
Thursday, August 13, 2026

Location: Assembly Chamber

5:30 PM

Join Zoom Meeting

<https://us06web.zoom.us/j/9078749282?pwd=cWZlZVhpTmJtRTBPMXBUBGNKSjdwdz09&omn=86436084629>

Meeting ID: 907 874 9282**Passcode: 99929****1. CALL TO ORDER****2. ROLL CALL****3. AMENDMENTS TO THE AGENDA****4. CONFLICTS OF INTEREST****5. APPROVAL OF MINUTES**

- [a.](#) Approval of the Planning & Zoning Regular Meeting minutes from Thursday, July 9, 2026.

6. DIRECTORS REPORT**7. CORRESPONDENCE****8. PERSONS TO BE HEARD****9. NEW BUSINESS**

- [a.](#) (PH) Conditional Use Permit application for a home occupation on Lot 20AA, Fennimore Roland Replat, according to Plat No. 2019-8, zoned Single Family Residential, owned by Thomas Roland, requested by Adrienne McLaughlin.
- [b.](#) (PH) Land Sale Application requesting the purchase of Borough-owned property adjacent to Lot 11, Block 83, Wrangell Townsite, according to the adjacent Plat No. 96-6, zoned Industrial, requested by Mary Nelson.
- [c.](#) (PH) Preliminary Plat review of a subdivision of Lot 13, USS 2589, according to Plat No. 29-20, zoned Waterfront Development, creating lots 13A, 13B, 13C, 13D, owned and requested by Brett Martin and Michael Dunman.
- [d.](#) Site Plan Review for an expansion of the Southeast Alaska Regional Health Consortium (SEARHC) campus on Lot 2A, Kuntz Replat, according to Plat No. 2022-11, located at 232 Wood Street, zoned Open Space Public, owned and requested by Southeast Alaska Regional Health Consortium.

10. UNFINISHED BUSINESS

11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

12. ADJOURNMENT

**Minutes of Planning & Zoning Commission
Held on July 09, 2026**

1. CALL TO ORDER: 5:32 PM

2. ROLL CALL:

PRESENT: Kat St. Clair, Chair Terri Henson, Gary Watkins

ABSENT: Jillian Privett

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 May 11, 2026.**
- b. **Approval of the Planning & Zoning regular meeting minutes from June 18, 2026.**

M/S: Watkins/St. Clair

All in Favor by verbal confirmation.

6. DIRECTORS REPORT:

- a. **Wrangell Medical Center (Old Hospital) and Alder Top Phase III Housing Concepts**

Staff delivered an administrative report. The old hospital and adjacent six lots can be redeveloped to provide a mixture of housing types for the community. Borough staff worked with Cushing Terrell to develop site plan concepts and presented the materials to the Coast Guard in Washington D.C.

In Alder Top, staff described the layout of Phase III and the goal of presenting to the Coast Guard with securing additional housing through subdivision expansion, upwards of 120 to 160 additional units to accommodate the shipyard and community growth. This is to demonstrate a variety of housing to suit individual needs of community members and prospective residents. Staff described the conceptual schematics to the commission, but no formal proposal was made.

- b. **Public Notice - Case Avenue Road Impacts**

Staff delivered a public notice to residents and businesses within Case Avenue regarding the closure of the right-of-way in McKinnon Street. The goal is to accommodate the heavy traffic flow of large and delivery vehicles, specifically AML shipping and container goods. The notice is in reference to no "Through Traffic" along Case Avenue and instead utilize Zimovia Highway during the construction phase of McKinnon Street. The challenge is coordinating with tourism

buses and delivery vehicles, but the two sectors are communicating with each other to avoid traffic jams on Case Avenue.

In addition to the Director's Report, staff also highlighted the Harbor Basin Project and proposals for bidding on reconstruction.

Staff briefly mentioned that representatives from Pearlson & Pearlson, JAG, and other industry partners will make an appearance for the Nolan Center on 5:30 PM, July 14th, to discuss community updates to the Wrangell Shipyard Initiative, specifically tied to 30% feasibility plan.

7. CORRESPONDENCE: None

8. PERSONS TO BE HEARD: None

9. NEW BUSINESS:

- a. **(PH) Conditional Use Permit application for a Cottage industry Business on Lot 25, Block 5, of USS2127, according to Plat No. 29-07, zoned Single Family Residential, owned and requested by Annabelle Miller.**

M/S: St. Clair/Watkins

Move to approve the Findings of Fact and the Conditional Use Permit application submitted by Annabelle Miller for a Cottage Industry consisting of a self-service farm stand on Evergreen Avenue (APN 01-005-347), subject to the conditions of approval outlined in the staff report.

Public Hearing Opened

Public Hearing Closed

Staff delivered a brief administrative report. Annabelle Miller filed a Conditional Use Permit application to operate a self-service farm stand with the intent on selling Cottage Industry goods, eggs, canned products. Annabelle secured a business license and met all requirements. No further discussion from the Commission.

Polled Vote - All in Favor

- b. **(PH) Preliminary Plat of a replat of Lot A-1 A and Lot A of the Prunella Subdivision and Lot C-1 of WCA Replat, creating Lots 1, 2, and 3, of the Zimovia WCA Replat No 2., located within USS 3823 and 3753, owned and requested by Wrangell Cooperative Association.**

M/S: Watkins/St. Clair

Move to approve the findings of fact and preliminary plat for Zimovia WCA Replat No. 2, a replat of Lot A-1A and Lot A of Prunella Subdivision (Plat No. 2015-3) and Lot C-1 of WCA Replat (Plat No. 2025-2), creating Lots 1, 2, and 3, as requested by the Wrangell Cooperative Association.

Public Hearing Opened**Public Hearing Closed**

Staff delivered an administrative report. Staff referenced no major changes, anomalies or subdivisions since the last iteration. The boundary lines have been restructured to better suit applicant development plans. All easements have been sustained during the platting process.

Polled Vote - All in Favor**10. UNFINISHED BUSINESS:**

- α. **Final Plat review of a subdivision of Lot A-2 of Presbyterian - CBW Replat (Plat N0. 2025-3), creating Lots B-1 and A-2A, owned by the City and Borough of Wrangell, requested by Teniya Morelli.**

M/S: St. Clair/ Watkins

Move to approve the findings of fact and final plat for the Morelli – CBW Replat, a replat of Lot A-2 and Lot B of Presbyterian – CBW Replat, according to Plat Nos. 2025-3 and 2019-7, creating Lots B-1 and A-2A, as requested by Teniya Morelli.

Public Hearing Opened**Public Hearing Closed**

Staff delivered a brief report. There have been no changes to the findings of fact. Staff required a portion of the lot to be added to the Morellis property and not as a standalone. The reason is the Morelli family wish to develop a shop within the lot, but this is not achievable if the shop is a standalone parcel within single family subdivision.

Polled Vote - All in Favor

- b. **Final Plat review of a subdivision of Lot 6A, of the Dan Nore Subdivision (Plat No. 90-2), creating Lots 5A-1 and 6B-2, owned by the City and Borough of Wrangell, requested by Brian Ashton and Twyla Nore.**

M/S: Watkins / St. Clair

Move to approve the Findings of Fact and the Final Plat for the subdivision of Lot 6A of the Dan Nore Subdivision, according to Plat No. 90-2, creating Lots 5A-1 and 6B-2, as requested by Brian Ashton and Twyla Nore, subject to the conditions outlined in the staff report.

Public Hearing Opened**Public Hearing Closed**

Staff delivered a brief administrative report. This subdivision is considered a Flag Lot Subdivision due to the placement of Lot 7B which would need to be accessed by the easement in the plat map. There are no other means or methods to access Lot 7B. Both parties have agreed to use the lower easement and cross over to build a driveway that

accesses the backside of Twyla Nore’s property. The agreement must be recorded at the time of the final plat. It will ultimately be up to the two parties to finalize details without further involvement from staff as the subdivision meets the Municipal Code standards.

Polled Vote - All in Favor

11. COMMISSIONERS’ REPORTS AND ANNOUNCEMENTS: None

12. ADJOURNMENT: 6:10 PM

ATTEST: _____

J.R. Meek, Secretary

Terri Henson, Chair



To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Thursday, August 13, 2026

Subject: (PH) Conditional Use Permit application for a home occupation on Lot 20AA, Fennimore Roland Replat, according to Plat No. 2019-8, zoned Single Family Residential, owned by Thomas Roland, requested by Adrienne McLaughlin.

Attachments: 1.) Staff Report, 2.) Aerial Map, 3.) Application

References: WMC Title 20 – Zoning
WMC 20.16 Single Family Residential
WMC 20.52 Standards
WMC 20.68 Conditional Use Permits

Background

The applicant is requesting approval of a Conditional Use Permit to operate a home occupation known as Body Blueprint Wellness Studio within an existing single-family residence.

According to the application, the business will provide non-medical restorative wellness services on an appointment-only basis. The applicant indicates that the business will generate minimal traffic and noise, utilize existing off-street parking, and require no structural alterations or exterior modifications to the residence.

The property is located within the Single Family Residential (SF) zoning district. Home occupations are permitted only through issuance of a Conditional Use Permit by the Planning & Zoning Commission and are intended to allow small-scale businesses that remain compatible with the residential character of the surrounding neighborhood.

At the time this staff report was prepared, the application had not been signed by the property owner. Because the applicant is not the owner of record, written authorization from the property owner must be submitted prior to Planning & Zoning Commission action on this request.

Property & Site Information

Property Address: 306 Cassiar Street

Legal Description: Lot 20AA Wrangell Townsite

Parcel Number: APN 02-026-116



Zoning:	Single Family Residential
Existing Use:	Residential dwelling
Water/Sewer:	Municipal water and sewer
Access:	Existing residential driveway access
Parking:	Existing off-street parking available onsite

Conditions of Approval and Findings of Fact (WMC 20.68.060 Criteria)

A. Appearance, Traffic, Noise, and Other Characteristics

When the appearance, traffic generated, noise, or other characteristics of the use would have an adverse effect upon neighboring properties, additional yards, site area, uncleared buffer strips, fences, hedges or other safeguards shall be provided by the conditional use in a manner which is sufficient to prevent any such adverse effect.

Finding:

The proposed home occupation will operate entirely within an existing residence and, according to the application, will provide non-medical restorative wellness services by appointment only. The applicant anticipates minimal customer traffic, noise, and activity levels.

No exterior modifications, additional signage, outdoor storage, or structural changes are proposed. The use appears consistent with the intent of WMC 20.52.170, which allows home occupations that have little impact on surrounding residential neighborhoods with respect to appearance, operating hours, and neighborhood character. Staff finds the proposed use is not anticipated to adversely affect neighboring properties.

B. Sewage Disposal and Water Service

Provisions for sewage disposal and water service shall be acceptable to all applicable health regulations.

Finding:

The property is served by existing municipal water and sewer utilities. The proposed home occupation is not expected to significantly increase utility demand beyond that normally associated with residential use. Staff finds existing utilities are adequate to serve the proposed use.

C. Exits, Entrances, and Off-Street Parking



Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

Finding:

The applicant indicates adequate off-street parking is available on the property for clients arriving by appointment. Existing driveway access will continue to serve the site, and no changes to traffic circulation are proposed. Because appointments are scheduled individually, staff does not anticipate the business will create congestion or traffic hazards.

D. Schools, Governmental, and Civic Buildings

Applies to schools and public facilities only.

Finding: Not applicable. The request involves a home occupation within an existing residence and does not involve a school, governmental, or civic facility.

Conditions of Approval

1. Prior to issuance of the Conditional Use Permit, the application shall be signed by the property owner, authorizing the requested home occupation.
2. The business shall operate substantially as described in the approved application and remain a home occupation conducted within the existing residence.
3. Off-street parking shall be maintained for clients and residents.

Any future expansion of the business resulting in increased traffic, parking demand, noise, or other impacts beyond those represented in the application may require review by the Planning & Zoning Commission.

Staff Recommendation

Staff finds that the proposed home occupation is consistent with the purpose and intent of the Single Family Residential zoning district and the Home Occupation standards contained within WMC Title 20. Based upon the information provided in the application, the business is expected to operate in a manner compatible with the surrounding residential neighborhood and satisfies the Conditional Use Permit review criteria contained within Chapter 20.68 WMC. Approval is recommended, subject to the conditions outlined above, including receipt of written authorization from the property owner prior to Commission action.

Recommended Motion

Move to approve the Findings of Fact and Conditional Use Permit for the purpose of a home occupation, requested by Adrienne McLaughlin, subject to the conditions of approval contained within the staff report.

PLANNING DEPARTMENT

PO Box 531, Wrangell, AK, 99929 | +1 (907) 874-2381
205 Brueger Street, Wrangell, AK, 99929

Item a.



CONDITIONAL USE APPLICATION

WMC 20.68.010 - 20.68.100

APPLICATION FEE: \$100.00 / AFTER THE FACT: \$300.00

NON-REFUNDABLE - MUST BE PAID AT TIME OF FILING

OFFICIAL USE ONLY

RECEIVED BY

Erin

DATE RECEIVED

7-6-26

PAYMENT

CHECK ☐CREDIT CARD ☐CASH ☒

There are some uses which, because of their potential impact on neighboring properties or because of their public service nature, should receive commission review in each case. In this manner, detailed consideration can be given to factors affecting the suitability of the proposed location. These conditional uses are specified within Chapters 20.16 through 20.51 of the Wrangell Municipal Code.

The conditions of approval are as follows: A. When the appearance, traffic generated, noise, or other characteristics of the use would have an adverse affect upon neighboring properties, additional yards, site area, uncleared buffer strips, fences, hedges or other safeguards shall be provided by the conditional use in a manner which is sufficient to prevent any such adverse effect. B. Provisions for sewage disposal and water service shall be acceptable to all applicable health regulations. C. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets. D. In addition to the conditions of subsections (A) through (C) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and the size and character of the site shall facilitate maximum benefit and service to the public.

SECTION I.

APPLICANT'S FULL NAME

Adrienne Elizabeth McLaughlin

EMAIL ADDRESS

[REDACTED]

PHONE NUMBER

[REDACTED]

APPLICANT'S MAILING ADDRESS

P.O. Box 693

APPLICANT'S PHYSICAL ADDRESS

[REDACTED]

LEGAL OWNER'S FULL NAME (IF DIFFERENT THAN APPLICANT)

[REDACTED]

PHONE NUMBER

[REDACTED]

LEGAL OWNER'S MAILING ADDRESS

[REDACTED]

SECTION II.

LEGAL DESCRIPTION

LOT:

BLOCK:

SUBDIVISION:

PARCEL ID NUMBER

02-009-230

CITY & BOROUGH OF WRANGELL

CONDITIONAL USE APPLICATION

CONTINUED FROM PAGE 1

Item a.

SECTION III.

CURRENT ZONING OF PROPERTY

SFR

SECTION IV.

DESCRIBE THE REQUESTED USE FOR THE PROPERTY (I.E. SHORT TERM RENTAL, RADIO AND CELL TOWERS)

Body Blueprint is by-appointment wellness studio providing non-medical wellness and body restoration services in a quiet professional setting. Services include assisted stretching, relaxation therapies, wellness coaching, recovery therapies, red light therapy, therapeutic massage and sessions, compression therapy, and other wellness-focused modalities intended to promote relaxation, mobility, and overall well-being. The business operates on an appointment-only basis, typically serving one client at a time. The use will generate minimal traffic, parking demand, noise, and impact on neighboring properties. Existing parking on property will accommodate clients, and all activities will occur indoors during normal business hours. No structural changes to the property are proposed as part of this application.

SECTION V.

CONSTRUCTION SCHEDULE

BEGINNING DATE: Upon Approval END DATE:

SECTION VI. ACKNOWLEDGEMENTS

When necessary to determine compliance with existing conditions, the planning administrator shall request a specific and detailed plan. The plan shall show existing and proposed structures, driveways, parking areas, and roadways, existing and proposed grading. Additional information shall be furnished upon request of the planning administrator.

I understand that incomplete applications will not be accepted and that all fees must be paid prior to review of this application. 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.

SIGNATURE OF APPLICANT

[Signature]

DATE

7/4/26

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT)

[Signature]

DATE

[Signature]



CITY AND BOROUGH OF WRANGELL
PO BOX 531
205 BRUEGER STREET
WRANGELL, AK 99929
PHONE: (907) 874-2381

RECEIPT # 67622
7/06/2026

Item a.

Received From ADRIENNE ELIZABETH MCLAUGHLIN
PO BOX 693
WRANGELL, AK 99929

<u>Lookup</u>	<u>Name</u>	<u>Payment Type</u>	<u>Check #</u>	<u>Amount Received</u>
4777	McLaughlin, Adrienne Elizabeth	Cash		100.00

Description:

Conditional Use App Body Blueprint Wellness Studio

Planning & Zoning Permit Revenue 100.00



To: Planning and Zoning Commissioners
From: Kate Thomas, Planning Administrator
Date: Thursday, August 13, 2026
Subject: (PH) Land Sale Application requesting the purchase of Borough-owned property adjacent to Lot 11, Block 83, Wrangell Townsite, according to the adjacent Plat No. 96-6, zoned Industrial, requested by Mary Nelson.

