniform Plumbing Code - 2012 (UPC) and referenced standards such as NFPA, as amended by the State of Alaska.
- 2. All mechanical and plumbing work shall be done by contractors licensed to perform such work, with oversight by a licensed mechanical administrator.
- 3. The mechanical references are diagrammatic in nature. Plans show the general locations of existing mechanical features, unless dimensioned thereon.
- 4. Any alternations necessary to the existing mechanical systems shall be bidder-designed and the mechanical subcontractor shall provide all materials, calculations and one-line diagrams needed to modify the existing plumbing and the existing forced air heating and ventilation system prior to the start of construction. Calculations and diagrams must be suitable for permitting and approval by the City and Borough of Sitka Building Department.
- 5. Unless otherwise noted, provide new high-quality materials which are standard and current within the industry, approved by Underwriter's Laboratory (UL) and UL-labelled. All products shall be delivered and stored in original containers. Protect all items from dirt, water, chemical, and/or mechanical damage.

ELECTRICAL NOTES

- 1. All work to comply with the National Electrical Code - 2014 (NEC) and referenced standards such as NFPA, as amended by the State of Alaska.
- 2. All electrical work shall be performed by licensed electricians with oversight by a licensed electrical administrator.
- 3. The electrical references are diagrammatic in nature. Plans show the general locations of electrical devices, unless dimensioned thereon. Make minor relocations as required to provide a symmetrical appearance, or to avoid conflict with other structural, architectural, or mechanical features. The electrical changes shall be bidder-designed and the electrical subcontractor shall provide all lighting and wiring needed to complete the work according to Code.
- 4. Unless otherwise noted, provide new high-quality materials which are standard and current within the industry, approved by Underwriter's Laboratory (UL), and UL-labelled. All products shall be delivered and stored in original containers. Protect all items from dirt, water, chemical, and/or mechanical damage. Fixtures and devices for damp or wet locations shall be UL-approved and labelled for such use.
- 5. Mount devices at heights above the finished floor as follows, unless otherwise determined during electrical design work or noted on the plans. Measure height to the top of the boxes.

BUILDING CODE ANALYSIS

CODE: International Building Code - 2012, with State of Alaska Amendments.

PROJECT DESCRIPTION: Construction of a new 40' x 50' warehouse for hotel for non-perishable items (dry goods, beer, wine, etc.) with single-family apartment on second level. No automatic sprinkler system.

A. USE AND OCCUPANCY CLASSIFICATION (Chapter 3):

Proposed: S-2 (Storage Group) - Low-Hazard Storage
R-3 (Residential) - Apartment

Occupant Load:
Warehouse: 2000 GSF / 500 Occupant Load Factor = 4 Occupants
Residential: 880 GSF / 200 Occupant Load Factor = 4.4 Occupants
Total: 8.4 Occupants

B. TYPE OF CONSTRUCTION (Chapter 6):

Proposed: V-B

Type V Description: Structural Elements, Exterior Walls and Interior Walls may be of Any Material Permitted by This Code (Section 602.5).

Fire Resistive Rating for Building Elements (Table 601):

Structural Frame:	0
Bearing Walls:	0
Exterior:	0
Interior:	0
Floor Construction:	0
Roof Construction:	0

C. ALLOWABLE HEIGHT (Table 503):

Allowed: S-2 = 2 stories / 40' *
R-3 = 3 stories / 40'
Proposed: 2 stories / 30'

D. ALLOWABLE FLOOR AREA (Table 503):

Allowed: S-2 = 13,500 SF *
R-3 = Unlimited
Proposed: 2,000 SF

* Non-separated Occupancies: S-2 has the most restrictive allowable height and area (Section 508.3.1).

E. FIRE SEPARATION:

Table 602 Required Fire Resistance Rating Based on Fire Separation Distance for Groups R & S-2 Occupancies in a Type-V-B Building.

Distance To Property Line	Exterior Wall Fire Rating
North: 10' to less than 30' =	0 Hour
South: Greater than 30' =	0 Hour
East : Greater than 30' =	0 Hour
West: 10' to less than 30' =	0 Hour

Table 705.8 Max. Area of Exterior Wall Openings (Unprotected Openings in Non-Sprinklered Building)

Distance To Property Line & Allowable Area as % of Wall Area	
West: 10' to less than 15' =	25%

F. OTHER:

Smoke Detectors and Carbon Monoxide Detectors Required to be Installed in Dwelling Unit. (IFC 907.2.1.1.2)

PARTICIPANTS

PROPERTY OWNER:

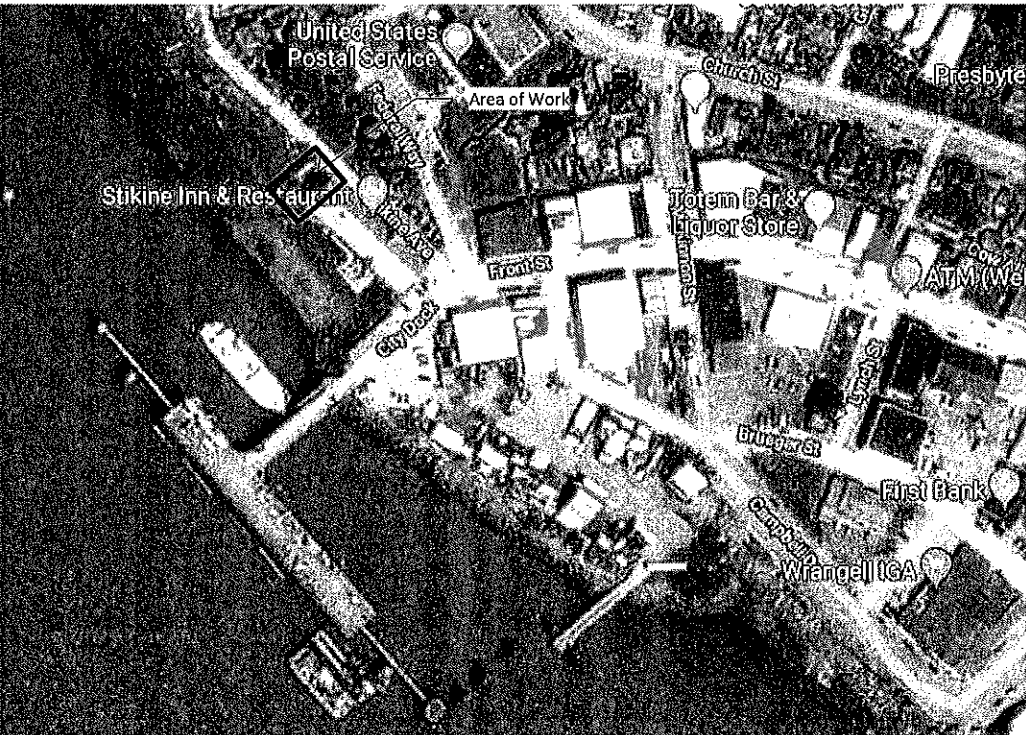
Southeast Properties
PO Box 5503
Ketchikan, AK 99901
Contact: Bill Goodale
Tel: (907) 617- 5833
email: bill@kpunet.net

ARCHITECT:

Welsh Whiteley Architects, LLC
327 Bawden Street
Ketchikan, AK 99901
Contact: Tim Whiteley
Tel: 907-225-2412
Fax: 907-225-2422
Email: tim@welshwhiteley.com

DRAWING INDEX

Sheet Number	Sheet Name
A0.1	Rendering
A0.2	Project Information
A0.3	Site Plan
A2.1	First Floor Plan
A2.2	Second Floor Plan
A2.3	Roof Plan
A3.1	Elevations
A3.2	Elevations
A4.1	Building Sections
A6.1	Wall Sections
A6.2	Details



