



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Wednesday, November 09, 2022
5:30 PM

Location: Borough Assembly Chambers
City Hall

PZ 11/9/22
5:30 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES (deferred)

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

1. Final plat approval of Trust Land Survey 2019-03, aka Woodbury Subdivision, a subdivision of Lot 2 of Trust Land Survey 2018-11, aka W-4 Subdivision, creating Lots 2A and 2B, zoned Timber Management, requested by Brett Woodbury, owned by the Alaska Mental Health Land Trust
2. (PH) Variance permit application request for a reduction in the side and back yard setback requirements for a greenhouse Lot A-1 Henson Replat (Plat No. 2022-10), zoned Rural Residential I, owned by Steve and Terri Henson
3. (PH) Variance permit application request for a reduction in the side yard setback requirements for a storage shed on Lot 18, USS 3398, zoned Rural Residential I, owned by Paul J. Huerta
4. Micony, LLC request to purchase tidelands Parcel 02-026-301 Lot 6 of Block 84D (28,936 square feet) and Parcel 02-026-303 Lot 7 of Block 84D (8766 square feet)
5. Approval of Hazard Mitigation Plan Annual Maintenance plan updates

H. OLD BUSINESS

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT

City and Borough of Wrangell, Alaska

Agenda Item G1

Date: October 28, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final plat approval of Trust Land Survey 2019-03, aka Woodbury Subdivision, a subdivision of Lot 2 of Trust Land Survey 2018-11, aka W-4 Subdivision, creating Lots 2A and 2B, zoned Timber Management, requested by Brett Woodbury, owned by the Alaska Mental Health Land Trust.

Recommendation:

Staff recommends approving the final plat. Mr. Woodbury is seeking to purchase additional land from the Alaska Mental Health Trust for the purpose of expanding his area of operations for his pit. He has a conditional use permit for the pit operation. This plat began in 2019 and has taken a while to be finalized. There were numerous reiterations back and forth between the Borough, MHT and the surveyor to address the conditions of preliminary plat approval correctly.

Recommended Motion:

Move to approve the Final plat of the of Trust Land Survey 2019-03, aka Woodbury Subdivision.

ASSESSOR'S CERTIFICATE

STATE OF ALASKA)
)ss
FIRST JUDICIAL DISTRICT)

THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY AND BOROUGH OF WRANGELL, ALASKA, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY OF WRANGELL, IN THE NAME OF _____ AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR _____ WILL BE DUE ON OR BEFORE AUGUST 15, _____ DATED THIS _____ DAY OF _____

ASSESSOR, CITY 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 DATED _____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE

CHAIRMAN, PLANNING COMMISSION

SECRETARY

CERTIFICATE OF APPROVAL
BY THE BOROUGH ASSEMBLY

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

DATE

MAYOR, CITY AND BOROUGH OF WRANGELL

ATTEST: CITY CLERK

SURVEYOR'S CERTIFICATE

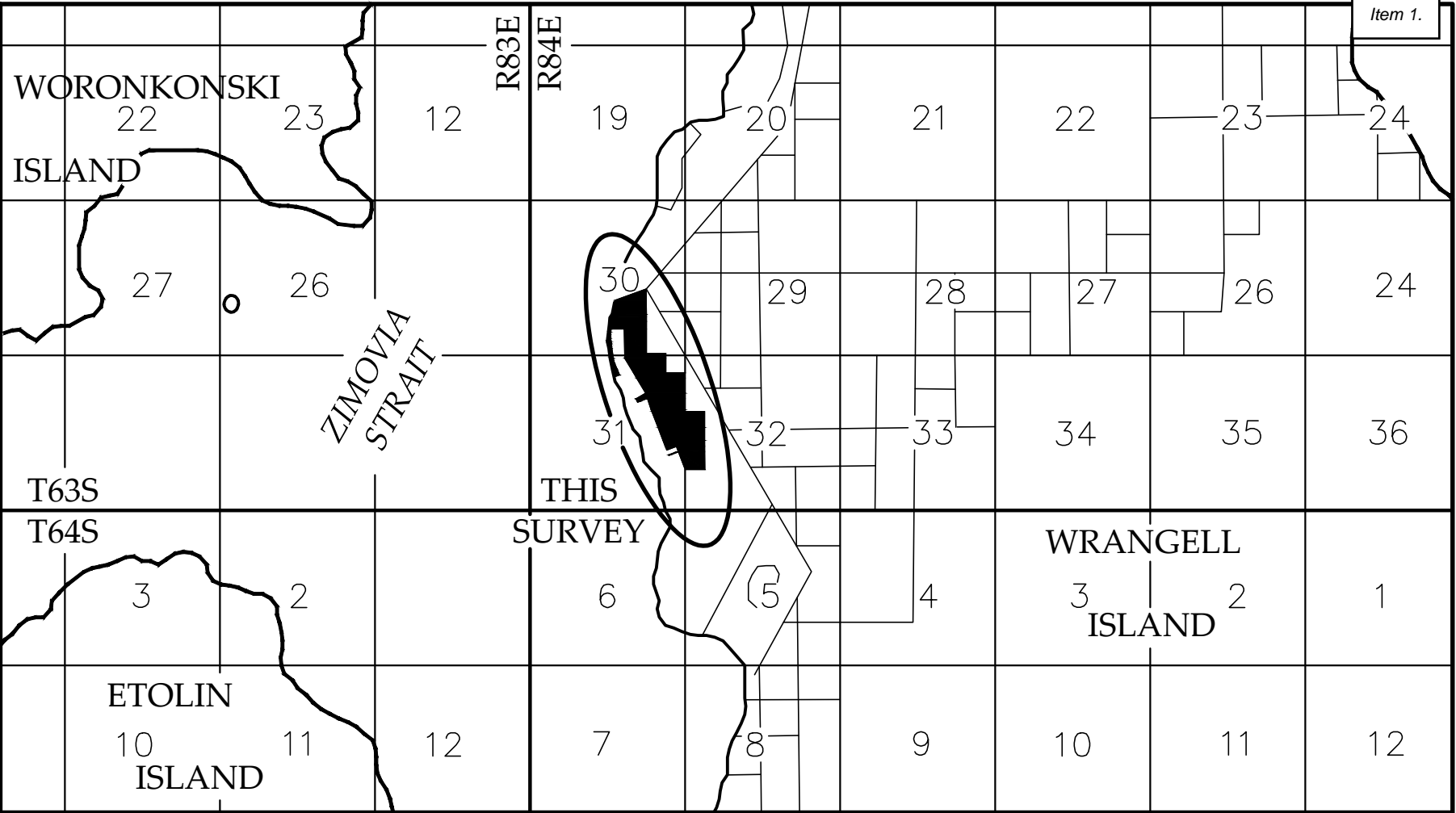
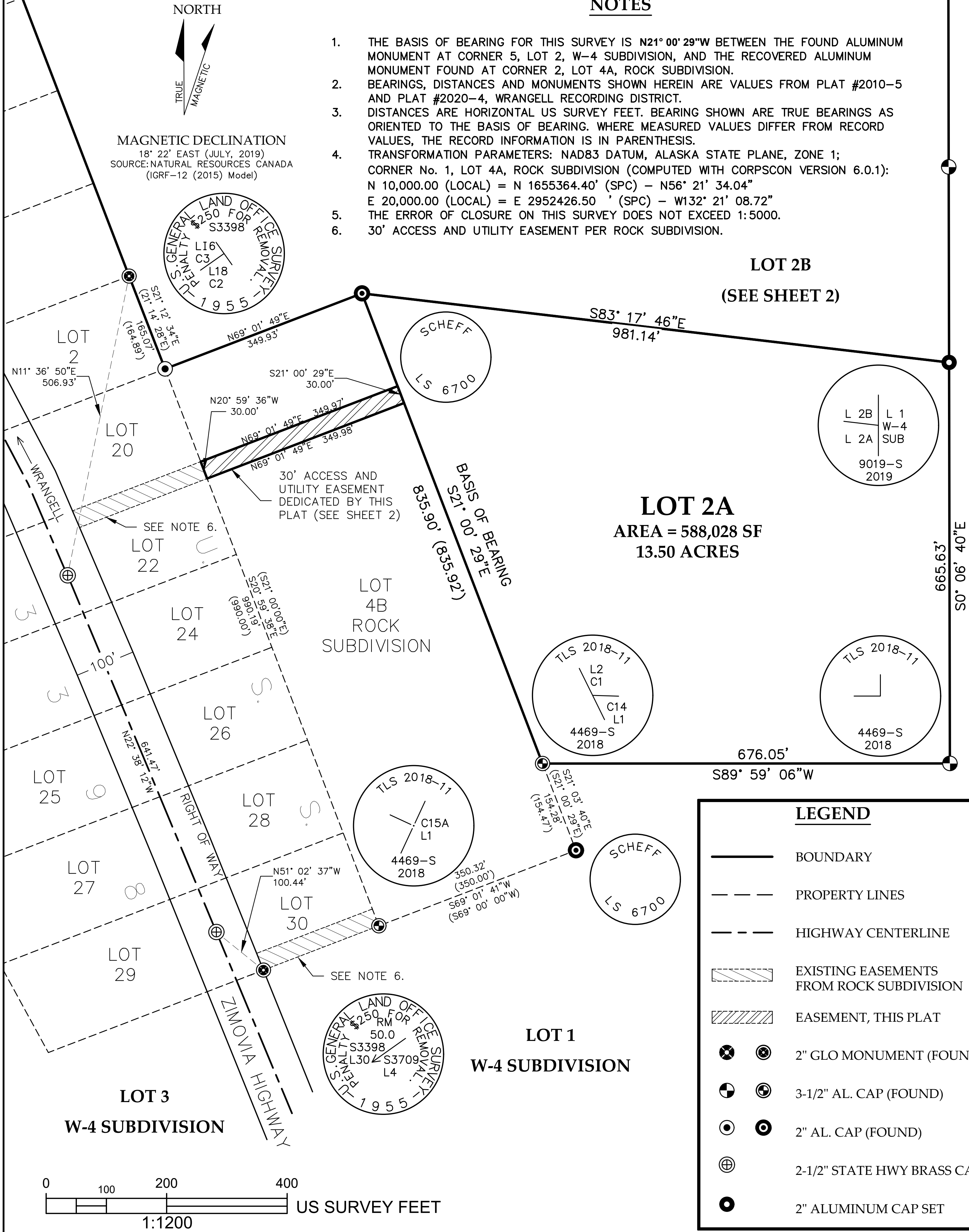
I, GARRITH MCLEAN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: _____



NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS N21°00'29"W BETWEEN THE FOUND ALUMINUM MONUMENT AT CORNER 5, LOT 2, W-4 SUBDIVISION, AND THE RECOVERED ALUMINUM MONUMENT FOUND AT CORNER 2, LOT 4A, ROCK SUBDIVISION.
2. BEARINGS, DISTANCES AND MONUMENTS SHOWN HEREIN ARE VALUES FROM PLAT #2010-5 AND PLAT #2020-4, WRANGELL RECORDING DISTRICT.
3. DISTANCES ARE HORIZONTAL US SURVEY FEET. BEARING SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING. WHERE MEASURED VALUES DIFFER FROM RECORD VALUES, THE RECORD INFORMATION IS IN PARENTHESIS.
4. TRANSFORMATION PARAMETERS: NAD83 DATUM, ALASKA STATE PLANE, ZONE 1; CORNER No. 1, LOT 4A, ROCK SUBDIVISION (COMPUTED WITH CORPSCON VERSION 6.0.1):
N 10,000.00 (LOCAL) = N 1655364.40' (SPC) - N56° 21' 34.04"
E 20,000.00 (LOCAL) = E 2952426.50 ' (SPC) - W132° 21' 08.72"
5. THE ERROR OF CLOSURE ON THIS SURVEY DOES NOT EXCEED 1:5000.
6. 30' ACCESS AND UTILITY EASEMENT PER ROCK SUBDIVISION.



