



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, May 12, 2022
6:00 PM

Location: Borough Assembly Chambers
City Hall

PZ meeting 5-12-22
6:00 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

1. Approval of Minutes of April 14, 2022 (unavailable)

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

1. (PH) Preliminary Plat review of the Duncanson Point Subdivision, a subdivision of Lots 32A and 32B, T.W. Subdivision of Lot 32 Island H, USS 2673 (Plat No. 96-43, Ketchikan), creating Lots 1, 2 and 3, zoned Remote Residential Mixed Use - Meyers Chuck (RMU-MC), requested and owned by Rob Duncanson
2. (PH) Preliminary Plat review of the Manning-Price Subdivision, a subdivision and alteration of USS 2573 and Lot 13, USS 2673, creating Lots 1,2 and 3, zoned Remote Residential Mixed Use - Meyers Chuck (RMU-MC), requested and owned by Jeff Price and Alan and Nancy Manning
3. (PH) Rezone of a portion of Tract Y, USS 2321, from Light Industrial to Rural Residential 1, owned by Bill and Maria Byford, requested by the City and Borough of Wrangell
4. (PH) Preliminary Plat review of Byford Replat, a subdivision and replat of a portion of Tract Y, USS 2321 (Plat No. 64-112), creating Lots Y-A, Y-B, Y-C and Y-D, owned by Bill and Maria Byford, Bob Molinek, and City and Borough of Wrangell

H. OLD BUSINESS

1. Discussion of Land Use Entitlement Lands

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT

City and Borough of Wrangell

Agenda Item G1

Date: May 9, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re. Preliminary Plat review of the Duncanson Point Subdivision, a subdivision of Lots 32A and 32B, T.W. Subdivision of Lot 32 Island H, USS 2673 (Plat No. 96-43, Ketchikan), creating Lots 1, 2 and 3, zoned Remote Residential Mixed Use - Meyers Chuck (RMU-MC), requested and owned by Rob Duncanson

Background: Applicants are proposing a subdivision of the northern end of "Island H" in Meyers Chuck

Recommended Motion:

Staff recommends approval of the preliminary plat Duncanson Point Subdivision, subject to the following:

- 1) All wastewater systems must be Department of Environmental Conservation approved.
- 2) Modify the access easement information to identify benefitting Lot 3 as well. It is recommended, but not mandatory, that an easement use and maintenance agreement be created and recorded for future beneficiaries to clarify use and responsibilities.
- 3) Zoning designation (RMU-MC) of the lots needs to be identified either in the notes or on each lot.

Findings of Fact:

The applicant purchased two lots on the northern end of Island H last year and is now subdividing to create three (3) lots. Minimum lot size in the RMU-MC zoning district is 15,000 square feet. A private access easement approximately 42' wide is being placed across Lot 2 to allow access between all three lots.

The Easement dedicated on the plat says it is benefitting Lot 1 and 2, but according to the surveyor, it is also benefitting Lot 3 and will be adjusted on the plat.

While our code does not require an easement maintenance and use agreement (except for flag lots), it has been recommended to applicants in order to alleviate any future questions and concerns regarding shared use and maintenance issues.

Waste water septic or marine outfalls and must meet DEC approved per Alaska law and WMC 20.52.280.



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 Bearings and the distances shown are reduced to horizontal field distances.
3. The Alaska Department of Environmental Conservation has suspended their program of subdivision review. Owners of lots shown on this plat should contact the department to ensure compliance with regulations before development.
4. The natural meanders of mean high water line forms the true bounds of Lots 1, 2 and 3. The line of mean high water, as shown, is the record meander line of Lot 32A and 32B and is for area computations only. The true corners being on the extension of the sidelines and their intersection with the natural meanders.
5. This survey and Plat is subject to reservations and exceptions as contained in the U.S. and State of Alaska Patents and acts relating thereto.

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. _____, Dated _____ and that the plat shown hereon has been approved for recording in the Office of the District Magistrate, Ex-Officio Recorder, Wrangell, Alaska.

Chairman, Planning Commission _____ Date _____

Secretary _____ Date _____

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss

I, the undersigned, being duly appointed and qualified, and as acting Assessor for the City and Borough of Wrangell, hereby certify that, according to the records in my possession, the following described property is carried on the tax records of the City and Borough of Wrangell, in the names of _____ and _____, 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 August 15, 20____ Dated this _____ day of _____.

Assessor, City and Borough of Wrangell _____

LEGEND

- RECOVERED 3.25" BRASS DISC
- ⊕ PROPERTY CORNER NOT MONUMENTED
- SET 5/8" X 36" REBAR (OR TO REFUSAL) AS NOTED - WITH 2" ALCAP - LS #13013
- SURVEYED PROPERTY LINE
- UNSURVEYED PROPERTY LINE
- LOT LINE REMOVED - BY THIS PLAT
- - - NEW ACCESS EASEMENT - DEDICATED THIS PLAT
- () RECORD DATA - PLAT #96-43, K.R.D.
- WC WITNESS CORNER

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.