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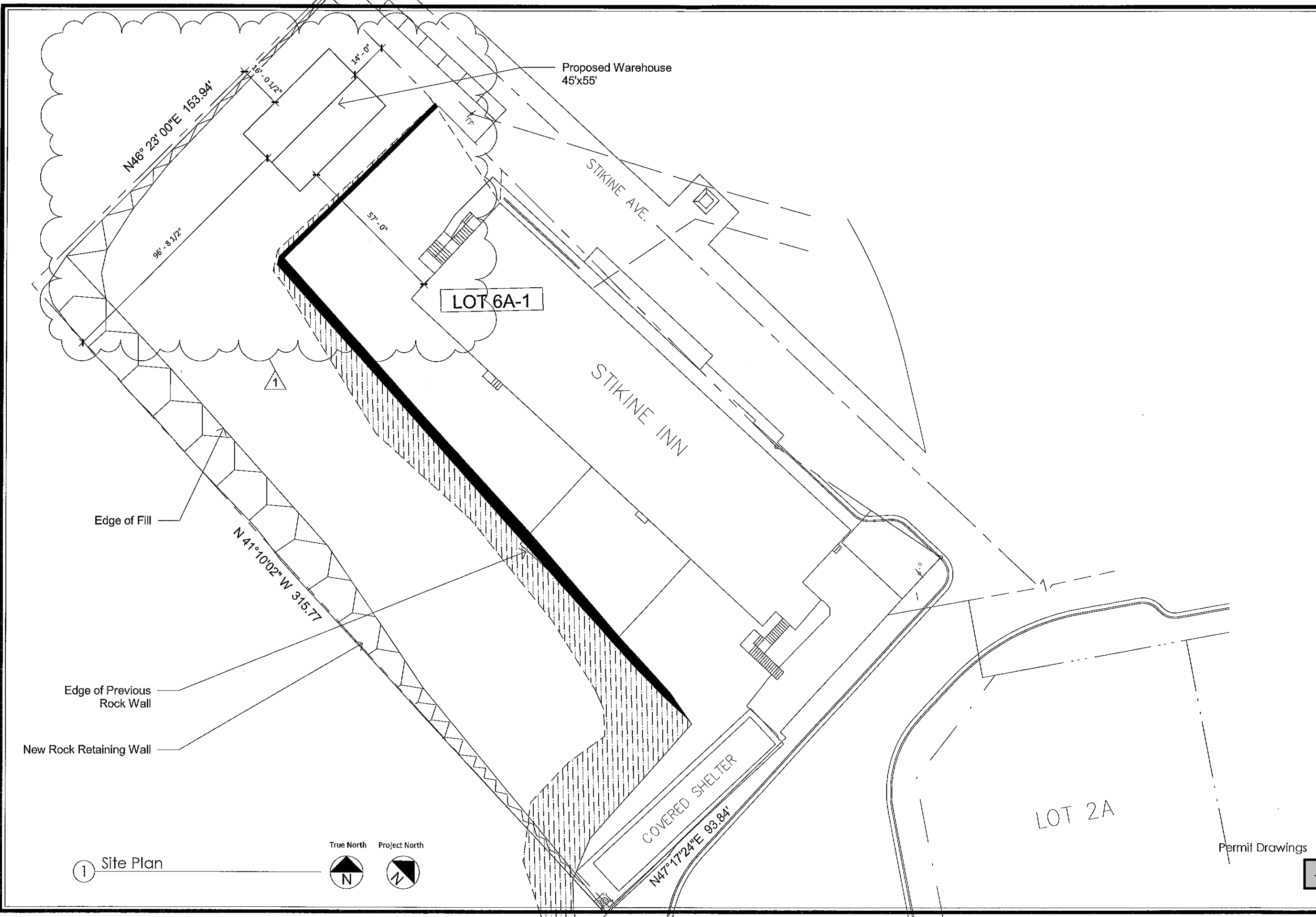
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Southeast Properties Warehouse
Wrangell, AK

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A0.2
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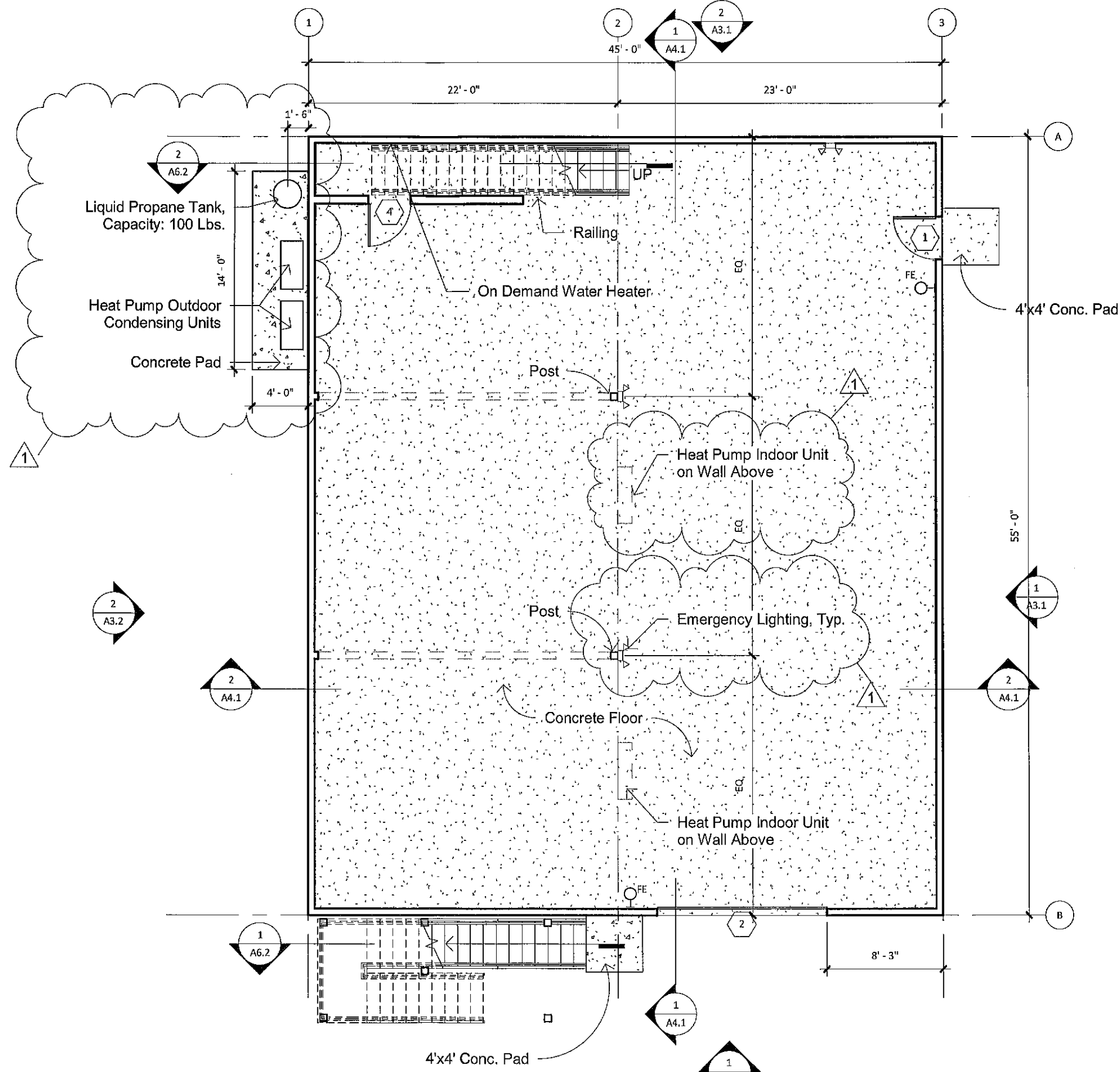
A03

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Key:

Fire Extinguisher: 5 lb 3-A: 40-B: C

Attachment: Wall Strap



1

First Floor Plan

0'

4'

8'

