



City and Borough of Wrangell  
Planning and Zoning Commission  
AGENDA

Thursday, October 14, 2021  
6:00 PM

Location: Borough Assembly Chambers  
City Hall

Planning and Zoning Commission Meeting  
AGENDA  
6:00 PM

**A. CALL TO ORDER / ROLL CALL**

**B. ELECTION OF CHAIR AND VICE-CHAIR**

**C. AMENDMENTS TO THE AGENDA**

**D. CONFLICTS OF INTEREST**

**E. APPROVAL OF MINUTES**

1. Approval of the Minutes of the Regular meeting of September 9, 2021 and Special Meeting of September 21, 2021

**F. PERSONS TO BE HEARD**

**G. CORRESPONDENCE**

**H. NEW BUSINESS**

1. Approval of the final Deboer Replat

**I. OLD BUSINESS**

**J. PUBLIC COMMENT**

**K. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS**

**L. ADJOURNMENT**



City and Borough of Wrangell  
Planning and Zoning Commission  
MINUTES

Item 1.

Thursday, September 09, 2021  
6:00 PM

Location: Borough Assembly Chambers  
City Hall

PZ meeting 9-9-21  
6:00 PM  
MINUTES

**A. CALL TO ORDER / ROLL CALL**

Open meeting: 6:00

Present: Chair Terri Henson, Jillian Privett, Alex Angerman

Also present staff Robbie Marshall and Carol Rushmore

**B. AMENDMENTS TO THE AGENDA**

Item G3 is being withdrawn at this time.

**C. CONFLICTS OF INTEREST**

**G2: JP purchase and sell oysters from Canoe Lagoon. Ruled no conflict as the business already in operation.**

**D. APPROVAL OF MINUTES**

1. Minutes of August 12, 2021

**JP moved to approve, AA second**

**Unanimous approved**

**E. PERSONS TO BE HEARD**

**F. CORRESPONDENCE**

1. Corps of Engineers Public Notice for Fill for Garrett Gablehouse at 345 Stikine Avenue

**G. NEW BUSINESS**

1. Final Plat approval of the THRHA/Etolin Replat, a replat and subdivision of Lot B of Etolin Avenue Replat (2019-2) creating Lots B-1 and B-2, zoned Single Family Residential owned and requested by Tlingit Haida Regional Housing Authority

**JP Move to approve, AA Second**

Discussion: none

**Vote: unanimous**

2. Review of a tideland lease request within Parcel # 03-007-4998 (by the 4 mile airplane pullout) for storing and raising mature oysters in containment bags, requested by Canoe Lagoon Oysters, LLC.

**JP Moved to recommend to the Assembly to lease up to a one acre area of tidelands near the airplane pull out at 4 mile Zimovia for the storing and raising of mature oysters in containment bags, subject to:**

- 1) An initial 1 year lease to allow for State certifications and approval for commercial operation;
- 2) Container van staging should not occur on the pull out area.
- 3) Staging or cleaning facilities within Shoemaker Bay Harbor and access via ATV should be considered in full once the site is certified and they have finalized their operational plan.

#### **AA Second**

Brian Herman: challenge is location. Farm is 30 miles by boat. Attempting to have an oyster warehouse to harvest on a weekly basis. Spent 3 months locating the best case scenario for their business. Next avenue is DNR sites, but will take an extensive amount of time. Open to suggestions and solutions to problems that will arise on a public beach. Biggest issue is an education on why equipment is stored and to not disturb them. Possible long term renewable lease. Possible 4 wheeler access. Possible conex at shoemaker commercial leases. Possible Tourism.

JP: Possible vandalism of oysters. Problem with ATV on the beach. Use as an educational tool for children.

Bob Molinek: What has been the local comments about this? Staff reported none.

#### **Vote: Unanimous**

3. WITHDRAWN: Variance permit application request for a reduction in front and side yard setbacks and height restriction on Lot A, P.C. Resubdivision, zoned Single Family Residential, requested by Davey Brown and Lilia Pegeder.
4. Preliminary Plat review of the Deboer Replat, a replat and subdivision of Tract 1, of a resubdivision of Lot 18, of USS 2900 (Plat 66-240), creating Tract 1-A and Tract 1-B, zoned Rural Residential 1, requested and owned by Danny Deboer.

