



Thursday, May 14, 2020
6:00 PM

Location: Borough Assembly Chambers
City Hall

Planning and Zoning Commission 5-14-20
6:00 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

1. [Discussion and recommendation for easements across City Tidelands, Tract E, ATS 1531 near Shoemaker Bay and Lot 1, S.B.P.L. Subdivision, Shoemaker Bay Park, for the landing of a relocated GCI underwater marine cable.](#)
2. [\(PH\) Preliminary plat review of the Johnson/Harrison Subdivision, a subdivision and replat of a portion of Lot 2, Trust Land Survey 2018-9, Lot B of Ned's Resubdivision \(Plat # 2004-5\) and Lot 2 of Gillen Subdivision \(Plat #82-10\) creating Lots 1A and 2A of Johnson/Harrison Subdivision and the unsubdivided remainder of Lot 2, zoned Rural Residential, requested by Johnson Construction & Supply Inc. and Victor and Kaelene Harrison, owned by Alaska Mental Health Land Trust](#)
3. [\(PH\) Preliminary plat review of the Subdivision of Lot 2 of Trust Land Survey 2018-11, creating Lot 2A and Lot 2B, zoned Timber Management, requested by Brett Woodbury, owned by the Alaska Mental Health Land Trust.](#)
4. [\(PH\) Conditional Use permit request for residential structure, a guard quarter trailer and for storage of goods and equipment that may be of a non-water dependent or related use on Lot 7BB, Larsson-Buhler Replat \(plat #2019-5\), zoned Waterfront Development, requested by owner Leif Larsson.](#)
5. [\(PH\) Modification No. 3 to a Contract Zone Agreement modifying the contract zoned setback requirements for the recently approved third storage building to be 15 feet from the west side property line on Lot C, Torgramsen-Glasner Subdivision \(Plat No. 2016-2\), zoned Light Industrial per the Contract Zone Agreement, requested by owner Don Glasner.](#)

6. [\(PH\) Variance application request for a variance to the height requirements for a 35' high residential addition, on Lot 5, Etohin Avenue Easement Dedication and Boundary Survey, Zoned Single Family Residential, requested by owner Laurie Brown.](#)

H. OLD BUSINESS

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT

City and Borough of Wrangell

Agenda G1

Date: March 12, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Discussion and recommendation for an easement across City Tidelands, Tract E, ATS 1531 near Shoemaker Bay and on uplands Lot 1, SBPL Subdivision (Plat No.99-8), for the landing of the relocated GCI underwater cable.

Background: GCI is seeking to relocate their underwater fiber optics cable that comes from Ketchikan creating a new landing in Wrangell so that it does not cross over the Southeast Alaska Power Association submarine electrical line near City Park.

The Commission is reviewing the proposal to make a recommendation to the Assembly.

Recommendation: Staff recommends to the Commission to recommend approval of the requested tideland easement and upland landing at Shoemaker Bay Park.

MOTION: Move to recommend the Assembly approve a utility easement across the tidelands at Shoemaker Bay Park and along the southern property line of Shoemaker Bay Park with the following conditions:

- 1) GCI should make a concerted effort to locate the upland portion of the cable landing within the Zimovia Highway right-of-way rather than within City owned property along the southern property line of the park;
- 2) The Cable should be buried to MLLW as proposed or to the extreme low tide mark if feasible during the installation to protect the cable from any recreational activities and commercial fishing that occur within the tidelands;
- 3) GCI contractors and staff should coordinate with the Harbor Director and Borough Staff prior to the cable burial and upland development;
- 4) The cable's location shall be marked appropriately and GIS map data provided to the borough;
- 5) Connections to the electrical poles will be coordinated with Wrangell Municipal Light and Power Superintendent;
- 6) The easement agreement will be negotiated and drafted upon knowing final burial location and upland landing site.

SEAPA will be conducting maintenance and repairing their submarine cable line damaged in the earthquake a few years ago this summer. The GCI submarine cable crosses over the SEAPA cable prior to its landing at City Park. The cable line currently exits Wrangell at the same location and continues toward Petersburg. GCI is looking to move the line that comes up from Ketchikan to land on the south end of Shoemaker Bay Park in order to eliminate crossing of the SEAPA line. The north exit from City Park towards Petersburg will remain as it parallels the SEAPA line. The change will keep the lines separate throughout the area.

The Port Commission, per WMC, reviewed the proposal at their regular meeting of May 7, 2020 and approved a recommendation for the submarine GCI cable to be relocated to the tidelands at Shoemaker Bay Park. Staff discussed the proposal with Kate Thomas Parks and Recreation Director to determine any concerns or issues there might be for an easement along the southern property line of the Park for the upland crossing and vault prior to connecting with the electrical poles. Ms. Thomas did not see any issues with the easement as long as it was along the property line. The easement would not affect any future park redesign schematics. The Electrical Superintendent Rod Rhoads also reviewed GCI's cable relocation proposal. There are existing utility agreements for use of the poles by 3rd parties which GCI will need to comply with. Likewise, he requested GCI confer with the Department regarding equipment and installation which GCI has indicated in correspondence that they would.

City and Borough of Wrangell, Alaska

Date: May 1, 2020

To: Port Commission

From: Carol Rushmore, Economic Development Director

Re: GCI request for a new submarine cable landing across city tidelands

The enclosed information was provided by GCI. SEAPA is going to be doing cable repair this summer to the submarine cable. The GCI submarine cable crosses over the SEAPA line and lands at City Park at the KSTK communication tower. The line exits at the same location and continues toward Petersburg. GCI is looking to move the line that comes up from Ketchikan to land on the south end of Shoemaker Bay Park in order to eliminate crossing of the SEAPA line. The north exit from City Park towards Petersburg will remain. The change will keep the lines separate throughout the area.

The Planning and Zoning Commission, Superintendent of Municipal Light and Power and Director of Parks and Recreation will also be reviewing the proposal for impacts to the Park, Electrical poles and community in general.

Bruce Rein of GCI who I have been talking with, did indicate that they are also talking to Alaska Department of Transportation for the upland landing and vault to be located just on the other side of the Park property boundary in the highway right-of-way. Either landing location will need to cross City owned tidelands and require an easement. The Port Commission per Wrangell Municipal Code reviews all request for proposals within the tidelands and makes a recommendation to the Assembly.

Additional questions were asked by staff regarding the cable within the tidelands and Mr. Rein's email response is included.

Carol Rushmore

From: Bruce Rein <brein@gci.com>
Sent: Monday, April 20, 2020 12:12 PM
To: ecodev@wrangell.com
Subject: GCI cable relocation
Attachments: new langing site.pdf; Wrangell subfiber.jpg; Cables Wrangell .pdf; Wrangell area.jpg; vaults & trench.pdf

Hello,

I am copying you on letter I sent to City of Wrangell as it appears from the website the coastal planning and economic development fall under this department. Have a physically diverse fiber cable system into Wrangell makes the fiber optic services in and out of Wrangell much more secure. Please let me know if you have any questions on this proposal.

To the City of Wrangell,

RE: Cable Relocation to Avoid Conflict with SEAPA Submarine Cable

I am writing to you to start the discussion and process to obtain a permit to move the landing point of GCI's submarine cable that currently runs between Ketchikan and Wrangell. This move has been under consideration since the 2012 faults of the fiber optic cable just offshore of Wrangell. These damages were apparently caused by sediments slumping off the Stikine River delta causing turbidity flows out through the Stikine Straits. By moving the cable out of the upper reaches of the Stikine Straits to Chichagof Passage it will greatly reduce the likelihood of this cable being damaged from another slumping event. This will provide a much higher level of reliability for the GCI provided services in Wrangell.

Currently one of the SEAPA power cables crossing Stikine Straits is damaged and must be repaired. Since this cable lies under the GCI cable, GCI is attempting to relocate its cable prior to the SEAPA work to remove the conflict at this cable crossing. SEAPA would greatly appreciate the relocation of the GCI facilities to allow them easier access to maintain the cables in the Stikine Straits between Woronkofski Is and Vank Is. SEAPA is pushing to do the cable repair prior to the winter of 2020/2021. This forces GCI into a tight timeline and is requesting fast action on locating and approving a new cable landing location along Chichagof Passage.

GCI identified an acceptable landing as depicted in the attached map which would cross the parcels:

Parcel 03-009-240 Plat 98-14
Parcel 03-007-499 Plat 99-8

GCI is applying to the State of Alaska DNR for the submarine lands easement to allow this reroute and one of the requirements of the DNR is to show GCI has the permission to land the facility. This makes it very important that GCI obtains the permission from the city or at least an intent to provide GCI permission to land the cable at the earliest date possible.

Please review the attached documents and let me know the process to obtaining the requested approvals to allow the cable to be landed on city property. Your assistance is greatly appreciated and I am truly sorry about the limited time we have to react to meet SEAPA's schedule.

All the Best,



Bruce Rein

Director Submarine Assets – Network Services

907.229.5920 – Mobile

907.868.5633 - Office

Carol Rushmore

From: Bruce Rein <brein@gci.com>
Sent: Monday, April 27, 2020 1:37 PM
To: Carol Rushmore
Cc: Sharee Tserlentakis (Marin)
Subject: RE: GCI cable relocation
Attachments: city information.pdf

Carol,

Tomorrow afternoon I have meetings from 2 to 4 – but open noon to 2 and after 4.

I added more maps – I am currently fairly flexible on route. I will plan to do detail marine survey of the route and once that happens I will be more locked in. The idea is to avoid crossing the SEAPA power cables and use the GCI cable that extends to Shoemaker Cove area currently. Since land cable is much more prone to damage GCI rather not land the cable any further south along the Zimovia highway.

To answer your questions. In general GCI would request a 10 ft wide easement for the cable and vault with a temporary 20 ft wide construction easement to allow for installation equipment and side dumping of trench materials prior to back fill. Once the construction is completed the easement can be used for other compatible purposes as long as GCI could have access in the event there is a cable damage and the repair requires access. All structures will be buried underground including the vault if desired and GCI will only access the vault and or the cable if there is damage to the cable that requires access to repair. No fence is required, we do like to place maker stakes at the vault and at the edge of the Highway ROW to remind people to call for locates before they dig.

The tower at the current landing site existed prior to the landing and we had to get letter of non-objection from local radio station that uses that tower to allow us to co-locate at that site. That tower has nothing to do with the submarine cable landing. There will be no tower placed at the landing site in Shoemaker cove. The easement at the current landing will have to remain and cannot be vacated. There are two cables that land at current site. One cable heads to Petersburg and the other cable goes to Ketchikan. We plan to only relocate the cable going to Ketchikan at this time as that is the only cable that crosses the SEAPA power cables. This separation provides Wrangell with much more fiber security as it is much less likely that a single event can wipe out both cables, like happened in 2012.

We will need to review the pole structure in accordance with the GCI attachment agreement with the powerline and if the nearest pole is not able to handle the addition of a fiber cable GCI will either elect to underground the cable all the way to the pole GCI currently occupies or replace the pole at its cost in accordance to the attachment agreement. This additional undergrounding would be on ADOT ROW. The first pole GCI attaches to will require drop conduit and guide which follows the attachment requirements. GCI will apply for pole attachments once it is determined where the cable can be landed.

Hope I captured your questions.

bruce

Carol Rushmore

From: Bruce Rein <brein@gci.com>
Sent: Thursday, April 30, 2020 5:50 PM
To: Carol Rushmore
Cc: Sharee Tserlentakis (Marin); Greg Meissner
Subject: RE: GCI cable relocation

Carol,

These are all good questions and very valid. The plan would be bury the cable in the tidal zone (MHHW to MLLW) the cable is very robust so more of manner of ensuring the cable is out of sight and no possible suspended cable to catch any other activity happening on the beach. We have installed cable across several active tidelands such as the very popular Seward and Homer waterfronts and the dipnet beach front at Kenai river mouth. GCI has yet to experience any conflict with any personal fisheries in Alaska including pot, bottom long line and shore gill nets at any of its over 46 various submarine cable landings within the State of Alaska. GCI wants to keep it that way and will work to ensure Shoemaker cove landing has no long-term impact to current recreation use of the area.

There will be temporary disturbance of the tidelands, the cable is small just over 1 inch in diameter and the target burial is 18 inches so that a small tracked excavator and even hand digging can accomplish the work in a couple tide cycles. GCI can adjust the landing schedule but does need to meet SEAPA's repair schedule. If there is a period of time the area has high useage, GCI will try to avoid the relocation during these periods.

The current cable was initially a concern to the local commercial shrimp fleet as the cable is surface laid below MLLW. I have not received any reports of any commercial gear encounters with the existing cables and the local boats out of Wrangell or Petersburg. Salmon fisheries have no or very limited contact with the seafloor and thus the cable has no interaction with salmon fisheries. Bottom fishing such as pot and long line do not conflict with laid cables, the only concern is to ensure the cable is not laid over any set gear. The lay operations will be well advertised to let fishermen know the schedule and location of the installation, in addition the vessel will be on lookout for set gear during the lay and we may deploy a guard boat to ensure the path is clear for the cable lay. When the cable is laid properly experience shows cables do not interfere with commercial fishing activities.

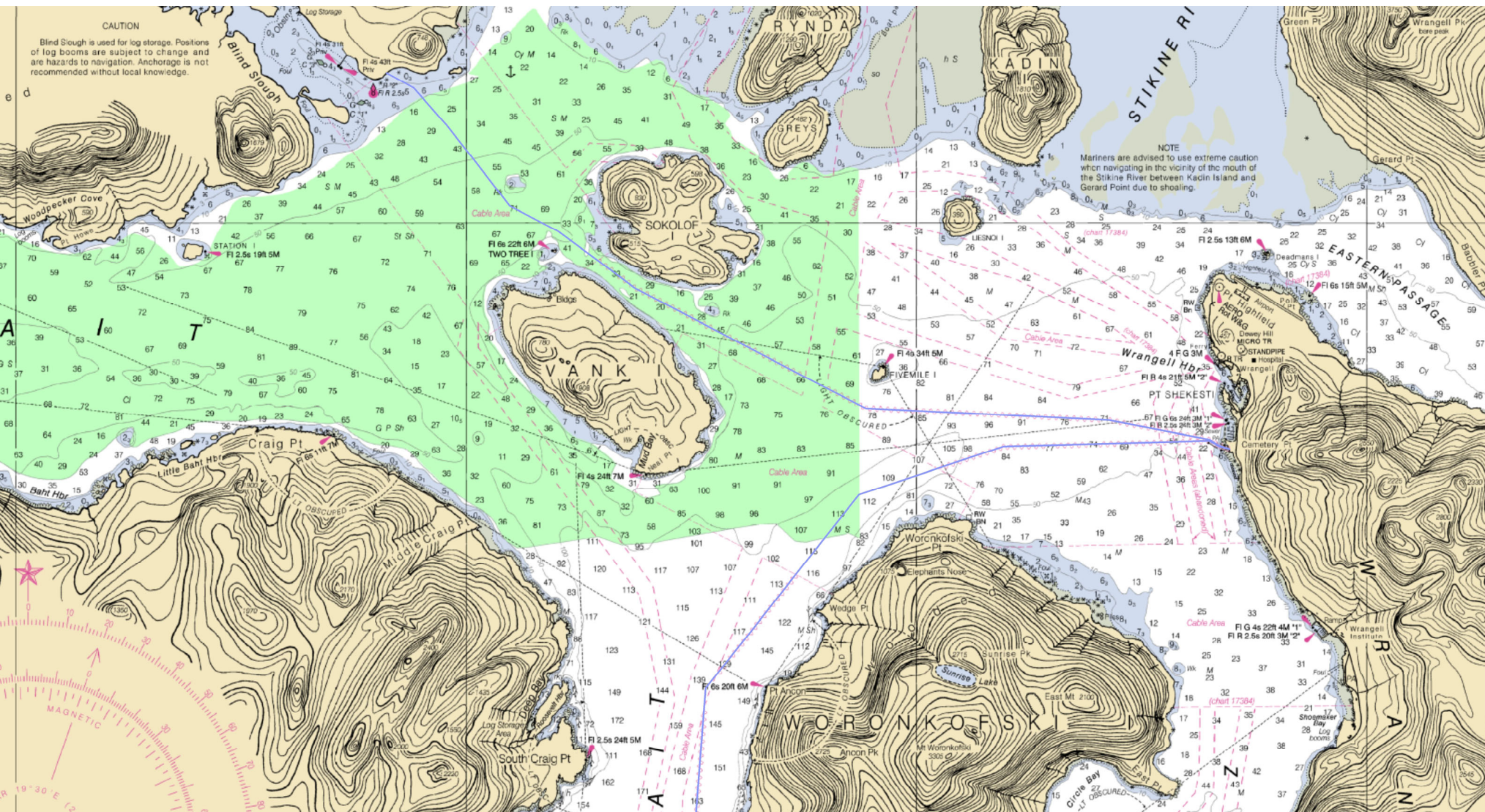
The cable is carefully paid out to ensure it conforms to the seafloor to avoid cable being suspended of the seafloor. To do this GCI will first conduct a detail marine survey of the proposed route and then engineer the cable installation to determine payout and bottom slack. Finally the CS Cable Innovator which is a DP2 controlled vessel with very accurate cable machinery and laying capabilities will be used to deploy the cable. Due to advances in cable ship capabilities since the original installation the reroute will likely be installed in a better state than the original cable. All that said, GCI is very open to understanding where the highest effort of fishing is located and working to avoid those areas if possible. If someone can mark up any concerned area I will do my best to route the cable to avoid any chances of interferences.

The short answer is the cable will be buried on tide flats but surface laid the rest of the relocation.