Project North

N

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Professional Seal

Timothy Whiteley

No. A-9429

05/06/2019

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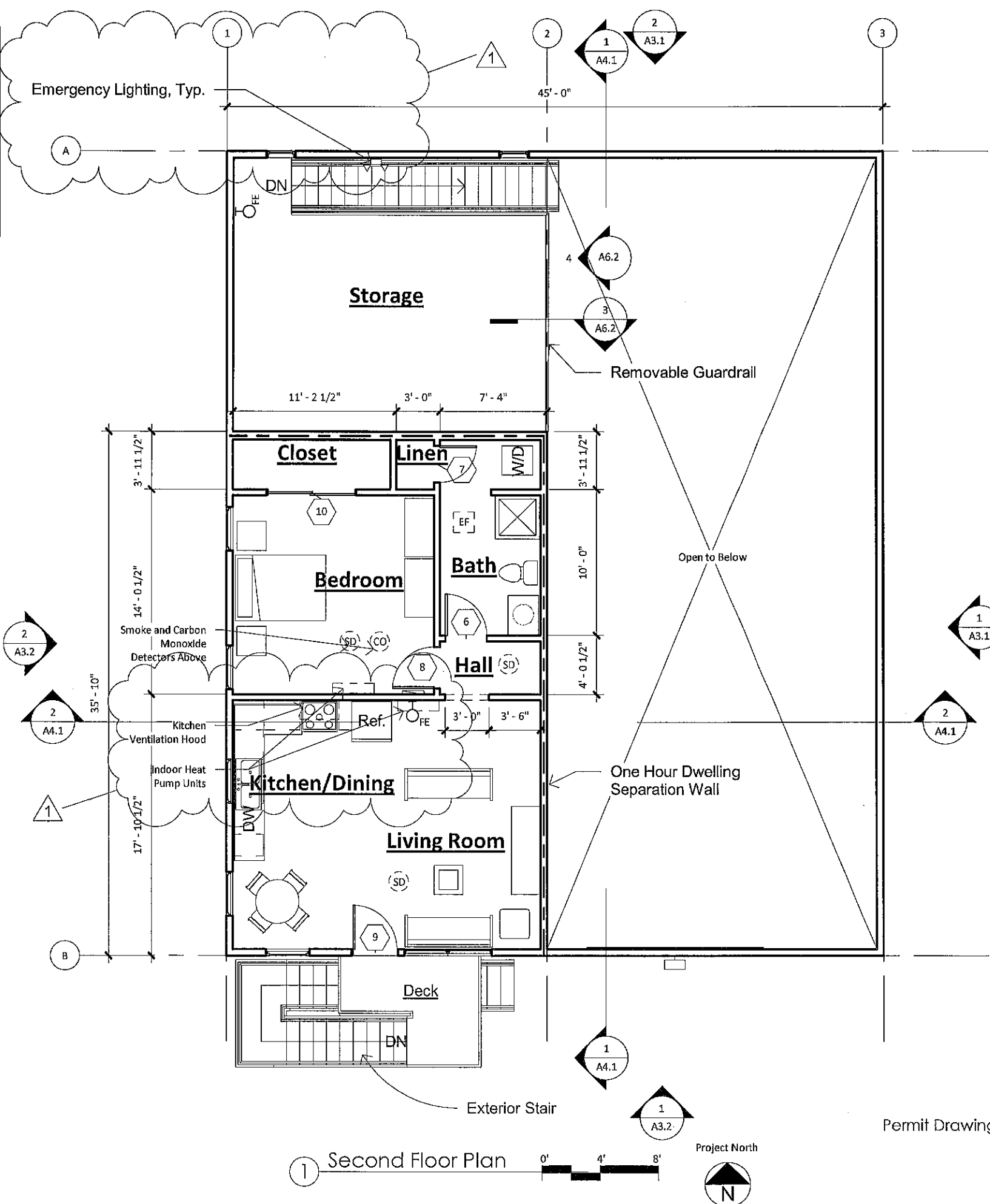
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Door Schedule								
Mark	Size (W x H)	Thickness	Description	Construction Type	Frame Type	Fire Rating	Hardware Group	Comments
1	3' - 0" x 7' - 0"	0' - 1 3/4"			Fiberglass			Exterior, Fiberglass
2	12' - 0" x 12' - 0"	0' - 1 1/2"						Overhead Sectional Insulated
4	3' - 0" x 7' - 0"	0' - 1 1/2"		Hollow Core	Wood	0		
6	2' - 10" x 6' - 8"	0' - 1 1/2"		Hollow Core	Wood	0		
7	2' - 6" x 6' - 8"	0' - 1 1/2"		Hollow Core	Wood	0		
8	2' - 10" x 6' - 8"	0' - 1 1/2"		Hollow Core	Wood	0		
9	3' - 0" x 7' - 0"	0' - 1 3/4"			Fiberglass			Exterior, Fiberglass
10	6' - 0" x 6' - 8"	0' - 1 3/8"						



① Second Floor Plan

0' 4' 8'



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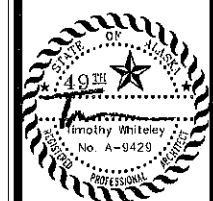
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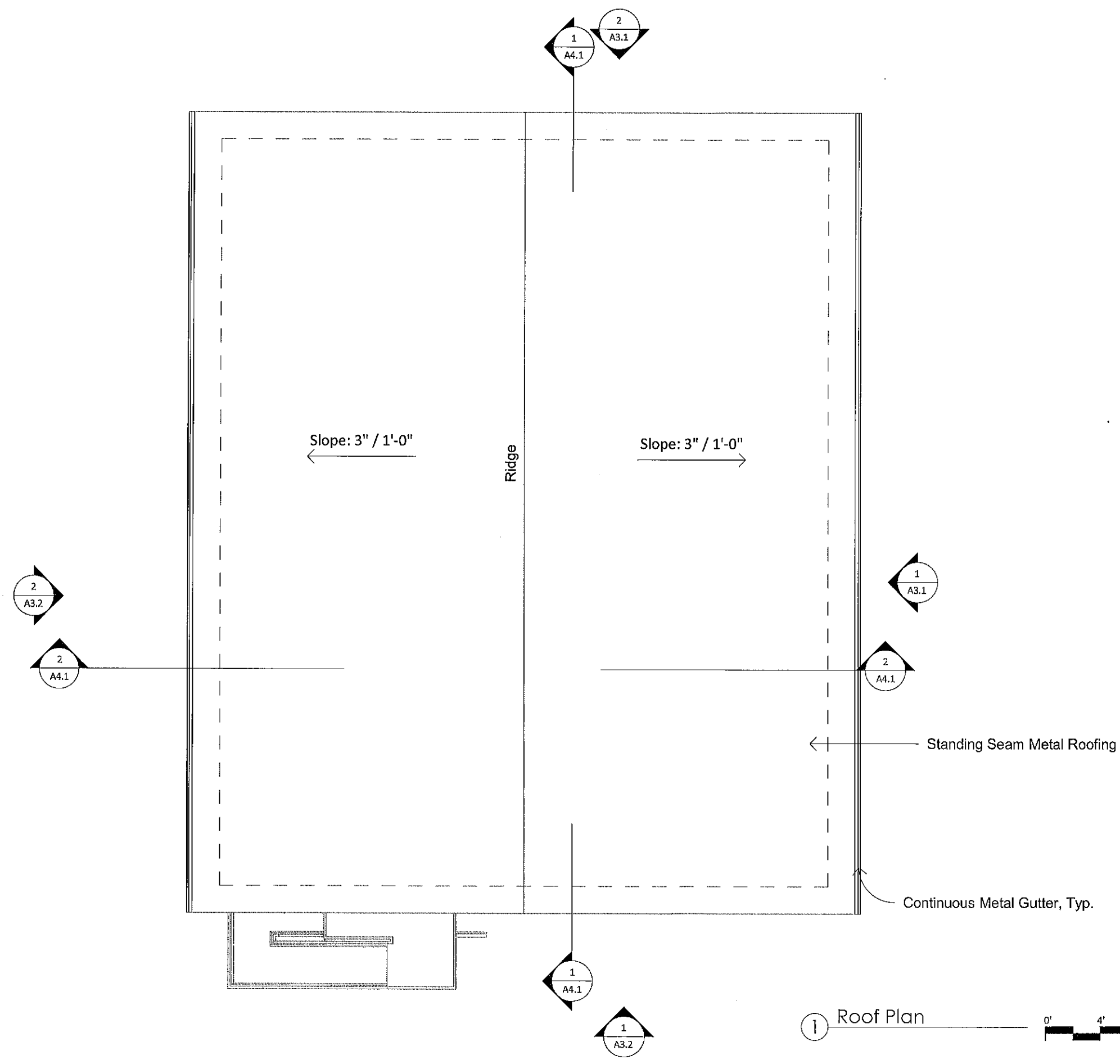