Public hearing: Open

Public hearing: closed

#### **JP Move to approve AA Second**

#### **Vote Unanimous**

5. Preliminary Plat review of the Byford Replat, a subdivision and replat of a portion of Tract Y, USS 2321 (Plat 64-112) creating Lots Y-1, Y-2 and Y-3, Byford Replat zoned Rural Residential 1, owned by the City and Borough of Wrangell.

Public Hearing: open

Public Hearing: closed

#### **JP Move to approve AA Second**

#### **Vote Unanimous**

6. Final Plat review of WWC Subdivision, a replat of Lots 1, and Lots 19-26, Block 12, USS 1119; and Lots 1-7, Tidelands Addition to USS 1119, and an unsubdivided portion of Lot 15, Block 12A, Wrangell Townsite, creating Lots A and B of WWC Subdivision, zoned

Waterfront Development, requested by Tidewater Investments, LLC and Brett Woodbury

**JP Move to approve JP AA Second**

**Vote Unanimous**

**H. OLD BUSINESS**

**I. PUBLIC COMMENT**

**J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS**

**K. ADJOURNMENT**

6:35pm Adjourned



City and Borough of Wrangell  
Planning and Zoning Commission  
AGENDA

Tuesday, September 21, 2021  
1:00 PM

Location: Borough Assembly Chambers  
City Hall

Planning and Zoning Commission Special meeting  
September 21, 2021  
1:00 PM

**Open Meeting: 1:01pm**

**A. CALL TO ORDER / ROLL CALL Present: Jillian Privett, Apryl Hutchinson, Vice Chairman Don McConachie, Chairman: Terri Henson**

**Staff present Carol Rushmore, Robbie Marshall**

**B. AMENDMENTS TO THE AGENDA**

**C. CONFLICTS OF INTEREST**

**D. NEW BUSINESS**

1. Variance permit application request for a reduction in side yard setback on Lot 3, Block 11, USS 1119, zoned Single Family Residential, owned and requested by Travis and Caroline Bangs

Open public Hearing

Travis Bangs: new garage built along side his house. Existing structure is on a zero lot line.  
Wants to move garage

Close public hearing

**JP Move to approve findings of fact and a Variance permit for a one foot side yard setback (4 foot variance) on Lot 3, Block 11, USS 1119, adjacent to Lot 2 Block 11 for the proposed garage,**

**DM Second**

TH: distance between neighbors house and the garage is concerning. Need to move closer to the bangs' house or decrease the width of the structure.

DM: Benefit that you're moving it away from neighbors property. Asks if he can move closer to the owners property.

The structure would be 5 feet away from owners house, which is the closest he can bring to his house.

Distance between the neighbors house and the garage, 6-7 feet.

Possibility of attaching garage to house. The garage is going to create a large amount of run off to the neighboring property.

Within 5 feet from the existing property line, slope the pitch of the roof toward the owners property

**Vote:****JP Yes AH No DM Yes TH No****Motion fails**

2. Variance permit application request for a reduction in front yard setback on Lot 6, Southeast Homes Subdivision, Tract P, USS 2321, zoned Rural Residential 1, owned and requested by Tlingit Haida Regional Housing Authority

Open Public Hearing

Close Public Hearing

**JP Move to approve the findings of fact and the setback reduction.****Second AH****Vote: unanimous**

3. Request by adjacent land owner to vacate a portion of the Peninsula Street Right-of-Way adjacent to Lot A, P.C. Resubdivision, owned by Dave and Lilia Brown, zoned Single Family Residential

Open Public Hearing

Davey Brown explains the need for the additional wedge. We are not physically changing the roadway. No other solutions to move the house on the property.

Close Public hearing

**DM Move to recommend approval of a partial Peninsula Street right-of-way vacation, including an area from the southern front corner marker of Lot A, P.C. Resubdivision, to the southern front corner marker of Lot B, P.C. Resubdivision.**

**JP seconds**

Discussion:

TH concerned that the area is used by large vehicles for a turn around.

The roadway is not consistent width

**Vote: AH yes, DM yes, JP yes, TH no****Motion passes****E. ADJOURNMENT**

Adjourned 1:37pm

# *City and Borough of Wrangell, Alaska*

## Agenda Item H1

Date: October 8, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final Plat review of the Deboer Replat, a replat and subdivision of Tract 1, of a resubdivision of Lot 18, of USS 2900 (Plat 66-240), creating Tract 1-A and Tract 1-B, zoned Rural Residential 1, requested and owned by Danny Deboer

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### **Background:**

The applicant is seeking to subdivide a single lot into two lots. A preliminary plat was approved in September 2021.