Attachments: 1. Application, 2. Plat Map, 3. Aerial Map, 4. As-Built Drawing

References: Title 16 – Public Lands
Title 19 – Subdivision
Title 20 – Zoning

Background

The applicant has requested to purchase a small portion of Borough-owned property adjacent to Lot 11, Block 83, Wrangell Townsite. The requested area consists primarily of the existing driveway and parking area that has historically provided access to the applicant's residence. The stated purpose of the request is to incorporate the area into the applicant's property and establish permanent ownership of the driveway access.

This request is not new. A substantially similar application was reviewed by the Planning and Zoning Commission in 2019 and again in 2020. During that review, concerns were raised regarding municipal utilities and operational access. Following additional review, the Planning and Zoning Commission unanimously recommended that the Borough Assembly enter into negotiations regarding the sale or lease of the requested property while addressing utility and access requirements. The Borough Assembly subsequently authorized negotiations for the sale, lease, or establishment of an access easement. Based upon the available records, no final conveyance or easement agreement was completed, and the property has remained in Borough ownership.

The current application provides the Commission with an opportunity to reconsider the request based upon present-day operational needs and updated departmental review.

Property & Site Conditions

Owner: City and Borough of Wrangell
Applicants: Mary (Sue) Nelson
Legal Description: Portion of Lot 11, Block 83, Wrangell Townsite



Parcel Numbers: APN 02-027-101

Zoning: Industrial

Existing Use: Existing private driveway and parking area serving the adjacent residence. The requested property is immediately adjacent to the Borough Public Works yard, the Electrical Department switchyard, and municipal utility infrastructure. The area functions as the access point to the applicant's residence while also providing operational flexibility for Borough utility facilities.

Staff Analysis

The applicant is requesting to purchase a portion of Borough-owned property that encompasses the southern portion of an existing driveway serving the residence.

The subject property has legal frontage along Zimovia Highway and access to the public roadway. The existing driveway includes two points of ingress and egress from Zimovia Highway. The northern driveway entrance is located entirely within the applicant's property, while the southern driveway entrance extends across Borough-owned land immediately adjacent to the Public Works and Electrical Department facilities.

Staff recognizes that the southern driveway entrance has existed in its current configuration for many years and understands the applicant's desire to formalize continued use of that portion of the driveway. However, the requested property is located adjacent to critical municipal infrastructure and serves an important function in supporting Borough utility operations.

As part of the current review, the Public Works Department and Wrangell Municipal Light & Power evaluated the request and identified concerns regarding the conveyance of this property into private ownership. Department comments indicate the requested area may be needed to support existing and future municipal operations, including:

- access to existing water infrastructure serving the downtown area;
- access to electrical infrastructure associated with the adjacent switchyard and powerhouse;
- future replacement and maintenance of aging utility infrastructure;
- operational access for utility maintenance, repair, and replacement activities;
- flexibility for future utility improvements and expansion; and
- the potential presence of additional underground utilities within the requested area.



While these concerns do not necessarily preclude continued use of the southern driveway entrance by the applicant, staff believes they do weigh against conveying the property outright. Retaining Borough ownership preserves the Borough's ability to maintain, repair, replace, and improve municipal infrastructure without creating conflicts associated with private ownership immediately adjacent to critical utility facilities.

Staff believes the applicant's interests and the Borough's operational needs can both be accommodated through the negotiation of a private access easement across the affected area.

A private access easement would:

- authorize continued use of the existing southern driveway entrance;
- allow the Borough to retain ownership of the underlying property;
- preserve access to existing and future municipal infrastructure;
- maintain operational flexibility for the Public Works and Electrical Departments; and
- clearly define the respective rights and responsibilities of both parties through a recorded easement agreement.

In staff's opinion, this approach appropriately balances the applicant's continued use of the existing driveway with the Borough's responsibility to protect critical public infrastructure and preserve long-term operational flexibility.

Findings of Fact

1. The applicant has requested to purchase a portion of Borough-owned property adjacent to Lot 11, Block 83, Wrangell Townsite.
2. The requested property is currently owned by the City and Borough of Wrangell.
3. The subject property has legal frontage and legal access from Zimovia Highway. The existing driveway serving the residence contains two points of ingress and egress from the highway, with the southern driveway entrance extending across Borough-owned property that is the subject of this application.
4. The requested property is immediately adjacent to Borough Public Works and Electrical Department facilities.
5. Public Works and Wrangell Municipal Light & Power have identified concerns regarding the conveyance of the property due to existing and future municipal infrastructure, operational access, and utility maintenance needs.



6. A private access easement would allow continued use of the existing southern driveway entrance while allowing the Borough to retain ownership of land needed to support municipal utility infrastructure and operations.

Recommendation

Staff does not recommend the outright sale of the requested Borough property. Based on the comments received from the Public Works Department and Wrangell Municipal Light & Power, staff finds that retaining Borough ownership of the property best protects existing and future municipal infrastructure, preserves operational access, and maintains flexibility for future utility maintenance, repair, replacement, and expansion.

Staff recognizes, however, that the applicant has historically utilized the southern driveway entrance, a portion of which extends across Borough-owned property. Rather than conveying fee ownership of the land, staff recommends that the Planning and Zoning Commission recommend the Borough Assembly authorize the negotiation of a private access easement across the affected area.

Conditions of Approval

Should the Borough Assembly elect to proceed with a private access easement in lieu of an outright sale, staff recommends the following conditions:

1. The Borough shall retain ownership of the underlying property.
2. The access easement shall be limited to the area reasonably necessary to accommodate the existing southern driveway entrance and associated vehicular access.
3. The easement shall reserve to the Borough the unrestricted right to access, inspect, maintain, repair, replace, relocate, and expand existing and future public utilities and municipal infrastructure within the easement area.
4. The easement shall prohibit the construction of permanent structures or other improvements that would interfere with municipal utility infrastructure or Borough operations.
5. The applicant shall be responsible for maintenance of the driveway improvements located within the easement area unless otherwise provided in the executed easement agreement.
6. The final easement location, legal description, and terms shall be subject to review by the Borough Attorney and approval by the Borough Assembly prior to execution.



Recommended Motion

Move to approve the Findings of Fact and recommend to the Borough Assembly approval of the request by Mary Nelson for the sale of a portion of Borough-owned property adjacent to Lot 11, Block 83, Wrangell Townsite, subject to the conditions outlined in the staff report.

Recommended Amendment

Move to amend the pending motion by striking the recommendation for the sale of Borough-owned property and replacing it with a recommendation that the Borough Assembly authorize the negotiation of a private access easement across the requested area, with the Borough retaining fee ownership of the property, subject to the conditions outlined in the staff report.

City & Borough of Wrangell

OFFICE OF THE BOROUGH CLERK

PO Box 531, Wrangell, AK, 99929 | +1 (907) 874-2381
205 Brueger Street, Wrangell, AK, 99929

PUBLIC LAND & TIDELANDS PURCHASE APPLICATION

WMC 16.12.010 - 16.12.180

APPLICATION FEE: \$500.00 NON- REFUNDABLE - MUST BE PAID AT TIME OF FILING

OFFICIAL USE ONLY

RECEIVED BY

DATE RECEIVED

PAYMENT TYPE

CHECK ☐CREDIT CARD ☐CASH ☐

Applications to purchase borough-owned real property or borough-owned tidelands shall be submitted to the borough clerk. The borough clerk shall submit the application to the planning and zoning commission and if borough-owned tidelands, to the port commission for comments in favor or against the sale.

After the report(s) have been received by the borough clerk from the planning and zoning commission or the port commission (if borough-owned tidelands), the borough clerk shall place the request for purchase on an upcoming regular borough assembly agenda, as a public hearing item, for the assembly to approve moving forward with the sale. All property owners within 300 feet shall be notified by mail regarding the public hearing.

SECTION I.

APPLICANT'S FULL NAME

EMAIL ADDRESS

PHONE NUMBER

Mary Nelson

APPLICANT'S PHYSICAL ADDRESS

APPLICANT'S MAILING ADDRESS

PO 581

SECTION II.

REQUEST TO PURCHASE OR EXCHANGE PURCHASE ☒ EXCHANGE ☐REQUEST TO PURCHASE TIDELANDS OR REAL PROPERTY TIDELANDS ☐ REAL PROPERTY ☒

PLEASE PROVIDE THE PARCEL ID NUMBER AS WELL AS EITHER THE PHYSICAL ADDRESS OR LEGAL DESCRIPTION OF THE PROPERTY.

PARCEL ID NUMBER

PHYSICAL ADDRESS

Lot 11, Block 83

Zimovia

02-027-101

LOT:

11

BLOCK:

83

SUBDIVISION:

LEGAL ACCESS TO LOTS (STREET NAME)

Zimovia Hwy

CURRENT ZONING OF PROPERTY

LOT SIZE

CITY & BOROUGH OF WRANGELL
PUBLIC LAND & TIDELANDS PURCHASE APPLICATION
CONTINUED FROM PAGE 1

SECTION III.**INCLUDE AND LIST ANY SUPPORTING DOCUMENTS (I.E. MAPS).**

See ATTACHED Map.

STATE THE PURPOSE AND PROPOSED USE OF THE PROPERTY.

To Make our EXISTING lot complete.

DESCRIBE THE IMPROVEMENTS THAT WILL BE ADDED TO THE PROPERTY.

Add new gravel

WHEN WILL THE PROPOSED CONSTRUCTION IMPROVEMENTS BEGIN AND WHEN WILL THEY BE COMPLETED?

START DATE

END DATE

**WHAT IS THE ESTIMATED COST OF IMPROVEMENTS THAT
WILL BE ADDED TO PROPERTY?**

COST: \$

**DESCRIBE THE EFFECTS THAT THE PROPOSED USE WILL HAVE ON PUBLIC STREETS, PUBLIC FACILITIES,
PUBLIC SERVICES, PUBLIC UTILITIES, TRAFFIC, AND PARKING. INCLUDE A PLAN FOR MITIGATING ADVERSE
EFFECTS ON STREETS, PUBLIC FACILITIES, PUBLIC SERVICES, PUBLIC UTILITIES, TRAFFIC CONGESTION, AND
PARKING, AND A PLAN FOR PAYING ALL ASSOCIATED COSTS.**

None of The above.

CITY & BOROUGH OF WRANGELL
PUBLIC LAND & TIDELANDS PURCHASE APPLICATION
 CONTINUED FROM PAGE 2

SECTION III. (CONT.)

If the applicant wishes to purchase real property or tidelands for the purposes of economic development, the assembly may determine, in its sole discretion, that it is in the best interest of the Borough to dispose of the property, which has a value of \$1,000,000 or less, without requests for proposals or sealed bid procedures and at less than fair market value. In determining the best interests of the borough under the Wrangell Municipal Code, the assembly may consider any relevant factors, which may include:

- i. The desirability of the economic development project.
- ii. The actual or potential economic benefits to the borough, its economy and other businesses within the borough.
- iii. The contribution of the proponent to the economic development project in terms of money, labor, innovation, expertise, experience and otherwise.
- iv. The business needs of the proponent of the project in terms of integration into existing facilities and operations, stability in business planning, business commitments, and marketing.
- v. Actual or potential local employment due to the economic development project.
- vi. Actual and potential enhancement of tax and other revenues to the borough related to the project.
- vii. Existing and reasonably foreseeable land use patterns and ownership.

SECTION IV. ACKNOWLEDGEMENT

I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I understand that incomplete applications will not be accepted and that all fees must be paid prior to review of this application.

SIGNATURE OF APPLICANT

Mary Nelson

DATE

7-12-2026

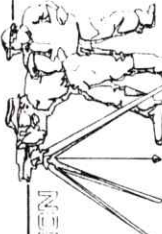
CERTIFICATE OF OWNERSHIP AND DEDICATION WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND THAT WE HAVE BEEN FULLY ADVISED OF THE CONSEQUENCES OF THE DEDICATION OF THIS PROPERTY TO THE PUBLIC USE OF THE STATE OF ALASKA, AND THAT WE HAVE VOLUNTARILY AND WITHOUT COERCION, UNLAWFUL INFLUENCE, OR UNLAWFUL INDUCEMENT, DEDICATED THE SAME TO THE PUBLIC USE OF THE STATE OF ALASKA, AND THAT WE HAVE BEEN FULLY ADVISED OF THE CONSEQUENCES OF THE DEDICATION OF THIS PROPERTY TO THE PUBLIC USE OF THE STATE OF ALASKA, AND THAT WE HAVE VOLUNTARILY AND WITHOUT COERCION, UNLAWFUL INFLUENCE, OR UNLAWFUL INDUCEMENT, DEDICATED THE SAME TO THE PUBLIC USE OF THE STATE OF ALASKA. DATE: _____ CITY OF WRANGELL, ALASKA NOTARY'S ACKNOWLEDGEMENT NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA		CERTIFICATE OF OWNERSHIP AND DEDICATION WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND THAT WE HAVE BEEN FULLY ADVISED OF THE CONSEQUENCES OF THE DEDICATION OF THIS PROPERTY TO THE PUBLIC USE OF THE STATE OF ALASKA, AND THAT WE HAVE VOLUNTARILY AND WITHOUT COERCION, UNLAWFUL INFLUENCE, OR UNLAWFUL INDUCEMENT, DEDICATED THE SAME TO THE PUBLIC USE OF THE STATE OF ALASKA, AND THAT WE HAVE BEEN FULLY ADVISED OF THE CONSEQUENCES OF THE DEDICATION OF THIS PROPERTY TO THE PUBLIC USE OF THE STATE OF ALASKA, AND THAT WE HAVE VOLUNTARILY AND WITHOUT COERCION, UNLAWFUL INFLUENCE, OR UNLAWFUL INDUCEMENT, DEDICATED THE SAME TO THE PUBLIC USE OF THE STATE OF ALASKA. DATE: _____ CITY OF WRANGELL, ALASKA NOTARY'S ACKNOWLEDGEMENT NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA	
CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION THE PLANNING COMMISSION OF THE CITY OF WRANGELL, ALASKA, HAS REVIEWED THE SUBMISSION OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND HAS CONCLUDED THAT THE DEDICATION OF THIS PROPERTY TO THE PUBLIC USE OF THE STATE OF ALASKA IS IN THE BEST INTERESTS OF THE CITY OF WRANGELL, ALASKA, AND THAT THE DEDICATION OF THIS PROPERTY TO THE PUBLIC USE OF THE STATE OF ALASKA IS IN THE BEST INTERESTS OF THE CITY OF WRANGELL, ALASKA. DATE: _____ CITY OF WRANGELL, ALASKA		CERTIFICATE OF APPROVAL BY THE COUNCIL THE COUNCIL OF THE CITY OF WRANGELL, ALASKA, HAS REVIEWED THE SUBMISSION OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND HAS CONCLUDED THAT THE DEDICATION OF THIS PROPERTY TO THE PUBLIC USE OF THE STATE OF ALASKA IS IN THE BEST INTERESTS OF THE CITY OF WRANGELL, ALASKA, AND THAT THE DEDICATION OF THIS PROPERTY TO THE PUBLIC USE OF THE STATE OF ALASKA IS IN THE BEST INTERESTS OF THE CITY OF WRANGELL, ALASKA. DATE: _____ CITY OF WRANGELL, ALASKA	
CERTIFICATE OF APPROVAL BY THE STATE THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION HAS REVIEWED THE SUBMISSION OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND HAS CONCLUDED THAT THE DEDICATION OF THIS PROPERTY TO THE PUBLIC USE OF THE STATE OF ALASKA IS IN THE BEST INTERESTS OF THE STATE OF ALASKA, AND THAT THE DEDICATION OF THIS PROPERTY TO THE PUBLIC USE OF THE STATE OF ALASKA IS IN THE BEST INTERESTS OF THE STATE OF ALASKA. DATE: _____ ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION		CERTIFICATE OF APPROVAL BY THE DISTRICT THE DISTRICT OF THE CITY OF WRANGELL, ALASKA, HAS REVIEWED THE SUBMISSION OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND HAS CONCLUDED THAT THE DEDICATION OF THIS PROPERTY TO THE PUBLIC USE OF THE STATE OF ALASKA IS IN THE BEST INTERESTS OF THE DISTRICT OF THE CITY OF WRANGELL, ALASKA, AND THAT THE DEDICATION OF THIS PROPERTY TO THE PUBLIC USE OF THE STATE OF ALASKA IS IN THE BEST INTERESTS OF THE DISTRICT OF THE CITY OF WRANGELL, ALASKA. DATE: _____ DISTRICT OF THE CITY OF WRANGELL, ALASKA	

GREG SCHEFF & ASSOCIATES
LAND SURVEYORS & ENGINEERS

BOX 1849 SITKA ALASKA 99835
(907) 741-6100
BOX 1331 WRANGELL, ALASKA 99929
(907) 874-2177

PROJECT: EIDER OTTESEN
LOT 10 BLOCK 83
WRANGELL TOWNSHIP, SUB 119
WRANGELL RECORDING DISTRICT

CLIENT: OTTESEN FAMILY TRUST BOX 418 WRANGELL, ALASKA 99929

SURVEYOR'S CERTIFICATE

I, EIDER OTTESEN, A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT I HAVE BEEN FULLY ADVISED OF THE CONSEQUENCES OF THE DEDICATION OF THIS PROPERTY TO THE PUBLIC USE OF THE STATE OF ALASKA, AND THAT I HAVE VOLUNTARILY AND WITHOUT COERCION, UNLAWFUL INFLUENCE, OR UNLAWFUL INDUCEMENT, DEDICATED THE SAME TO THE PUBLIC USE OF THE STATE OF ALASKA, AND THAT I HAVE BEEN FULLY ADVISED OF THE CONSEQUENCES OF THE DEDICATION OF THIS PROPERTY TO THE PUBLIC USE OF THE STATE OF ALASKA, AND THAT I HAVE VOLUNTARILY AND WITHOUT COERCION, UNLAWFUL INFLUENCE, OR UNLAWFUL INDUCEMENT, DEDICATED THE SAME TO THE PUBLIC USE OF THE STATE OF ALASKA.