Thanks for the review

bruce

From: Carol Rushmore <ecodev@wrangell.com>
Sent: Thursday, April 30, 2020 4:09 PM
To: Bruce Rein <brein@gci.com>



Wrangell Re-route

Red stars are locations of previous cable damage

- Fiber Legend
- GCI O/H
- GCI U/G
- GCI SubSea
- AWN
- By Others



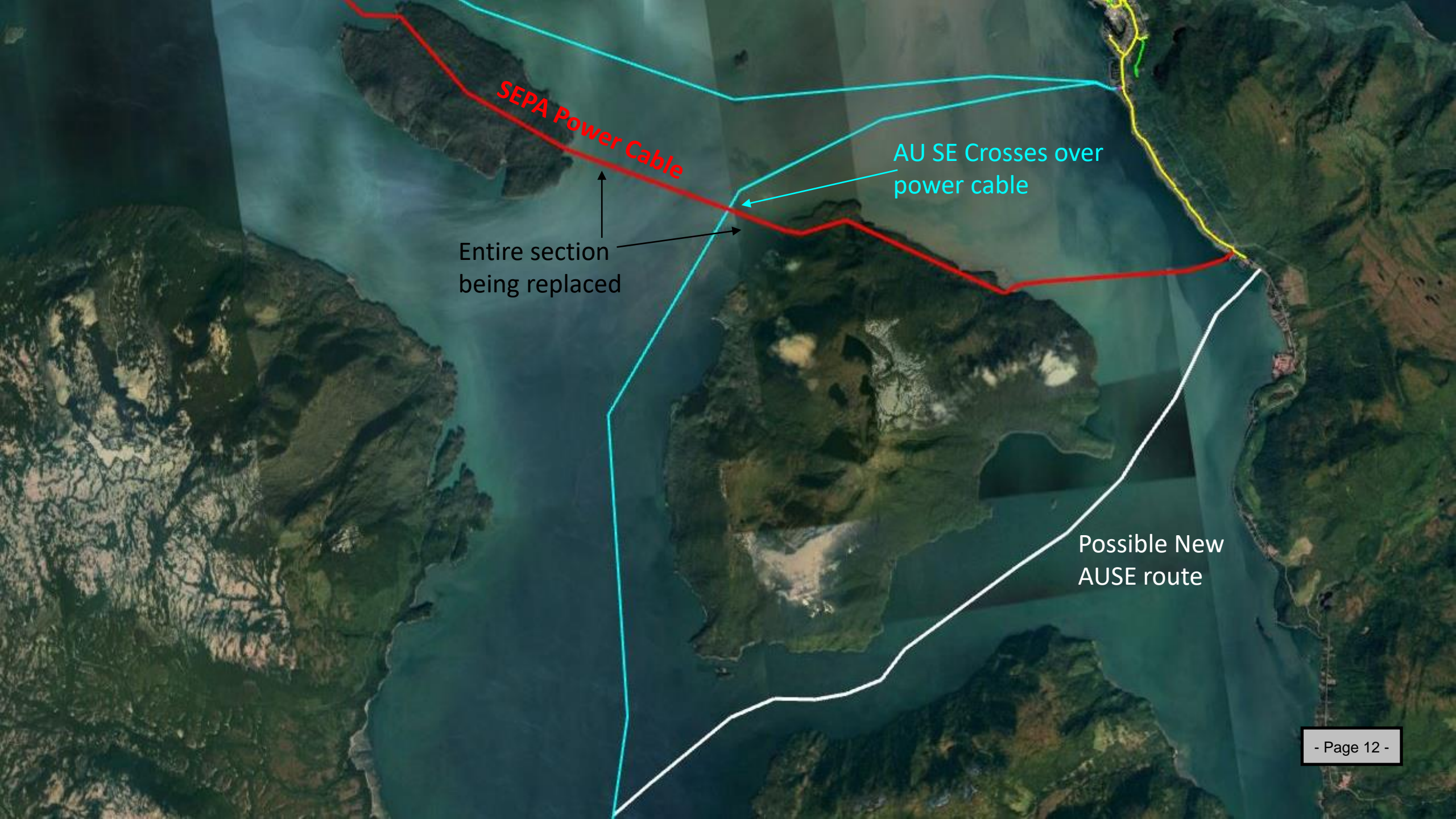
GCI Proprietary. Distribution Limited to Customers and Permitted End Users

Google Earth

Image Landsat / Copernicus
Image © 2016 DigitalGlobe

4 mi





SEPA Power Cable

AU SE Crosses over power cable

Entire section being replaced

Possible New AU SE route

Shoemaker Cove Area

Land cable as indicated and build short underground segment to closest pole extend fiber to that pole. Set cable vaults at beach landing and near base of pole.

Construction the same as the original build near town, same type pf cable. Installation would hopefully be done in August.



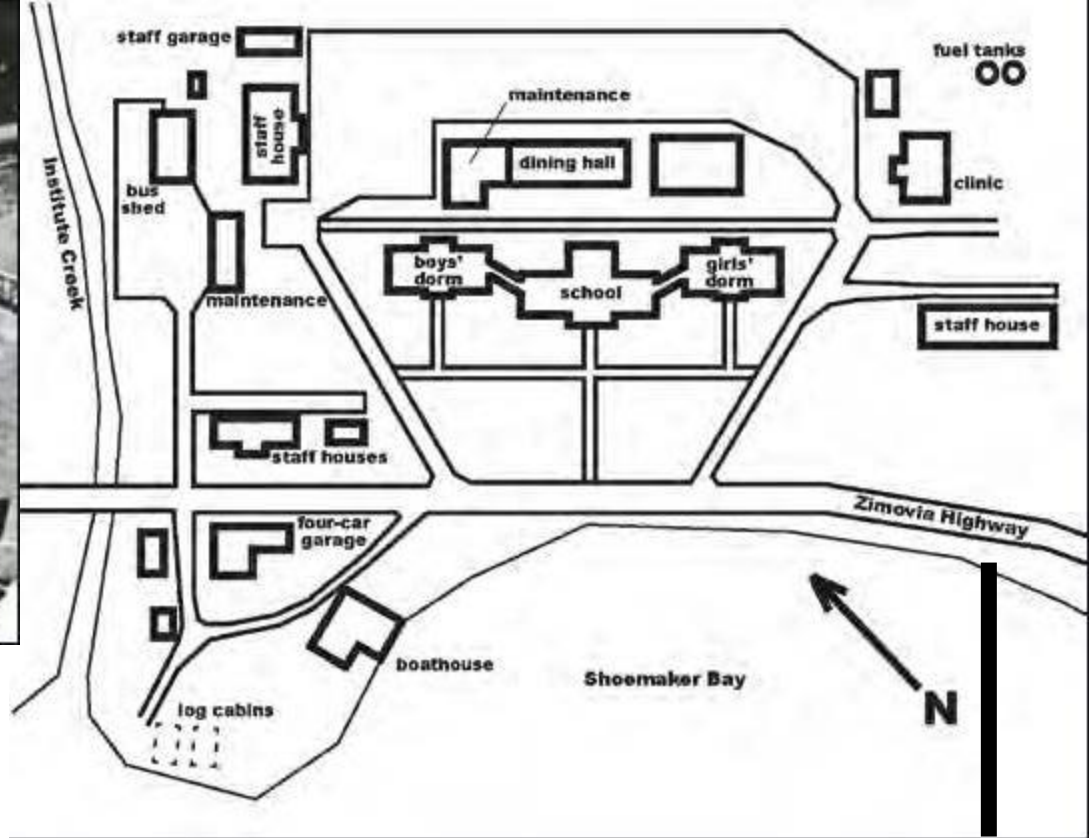
Shoemaker Cove Landing

- All underground from vault to pole line
- no above ground structures
- Cable buried in tidelands
- Property lines maybe skewed could possibly land on AK DOT land
- Portion parallel to highway would be placed in AK DOT ROW if possible



Plat 99-8
Parcel 03-007-499

Plat 98-14
Parcel 03-009-240



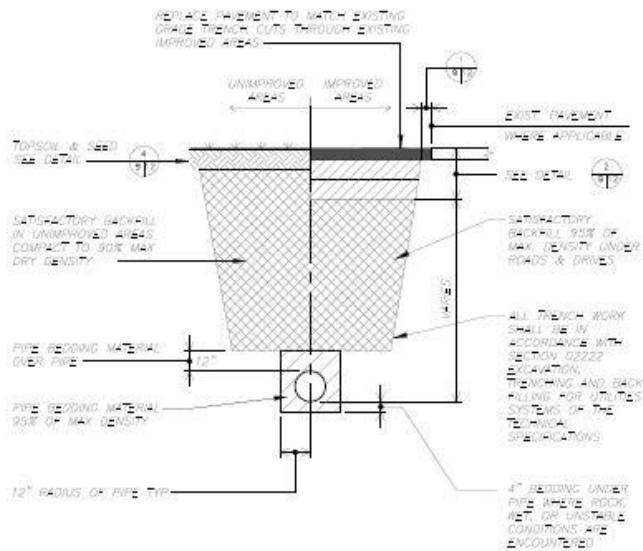
Wrangell Institute Possible Historic Interest

Would like to ensure the cable path is away from any ruins of old pier and well away from the boat house

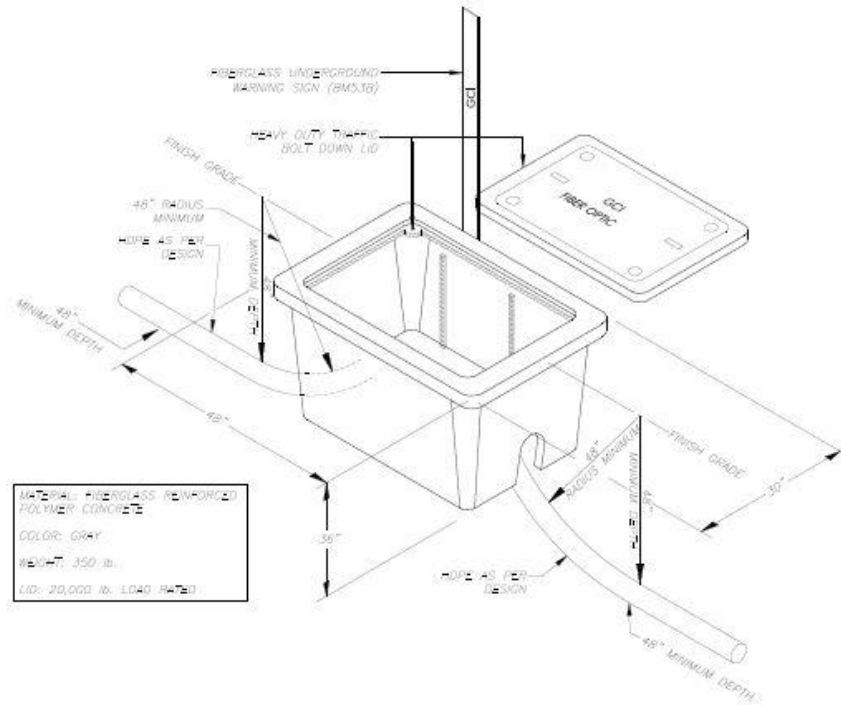
Shoemaker Cove Area Considerations

- Avoids crossing
SEAPA Power Cables
- GCI has Fiber cable
- Extension to area
- Protected public shore line





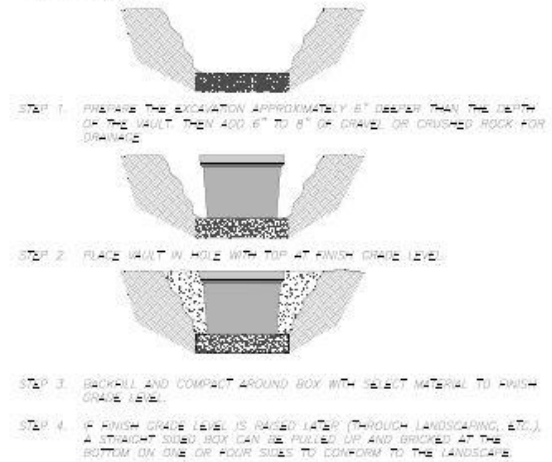
1 TYPICAL TRENCH SECTION
NTS



2 TYPICAL (3048) VAULT DETAIL
NTS

NOTES:

1. VAULTS SHALL BE SET LEVEL WITH LIDS FLOSH TO FINISH GRADE. COMPACT ALL MATERIAL AROUND VAULT TO PREVENT SETTLING. (SEE BELOW)
2. ALL BOLTS TO BE TORQUED TO MANUFACTURER SPECIFICATIONS.
3. SEE TYPICAL VAULT DUCT/DUCT ENTRANCE AND CABLE RACKING DETAIL (SEE SHEET 14 OF 18)
4. ALL SLEEPS INTO AND OUT OF VAULT SHALL HAVE NO LESS THAN A 48" RADIUS, OR HAVE A GREATER THAN 45° BOWED ANGLE.
5. VAULT AND ASSOCIATED HARDWARE WILL BE PROVIDED BY DOL CONTRACTOR TO COORDINATE PICK UP ARRANGEMENTS WITH GD.
6. CONTRACTOR TO PROVIDE SELECT MATERIAL AND SHALL BE INCIDENTAL TO THE VAULT PLACEMENT.



City and Borough of Wrangell, Alaska

Agenda Item G2

Date: May 7, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary plat review of the Johnson/Harrison Subdivision, a subdivision and replat of a portion of Lot 2, Trust Land Survey 2018-9, Lot B of Ned's Resubdivision (Plat # 2004-5) and Lot 2 of Gillen Subdivision (Plat #82-10) creating Lots 1A and 2A of Johnson/Harrison Subdivision and the unsubdivided remainder of Lot 2, zoned Rural Residential, requested by Johnson Construction & Supply Inc. and Victor and Kaelene Harrison, owned by Alaska Mental Health Land Trust

Recommendation:

Staff recommends approving the preliminary plat.

Recommended Motion:

Move to approve the Preliminary plat of the of the Johnson/Harrison Subdivision, subject to the following conditions:

- 1) This is based on the approved final plat of the Trust Land Survey 2018-9 which as of the time of this writing has not yet been recorded in the State's Recorders office. The final plat cannot be approved until Trust Land Survey 2018-9 is recorded.**
- 2) 'Portion of Lot 1' should be removed from the Johnson Construction property as the former lot was actually Lot 2, created from the Trust Land Survey 2018-9.**
- 3) Once Trust Land Survey 2018-9 is recorded, the recorded plat number should be referenced instead of the plat name in note 5.**

Findings:

Johnson Construction and Victor and Kaelene Harrison are seeking to purchase lands behind their lots from the Alaska Mental Health Trust. This survey and replat subdivides the Trust Land property and combines the land they are purchasing with their existing lots.

WMC 20.52.090 (B) Density – Minimum Lot Size requires that lots in the Rural Residential 1 District should have a minimum of 100 feet property frontage when bordering on a state highway, or 50 foot if sewer and water are available. There is no width requirement for non residential uses.

Johnson Construction is purchasing an additional 4 acres to be accessed by the current 73' wide platted access to their existing business. Johnson Construction existing lot is Zoned RR2, plus no minimum width is required for non residential uses, thus they meet code requirements.

The Harrison's currently do not have guaranteed access to their property. Their driveway is located in the former Mental Health Trust ROW lot on the south side of the Harrison's property. As the Commission is aware from the recent MHT/USFS land trade plats, over time, these ROW areas lost their ROW designation. The access granted through a previous plat created in the early 80's assumed the ROW was a legal access point. The proposed new subdivision not only increases the depth of the Harrison's lot, but widens their lot as well and provides a 38 foot driveway area for direct access to their residence from Zimovia Highway. The Harrison's are gaining approximately 2 additional acres. While the code requires a 50' frontage width, the newly created property frontage for the Harrison's is only 38' to serve as a guaranteed driveway access for their lot.

The Commission, by approving this plat, is granting a variance to the width requirement for road frontage and finds that the access is improved over the current status. The only other alternative access for the Harrison's would be a 30' wide easement negotiated with the AMHT. The Trust is requesting the subdivision of the property so they are no longer responsible for driveway access utilized only by the Harrison's.

The Unsubdivided Remainder of Lot 2 (portion of the former ROW lot) is 80 wide, so adequate width to construct a public road to the remainder of Lot 2 for any future subdivisions.

The additional acreage obtained by both Johnson Construction and Harrison is zoned Rural Residential 1 and is large in comparison to the access points if considering future subdivisions. Any future subdivisions will be limited by the existing access. Any future uses, such as rock excavation, will need to come back to the Planning and Zoning for review and conditional use approval.