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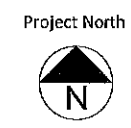
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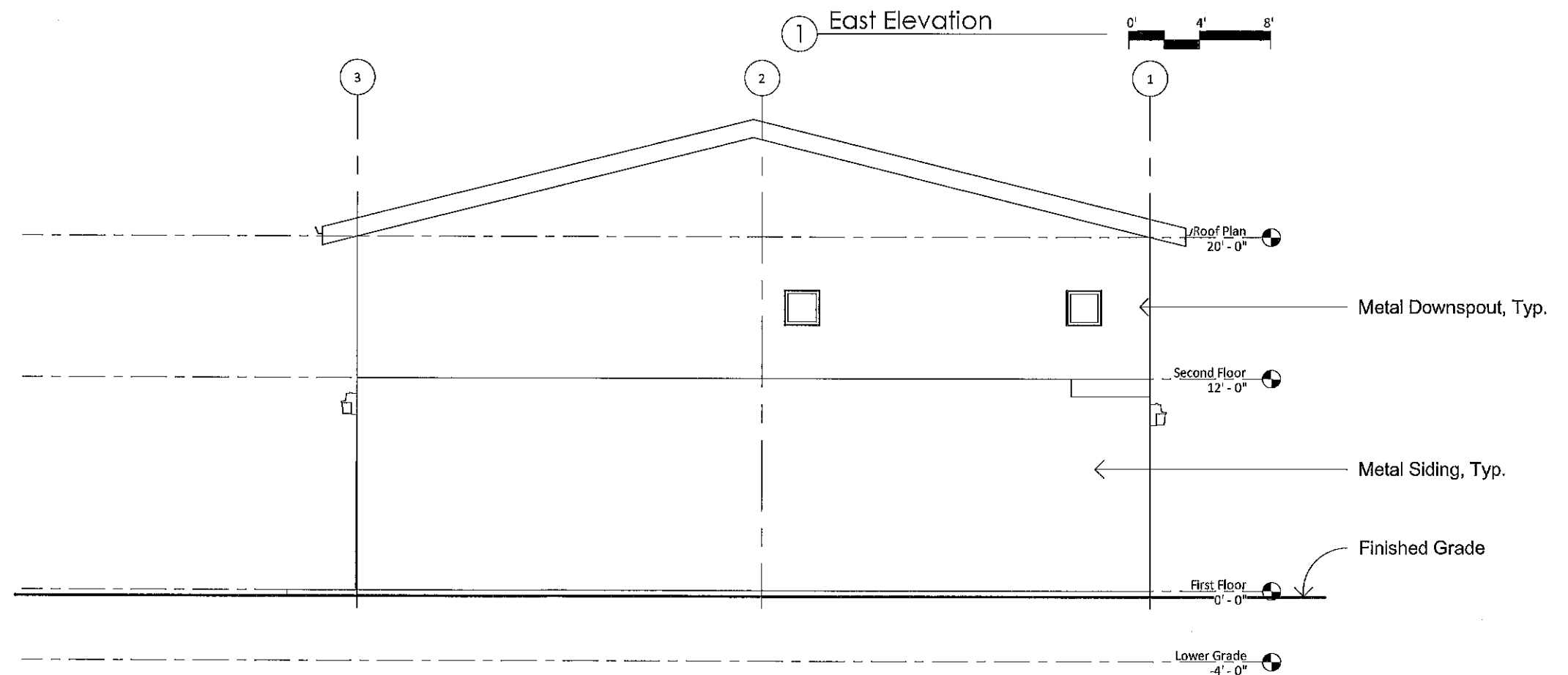
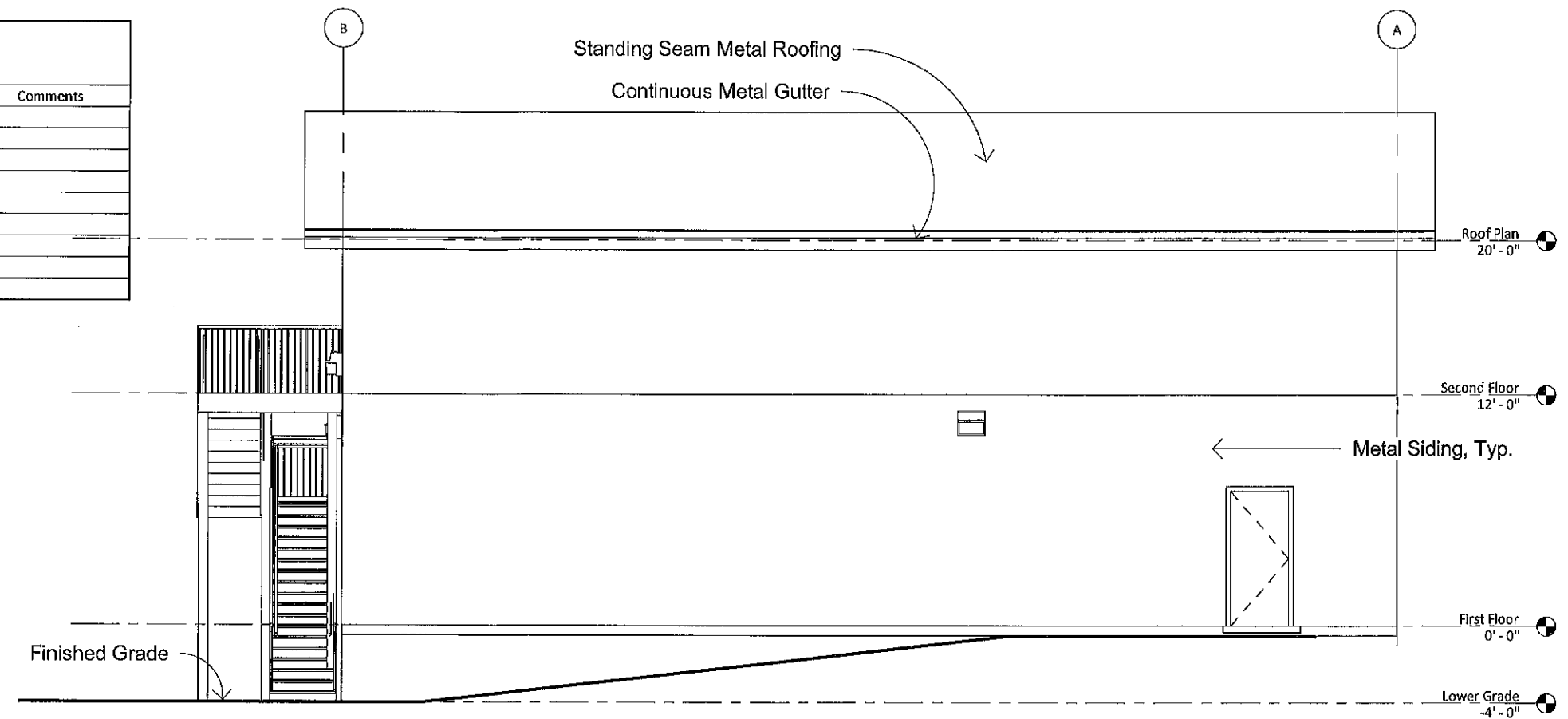
1 Roof Plan



Permit Drawings

Window Schedule

Type Mark	Width x Height	Frame	Safety Glass	Operation	Fire Rating	Head Height	Sill Height	Comments
1	3' - 0" x 4' - 0"					7' - 0"	3' - 0"	
1	3' - 0" x 4' - 0"					7' - 0"	3' - 0"	
2	3' - 0" x 4' - 0"					7' - 0"	3' - 0"	
1	3' - 0" x 4' - 0"					7' - 0"	3' - 0"	
1	3' - 0" x 4' - 0"					7' - 0"	3' - 0"	
10	3' - 0" x 3' - 0"					7' - 0"	4' - 0"	
3	2' - 0" x 2' - 0"					5' - 0"	3' - 0"	
3	2' - 0" x 2' - 0"					5' - 0"	3' - 0"	