DATE: _____

CITY OF WRANGELL, ALASKA

PRELIMINARY

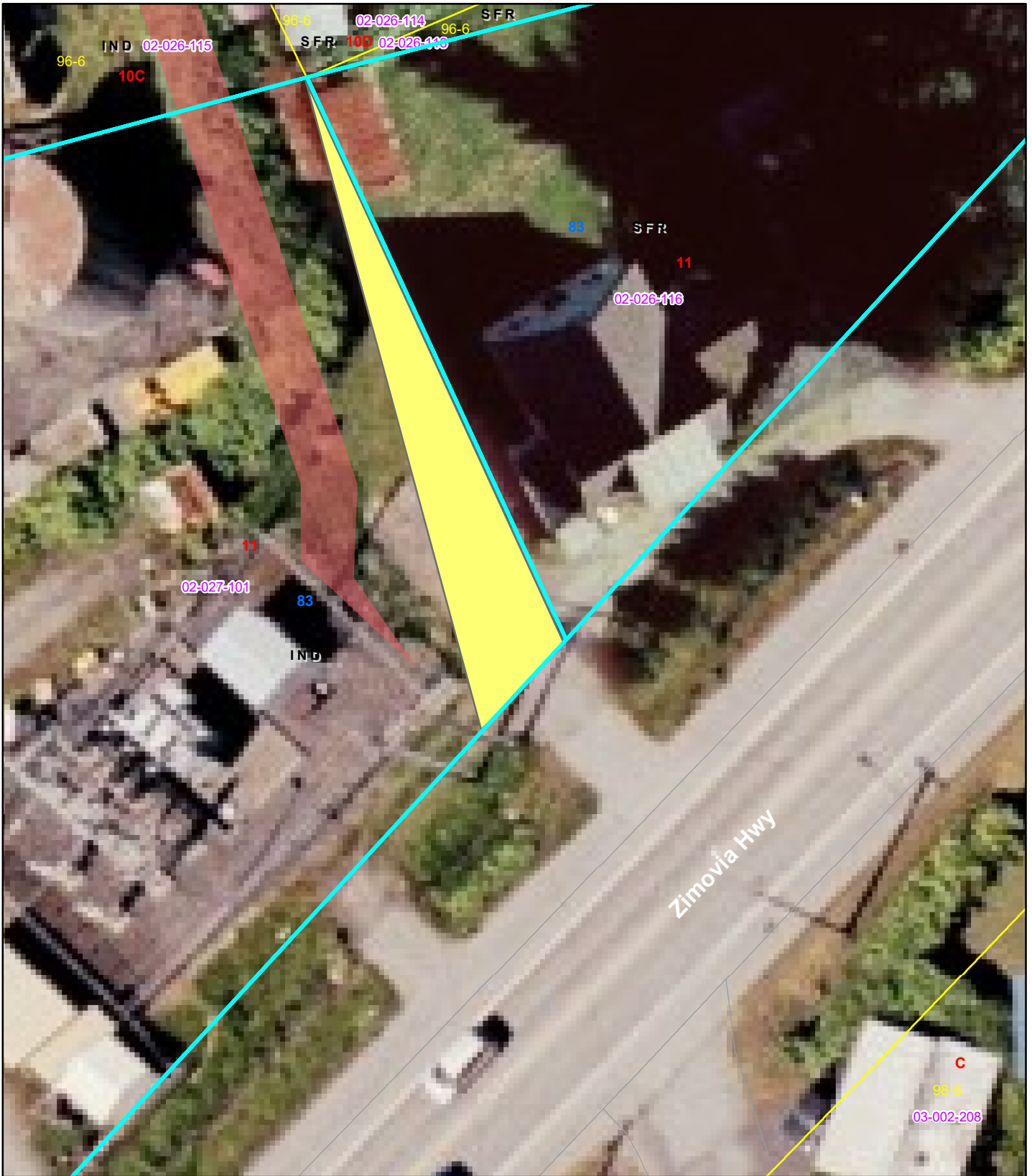
DATE: _____

SCALE: 1" = 100'

ITEM b.

CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



1 inch = 26.574562 feet
Date: 7/24/2026
23

Public Map



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

CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



Public Map



1 inch = 113.799039 feet
Date: 8/5/2026

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

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

DATE 9-20-96

Douglas W. Roberts
CITY OF WRANGELL (SIGNATURE)
NAME & TITLE

Douglas W. Roberts, Mayor
PRINTED NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

US OF AMERICA
STATE OF ALASKA
CITY OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS 20th DAY OF Sept, 1996, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Douglas W. Roberts TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND he ACKNOWLEDGED TO ME THAT he 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.

FRANETTE A. VINCENT
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 10-24-98

FRANETTE A. VINCENT
NOTARY PUBLIC
STATE OF ALASKA

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss

I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY 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 OF WRANGELL, IN THE NAME OF Einar Ottesen 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 1996 WILL BE DUE ON OR BEFORE AUGUST 31, 1996, DATED THIS 19th DAY OF September.

Christie L. Jamieson
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 PLATTING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 19, DATED 9-12-96, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE 9-12-96 CHAIRMAN, PLATTING COMMISSION
William Schmidt

SECRETARY
Barbara Gablehaus

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 30 PAGE 245 DATED 8-24-96, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE 9-20-96 MAYOR, CITY OF WRANGELL
ATTEST: Douglas W. Roberts

CITY CLERK
FRANETTE A. VINCENT

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

DATE 7-13-96

Dorothy Ottesen
CITY OF WRANGELL (SIGNATURE)
NAME & TITLE

Dorothy Ottesen, Owner
PRINTED NAME AND TITLE

NOTARY'S ACKNOWLEDGEMENT

US OF AMERICA
STATE OF ALASKA
CITY OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS 12th DAY OF September, 1996, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Dorothy Ottesen TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND she ACKNOWLEDGED TO ME THAT she 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.

Christie L. Jamieson
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 7-2-98

MY COMMISSION EXPIRES 7-2-98

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

DATE 9-18-96

Terrance J. Nikodym
CITY OF WRANGELL (SIGNATURE)
NAME & TITLE

Mary Susan Nikodym
CITY OF WRANGELL (SIGNATURE)
NAME & TITLE

NOTARY'S ACKNOWLEDGEMENT

US OF AMERICA
STATE OF ALASKA
CITY OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS 18th DAY OF September, 1996, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Terrance J. Nikodym TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND he ACKNOWLEDGED TO ME THAT he SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

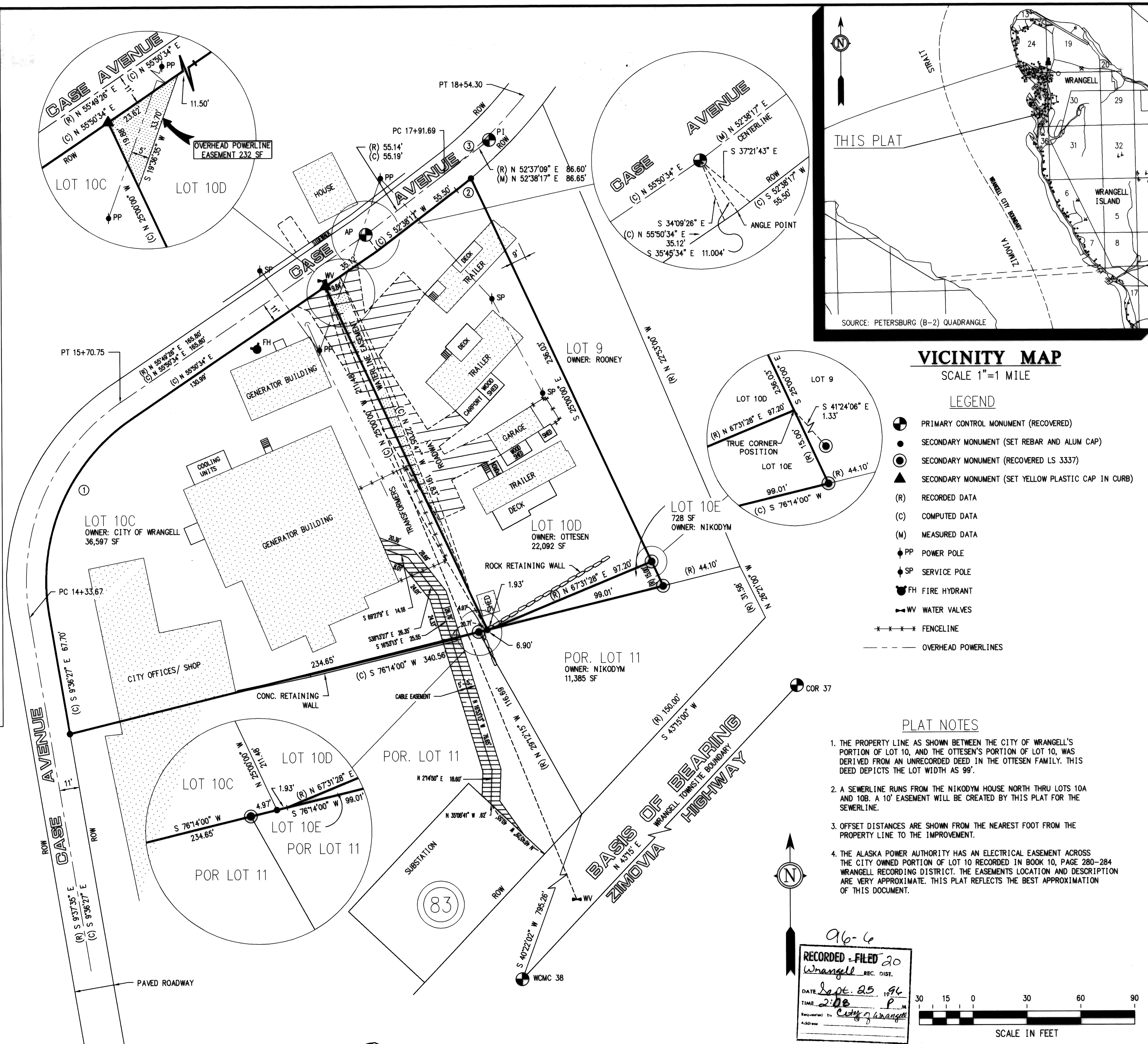
WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

Christie L. Jamieson
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 7-2-98

MY COMMISSION EXPIRES 7-2-98

CURVE DATA

- ① Δ = 65°27'01"
R = 109.00'
L = 124.51'
C = 117.85'
CHRD BRG = N 23°07'04" E
- ② Δ = 211°58"
R = 271.00'
L = 10.40'
C = 10.40'
CHRD BRG = N 51°32'18" E
- ③ Δ = 13°47'47"
L = 62.61'
T = 31.46'
R = 260.00'



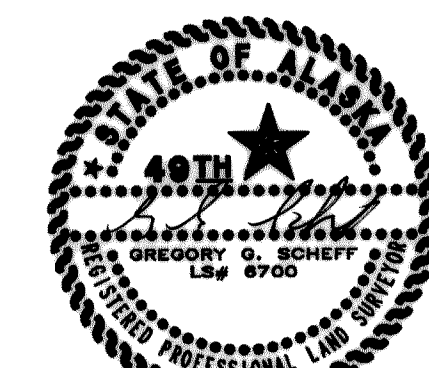
GREG SCHEFF & ASSOCIATES LAND SURVEYORS & ENGINEERS

BOX 1849 SITKA, ALASKA 99835
(907) 747-6700

BOX 1331 WRANGELL, ALASKA 99929
(907) 874-2177

PROJECT: **EINAR OTTESEN RESUBDIVISION**
LOT 10, BLOCK 83
WRANGELL TOWNSITE, USS 1119
WRANGELL RECORDING DISTRICT

CLIENT: OTTESEN FAMILY TRUST, BOX 68, WRANGELL, ALASKA 99929



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN MAY, 1995/JULY, 1996 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE 7-22-96

Gregory G. Scheff
GREGORY G. SCHEFF LS 6700

DESIGNED: N/A
DRAWN: GDS/ACAD
CHECKED: GREGORY G. SCHEFF
DATE OF SURVEY: 4-5-95/7-20-96
DATE OF PLAT: 5-22-95/7-22-96
SCALE: 1"=30'
SURVEYOR: GREGORY G. SCHEFF
PROJECT NO. 51331-01-00

SHEET
OF



To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Thursday, August 13, 2026

Subject: (PH) Preliminary Plat review of a subdivision of Lot 13, USS 2589, according to Plat No. 29-20, zoned Waterfront Development, creating lots 13A, 13B, 13C, 13D, owned and requested by Brett Martin and Michael Duman.

Attachments: 1. Aerial Map, 2. Preliminary Plat, 3. Response from AKDOT

References: WMC Title 19 – Subdivisions
WMC Title 19.32.010 – Water Supply
WMC Title 19.32.020 – Sanitary Sewer
WMC Title 20 – Zoning
WMC Title 20.52 – Waterfront Development District

Background

Brett Martin and Michael Duman have submitted an application for preliminary plat approval to subdivide Lot 13, U.S. Survey 2589, Plat No. 29-20, located near Mile 6 Zimovia Highway.

The property consists of approximately 3.93 acres and is zoned Waterfront Development (WFD). The applicants propose dividing the existing parcel into four lots by creating three new lot lines generally parallel to the southern property boundary. According to the application, the intent is to create four similarly sized parcels suitable for future development.

As required by Title 19, the preliminary plat was circulated for departmental review. Comments were received from Public Works and additional review was requested from Alaska DOT regarding potential utility crossings within the Zimovia Highway right-of-way.

Site Specific Information

Existing Parcel

- Lot 13, USS 2589, Plat No. 29-20
- Parcel ID: 03-010-207
- Approximately 3.93 acres (171,368 square feet)
- Zoning: Waterfront Development (WFD)
- Frontage: Zimovia Highway



Proposed Plat

- Lot 13A – 42,426 sq. ft.
- Lot 13B – 43,132 sq. ft.
- Lot 13C – 43,298 sq. ft.
- Lot 13D – 42,528 sq. ft.

Each proposed parcel fronts Zimovia Highway

Findings of Fact

1. The applicant submitted a complete application for preliminary plat approval pursuant to WMC Title 19.
2. The proposal subdivides Lot 13, USS 2589 into four lots identified as Lots 13A, 13B, 13C, and 13D.
3. The property is zoned Waterfront Development (WFD), and subdivision of the property is permitted subject to compliance with Titles 19 and 20.
4. Each proposed lot substantially exceeds the minimum lot area required within the Waterfront Development zoning district and maintains frontage on Zimovia Highway.
5. The proposed plat does not require any requested variances from dimensional zoning standards.
6. Existing legal access is provided from Zimovia Highway.
7. Departmental review identified questions regarding future utility service to each proposed lot and the potential need for additional utility crossings within the Alaska Department of Transportation right-of-way. Those comments have been provided to the applicant for consideration during the subdivision review process.
8. WMC Title 19 requires the subdivider to demonstrate that adequate utility service can reasonably be provided to each proposed lot prior to final plat approval.
9. Public Works indicated that existing system capacity does not appear to be the primary concern; rather, additional engineering, permitting, and right-of-way improvements may be necessary if new utility crossings are required.
10. Staff has requested review from Alaska DOT regarding any permitting or utility concerns that may affect future development of the subdivision.
11. Subject to resolution of applicable utility and infrastructure requirements, the proposed subdivision appears generally consistent with the intent of WMC Titles 19 and 20.

Staff Analysis & Recommendation

The proposed subdivision creates four similarly sized lots from an existing 3.93-acre parcel. The proposed lots exceed the minimum lot area required within the Waterfront Development



District and maintain frontage along Zimovia Highway. From a zoning and lot configuration perspective, staff identified no issues that would prevent preliminary plat approval.

The primary consideration identified during staff review relates to future water and sewer service. Public Works identified the existing utility connections and indicated that overall system capacity does not appear to be a limiting factor. However, serving the individual lots may require additional utility work within or across the Alaska Department of Transportation (DOT) right-of-way.

Staff sought comment from DOT to clarify any right-of-way requirements associated with future water and sewer connections. Wrangell Municipal Light & Power reviewed the proposal and identified no concerns regarding electrical service.

Under WMC Title 19, proposed lots must meet applicable water and sanitary sewer requirements. Any utility easements necessary to provide water or sewer service can be identified and shown on the final plat as the subdivision advances through final review.

Staff finds that the preliminary plat is generally consistent with the applicable requirements of WMC Titles 19 and 20 and that the utility considerations identified through departmental review can be appropriately addressed as conditions of preliminary approval and prior to final plat approval.

