

#### City and Borough of Wrangell Planning and Zoning Commission AGENDA

Friday, February 18, 2022 1:00 PM Location: Borough Assembly Chambers City Hall

#### PZ Special 2-18-22 1:00 PM

- A. CALL TO ORDER / ROLL CALL
- **B. CONFLICTS OF INTEREST**
- C. PERSONS TO BE HEARD
- **D. NEW BUSINESS** 
  - 1. Final Plat review of the Stewart Replat, a subdivision and replat of Lot 15, (Plat No. 73-1) within USS 3403, creating Lots 15A and 15B, zoned Rural Residential I, owned by Bruce Ward and requested by Susan Stewart
  - 2. Final Plat review of the Johnson-Harrison Replat, a replat of Lot 2B and Lot 2C of Trust Land Survey 2020-02 (Plat No. 2020-10); Lot B of Ned's Resubdivision (Plat 2004-5); Lot 2 of Gillen Subdivision (Plat No. 82-10) creating Lot 2B-1 and Lot 2C-1, zoned Rural Residential 1, requested by Harley Johnson and Victor Harrison
  - 3. WCA request to change access to Chief Shakes Island

#### E. ADJOURNMENT

## City and Borough of Wrangell, Alaska

#### Agenda Item G2

Date: February 4, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final Plat review of the Stewart Replat, a subdivision and replat of Lot 15, (Plat No. 73-1) within USS 3403, creating Lots 15A and 15B, zoned Rural Residential I, owned by Bruce Ward and requested by Susan Stewart

#### **Background:**

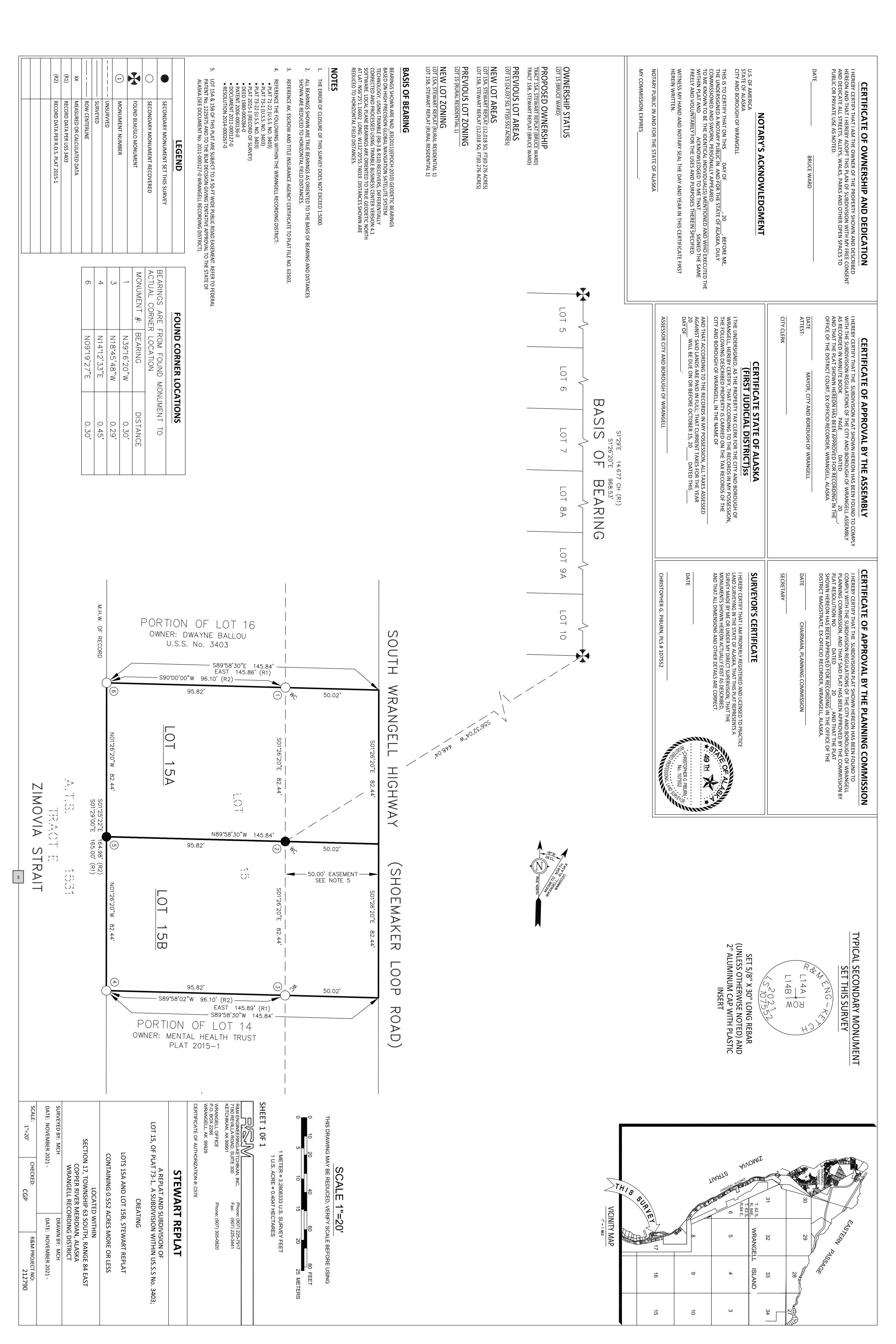
The applicant is seeking to subdivide a single lot into two lots.