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPEAT A PORTION OF LOT 2 OF STATE LAND SURVEY No. 2018-09, LOT B OF NED'S RESUBDIVISION, AND LOT 2 OF GILLEN SUBDIVISION.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITION ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PER 100 PPM.
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. ESKROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 57991.
5. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - PLAT 64-112
 - BOOK 26, PAGE 791 (QUITCLAIM DEED)
 - US PATENT 2006-000136-0
 - PLAT 2004-5
 - PLAT 2004-4
 - PLAT 76-2
 - PLAT 76-1
 - PLAT 81-5
 - PLAT 82-10
 - PLAT 89-6
 - PLAT 98-2 (ZIMOVIA HIGHWAY ROW MAP)
 - PLAT 2004-5
 - PLAT 2011-6
 - TRUST LAND SURVEY 2018-09

BASIS OF BEARING

BEARINGS SHOWN ARE NAD 83 GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R8-3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER SOFTWARE. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

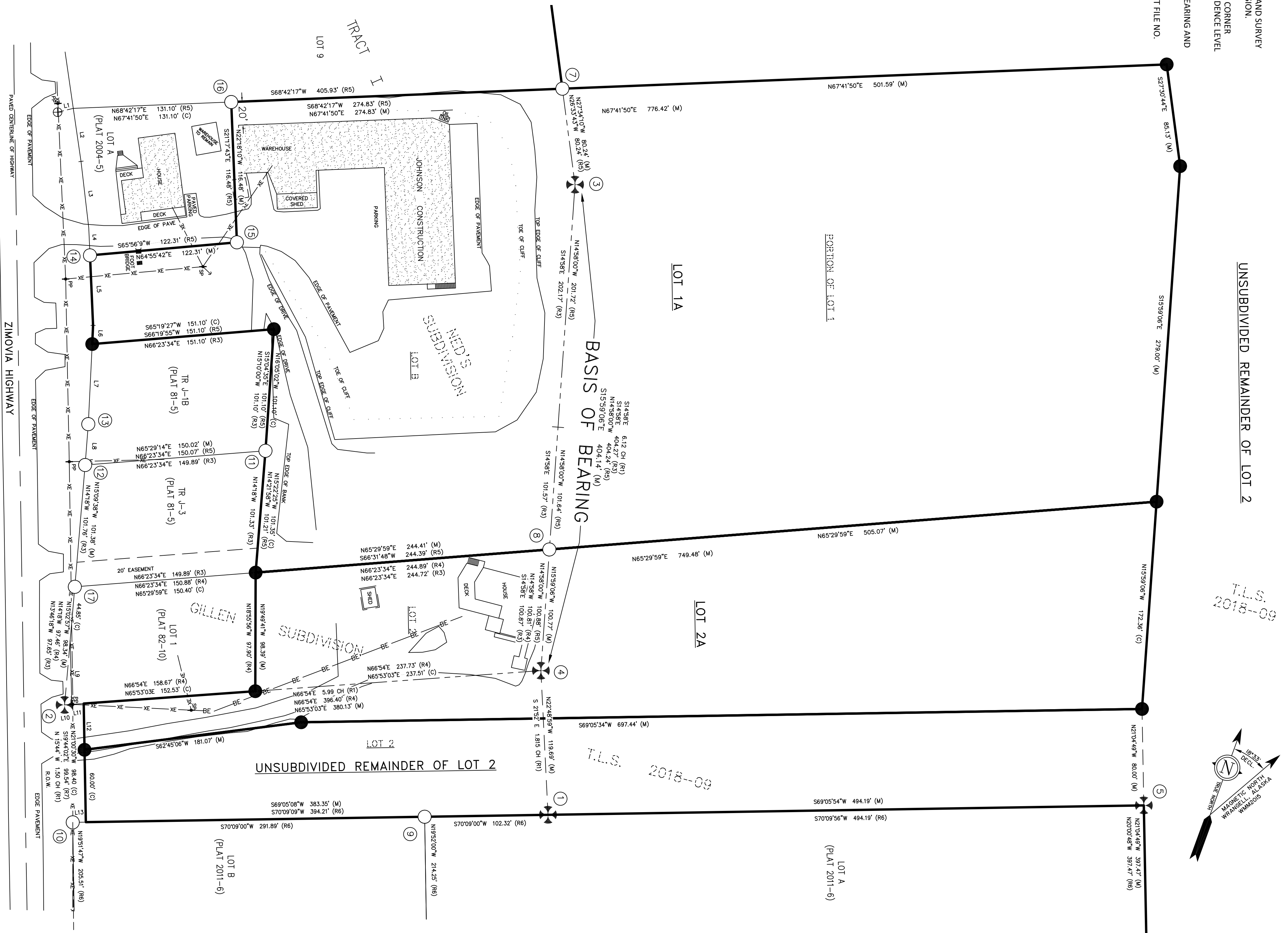
COORDINATES

THE SHOWN NAD 83 COORDINATES ARE BASED ON AN OPUS SOLUTION (Z011JIEPQCH-2010.0000) FOR CORNER #4 OF TRACT "K". AS SHOWN ON THE RECORD PLAT FOR USS 2321. THE COORDINATES WERE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING THE CORS REFERENCE STATIONS: AKS1 (D07572), A155 (DK6482), AND JNU1 (D14367).

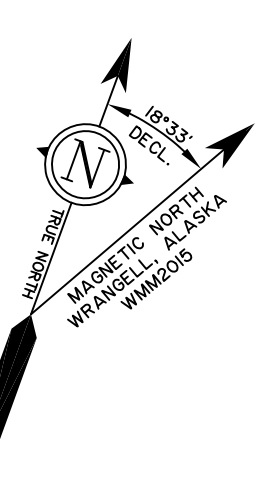
LINE	DIRECTION	LENGTH (FT)
L1	N 56°16'43"E (N65°71'17"E R5)	13.41 (7.341 R5)
L2	N 28°16'40"W (N27°16'13"E R5)	44.47 (44.47 R5)
L3	N 26°39'40"W (N25°39'13"W R5)	55.40 (55.40 R5)
L4	N 27°32'13"W (N27°31'46"W R5)	22.92 (22.92 R5)
L5	N 22°32'13"W (N21°31'46"W R5)	58.13 (58.13 R5)
L6	N 17°20'01"W (S17°19'14"E R5)	15.51 (15.51 R5)
L7	N 17°12'05"W (N16°39'00"W R3)	66.52 (66.42 R3)
L8	N 15°38'27"W (N14°18'W R3)	34.01 (34.53 R3)
L9	N 21°29'00"W (N14°18'W R3)	52.87 (53.30 R4)
L10	N 65°53'03"E (N66°54'E R4)	6.00 (6.00 R4)
L11	N 65°53'03"E (N67°02'35"E R2)	9.91 (9.91 R2)
L12	N 21°00'30"W (N67°02'35"E R2)	38.40
L13	S 69°05'08"W (S70°04'06"W R7)	10.86 (10.00 R7)

LEGEND

	FOUND BLV/GIO MONUMENT - 3/4" DIA. BRASS CAP ON 2"
	IRON PIPE UNLESS OTHERWISE NOTED
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	MONUMENT NUMBER
	UNSURVEYED
	SURVEYED
	RECORD BOUNDARY LINE VACATED THIS PLAT
	RECORD PER PLAT NO. 76-1
	RECORD PER PLAT NO. 64-112 (USS 2321)
	RECORD PER PLAT NO. 81-5
	RECORD PER PLAT NO. 82-10 (GILLEN SUBD.)
	RECORD PER PLAT NO. 2004-5 (NEDS SUBD.)
	RECORD PER PLAT NO. 2011-6 (R80 SUBD.)
	RECORD PER PLAT NO. 98-2 (ZIMOVIA HIGHWAY ROW)



T.L.S. 2018-09



OWNERSHIP STATUS

1. LOT 2, T.L.S. 2018-09 (MENTAL HEALTH)
2. LOT B, NED'S SUBD. (JOHNSON)
3. LOT 2, GILLEN SUBD. (HARRISON)

PROPOSED OWNERSHIP

1. UNSUBDIVIDED REMAINDER OF LOT 2 (MENTAL HEALTH)
2. LOT 1, JOHNSON/HARRISON SUBD. (JOHNSON)
3. LOT 2, JOHNSON/HARRISON SUBD. (HARRISON)

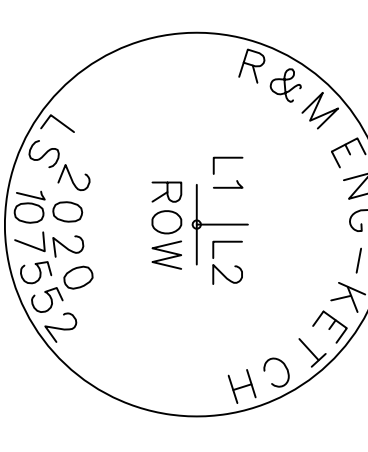
PREVIOUS LOT AREAS

1. LOT B, NED'S SUBD. (109,271 SQ. FT) (2.509 ACRES)
2. LOT 2, GILLEN SUBD. (23,831 SQ. FT) (0.547 ACRES)

NEW LOT AREAS

1. LOT 1A, JOHNSON/HARRISON SUBD. (295,984 SQ. FT)(6.795 ACRES)
2. LOT 2A, JOHNSON/HARRISON SUBD. (114,741 SQ. FT)(2.634 ACRES)

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 COORDINATES:

SEE COORDINATE STATEMENT ON THIS SHEET CORNER #4 OF TRACT "K" WITHIN USS 2321 NAD 83
 LAT. N 56°26'16.17655"
 LONG. W 132°22'25.14619"
 AK SPC 83 (ZONE 1)
 E 2947583.50 FT
 NAD 27
 LAT. N 56°26'17.40286"
 LONG. W 132°22'19.07818"
 CONVERTED FROM NAD83 TO NAD27 USING NCA1



PRELIMINARY

SCALE 1"=50'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING

SHEET 1 OF 2 1 U.S. ACRE=0.4047 HECTARES

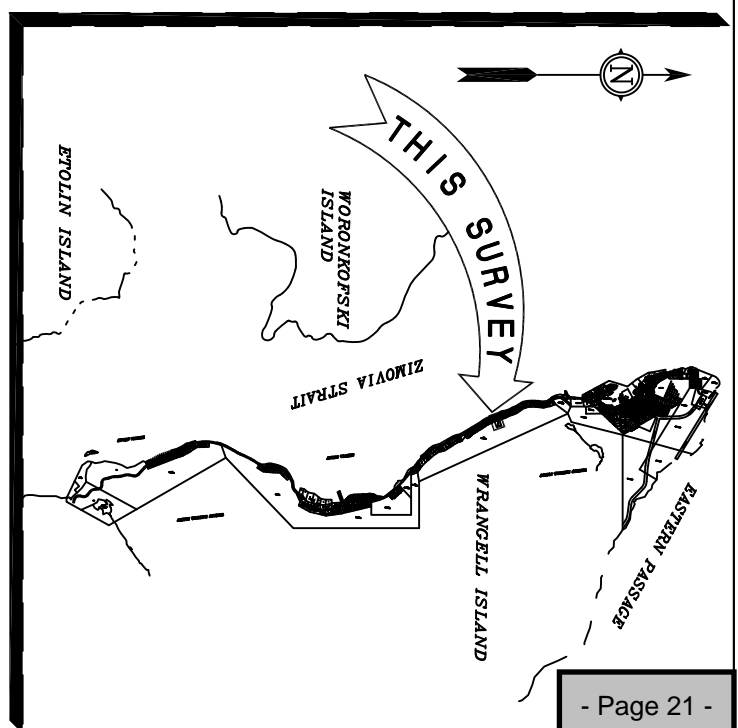
R&M ENGINEERING-KETCHIKAN, INC. Phone: (907) 252-7917
 1000 W. 10TH AVENUE, SUITE 300 FAX: (907) 252-5481
 KETCHIKAN, AK 99901
 WRANGELL OFFICE Phone: (907) 506-0830
 WRANGELL, AK 99929
 CERTIFICATE OF AUTHORIZATION #: C576

JOHNSON / HARRISON SUBDIVISION

A SUBDIVISION AND REPEAT OF A PORTION OF LOT 2 OF TRUST LAND SURVEY NO. 2018-09, LOT B OF NED'S RESUBDIVISION (PLAT 2004-5), AND LOT 2 OF GILLEN SUBDIVISION (PLAT 82-10) CREATING UNSUBDIVIDED REMAINDER OF LOT 2

LOCATED WITHIN PARTIALLY SURVEYED SECTION 6, TOWNSHIP 63 SOUTH, RANGE 94 EAST COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH	DATE: DECEMBER 2019	DRAWN BY: MCH	R&M PROJECT NO: 192769
CHECKED: CGP	DATE: DECEMBER 2019 - APRIL 2020		
SCALE: 1"=50'			



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: MANOR, CITY AND BOROUGH OF WRANGELL
ATTENT:
CITY CLERK:

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICTS)

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 PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY SHOWING HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: CHAIRMAN, PLANNING COMMISSION
SECRETARY:

LIEN HOLDER CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE LIEN HOLDERS OF LOT 2 OF GILLEN SUBDIVISION, ACCORDING TO PLAT 82-10 WITHIN THE WRANGELL RECORDING DISTRICT, AND THAT WE ARE THE ONLY LIEN HOLDERS OF SAID LOT 2. WE HAVE BEEN ADVISED BY THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA, THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: WELLS FARGO BANK, N.A.

NOTARY'S ACKNOWLEDGEMENT

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.

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 THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: VICTOR S. HARRISON

NOTARY'S ACKNOWLEDGEMENT

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.

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 THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: JOHNSON CONSTRUCTION & SUPPLY, INC.

NOTARY'S ACKNOWLEDGEMENT

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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

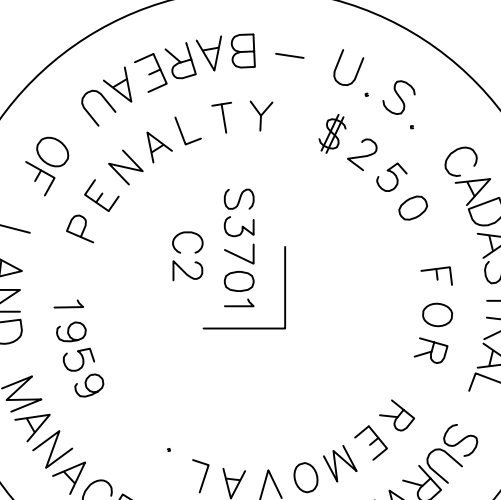
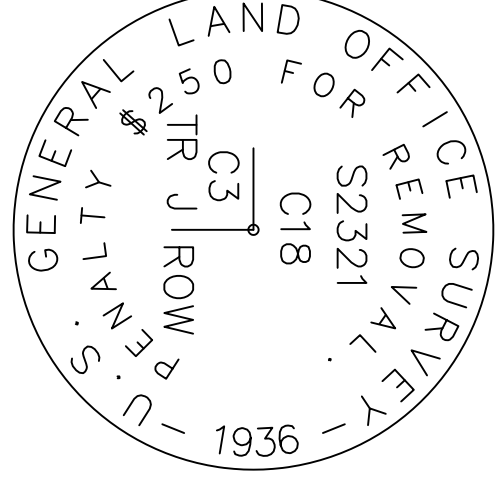
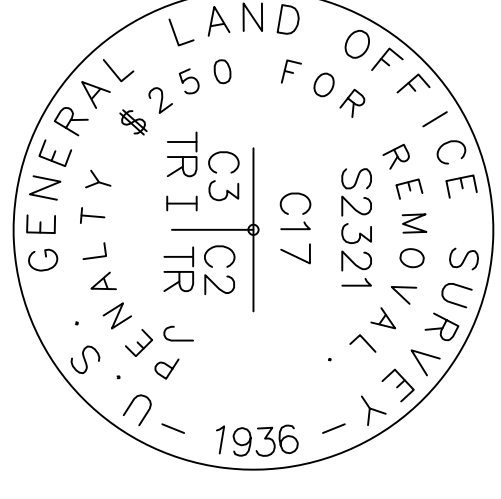
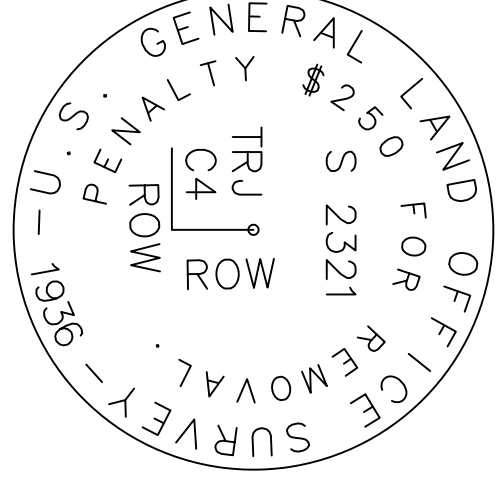
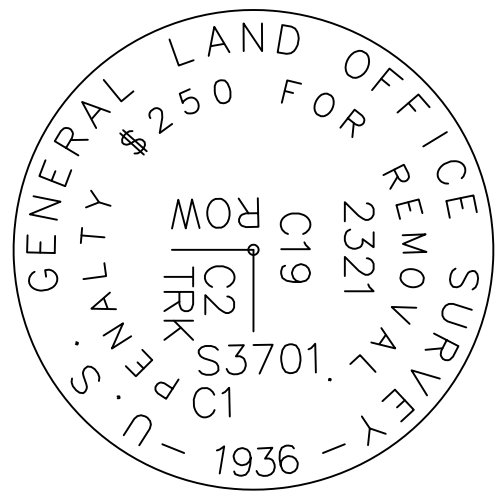
I, WYN MENEFEE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE AND AM ACTING BY AND THROUGH THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, ALASKA MENTAL HEALTH TRUST LAND OFFICE, PURSUANT TO AS 37.14.009, AS 38.05.801 AND 11 AAC 99, AS AGENT TO THE OWNER, THE ALASKA MENTAL HEALTH TRUST AUTHORITY, A PUBLIC CORPORATION WITHIN THE ALASKA DEPARTMENT OF REVENUE (AS 47.30.011 ET SEQ.).

I, THE UNDERSIGNED, I HEREBY APPROVE THIS TRUST LAND SURVEY FOR THE ALASKA MENTAL HEALTH TRUST AUTHORITY, AND DELEGATE PUBLIC RECORDING AS A NOTARY PUBLIC TO THE UNDERSIGNED, PUBLIC UTILITY AGENCIES, AND RIGHTS OF WAY AGENCIES AND DESCRIBED HEREON.