Conditions of Approval

1. The final plat shall substantially conform to the preliminary plat approved by the Planning and Zoning Commission.
2. Prior to final plat approval, the applicant shall provide documentation demonstrating compliance with the water and sanitary sewer requirements of WMC 19.32.010 and 19.32.020.
3. Any utility easements required for water or sanitary sewer service shall be shown and dedicated on the final plat.

Recommended Motion

Move to approve the Findings of Fact and Preliminary Plat for the subdivision of Lot 13, U.S. Survey 2589, Plat No. 29-20, zoned Waterfront Development, creating Lots 13A, 13B, 13C, and 13D, as requested by Brett Martin and Michael Duman, subject to the conditions outlined in the staff report.

Central Southeast Surveyors

David C. Thynes, Alaska R.P.L.S. 10390, Owner
P.O. Box 533
Petersburg, Alaska
99833-0533



To: Kate Thomas, Wrangell Borough Zoning Administrator

Re: Martin-Duman Subdivision Planning Commission Review

Hello Kate,

Enclosed is a paper copy and signed mylar copy of the Martin-Duman Subdivision located near 6 mile Zimovia Highway. I included the signed mylar copy for the best case scenario, (the plat is acceptable as is) but I am prepared to make any changes recommended by the commissioners and reprint the final plat as well.

I'm a bit unfamiliar with the procedures of seeking subdivision approval in the Wrangell Borough so please let me know if you need anything else for the planning commission's submittals.

If there are any Wrangell Borough fees involved other than the \$100 subdivision fee with the land use application, I'd be happy to take care of those over the phone if that is acceptable.

I doubt I will be able to attend the planning commission meeting but if you wouldn't mind notifying me when the subdivision will be up for review at the planning commission meeting just in case I can break away and attend, I would be grateful.

Thank you Kate,

Dave Thynes R.P.L.S. 10390
Central Southeast Surveyors
[REDACTED]

7/23/2026

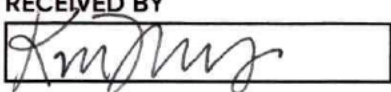
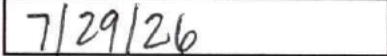


LAND USE APPLICATION

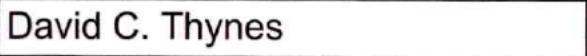
WMC 19.04.010 - 19.04.020 & WMC 19.12.010 - 19.12.040 & WMC 20.76.010 - 20.76.040

NON-REFUNDABLE FEE - MUST BE PAID AT TIME OF FILING

TYPE OF APPLICATION ZONING CHANGE \$150 ☐ SUBDIVISION/PRELIMINARY PLAT \$100 ☒

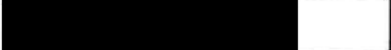
OFFICIAL USE ONLY RECEIVED BY  DATE RECEIVED  PAYMENT CHECK ☒ CREDIT CARD ☐ CASH ☐

SECTION I.

APPLICANT'S FULL NAME EMAIL ADDRESS PHONE NUMBER
  

APPLICANT'S PHYSICAL ADDRESS

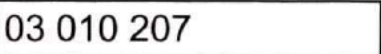

APPLICANT'S MAILING ADDRESS


LEGAL OWNER'S FULL NAME (IF DIFFERENT THAN APPLICANTS NAME) PHONE NUMBER
 

LEGAL OWNER'S MAILING ADDRESS


SECTION II.

PROVIDE THE PARCEL ID NUMBER AS WELL AS EITHER THE PHYSICAL ADDRESS OR LEGAL DESCRIPTION OF THE PROPERTY.

PARCEL ID NUMBER PHYSICAL ADDRESS
 

LOT: 13 BLOCK: N/A SUBDIVISION: USS 2589

LEGAL ACCESS TO LOTS (STREET NAME)


CURRENT ZONING OF PROPERTY LOT SIZE
 

CITY & BOROUGH OF WRANGELL
LAND USE APPLICATION
CONTINUED FROM PAGE 1

Item c.

SECTION III.

FOR A ZONING CHANGE, PLEASE STATE THE REQUESTED NEW ZONING AND EXPLAIN THE REASON FOR THE PROPOSED CHANGE.

FOR SUBDIVISION OR PRELIMINARY PLAT APPLICATIONS, PLEASE DESCRIBE THE PROPOSED CHANGES TO THE LOT AND SUBMIT A PREPARED PLAT MAP AS REQUIRED BY THE WRANGELL MUNICIPAL CODE.

Owner proposes dividing Lot 13 into four nearly equal sized lots, with the new lot lines running parallel to the southern boundary of Lot 13

SECTION IV. ACKNOWLEDGEMENT

I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein. I understand that incomplete applications will not be accepted and that all fees must be paid prior to review of this application. All application fees must be paid at the time of filing. Incomplete applications will not be accepted until all fees are paid prior to application review. Additional fees will be applied following approval of the final plat through the borough clerk's office to record the plat map with the Department of Natural Resources Recorder's Office.

SIGNATURE OF APPLICANT

Paul C. [Signature] FOR MICE DUMAN & BRETT MARTIN

DATE

7/23/2020

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT)

DATE

Item c.



WRANGELL
GATEWAY TO THE OUTBACK
FOUNDED AUGUST 1921

32

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

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 EASEMENTS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ MICHAEL L. DUMAN

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY & 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 MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND HE ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 EASEMENTS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ BRETT C. MARTIN

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY & 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 MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND HE ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF WRANGELL, AND APPROVED BY THE WRANGELL ASSEMBLY, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE ALASKA DISTRICT RECORDER, WRANGELL RECORDING DISTRICT, WRANGELL, ALASKA.

DATE _____ MAYOR, CITY & BOROUGH OF WRANGELL

ATTEST:

CITY CLERK

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF WRANGELL, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE ALASKA DISTRICT RECORDER, WRANGELL RECORDING DISTRICT, WRANGELL, ALASKA.

DATE _____ CHAIRMAN, PLANNING COMMISSION

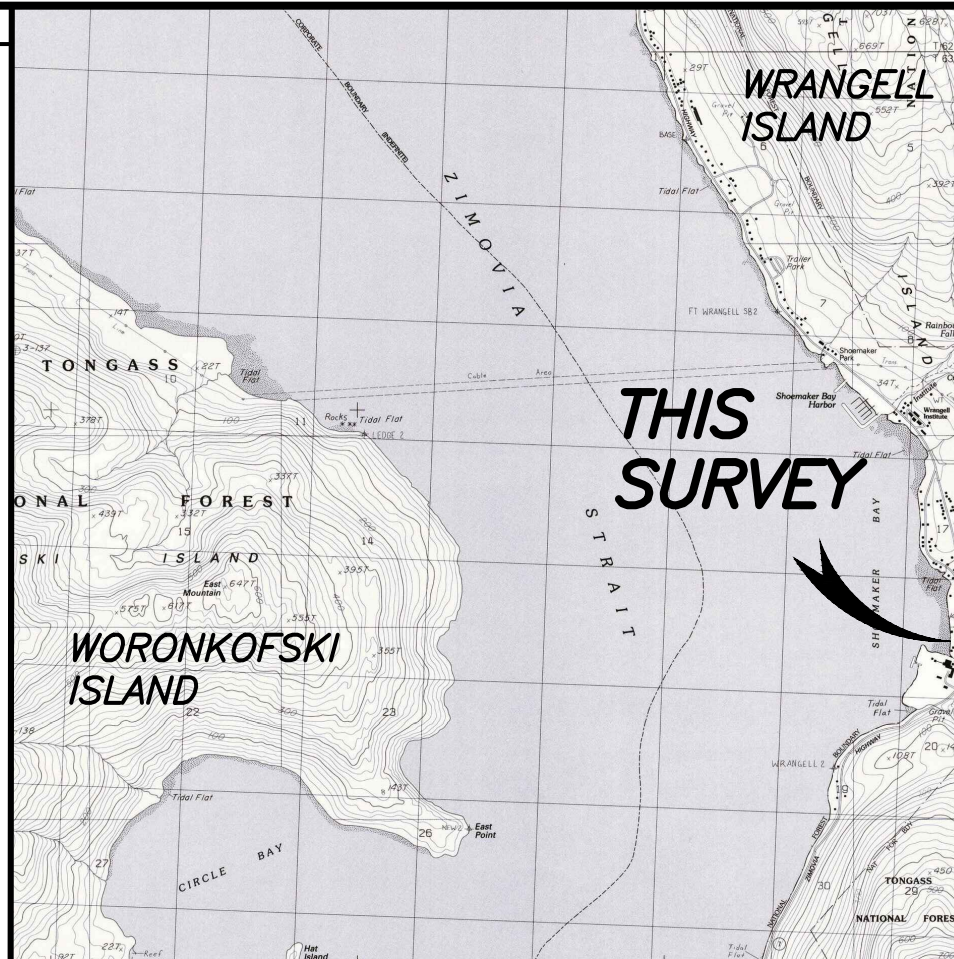
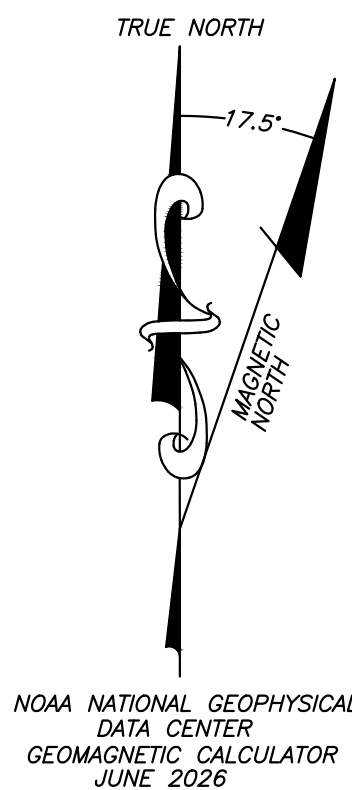
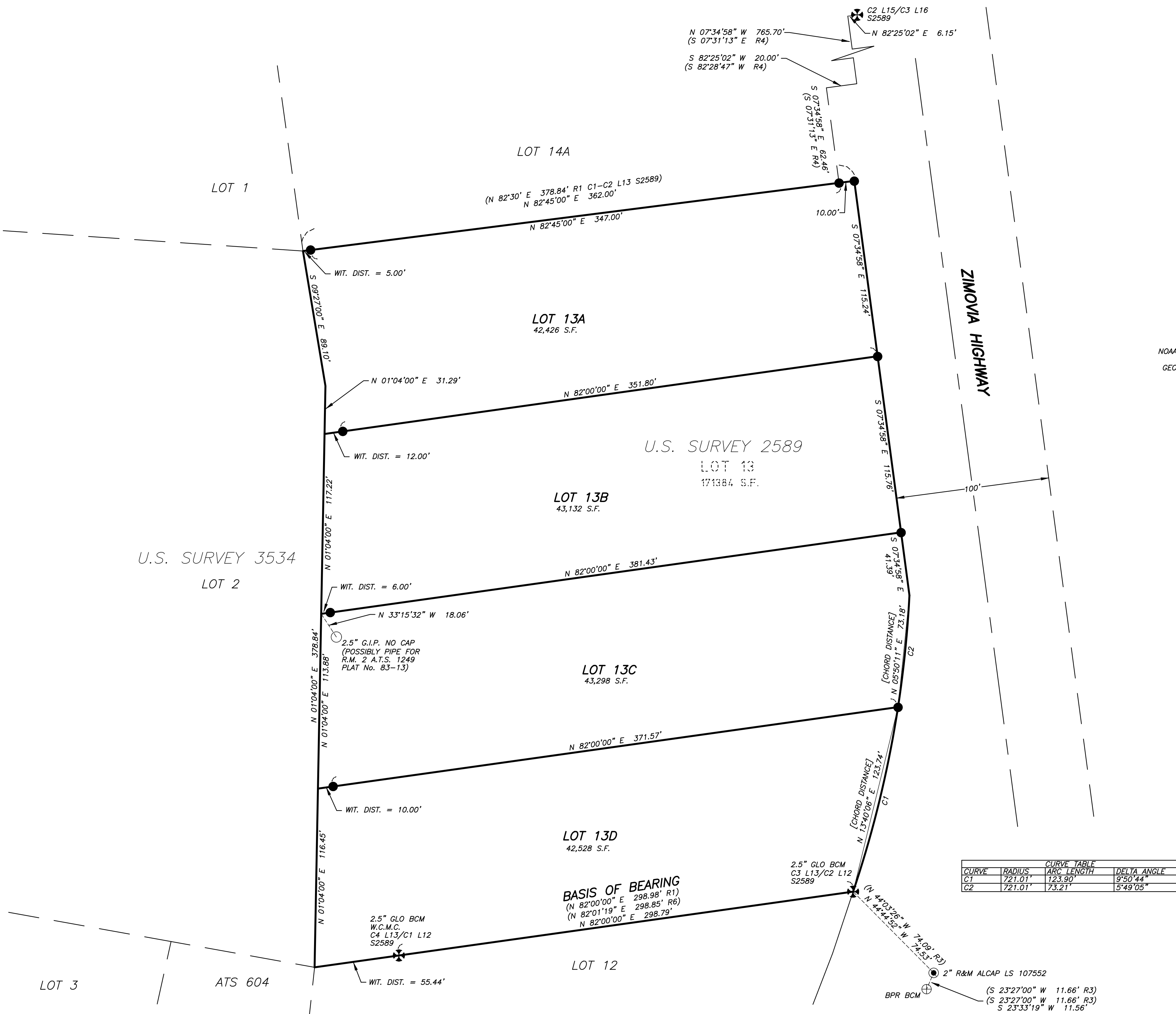
CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA }
FIRST JUDICIAL DISTRICT } ss.

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE CITY & BOROUGH OF WRANGELL, DO HEREBY CERTIFY 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 _____.

DATED THIS _____ DAY OF _____, 20____, AT WRANGELL, ALASKA.

ASSESSOR - CITY & BOROUGH OF WRANGELL



VICINITY MAP
SOURCE: USGS QUADRANGLE PETERSBURG (B-2) NE, ALASKA
DATE: 1992
SCALE: 1 INCH = 1 MILE

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

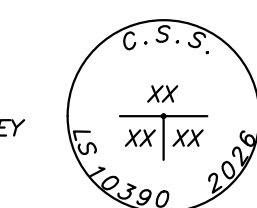
DATE _____

REGISTERED PROFESSIONAL LAND SURVEYOR AELL No. 10390

**LEGEND**

- 2" ALCAP MONUMENT C.S.S., L.S. 10390 ON 5/8" REBAR ESTABLISHED THIS SURVEY
- 2.5" G.L.O. B.C.M. U.S. SURVEY 2589 MON. RECOVERED THIS SURVEY
- 2.5" G.I.P. WITH CARSONITE POST RECOVERED THIS SURVEY
- 3" B.P.R. B.C.M. ON G.I.P. RECOVERED THIS SURVEY
- 2" R&M ALCAP ON 5/8" REBAR RECOVERED THIS SURVEY
- ⊕ 3" B.P.R. B.C.M. ON G.I.P. RECOVERED THIS SURVEY
- SUBDIVISION BOUNDARY LINE
- SIDELINE BOUNDARY
- SURVEY TIE
- R.O.W. CENTERLINE

TYPICAL 2" DIAM. ALUMINUM CAP MONUMENT SET THIS SURVEY



CLIENT: MICHAEL L. DUMAN
P.O. BOX 1976
SITKA, AK 99835

CLIENT: BRETT C. MARTIN
P.O. BOX 1976
SITKA, AK 99835

AREA SUMMARY:

PARENT PARCEL, LOT 13 OF U.S.S. 2589 = 3.934 AC. = 171,384 S.F.
SUBLOT 13A = 0.974 AC. = 42,426 S.F.
SUBLOT 13B = 0.990 AC. = 43,132 S.F.
SUBLOT 13C = 0.993 AC. = 43,298 S.F.
SUBLOT 13D = 0.976 AC. = 42,528 S.F.