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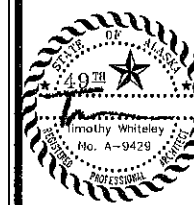
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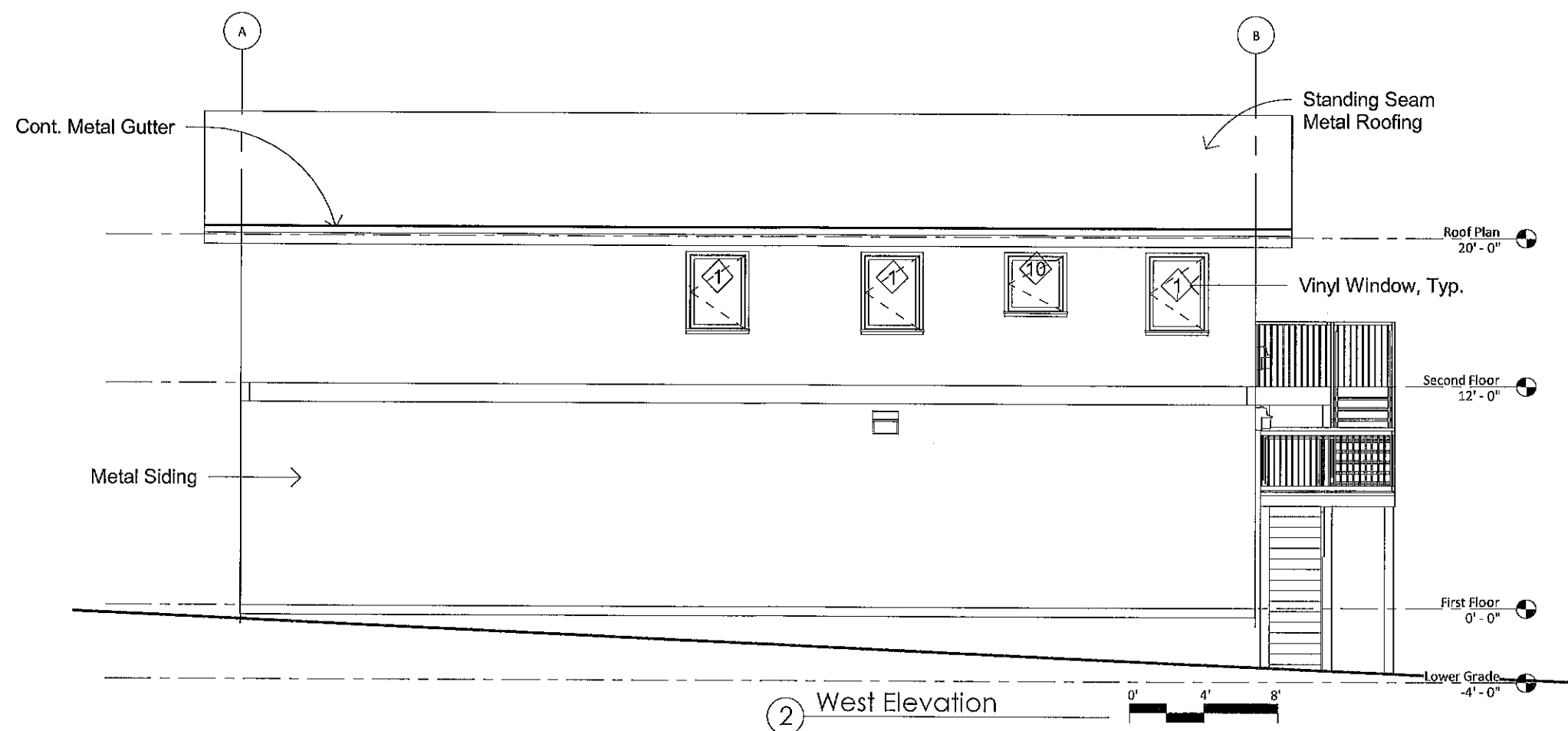
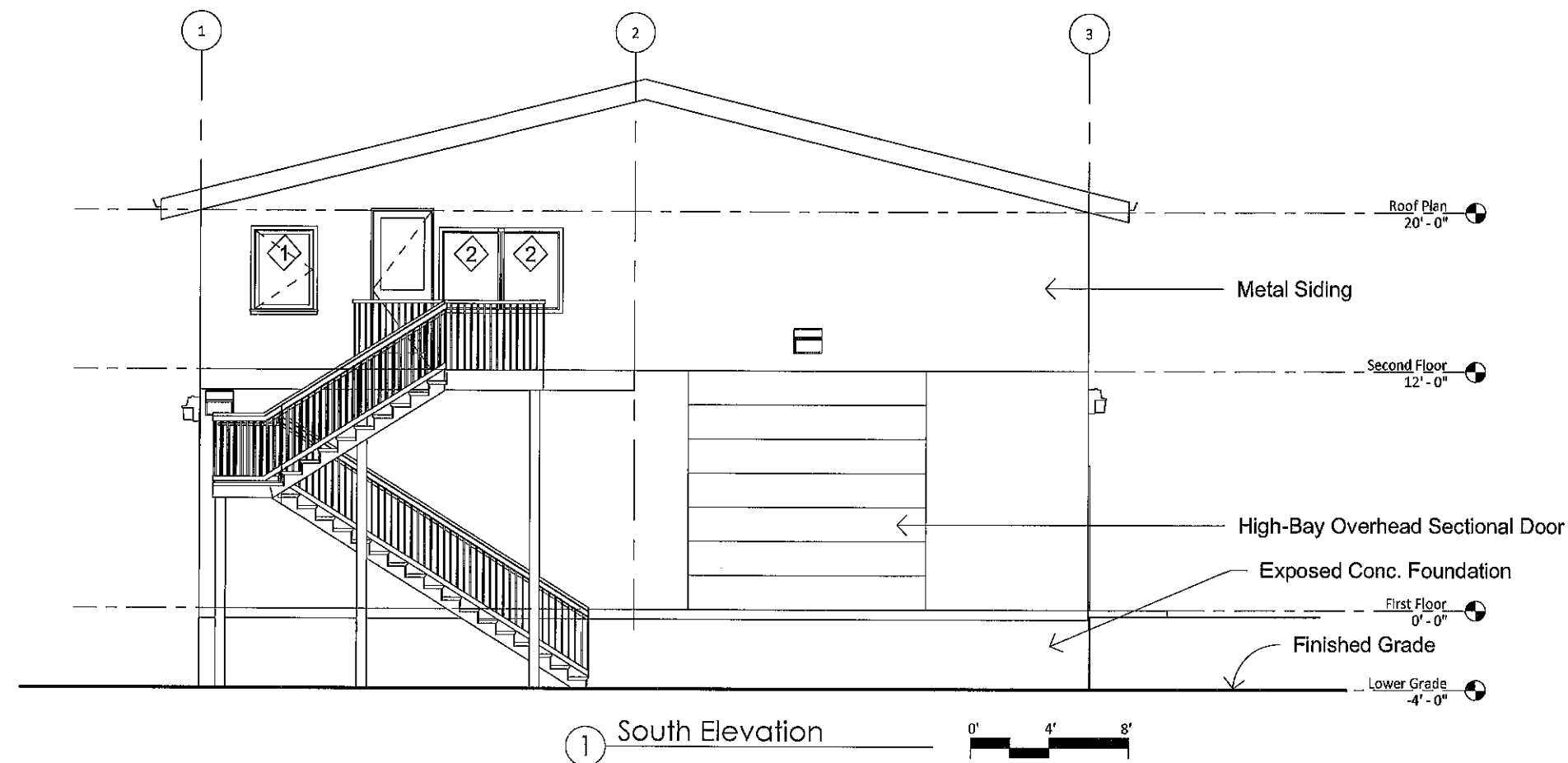
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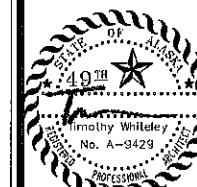
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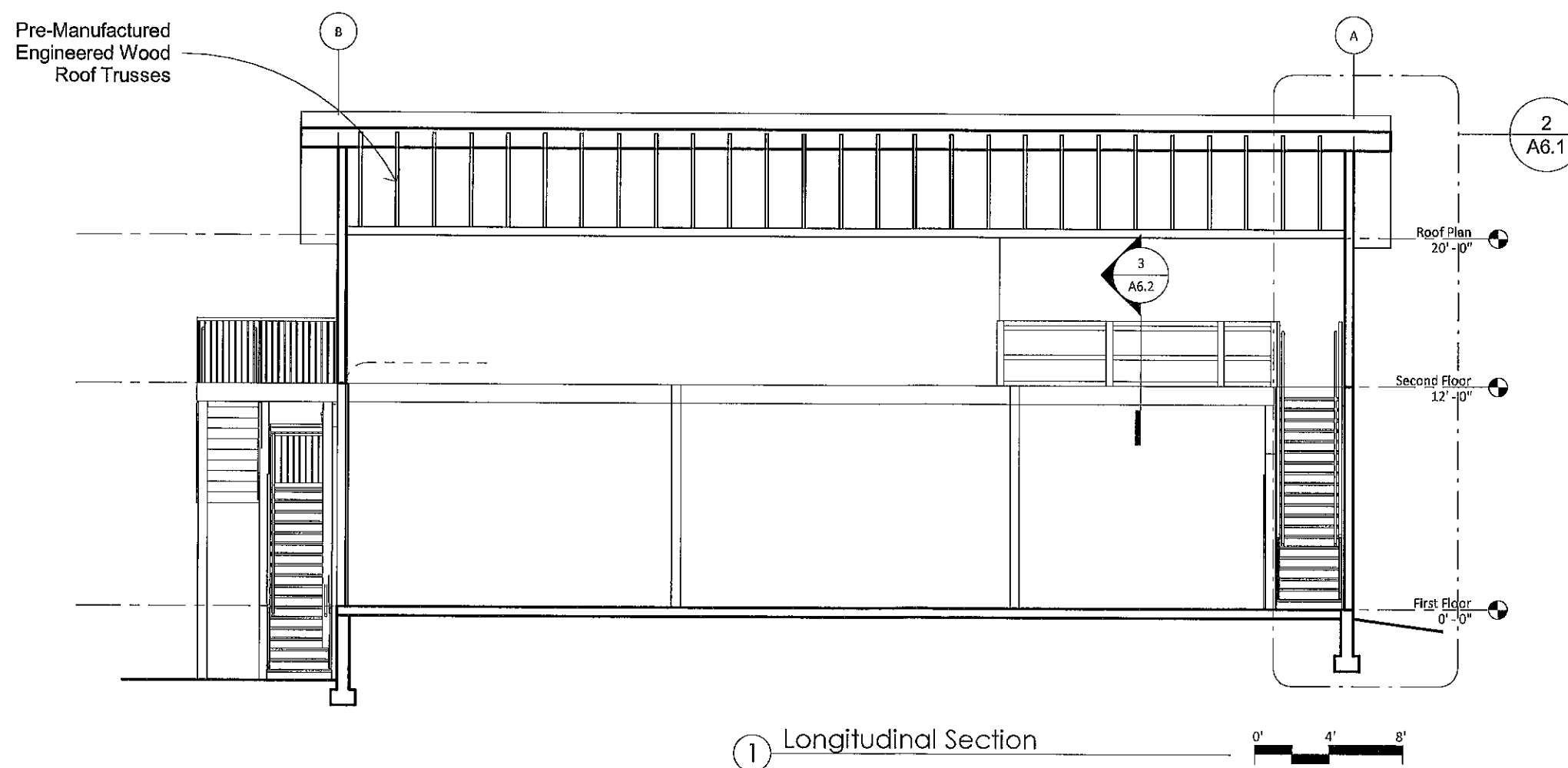
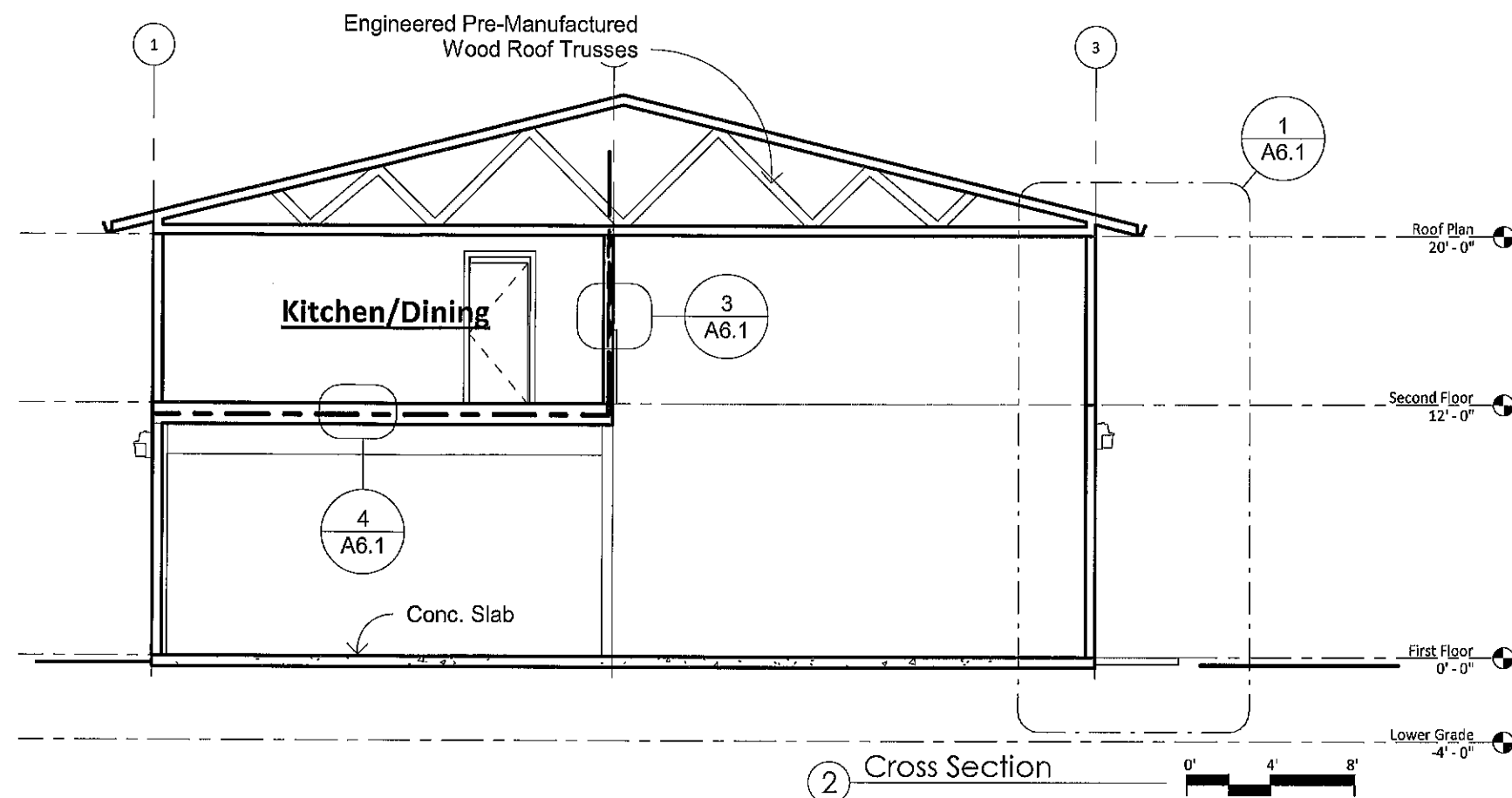