WYN MENEFEE
EXECUTIVE DIRECTOR
ALASKA MENTAL HEALTH TRUST LAND OFFICE
2600 CORDOVA STREET, SUITE 100
ANCHORAGE, ALASKA 99503

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20, BY: NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES



BLM MONUMENTS RECOVERED

MON. 1

MON. 2

MON. 3

MON. 4

MON. 5

RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION

RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION

RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION

RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION

RECOVERED 3.25" DIA. BRASS CAP ON 2" PIPE MONUMENT. IN GOOD CONDITION

SECONDARY MONUMENTS RECOVERED

MON. 7

MON. 8

MON. 9

MON. 10

MON. 11

MON. 12

RECOVERED 5/8" REBAR WITH 1.5" PLASTIC CAP. IN GOOD CONDITION

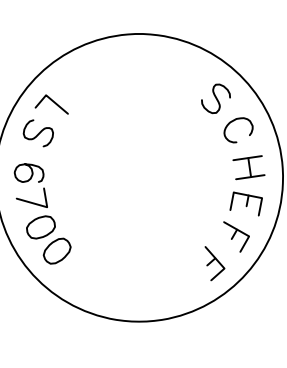
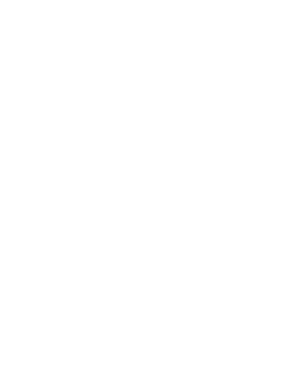
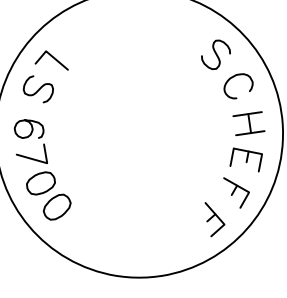
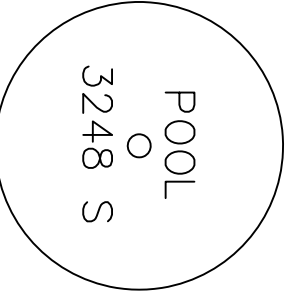
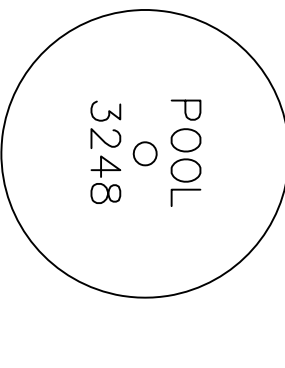
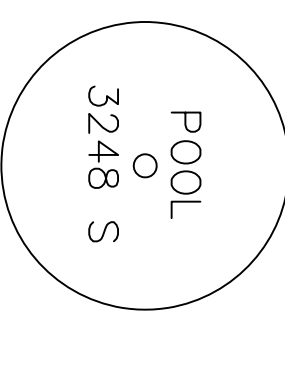
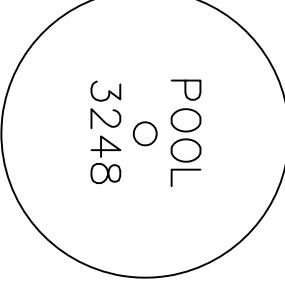
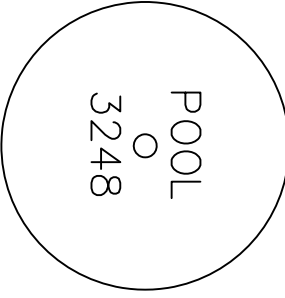
RECOVERED 5/8" REBAR WITH 1.5" PLASTIC CAP. IN GOOD CONDITION

RECOVERED 5/8" REBAR WITH 2" ALUMINUM CAP. IN GOOD CONDITION

RECOVERED 5/8" REBAR WITH 2" ALUMINUM CAP. IN GOOD CONDITION

RECOVERED 5/8" REBAR WITH 1.5" PLASTIC CAP. IN GOOD CONDITION

RECOVERED 5/8" REBAR WITH 1.5" PLASTIC CAP. IN GOOD CONDITION



RECOVERED 5/8" REBAR WITH 1.5" PLASTIC CAP. IN GOOD CONDITION

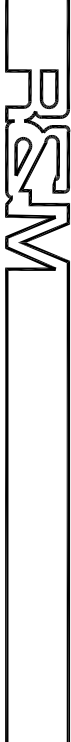
RECOVERED 5/8" REBAR WITH 1.5" ALUMINUM CAP. IN GOOD CONDITION

RECOVERED 5/8" REBAR. IN GOOD CONDITION

RECOVERED 5/8" REBAR WITH 1.5" ALUMINUM CAP. IN GOOD CONDITION

RECOVERED 5/8" REBAR. IN GOOD CONDITION

SHEET 2 OF 2



R. S. M. RAY ENGINEERING, KETCHIKAN, INC. License No. 225-2917, State of Alaska.
KETCHIKAN, AK 99901 Phone: (907) 225-2917
FAX: (907) 225-5481
WRANGELL OFFICE Phone: (907) 306-0820
WRANGELL, AK 99929

JOHNSON / HARRISON SUBDIVISION

A SUBDIVISION AND REPLAT OF A PORTION OF LOT 2 OF TRUST LAND SURVEY No. 2018-09, LOT B OF NED'S RESUBDIVISION (PLAT 2004-5), AND LOT 2 OF GILLEN SUBDIVISION (PLAT 82-10) CREATING UNSUBDIVIDED REMAINDER OF LOT 2

LOCATED WITHIN PARTIALLY SURVEYED SECTION 6, TOWNSHIP 63 SOUTH, RANGE 94 EAST COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT

DRAWN BY: MCH
DATE: DECEMBER 2019
CHECKED: CGP
SCALE: 1"=50'
R&M PROJECT NO: 127769

PRELIMINARY



DATE: CHRISTOPHER G. RIBURN, PLS # 107552

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 200 feet
Date: 5/11/2020

Public Map

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



City and Borough of Wrangell, Alaska

Agenda Item G3

Date: May 8, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary plat review of the Subdivision of Lot 2 of Trust Land Survey 2018-11, creating Lot 2A and Lot 2B, zoned Timber Management, requested by Brett Woodbury, owned by the Alaska Mental Health Land Trust.

Recommendation:

Staff recommends approving the preliminary plat.

Recommended Motion:

Move to approve the Preliminary plat of the of the Subdivison of Lot 2 W-4 Subdivision Trust Land Survey 2018-11, subject to the following conditions:

- 1) Name the survey Woodbury Rock Subdivision (or similar) rather than use the subdivision description as the survey name,**
- 2) This is based on the approved final plat of the Trust Land Survey 2018-11 which as of the time of this writing has not yet been recorded in the State's Recorders office. The final plat cannot be approved until Trust Land Survey 2018-11 is recorded.**
- 3) Once Trust Land Survey 2018-11 is recorded, the recorded plat number should be referenced instead of the plat name in note 2.**
- 4) Also in note 2, the Plat 2010-5 is referenced incorrectly.**
- 5) The new lot needs to be combined with Lot 4 B Rock Subdivision so the easement pcreated in Lot 22 will provide guaranteed access the entire parcel.**
- 6) The Certificate of Approval by the Council should be amended to reflect it is the Borough Assembly.**

Findings:

Mr. Woodbury is seeking to purchase additional land for the Alaska Mental Health Trust for the purpose of expanding his area of operations for his pit. To expand his pit and operations into this new area, Mr. Woodbury will require a modification to his existing Conditional use Permit for the pit. This is a review of a survey to purchase additional land.

The newly created Lot 2A as created is a landlocked lot with no guaranteed access. All lots must have a guaranteed access. Easements are limited to 400' per WMC 19.30.020 E and extending the existing easement would create an easement access just under 600' in length. The other alternative to provide a guaranteed access is to combine Lot 2A with Lot 4B Rock Subdivision and create one lot. The existing easement is sufficient to access the parcel.

The additional acreage obtained by Brett Woodbury is zoned Timber Management. Any future uses, such as expansion of the rock excavation, will need to come back to the Planning and Zoning for review and approval to modify the existing conditional use permit.

ASSESSOR'S CERTIFICATE

STATE OF ALASKA, FIRST JUDICIAL DISTRICT ss
 THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY OF WRANGELL, ALASKA, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY OF WRANGELL, IN THE NAME OF _____ 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 _____ WILL BE DUE ON OR BEFORE AUGUST 15, _____ DATED THIS _____ DAY OF _____

ASSESSOR, CITY OF WRANGELL

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION No. _____ DATED _____, 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 OF APPROVAL BY THE COUNCIL

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

DATE _____

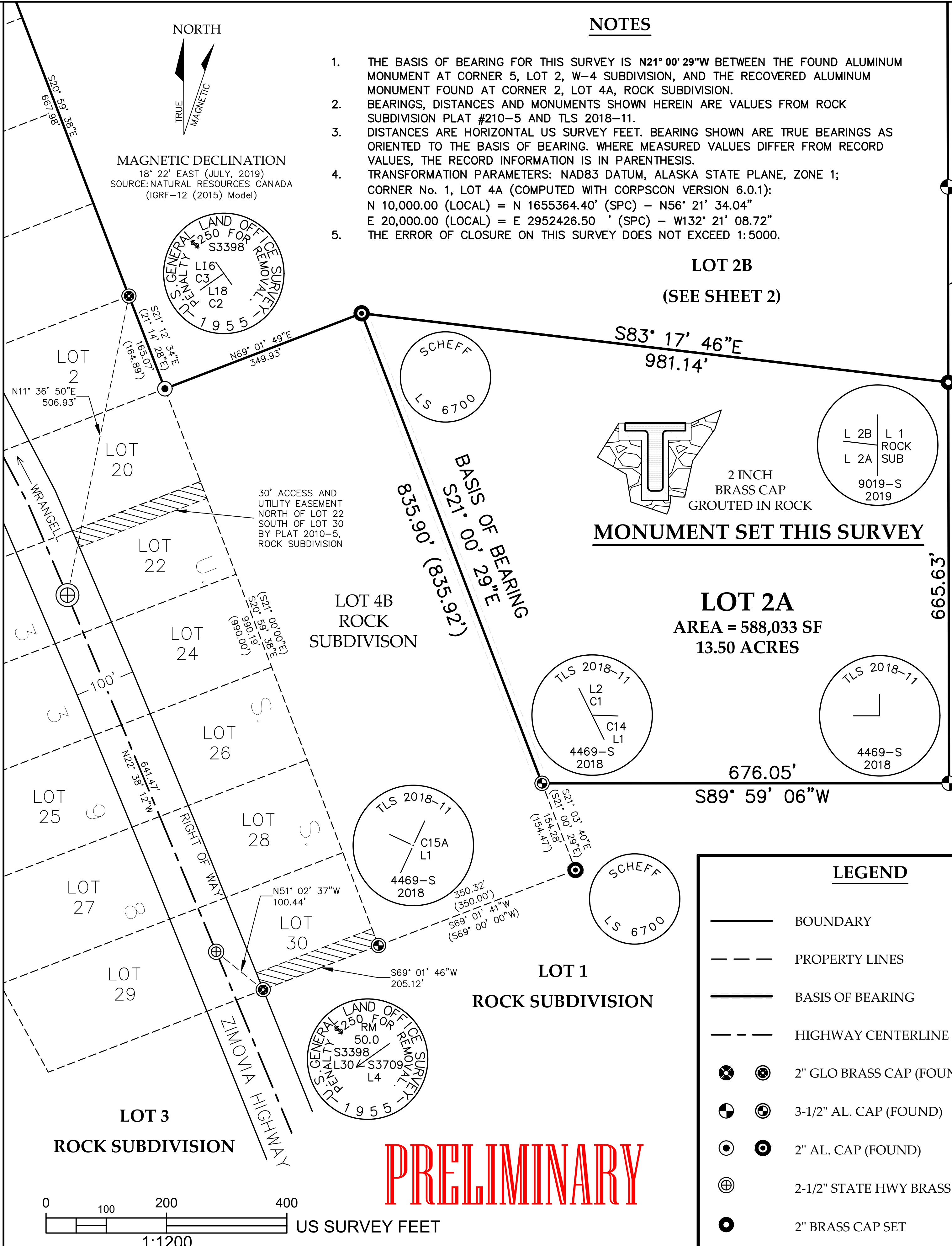
MAYOR, CITY OF WRANGELL

ATTEST: CITY CLERK

SURVEYOR'S CERTIFICATE

I, GARRITH MCLEAN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT..

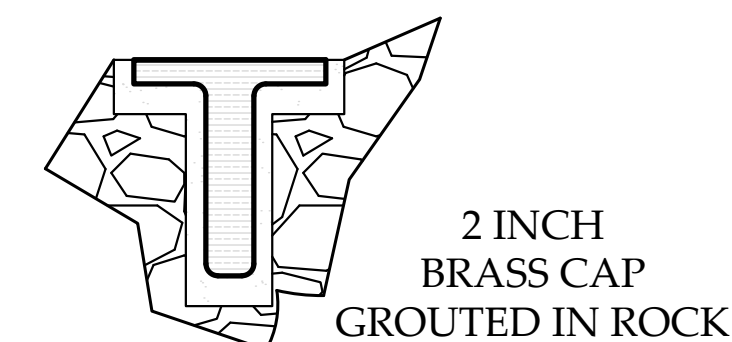
DATE: _____



NOTES

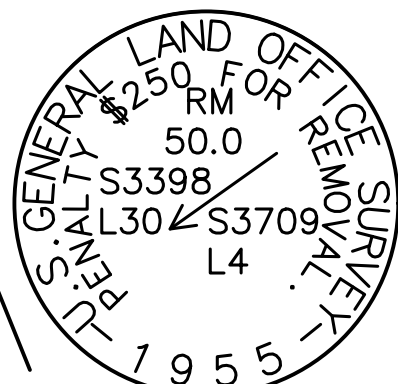
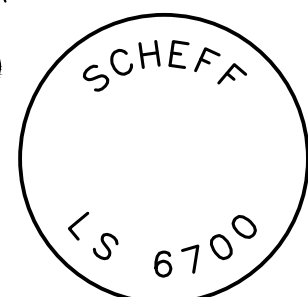
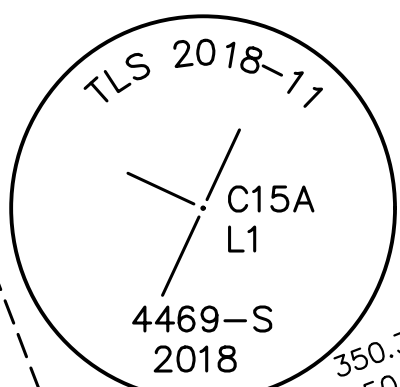
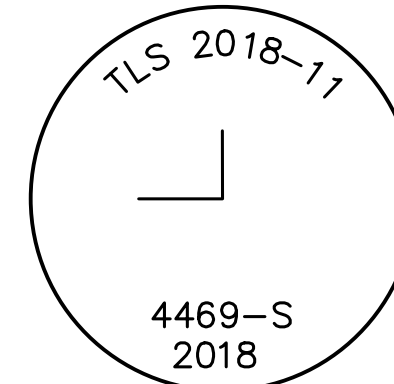
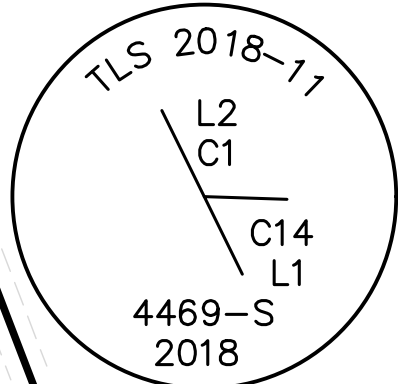
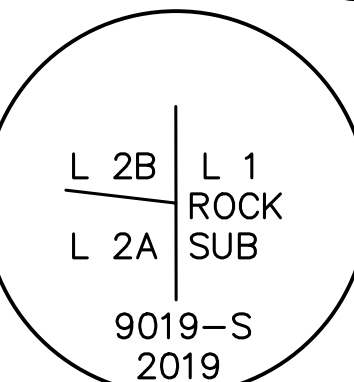
1. THE BASIS OF BEARING FOR THIS SURVEY IS N21° 00' 29"W BETWEEN THE FOUND ALUMINUM MONUMENT AT CORNER 5, LOT 2, W-4 SUBDIVISION, AND THE RECOVERED ALUMINUM MONUMENT FOUND AT CORNER 2, LOT 4A, ROCK SUBDIVISION.
2. BEARINGS, DISTANCES AND MONUMENTS SHOWN HEREIN ARE VALUES FROM ROCK SUBDIVISION PLAT #210-5 AND TLS 2018-11.
3. DISTANCES ARE HORIZONTAL US SURVEY FEET. BEARING SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING. WHERE MEASURED VALUES DIFFER FROM RECORD VALUES, THE RECORD INFORMATION IS IN PARENTHESIS.
4. TRANSFORMATION PARAMETERS: NAD83 DATUM, ALASKA STATE PLANE, ZONE 1; CORNER No. 1, LOT 4A (COMPUTED WITH CORPSCON VERSION 6.0.1): N 10,000.00 (LOCAL) = N 1655364.40' (SPC) - N56° 21' 34.04" E 20,000.00 (LOCAL) = E 2952426.50' (SPC) - W132° 21' 08.72" THE ERROR OF CLOSURE ON THIS SURVEY DOES NOT EXCEED 1:5000.
- 5.