VICINITY MAP

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, JUSDI WARNER, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE, AND ACTING BY AND THROUGH THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, ALASKA MENTAL HEALTH TRUST LAND OFFICE, PURSUANT TO AS 37.14.009, AS 38.05.801, AND 11 AAC 99, AS AGENT TO THE OWNER OF LOT 2 OF TRUST LAND SURVEY 2018-11, W-4 SUBDIVISION, THE ALASKA MENTAL HEALTH TRUST AUTHORITY, A PUBLIC CORPORATION WITHIN THE ALASKA DEPARTMENT OF REVENUE (AS 47.30.011 ET SEQ.). I HEREBY APPROVE TRUST LAND SURVEY NO. 2019-03 FOR THE ALASKA MENTAL HEALTH TRUST AUTHORITY, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS OF WAY AS SHOWN AND DESCRIBED HEREON. ALASKA MENTAL HEALTH TRUST LAND OFFICE

JUSDI WARNER
EXECUTIVE DIRECTOR
ALASKA MENTAL HEALTH TRUST LAND OFFICE
2600 CORDOVA STREET, SUITE 201
ANCHORAGE, AK 99503

DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS ____ DAY OF _____, 2022

BY _____

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

NOTARY PUBLIC FOR THE STATE OF ALASKA

LEGEND

- BOUNDARY
- PROPERTY LINES
- HIGHWAY CENTERLINE
- EXISTING EASEMENTS FROM ROCK SUBDIVISION
- EASEMENT, THIS PLAT
- 2" GLO MONUMENT (FOUND)
- 3-1/2" AL. CAP (FOUND)
- 2" AL. CAP (FOUND)
- 2-1/2" STATE HWY BRASS CAP
- 2" ALUMINUM CAP SET

TRUST LAND SURVEY 2019-03
WOODBURY SUBDIVISION AND
DEDICATION OF AN EASEMENT

A SUBDIVISION OF LOT 2 OF TRUST LAND SURVEY 2018-11, W-4 SUBDIVISION, WITHIN PROTRACTED SECTIONS 30, 31, AND 32 IN TOWNSHIP 63 SOUTH, RANGE 84 EAST, COPPER RIVER MERIDIAN, ALASKA, CREATING LOT 2A AND LOT 2B, CONTAINING 173.06 ACRES, MORE OR LESS;

AND

A DEDICATION OF AN EASEMENT IN LOT 4B OF TRUST LAND SURVEY 2010-02, ROCK SUBDIVISION, WITHIN PROTRACTED SECTIONS 31 AND 32, TOWNSHIP 63 SOUTH, RANGE 84 EAST, COPPER RIVER MERIDIAN, ALASKA, CONTAINING 0.24 ACRES, MORE OR LESS.

WRANGELL RECORDING DISTRICT, ALASKA.

City and Borough of Wrangell

Agenda Item G2

Date: October 31, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance permit application request for a reduction in the side and back yard setback requirements for a greenhouse Lot A-1 Henson Replat (Plat No. 2022-10), zoned Rural Residential I, owned by Steve and Terri Henson

Background: Applicants are proposing to construct a greenhouse in the back corner of their lot.

Review Criteria:

Rural Residential I: Chapter 20.28

Standards: Chapter 20.52

Variance Permits: Chapter 20.72

Recommendation: Staff recommends approval of the variance request.

Recommended Motion:

Move to approve findings of fact and the Variance request for a 5 foot side yard setback (10 foot setback reduction) and a 15 foot back yard setback (5 foot reduction) for a green house structure.

Findings of Fact:

The applicant is seeking to construct an 18' X 20' greenhouse. The property is 22,913 sq ft. and is zoned Rural Residential 1. The lot is a flag lot. It was recently part of a lot line adjustment replat. Minimum lot size is 10,000 sq ft in RR1 with sewer and water. Ms. Henson received a food security grant for construction of the green house.

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

1. **Exceptional Physical Circumstances:** The lot is gently sloped. The front part is narrow and opens up to a larger area but with considerable easements through the lot, limiting buildable construction area along with required setbacks. They currently use the back portion for vehicle storage since there is only narrow parking available between the house and the easement. There are also two sheds, and a portion of a rock wall from the upper lot located within the back portion of Lot A-1. Strongest sun for the green house is in that corner of the property.
2. **Strict application would result in practical difficulties or unnecessary hardships:** Strict application would require a reduction in vehicle parking and storage area.
3. **That the granting of the variance will not result in prejudice to others, or be detrimental to public health, safety or welfare:** The granting of the variance will not prejudice others in the

area with similar construction. It will not create a public health issue, nor will it affect site distance in the easement entering Zimovia Highway.

4. **Granting of the variance is not contrary to the comp plan for single family residential development.**

APPLICATION FOR VARIANCE

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

Rec'd
 10/13/22

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

II. Description: (use additional paper if necessary)

Legal description of the area requested for the variance LOT A-1

HENSON REPLAT

Lot (s) size of the petition area _____

Existing zoning of the petition area RURAL RESIDENTIAL 1

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

Proposed change that requires this variance Sidelyard Set Back from 15' to 5' (10 Set Back Reduction) Back Yard Set Back from 20' to 15' (5' Set Back Reduction)

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

Explain details of the proposed development See Attached

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

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

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

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

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

Explain how your application meets these conditions: See Attached

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

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

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

STEVEN R. HENSON & TERRI A. HENSON
 PRINT PETITIONER'S NAME

Steven R. Henson
 SIGNATURE (S) OF THE OWNER (S) OF THE LAND IN PETITION AREA

Box 317 WRANGELL, AK. 99929
 ADDRESS

DATE

907-305-0683
 TELEPHONE 0102

Steve & Terri Henson

Application for setback variance Additional information question 3

Steve and I are asking for a side and backyard setback reduction to build a greenhouse. I was awarded a grant for Food sustainability and plan to start construction on the greenhouse this spring.

While our lot has quite a bit of square footage the lot has an unusual configuration along with being a flag lot, RR1 setbacks and having a 15' utility easement that runs through it.

The back portion of our lot is around 10400 square feet once all easements and setbacks have been calculated it leaves about 3500 square foot to build on and takes away the usability of the remainder of the lot for parking and storage.

We are asking to reduce the side yard setback to 5' to the edge of the eave (a 10' reduction) on the back side and 15' on the back side (a 5 foot reduction). We have installed French drains on both of those sides of the property to eliminate any watershed issues to adjoining properties.

With the steep incline of the road we are unable to cut back the embankment without undermining the integrity of the driveway. We installed a rock retaining wall in the back to prevent further sluffing of the lot behind us (also owned by us) and rented.

Lots are provided with City utilities. Both water and Sewer.

Sticking to the provisions of the ordinance would greatly reduce the usability of the property and create practical difficulties.

Granting this variance will not result in a negative way to adjoining properties or to health, safety or welfare.

This variance will not be contrary to the comprehensive plan.

Respectfully,

Terri & Steve Henson

WOODWORTH

Item 2.

TRACT A-1C

LOT B-1

0.248 AC

10,794 SF

(S19°10'13"E 88.11')
N57°34'20"E 184.14'

N57°34'20"E 85.00'

EXISTING 10' UTILITY EASEMENT

X = installed French Drain

N33°27'25"W 38.26'
(S33°35'51"E 38.68')

EXISTING 15' UTILITY EASEMENT

PREVIOUS PROP. LINE
DELETED PER PLAT 2008-5

DELETED THIS PLAT

Proposed Greenhouse

LOT

Woodshed

Deep Brook

30' ACCESS & UTILITY EASEMENT

S56°23'03"W 367.44'
(N56°24'00"E 367.48')

BASIS OF BEARING

TRACT A-2

S56°23'03"W 257.44'

30' ACCESS & UTILITY EASEMENT

TRACT A-1
26 AC
913 SF

House

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 7/25/2022 Steve R. Henson
STEVE R. HENSON
DATE 7/25/2022 Terri A. Henson
TERRI A. HENSON

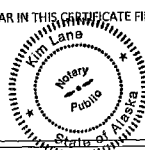
NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS 25th DAY OF July, 2022, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Steve R. Henson TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND they 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.

Terri Lane
NOTARY PUBLIC AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 7-27-25



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 PAGE DATED 7-26-2022 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE 7-26-22 Terri Lane
MAYOR CITY AND BOROUGH OF WRANGELL
ATTEST: Terri Lane
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 PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 20 DATED AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE 7-27-22 Chris Piburn
CHAIRMAN, PLANNING COMMISSION
SECRETARY

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT) ss

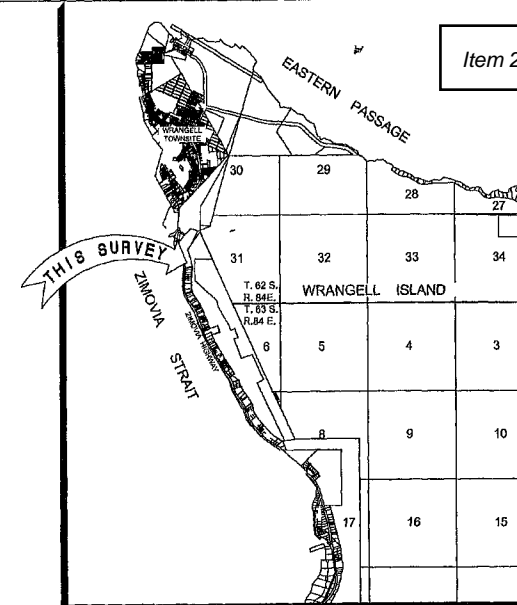
I, THE UNDERSIGNED, AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF Steve R. Henson AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 2021 WILL BE DUE ON OR BEFORE OCTOBER 15, 2021 DATED THIS 20th DAY OF July, 2022.

Robt Madsen
ASSESSOR CITY AND BOROUGH OF WRANGELL

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 7/14/2022
Chris Piburn
CHRISTOPHER G. PIBURN, PLS # 107552



VICINITY MAP
1" = 1 MILE

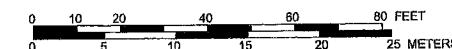
TYPICAL SECONDARY MONUMENT SET THIS SURVEY



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

SCALE 1"=20'

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 1

R&M
R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, AK 99901
Phone: (907) 225-7917
Fax: (907) 225-3441
WRANGELL OFFICE
P.O. BOX 2288
WRANGELL, AK 99929
Phone: (907) 305-0820
CERTIFICATE OF AUTHORIZATION #: C576

HENSON REPLAT

A REPLAT OF
LOTS "A" AND "B", OF HENSON/MOLITOR REPLAT,
ACCORDING TO PLAT 2008-5,

CREATING

LOTS "A-1" AND "B-1", HENSON REPLAT
CONTAINING 0.775 ACRES MORE OR LESS

LOCATED WITHIN
TRACT A, U.S. SURVEY 2321
WRANGELL, ALASKA 99929
WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH
DATE: JUNE 2022 - JULY 2022

DRAWN BY: MCH
DATE: JUNE 2022 - JULY 2022

SCALE:
1"=20'

CHECKED:
CGP

R&M PROJECT NO:
222722

OWNERSHIP STATUS

1. LOT A, HENSON/MOLITOR REPLAT (STEVEN R. HENSON & TERRI A. HENSON)
2. LOT B, HENSON/MOLITOR REPLAT (STEVE R. HENSON & TERRI A. HENSON)

PROPOSED OWNERSHIP

1. LOT A-1, HENSON REPLAT (STEVEN R. HENSON & TERRI A. HENSON)
2. LOT B-1, HENSON REPLAT (STEVEN R. HENSON & TERRI A. HENSON)