Gary L. Tams, RLS No. 13013 Date: _____



RECORDED-FILED

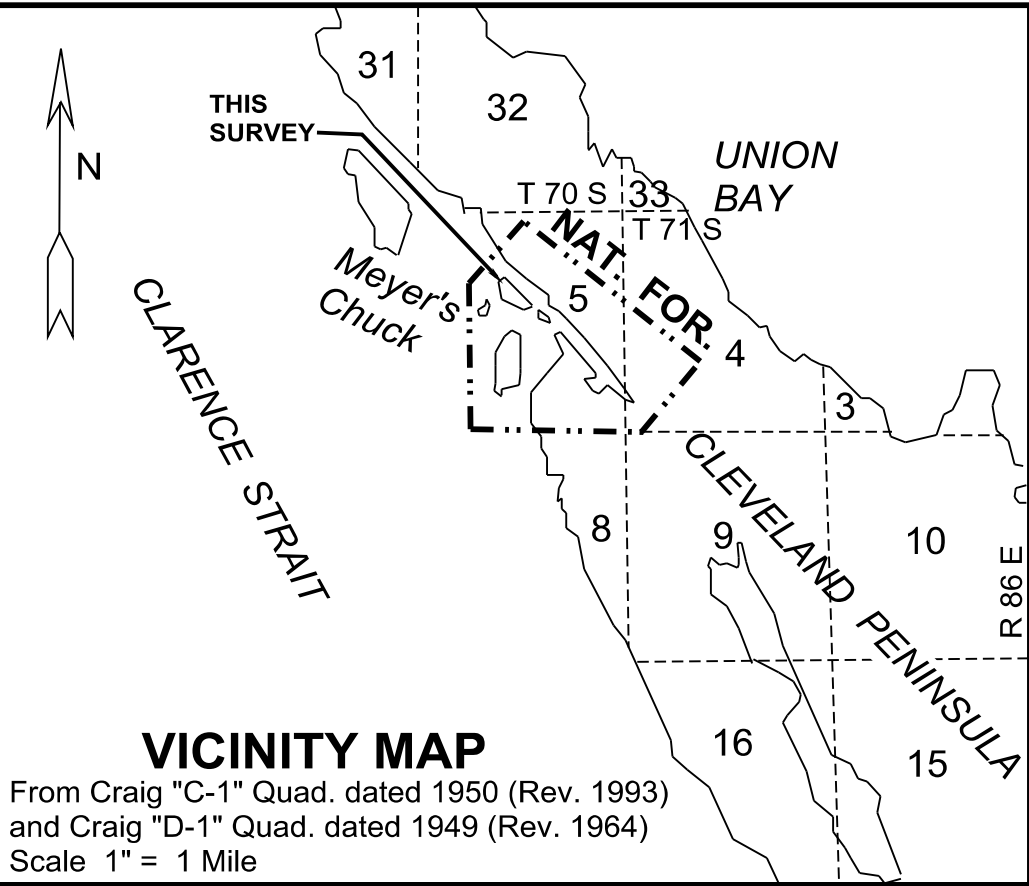
____ REC. DIST.

DATE _____, 20____

TIME _____ M

Requested by _____

Address _____



CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of Lot 32A and Lot 32B, T.W. Subdivision, as shown hereon and that I hereby approve this survey and plat.

Robert Duncanson _____ Date _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20____.

For _____

(notary to print signer's name)

Notary Public 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 and Borough of Wrangell Assembly as recorded in Minutes Book _____, Page _____, Dated _____, 20____, and that the plat shown hereon has been approved for recording in the Office of the District Court, Ex-Officio Recorder, Wrangell, Alaska.

Mayor, City and Borough of Wrangell _____ Date _____

Attest: _____ Date _____

City Clerk



PLAT OF: DUNCANSON POINT SUBDIVISION		
A SUBDIVISION OF LOT 32A AND 32B, T.W. SUBDIVISION OF LOT 32 ISLAND H, U.S.S. 2673. RECORDED AS PLAT NO. 96-43, KETCHIKAN RECORDING DISTRICT		
Creating Lots 1, 2, AND 3		
LOCATED WITHIN SECTION 5, T.71S., R.86E., C.R.M., ALASKA CONTAINING 1.11 Acres. WRANGELL RECORDING DISTRICT		
Surveyed for: Rob Duncanson P.O. Box 92 Meyers Chuck, AK 99903	Surveyed by: GT LAND SURVEYING LLC 757 FOREST AVENUE KETCHIKAN, AK. 99901 Phone 907-821-8764	
Date of Survey: 4/06/22	Drawn by: Gary Tams	
Scale: 1" = 30'	Date of Plat: April 16, 2022	File No. TPC2022/DUNCANSON 32A 32B

City and Borough of Wrangell

Agenda Item G2

Date: May 9, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re. Preliminary Plat review of the Manning-Price Subdivision, a subdivision and alteration of USS 2573 and Lot 13, USS 2673, creating Lots 1,2 and 3, zoned Remote Residential Mixed Use - Meyers Chuck (RMU-MC), requested and owned by Jeff Price and Alan and Nancy Manning

Background: Applicants are proposing a subdivision of two lots and formalizing a subdivision of the third lot that was created by deed prior Borough formation.

Recommended Motion:

Staff recommends approval of the preliminary plat Manning-Price Subdivision, subject to the following:

- 1) **All wastewater systems must be Department of Environmental Conservation approved.**
- 2) **Zoning designation (RMU-MC) of the lots needs to be identified either in the notes or on each lot.**
- 3) **A minimum 4 foot easement should be created for the community trail.**

Findings of Fact:

Minimum lot size in the RMU-MC District is 15,000 square feet. The applicant is resubdividing two lots creating Lot 1 and Lot 2, both greater than the minimum lot size. Lot 3 was subdivided by deed at least by 1993 prior to Borough formation. Subdivisions by Alaska statute are to be created with a survey rather than by a deed. Lot 3 is less than the current required 15,000 square feet at 8,462 sq ft, but at the time of borough formation in 2008, which included the community of Meyers Chuck within its boundaries, this lot was accepted by the Borough as is. It was subdivided when Meyers Chuck was part of the unorganized boroughs and fell under State planning jurisdiction. This survey is not creating a new Lot 3, but rather making it a legal lot by survey. It is not the only lot within Meyers Chuck less than the 15,000 square feet as there was no minimum lot size prior to Wrangell Borough formation.

Meyers Chuck has an extensive community wide trail that meanders through multiple properties. As surveys or subdivision occur in Meyers Chuck, preservation of the trail through easements is being required. A minimum 4 foot easement should be placed on the location of the trail until such time that the trail is no longer necessary or used by the community.

Waste water systems must meet DEC approved per Alaska law and WMC 20.52.280.

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 Bearings and the distances shown are reduced to horizontal field distances.
3. The Alaska Department of Environmental Conservation has suspended their program of subdivision review. Owners of lots shown on this plat should contact the department to ensure compliance with regulations before development.
4. The natural meanders of mean high water line forms the true bounds of U.S. Survey 2573. The line of mean high water, as shown, is the record meander line of U.S. Survey 2573 and is for area computations only. The true corners being on the extension of the sidelines and their intersection with the natural meanders.
5. This survey and Plat is subject to reservations and exceptions as contained in the U.S. and State of Alaska Patents and acts relating thereto.
6. On February 9, 1993 a Warranty Deed was recorded in Book 211, Page 531 and recorded as Document No. 1993-000556-0 in the Ketchikan Recording District selling this portion of U.S.S. No. 2573 to the Meyers Chuck Four. On July 17, 2006 a Quit Claim Deed was recorded as Document No. 2006-002851-0, K.R.D., which gave ownership to MC-5, LLC. Since then, the owners have created another unrecorded agreement which gave ownership to Douglas W. Price, Jeffery D. Price, and Rony Brown. Since that time, Douglas has passed away and the ownership has been modified with Jeffery D. Price being designated as the manager. Mr. Price is in the process of getting official documents recorded in Ketchikan at this time.