PARCEL OWNERSHIP SUMMARY:

SUBJECT: LOT 13, U.S.S. 2589 - BRETT C. MARTIN & MICHAEL L. DUMAN DOC#: 2020-000106-0
ADJOINER: LOT 2, U.S.S. 3534 - BRETT C. MARTIN & MICHAEL L. DUMAN DOC#: 2020-000106-0
ADJOINER: LOT 14A, U.S.S. 2589 - OCEANVIEW GARDENS LLC. DOC#: 2020-000025-0
ADJOINER: LOT 1, U.S.S. 3534 - OCEANVIEW GARDENS LLC. DOC#: 2020-000025-0
ADJOINER: LOT 12, U.S.S. 2589 - MARK J. AND MARGARET H. MITCHELL DOC#: 2013-000242-0
ADJOINER: ATS 604 - MARK J. AND MARGARET H. MITCHELL DOC#: 2013-000242-0

GENERAL NOTES

- THE PURPOSE OF THIS SUBDIVISION IS TO DOCUMENT THE CREATION OF FOUR SUBLOTS FROM PARENT PARCEL, LOT 13 OF U.S. SURVEY 2589.
- THE BASIS-OF-BEARING UTILIZED TO CONDUCT THIS SURVEY IS THE BEARING OF THE LINE BETWEEN A 2.5" G.L.O. B.C.M. MARKING THE W.C.M.C. TO C4 OF LOT 13 U.S.S. 2589 AND THE 2.5" G.L.O. B.C.M. MARKING CORNER 3 OF LOT 13 U.S.S. 2589. THE ACCEPTED BEARING OF RECORD ACCORDING TO PLAT U.S. SURVEY 2589 IS N 82°00' E.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AND ARE ORIENTED TO THE BASIS-OF-BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- WHEN RECORD COURSES DIFFER FROM MEASURED COURSES, RECORD COURSES ARE SHOWN IN PARENTHESES () FOLLOWED BY THE SOURCE OF THE RECORD INFORMATION.
- THE FOLLOWING PLATS AND RECORDS WERE USED TO EXECUTE THIS SURVEY:
(R1) U.S. SURVEY 2589, APPROVED 2/29/1944 & ACCEPTED 4/20/1945
(R2) A.D.O.T. P/F R.O.W. MAP PROJ. No. STP-0943(22) PLAT No. 98-2
(R3) OSTRANDER REPLAT, PLAT No. 2023-4
(R4) U.S. SURVEY 3534, APPROVED 5/2/1957 & ACCEPTED 9/18/1958
(R5) ALASKA TIDELANDS SURVEY No. 604, ADL No. 17487, PLAT No. 74-10
(R6) MITCHELL-BUHLER REPLAT, PLAT No. 2015-13

MARTIN-DUMAN SUBDIVISION

CREATING LOTS 13A, 13B, 13C & 13D

A SUBDIVISION OF LOT 13, U.S. SURVEY 2589

WRANGELL RECORDING DISTRICT

SURVEYOR:

CENTRAL SOUTHEAST SURVEYORS

P.O. BOX 533, PETERSBURG AK 99833

PH (907) 518-0075

EMAIL: tvncoana@gmail.com

RPLS #10390



DRAWN & CHECKED BY D.C.T. SURVEY DATE INITIATED: 4/20/2026 COMPLETED: 4/23/26

DATE: 6/22/26 REVISED: 5/11/26 6/20/26

SCALE: 1" = 40' C.S.S. DRAWING No. MARTIN-DUMAN SUBDIVISION 2026



RE: Request for Review and Comment – Preliminary Subdivision Plat

From Hawkins, Sydney M S (DOT) <sydney.hawkins@alaska.gov>

Date Fri 8/7/2026 4:37 PM

To Kathleen Thomas <kthomas@wrangell.com>

Cc Weinert, Gregory A (DOT) <gregory.weinert@alaska.gov>; Siverly, Ryan J (DOT) <ryan.siverly@alaska.gov>; Huerta, Joel A (DOT) <joel.huerta@alaska.gov>

7 attachments (6 MB)

0. Permit Application Instructions - Southcoast (v2024.01.14).pdf; 1. Utility Permit App (v2024.01.14).pdf; 2. Electrical-Communications Sheet Form (v2024.01.14).pdf; 3. Pipe Sheet Form (v2024.01.14).pdf; 4. Structures Sheet Form (v2024.01.14).pdf; 5. GIS Map Guide (v2024.01.14).pdf; 6. Draft 5G Accomodation Policy (v2024.01.14).pdf;

Hello Kate,

Thank you for the opportunity to comment!

Regarding future access, we'd like to avoid each lot accessing Zimovia Highway directly, to reduce conflict points relating to both high-speed traffic and utility placement; to this end we would instead suggest an easement to be established in order to promote a shared access approach road, situated alongside Zimovia Highway.

Prior to development of the subdivision, the property owner would need to obtain the associated driveway/approach road permit(s). Access along the suggested easement would be permitted through an Approach Road Review; [applications can be submitted using our ePermits system here](#).

See response from our Utilities coordinator, Ryan Siverly, below:

All utilities installed within the DOT&PF managed right-of-way require a utility permit. Please see Section 3.01 in the current [Alaska Utilities Manual](#) for policy and procedure information.

Separate permit applications must be submitted for each right-of-way intersected by the proposed facility. Right-of-way ownership/management may be verified using the DOT&PF's [Roadway Data Map](#) (See the attached *GIS Map Guide.pdf* for additional instructions). Permits may be submitted several ways (see table below):

Mailed	Hand Delivered	Emailed
P.O. Box 112506 Juneau, AK 99811	6860 Glacier Highway Juneau, AK 99801	dot.sr.utilitypermits@alaska.gov

Permits are billed based on both the type of permit required and the length of the facility within the DOT&PF managed right-of-way. **Do Not** send payment in with your application.

Major Permit:

- Permit Cost: \$600.00
- Lineal footage fee: \$1.00/ft after the first 200ft and capped at \$10,000.00.

Minor Permit:

- Permit Cost: \$100.00
- Lineal footage capped at 200ft.

Item c.

To determine which permit is appropriate for the facility being installed, please reference [17 AAC 15.041](#). The forms necessary to apply for a permit have been attached to this email. Below are a few points to keep in mind during the application process:

1. Utility Permits take 4-6 weeks to process depending on DOT&PF's current workload (summer load is high) and how complicated/large the proposed facility is.
2. The Permittee is required to complete all construction work covered under the Utility Permit by the provided completion date. If no completion date is stipulated in the permit, the Permittee has one (1) year to begin construction of the permitted facility. The Permittee shall clearly identify when winter work is anticipated/required. DOT&PF will review and approve winter work on case-by-case basis. Requests for time extensions must be submitted in writing to DOT&PF and are subject to amendment fees.
3. Any proposed changes to the facility after the permit has been issued must be submitted in writing, and approved by DOT&PF.
4. When entering applicant data please provide the direct phone line for the person working on the utility design and who has the authority to make changes if necessary.
5. DOT&PF requires all applicable forms to be clearly, and completely, filled out prior to processing the permit. Incomplete and missing information will delay processing.

a. Utility Permit App - **Required**

b. Data sheet - **Required** (the sheets required will be dependent on the facilities being installed)

- Electrical-Communications Sheet
- Pipe Sheet
- Structures Sheet

c. Utility Design - **Required**

6. DOT&PF requires the plan sets to be printed on either 8.5x11 or 11x17 format. The plans should be easy to read and need to include:

- a. The plan-set scale shall be set such that the plans are legible.
- b. Detail drawings shall be used to provide clarity for congested areas of the plan-set.
- c. The proposed facility should be indicated with a bold line, dimensioned, and labeled with both the type and size of the facility.
- d. ALL areas of the facility within the Right-of-Way should be highlighted in yellow.
- e. If possible, provide a reference point (e.g. Roadway intersection, Section line, Mile Point, etc.).
- f. Road names shall be used to label all routes visible in the plan-set.

- g. Clearly show the edges of all paved surfaces including, but not limited to: Roadways, Sidewalks, Pathways, and Driveways.
- h. Dimension offsets of the facility from the edge of Right-of-Way, Edge-of-Pavement, and Roadway centerline.
- i. If the proposed facility is to be installed underground, provide a dimensioned cross-section showing the facility, back fill material, and asphalt (if under a Roadway, Pathway, Sidewalk, and/or Driveway).
- j. If the proposed facility is to be installed overhead, provide a profile view showing the minimum vertical clearance at the lowest point on the line.
- k. If the facility includes structures, please provide a detail drawing for each structure type.
- l. If multiple methods (e.g. trenching, boring, jacking, and plowing) are to be used to install the facility, indicate/label where each method will be used.

In addition to the Utility Permit, the Permittee is required to obtain a Lane Closure Permit. Lane Closure Permits are issued by the DOT&PF ROW Section, and can take up to 20 working days to fully process. Applications are accepted online at <http://www.dot.state.ak.us/stwddes/permits/index.shtml> and can be applied for concurrently with the utility permit.

If you have any questions regarding the utility permit, please contact DOT&PF Utilities at (907) 465-1007 or dot.sr.utilitypermits@alaska.gov.

Please contact DOT&PF ROW for questions regarding the Lane Closure Permits at (907) 465-4517.

Thanks,



Sydney Hawkins

Right of Way Agent, Alaska DOT&PF Southcoast Region, Right of Way Section

Alaska Department of Transportation & Public Facilities

Office: 907-465-2838 • Sydney.Hawkins@alaska.gov

Keep Alaska Moving



From: Kathleen Thomas <kthomas@wrangell.com>

Sent: Friday, August 7, 2026 10:26 AM

To: O'Claray, Heather S (DOT) <heather.oclaray@alaska.gov>

Subject: Request for Review and Comment – Preliminary Subdivision Plat

You don't often get email from kthomas@wrangell.com. [Learn why this is important](#)

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, Heather -

The City & Borough of Wrangell is currently reviewing the attached preliminary subdivision plat for property located in Wrangell, Alaska, at approximately Mile 6 on Zimovia Highway. We are requesting DOT&PF's review and comments regarding the proposed utility service implications associated with the subdivision.

During our internal review, our Public Works Director raised a concern that, while water and sewer capacity may be available within the existing system, it is unclear whether individual utility connections can reasonably be extended to each proposed lot. Based on our understanding, utility service may require multiple crossings or excavations within the DOT highway right-of-way. We also understand that such work may require engineered plans, DOT permits, lane closures, traffic control, and a significant review process.

Before the Planning Commission considers this application (currently scheduled for 8/13), we want to ensure we have a clear understanding of any concerns, constraints, or permitting requirements that may affect the feasibility of providing utility service to the proposed lots. Our goal is to provide accurate information to both the applicant and the Commission as they evaluate the subdivision.

If possible, we would appreciate your review of the attached preliminary plat and any comments regarding:

- Whether DOT would generally entertain utility crossings associated with this proposal.
- Any known concerns or constraints related to the highway right-of-way.
- Any permitting or engineering requirements the applicant should be aware of as the project moves forward.

Thank you for your time and assistance. Please let me know if you have any questions or need additional information.



Kate Thomas
Economic Development Director
☎ (907) 874-2381
🌐 wrangell.com
✉ kthomas@wrangell.com



To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Thursday, August 13, 2026

Subject: Site Plan Review for an expansion of the Southeast Alaska Regional Health Consortium (SEARHC) campus on Lot 2A, Kuntz Replat, according to Plat No. 2022-11, located at 232 Wood Street, zoned Open Space Public, owned and requested by Southeast Alaska Regional Health Consortium.

Attachments: 1. Aerial Map, 2. Plat Map, 3. Civil Site Plan Drawing

Application Code Provisions

The proposal is subject to the applicable provisions of Title 20 of the Wrangell Municipal Code, including requirements governing:

Site plan review;

- Open Space Public zoning district;
- Applicable development standards; and
- General zoning and site development requirements.

Staff's review is limited to those requirements that can reasonably be evaluated from the submitted civil site plan. Elements identified for subsequent design and permitting will be reviewed as those plans are submitted.

Background

Southeast Alaska Regional Health Consortium (SEARHC) requests Planning Commission review of the proposed site plan associated with construction of a new Medical Office Building (MOB) at 232 Wood Street. The submitted civil drawings establish the proposed building footprint and location, finished floor elevation, existing access and parking areas, existing utility infrastructure, grading, and the relationship of the proposed building to the previously prepared building pad.

SEARHC is currently seeking issuance of a foundation-only building permit while awaiting Fire Marshal approval for the remainder of the development. The civil drawings identify the current phase of work as site preparation, excavation, structural fill placement, and foundation construction. Utilities, parking improvements, landscaping, and other site improvements outside the foundation work area are anticipated as part of subsequent permit packages.



The Planning Commission's review at this stage is therefore focused on the general placement of the proposed building and its relationship to the property and surrounding site. Building code compliance and technical review of the foundation and structure remain part of the separate building permit process.

Staff Analysis

Zoning and Building Placement

The subject property is located within the Open Space Public (OS) Zoning District. The proposed Medical Office Building is consistent with the existing institutional use of the property and the general purpose of the district.

The civil site plan establishes the proposed building footprint, orientation, and location within the property. The building is situated on the previously prepared building pad and maintains separation from the property boundaries. Based on the information presented, staff identified no apparent zoning conflicts associated with the proposed building location.

Site Conditions and Access

The civil drawings depict the proposed building in relation to the existing concrete parking area, asphalt access road, surrounding grades, and existing utility infrastructure. Existing vehicular access to the site is maintained, and no substantial change to the existing access configuration is proposed as part of the foundation permit.

The plans also identify future pedestrian and site improvements; however, those improvements are outside the current foundation permit scope and will be addressed through subsequent permit submittals.

Grading and Foundation Site Work

The proposed building is located on a previously prepared structural-fill pad. The civil drawings establish a finished floor elevation of 111.5 feet and depict finished grading and structural rock slopes surrounding the proposed building. The cross-sections further illustrate the relationship between the proposed foundation, structural fill, existing ground, and future finished site conditions.

Staff finds the civil drawings provide sufficient information for the Commission to evaluate the general placement of the proposed building and initial site work associated with the foundation permit.



Future Site Improvements

The current civil package does not represent the final design for all site improvements. The drawings specifically anticipate subsequent permit packages addressing utilities, parking improvements, landscaping, and other improvements outside the foundation work area.

Those improvements will remain subject to applicable Borough requirements and permit review as additional construction documents are submitted.

Findings of Fact

1. The subject property is located within the Open Space Public (OSP) Zoning District.
2. The submitted civil site plan establishes the proposed Medical Office Building footprint, location, finished floor elevation, existing access and parking areas, surrounding grades, and relationship to existing utility infrastructure.
3. The proposed building is located within the subject property, and staff identified no apparent zoning conflicts associated with its general placement based on the submitted civil plans.
4. Existing vehicular access to the property is maintained as part of the proposed foundation work.
5. The current civil package is limited primarily to site preparation, excavation, structural fill, and foundation construction, with additional site improvements to be addressed through subsequent permit packages.
6. The submitted civil drawings provide sufficient information for Planning Commission review of the proposed building location and initial site development.

Conditions of Approval

1. Development associated with the foundation permit shall substantially conform to the approved civil site plan.
2. Any substantial change to the approved building location or site layout shall be subject to further review for compliance with the Wrangell Municipal Code.
3. Utilities, parking improvements, landscaping, and other site improvements identified for subsequent phases shall remain subject to applicable Borough review and permitting requirements.



4. Issuance of the foundation-only building permit does not authorize construction beyond the scope approved by the Building Official. Construction of the remaining development shall require completion of the applicable building permit and Fire Marshal review.

Staff Recommendation

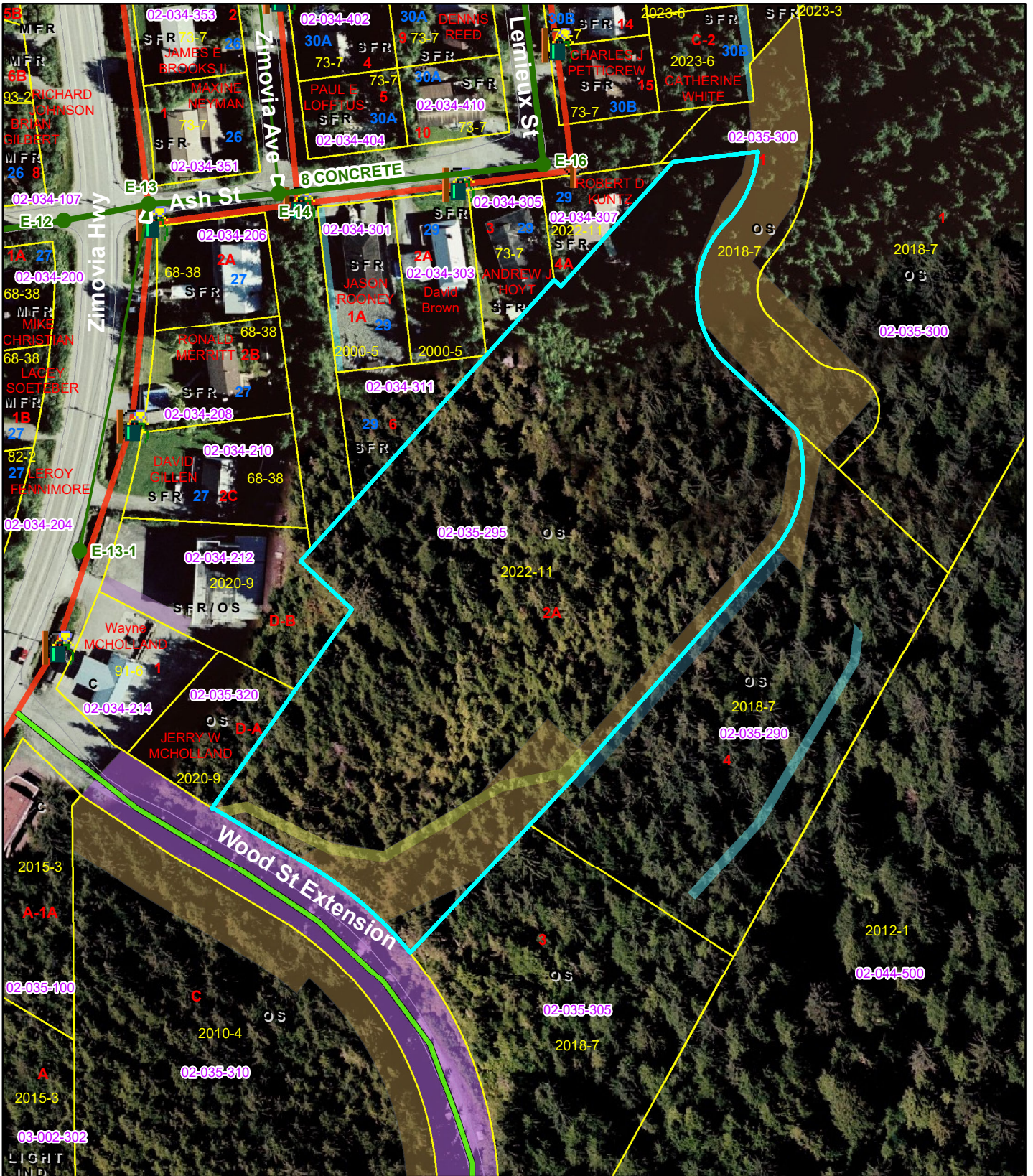
Staff recommends approval of the Site Plan Review for the proposed SEARHC Medical Office Building as presented in the submitted civil drawings. The plans provide sufficient information to establish the proposed building location and relationship to the surrounding property for purposes of the current foundation permit. Remaining site improvements will be reviewed through subsequent permit submittals as applicable.