PREVIOUS LOT AREAS

1. LOT A, HENSON/MOLITOR REPLAT (15,320 SQ. FT)
2. LOT B, HENSON/MOLITOR REPLAT (18,419 SQ. FT)

NEW LOT AREAS

1. LOT A-1, HENSON REPLAT (22,913 SQ. FT)(0.526 ACRES)
2. LOT B-1, HENSON REPLAT (10,794 SQ. FT)(0.248 ACRES)

PREVIOUS LOT ZONING

1. LOT A, HENSON/MOLITOR REPLAT (RURAL RESIDENTIAL 1)
2. LOT B, HENSON/MOLITOR REPLAT (RURAL RESIDENTIAL 1)

NEW LOT ZONING

1. LOT A-1, HENSON REPLAT (RURAL RESIDENTIAL 1)
2. LOT B-1, HENSON REPLAT (RURAL RESIDENTIAL 1)

NOTES

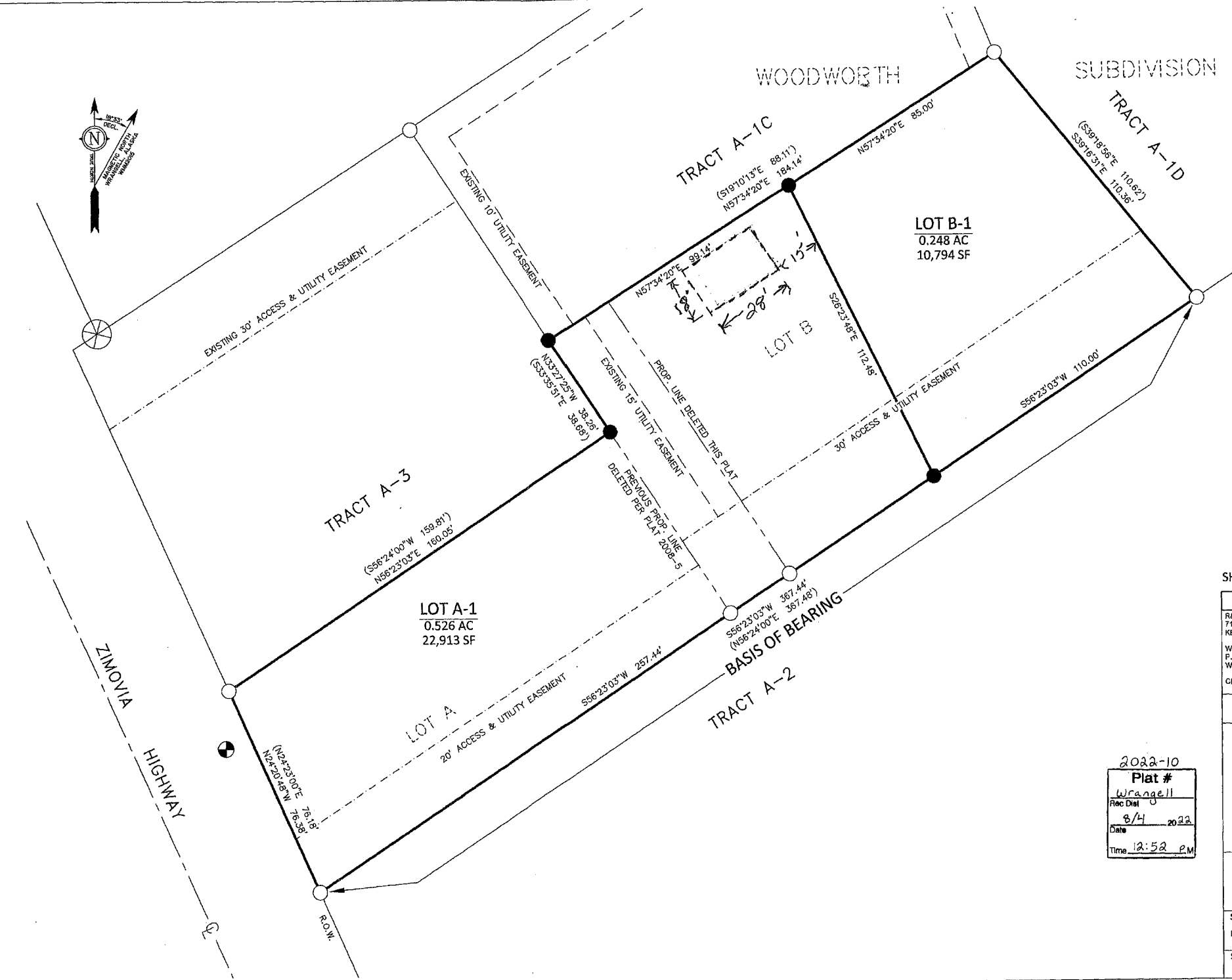
1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - PLAT 64-112 (USS 2321)
 - PLAT 89-7 (JB SUBDIVISION)
 - PLAT 98-2 (ZIMOVIA STATE DOT ROW MAP)
 - PLAT 99-9 (WOODWORTH SUBDIVISION)
 - BOOK 34, PAGE 66
 - PLAT 2008-5 (HENSON/MOLITOR REPLAT)
 - DEED 2008-000322-0
 - DEED 2018-000178-0

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: N56°25'1.16602 LONG: W132°20'55.74019. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

LEGEND

●	SECONDARY MONUMENT SET THIS SURVEY
○	SECONDARY MONUMENT RECOVERED
⊙	PRIMARY MONUMENT RECOVERED
---	UNSURVEYED
---	SURVEYED
---	ROW CENTERLINE
---	EXISTING ACCESS & UTILITY EASEMENT
---	PREVIOUS PROPERTY LINE
XX	MEASURED DATA
(R1)	RECORD DATA



2022-10
Plat #
Wrangell
Rec Dist
8/4 2022
Date
Time 12:52 P.M.

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 2.



Property lines do not reflect the recent Henson Replat. The Replat is attached.



Public Map



1 inch = 150 feet
Date: 10/31/2022

**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 APPROVAL OF ALL ADJACENT LANDS, WALLS, FENCES AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ STEVE R. HENSON
DATE _____ TERRI A. HENSON

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, DUTY 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 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 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 STATE OF ALASKA
(FIRST JUDICIAL DISTRICT)'s

I, THE UNDERSIGNED, AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF _____ AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20____ WILL BE DUE ON OR BEFORE OCTOBER 15, 20____ DATED THIS _____ DAY OF _____.

ASSESSOR CITY AND BOROUGH OF WRANGELL

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL 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 _____

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 SOUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE DIMENSIONS SHOWN HEREON ARE CORRECT AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552



LEGEND	
●	SECONDARY MONUMENT SET THIS SURVEY
○	SECONDARY MONUMENT RECOVERED
⊙	PRIMARY MONUMENT RECOVERED
---	UNSURVEYED
---	SURVEYED
---	ROW CENTERLINE
---	EXISTING ACCESS & UTILITY EASEMENT
XX	PREVIOUS PROPERTY LINE
	MEASURED DATA
(#1)	RECORD DATA

BASIS OF BEARING
BEARINGS SHOWN ARE BASED ON 83/2011 (IE POCH-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: N66°25'1.6602" LONG: W132°20'55.74019". DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

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 THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - PLAT 64-112 (USS 2321)
 - PLAT 89-7 (JB SUBDIVISION)
 - PLAT 98-2 (ZIMOVIYA STATE DOT ROW MAP)
 - PLAT 99-9 (WOODWORTH SUBDIVISION)
 - BOOK 34, PAGE 66
 - PLAT 2008-5 (HENSON/MOLITOR REPLAT)
 - DEED 2008-000322-0
 - DEED 2018-000178-0