LOT 2B
(SEE SHEET 2)



MONUMENT SET THIS SURVEY

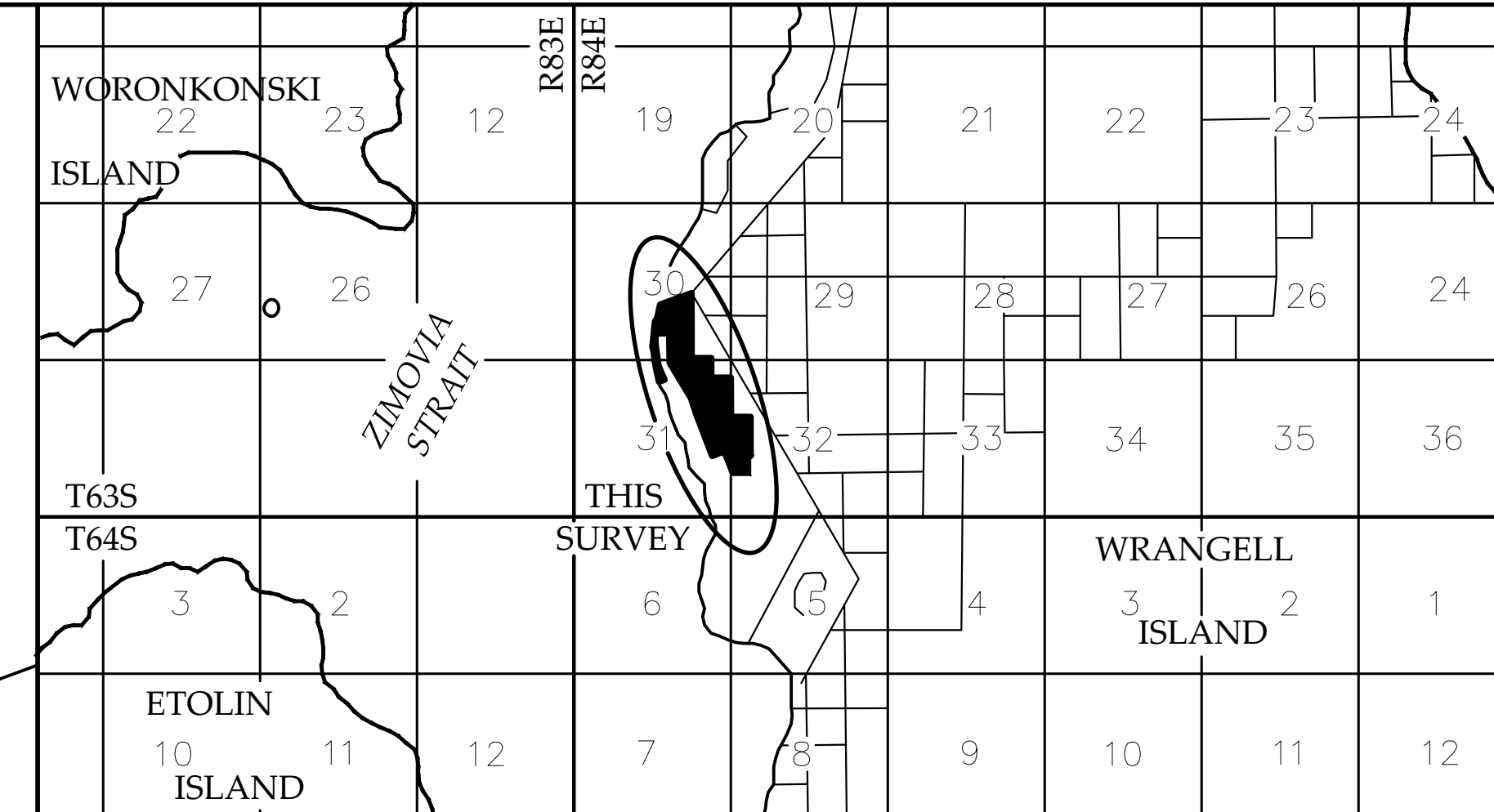
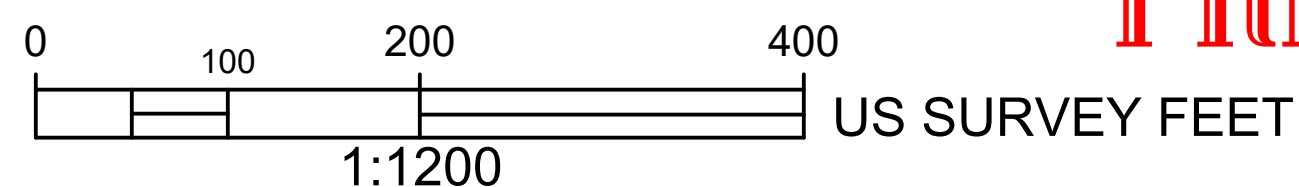
LOT 2A
AREA = 588,033 SF
13.50 ACRES



LOT 1
ROCK SUBDIVISION

LEGEND

- BOUNDARY
- - - PROPERTY LINES
- BASIS OF BEARING
- - - HIGHWAY CENTERLINE
- ⊗ ⊙ 2" GLO BRASS CAP (FOUND)
- ⊕ ⊙ 3-1/2" AL. CAP (FOUND)
- ⊙ ⊙ 2" AL. CAP (FOUND)
- ⊕ ⊙ 2-1/2" STATE HWY BRASS CAP
- 2" BRASS CAP SET



VICINITY MAP

SOURCE - DEPARTMENT OF THE INTERIOR
 BLM - SPATIAL DATA MANAGEMENT SYSTEM
 SCALE: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, WYN MENEFFEE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE, AND ACTING BY AND THROUGH THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, ALASKA MENTAL HEALTH TRUST LAND OFFICE, PURSUANT TO AS 37.14.009, AS 38.05.801, AND 11 AAC 99, AS AGENT TO THE OWNER, THE ALASKA MENTAL HEALTH TRUST AUTHORITY, A PUBLIC CORPORATION WITHIN THE ALASKA DEPARTMENT OF REVENUE (AS 47.30.011 ET SEQ.). I HEREBY APPROVE TRUST LAND SURVEY NO. 2018-09 FOR THE ALASKA MENTAL HEALTH TRUST AUTHORITY, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS OF WAY AS SHOWN AND DESCRIBED HEREON.
 ALASKA MENTAL HEALTH TRUST LAND OFFICE

WYN MENEFFEE _____ DATE _____
 EXECUTIVE DIRECTOR
 ALASKA MENTAL HEALTH TRUST LAND OFFICE
 2600 CORDOVA STREET, SUITE 100
 ANCHORAGE, AK 99503

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS ___ DAY OF _____, 2019

BY _____

PERSONALLY APPEARING BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC FOR THE STATE OF ALASKA

**A SUBDIVISION OF LOT 2
 W-4 SUBDIVISION**
 TRUST LAND SURVEY 2018-11
 WITHIN U.S. SURVEY No. 3709
CREATING LOT 2A AND LOT 2B
 WRANGELL RECORDING DISTRICT
 FIRST JUDICIAL DISTRICT
 CITY AND BOROUGH OF WRANGELL, ALASKA

DATE OF SURVEY: JULY, 2019
 SCALE: 1 INCH = 100 FEET

GRANTOR: ALASKA MENTAL HEALTH
 LAND TRUST OFFICE
 2600 CORDOVA STREET STE.201
 ANCHORAGE, ALASKA 99503

GRANTEE: BRETT WOODBURY
 BOX 2121
 WRANGELL, ALASKA 99929

LEGEND

- BOUNDARY
- - - PROPERTY LINES
- BASIS OF BEARING
- - - HIGHWAY CENTERLINE
- ⊗ 2" GLO BRASS CAP (FOUND)
- ⊕ 3-1/2" AL. CAP (FOUND)
- ⊙ 2" AL. CAP (FOUND)
- ⊕ 2-1/2" STATE HWY BRASS CAP
- ⊙ 2" BRASS CAP SET

NORTH

TRUE
MAGNETIC

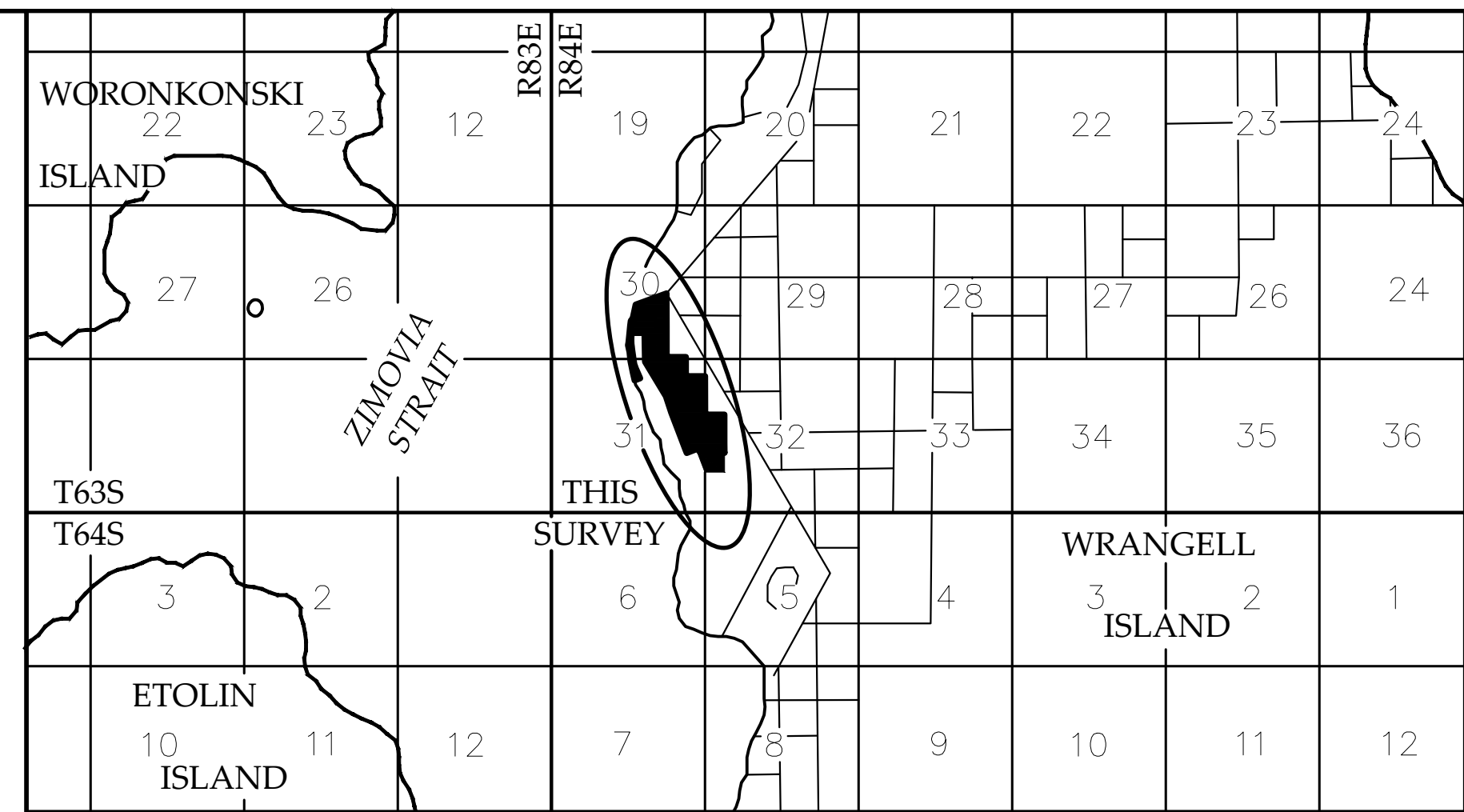
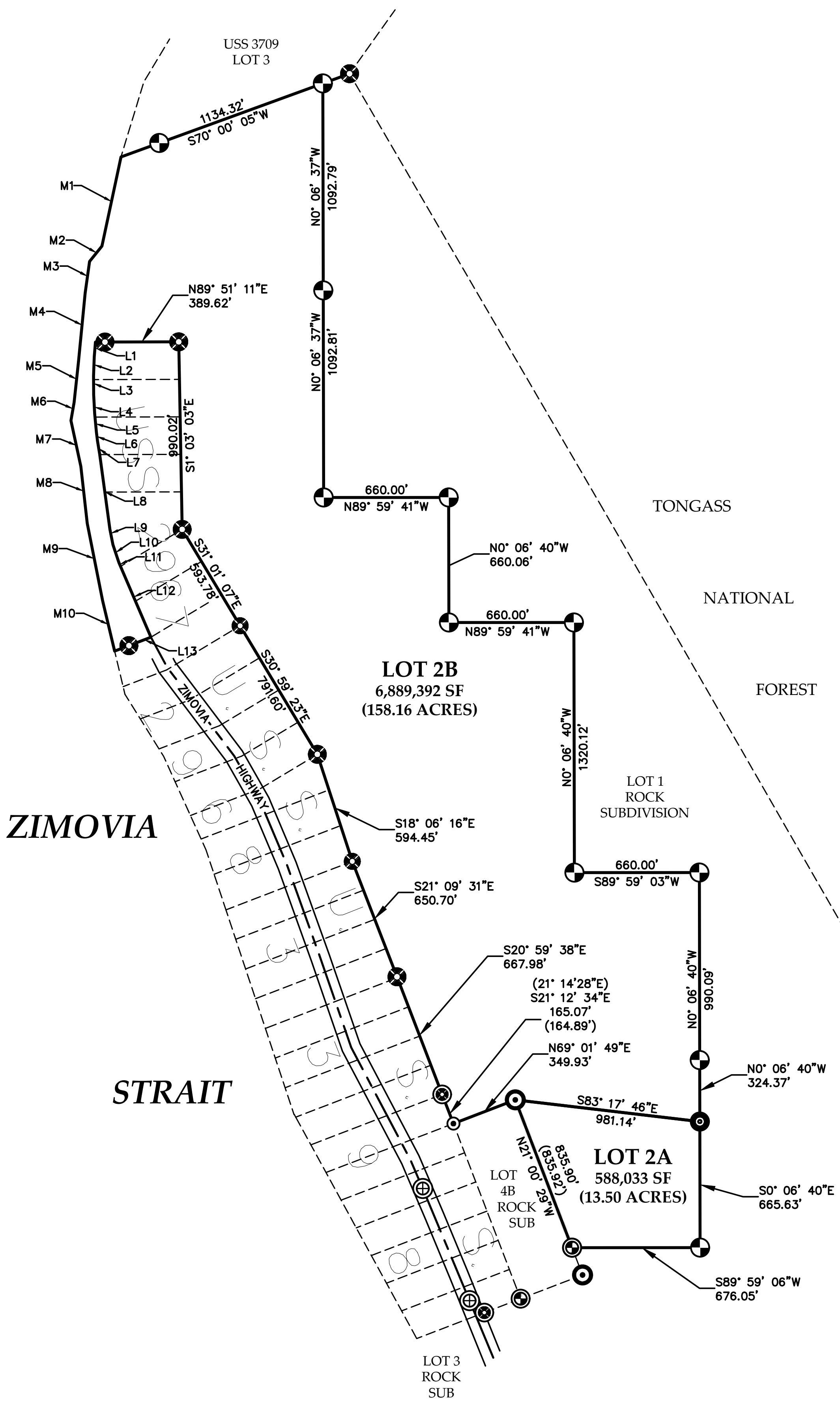
MAGNETIC DECLINATION
18° 22' EAST (JULY, 2019)
SOURCE: NATURAL RESOURCES CANADA
(IGRF-12 (2015) Model)

Meander Line Table

Line #	Length	Direction
M1	481.52'	S12°03'31"W
M2	103.94	S38°59'09"W
M3	169.07	S7°50'07"W
M4	365.18	S5°35'19"W
M5	214.70	S6°09'56"W
M6	97.25	S9°49'38"W
M7	247.68	S12°11'16"E
M8	302.13	S6°24'41"E
M9	416.82	S11°14'34"E
M10	273.20	S13°26'22"E

Parcel Line Table

Line #	Length	Direction
L1	79.13	N4°35'00"E
L2	99.99	N2°05'00"E
L3	99.99	N0°25'00"W
L4	99.99	N2°55'00"W
L5	99.99	N5°25'00"W
L6	44.81	N7°13'00"W
L7	69.68	N9°16'47"W
L8	400.42	N7°47'00"W
L9	82.83	N11°06'00"W
L10	99.99	N18°24'00"W
L11	10.30	N22°49'00"W
L12	418.04	N23°14'20"W
L13	205.13	N69°00'00"E



VICINITY MAP

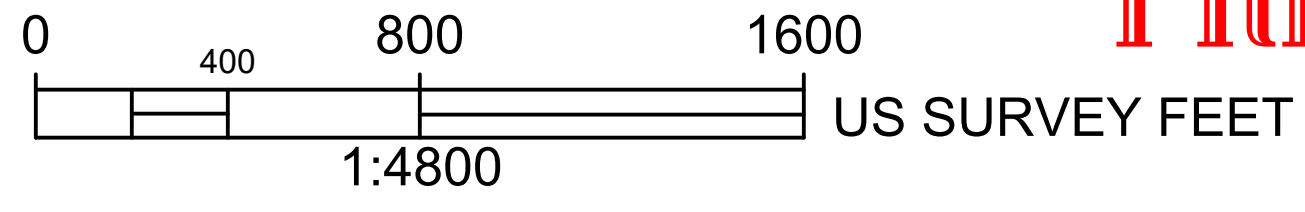
SOURCE - DEPARTMENT OF THE INTERIOR
BLM - SPATIAL DATA MANAGEMENT SYSTEM
SCALE: 1" = 1 MILE

- NOTES**
1. THE BASIS OF BEARING FOR THIS SURVEY IS N21° 00' 29"W BETWEEN THE FOUND ALUMINUM MONUMENT AT CORNER 5, LOT 2, W-4 SUBDIVISION, AND THE RECOVERED ALUMINUM MONUMENT FOUND AT CORNER 2, LOT 4A, ROCK SUBDIVISION.
 2. BEARINGS, DISTANCES AND MONUMENTS SHOWN HEREIN ARE VALUES FROM ROCK SUBDIVISION PLAT #210-5 AND TLS 2018-11.
 3. DISTANCES ARE HORIZONTAL US SURVEY FEET. BEARING SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING. WHERE MEASURED VALUES DIFFER FROM RECORD VALUES, THE RECORD INFORMATION IS IN PARENTHESIS.
 4. TRANSFORMATION PARAMETERS: NAD83 DATUM, ALASKA STATE PLANE, ZONE 1; CORNER No. 1, LOT 4A (COMPUTED WITH CORPSCON VERSION 6.0.1):
N 10,000.00 (LOCAL) = N 1655364.40 (SPC)
N56° 21' 34.04"
E 20,000.00 (LOCAL) = E 2952426.50' (SPC)
W132° 21' 08.72"
 5. THE ERROR OF CLOSURE ON THIS SURVEY DOES NOT EXCEED 1:5000.

SURVEYOR'S CERTIFICATE

I, GARRITH MCLEAN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT..

DATE: _____



PRELIMINARY

**A SUBDIVISION OF LOT 2
W-4 SUBDIVISION**
TRUST LAND SURVEY 2018-11
WITHIN U.S. SURVEY No. 3709
CREATING LOT 2A AND LOT 2B
WRANGELL RECORDING DISTRICT
FIRST JUDICIAL DISTRICT
CITY AND BOROUGH OF WRANGELL, ALASKA

DATE OF SURVEY: JULY, 2019
SCALE: 1 INCH = 400 FEET

GRANTOR: ALASKA MENTAL HEALTH
LAND TRUST OFFICE
2600 CORDOVA STREET STE.201
ANCHORAGE, ALASKA 99503

GRANTEE: BRETT WOODBURY
BOX 2121
WRANGELL, ALASKA 99929

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 699.176612 feet
Date: 5/11/2020

Public Map

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



City and Borough of Wrangell

AGENDA G4

Date: May 9, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use permit request for single family residential dwelling, a guard quarter trailer and for storage of goods and equipment that may be of a non-water dependent or related use on Lot 7BB, Larsson-Buhler Replat (plat #2019-5), zoned Waterfront Development, requested by owner Leif Larsson.

Background: Leif Larsson is closing on the purchase of Lot 7BB and Lot 8BB of the Larsson - Buhler Replat (plat 2019-5). Mr. Larsson is requesting a conditional use permit to

Recommendation: Staff recommends approval of the conditional use permit request for storage of goods and equipment of a non-water dependent or related use and to allow residential living within the main structure on Lot 7BB.