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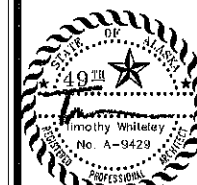
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SECTIONS



Permit Drawings



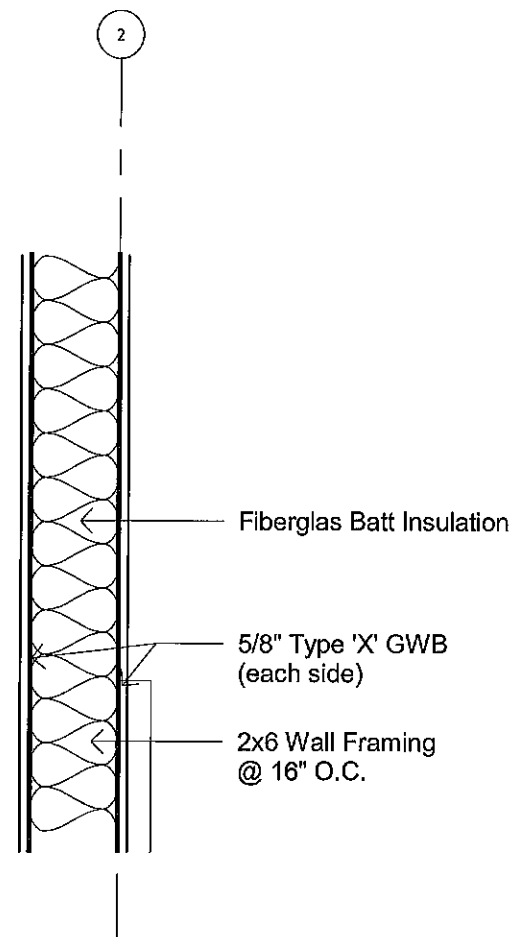
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Wrangell, AK