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. _____ Dated _____, 20____ and that the plat shown hereon has been approved for recording in the Office of the District Magistrate, Ex-Officio Recorder, Wrangell, Alaska.

Chairman, Planning Commission _____ Date _____
Secretary _____ Date _____

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 Minutes Book _____ Page _____, Dated _____, 20____ and that the plat shown hereon has been approved for recording in the Office of the District Court, Ex-Officio Recorder, Wrangell, Alaska.

Mayor, City and Borough of Wrangell _____ Date _____
Attest: _____ Date _____
City Clerk

LEGEND

⊗	Recovered 2.5" U.S.G.L.O. Monument on 1" Iron Pipe
⊙	Recovered Original U.S.G.L.O. 1" Iron Pipe (No Cap)
●	Recovered 3.25" B.L.M. Monument on 2" Iron Pipe
+	Property Corner - Not Recovered This Survey
●	Set 5/8" x 30" Rebar (or to Refusal) with a 2" ALCAP - LS #13013
—	Surveyed Property Line - This Survey
- - - - -	Property Line Not Surveyed - This Survey
- . - . - . -	Centerline of the Existing Foot Path
- - - - -	Lot Line Removed - By This Plat
(R1)	Indicates Record Data from U.S. Survey 2573
(R2)	Indicates Record Data from U.S. Survey 2673
(R3)	INDICATES Record Data from A.S.L.S. No. 85-93
WC	Witness Corner to the Meander Corner

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss

I, the undersigned, being duly appointed and qualified, and as acting Assessor for the City and Borough of Wrangell, hereby certify that, according to the records in my possession, the following described property is carried on the tax records of the City and Borough of Wrangell, in the names of _____ and _____, 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 August 15, 20____ Dated this _____ day of _____.

Assessor, City and Borough of Wrangell _____

CENTERLINE OF NEW 5' WIDE PUBLIC ACCESS EASEMENT

LINE	BEARING	HORIZ DIST
L1	N48°28'31"E	23.16'
L2	N43°10'57"E	42.27'
L3	N37°12'18"E	10.01'
L4	S47°47'51"E	70.00'
L5	S43°34'09"E	87.76'
L6	S43°34'09"E	110.93'
L7	S55°01'26"E	29.66'
L8	S65°01'26"E	10.35'

RECORDED-FILED	REC. DIST.
DATE _____	20____
TIME _____	M
Requested by: _____	
Address: _____	

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 and that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct according to the notes of said survey.

Gary L. Tams, Alaska R.L.S. No 13013 Date: _____



BAR SCALE 30' 0 30' 60'

MANNING-PRICE SUBDIVISION**CRÉATING LOTS 1, 2, & 3**

AN ALTERATION OF U.S.S. 2573 and LOT 13, U.S.S. 2673, IN MEYERS CHUCK, ALASKA

LOCATED WITHIN SECTION 5, T.71S., R.86.E., C.R.M., ALASKA WRANGELL RECORDING DISTRICT CONTAINING 1.121 ACRES

Surveyed for: Alan & Nancy Manning 2607 83rd St. Ct. NW Gig Harbor, WA 98332		Surveyed by: GT Land Surveying LLC 757 Forest Avenue Ketchikan, AK 99901	
Date of Survey: 04/05/2022	Date of Plat: 04/16/2022	Drawn by: Gary L. Tams	
Scale: 1" = 30'	File No. TPC2022/MANNING MEYERS CHUCK		

CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owner of U.S. Survey 2573 and Lot 13, U.S. Survey 2673, as shown hereon and that we hereby approve this survey and plat.

Alan Manning _____ Date _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20____.
For _____
(notary to print signer's name)

Notary Public for the State of Washington
My Commission expires _____.

Nancy Manning _____ Date _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20____.
For _____
(notary to print signer's name)

Notary Public for the State of Washington
My Commission expires _____.

Jeffery D. Price _____ Date _____
MC-5, LLC, Manager

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20____.
For _____
(notary to print signer's name)

Notary Public for the State of Florida
My Commission expires _____.

MANNING-PRICE SUBDIVISION**CRÉATING LOTS 1, 2, & 3**

AN ALTERATION OF U.S.S. 2573 and LOT 13, U.S.S. 2673, IN MEYERS CHUCK, ALASKA

LOCATED WITHIN SECTION 5, T.71S., R.86.E., C.R.M., ALASKA WRANGELL RECORDING DISTRICT CONTAINING 1.121 ACRES

Surveyed for: Alan & Nancy Manning 2607 83rd St. Ct. NW Gig Harbor, WA 98332		Surveyed by: GT Land Surveying LLC 757 Forest Avenue Ketchikan, AK 99901	
Date of Survey: 04/05/2022	Date of Plat: 04/16/2022	Drawn by: Gary L. Tams	
Scale: 1" = 30'	File No. TPC2022/MANNING MEYERS CHUCK		

CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owner of U.S. Survey 2573 and Lot 13, U.S. Survey 2673, as shown hereon and that we hereby approve this survey and plat.

Alan Manning _____ Date _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20____.
For _____
(notary to print signer's name)

Notary Public for the State of Washington
My Commission expires _____.

Nancy Manning _____ Date _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20____.
For _____
(notary to print signer's name)

Notary Public for the State of Washington
My Commission expires _____.

Jeffery D. Price _____ Date _____
MC-5, LLC, Manager

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20____.
For _____
(notary to print signer's name)

Notary Public for the State of Florida
My Commission expires _____.

MANNING-PRICE SUBDIVISION**CRÉATING LOTS 1, 2, & 3**

AN ALTERATION OF U.S.S. 2573 and LOT 13, U.S.S. 2673, IN MEYERS CHUCK, ALASKA

LOCATED WITHIN SECTION 5, T.71S., R.86.E., C.R.M., ALASKA WRANGELL RECORDING DISTRICT CONTAINING 1.121 ACRES

Surveyed for: Alan & Nancy Manning 2607 83rd St. Ct. NW Gig Harbor, WA 98332		Surveyed by: GT Land Surveying LLC 757 Forest Avenue Ketchikan, AK 99901	
Date of Survey: 04/05/2022	Date of Plat: 04/16/2022	Drawn by: Gary L. Tams	
Scale: 1" = 30'	File No. TPC2022/MANNING MEYERS CHUCK		

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 2.