#### **Recommended Motion:**

Move to approve the final plat of the Stewart Replat

#### **Findings:**

A portion of the Shoemaker Bay Loop Road is created by a public easement through private properties. A record of survey from 2015 (Plat No. 2015-1) shows that the Ward property, Lot 15 is in the section of Shoemaker Bay Loop Road that is created this way. The easement is part of the total square footage which allows the lot to be subdivided. Each new lot will be just over 12,000 sq ft. although the buildable useable area is much smaller due to the road taking. Both lots are zoned Rural Residential 1. The Planning and Zoning Commission approved the preliminary plat in December 2021.



## City and Borough of Wrangell, Alaska

#### Agenda Item G3

Date: February 4, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final Plat review of the Johnson-Harrison Replat, a replat of Lot 2B and Lot 2C of Trust Land Survey 2020-02 (Plat No. 2020-10); Lot B of Ned's Resubdivision (Plat 2004-5); Lot 2 of Gillen Subdivision (Plat No. 82-10) creating Lot 2B-1 and Lot 2C-1, zoned Rural Residential 1, requested by Harley Johnson and Victor Harrison

#### **Background**

This final plat combines the back lots with the front lots in order for the lots to meet code requirements providing access.

#### **Recommended Motion:**

Move to approve the final plat of the Johnson-Harrison Replat

#### **Findings:**

This plats meets the conditions of the approvals of the Johnson-Harrison Subdivision, Trust Land Survey 2020-02 (Plat No. 2020-10).

Harley Johnson/Johnson Construction and Victor and Kaelene Harrison purchased land behind their existing construction business and residential lots from the Alaska Mental Health Trust in 2020. A preliminary plat was approved by the Commission initially that combined the new lots with each of their individual parcels, however, it presented a problem for the Trust Land Office. The Trust Land Office requested the Borough approve a plat for the two back lots purchased from the Mental Health Trust without guaranteed access. They cannot sell land unless the parcel is surveyed distinctly separate because combining lots clouds their chain of custody for the land that is being sold. However, creating lots without guaranteed access is not permissible. The Borough agreed to work with the Trust Land Office if the condition of Sale included recombining the lots within a year and prior to the issuance of a deed.

Lot 2B-1 will have split zoning and is identified on the plat as such. The additional acreage obtained by both Harley Johnson/Johnson Construction is zoned Rural Residential 1. Johnson Construction's existing lot is zoned Rural Residential 2, so the combined lot will be a split zoning lot unless a zone changed is requested. Harrison's combined lot is all zoned Rural Residential 1. Any future subdivisions will be limited by the existing access. Any proposed future uses, such as rock excavation, will need to come back to the Planning and Zoning for review and conditional use approval.

3. REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 57991.

4. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:

(R1) PLAT 64-112 (U.S.S. No. 2321)

(R2) BOOK 26, PAGE 791 (QUITCLAIM DEED)

(R3) US PATENT 2006-000136-0 (R4) PLAT 73-4

(R5) PLAT 76-1 (R6) PLAT 76-2

(R7) PLAT 81-5

(R8) PLAT 82-10 (GILLEN SUBDIVISION (R9) PLAT 89-6 (LDS RESUBDIVISION)

(R10) PLAT 98-2 (ZIMOVIA HIGHWAY ROW MAP)

(R11) PLAT 2004-5 (NED'S SUBDIVISION)

(R12) PLAT 2011-6 (F&D SUBDIVISION)

(R13) PLAT 2020-3 (T.L.S. 2018-09) (R14) PLAT 2020-10 (T.L.S. 2020-02)