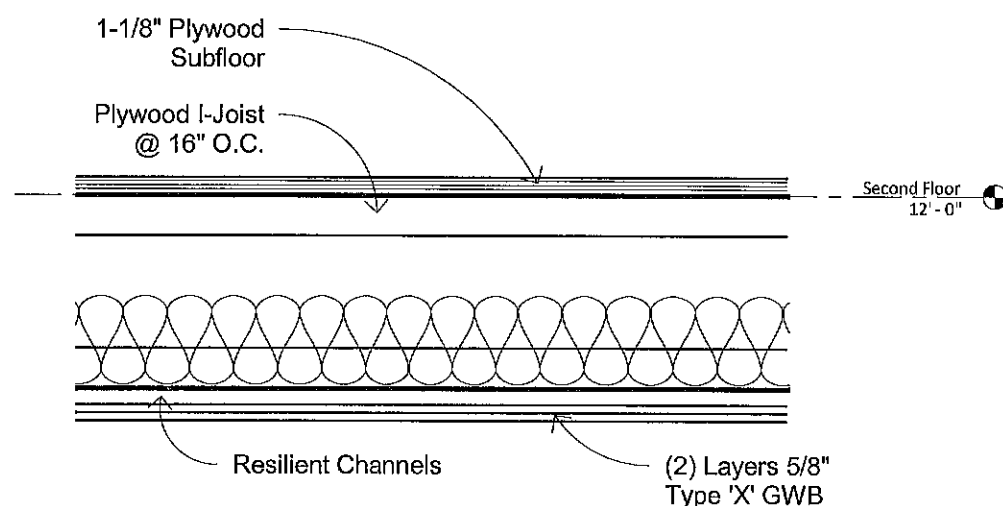
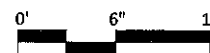
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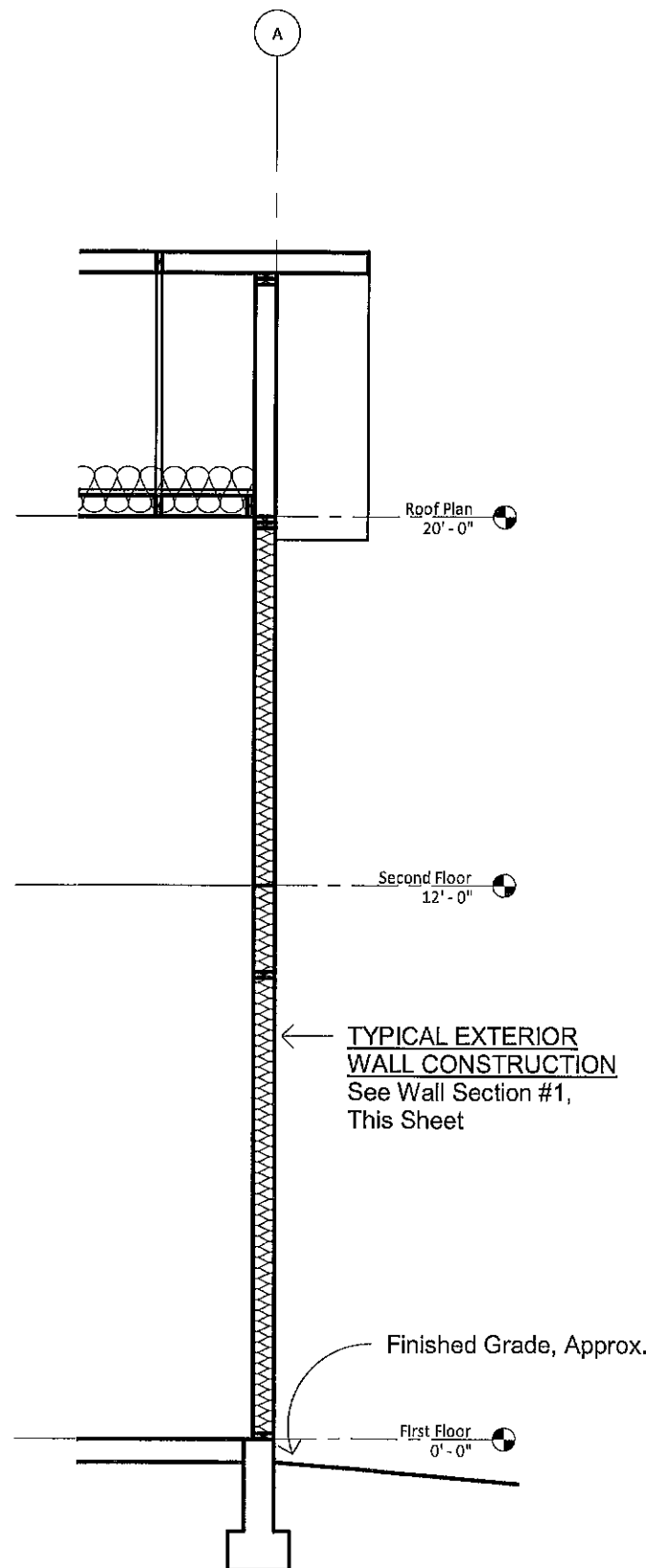
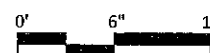
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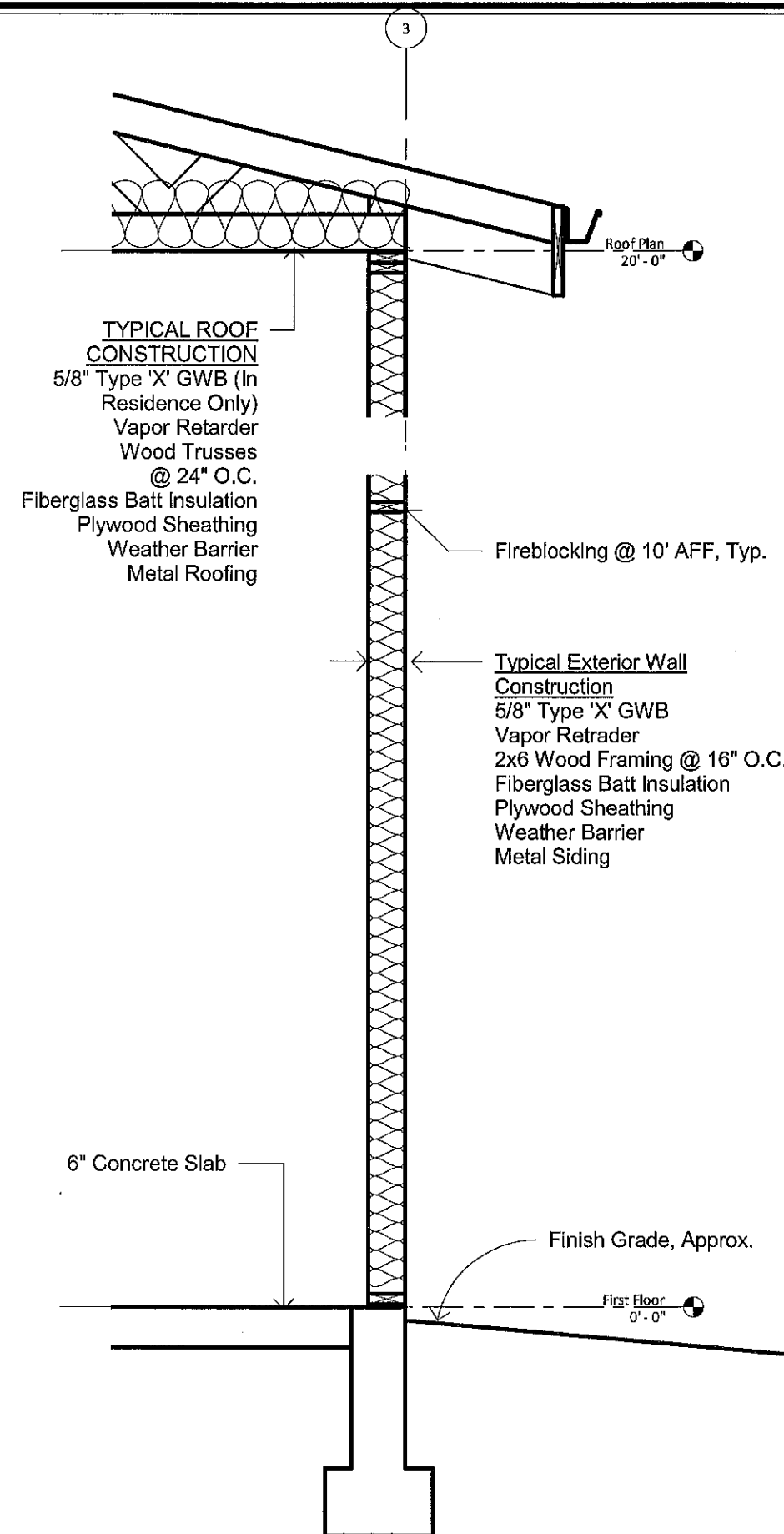
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GA File No: WP 3605



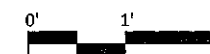
④ 1-Hour Floor Construction
GA File No: FC5522