1 inch = 179.211545 feet

8

ate: 4/20/2022

Public Map

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



City and Borough of Wrangell

Agenda Items G3

Date: May 9, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request for a zone change for a portion of Tract Y, USS 2321, from Light Industrial to Rural Residential 1, owned by Burril and Maria Byford and requested by the City and Borough of Wrangell

Background:

After the preliminary plat for the adjacent Borough owned property in September 2021, Mr. Byford approached the Borough to resolve his encroachments within the Borough owned property.

Recommendation:

Staff recommends a zone change from Light Industrial to Rural Residential 1.

Recommended Motion:

Move to approve the findings and recommend to the Assembly a zone change from Light Industrial to Rural Residential 1 on a portion of Tract Y, USS 2321, owned by Burril and Maria Byford.

Review Criteria:

Amendments: Chapter 20.76

Rural Residential 1: Chapter 20.28

Light Industrial: Chapter 20.51

Findings:

The decision of the Planning and Zoning Commission is a recommendation to the Assembly.

When Mr. Byford approached the Borough to resolve the encroachment issues for his house, rock wall, and shop, negotiations began with his attorney and the Borough attorney. Discussion consisted of purchasing land, adjusting lot line, and easements. In March 2022, after negotiations of several options, the Byford's agreed to purchase approximately 8,750 square feet of the flag lot driveway access in the proposed Lot Y-B as presented in the preliminary plat from September 2021. In April, the Assembly approved the negotiated outcome. As part of the negotiated agreement, the property will be rezoned to Rural Residential 1; the Byford's will pay for

the additional survey work; and the Byford's will be part of the Easement Maintenance and Use agreement created for the access and utility easement that will cross the portion of the lot they will be purchasing.

This public hearing is a result of the negotiated agreement. The current zone of the property and adjacent property owned by Mr. Molinek is zoned Light Industrial (LI), and the Borough owned land is zoned Rural Residential 1. The actual use of the lots in the area is Residential. Light Industrial uses could create conflicts with the residential uses.

The Planning and Zoning Commission needs to make the following findings:

- 1. Findings as to need and justification for the proposed change including findings as to the effect which the proposed change would have on the objectives of the comprehensive plan;**

Portion of Tract Y is bordered by residential land uses. Mr. Molinek's property to the north is zoned Light Industrial, but the former junk yard lots owned by the Borough was rezoned to Rural Residential 1 in 2021. Selling lots zoned Light Industrial could create conflicting uses to the surrounding existing land uses. Rezoning to RR1 will uphold the residential nature of the area.

The zone change meets Comprehensive Plan Policy 31 and two action items and Comprehensive Plan Policy 33 and one action item.

Comprehensive Plan Policy 31: Support development of a range of housing types/living arrangements over time in Wrangell, south of town along Zimovia Highway and in remote areas. Action: Identify and designate areas for future residential development in town, along Zimovia Highway, and in remote areas, and update zoning as needed. Action: Enact zoning that encourages construction of a diversity of housing types.

Comprehensive Plan Policy 33: Promote compatibility between adjacent land uses and users. Action Item: Over time consolidate or phase-out land uses along Zimovia Highway that conflict with residential use and small pockets of neighborhood commercial.

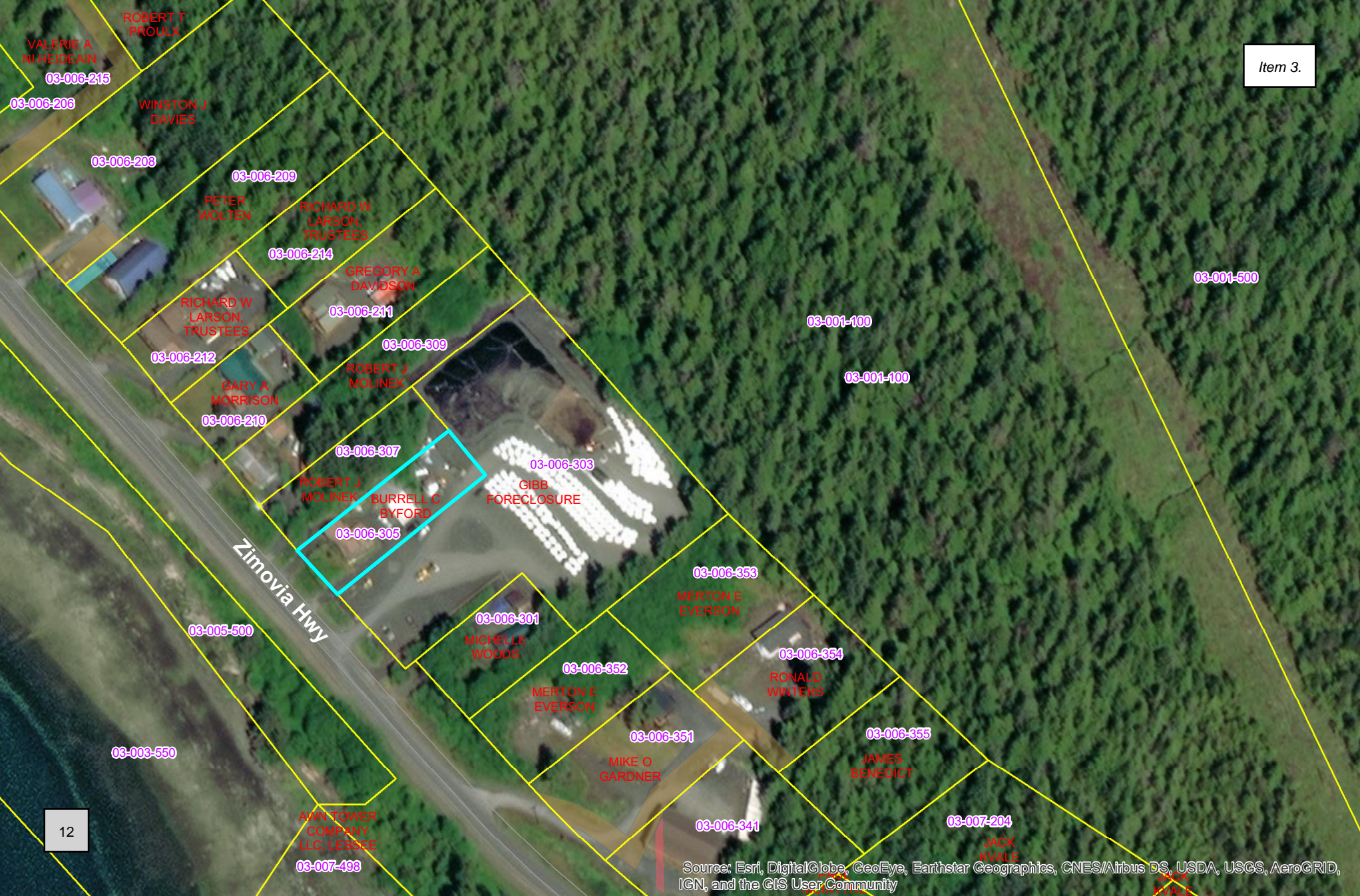
- 2. Findings as to the effect which the proposed change would have on property owners in the area of proposed boundary changes, including changes in traffic flow, population, density, off-street parking, sewer and water services;**

The proposed rezone from Light Industrial to Rural Residential 1 would not have any negative impacts to the adjacent properties since all surrounding land uses are or will be residential, even for those properties zoned Light Industrial.