MOTION: Move to approve the conditional use permit request and findings of fact to allow the main structure to be used as a single (1) permanent residence and for storage of goods and equipment of a non-water dependent or related use subject to the following conditions:

- 1) The approval does not take effect until the purchase is finalized and deed is recorded. If this is not completed by May 20, signature from the current landowner authorizing the use is required.
- 2) The main building on site may be used as a single family residential unit, but not for multiple rental units.
- 3) The requested trailer for security quarters is denied for the fact that the previous office building is now being used for residential dwelling within in a waterfront development area and should be adequate to provide security for the storage area.
- 4) No additional residential units or rental units are allowed on either property.

Review Criteria: Waterfront Development District: Chapter 20.50
Standards: Chapter 20.52
Conditional Uses : Chapter 20.68

Findings: The property is zoned Waterfront Development and is proposed for use as a general storage site rather than for water-dependent uses. The Waterfront Development District (Wrangell Municipal Code 20.50.040) requires that a conditional use permit be obtained for "other uses not water related or dependent".

The lot was previously all part of the former "mill" site and all lots within the mill site parcel were used for waterfront development related purposes. The previous owner began selling portions of the mill property. In 2016, the Planning and Zoning Commission granted a Conditional Use permit to Mr. Larsson's former wife for a day care facility in what is now Lot 7BB and a subdivision of the lots was presented. The building on Lot 7BB of the Larsson-Buhler Replat where the proposed day care facility was to be located was on the highway, away from the water.

Electrical service is available to the site. There is a small water connection to the office but there is no City provided sewer. The former mill office has some sort of sewer outfall system.

Access to the property is via an access easement for the primary entrance to the entire former mill site on the south side of the building. There is also another entrance to the storage yard area just north of the building. Both entrances are directly off Zimovia Highway.

Mr. Larsson currently lives in the former office building as does some friends of his. He has indicated they are living there for free and not as a rental. The Waterfront Development District does not permit residential units other than allow for temporary dwellings for use as security (WMC 20.50.020 Q). Mr. Larsson's use of the building is for permanent residential quarters at this time and should suffice as the security component. Staff is denying the need for a trailer to be lived in on-site per his request for additional security. The lot is just under two acres, all on one elevation and his residential use of the property should be sufficient. If the Commission determines otherwise, please make findings for your approval.

Conditions of Approval for conditional use applications include:

- 1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.* The proposed general storage facility should not impact adjacent neighbors due to noise, traffic or appearance. The property is surrounded by industrial type uses. The permanent residence he has created would be impacted greater by the surrounding uses than his uses impacting other lots.
- 2) *Provisions of sewer and water:* There is a small water connection to the office but there is no City provided sewer. The former mill office has some sort of sewer outfall system.
- 3) *Entrances and off-street parking available without safety issues:* Access to the structure will be from Zimovia Highway with adequate room to park for load and load and other vehicles to move past adjacent to the office building. There is an additional entrance to the north of the building from Zimovia Highway to access the yard directly. There should be no safety issues for vehicles entering or exiting the northern entrance as the Highway straightens in this section. However the main entrance to the building and entire former mill yard does have site distance area for vehicles traveling north. This is the only established entrance to the former mill property with access also provided to the building.

RECEIVED
APR 30 2020
WRANGELL CITY HALL

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: Leif R. Larsson Sr.

Applicant's Phone Number: 907-660-7479

II. Owners's Name and Address: Property deed is in my x spouse name + is scheduled to be deeded to me May 4, 2020.

Owner's Phone Number: _____

III. Legal Description: Lot 766 + 866, Block _____, U.S. Survey _____

Parcel No. 03-010-133

IV. Zoning Classification: Waterfront

V. Specific Request: Please See Attached

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: May 2020 END: Forward

SIGNATURE OF OWNER: Leif Larsson Sr. DATE: May 4, 2020

SIGNATURE OF APPLICANT: Leif Larsson Sr. DATE: April 28, 2020

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.

4-29-2020

Conditional Use Permit

Specific Request:

RECEIVED
APR 30 2020
WRANGELL CITY HALL

I Leif Larsson Sr. am the Caretaker for Silver Bay Logging located in Wrangell, 6.5 mile Zimovia Hwy. I and my Ex Spouse purchased lot 7bb + 8bb from the Buhlers and since then I have developed a storage business here. At this time I have two specific conditional use requests.

One is the acceptance of a second care taker who would reside part time on lot 7bb and oversee my storage lot area. There is no monetary exchange for his service to me or mine to him. His living quarters a 30 foot camper trailer hard plumbed to the main septic system of the mill office building. This Septic System has the capacity for the entire Mill operation. By having a Caretaker located directly on my Storage lot will benefit me greatly in Security + Maintenance.

My second C.U. request is the allowance of other storage items that are not water related, specifically vehicles and house hold items that would be stored in containers. Please consider my requests.

Sincerely, Leif Larsson Sr.

Carol Rushmore

From: larssonstorage <larssonstorage@gmail.com>
Sent: Sunday, May 3, 2020 10:03 AM
To: Carol Rushmore
Subject: RE: Permitting for your property at 6.5 mile

Kevin and family live with me sharing the main building. The caretaker trailer/Rv is located on 7bb overlooking my storage lot area, I will draw up the site plan and email to you later today. There are no rentals involved in any. My future plan for the remaining building here is possibly a dispensary similar to the one downtown, discussing that idea with my partner Charlie who bought the North lot on Mount Seally. Charlie and I also plan to develop a small store on 8bb similar to Alpine and will request the necessary permits for that when we begin the store project, possibly this year or next.

I will put \$50 in the drop box and email the requested site plan later today.

Thank you Carol

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Carol Rushmore <ecodev@wrangell.com>
Date: 5/1/20 1:56 PM (GMT-09:00)
To: 'larssonstorage' <larssonstorage@gmail.com>
Subject: RE: Permitting for your property at 6.5 mile

Leif,

I did receive the application thank you. The Conditional Use application requires a \$50 application fee. You can deposit that into the lock box outside of City Hall. Also, you indicate that Kevin Fish and family are living in a trailer/RV? Are you renting out any rooms within the building as well or do you just live there? Also, I will need a site plan.. showing the building on the property, location of storage space and trailer, access to both as well and anything else on the property.. Thanks. If you can get me all this by Monday i would appreciate it.

Carol Rushmore

Economic Development Director

City and Borough of Wrangell

P.O. Box 531

Wrangell, AK 99929

907-874-2381

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 DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: Jan 2 2019
 PRINTED NAME: Betty A. Buhler
 SIGNATURE: Betty A. Buhler
 TITLE: Member
 NAME AND TITLE OF AUTHORIZED REPRESENTATIVE: DB AK ENTERPRISES LLC



NOTARY'S ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS 4th DAY OF JAN, 2019, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Betty A. Buhler (TO BE KNOWN TO BE THE IDENTICAL PERSON(S) MENTIONED AND WHO SIGNED THE WITHIN PLAT AND DM ACKNOWLEDGED TO ME THAT DM 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: Feb 16 2020

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

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 MAPS OF THE CITY AND BOROUGH OF WRANGELL IN THE NAME OF DB AK Enterprises, LLC 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 2018 WILL BE DUE ON OR BEFORE OCTOBER 15, 2018 DATED THIS 2nd DAY OF November 2018.

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. 2018-02 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.

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 RECORDED IN MINUTE BOOK 17487, PAGE 967, 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.

PLAT NOTES

- REFERENCES WITHIN THE WRANGELL RECORDING DISTRICT UTILIZED FOR THIS SURVEY:
1. PLAT AND FIELD NOTES OF U.S.S. 3534
 2. A.T.S. 604 ADJ. 17487
 3. STATE OF AK. HIGHWAY PROJECT NO.'S
 - A. STP-0943(22)
 - B. RS-0943(18)
 4. A. BOOK 5, PG 979-984, 30' ACCESS EASEMENT, AFFECTS LOT 8, S2589.
 B. BOOK 7, PAGE 967.
 C. BOOK 11, PAGE 97.
 D. BOOK 11, PAGE 96.
 E. BOOK 23, PAGE 274.
 5. RECORD OF SURVEY DATED 08-04-2007 PREPARED BY GREG SCHEFF AND ASSOCIATES AS PROJECT #01284-08-00.
 6. PLAT #2015-13
 7. CONTRACT OF DEED #2016-000012-D

PREVIOUS LOT AREAS

1. LOT 7B (56,204 SQ. FT)
2. LOT 8B (37,769 SQ. FT)

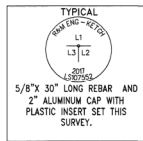
NEW LOT AREAS

1. LOT 7BB (75,778 SQ. FT)
2. LOT 8BB (16,196 SQ. FT)

DRAWN BY: MCH
 CHECKED BY: CGP
 DATE PLATTED: JAN 2017
 DATE SURVEYED: DEC 2016
 SCALE: 1"=40'
 SURVEYED BY: MCH
 PROJ. NO.: 162782

LEGEND

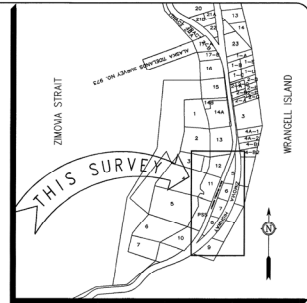
- SCHEFF ALUMINUM CAP ON 5/8 REBAR MONUMENT RECOVERED
- 5/8 REBAR 30" LONG WITH 2" ALUM CAP WITH PLASTIC INSERT SET THIS SURVEY
- BLM/GLO BRASS CAP MONUMENT RECOVERED
- (S) DATA OF RECORD
- (C) CALCULATED DATA
- (M) MEASURED DATA



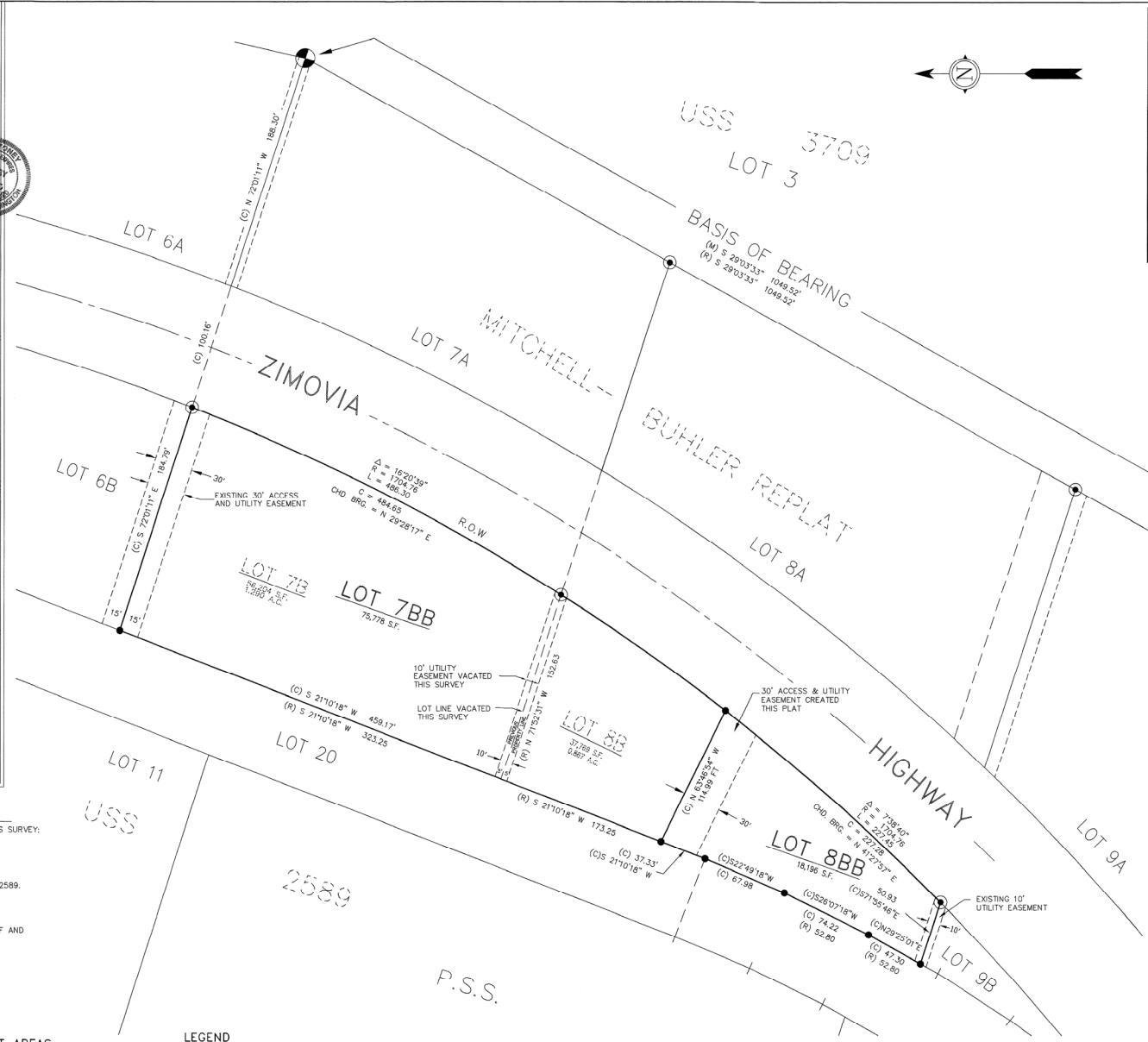
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN 2017 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.

Chris Fikurn
 CHRISTOPHER G. FIKURN - LS 10352

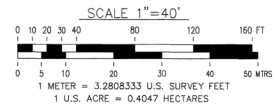


VICINITY MAP
SCALE 1"=1000'



2019-5
 Plat #
WRANGELL
 File #
3-21-2019
 Date
 Time 10:29 AM

CLIENT: DIANE LARSSON
 BOX 1499
 WRANGELL, ALASKA 99929



WRANGELL RECORDING DISTRICT

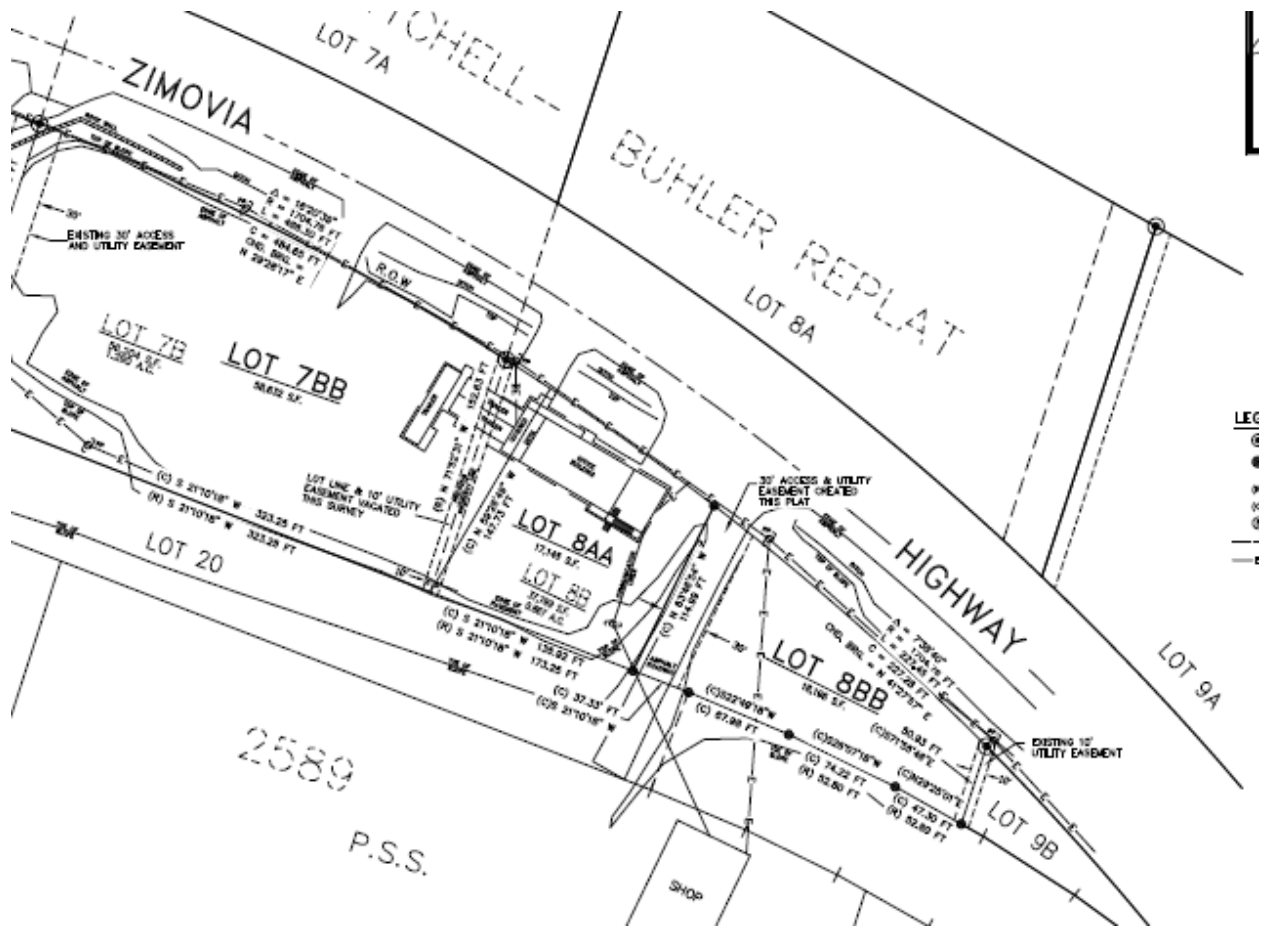
Revisions		
No.	Date	Description

R/S/M
 RAM ENGINEERING & TECHNIAN, INC.
 330 California Lake Road
 Kennebunk, AK 99901
 Phone: (907) 225-7917
 Fax: (907) 225-3441

CRAG OFFICE
 P.O. BOX 1273
 CRANG, AK 99901
 Phone: (907) 825-2294

CERTIFICATE OF AUTHORIZATION #: C578
LARSSON-BUHLER REPLAT
 THE REPLAT OF LOTS 7B AND 8B,
 MITCHELL-BUHLER REPLAT,
 CREATING LOTS 7BB AND 8BB,
 WITHIN THE CITY AND BOROUGH OF WRANGELL.