NEW LOT ZONING

1. LOT A-1, HENSON REPLAT (RURAL RESIDENTIAL.1)
2. LOT B-1, HENSON REPLAT (RURAL RESIDENTIAL.1)

PREVIOUS LOT ZONING

1. LOT A, HENSON/MOLITOR REPLAT (RURAL RESIDENTIAL.1)
2. LOT B, HENSON/MOLITOR REPLAT (RURAL RESIDENTIAL.1)

NEW LOT AREAS

1. LOT A-1, HENSON REPLAT (22,913 SQ. FT)(0.526 ACRES)
2. LOT B-1, HENSON REPLAT (10,794 SQ. FT)(0.248 ACRES)

OWNERSHIP STATUS

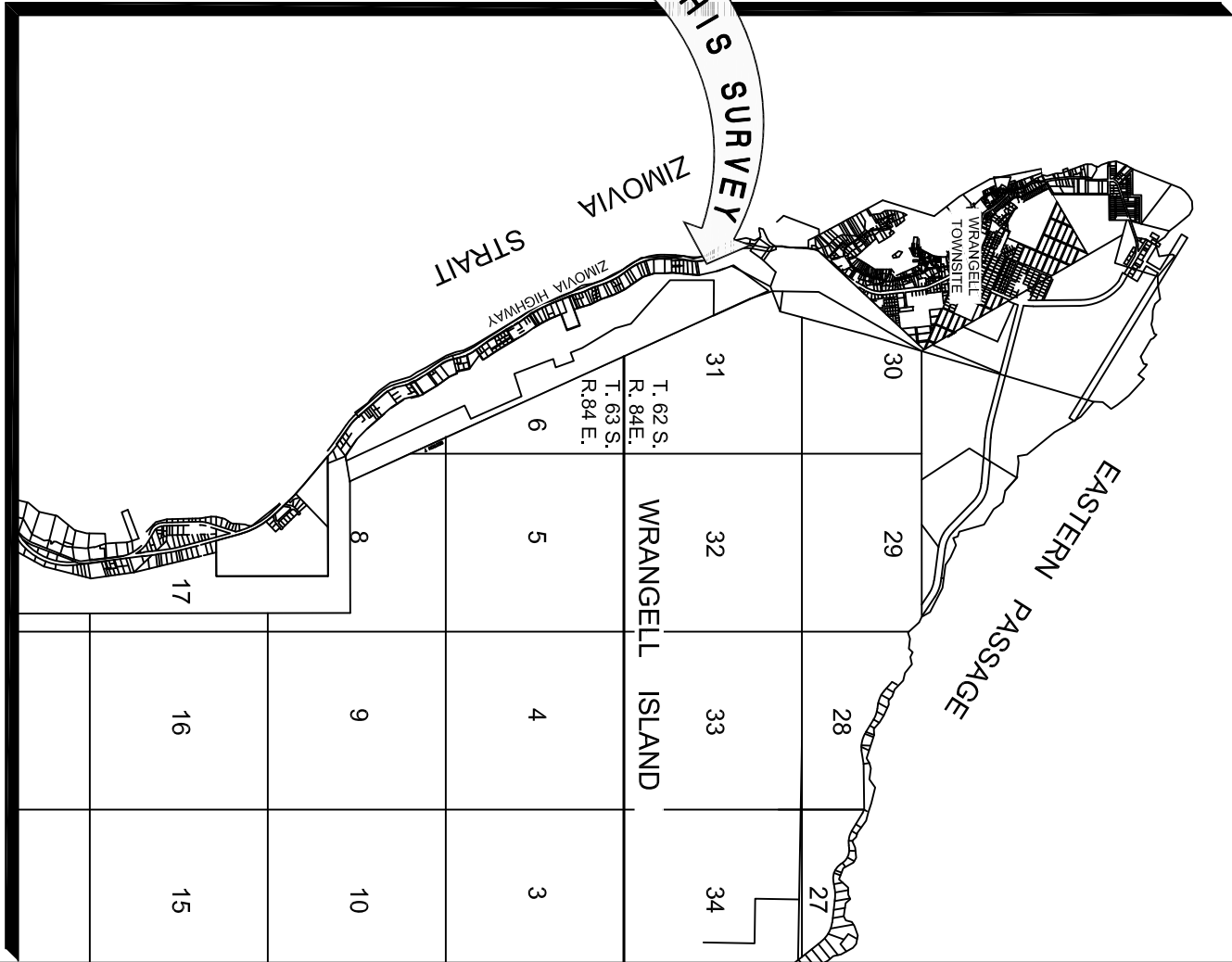
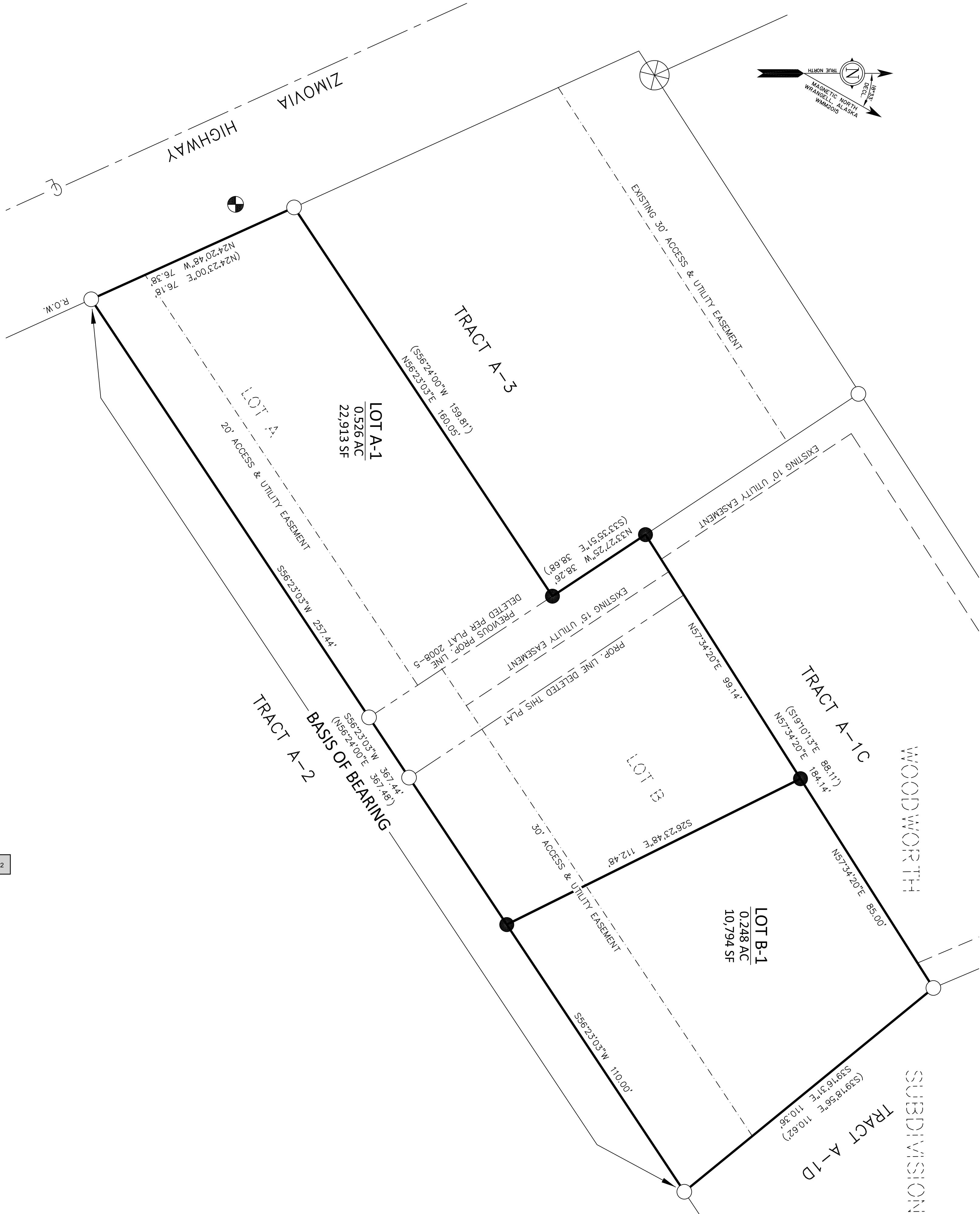
1. LOT A, HENSON/MOLITOR REPLAT (STEVEN R. HENSON & TERRI A. HENSON)
2. LOT B, HENSON/MOLITOR REPLAT (STEVE R. HENSON & TERRI A. HENSON)

PROPOSED OWNERSHIP

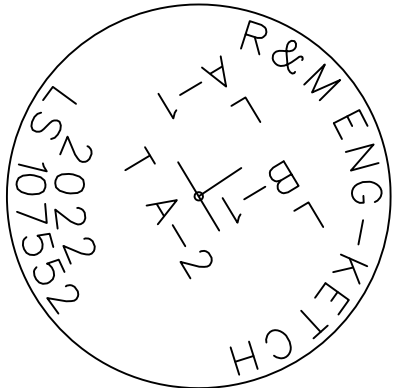
1. LOT A-1, HENSON REPLAT (STEVEN R. HENSON & TERRI A. HENSON)
2. LOT B-1, HENSON REPLAT (STEVEN R. HENSON & TERRI A. HENSON)

PREVIOUS LOT AREAS

1. LOT A, HENSON/MOLITOR REPLAT (15,320 SQ. FT)
2. LOT B, HENSON/MOLITOR REPLAT (18,419 SQ. FT)



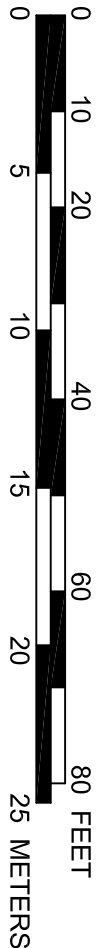
TYPICAL SECONDARY MONUMENT
SET THIS SURVEY



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

SCALE 1"=20'

THIS DRAWING MAY BE REDUCED. VERIFY SCALE BEFORE USING



1 METER = 3.280833 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

SHEET 1 OF 1

PRSM PACIFIC REGIONAL SURVEYING METHOD, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901 WRANGELL OFFICE P.O. BOX 2206 WRANGELL, AK 99929 CERTIFICATE OF AUTHORIZATION #: C576		Phone: (907) 225-2917 Fax: (907) 225-2441 Phone: (907) 205-0820
HENSON REPLAT A REPLAT OF LOTS "A" AND "B", OF HENSON/MOLITOR REPLAT, ACCORDING TO PLAT 2008-5, CREATING LOTS "A-1" AND "B-1", HENSON REPLAT CONTAINING 0.775 ACRES MORE OR LESS		LOCATED WITHIN TRACT A, U.S. SURVEY 2321 WRANGELL, ALASKA 99929 WRANGELL RECORDING DISTRICT
SURVEYED BY: MCH DATE: JUNE 2022 - JULY 2022		DRAWN BY: MCH DATE: JUNE 2022 - JULY 2022
SCALE: 1"=20' CHECKED: CGP		R&M PROJECT NO.: 222722

City and Borough of Wrangell

Agenda Item G3

Date: October 31, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance permit application request for a reduction in the side yard setback requirements for a storage shed on Lot 18, USS 3398, zoned Rural Residential I, owned by Paul J. Huerta

Background: This is an after the fact Variance Request. The Applicant has started, but not completed, the construction of a storage structure behind his residence.

Review Criteria:

Rural Residential I: Chapter 20.28

Standards: Chapter 20.52

Variance Permits: Chapter 20.72

Recommendation: Staff recommends approval of the variance request if the civil dispute on the location of the property line between Mr. Glass and Mr. Huerta is resolved so actual distance from the property line is known.

Recommended Motion:

Findings of Fact:

The applicant is seeking to construct a 30' X 20' storage shed. The shed consists of a roof over a shipping container. The applicant indicated it would be used for wood, yard equipment and other items. The applicant demolished a former barn type structure and indicated he is reconstructing the shed in the same location. Staff does not know if it is the same foot print of if distance from property line is the same. The lot is 42,700 sq ft. and is zoned Rural Residential 1, and is not on City sewer and water.

Based on conversations with the applicant, his knowledge of the location of the lot line is based on where his neighbor Mr. Glass told him it was when he first purchased the property. He indicated he was not able to find corner markers. Mr. Huerta indicated that Mr. Glass had subsequently constructed a drainage ditch on what Mr. Glass indicated was the mutual property line between their properties.

Mr. Huerta also indicated that he had been told by a contractor that side yard setbacks were 5 feet and had started construction to be 5 foot from the center of the ditch. His neighbor complained about the structure being on or over the property line and the Building Official went to take a look and said he needed to stop construction until the necessary Variance was approved. Mr. Huerta has indicated to staff that there is a disagreement between him and his neighbor Mr. Glass

regarding where the property line actually is located. This is a civil matter between neighbors. This survey, USS 3398, is one of the older original surveys prepared by the State of Alaska. I have not been able to find a picture of the actual original survey in my perusal of the State Recorder's website. There has not been to our knowledge any additional survey's or asbuilts for these two parcels. The only information I have regarding property lines comes from the 1976 Assessor maps. The applicant was advised that to be sure of where his property line is actually located, he should hire a surveyor to do a property boundary survey or mark the property line.

The Commission needs to consider whether the review and potential approval of the variance is based on the property boundary being within the center of the ditch based on information provided by Mr. Huerta, or if the civil dispute between the neighbors over the property boundary location is resolved prior to approving the variance request.

Attached are photos provided by Mr. Huerta.

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

1. **Exceptional Physical Circumstances:** The lot is gently sloped, until the back portion that steepens considerably. The site for the new storage shed is to be constructed on the same site as the new barn, but staff is not aware if it is the same foot print or not. There is room in the fill area to shift the structure over.
2. **Strict application would result in practical difficulties or unnecessary hardships:** Strict application would require the applicant to provide a property boundary survey to know exactly where the side property line is. Denial will also require Mr. Huerta to potentially remove the portion of the structure that may be within the encroachment area, or to complete reconstruct the building to be within setback requirements.
3. **That the granting of the variance will not result in prejudice to others, or be detrimental to public health, safety or welfare:** The granting of the variance will not prejudice others in the area with similar construction. It will not create a public health issue, nor will it affect nearby structures of Mr. Glass.
4. **Granting of the variance is not contrary to the comp plan for residential development.**

APPLICATION FOR VARIANCE

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

07-015-230

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

II. Description: (use additional paper if necessary)

Legal description of the area requested for the variance lot 18 USS 3398

rural residential. Back yard. Left side of lot.

Lot (s) size of the petition area Wood shed would be a 10 ft. X 20 ft. awning attached to a existing shipping container already on the property.

Existing zoning of the petition area Rural residential

Current zoning requirements that cannot be met (setbacks, height, etc.): Rural residential-1 and -2 districts, front yards - 20 feet, side yards - 15 feet, back yards - 20 feet;

Proposed change that requires this variance Reduce 15 ft. setback to 5 ft. setback on left side of property line.

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

Explain details of the proposed development See attached documents.

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

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

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

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

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

100% disabled veteran.

Explain how your application meets these conditions: Physical circumstances; My lot is 47,500 sq ft, but I only have 1/3 use of my lot due to backyard mountain slope and front yard slope.

Practical difficulties/unnecessary hardship; In order to construct a wood shed, I would have to use half my driveway, or excavate the back mountain-side to access more of my property.