The rezone will negate potential conflicting industrial type uses with the surrounding residential land use.

3. Recommendation as to the approval or disapproval of the change.

The Planning and Zoning Commission recommends approval of the zone change from Light Industrial to Rural Residential 1 for a portion of Tract Y, USS 2321, owned by Mr. Byford.



City and Borough of Wrangell, Alaska

Agenda Item G4

Date: May 9, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: 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-A and Y-B zoned Rural Residential 1; and Y-C zoned Light Industrial and Rural Residential, and Y-D zoned Rural Residential 1, owned by the City and Borough of Wrangell, Burrell Byford and Bob Molinek

Background:

The Borough is proposing to subdivide the old Byford tract into four lots – two are stand alone lots to be sold, a portion is to be combined into Mr. Byford's existing residential lot (per the negotiated agreement) and the third portion is to be combined into Bob Molinek's current residential parcel and sold to Mr. Molinek.

Recommendation:

Staff recommends approving the preliminary plat.

Recommended Motion:

Move to approve the Preliminary plat of the Byford Replat subject to the following:

- 1) Prior to final plat approval, an Easement Maintenance and Use agreement should be recorded and signed by the Borough and Mr. Byford per the negotiated agreement, and the document number identified within the plat notes.**
- 2) The Zone change from Light Industrial to Rural Residential 1 for Mr. Byford's property should be approved by the Assembly prior to final plat approval in order to be reflected within the plat notes.**

Findings:

The Planning and Zoning Commission recommended approval of the borough owned property (former junk yard) zone change from Light Industrial to Rural Residential 1 on June 1, 2021 and on July 27, 2021 the Assembly approved Ordinance 1004 amending the zoning map. The Commission approved a preliminary plat in September of 2021.

The back northern portion behind Bob Molinek and Burrell Byford's land is being sold to Mr. Molinek, per his request and tentative approval by the Manager and Borough Assembly. The remaining portion of the lot is being subdivided into two lots, except for the "flag lot" portion adjacent to Mr. Byford's property. When Mr. Byford approached

the Borough to resolve the encroachment issues for his house, rock wall, and shop, negotiations began with his attorney and the Borough attorney. Discussion consisted of purchasing land, adjusting lot line, and easements. In March 2022, after negotiations of several options, the Byford's agreed to purchase approximately 8,750 square feet of the flag lot driveway access in the proposed Lot Y-B as presented in the preliminary plat from September 2021. In April, the Assembly approved the negotiated outcome, and this preliminary plat reflects the agreement. It combines the flag lot portion into Mr. Byford's existing lot. An easement is created in order to allow access by owners of proposed Lots Y-A and Y-B as well as by Mr. Byford. An easement maintenance and use agreement will be signed and recorded prior to the final plat.

As part of the negotiated agreement, Mr. Byford's lot is being rezoned to Rural Residential 1.

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPLAT AND SUBDIVIDE A PORTION OF TRACT Y, OF U.S. SURVEY 2321 (PLAT 64-112).
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. THE CITY OF WRANGELL HAS A 10' POWERLINE EASEMENT ON EACH SIDE OF THE POWERLINE ALONG THE ZIMOVIA HIGHWAY R.O.W. (BOOK 13, PAGE 324)
5. REFERENCE ENCROACHMENT EASEMENT DOCUMENT #2021-XXXXX WITHIN THE WRANGELL RECORDING DISTRICT.
6. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - DEED ON PAGE 114, VOLUME 11 (RECORDED 02/27/1997)
 - DEED ON PAGE 118, VOLUME 11 (RECORDED 03/18/1997)
 - PLAT 64-112 U.S. SURVEY 2321
 - PLAT 77-1 (SUBD. OF A PORTION OF TRACT X)
 - DEED 1997-000608-0
 - PLAT 98-2 (ZIMOVIA HIGHWAY D.O.T. BASE MAP)
 - PLAT 2002-5 (ROAD HOUSE SUBDIVISION)
 - PLAT 2003-4 (FIGHTING ROYAL SUBDIVISION)
 - DEED 2003-000605-0
 - DEED 2005-000010-0
 - DEED 2016-000016-0

OWNERSHIP STATUS

1. PORTION OF TRACT "Y", U.S.S. 2321 (CITY & BOROUGH OF WRANGELL)
2. PORTION OF TRACT "Y", DEED 2005-000010-0 (ROBERT J. & HELEN R. MOLINEK)
3. PORTION OF TRACT "Y", DEED 2016-000016-0 (BURRELL C. & MARIA E. ANTONIZIO BYFORD)

PROPOSED OWNERSHIP

1. LOT Y-A, BYFORD REPLAT (CITY & BOROUGH OF WRANGELL)
2. LOT Y-B, BYFORD REPLAT (CITY & BOROUGH OF WRANGELL)
3. LOT Y-C, BYFORD REPLAT (ROBERT J. & HELEN R. MOLINEK)
4. LOT Y-D, BYFORD REPLAT (BURRELL C. & MARIA E. ANTONIZIO BYFORD)

PREVIOUS LOT AREAS

1. PORTION OF TRACT "Y", U.S.S. 2321 (115.076 SQ. FT.)
2. PORTION OF TRACT "Y", DEED 2005-000010-0 (18,213 SQ. FT.)
3. PORTION OF TRACT "Y", DEED 2016-000016-0 (18,111 SQ. FT.)