PRELIMINARY PLAT DRAWING of Plat No. 2019-5 - this drawing is provided ONLY for showing where the building is on the lot. Lot 8AA was never created – it is all Lot 7BB - as the property line was going through the building. Reference for the structure only.





April 30, 2020

City and Borough Of Wrangell
Carole Rushmore
PO Box 531
Wrangell, Ak 99929

Re; Contract Zone Modification Request

1068 Zimovia
Harbor View Storage

Planning & Zoning

I have enclosed a recent survey including measurements of the existing buildings along with proposed location of building 3. Request for approval of a (third building #3) was approved April 14th 2020 with proposed location within the boundaries of all set back and easement locations and restrictions.

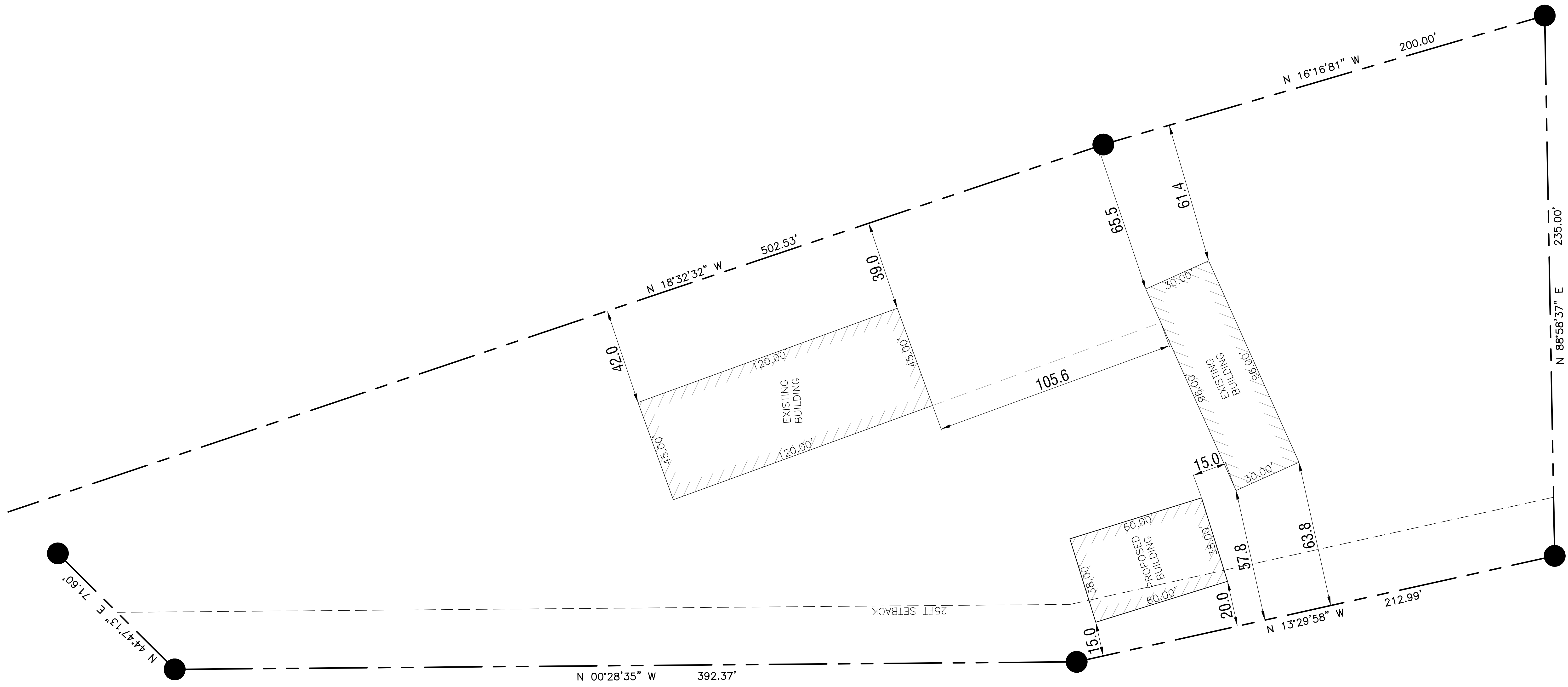
After reviewing the approved location of building #3 , we realize the location in proximity to the two other structures will cause some conflict in attempting to back in a boat trailer into the garage bays.

We would ask Planning & Zoning to consider and allow our proposed building , to encroach the 25' offset area somewhat. The proposed location would shift the rear left corner 5' into the off set. The right rear corner would encroach 10' into the off set. This proposed foot print would still be located off the actual property line off sets as per borough code.

Presently the property line vegetation in that section of the lot , has only tall grasses growing so we would not be conducting a clear cutting situation. The total property line length is 605' along this area, and 605' of parallel 25' off set front corner to rear property corner markers. We are requesting approval for a minimal length of encroachment into the 25' off set. This would allow more turning and backing up room for the tenants maneuvering the boat trailers.

Thank You for the consideration of our proposed contract modification request.

Donald Glasner
P.O. Box 192
Hillsdale, NJ 07642



City and Borough of Wrangell

Agenda G5

Date: May 7, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Modification No. 3 to a Contract Zone Agreement modifying the contract zoned setback requirements for the recently approved third storage building to be 15 feet from the west side property line on Lot C, Torgramsen-Glasner Subdivision (Plat No. 2016-2), zoned Light Industrial per the Contract Zone Agreement, requested by owner Don Glasner.

Background: In 2016, Mr. Glasner requested and received a Contract Zone agreement changing the zone to the property from Single Family Residential to Light Industrial for the purpose of constructing a single storage unit building. In late 2016 he received a modification to the Contract Zone Agreement to construct a second building. In March of 2020, Mr. Glasner requested and received a second modification to the Agreement to construct a third storage unit building. He is now seeking to amend the conditions for the third building to reduce the required setback of 25 feet to 15 feet at one corner and 20 feet from the other corner. .

Recommendation: Staff recommends the Contract Zone conditions be modified to allow only a 5 foot setback encroachment for the third storage unit facility, retaining the existing and remaining conditions of approval.

MOTION: Move to recommend to the Assembly to approve the findings of fact and a modification from a 25' to a 20' setback from the side property line for the third storage building only, retaining the remaining previously approved conditions:

- 1) Site obscuring vegetated buffer of at least 25 feet maintained pursuant to WMC20.52.200; and 20 feet for building three;
- 2) Lighting at facility should be angled downward and guarded from side so as not to disturb adjacent residences;
- 3) Operating hours should be restricted from 7:00am to 8:00pm;
- 4) The driveway entrance to the storage unit will be widened and moved over 10 feet to avoid all conflict with the adjacent residential driveway (completed).

Review Criteria: Light Industrial District: Chapter 20.51
Standards: Chapter 20.52
Contract Zone: Chapter 20.77

Findings:

Mr. Glasner purchased Lot C, Torgramsen-Glasner Subdivision in 2016. He sought and received a contract zone specifically for a single building indoor storage facility. Mr. Glasner requested a modification to his contract zone in late 2016 to add a second storage facility on the same property.

Mr. Glasner's original proposal changed the Single Family zone to Light Industrial for only a single storage building. His first modification added a second storage unit building. He constructed two steel buildings of 120' X 45' and 84' X 30'.

Mr. Glasner in March 2020 submitted and received a modification approval for a third building with 4 garage units with a footprint of 60' x 38'.

Access to the facility is currently via an existing drive way from Zimovia Highway. Based on the proposed site plan submitted with this request to modify the conditions, Mr. Glasner is proposing for the the new building to be 15 feet at one corner and 20 feet at the other corner rather than the code required buffer of 25 feet (WMC 20.52.200) from the adjacent property line. The proposal is to address turning radius for boats using the units.

Contract Zones modify the underlying zone, in this case, Single Family Residential, to Light Industrial for a very specific use as outlined in the applicant's proposal, and on which all reviews are made. The Contract Agreement is then prepared between the applicant and the Borough based on the specific request and approval. To amend or modify the proposed use and activities, requires approval and a modification to the agreement, as changes could create new or adverse impacts not originally anticipated.

WMC 20.52.200 states: *Due to smoke, noise, traffic, aesthetics and potential hazards, all new or expanded port facilities, industrial uses, unenclosed home occupation uses abutting another property with a residential use, and mobile home parks (over three units) shall have buffers between such areas and adjoining areas. Buffers shall be 25 feet in width, and shall be 75 percent sight-obscuring. When composed of plants, buffers shall be 50 percent of full size within one year and average eight feet in height. Buffers shall be composed of natural terrain and vegetation where possible. If fences are used they should be aesthetically pleasing and compatible with the character of the area.*

Staff is recommending that the building be straightened slightly so that the impact is lessened to only 20' along the length of the building. Mr. Glasner indicated that grass is only growing in a portion of the area so to increase the site obscuring vegetation could plant blue berries or other natural brush.

The Commission needs to determine if the proposed structure's location closer to the property line will create additional impacts in the area and impact the adjacent residents. The Commission is making a recommendation to the Assembly and must make findings as to appropriateness of the request for the area and effects on property owners. Findings must address requirements of WMC 20.76.030 (C):

- 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) Approval or Disapproval

DRAFT FINDINGS OF FACT:

1. **Justification for the proposed change, including the effect on the objectives of the comprehensive plan:** The Commission and Assembly deemed it in the best interest of the community to approve the third storage building. Now the request is whether to approve a variance to the setback requirements is appropriate or if the building could be relocated closer to the street

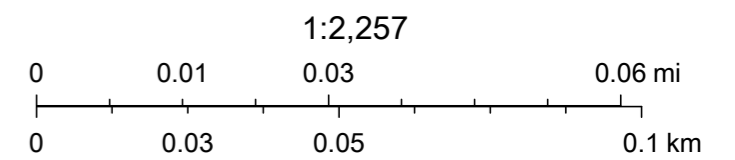
to maintain the 25 foot requirement. The activities of the proposed use is in high demand and provides positive benefits to the community. The use of the building is for storage so noise is at a minimum. The proposed use may not meet the objectives of the Future Residential Growth of the Comprehensive Plan (Ch 6.8.2) nor does it fall within the Future Growth Map 6-18 for Residential development per the underlying zone prior to the agreed zone change, but it does meet Land Use Policy 32 designating areas for commercial and industrial development. The existing use has not seemed to create major impacts to neighbors. However, as the buildings increase in number, activity increases and the encroachment on the adjacent trailer park could affect the residents. The one complaint received by staff regarding the conflicting driveway access was addressed during the first modification request. Modify the setback requirement could conflict with Policy 33 promoting compatibility.

2. **Effect of the proposed change on property owners, including traffic flow, population, density, parking, sewer and water:** The Commission finds that the impacts of an additional storage building to adjacent property owners will be minimal. However its location closer to the property line could affect the residents. The condition requiring a 25 foot vegetative buffer had remained with Mr. Glasner's request for the third building and now he is requesting to encroach up to 15 feet from the property line. Staff is recommending that the encroachment be granted no more than 20 feet from the line at both corners of the building or to move the building such that it does not impair loading of the bays.
3. **Approval or Disapproval:** Staff recommends that the Commission approve a 5 foot buffer variance, placing the building no closer than 20 feet from the adjacent property line..

glasner aerial



March 14, 2020



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

City of Wrangell, Alaska

Agenda Item G6

Date: May 7, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance application request for a variance to the height requirements for a 35' high residential addition, on Lot 5, Etohin Avenue Easement Dedication and Boundary Survey, Zoned Single Family Residential, requested by owner Laurie Brown.

Review:

The applicant is requesting a height variance for an addition to their house to include a garage and two stories over the garage.

Recommendation: Based on the existing information and findings of fact, staff recommends approving up to a 30 foot height variance request, for a garage and residential living space.

Recommended Motion:

- 1) **Move to approve the findings of fact and allow a garage with a living area above it up to 30 foot height (a 5 foot variance).**

Criteria:

The proposal must comply with the following sections:

Chapter 20.16: Single Family Residential
Chapter 20.52: Lot Standards
Chapter 20.72: Variances

Findings:

Applicant is proposing to build an addition to the house to include a garage with two stories of living area over the garage, creating a 3 story structure.

Section 20.52.080 Building Height establishes requirements for height restrictions to minimize safety risks and maintain character of neighborhoods. The usual concern of neighbors is the impact on views. The land directly behind the applicant is a steep slope thus any buildings constructed behind the existing structure will be a higher elevation grade and a view should not be completely block, although the structure might be in the view shed.

In the Single Family District, the maximum height is 25 feet or a variance is required. Based on previous testimony from contractors, to construct current crawl space requirements, to meet certain energy standards, roofing pitch and snow loads, regular 8 foot high ceilings, and sloped ground, the 25 foot requirement is very difficult if not impossible to meet. This is a code change the Planning and Zoning Commission were willing to entertain. For structures constructed on slopes, the height is measured based on the average surrounding grade of all 4 sides. Additional

information was requested from the applicant regarding their surrounding grade. According to the email with site plan, the slope and sides grades will, the peak will be on average of the three sides of the addition, 32 feet above grade. The actual height of the structure is determined by the average of the four sides of the entire building, not just the addition. The land is gently sloping on their property with a steeper slope toward the back and south side of the property.

In this particular request, the variance is not due to changes in construction requirements where the applicants cannot meet the 25 foot height, or construction on a steep slope, but that they want to add on a garage and build two stories of living area above the garage. After discussions with the Fire Chief, the Chief has concerns about access to residential living areas on a third floor due to the restriction of their fire fighting apparatus. A memo is forthcoming from him. He has requested that more detailed house drawings be submitted as well to determine safety from fire hazard. According to the Chief, it may be that construction of the foundation can be lowered to lower the house elevation as well.

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

1. **Exceptional Physical Circumstances:** The lot where their existing house is located is on a very mild slope. For structures constructed on slopes, the height is measured based on the average surrounding grade of all 4 sides. The building code requirements for current typical home constructions for crawl spaces, energy efficiency construction, typical roof constructions and other needs that make meeting the required 25 foot requirement difficult. In this particular case, the applicants are seeking to add a third story above the garage. For this particular request, the physical lay of the land surrounding their property to the south and east is a much more intense steep slope, such that any buildings behind them or to the south would likely be constructed on a grade much higher than their current grade. Buildings behind them to the north could potentially have views or sunshine blocked.
2. **Strict application would result in practical difficulties or unnecessary hardships:** Strict application to the height requirement would require the applicant eliminate the third story room. Additional excavation into the slope would be required to expand on ground level. The applicant has claimed that their proposal is the same height as a house just down the road. However that house was constructed on a steeper slope so measuring the grade on all 4 sides and averaging the height, they were at the 25 foot height requirement. The hardship would be a reconfiguration or elimination of a portion of their addition
3. **That the granting of the variance will not result in prejudice to others, or be detrimental to public health, safety or welfare:** The granting of the variance will not prejudice others in the area with similar construction. The variance could create a safety issue. The new construction may block morning sunlight for any home construction on the adjacent northern piece of property, but will likely not block sunlight or views directly behind or to the south as any construction of buildings behind the home will be at a higher starting grade. Without detailed information as to the height of the house on all four sides to determine the actual height of a three story structure it is difficult to assess safety issues to the residents and fire personnel.
4. **Granting of the variance is not contrary to the comp plan for single family residential development.**

20.08.150 Building height.

“Building height” means the vertical distance from the grade, as defined in WMC [20.08.360](#), to the average height of the highest roof surface. [Ord. 867 § 1, 2013; Ord. 349 § 5, 1976; prior code § 95.80.020. Formerly § 20.08.130.]

20.08.360 Grade or ground level.

“Grade” or “ground level” means a reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet from the building, between the building and a point six feet from the building. [Ord. 867 § 1, 2013; Ord. 349 § 5, 1976; prior code § 95.80.020. Formerly § 20.08.300.]

20.52.080 Building height.

The purposes of building height standards are to prevent loss of life, excessive property damage, and to minimize risk of fires, by enabling firefighters to reach upper stories or roofs, and to help maintain the character of neighborhoods.

- A. No structure within a single-family residential district should exceed a height of 25 feet absent a variance.

- B. Church spires, water towers, elevator shafts, or smoke stacks not used for human occupancy, and cables, antennas or similar accessories, are exempt from the height requirements of this section.

- C. Portions of a building may exceed 35 feet in height where 50 percent of the building’s roof perimeter lies within the 35-foot height limit, from an existing grade accessible to fire suppression personnel and rescue equipment, not including perimeter areas which provide access only to portions of the building used for storage, or where all dwelling units and work spaces can be reached and evacuated through windows or balconies lying within the 35-foot height limit of borough firefighting equipment. The approval of the borough’s fire chief and the zoning administrator shall be required before permits are issued for the construction of buildings exceeding the 35-foot limit. Measurements shall be taken from the base of the building to the perimeter of the roof.

- D. In the remote residential mixed-used district, structures should not exceed a height of 35 feet absent a variance. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]



Brown House

APPLICATION FOR VARIANCE

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

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

II. Description: (use additional paper if necessary)

Legal description of the area requested for the variance Hight Variance

for construction of garage and dwelling

Lot (s) size of the petition area 0.25 sq ft

Existing zoning of the petition area R5, 134 sq ft

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

Proposed change that requires this variance over 25 ft height

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

Explain details of the proposed development 2 car garage on first floor with
W/Sery & game room on second floor with master bedroom on third
floor

A variance may be granted only if all four of the following conditions exist:

That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

That the strict application of the provisions of this ordinance would result in practical difficulties or unnecessary hardships.

That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

That the granting of the variance will not be contrary to the objectives of the Comprehensive Plan.

Explain how your application meets these conditions: This new addition will
not cause unnecessary hardships, damage properties, or
obstruct the view of any neighbors. We want
to start a family and need more space to accommodate more
children

Note: A variance shall not be granted because of special conditions caused by actions of the person seeking relief or for reasons of pecuniary hardship or inconvenience. A variance shall not be granted which will permit a land use in a zone in which that use is prohibited.

A schematic site plat must be attached showing the type and location of all Proposed uses on the site, and all vehicular and pedestrian circulation patterns relevant to those uses.