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

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

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

Paul J. Huerta

PRINT PETITIONER'S NAME



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

PO Box 2106, Wrangell AK 99929

ADDRESS

10/10/2022

DATE

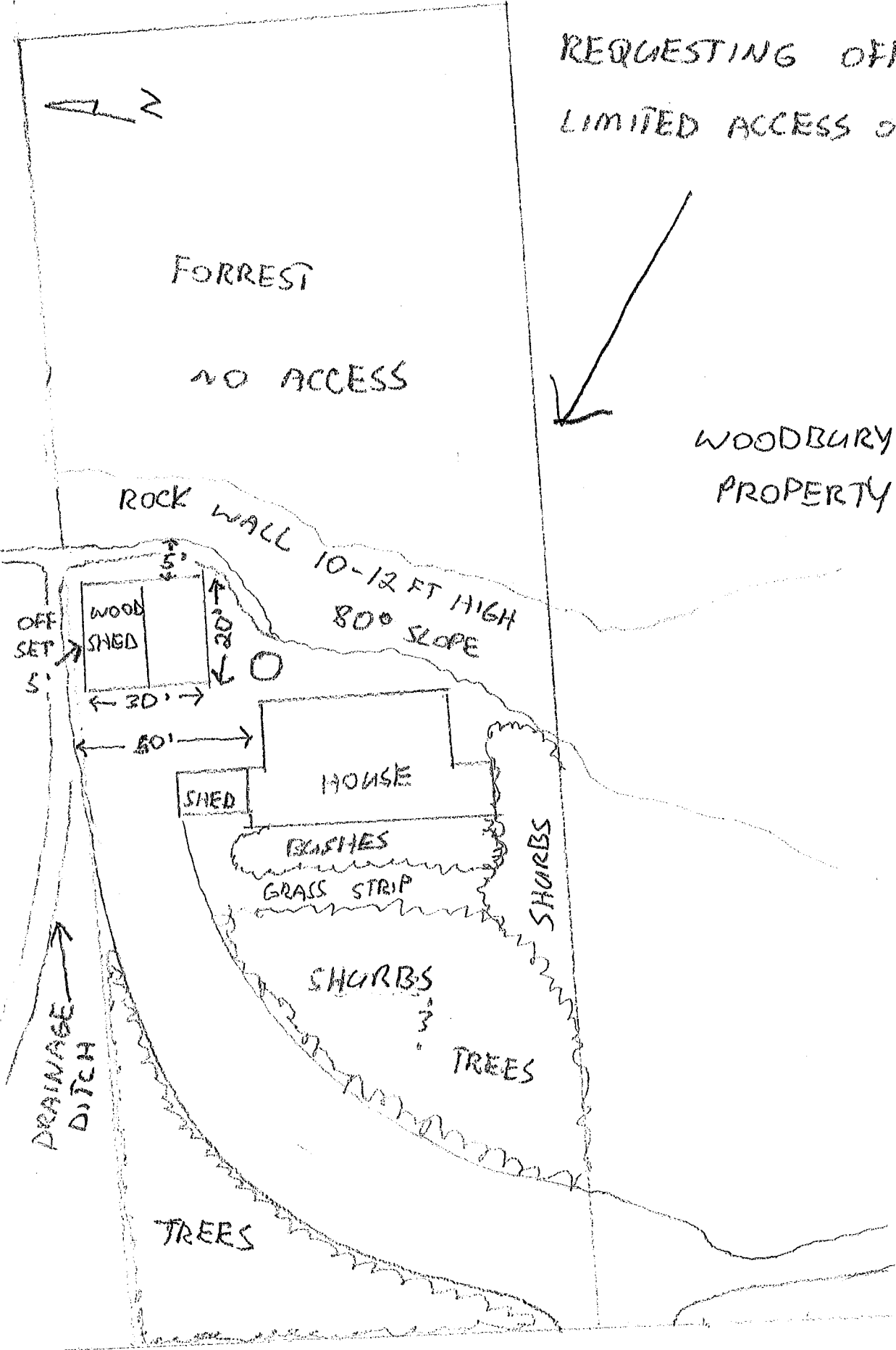
907-660-7105

TELEPHONE

REPLACING BURNED DOWN OLD BARN
WITH NEW WOOD SHED.

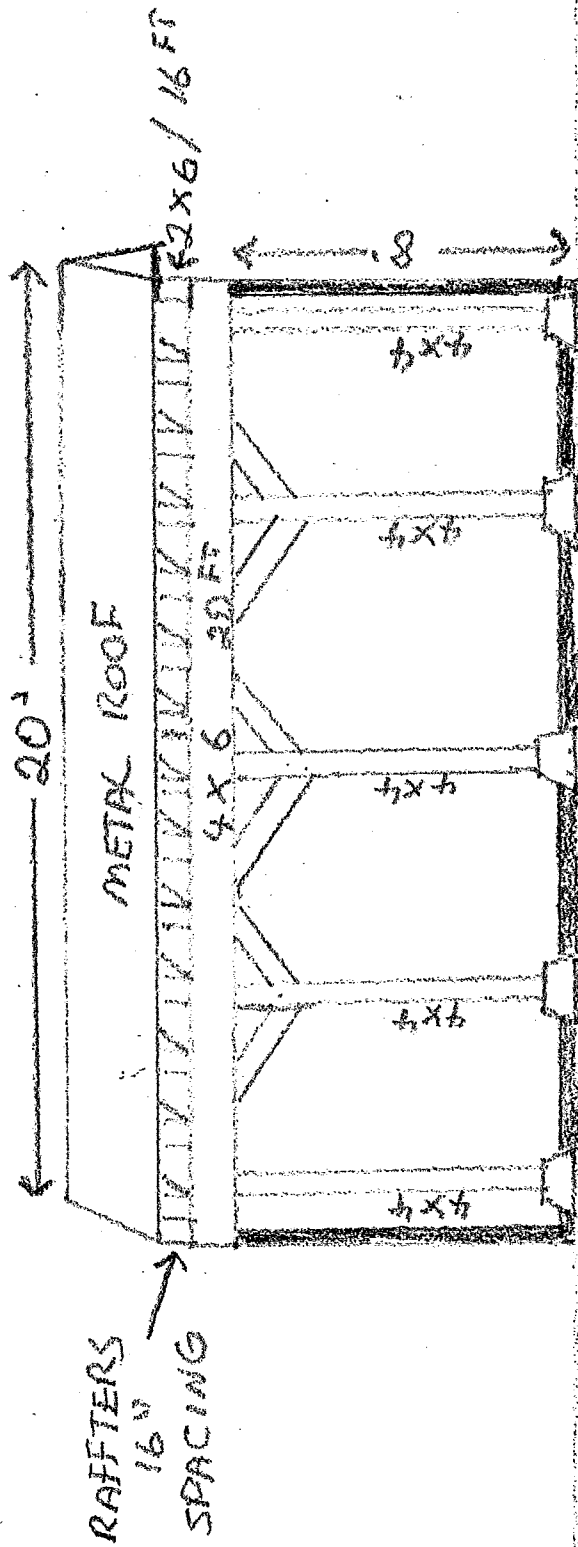
REQUESTING OFFSET DATA
LIMITED ACCESS ON PROPERTY

Item 3.

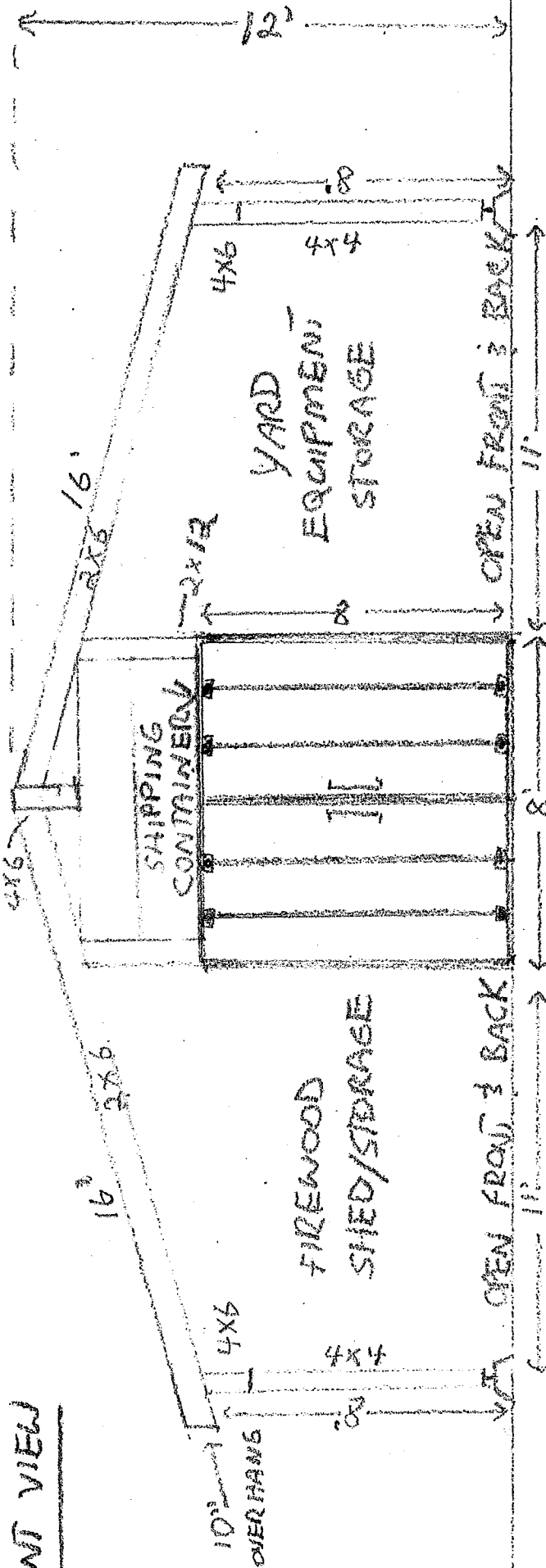


SIDE VIEW

17



FRONT VIEW



Item 3.

RULER

RULER

1/4" = 1'

1" = 4'



Five foot distance



New woodshed. Blue arrow shows 5 feet from property line to first post.



New woodshed. Blue arrow show 5 feet from property line to posts for wood shed.



Old barn position. Blue arrow marks the property line Mr. Glass dug without permit.

Black arrow marks the trees I had to pay to have removed due to Mr. Glass digging a trench on my property WITHOUT permission and causing erosion.

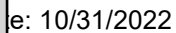
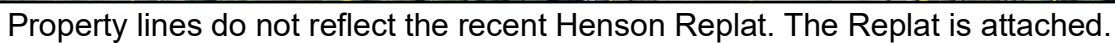


Wood shed is exactly where the old barn was. The blue arrow show the trench Mr. Glass dug marking the property line

Old barn Position. New wood shed is exactly in the same spot.



Item 3.



The logo is a circular emblem with a rainbow border. Inside the circle, there is a silhouette of a church with a steeple. Above the church, the word "SWANGELL" is written in an arc. Below the church, the words "CELEBRATING 100 YEARS" are written in an arc. At the bottom of the circle, the text "FOUNDED AUGUST 1911" is written.

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



U.S. SURVEY NO. 3398

U.S. SURVEY NO. 3709

LOT 4
659.88 ACRES

SCALE: 1" = 100'

LEGEND

----- U.S. SURVEY BOUNDARY
===== R.O.W. LINE
----- R.O.W. CENTER LINE
===== LOT BOUNDARY
----- BEGIN CURVE

[illegible]

City and Borough of Wrangell

Agenda G4

Date: November 3, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Micony, LLC request to purchase tidelands Parcel 02-026-301 Lot 6 of Block 84D (28,936 square feet) and Parcel 02-026-303 Lot 7 of Block 84D (8766 square feet)

Background: Micony LLC recently purchased waterfront property on Peninsula Street to construct a marine dependent business consisting of boat construction and servicing. They are now requesting to purchase tidelands in front of the uplands.

Recommended Motion: Move to recommend to the Assembly that the requested tidelands be purchased by Micony LLC, modifying the boundary by moving the northeast outer corner of the tidelands toward shore at least 20'.