NEW LOT AREAS

1. LOT Y-A, BYFORD REPLAT (38,843 SQ. FT.) (0.892 ACRES)
2. LOT Y-B, BYFORD REPLAT (36,996 SQ. FT.) (0.849 ACRES)
3. LOT Y-C, BYFORD REPLAT (47,424 SQ. FT.) (1.089 ACRES)
4. LOT Y-D, BYFORD REPLAT (28,564 SQ. FT.) (0.651 ACRES)

LOT AREA TRANSFER

1. PORTION OF NEW LOT Y-3 TO BE TRANSFERRED FROM CITY & BOROUGH TO MOLINEK (29,274 SQ. FT.) (0.672 ACRES)
2. PORTION OF NEW LOT Y-4 TO BE TRANSFERRED FROM CITY & BOROUGH TO BYFORD (8,453 SQ. FT.) (0.194 ACRES)

PREVIOUS LOT ZONING

1. PORTION OF TRACT "Y", U.S.S. 2321 (LIGHT INDUSTRIAL)
2. PORTION OF TRACT "Y", DEED 2005-000010-0 (LIGHT INDUSTRIAL)
3. PORTION OF TRACT "Y", DEED 2016-000016-0 (LIGHT INDUSTRIAL)

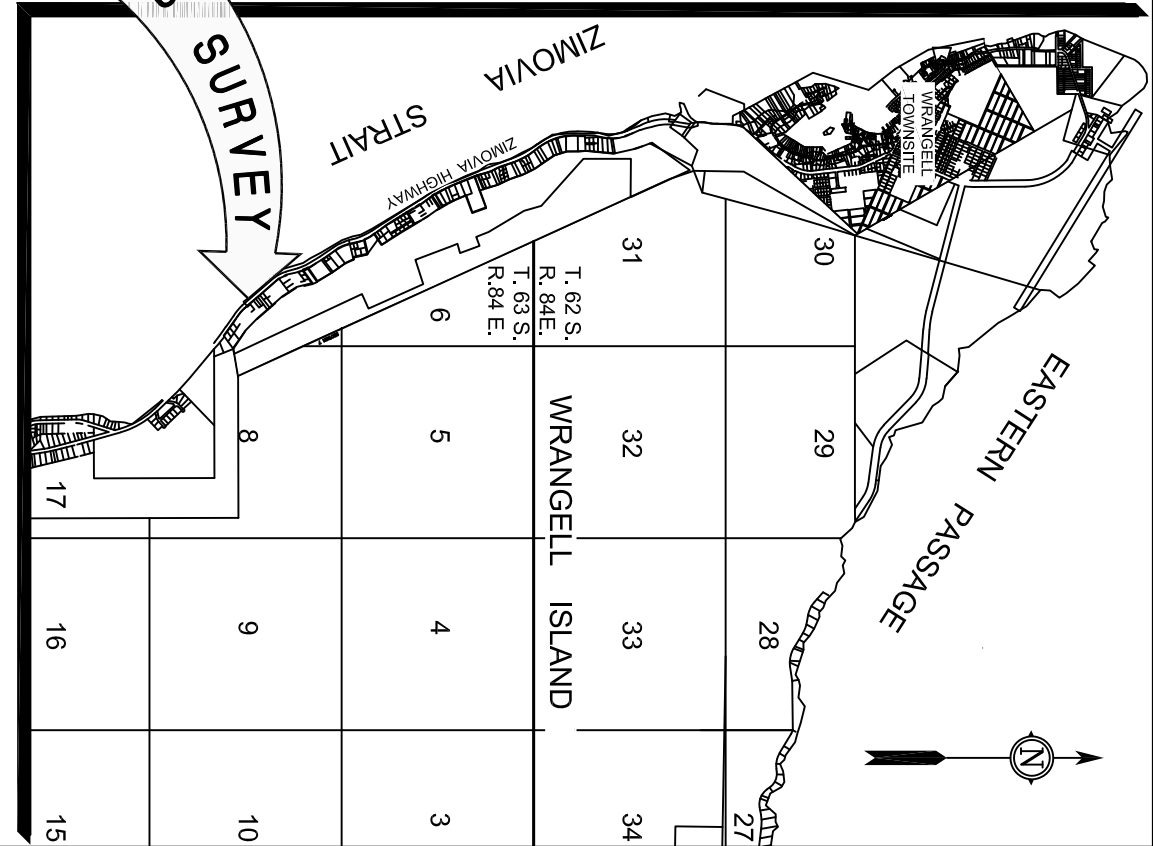
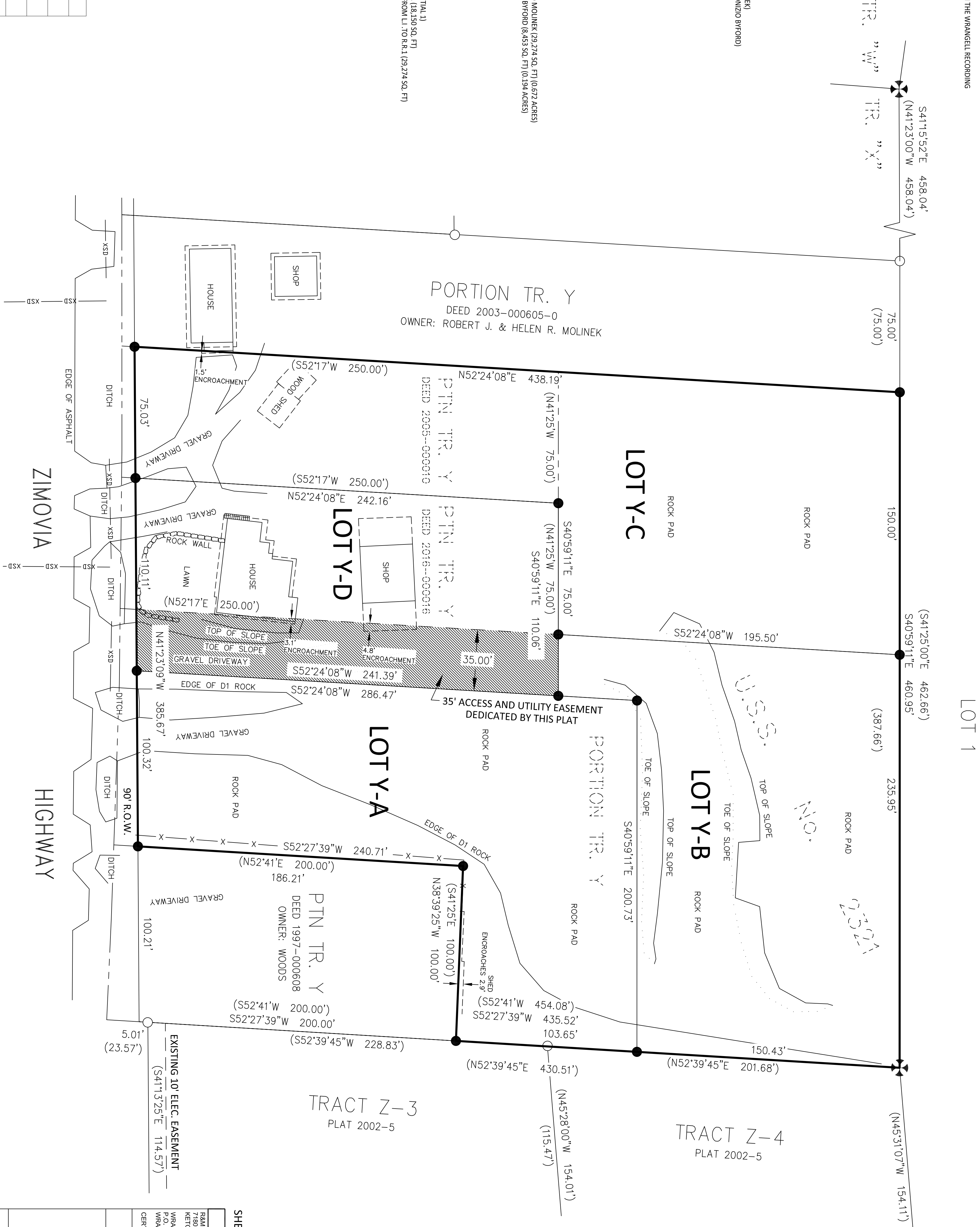
NEW LOT ZONING