Recommended Motion

Move to approve the Findings of Fact and Site Plan Review for the SEARHC Medical Office Building as presented in the submitted civil drawings, subject to the conditions outlined in the staff report.

CITY AND BOROUGH OF WRANGELL, ALASKA

Item d.



Public Map



1 inch = 136.558846 feet

42 e: 7/31/2026

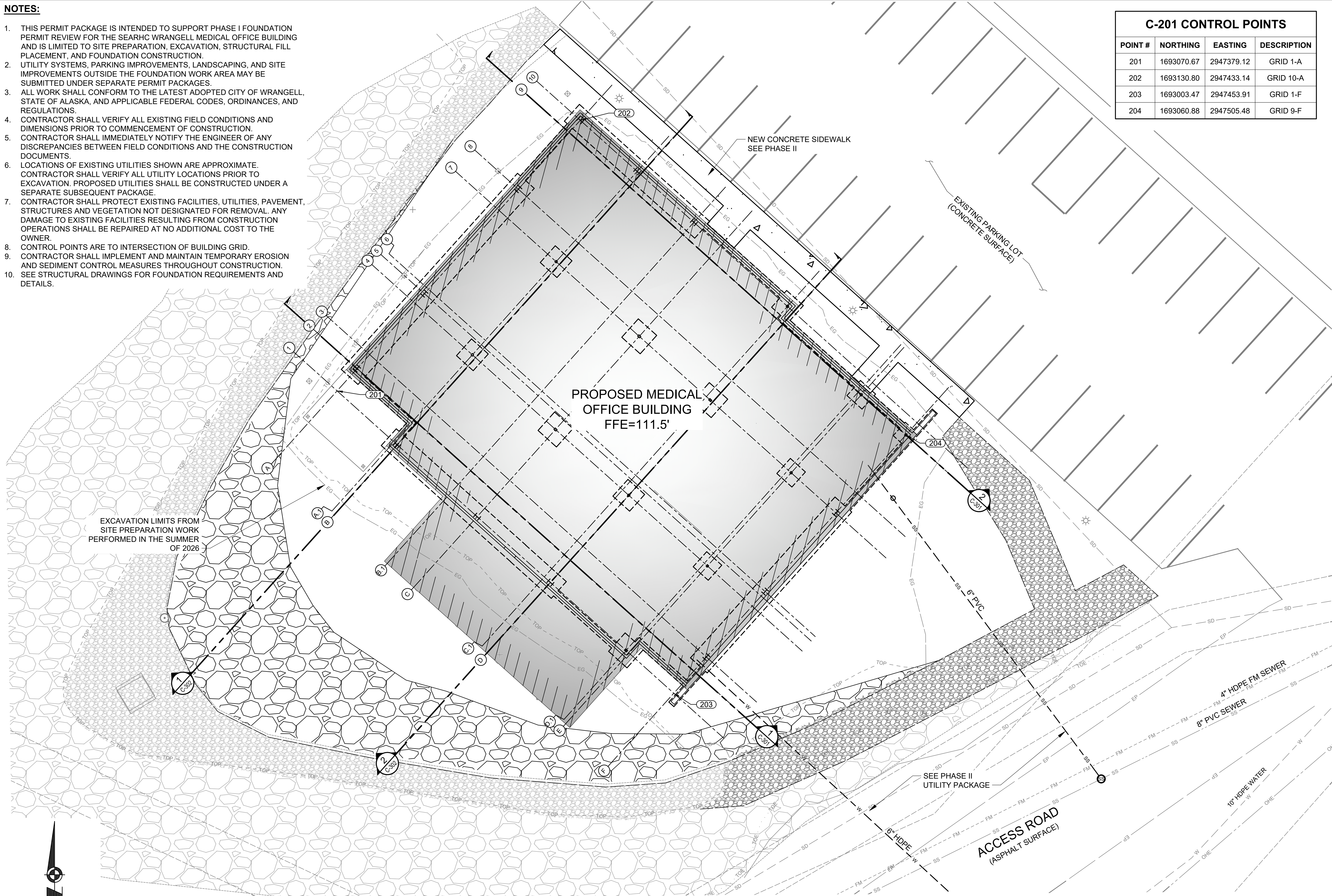
**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.**

1" = 10'

IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING ITS PRODUCTION. AFFECTING ALL LABELED SCALES

- NOTES:**
- THIS PERMIT PACKAGE IS INTENDED TO SUPPORT PHASE I FOUNDATION PERMIT REVIEW FOR THE SEARHC WRANGELL MEDICAL OFFICE BUILDING AND IS LIMITED TO SITE PREPARATION, EXCAVATION, STRUCTURAL FILL PLACEMENT, AND FOUNDATION CONSTRUCTION.
 - UTILITY SYSTEMS, PARKING IMPROVEMENTS, LANDSCAPING, AND SITE IMPROVEMENTS OUTSIDE THE FOUNDATION WORK AREA MAY BE SUBMITTED UNDER SEPARATE PERMIT PACKAGES.
 - ALL WORK SHALL CONFORM TO THE LATEST ADOPTED CITY OF WRANGELL, STATE OF ALASKA, AND APPLICABLE FEDERAL CODES, ORDINANCES, AND REGULATIONS.
 - CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS.
 - LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO EXCAVATION. PROPOSED UTILITIES SHALL BE CONSTRUCTED UNDER A SEPARATE SUBSEQUENT PACKAGE.
 - CONTRACTOR SHALL PROTECT EXISTING FACILITIES, UTILITIES, PAVEMENT, STRUCTURES AND VEGETATION NOT DESIGNATED FOR REMOVAL. ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
 - CONTROL POINTS ARE TO INTERSECTION OF BUILDING GRID.
 - CONTRACTOR SHALL IMPLEMENT AND MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION.
 - SEE STRUCTURAL DRAWINGS FOR FOUNDATION REQUIREMENTS AND DETAILS.

C-201 CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
201	1693070.67	2947379.12	GRID 1-A
202	1693130.80	2947433.14	GRID 10-A
203	1693003.47	2947453.91	GRID 1-F
204	1693060.88	2947505.48	GRID 9-F



CONSULTANT :



Juneau, AK
9109 Mendota Mall Rd. Ste 4
Juneau, AK 99801
Phone: 907.780.6060
www.respec.com
AEC163270



PROJECT :

SEARHC WRANGELL MEDICAL
OFFICE BUILDING

WRANGELL, ALASKA

SHEET TITLE :

FOUNDATION SITE PLAN

DESIGN	EMM
DRAWN	JMK
CHECKED	DES
DATE	7/14/2026

PROJECT No.
1806.26002

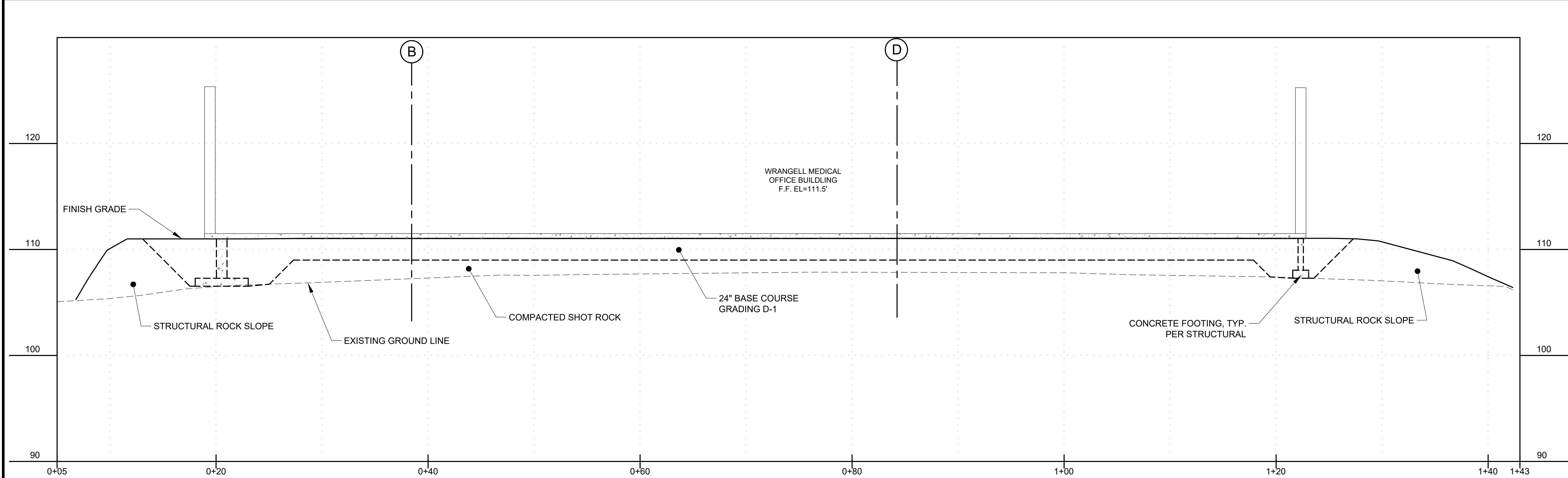
SHEET NUMBER

C-201

No.	Date	Item
REVISIONS		

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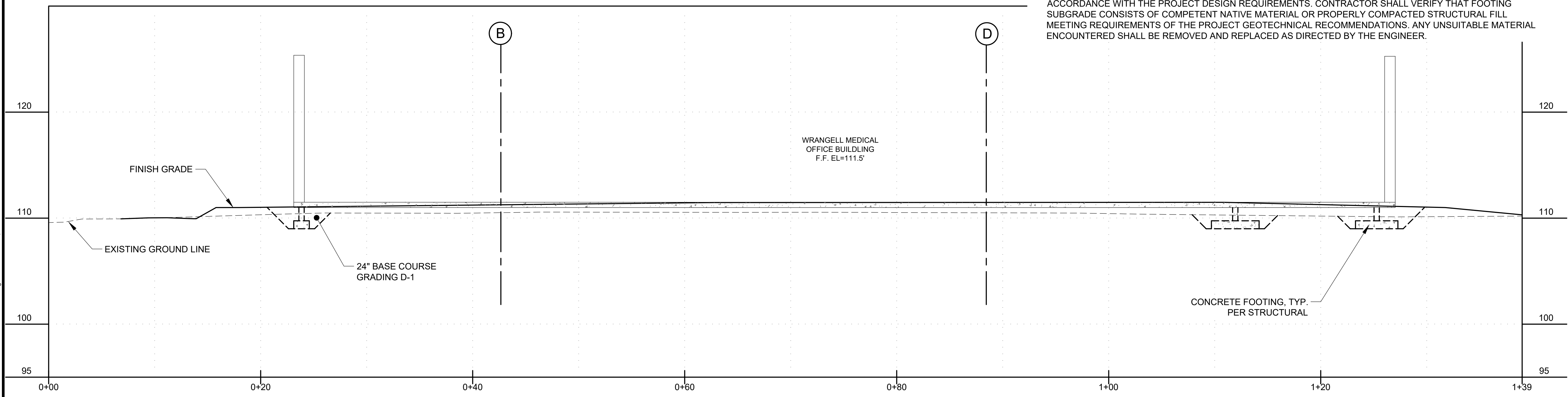
N:\Projects\1806.26002\MCG_SEARHC_WRC\1806.26002_Foundation SITE PLAN grid sections Jul 15, 2026 4:42 PM



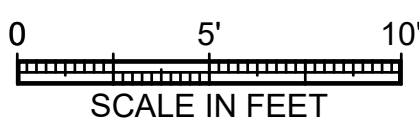
1 SITE SECTION AT GRID LINE 2
C-301 SCALE: 1"=5'

NOTE:

- EXISTING GROUND UNDER PROPOSED BUILDING FOOTPRINT CONSISTS OF COMPACTED STRUCTURAL FILL MATERIAL, COMPOSED OF APPROXIMATELY 24" OF SHOT ROCK BASE COURSE OVERLYING +/- 15' OF STRUCTURAL FILL EXTENDING TO NATIVE SUBGRADE.
- STRUCTURAL FILL PREVIOUSLY PLACED AT BUILDING PAD IS ASSUMED TO HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PROJECT DESIGN REQUIREMENTS. CONTRACTOR SHALL VERIFY THAT FOOTING SUBGRADE CONSISTS OF COMPETENT NATIVE MATERIAL OR PROPERLY COMPACTED STRUCTURAL FILL MEETING REQUIREMENTS OF THE PROJECT GEOTECHNICAL RECOMMENDATIONS. ANY UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER.



2 SITE SECTION AT GRID LINE 9
C-301 SCALE: 1"=5'



No.	Date	Item
REVISIONS		

CONSULTANT :

EVA M. MELANCON
CE 171121
REGISTERED PROFESSIONAL ENGINEER

Juneau, AK
9109 Mendocino Mall Rd. Ste 4
Juneau, AK 99801
Phone: 907.760.6060
www.respec.com
AEC0163270

PROJECT :
**SEARHC WRANGELL MEDICAL
OFFICE BUILDING**
WRANGELL, ALASKA

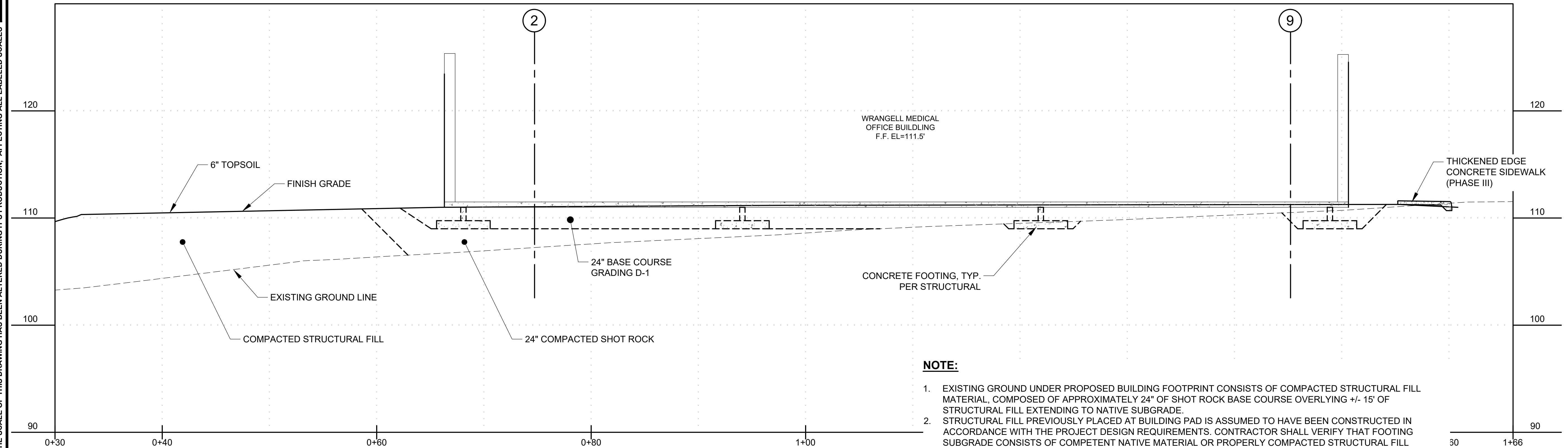
SHEET TITLE :
SITE CROSS SECTION

DESIGN	EMM
DRAWN	JMK
CHECKED	DES
DATE	7/14/2026

PROJECT No.
1806.26002
SHEET NUMBER

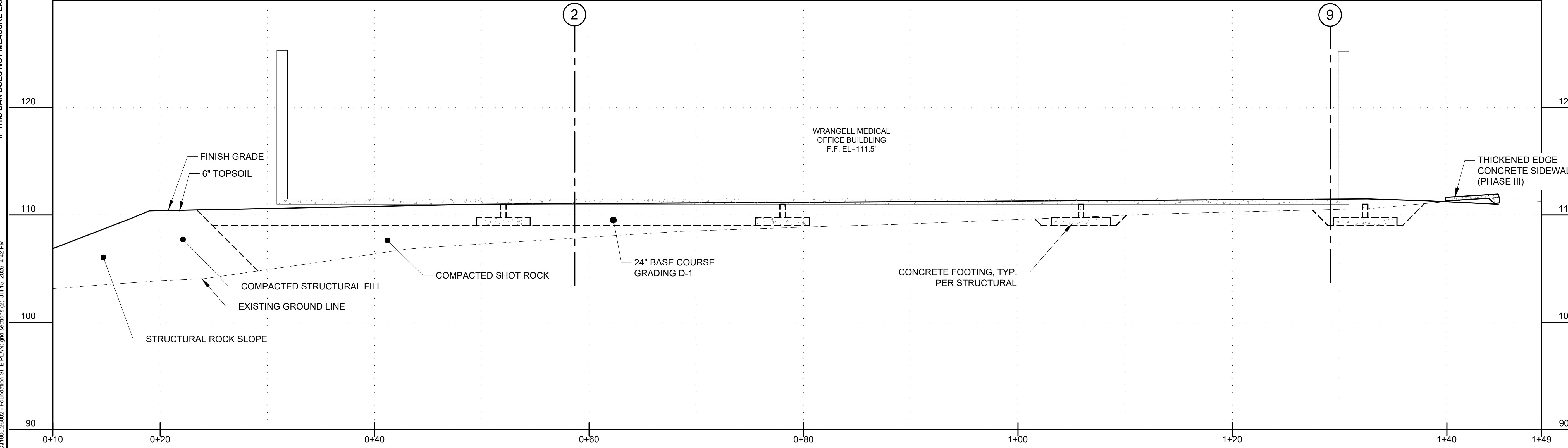
C-301

1" IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING ITS PRODUCTION, AFFECTING ALL LABELED SCALES

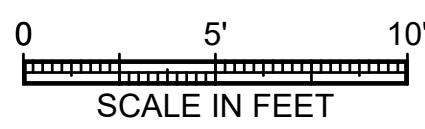


- NOTE:**
- EXISTING GROUND UNDER PROPOSED BUILDING FOOTPRINT CONSISTS OF COMPACTED STRUCTURAL FILL MATERIAL, COMPOSED OF APPROXIMATELY 24" OF SHOT ROCK BASE COURSE OVERLYING +/- 15' OF STRUCTURAL FILL EXTENDING TO NATIVE SUBGRADE.
 - STRUCTURAL FILL PREVIOUSLY PLACED AT BUILDING PAD IS ASSUMED TO HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PROJECT DESIGN REQUIREMENTS. CONTRACTOR SHALL VERIFY THAT FOOTING SUBGRADE CONSISTS OF COMPETENT NATIVE MATERIAL OR PROPERLY COMPACTED STRUCTURAL FILL MEETING REQUIREMENTS OF THE PROJECT GEOTECHNICAL RECOMMENDATIONS. ANY UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER.