### **Recommendation:**

Staff recommends approving the final plat.

### **Recommended Motion:**

**Move to approve the final plat of the Deboer Replat**

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 WITHOUT RESERVATION OF ANY RIGHTS IN THE LANDS SHOWN HEREON FOR ANY PUBLIC OR PRIVATE USE AS NOTED.

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS       DAY OF       , 20       , BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED       TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WRITING HEREON AND WHO REQUESTED THAT I BE CALLED TO WITNESS AND TO SIGN 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

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

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

DATE       MAYOR, CITY AND 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 AND BOROUGH OF WRANGELL ASSEMBLY AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE       CHAIRMAN, PLANNING COMMISSION

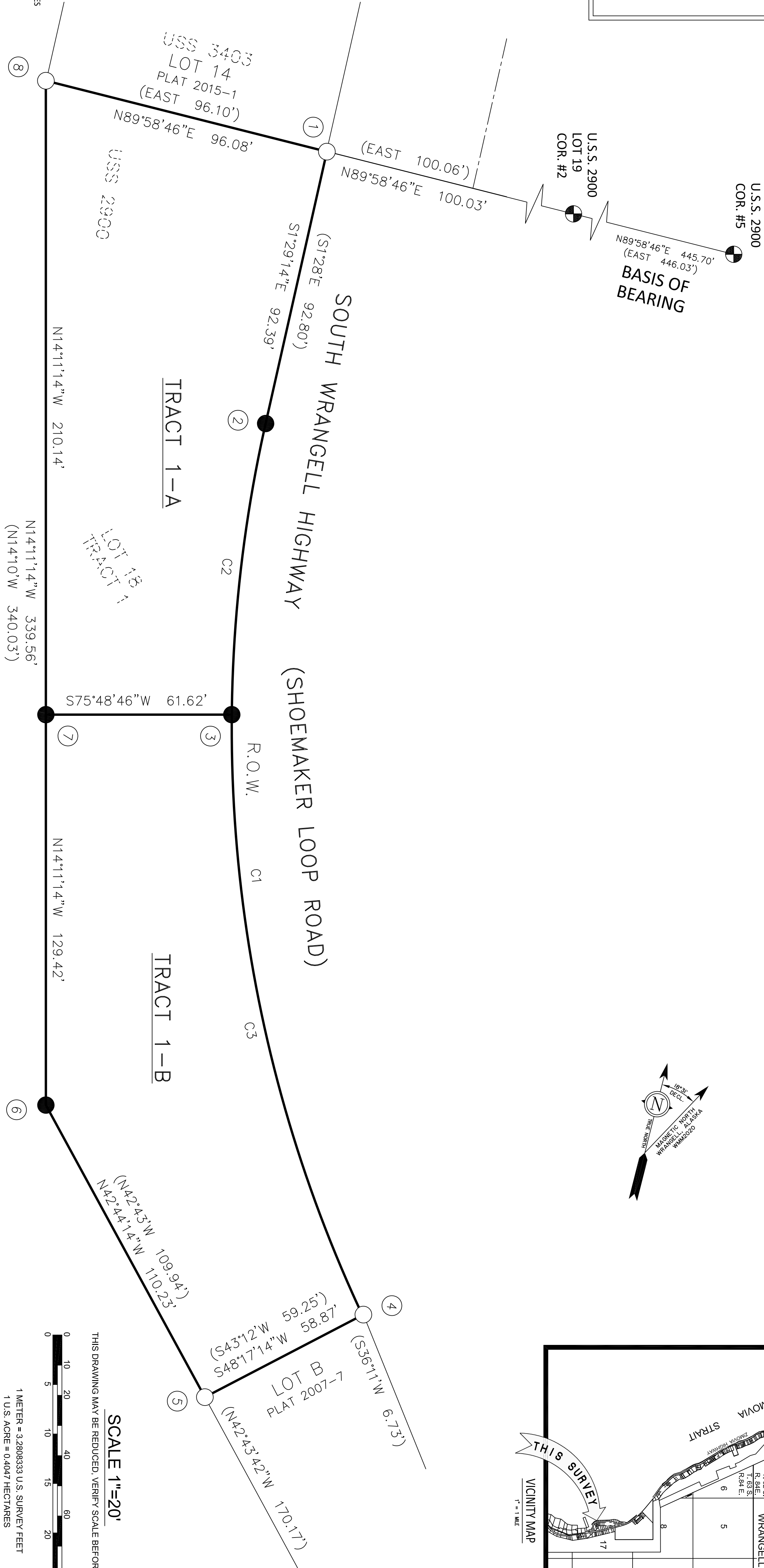
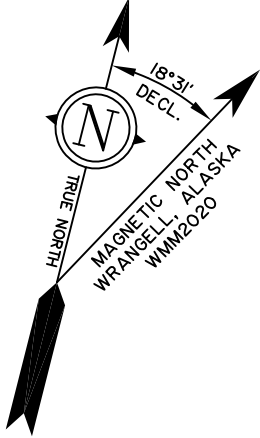
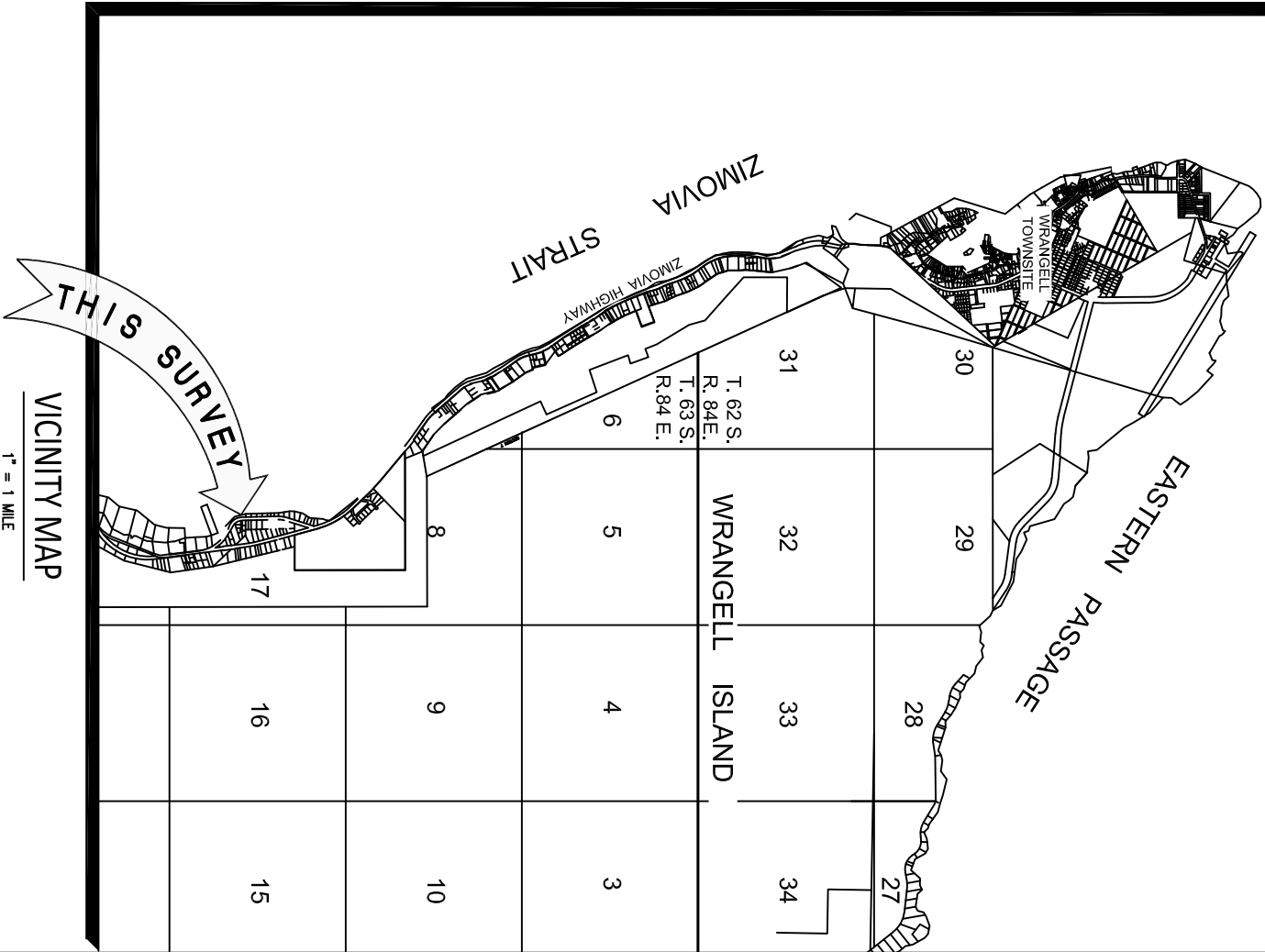
SECRETARY