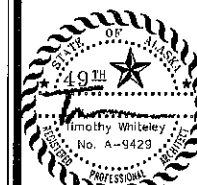
② Wall Section - Rake



① Wall Section - Eave



Permit Drawings

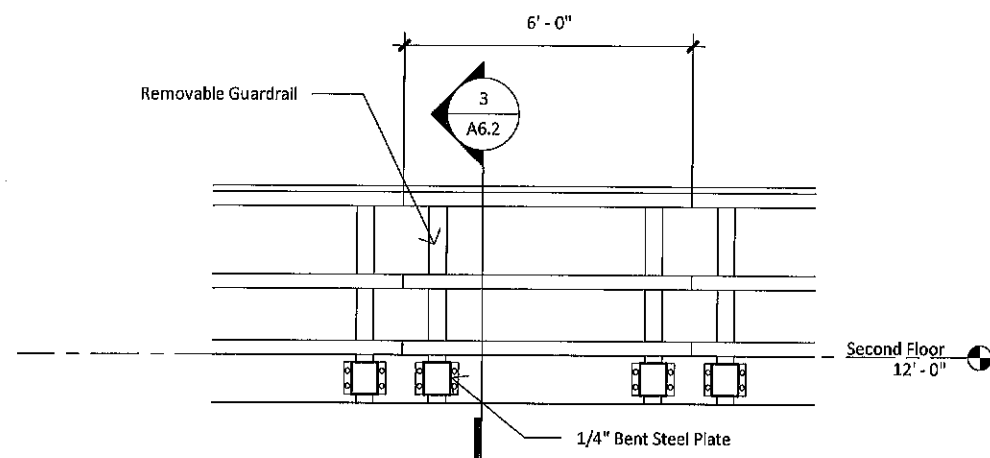


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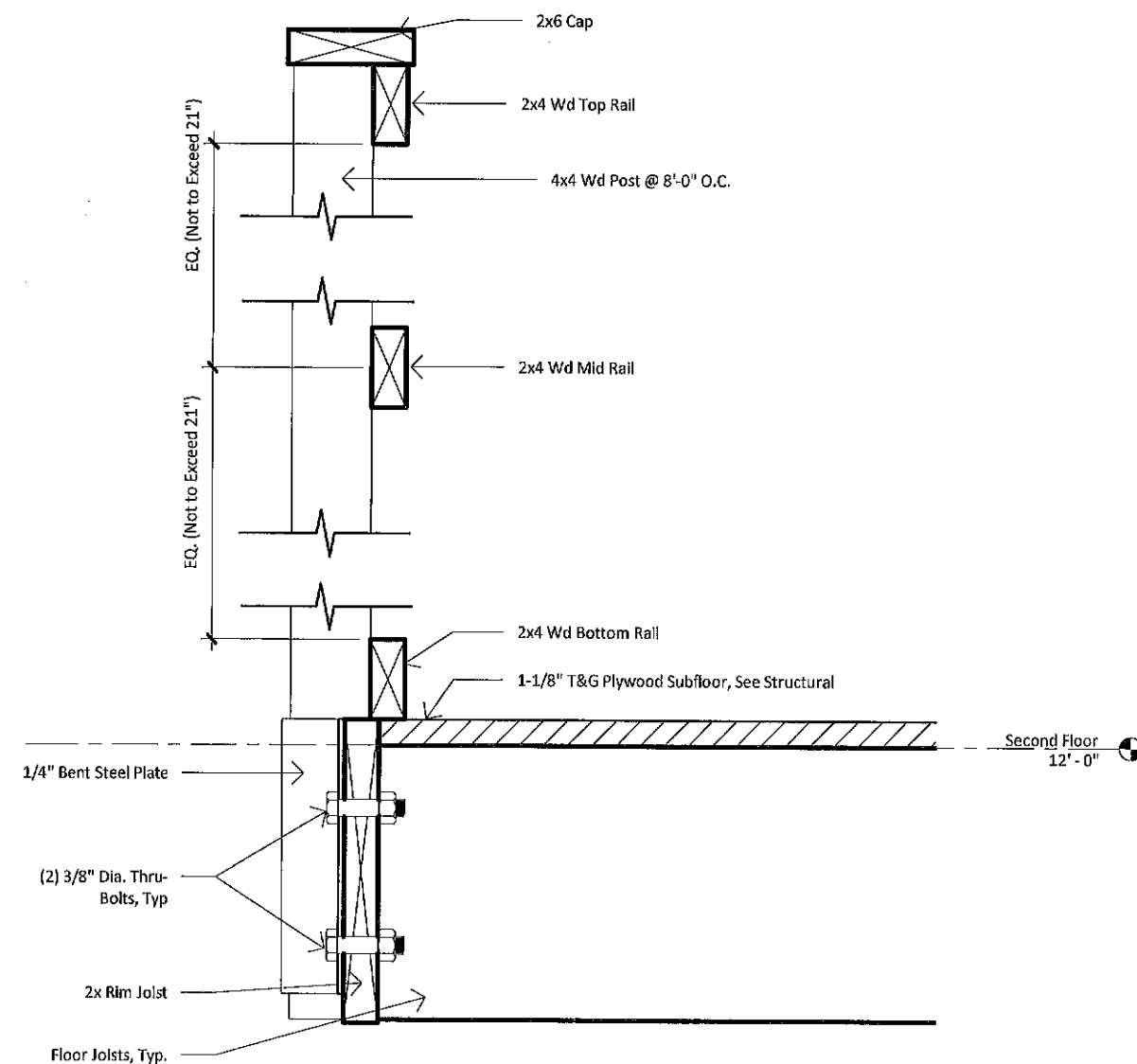
Southeast Properties Warehouse
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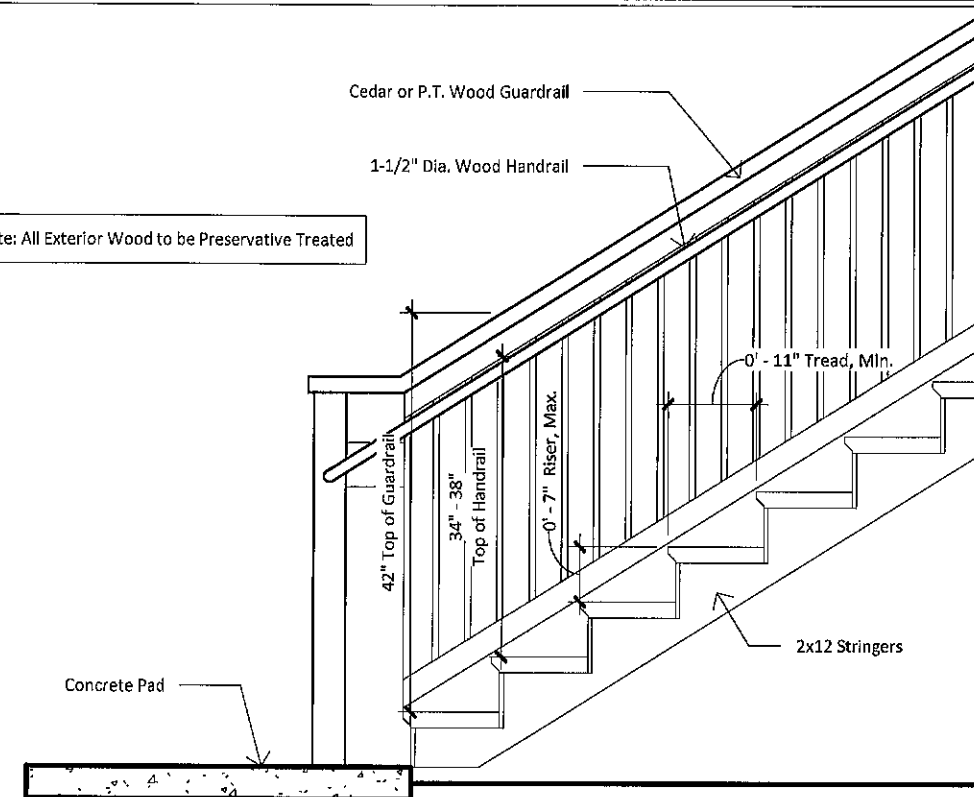


④ Elevation at Removable Guardrail

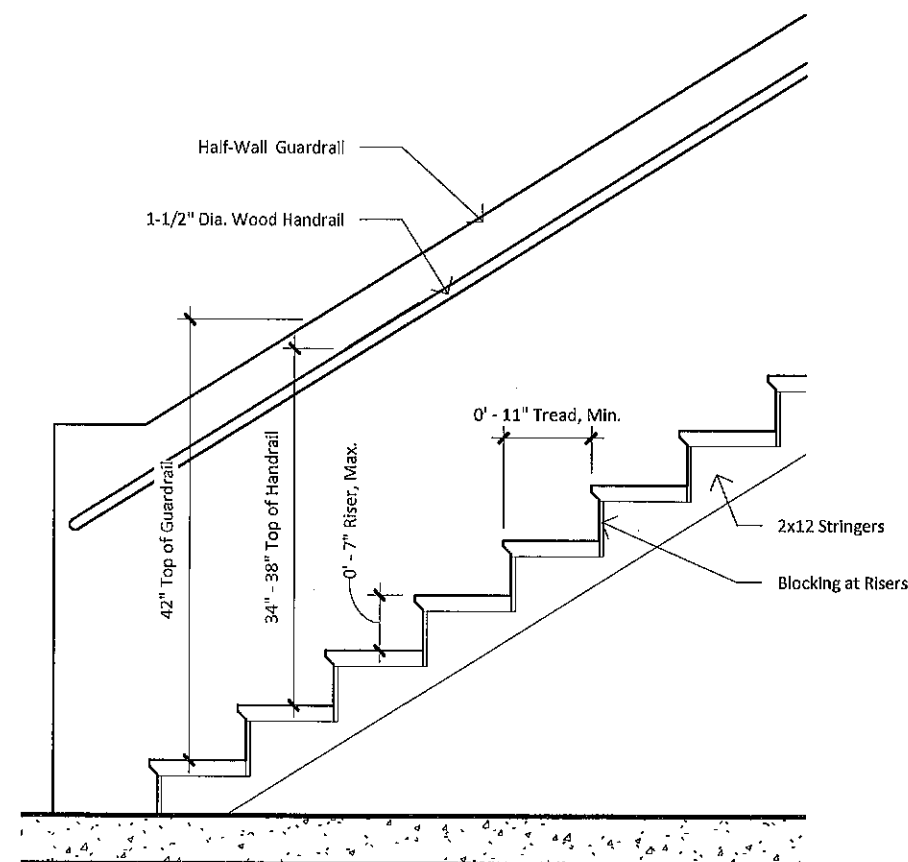


③ Guardrail @ Storage

Note: All Exterior Wood to be Preservative Treated



① Section 3 - Exterior Stair



② Section 4 - Interior Stair

Permit Drawings

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 166.666667 feet
Date: 11/4/2019

Public Map

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