I hereby affirm that the above information is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or the authorized agent thereof for the property subject herein.

Laurie Brown
PRINT PETITIONER'S NAME

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

812 Etolin ave
ADDRESS

Wrangell, AK 99929

5/1/20
DATE

907-320-0657
TELEPHONE

Carol Rushmore

From: Eric Hagelman <ehagelman@gmail.com>
Sent: Monday, May 11, 2020 8:03 PM
To: Carol Rushmore
Subject: Re: the additional information
Attachments: D8225049-270A-40DB-99FE-00B32C796F4E.jpeg

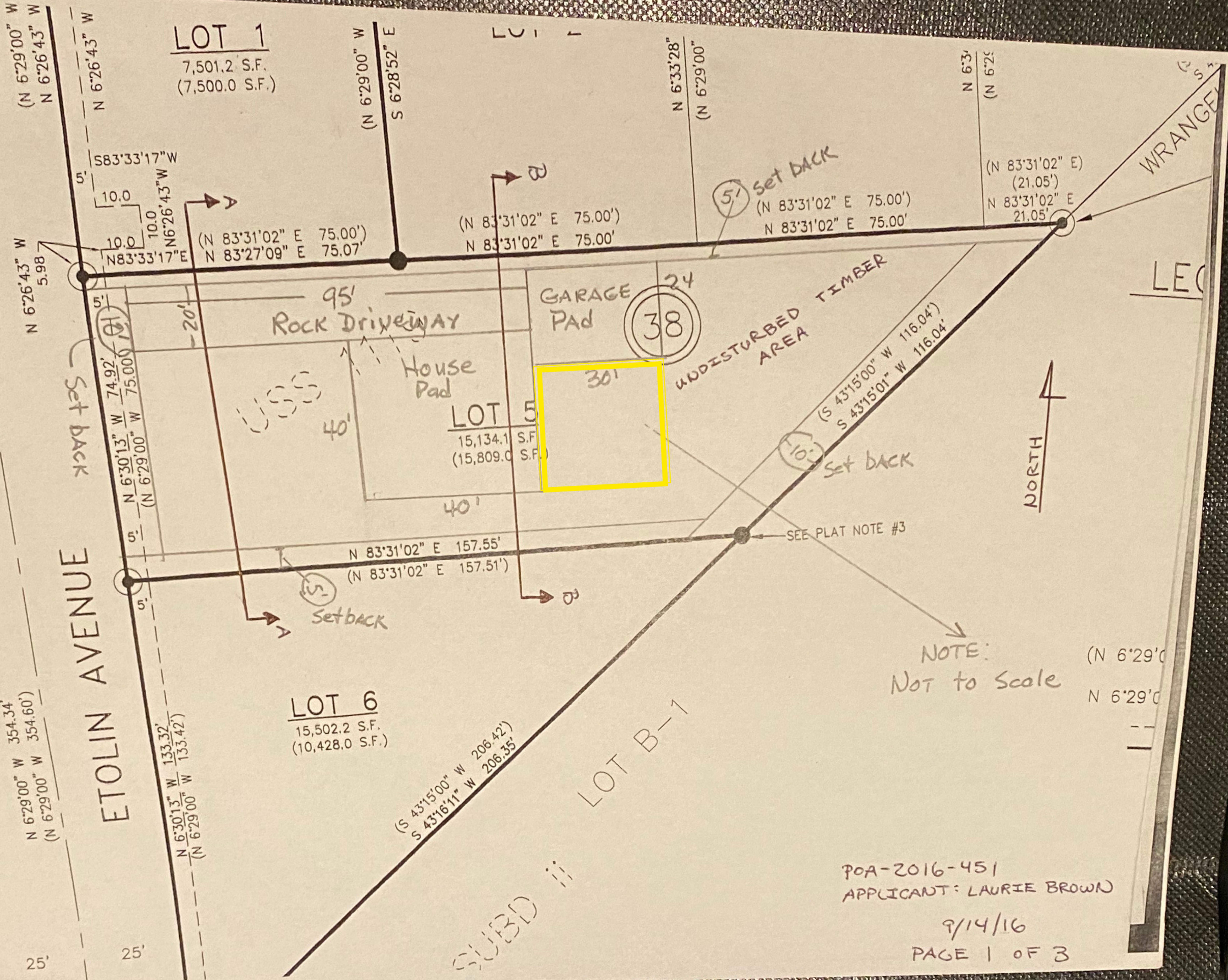
Hi Carol,

So the current height is 25 feet at the very top of the A frame roof. The average of the 3 sides we would be building would be between 31' and 32' after taking in to account the average with the two smaller sides against the hill. Attached below is the property plan with the existing house labeled. I highlighted in yellow where we will be building the add on.

Please let me know if you have any questions.

Thank you,

Eric Hagelman



(N 6°29'00" W 354.34'
(N 6°29'00" W 354.60')

N 6°26'43" W

LOT 1
7,501.2 S.F.
(7,500.0 S.F.)

(N 6°29'00" W
S 6°28'52" E

N 6°33'28"
(N 6°29'00"

N 6°3'
(N 6°29'

N 6°26'43" W
5.98

S 83°33'17" W
5'
10.0
10.0
N 6°26'43" W
N 83°33'17" E
N 83°31'02" E 75.00'
N 83°27'09" E 75.07'

(N 83°31'02" E 75.00')
N 83°31'02" E 75.00'

(5') **set back**
(N 83°31'02" E 75.00')
N 83°31'02" E 75.00'

(N 83°31'02" E)
(21.05')
N 83°31'02" E
21.05'

Setback

ETOLIN AVENUE

N 6°30'13" W 74.92'
(N 6°29'00" W 75.000')

95'
Rock Driveway

24
GARAGE PAD
38

UNDISTURBED TIMBER AREA

House Pad

LOT 5
15,134.1 S.F.
(15,809.0 S.F.)

301

(10') **Setback**

NORTH

N 83°31'02" E 157.55'
(N 83°31'02" E 157.51')

SEE PLAT NOTE #3

LOT 6
15,502.2 S.F.
(10,428.0 S.F.)

(S 43°15'00" W 206.42')
S 43°16'11" W 206.35'

LOT B-1

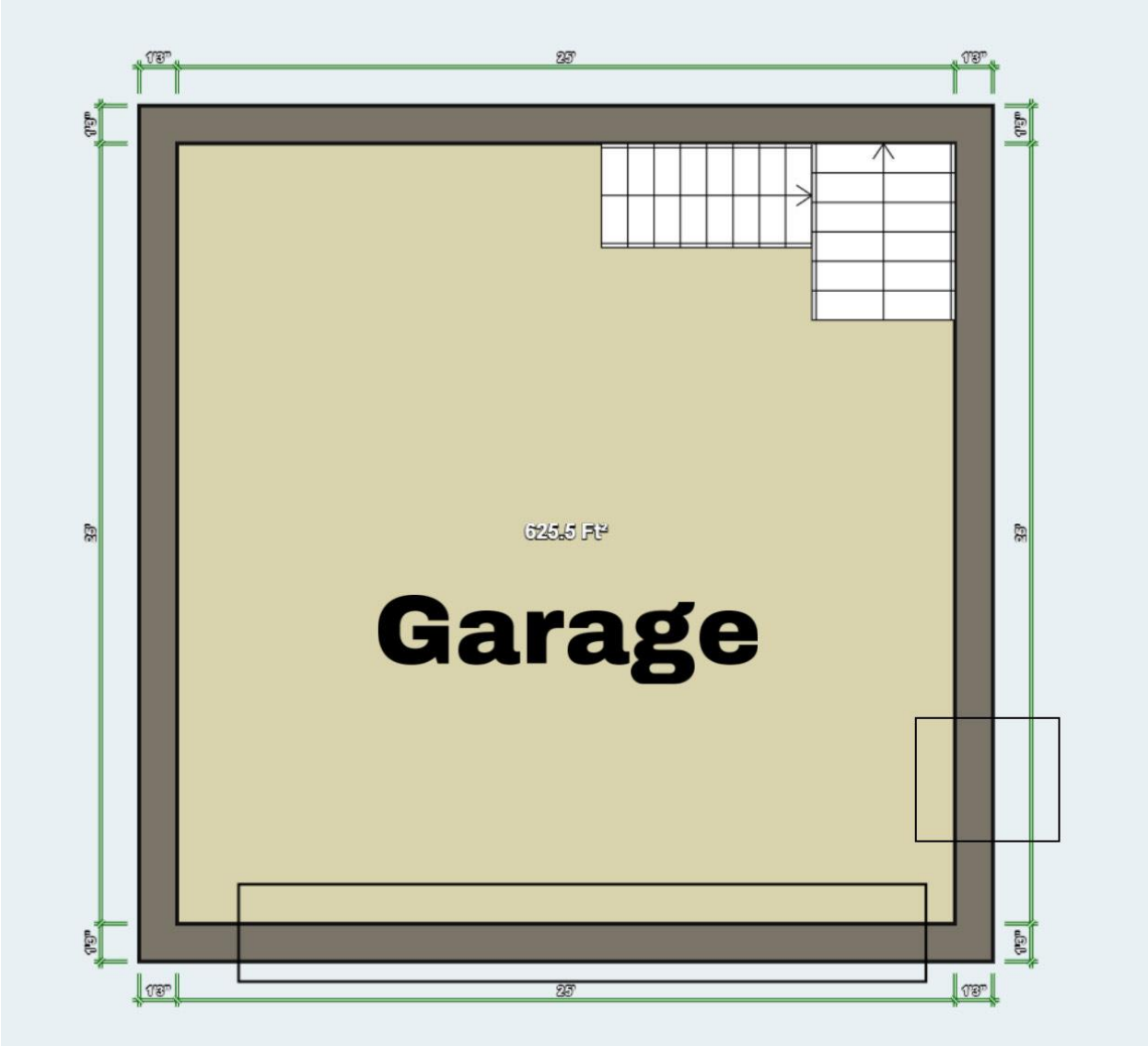
SUBD

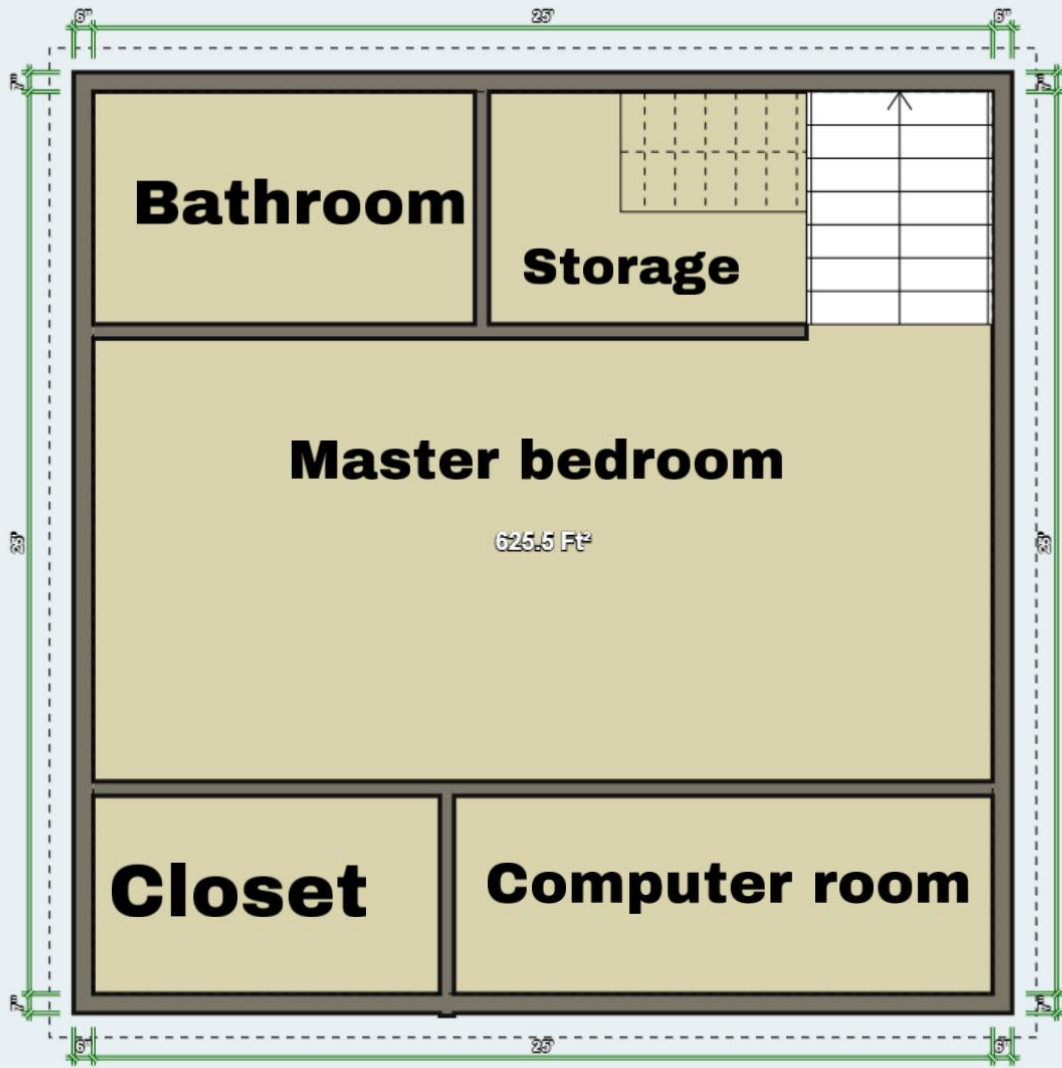
NOTE:
Not to Scale

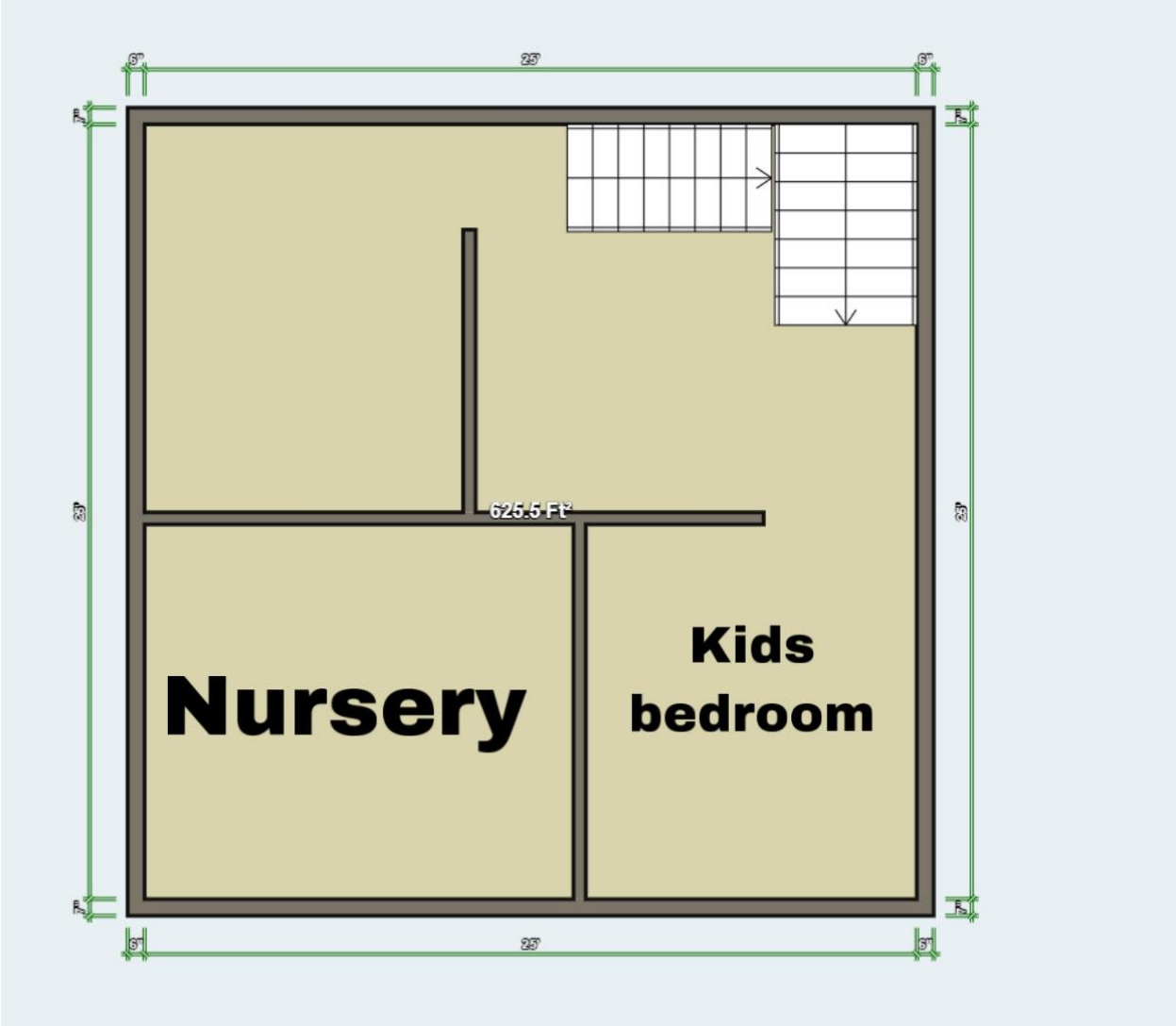
(N 6°29'00"
N 6°29'00"

POA-2016-451
APPLICANT: LAURIE BROWN

9/14/16
PAGE 1 OF 3







WRANGELL VOLUNTEER FIRE DEPARTMENT

PHONE: (907) 874-3223 FAX: (907) 874-3939 EMAIL: WRGFD@WRANGELL.COM
P.O BOX 794 WRANGELL, AK 99929

May 12, 2020

Planning and Zoning Committee;

Currently, the City and Borough of Wrangell has restrictions that limit the height of a residential building, in part due to fire safety. The Wrangell Volunteer Fire Department's tallest ladder carried on our first due engine is 26'. Additional engines arriving have 24' ladders. Without a complete set of drawings or blueprints of the proposed building for Laurie Brown, we would like you to consider these limitations when reviewing the request.

Thank you for your time,

Fire Chief Tim Buness

cc:Carol Rushmore