CERTIFICATE STATE OF ALASKA  
(FIRST JUDICIAL DISTRICT) ss

I THE UNDERSIGNED, AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF

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

ASSESSOR CITY AND BOROUGH OF WRANGELL



BASIS OF BEARING

BEARINGS SHOWN ARE RAD. 83(2011)EPOCH-2010 (GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE R8S-3 & R10 RECEIVERS, DIFFERENTIAL GPS CORRECTIONS USING TRIMBLE BUSINESS CENTER STATION A1, SONY CCD CAMERA, AND A TRIMBLE SCOUT 2 GPS RECEIVER, NORTH AT LAT. N65°25'11.6602\"/>

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REFERENCE AK, ESKOVIA AND TTLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 62880.
4. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
  - U.S.S. No. 2900
  - PLAT 64-266
  - PLAT 66-240
  - PLAT 74-2
  - PLAT 75-10
  - PLAT 2007-1
  - PLAT 2007-2
  - DEED 2009-000391-0
  - DEED 2012-000355-0
  - BOOK 13, PAGE 251 (OVERHEAD ELECTRICAL EASEMENT)

LEGEND

	BLOCK NUMBER
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	PRIMARY MONUMENT RECOVERED
	MONUMENT NUMBER
	UNSURVEYED
	SURVEYED
	ROW CENTERLINE
	MEASURED DATA
	RECORD DATA

FOUND CORNER LOCATIONS

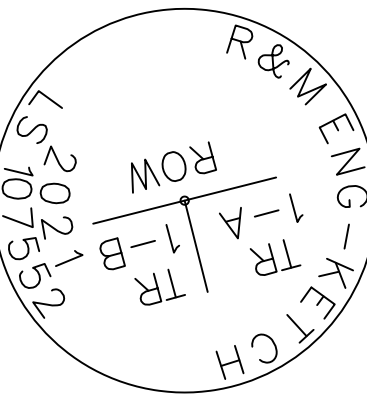
BEARINGS ARE FROM FOUND MONUMENT TO ACTUAL CORNER LOCATION

MONUMENT #:	BEARING	DISTANCE
1	N38°48'32\"/>	0.15'
4	S48°17'14\"/>	0.37'
8	N14°11'14\"/>	0.11'

CURVE TABLE

CURVE	DELTA (°)	RADIUS (FT)	ARC (FT)	CHORD (FT)	CH. BEARING
C1	37°47'28\"/>	458.97	302.23	297.27	S20°22'31\"/>
C2	12°8'59\"/>	458.97	97.33	97.15	S7°33'17\"/>
C3	25°38'29\"/>	458.97	205.40	203.69	S26°27'01\"/>

TYPICAL SECONDARY MONUMENT  
SET THIS SURVEY



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

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 TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE

CHRISTOPHER G. PIERBUR, PLS # 107552



DEBOER REPLAT

A REPLAT AND SUBDIVISION OF TRACT 1, OF A RESUBDIVISION OF LOT 18, OF U.S. SURVEY 2900, OF WRANGELL TOWNSITE, ACCORDING TO PLAT 66-240; TRACT 1-A AND TRACT 1-B; DEBOER REPLAT CONTAINING 0.667 ACRES MORE OR LESS

LOCATED WITHIN  
WRANGELL RECORDING DISTRICT  
FIRST JUDICIAL DISTRICT  
STATE OF ALASKA

SURVEYED BY: MCH  
DATE: APRIL 2021  
DRAWN BY: MCH  
DATE: JULY 2021 - SEPTEMBER 2021

SCALE: 1"=20'  
CHECKED: CGP  
R&M PROJECT NO: 212747

<b>R&amp;M</b> R&M PROJECT, INC. 7700 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901	Phone: (907) 225-2917 Fax: (907) 225-2441 P.O. BOX 2206 WRANGELL, AK 99929
WRANGELL OFFICE Phone: (907) 205-0820	
CERTIFICATE OF AUTHORIZATION #: C576	

SHEET 1 OF 1

THIS DRAWING MAY BE REDUCED. VERIFY SCALE BEFORE USING  
SCALE 1"=20'  
1 METER = 3.2808333 U.S. SURVEY FEET  
1 U.S. ACRE = 0.4047 HECTARES