Findings of Fact:

Micony LLC has approached the city to purchase tidelands as describe in the attached proposal. Jeff Good, Carol Rushmore and Steve Miller met with Bill Goodale on October 25th, 2022, at the tidelands being proposed to purchase by Micony LLC. R&M had marked out all the corners plus the property that would be filled in to accommodate the business that Micony LLC has planned to build on the site. Pictures are included for reference. They plan to fill approximately 50' from the shoreline into the tidelands. The south end will contain a ramp and dock for their boat under construction/being maintained.

The main concerns from Staff pertained to future reconstruction or Standard Float and any access needs or reconstruction needs for the float system. On the northeastern most property corner, there is only 45' between the corner of the property and the Standard oil float which does not give us much room if we were to dredge or make any changes to our float system design.

It was discussed that the tidelands be replatted and move this corner back an additional 20'. This will give the port 65' between the property corner and Standard oil float. The Port Commission reviewed the request last week and once I have the recommendation, will provide it to the Commission.

Micony LLC has plans to hire employees and add to Wrangell's marine services industry. Currently the Ports and Harbors has no objection to the sale of the tidelands to Micony LLC.

Recd 10/13/22

Item 4.

October 12, 2022

City and Borough of Wrangell Assembly
205 Brueger Street
P.O.Box 531
Wrangell, Alaska 99929

Attn: Kim Lane, Wrangell Borough Clerk
Jeff Good, Wrangell City Manager
Carol Rushmore, Wrangell Economic Development
Patty Gilbert, Borough Mayor
Assembly Members

Re: City and Borough Tidelands Purchase Request
Wrangell Recording District
Parcel 02-026-301 Lot 6 of Block 84D (28,936 square feet)
Parcel 02-026-303 Lot 7 of Block 84D (8,766 square feet)

Ladies and Gentlemen,

We recently purchased the uplands lot (Lot A of the GPV Re-plat according to Plat No. 2022-12 that recorded on September 23, 2022) which abuts these two tidelands parcels. We are in the process of bringing a marine service business to Wrangell which requires water access. It is our intent to construct a building on the water side of the property with a floating dock which would go dry at lower tides. To maximize the use and efficiency of the property, we would need to build a seawall on the tidelands to accommodate our building and floating dock. The manner and layout of our proposed development will not impede waterway traffic, obstruct the adjacent tidelands or the use of the surrounding properties in any way.

We do not desire to lease the property because of the development costs and we would be building structures on land that did not belong to us. By our company purchasing the property it will go on the tax rolls generating income for the city. As it sits now it has a combined assessed value of \$24,500.00 which is generating zero income. We will be bringing jobs to Wrangell to complement the existing marine industry.

We understand there is a process in selling Borough property, so we are at your disposal to provide any information you may need to expedite that process.

We would like to thank you in advance for your time and consideration,



William C Goodale, Managing Partner

Micony, LLC
P.O.Box 5503
Ketchikan, Alaska 99901

Carol Rushmore

From: Bill Goodale <bill@kpunet.net>
Sent: Tuesday, October 18, 2022 3:22 PM
To: Carol Rushmore; Jeff Good
Cc: Michaelvillarma@gmail.com; Kim Lane
Subject: Micony Tidelands Purchase

Hi Carol and Jeff,

Carol, I received your voice mail on wanting a site plan for the potential purchase of the tidelands that fronts our property on Peninsula Street. Specifically Lot A of the GPV Replat according to Plat No. 2022-12.

At this time there is no site plan as we do not own the tidelands parcels yet. What I can tell you though, preliminarily it is our intent to fill out approximately fifty feet from the water side boundary corners of Lot A to construct a sea wall. A portion of the first building will sit on the new fill area and give us better access to all sides of the building and enhance water access on the east side of the property. It is our intent to construct a floating dock on the east side that will dry at low tide. The entire area of the fill and dock we are proposing all go dry at a medium tide. The dock will have a drive down ramp for hauling watercraft. The dock will be built at a slight angle so it will not interfere with other property owners or any plans the city might have in the future.

We have contacted R&M Engineering to survey the lots, calculate the area and drive intermediate stakes showing the extent of the proposed fill and wall. They are planning on performing the work some time this week. I think you will see that there is absolutely no impact to the adjacent properties or access to any existing or future docks, ramps or structures. If there are any site plans available by adjacent owners or the city we would certainly take those into consideration to avoid any conflicts once we own the property and submit our plan to the Army Corp of Engineers.

I am planning on being back in Wrangell this week and would welcome the opportunity to host a site visit with all interested parties to make clear our intent.

Will you please forward this email on to Steve as I don't have his email address.

Thank you and have a great day,
Bill

CITY AND BOROUGH OF WRANGELL, ALASKA



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



1 inch = 150 feet
Date: 10/28/2022

Public Map



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











City and Borough of Wrangell

Agenda G5

Date: November 3, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Hazard Mitigation Plan Annual Maintenance review update

Background: Wrangell's Hazard Mitigation Plan was approved by FEMA in 2020. An annual review and maintenance update is required and then a new plan every 5 years.

Recommended Motion: Move to approve the recommended annual maintenance updates to the plan

Findings of Fact: Staff have been reviewing the plan and identifying local needs. The two storms in November of 2020 and 2021 highlighted some deficiencies and potential mitigation projects to address those deficiencies. Other situations throughout the year have also suggested additional needs. A 2021 update was not completed because staff was still dealing with the pandemic and time and resources were minimal. This 2022 update is needed to apply to FEMA funding but also to meet FEMA review requirements.

The full plan can be found online at: <https://www.wrangell.com/planning/multi-jurisdictional-hazard-mitigation-plan> . Staff have reviewed the plan and as attached, documented the completed projects and suggesting new issues and changes to some of the other sections. The primary changes involve Chapter 5 identifying potential mitigation needs. Attached is an early draft of the recommendation, but an updated version may be provided day before the meeting as staff continues to refine the needs. Facility information may also change as we update services, generators and other information per facility.

5 MITIGATION STRATEGY

Section 5 – Mitigation Strategy addresses Element C of the Local and Tribal Mitigation Plan Regulation Checklists.

Regulation Checklist – 44 CFR 201.6 Local Mitigation Plans
Element C: Mitigation Strategy
C1. Does the Plan document each jurisdiction's existing authorities, policies, programs and resources and its ability to expand on and improve these existing policies and programs? (Requirement § 201.6(c)(3))
C2. Does the Plan address each jurisdiction's participation in the NFIP and continued compliance with NFIP requirements, as appropriate? (Requirement § 201.6(c)(3)(i))
C3. Does the Plan include goals to reduce/avoid long-term vulnerabilities to the identified hazards? (Requirement §201.6(c)(3)(i))
C4. Does the Plan identify and analyze a comprehensive range of specific mitigation actions and projects for each jurisdiction being considered to reduce the effects of hazards, with emphasis on new and existing buildings and infrastructure? (Requirement §201.6(c)(3)(ii))
C5. Does the Plan contain an action plan that describes how the actions identified will be prioritized (including cost benefit review), implemented, and administered by each jurisdiction? (Requirement §201.6(c)(3)(iv)); (Requirement §201.6(c)(3)(iii))
C6. Does the Plan describe a process by which local governments will integrate the requirements of the mitigation plan into other planning mechanisms, such as comprehensive or capital improvement plans, when appropriate? (Requirement §201.6(c)(4)(ii))
Regulation Checklist – 44 CFR 201.7 Tribal Mitigation Plans
Element C: Mitigation Strategy
C1. Does the plan include a discussion of the tribal government's pre- and post-disaster hazard management policies, programs, and capabilities to mitigate the hazards in the area, including an evaluation of tribal laws and regulations related to hazard mitigation as well as to development in hazard-prone areas? [44 CFR §§ 201.7(c)(3) and 201.7(c)(3)(iv)]

5.1 AUTHORITIES, POLICIES, PROGRAMS, AND RESOURCES

The City and Borough of Wrangell existing authorities, policies, programs and resources available for hazard mitigation are listed in Table 16 through Table 18.

Table 16. Human and Technical Resources for Hazard Mitigation

Staff/Personnel	Principal Activities Related to Hazard Mitigation
City and Borough of Wrangell	
Planner or engineer with knowledge of land development and land management practices	The CBW has staff with this knowledge or works with planning and engineering consultants or contractors as needed
Engineer or professional trained in construction practices related to buildings and/or infrastructure	The CBW Director of Public Works and staff have this knowledge
Planner or engineer with an understanding of natural and/or human-caused hazards	The CBW Director of Public Works and staff have this knowledge

Table 16. Human and Technical Resources for Hazard Mitigation

Staff/Personnel	Principal Activities Related to Hazard Mitigation
CBW	
Floodplain Manager	The CBW does not have a Floodplain Manager
Surveyors	The CBW works with planning and engineering staff, consultants, or contractors as needed
Staff with education or expertise to assess the jurisdiction's vulnerability to hazards	The CBW has staff with this knowledge or works with planning and engineering staff and consultants or contractors as needed
Personnel skilled in Geospatial Information System (GIS) and/or Hazards Us-Multi Hazard (Hazus-MH) software	The CBW contracts has a with a GIS professional on staff with this knowledge to assist with map updates. Staff can prepare planning documents only and work with a contractor as necessary.
Scientists familiar with the hazards of the jurisdiction	The CBW works with consultants or contractors as needed
Emergency Manager	The CBW's Fire Chief and Police Chief and their staff have this knowledge
Finance (Grant writers)	CBW's Economic Development Director fulfills this capacity
Public Information Officer	The Borough Manager
WCA and CCTHITA	
Planner or engineer with knowledge of land development and land management practices	The WCA works with planning and engineering consultants or contractors as needed. The CCTHITA has staff with this knowledge and works with planning and engineering consultants or contractors as needed.
Engineer or professional trained in construction practices related to buildings and/or infrastructure	The WCA works with planning and engineering consultants or contractors as needed. The CCTHITA has staff with this knowledge and works with planning and engineering consultants or contractors as needed.
Planner or engineer with an understanding of natural and/or human-caused hazards	The WCA works with planning and engineering consultants or contractors as needed. The CCTHITA has staff with this knowledge and works with planning and engineering consultants or contractors as needed.
Floodplain Manager	Neither tribe has this capability.
Surveyors	The WCA works with planning and engineering consultants or contractors as needed. The CCTHITA works with planning and engineering consultants or contractors as needed.
Staff with education or expertise to assess the jurisdiction's vulnerability to hazards	The WCA works with planning and engineering consultants or contractors as needed. The CCTHITA works with planning and engineering consultants or contractors as needed.

Table 16. Human and Technical Resources for Hazard Mitigation

Staff/Personnel	Principal Activities Related to Hazard Mitigation
Personnel skilled in Geospatial Information System (GIS) and/or Hazards Us-Multi Hazard (Hazus-MH) software	The WCA works with planning and engineering consultants or contractors as needed. The CCTHITA has staff with this knowledge and works with planning and engineering consultants or contractors as needed.
Scientists familiar with the hazards of the jurisdiction	The WCA has staff with this knowledge or works with planning and engineering consultants or contractors as needed. The CCTHITA has staff with this knowledge or works with planning and engineering consultants or contractors as needed.
Emergency Manager	The WCA Executive Director fulfills this position as needed. The CCTHITA President fulfills this position as needed.
Finance (Grant writers)	Tribal Bookkeeper as applicable.
Public Information Officer	The Borough Manager and Tribal Executive Director as jurisdictionally applicable.

