Minutes of Planning & Zoning Commission
Held on October 26, 2026

1. CALL TO ORDER: 5:30 PM

2. ROLL CALL:

PRESENT: Gary Watkins, Jillian Privett, Collin Dando

ABSENT: Chair Terri Henson, Kat St. Clair

STAFF: Kate Thomas, JR Meek

3. AMENDMENTS TO THE AGENDA: None

4. CONFLICTS OF INTEREST: None

5. APPROVAL OF MINUTES:

a. **Approval of the Planning & Zoning Regular Meeting minutes from Thursday, September 10, 2026.**

M/S: **Watkins/Dando**

All in favor.

6. DIRECTORS REPORT:

EDA released an official announcement that they intend to award the City & Borough of Wrangell 43 million in grant funding to advance the deep-water port, waterfront expansion, and flume replacement.

7. CORRESPONDENCE: None

8. PERSONS TO BE HEARD: None

9. NEW BUSINESS: None

10. UNFINISHED BUSINESS:

a. **Final Plat approval for Alaska Tideland Survey (ATS) No. 1729, vacating ATS 1337, request by Southern Southeast Regional Aquaculture Association, Inc. owned by the State of Alaska Department of Natural Resources.**

M/S: **Watkins/Dando**

Move to approve the findings of fact and final plat for Alaska Tideland Survey No. 1729, vacating ATS No. 1337.

Staff delivered a brief administrative report. Staff noted that the original intent of the plat remains unchanged. Staff further explained that the property boundaries have been refined since the previous plat to provide greater accuracy and clarity on leased area.

Polled Vote – All in Favor

b. **Final Plat review for Alder Top Village, Shoemaker Subdivision III, a replat of Tract A, Block 2, Plat 2025-5, creating Lots 23-43, zoned Single Family Medium Density, owned by the City and Borough of Wrangell.**

M/S: **Watkins/Dando**

Move to approve the findings of fact and final plat for the Alder Top Village, Shoemaker Bay Subdivision III, a replat of Tract A, Block 2, Plat 2025-5, creating Lots 23–43 and Tract A-1.

Staff delivered a brief administrative report. There have been no substantive changes to the original plat. Staff explained that a small number of property corners could not be physically monumented at their intended locations due to site conditions and topography. In those instances, a witness corner will be used instead. Staff clarified that a witness corner is placed approximately 30 feet from the intended property corner and serves as a reference point to identify the actual boundary location.

Staff reported that there is no established timeline for the next phase of development at this time. Current priorities include exploring a public-private partnership to support the extension of necessary utilities to the next round of lots. Staff indicated that, ideally, additional progress on utility planning and partnership opportunities will occur within the next six months.

Polled Vote – All in Favor

11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS: None

12. ADJOURNMENT: 5:47 PM

ATTEST: _____ _____

J.R. Meek, Secretary **Jillian Privett, Vice Chair**