1 SITE SECTION AT GRID LINE B
C-302 SCALE: 1"=5'



2 SITE SECTION AT GRID LINE D
C-302 SCALE: 1"=5'



CONSULTANT :

STATE OF ALASKA
49TH
EVA M. MELANCON
CE 171121
REGISTERED PROFESSIONAL ENGINEER

Juneau, AK
9109 Mendena Hall Mall Rd. Ste 4
Juneau, AK 99801
Phone: 907.780.6060
www.respec.com
AECC163270

PROJECT :

SEARHC WRANGELL MEDICAL OFFICE BUILDING

WRANGELL, ALASKA

SHEET TITLE :

SITE CROSS SECTION

DESIGN	EMM
DRAWN	JMK
CHECKED	DES
DATE	7/14/2026

PROJECT No.
1806.26002

SHEET NUMBER
C-302

No.	Date	Item
REVISIONS		

NOTES

- THE PURPOSE OF THIS SURVEY IS TO REPLAT AND ADJUST THE ADJOINING LOT LINE BETWEEN LOT 2, OF HEALTH CARE SUBDIVISION III (PLAT 2018-7); AND LOT 4, BLOCK 29 (PLAT 73-7).
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE BASIS OF BEARING FOR THIS PLAT IS THE MEASURED BEARING OF S43°17'28"W AND DISTANCE OF 4321.76 FEET BETWEEN CORNER NUMBER 37 OF U.S.S. 1119 AND W.C.M.C. No. 38 OF U.S.S. 125. THIS LINE WAS ALSO EXCEPTED AS THE TRUE WRANGELL TOWN-SITE BOUNDARY WHICH RESULTED IN SEVERAL MONUMENTS ALONG THAT LINE TO BE SHOWN OFFLINE AS SHOWN IN THE DETAILS ON SHEET 2.
- REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 63544.
- SUBJECT TO EASEMENTS AND NOTES AS SHOWN ON PLAT No. 2010-4 AND PLAT 2010-6.
- SUBJECT TO ACCESS EASEMENTS, STORM DRAIN EASEMENTS, ACCESS AND UTILITY EASEMENT AS DISCLOSED IN CORRECTIVE STATUTORY WARRANTY DEED RECORDING MAY 15, 2012 AS DOCUMENT No. 2012-000208-0.

REFERENCE NOTE 2 OF PLAT 2018-7 WHERE IT STATES THAT THE CITY AND BOROUGH OF WRANGELL IS INTENDING TO VACATE THOSE PORTIONS OF THE EASEMENTS SHOWN IN DOCUMENT 2012-000208-0 THAT ARE NOT IN USE AND ARE OUTSIDE THE BOUNDARIES OF THE EASEMENT AND RIGHT OF WAYS DEDICATED IN PLAT 2018-7.

REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:

- USS No. 1119 (WRANGELL TOWNSITE)
- PLAT 73-7
- PLAT 86-1 (A.S.L.S. 84-83)
- PLAT 2010-4 (HEALTH CARE SUBDIVISION)
- PLAT 2010-6 (HEALTH CARE SUBDIVISION II)
- PLAT 2015-6 (ETOLIN AVENUE BOUNDARY SURVEY)
- CORRECTIVE NOTICE 2012-000207-0
- CORRECTIVE WARRANTY DEED 2012-000208-0
- BOOK 16, PAGE 606 (STATE OF ALASKA PATENT)
- PLAT 2018-7 (HEALTH CARE SUBDIVISION III)
- PLAT 2019-2 (ETOLIN AVENUE REPLAT)
- PLAT 2020-9 (PRUNELLA SUBDIVISION)
- DEED 2007-000449-0
- CORRECTIVE NOTICE OF FEDERAL INTEREST 2012-000207-0
- DEED 2018-000306-0

OWNERSHIP STATUS

- LOT 2, HEALTH CARE SUBDIVISION III (S.E.A.R.H.C.)
- LOT 4, BLOCK 29 (ROBERT D. KUNTZ)

PROPOSED OWNERSHIP

- LOT 2A, KUNTZ REPLAT (S.E.A.R.H.C.)
- LOT 4A, KUNTZ REPLAT (ROBERT D. KUNTZ)

PREVIOUS LOT AREAS

- LOT 2, HEALTH CARE SUBDIVISION III (229,095 SQ. FT) (5.26 ACRES)
- LOT 4, BLOCK 29 (6,054 SQ. FT)

NEW LOT AREAS

- LOT 2A, KUNTZ REPLAT (227,808 SQ. FT)(5.230 ACRES)
- LOT 4A, KUNTZ REPLAT (7,454 SQ. FT)(0.171 ACRES)

ZONING STATUS

- LOT 2A, HEALTH CARE SUBDIVISION III (OS)
- LOT 4A, BLOCK 29 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING

- LOT 2A, KUNTZ REPLAT (OS)
- LOT 4A, KUNTZ REPLAT (SINGLE FAMILY RESIDENTIAL)

BASIS OF BEARING

BEARINGS SHOWN ARE NAD_83(2011)(EPOCH:2010) 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 VERSION 4.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N65°25'1.6602 LONG: W132°20'55.74019. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

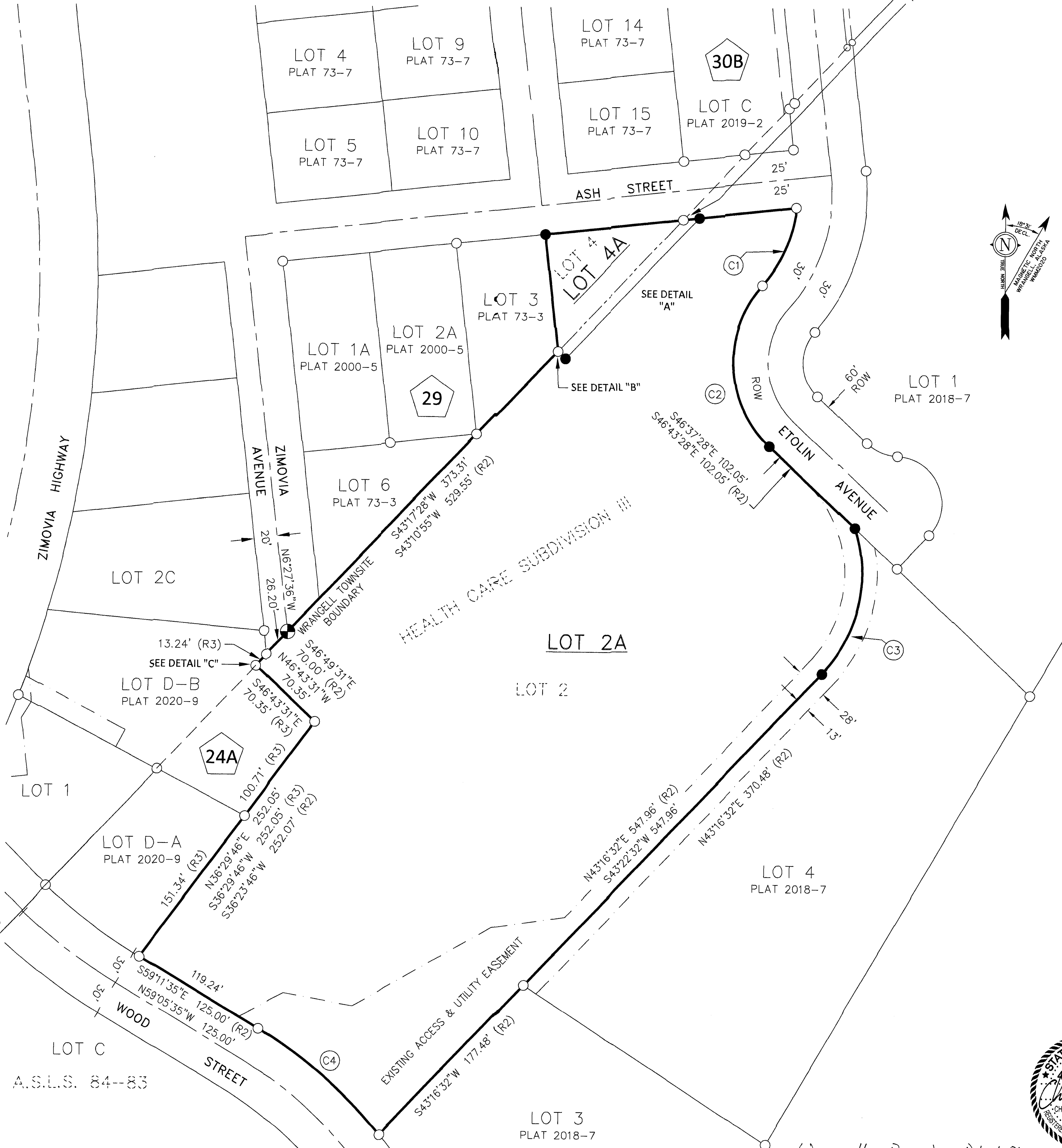
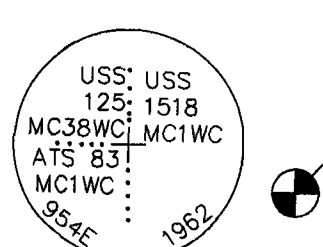
CURVE TABLE

CURVE	DELTA	RADIUS (FT)	ARC (FT)	CHORD (FT)	CH. BEARING
C1	35°29'59"	120.00	74.35	73.17	S23°23'28"W
C2	87°45'55"	100.00	153.18	138.64	S02°44'30"E
C3	61°38'33"	125.00	134.48	128.09	S12°33'16"W
C4	20°16'18"	393.00	139.05	138.32	N48°57'26"W

LEGEND

1	BLOCK NUMBER
●	SECONDARY MONUMENT SET THIS SURVEY
○	SECONDARY MONUMENT RECOVERED
⊙	PRIMARY MONUMENT RECOVERED
⊙	GLO ROCK MONUMENT RECOVERED
---	UNSURVEYED
---	SURVEYED
---	ROW CENTERLINE
---	RECORD BOUNDARY LINE VACATED THIS PLAT
---	EXISTING EASEMENT
XX	MEASURED DATA
(R1)	RECORD PER PLAT 73-7
(R2)	RECORD PER PLAT 2018-7
(R3)	RECORD PER PLAT 2020-9

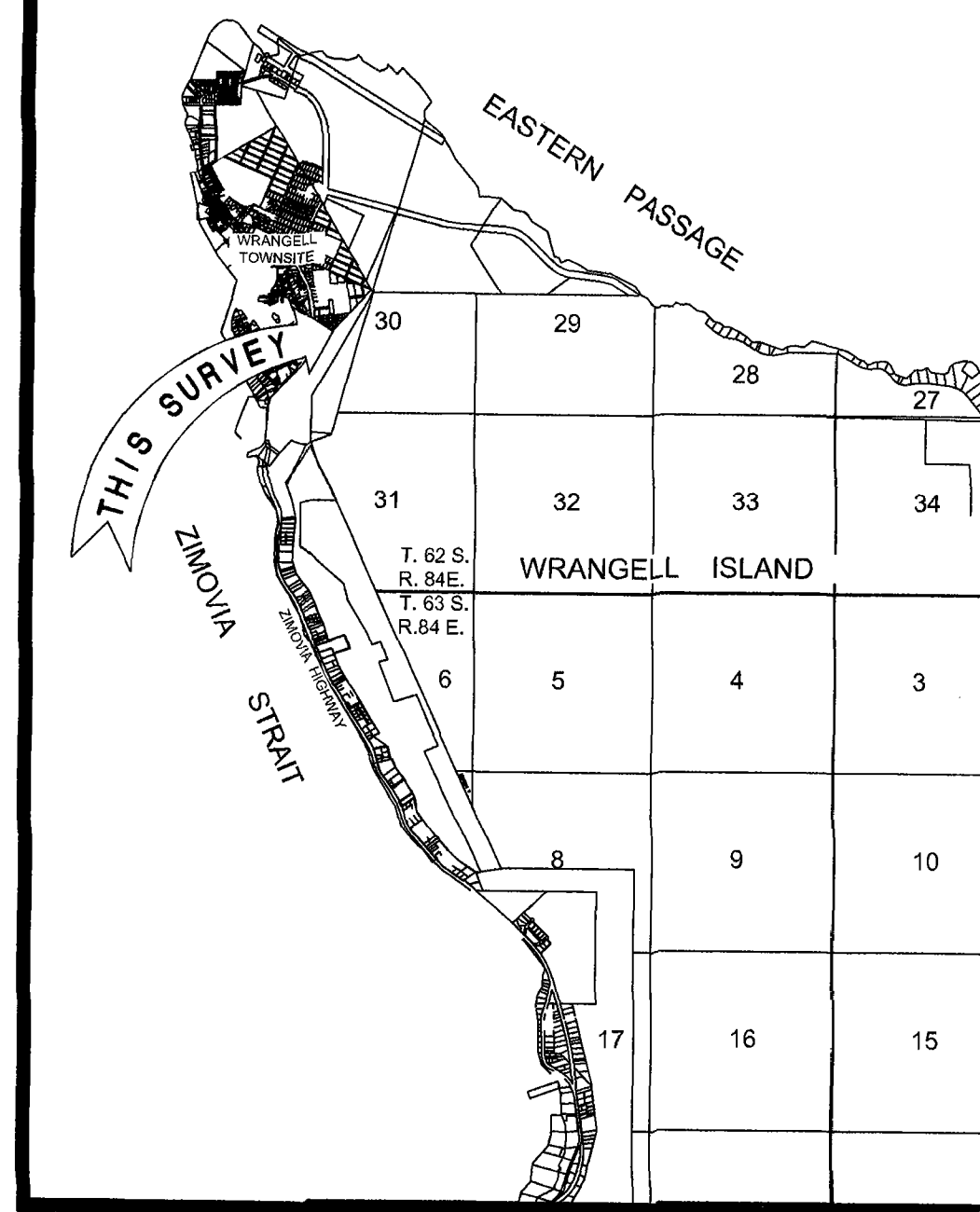
W.C.M.C. No. 38
U.S.S. 125



BASIS OF BEARING

N43°17'28"E 4321.76'
N43°15'E 4322.33' (R1)
N43°17'28"E 4321.76' (R3)
WRANGELL TOWNSITE BOUNDARY
N43°17'28"E 1853.61'