Table 17. Financial Resources for Hazard Mitigation

Type	Administrator	Purpose	Amount
General Fund	Borough Assembly and Tribal Council	Program operations and specific projects.	Variable.
General Obligation Bonds	Borough Assembly and Tribal Council	Used for the construction and/or acquisition of improvements to real property broadly available to residents and visitors. Such facilities include but are not limited to: libraries, hospitals, parks, public safety facilities, and cultural and educational facilities.	Variable.
Special Tax and Revenue Bonds	Borough Assembly and Tribal Council	Used finance capital projects that: 1) have an identified budgetary stream for repayment (e.g., specified fees, tax receipts); 2) generate project revenue but rely on a broader pledge of general fund revenues to reduce borrowing costs; or 3) finance the acquisition and installation of equipment for the local jurisdiction's general governmental purposes.	Variable.
Indian Community Development Block Grants	HUD	Provides operational funds for tribal management activities	Project-specific.
Indian Environmental General Assistance Program	U.S. Environmental Protection Agency (EPA)	Provides funding for tribal environmental improvement activities	Project-specific.
Indian Housing Block Grant	HUD	Assists IRA Tribes with obtaining adequate housing	Variable.
Employment and Training Administration, Disaster Unemployment Assistance	Department of Labor	Provides disaster related unemployment by supporting employment and training activities	Variable.
Hazard Mitigation Grant Program (HMPG)	FEMA	Supports pre- and post-disaster mitigation plans and projects. Available to Alaska communities after a presidentially declared disaster has occurred in Alaska, administered by Alaska DHS&EM.	Project-specific.
Homeland Security Preparedness Technical Assistance Program	FEMA/DHS	Supports preparedness technical assistance activities in support of the four homeland security mission areas (i.e., prevention, protection, response, recovery) and homeland security program management.	Project-specific.
Assistance to Firefighters Grant Program	FEMA/U.S. Fire Administration	Provides equipment, protective gear, emergency vehicles, training, and other resources needed to protect the public and emergency personnel from fire and related hazards. Available to fire departments and nonaffiliated emergency medical services providers.	Project-specific.

Table 17. Financial Resources for Hazard Mitigation

Type	Administrator	Purpose	Amount
Land and Water Conservation Funds	U.S. Department of the Interior	Supports the protection of federal public lands and waters and voluntary conservation on private land.	Project-specific.
Community Action for a Renewed Environment	U.S. EPA	Offers financial and technical assistance offers an innovative way for a community to organize and take action to reduce toxic pollution (e.g., stormwater) in its local environment. Through this program, a community creates a partnership that implements solutions to reduce releases of toxic pollutants and minimize people's exposure to them.	Project-specific.
Clean Water State Revolving Fund	U.S. EPA	Provides low-cost financing to eligible entities on state and tribal lands for water quality projects, including all types of non-point source, watershed protection or restoration, estuary management projects, and more traditional municipal wastewater treatment projects.	Variable.
Flood Control and Coastal Emergencies	USACE	Authorizes the USACE under PL 84-99, Flood Control and Coastal Emergencies for emergency management activities. Under PL 84-99, the Chief of Engineers, acting for the Secretary of the Army, to undertake activities including disaster preparedness, advance measures, emergency operations (flood response and post flood response), rehabilitation of flood control works threatened or destroyed by flood, protection or repair of federally authorized shore protective works threatened or damaged by coastal storm, and provisions of emergency water due to drought or contaminated sources.	Project-specific.
The Cooperative Watershed Management Program	U.S. Department of the Interior Bureau of Reclamation	Supports WaterSMART strategy by providing funding to watershed groups to encourage diverse stakeholders to form local solutions to address their water management needs. Funding is provided on a competitive basis for watershed group development and watershed restoration planning and implementation of watershed management projects.	Project-specific.
Weatherization Assistance Program	U.S. Department of Energy (DOE)	Reduces energy costs for low-income households by increasing the energy efficiency of their homes. It is the nation's single largest residential whole-house energy efficiency program. The program works through local weatherization agency. Once DOE awards the grants, states contract with more than 700 local agencies nationwide to deliver services. All work is energy-related, and does not include new roofing, siding, or similar structural improvements. The average expenditure is \$6,500 per home.	\$6,500 per project

Table 17. Financial Resources for Hazard Mitigation

Type	Administrator	Purpose	Amount
Renewable Energy Fund (REF)	Alaska Energy Authority	Provides funding for the development of qualifying and competitively selected renewable energy projects in Alaska. The program is designed to produce cost-effective renewable energy for both heat and power For Fiscal Year (FY) 2019, \$11 million has been allocated by the governor to fund the REF. This program runs through 2023.	Project-specific.
Wood Innovation Program	U.S. Department of Agriculture	Created to substantially expand and accelerate wood energy and wood products markets throughout the United States to support forest management needs. A minimum of a 50% of the total eligible costs must come from a non-federal source. In FY 2018, \$8 million in federal funding was awarded to fund 34 projects.	Project-specific.

Table 18. Legal and Regulatory Resources for Hazard Mitigation

Name	Description	Hazards Addressed
Comprehensive Plan	Road map for community change	Physical environment and community history include: severe weather, erosion/coastal storm surge, wildfire
Land Use Plan	Guides local permitting process	All
Emergency Response Plan	Guides emergency response	All
Building Code	Defines safe building practices ensuring long-term community goals are not threatened	All
Zoning Ordinances	The CBW can exercises <u>sa</u> this authority	
Subdivision and special purpose ordinances	The CBW can exercises <u>s</u> this authority	

5.2 NFIP PARTICIPATION

The City and Borough of Wrangell no longer participates in the National Flood Insurance Program. The City and Borough of Wrangell does not have a repetitive flood property inventory that meets NFIP criteria as the loss thresholds are substantially below FEMA values.

5.3 MITIGATION GOALS

Mitigation goals are defined as general guidelines that explain what a community wants to achieve in terms of hazard and loss prevention. Goal statements are typically long-range, policy-oriented statements representing community-wide vision. For the 2020 MJHMP, the overarching goal is for Wrangell to be a disaster resilient community. A disaster resilient community is able to prepare for, respond to, and recover from adverse hazards and disasters. According to laresilience.org, “in the resilience framework, less emphasis is placed on traditional, individually focused preparedness efforts... building community resilience is really about making communities stronger.”

5.4 POTENTIAL MITIGATION ACTIONS AND PROJECTS

Mitigation actions and projects help achieve the goals of the Mitigation Plan. Potential mitigation actions to be considered are listed below in Table 19. This list addresses every hazard profiled in this plan and is based on the plan’s risk assessment as well as lessons learned from recent disasters. It was developed using: FEMA success stories and best management practices; FEMA job aids; local and regional plans and reports; and input from subject matter experts and guided by the Wrangell planning team.

The committee determined that high priority activities are essential to remedy or prevent a major health/safety hazard. They meet FEMA HMA grant criteria, including project eligibility, benefit-cost, and performance period. Medium activities are important in building a culture and practice of disaster resilience that will prevent new risks. They do not necessarily require and/or meet FEMA HMA grant criteria (but may qualify for other state and federal funds). Low priority projects still require further investigation toward developing a more comprehensive project idea. There are notes about project status from the legacy plan.

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Table 19. Potential Mitigation Actions and Projects

Hazard	Description	Pros	Cons	Priority	Legacy HMP Status
Multiple	Develop a public outreach and education programs regarding potential hazard impacts and personal planning preparations (annual health fair, educational fliers, school visits, high school senior project, hazard awareness week).	Life/Safety issue Risk reduction Benefit to entire community Inexpensive	Staff time	High	Not completed: Staff acquiring funding and resources.
Multiple	Develop a list of internal and external suppliers of equipment, supplies (batteries, shovels etc.), medical supplies (i.e. voluntary registry of equipment such as earthmoving, generators, etc.).	Life/Safety issue Risk reduction Benefit to entire community Inexpensive	Staff time	Medium	
Multiple	Develop or refine local emergency announcement procedures and back up plans.	Life/Safety issue Risk reduction Benefit to entire community Inexpensive	Staff time	Medium	
Multiple	Obtain and install a Siren Warning system to alert for various emergencies or disasters	Life/Safety issue/Risk reduction Benefit to entire community Federal and State assistance available	Staff time, >\$50,000	High	Not completed: Staff acquiring funding and resources.
Multiple	Develop and install a signage program for hazards posted at key facilities or locations.	Life/Safety issue Risk reduction Benefit to entire community	Staff time, >\$5,000	Medium	
Multiple	Develop alternative water sources: Investigate further feasibility of Sunrise Lake; Consider Desalination; Investigate SMB water supply and hooking into existing system; Explore water opportunities from Institute Creek, the 6.5 mile mill creek for emergency use and hooking into existing system	Risk and damage reduction. Benefit to entire community.	Staff time. Research into feasibility necessary. Potentially expensive	Medium	As of 2022, partial funding for the By-pass line to upper reservoir has been obtained. Engineering design almost completed.

Multiple	Adoption of building codes, standards and policies that will protect the health safety and general welfare of the public, including for critical services and facilities	Risk and damage reduction. Benefit to entire community		Medium	
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Table 19. Potential Mitigation Actions and Projects

Hazard	Description	Pros	Cons	Priority	Legacy HMP Status
Earthquake Multiple	Complete Dam stabilization and replacement <small>This should be also in Flood and Erosion, ground Failure, Severe Weather hazards</small>	Life/Safety Issue Benefit to entire community Federal funding may be available	Expensive, at least \$500,000	Medium High	As of 2022, Lidar has been flown of the reservoir area, drilling of the dam for stabilization has been conducted, and a feasibility report prepared.
Earthquake	Integrate hazard construction methodologies into newly constructed infrastructure and public buildings.	Benefit to entire community Risk reduction	Staff time	High	
Earthquake	Identify buildings and facilities that must be able to remain operable during and following an earthquake event.	Life/Safety issue/Risk reduction Benefit to entire community Inexpensive State assistance available	Staff time	High	Not completed: Staff acquiring funding and resources.
Earthquake	Contract a structural engineering firm to assess the identified buildings and facilities to determine their structural integrity and devise a strategy to improve their earthquake resistance.	Benefit to entire community Risk reduction	Feasibility and need analysis needed. 1 – 5 years	Medium	Not completed: Staff acquiring funding and resources. <u>PSB has been completed.</u>
Flood and Erosion	Provide public awareness and response education for residents within the potential flood impact zone of the reservoir dams	Benefit to entire community Risk reduction	Staff time	Medium	
Flood and Erosion	Develop a storm Water management plan for sheet flood prone areas of town	Life/Safety issue/Risk reduction Benefit to entire community Federal and State assistance available	Staff time, >\$50,000	<u>Medium</u> Low	
Ground Failure	Continued public education.	Life/Safety issue/Risk reduction Benefit to entire community	Mapped landslide zones do not exist at this time.	High	Not completed: Staff acquiring funding and resources.