1. LOT Y-A, BYFORD REPLAT (LIGHT INDUSTRIAL)
2. LOT Y-B, BYFORD REPLAT (LIGHT INDUSTRIAL)
3. LOT Y-C, BYFORD REPLAT (MIXTURE OF LIGHT INDUSTRIAL & RURAL RESIDENTIAL 1)
PREVIOUS PORTION OWNED BY ROBERT MOLINEK WILL REMAIN L.I. (18,150 SQ. FT.)
PREVIOUS PORTION OWNED BY C&B OF WRANGELL WILL CHANGE FROM L.I. TO R.1 (29,274 SQ. FT.)
4. LOT Y-D, BYFORD REPLAT (LIGHT INDUSTRIAL)

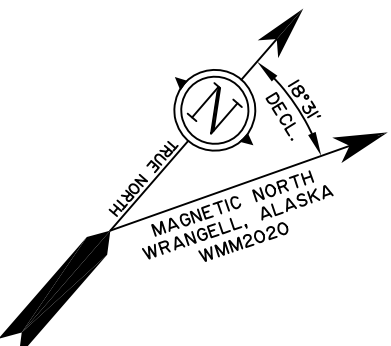
BASIS OF BEARING

BEARINGS SHOWN ARE NAD 83 (2011) FPCU-2010 GEODETIC BEARINGS
BASED ON THE NAD 83 DATUM. BEARINGS WERE CALCULATED USING
TECHNOLOGICAL SURVEYING (R.S. & R.D.) TECHNIQUES. CENTERLINE
CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1
SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH
AT LAT: N56°25'1.16602 LONG: W132°055'74019. DISTANCES SHOWN ARE
REDUCED TO HORIZONTAL FIELD DISTANCES.

LEGEND	
●	SECONDARY MONUMENT SET THIS SURVEY
○	SECONDARY MONUMENT RECOVERED
⊕	PRIMARY MONUMENT RECOVERED
<div></div>	EASEMENT DEDICATED BY THIS PLAT
<div></div>	UNSURVEYED
<div></div>	SURVEYED
<div></div>	RECORD BOUNDARY LINE VACATED THIS PLAT
(M)	CENTERLINE
XX	RECORD DATA
XX	MEASURED DATA

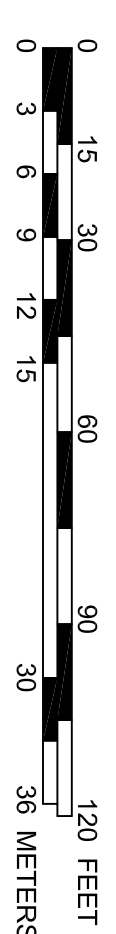


VICINITY MAP
SCALE: 1" = 1 MILE



SCALE 1"=30'

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

PRISM STATE OF ALASKA BUREAU OF LAND MANAGEMENT, INC. 7180 REVILLA ROAD, SUITE 100 KETCHIKAN, AK 99901 WRANGELL OFFICE P.O. BOX 2286 WRANGELL, AK 99929 CERIFICATE OF AUTHORIZATION #: C576		Phone: (907) 725-2917 Fax: (907) 225-3441 Phone: (907) 305-0820
BYFORD REPLAT		
A SUBDIVISION AND REPLAT OF A PORTION OF TRACT Y, OF U.S. SURVEY 2321 (PLAT 64-112), CREATING LOTS Y-A, Y-B, Y-C, AND Y-D, BYFORD REPLAT WRANGELL RECORDING DISTRICT, ALASKA		
LOCATED WITHIN SECTION 7, TOWNSHIP 63 SOUTH, RANGE 84 EAST COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT		
SURVEYED BY: MCH	DRAWN BY: MCH	
DATE: JUNE 2020	DATE: AUGUST 2020 - APRIL 2022	
SCALE: 1"=30'	CHECKED: CGP	R&M PROJECT NO: 202725-02

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 WITHOUT RESERVATION OF ANY RIGHTS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ CITY & BOROUGH OF WRANGELL

DATE _____ PRINTED NAME & TITLE _____

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____.

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 WITHOUT RESERVATION OF ANY RIGHTS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ ROBERT J. MOJINEK

DATE _____ HELEN R. MOJINEK

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____.