U.S.S. 1119
(WRANGELL TOWNSITE)
COR. #37
STONE MONUMENT

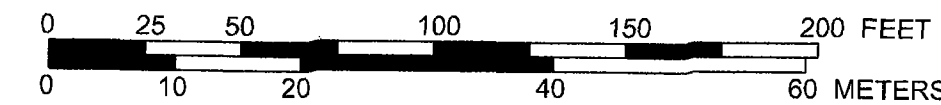


VICINITY MAP

SCALE: 1" = 1 MILE

SCALE 1"=50'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



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

SHEET 1 OF 2

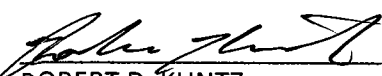
R&M R&M ENGINEERING-KETCHIKAN, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901 WRANGELL OFFICE P.O. BOX 2286 WRANGELL, AK 99929 CERTIFICATE OF AUTHORIZATION #: C578		Phone: (907) 225-7917 Fax: (907) 225-3441 Phone: (907) 305-0820
KUNTZ REPLAT A SUBDIVISION AND REPLAT OF LOT 2, OF HEALTH CARE SUBDIVISION III, ACCORDING TO PLAT 2018-7; AND LOT 4, WITHIN BLOCK 29, OF WRANGELL TOWNSITE (USS 1119), ACCORDING TO PLAT 73-7, CREATING LOTS 2A AND 4A, KUNTZ REPLAT WRANGELL RECORDING DISTRICT, ALASKA		
SURVEYED BY: MCH DATE: OCTOBER 2021 - NOVEMBER 2021	DRAWN BY: MCH DATE: OCTOBER 2021 - NOVEMBER 2021	
SCALE: 1"=30'	CHECKED: CGP	R&M PROJECT NO: 212784



Wrangell Recording District PI 2022-11

CERTIFICATE OF OWNERSHIP AND DEDICATION

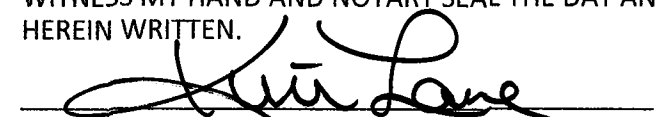
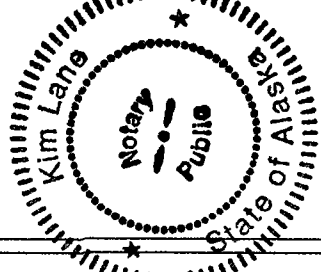
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 8-25-22

 ROBERT D. KUNTZ
NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS 25th DAY OF August, 2022, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Robert D. Kuntz TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND he ACKNOWLEDGED TO ME THAT he 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 7-21-25**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 DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

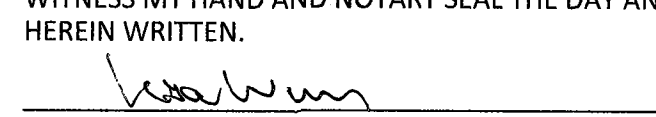
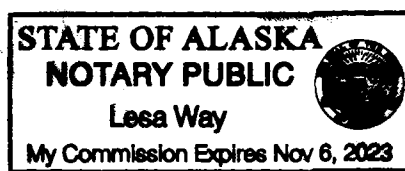
DATE 9/11/2022

 SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM
NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS 11 DAY OF April, 2022, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Southeast Alaska Regional Health Consortium TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND it ACKNOWLEDGED TO ME THAT they 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 11/11/23**CERTIFICATE OF APPROVAL BY THE ASSEMBLY**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AS RECORDED IN MINUTE BOOK NA, PAGE NA, DATED 8-26-22 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

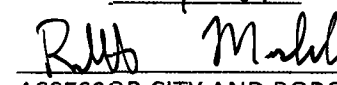
DATE 7-26-22ATTEST: Kim Lane

CITY CLERK

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

I THE UNDERSIGNED, AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY, THAT 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 Robert D. Kuntz

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 2022 WILL BE DUE ON OR BEFORE OCTOBER 15, 2022 DATED THIS 26th DAY OF July, 2022


 ASSESSOR CITY AND BOROUGH OF WRANGELL
CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

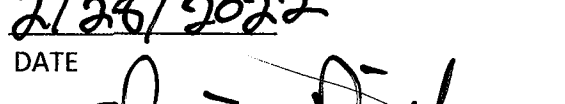
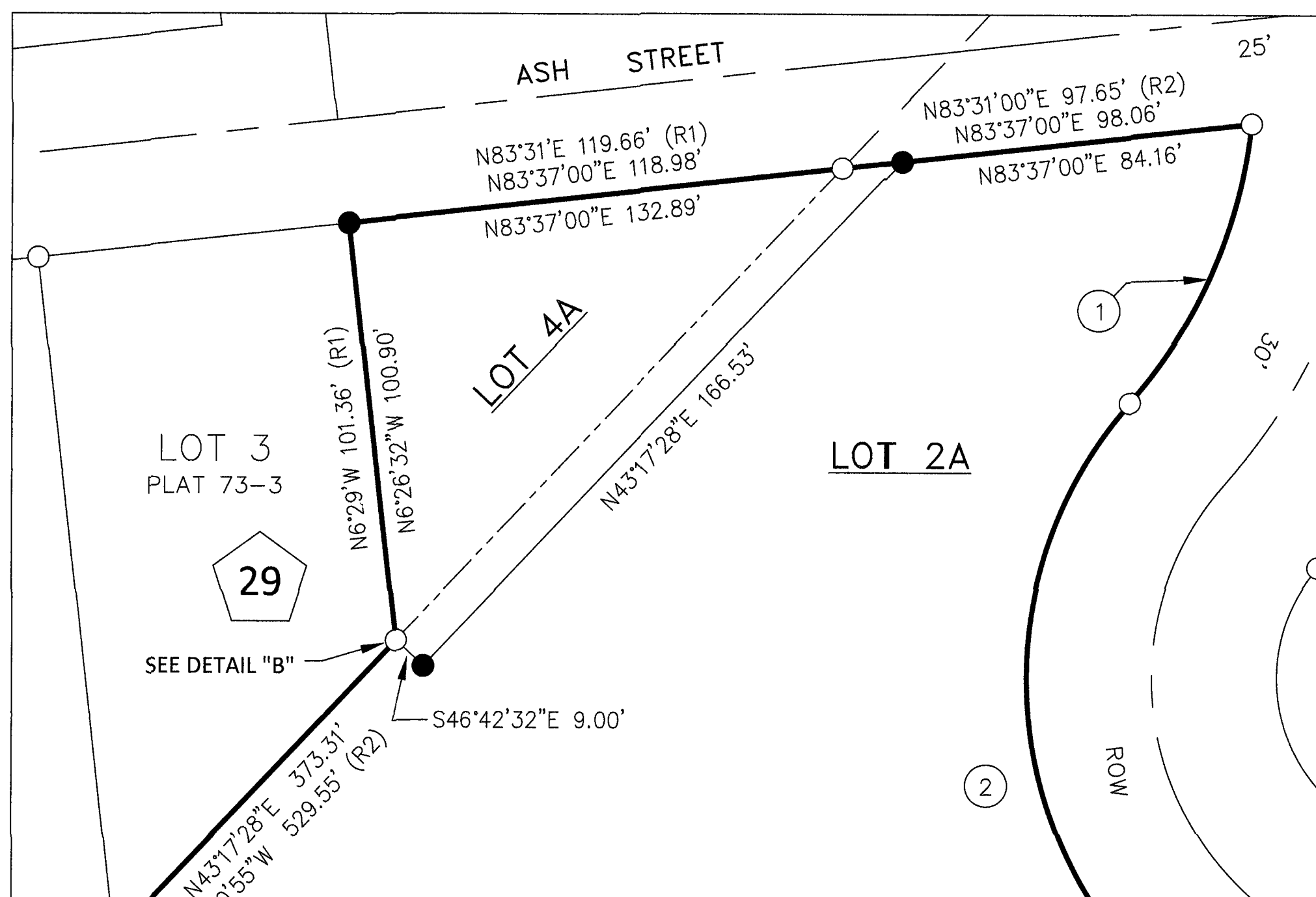
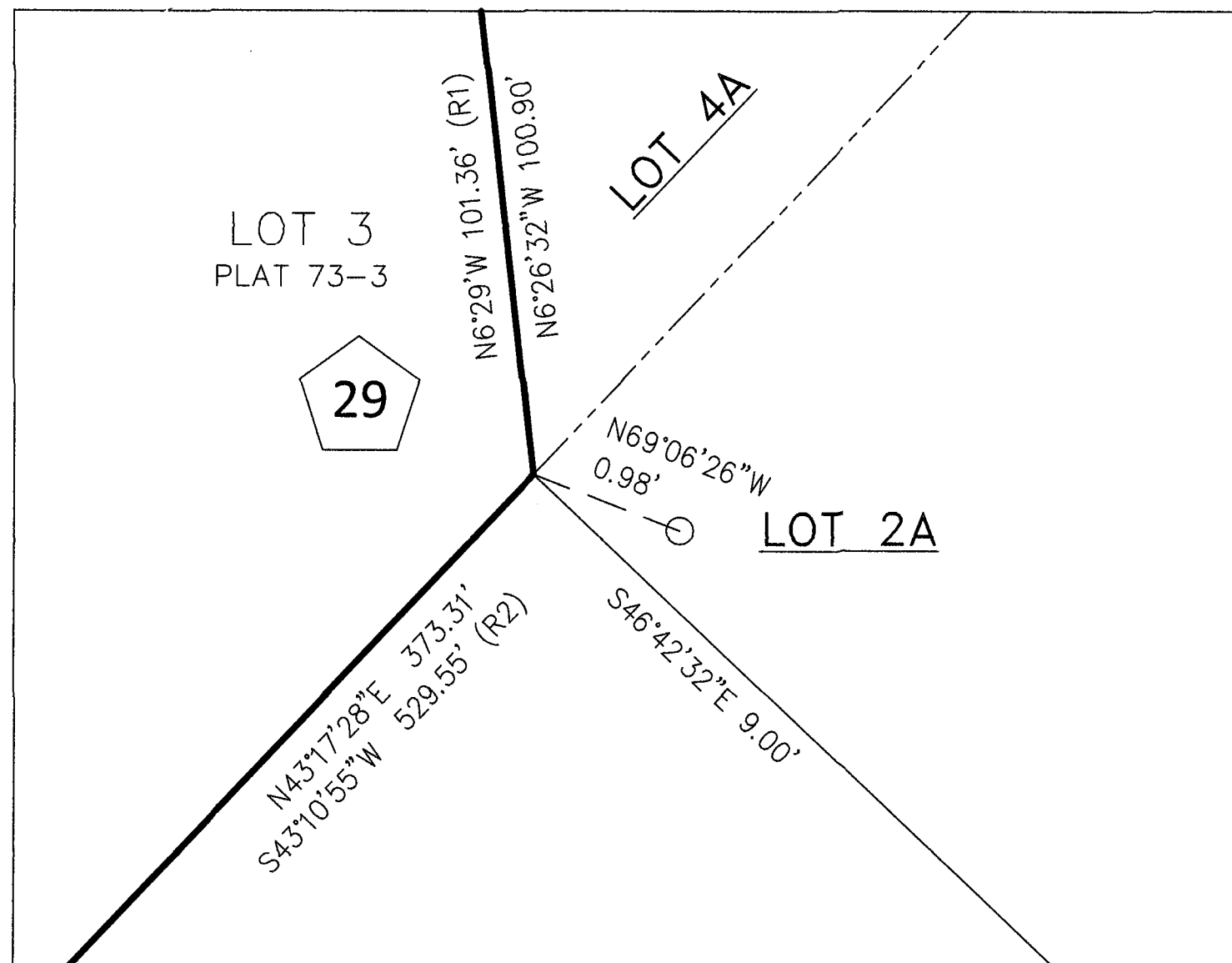
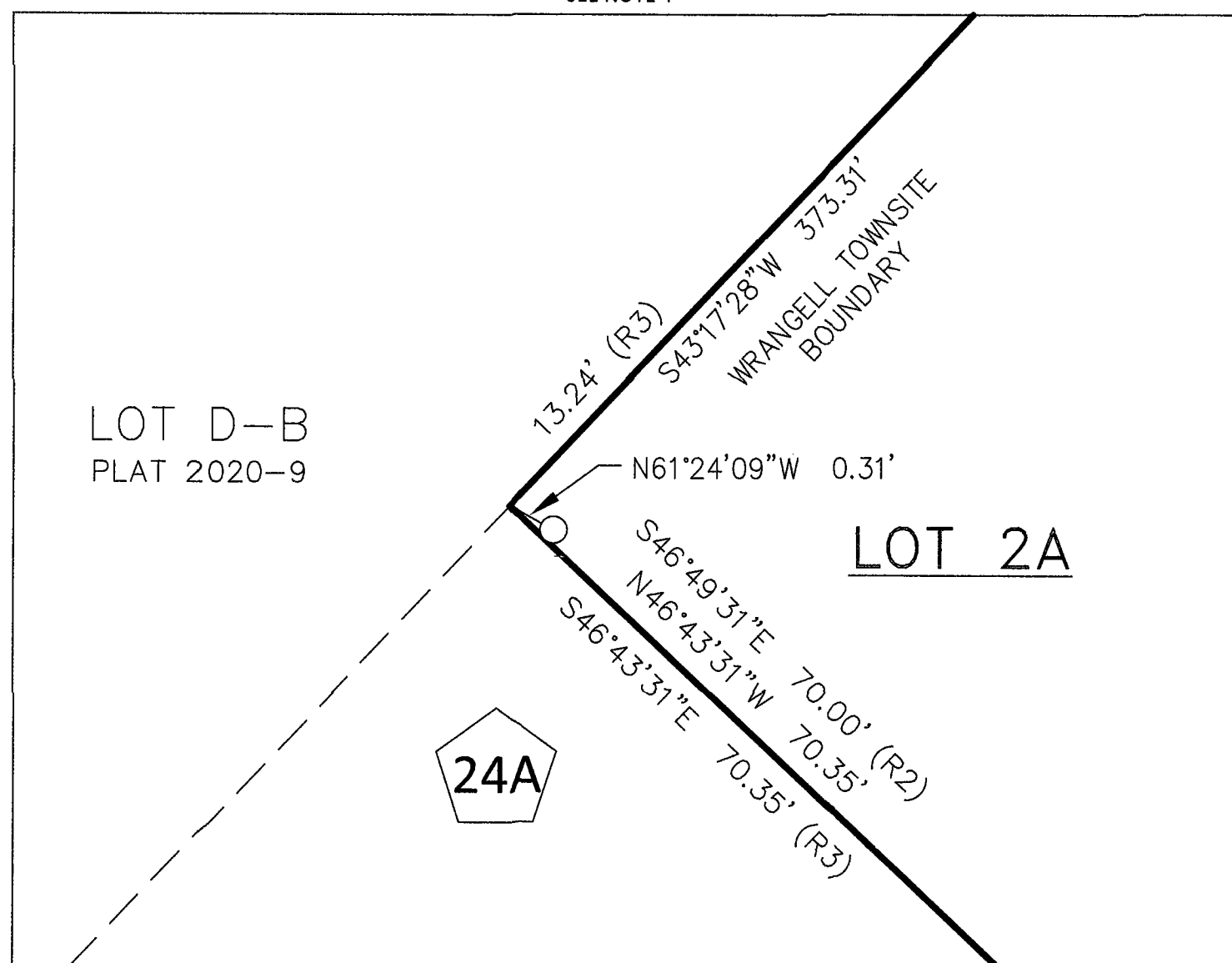
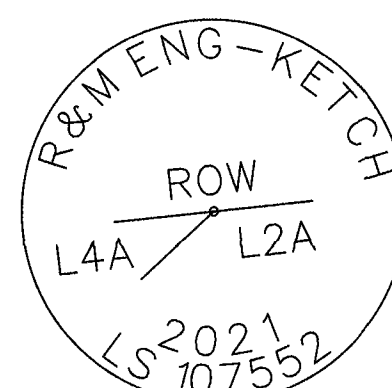
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 20, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE 7-22-22

CHAIRMAN, PLANNING COMMISSION


 SECRETARY
SURVEYOR'S CERTIFICATE

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

DATE 2/26/2022

 CHRISTOPHER G. PIBURN, PLS # 107552
DETAIL A
SCALE: 1" = 30'DETAIL B
SCALE: 1" = 1'
SEE NOTE 4DETAIL C
SCALE: 1" = 1'
SEE NOTE 4**TYPICAL SECONDARY MONUMENT
SET THIS SURVEY**

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

SHEET 2 OF 2

R&M R&M ENGINEERING-KETCHIKAN, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901 Phone: (907) 225-7917 Fax: (907) 225-3441		Phone: (907) 305-0820 WRANGELL OFFICE P.O. BOX 2286 WRANGELL, AK 99929
CERTIFICATE OF AUTHORIZATION #: C576		
KUNTZ REPLAT A SUBDIVISION AND REPLAT OF LOT 2, OF HEALTH CARE SUBDIVISION III, ACCORDING TO PLAT 2018-7; AND LOT 4, WITHIN BLOCK 29, OF WRANGELL TOWNSITE (USS 1119), ACCORDING TO PLAT 73-7, CREATING LOTS 2A AND 4A, KUNTZ REPLAT WRANGELL RECORDING DISTRICT, ALASKA		
SURVEYED BY: MCH		DRAWN BY: MCH
DATE: OCTOBER 2021 - NOVEMBER 2021		DATE: OCTOBER 2021 - NOVEMBER 2021
SCALE: AS SHOWN	CHECKED: CGP	R&M PROJECT NO: 212784