Table 19. Potential Mitigation Actions and Projects

Hazard	Description	Pros	Cons	Priority	Legacy HMP Status
		Federal and State assistance available			
Ground Failure	Conduct studies of unstable soils	Life/Safety issue/Risk reduction Benefit to entire community Federal and State assistance available	Mapped landslide zones do not exist at this time. 5+ years to implement	High	Not completed: Staff acquiring funding and resources. <u>Lidar was flown in 2021 for reservoirs and Mt. Dewey. Need analysis surrounding Mt. Dewey. Reservoirs, 2-4 Mile Zimovia Highway and in Wrangell West Subdivision past Pats Creek.</u>
Tsunami	Siren and lights at both ends of town for Tsunami and other hazardous warnings	Life/Safety Project	Staff time, >\$50,000	High	
Tsunami	Inundation Mapping	Life/Safety Issue Benefit to entire community Federal funding may be available	Expensive, at least \$100,000	Medium	Not completed: Staff acquiring funding and resources. <u>Inundation mapping for dam breach is available.</u>
Tsunami	Update Wrangell's Emergency Operations Plan, as needed	Life/Safety issue/Risk reduction Benefit to entire community Inexpensive State assistance available 1 – 5 years, or as needed.	Staff time	Medium	Not completed: Staff acquiring funding and resources.
Volcanic Ash	Provide adequate supplies of breathing apparatus for vulnerable populations, first responders, and critical facility crews.	Life/Safety issue/Risk reduction Inexpensive	Staff time, >\$50,000	Medium	
Volcanic Ash	Determine needs of equipment that may be needed during an event to assure its continued and safe operation	Life/Safety issue/Risk reduction Inexpensive	Staff time	Medium	

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Severe Weather	Research and consider instituting the National Weather Service program of “ <i>Storm Ready</i> ”.	Life/Safety issue Risk reduction Benefit to entire community	Staff time	High	Not completed: Staff acquiring funding and resources.
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Table 19. Potential Mitigation Actions and Projects

Hazard	Description	Pros	Cons	Priority	Legacy HMP Status
		Inexpensive State assistance available			
Severe Weather	Increase water storage capacity: Dredge existing reservoirs and perform stump removal; Install a bypass line to the upper reservoir	Life/Safety Issue Benefit to entire community Federal funding may be available	Expensive, at least \$100,000	Medium High	As of 2022, partial funding for the By-pass line to upper reservoir has been obtained. Engineering design almost completed
Severe Weather	Increase back up power generation: Purchase Generators to provide enough back up power to provide essential services and sustain community; Purchase portable generating units for needs for vulnerable populations (elders, medical); Purchase portable generating units for essential services (water plant, 5 mile fire substation); Explore alternative power sources such as wind and solar for emergency services; Work with Alaska Dept. of Transportation to purchase back up generator for the airport	Life/Safety Issue Benefit to entire community Federal funding may be available	Expensive, at least \$100,000	Medium	Mobile generators have been purchased for use with Sewer Pump Stations Node 4 and Node 6 and the Airport. A new larger generator is being engineered for the Nolan Center for the Community Shelter.
Severe Weather	Encourage weather resistant building construction materials and practices.	Risk and damage reduction. Benefit to entire community.	May require ordinance change. Potential for increased staff time. Research into feasibility necessary. Political and public support not determined. 1 – 5 year implementation	Medium	Not completed: Staff acquiring funding and resources.
Wildland Fire	Develop a local coordinated response and communication channel with the USFS.	Life/Safety issue/Risk reduction Inexpensive	Staff time	Low	

Table 19. Potential Mitigation Actions and Projects

Hazard	Description	Pros	Cons	Priority	Legacy HMP Status
Wildland Fire	Develop a local Smokey Bear awareness campaign with the USFS to educate against fires and mitigate fire threats	Life/Safety issue/Risk reduction Inexpensive Benefit to entire community	Staff time	Medium	
Wildland Fire	Develop, adopt, and enforce burn ordinances that control outdoor burning, require burn permits and restricts open campfires during identified weather periods (wind, dry etc.)	Life/Safety issue Risk reduction Benefit to entire community Inexpensive	Staff time	High	

5.5 MITIGATION ACTION PLANS

A mitigation action plan is a prioritized list of proposed mitigation projects and actions that a community hopes to implement to reduce its' risks and vulnerabilities. The 2020 mitigation action plan is shown in Table 20. Based on the prioritization criteria developed for Table 19, medium and high priority projects were selected for the mitigation action plan. These prioritized projects are to be pursued by CBW, WCA, and the CCTHITA over the next five years.

Table 20. Mitigation Action Plan

Description	Jurisdiction	Potential Funding	Timeframe	Priority
Develop a public outreach and education programs regarding potential hazard impacts and personal planning preparations (annual health fair, educational fliers, school visits, high school senior project, hazard awareness week).	Borough, Tribe DCRA DHS&EM	Borough DCRA DHS&EM	<1 year	High
Develop a list of internal and external suppliers of equipment, supplies (batteries, shovels etc.), medical supplies (i.e. voluntary registry of equipment such as earthmoving, generators, etc.).	Borough, Tribe	Borough and Tribal Budget	Ongoing	Medium
Develop or refine local emergency announcement procedures and back up plans.	Borough, Tribe DCRA DHS&EM	Borough and Tribal Budget	Ongoing	Medium
Obtain and install a Siren Warning system to alert for various emergencies or disasters	Borough DCRA DHS&EM	HMGP grant	2-3 years	High
Develop and install a signage program for hazards posted at key facilities or locations.	Borough	Borough and Tribal Budget	>1 year	Medium
Develop alternative water sources: Investigate further feasibility of Sunrise Lake; Consider Desalination; Investigate SMB water supply and hooking into existing system; Explore water opportunities from Institute Creek, the 6.5 mile mill creek for emergency use and hooking into existing system	Borough DCRA DHS&EM	HMGP grant	3-5 years	Medium
Complete Dam stabilization and replacement	Borough	Flood Control and Coastal Emergencies funding	3-5 years	Medium High
Integrate hazard construction methodologies into newly constructed infrastructure and public buildings.	Borough	Borough and Tribal Budget	>1 year	High
Identify buildings and facilities that must be able to remain operable during and following an earthquake or other high hazard event.	Borough DHS&EM FEMA	State Grants	>1 year	High

Table 20. Mitigation Action Plan

Description	Jurisdiction	Potential Funding	Timeframe	Priority
Contract a structural engineering firm to assess the identified buildings and facilities to determine their structural integrity and devise a strategy to improve their earthquake resistance.	Borough DHS&EM	State Grants PDM	1-2 years	Medium
Provide public awareness and response education for residents within the potential flood impact zone of the reservoir dams	Borough	Borough and Tribal Budget	>1 year	Medium
Continued public education for hazard mitigation, storm ready, fire prevention and other hazards.	Borough, Tribe	Borough and Tribal Budget	Ongoing	High
Conduct studies of unstable soils, key areas include Mt. Dewey, reservoirs, 3 mile Zimovia area, Wrangell Island West area, 6 mile bluffs.	Borough DHS&EM	State Grants PDM	>1 year	High
Siren and lights at both ends of town for Tsunami and other hazardous warnings	Borough DHS&EM	PDM or HMGP State DHS&EM/ NOAA (NTHMP), State DHS&EM / Homeland Security Grants	>1 year	High
Inundation Mapping (see attached for the Dam failure inundation map)	State DHS&EM NOAA/NTHMP	NOAA/NTHMP	>5 years	Medium
Update Wrangell's Emergency Operations Plan, as needed	Borough	DHS&EM/local funds	As needed	Medium
Provide adequate supplies of breathing apparatus for vulnerable populations, first responders, and critical facility crews.	Borough	Borough and Tribal Budget	>1 year	Medium
Determine needs of equipment, ie high vis equipment, that may be needed during an event to assure its continued and safe operation	Borough	Borough and Tribal Budget	>1 year As needed	Medium
Provide hazardous materials operation training for first responders and provide necessary equipment to carry out response	Borough		>1 year	Medium
Research and consider instituting the National Weather Service program of "Storm Ready".	Borough NWS	Borough and Tribal Budget	<1 year	High
Increase water storage capacity: Dredge existing reservoirs and perform stump removal; Install a bypass line to the upper reservoir	Borough DHS&EM	Flood Control and Coastal Emergencies funding	2-3 years Partial funding obtained for by-pass	Medium High

Increase back up power generation: Purchase Generators to provide enough back up power to provide essential services and sustain community; Purchase portable generating units for needs for vulnerable populations (elders, medical); Purchase portable generating units for essential services (completed for Sewer pump stations Node 4 and Node 6); Explore alternative power sources such as wind and solar for emergency services; Work with Alaska Dept. of Transportation to purchase back up generator for the airport	Borough DHS&EM	HMGP grant/Assistance to Firefighters Grant Program grants	2-3 years	Medium
Encourage weather resistant building construction materials and practices.	Borough	Borough and Tribal Budget	<1 year	Medium
Adoption of building codes, standards and policies that will protect the health safety and general welfare of the public, including for critical services and facilities	Borough		<1 year	Medium

Table 20. Mitigation Action Plan

Description	Jurisdiction	Potential Funding	Timeframe	Priority
Develop a local Smokey Bear awareness campaign with the USFS to educate against fires and mitigate fire threats	Borough USFS	Borough and Tribal Budget	<1 year	Medium
Develop, adopt, and enforce burn ordinances that control outdoor burning, require burn permits and restricts open campfires during identified weather periods (wind, dry etc.)	Borough	Borough and Tribal Budget	Ongoing	High
Identify potential impacts of climate change to infrastructure and essential services	Borough and Tribe		Ongoing	Medium
Map critical infrastructure	Borough		< 1 year	Medium
Complete a community wide readdressing project with a link to the 911 system for emergency responders	Borough		2-4 years	High
Encourage staff and responder online training opportunities through Lexipol				
Elevate Sewer Pump Stations where near shoreline				
Complete the connection between the Spur road and Pats Creek Road and provide road upgrades for an alternative safety route to town for services and medical needs.				
Include Hazard mitigation planning and action plan in all plan updates including the Comprehensive Plan, transportation plan, tourism plan, harbor plan.				

5.6 PLAN INTEGRATION

After MJHMP adoption, each planning team member will strive to that the MJHMP, in particular each

mitigation action project, is incorporated into existing planning mechanisms such as their Comprehensive Plan, Economic Development or Business Plan, and Bureau of Indian Affairs Indian Reservation Roads Plan, as well as seeking other integration opportunities where appropriate. The MJHMP planning team will achieve this by undertaking the following activities.

- Review city and tribal regulatory tools to determine where to integrate the mitigation philosophy and implementable initiatives within current and future planning mechanisms.
- Work with pertinent community entities to implement MJHMP philosophies and mitigation strategy initiatives (including the MAP) into relevant current and future planning mechanisms (i.e. Comprehensive Plan, Economic Development Plan, Capital Improvement Project List, Transportation Improvement Plan, etc.).

5.7 PROGRESS IN LOCAL MITIGATION EFFORTS

The City and Borough of Wrangell's Capital Improvement Projects list (Table 21) contains data for Fiscal Year ~~2017–2018~~2020-2024 data. The Tribes did not participate in the legacy HMP or in this current plan because they did not adopt a resolution in support of the plan within 12 months of completion.

Table 21. Proposed Wrangell Capital Budget Requests

Project Description	State Request Amt.	Total Project Amt.	State or Federal	Status
Shoemaker Bay Float—Construction	5,000,000	10,000,000	State	Priority #1 in Governor's capital budget for State Harbor funding for FY 2018—completed
Water Treatment Plant Improvements Replacement	13,000,000	13,000,000	State/ Federal	Undefined—Funding obtained and in design
Water Main Distribution System Replacement, Phase 1 - updated costs based on existing funding in place vs. shortfall	500,000	1,000,000	State/ Federal	DEC Loan paperwork underway; DEC MMG received.
Fire Engine/Pumper	275,000	275,000	--	Undefined
Pool Facility Improvements (Pool Roof, Mechanical, Remodel) Phase I	--	2,000,000	State/ Federal	Assessment completed

Table 21. Proposed Wrangell Capital Budget Requests

Project Description	State Request Amt.	Total Project Amt.	State or Federal	Status
Wrangell Medical Center Design and Construction	—	35,000,000	State	Undefined—Completed
Wrangell Boat Yard Improvements - Final Improvements	4,200,000	4,200,000	State/ Fed	Undefined
Public Safety Building Renovations	950,000	950,000	State/ Federal	Undefined
Ozone Generator Replacement - DELETE Pursuing purchase now	300,000	300,000	State/ Federal	DEC Loan paperwork underway
Water Main Distribution System Replacement, Phase 2 (Zimovia Highway)	1,583,560	2,262,229	State	Undefined
Back-up Diesel Generation	2,700, 000	2,700, 000	--	Undefined ??
Ash Street/Lemieux Watermain Replacement	1,000,000	1,000,000	--	AK Rural Water Utilities completed assessment; DEC loan application 1/17
Community Center Life & Safety Improvements (phase II) Fire System upgrades	250,000	2,715,000	State/ Federal	Phase I design is complete. Condition Assessment is complete.
SCBA's for personal Protective Equipment	60,000	83,700	—	Undefined—completed