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 WITHOUT RESERVATION OF ANY RIGHTS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ BIRELL C. BYFORD

DATE _____ MARIA ELENA ANTONIZIO BYFORD

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAN REPRESENTS A TRUE AND CORRECT SURVEY OF THE LAND SHOWN HEREON, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552

**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

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL AS RECORDED IN WITHOUT BOOK _____ PAGE _____ DATED _____, 20____, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY _____ 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 AS RECORDED IN WITHOUT BOOK _____ PAGE _____ DATED _____, 20____, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY _____ SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ CHAIRMAN, PLANNING COMMISSION

SECRETARY _____

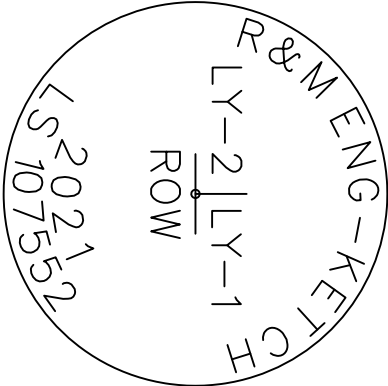
CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

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 AS RECORDED IN WITHOUT BOOK _____ PAGE _____ DATED _____, 20____, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY _____ SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ CHAIRMAN, PLANNING COMMISSION

SECRETARY _____

**TYPICAL SECONDARY MONUMENT
SET THIS SURVEY**



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



PRSM
PRATT SURVEYING & MAPPING, INC.
7180 REVILLA ROAD, SUITE 100
KETCHIKAN, AK 99901
Phone: (907) 225-2917
Fax: (907) 225-3441
WRANGELL OFFICE
P.O. BOX 2286
WRANGELL, AK 99239
Phone: (907) 305-0820

BYFORD REPLAT

A SUBDIVISION AND REPLAT OF
A PORTION OF TRACT Y, OF U.S. SURVEY 2321 (PLAT 64-112),
CREATING
LOTS Y-A, Y-B, Y-C, AND Y-D,
BYFORD REPLAT
WRANGELL RECORDING DISTRICT, ALASKA

LOCATED WITHIN
SECTION 7, TOWNSHIP 63 SOUTH, RANGE 84 EAST
COPPER RIVER MERIDIAN, ALASKA
WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH
DATE: JUNE 2020
DRAWN BY: MCH
DATE: AUGUST 2020 - APRIL 2021

SCALE: 1"=30'
CHECKED: CGP
R&M PROJECT NO: 202725-02

City and Borough of Wrangell

Agenda Item H1

Date: May 9, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Use of Entitlement Lands – Zoning development

The Borough completed the entitlement land selection process in 2016 for a total of 9006 acres. The Borough has management authority but until lands are surveyed and patent received, the land cannot be sold. Only one area (St. John's on Zarembo) has been transferred to us with the patent. Requests have been made of Alaska Department of Natural Resources to determine survey status of the other parcels but we have not yet heard back.

In January, the Commission discussed Sunny Bay, Wrangell Island West, and Mill Creek. In March there was discussion on Crittenden Creek, Sunny Bay, Zarembo. April work session prior to the meeting will discuss Earl West Cove, Thoms Place and Olive Cove, Wrangell Island West. Wrangell Island East is the final area to discuss. EDC has begun their conversation as well and their additional comments are in red in their column.

In 2017-2018 the Planning and Zoning Commission and Economic Development Committee started discussing what types of uses might be appropriate in each area. The attached spreadsheet is what was discussed between the two Boards in 2018.

Some areas are adjacent to areas that have already been zoned (Remote Mixed Residential Use) – Wrangell Island West, Wrangell Island East, Olive Cove, and Thoms Place which may or may not be appropriate. Other areas may need a new zoning district. I need to correct the GIS mapping as I have been finding some inconsistencies and errors in the designated zoning within the mapping.

The 2010 Comprehensive Plan provides valuable information about discussion on growth and land uses (<http://www.wrangell.com/planning/comprehensive-plan>) for some of the areas.

General Use Discussions of Entitlement Areas					
LOCATION	SIZE in ACRES	USES - PZ (as of 5-9-22)	USES - EDC	2013	2015
Thoms Place	1306.69	Selective logging in specific areas away from existing residential; residential; larger lot sizes; allow commercial lodges/cabins; recreation; Thoms Creek habitat; cultural sites; Has Road access from USFS, use that to create additional 4wheel trails; shared easements to access back properties; check on USFS Road Plan;	Same as PZ; protect Thoms Creek; utilize road access; community dock	1146.69	160
Olive Cove	463.92	Protect habitat area of the stream. New area allow same uses as RMU-O. Could allow lodges; keep as larger lots;	Same as PZ	463.92	
Wrangell Island West	696.32	uses as RR1; former road behind existing lots - work with USFS to open in Wrangell Island Sale. 2022 - portion of timber could be available for harvest; can access be from the north end road to quarry; zoned RR1 same as adjacent subdivisions; commercial recreational uses - cabins,lodges.	Priority for residential potential; Same as PZ; provide some additional Industrial land near existing Allen sawmill along roadway; Potential landslide issues northern end; utilize old logging road access;	696.32	
Wrangell Island East	874.91	Currently has road access issues; residential; commercial recreation; larger lots; analyze steep slopes and remaining timber; recreation	Housing lots priority; Large lots; maintain space between developments; commercial recreation - cabins/lodges; analyze timber lands; must improve road	874.91	
Earl West Cove	895.29	Habitat issues along fish streams; home sites; recreation maybe expand the USFS camping area ; commercial recreation; selective harvesting when adjacent State lands might have sale in 2025; USFS road could maybe be used to create additional access points	Where is DOT road easement to mainland?; maintain development area for road; Recreation; Commercial Recreation; Residential along shoreline	895.29	
Crittenden Creek	405.79	Recreation; selection is along shoreline - residential cabins; cultural sites; habitat - fish; LTF use with State	residential; future uses as necessary for DOT road easement; don't see commercial use; keep timber option open if Fed/States have a sale	405.79	
Mill Creek	148.57	Recreation; cultural sites near by; Fish - habitat 2022 - shouldn't be sold. Cabins for rent like USFS, comprehensive recreational area, no commercial lodge but personal uses.	recreation; habitat; commercial recreation - minimal uses	148.57	

Sunny Bay	2507.62	Recreation; AK Crossing uses - define use; habitat. 2022 - portion consider for Carbon Credits; commercial recreational uses; cell tower use.	productive fishing grounds; mariculture; recreation; commercial recreation; continue Ak Crossing use; leave option open for some timber harvesting, but not priority use	2507.62		
Zarembo	1791.9	Residential - view lots and shoreline lots; Timber harvest potentially - could fund development costs; Community dock/ boat launch and access roads; adjacent mineral claims - provide land for development of mineral resources 2022- similar comments	Farming, pasture land; Large 20-40 acre tracts; residential; recreation; commercial recreation; smaller lots along shoreline; shallow bay- restricted access to some shorelines	498.9	1293	
TOTAL	9091.01			7638.01	1453	9091.01

- To Do:
- USFS Road Management plan
 - Slide prone area in Wrangell Island West