(R15) DEED 2021-000087-0

(R16) DEED

## COORDINATES

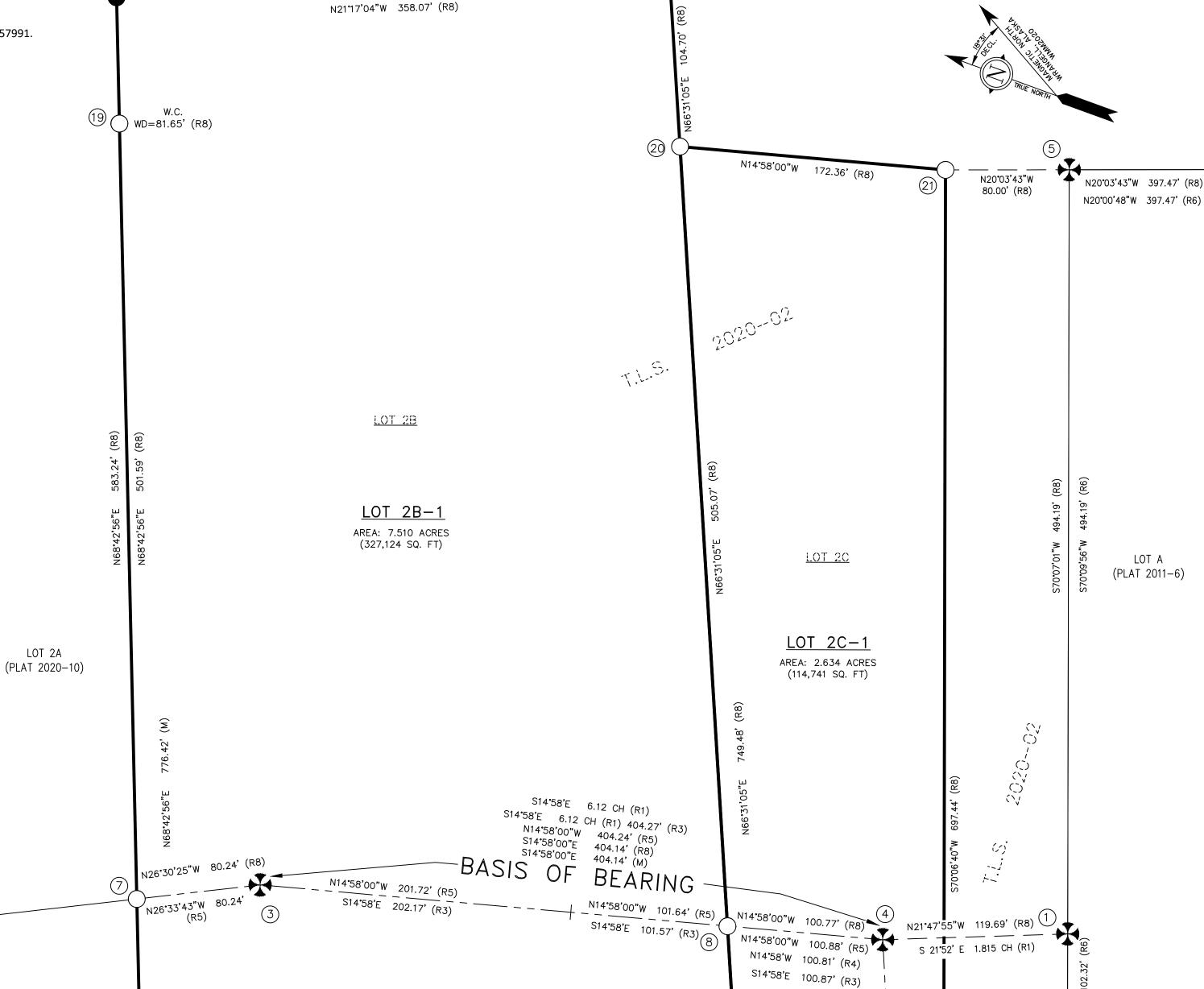
THE SHOWN NAD 83 COORDINATES ARE BASED ON AN OPUS SOLUTION (2011)(EPOCH:2010.0000) FOR CORNER #4 OF TRACT "K" AS SHOWN ON THE RECORD PLAT FOR USS 2321. THE COORDINATES WERE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING THE CORS REFERENCE STATIONS: AKSI (DQ7572), AIS5 (DK6482), AND JNU1 (DF4367).

LOT 2A

PAVED CENTERLINE OF HIGHWAY

	LINE TABLE	
LINE	DIRECTION	LENGTH (FT)
L1	N 57°17'50" E (N57°17'11"E R5)	13.41 <i>(13.41 R5)</i>
L2	N 27°15'35" W (N27°16'13"E R5)	44.47 (44.47 R5)
L3	N 25°38'34" W (N25°39'13"W R5)	55.40 <i>(55.40 R5)</i>
L4	N 21°31'07" W (N21°31'46"W R5)	22.92 <i>(22.92 R5)</i>
L5	N 21°31'07" W (N21°31'46"W R5)	58.13 <i>(58.13 R5)</i>
L6	N 16°18'55" W (S16°19'34"E R5)	15.51 <i>(15.51 R5)</i>
L7	N 16°10'59" W (N16°39'00"W R3)	66.52 <i>(66.42 R3)</i>
L8	N 14°34'21" W (N14°18'W R3)	34.01 <i>(34.53 R3)</i>
L9	N 20°27'54" W (N14°18'W R3)	52.87 <i>(53.30 R4)</i>
L10	N 66°54'09" E (N66°54'E R4)	6.00 <i>(6.00 R4)</i>
L11	N 66°54'09" E (N67°02'35"E R7)	9.91 <i>(9.91 R7)</i>
L12	N 19°59'24" W (N67°02'35"E R7)	38.40
L13	S 70°06'14" W (S70°04'06"W R7)	10.86 (10.00 R7)

		LEGEND			
*		FOUND BLM/GLO MONUMENT - 3 $\frac{1}{4}$ " DIA. BRASS CAP ON 2" IRON PIPE UNLESS OTHERWISE NOTED			
	•	SECONDARY MONUMENT SET THIS SURVEY			
	0	SECONDARY MONUMENT RECOVERED			
	#)	MONUMENT NUMBER			
		UNSURVYED			
		SURVEYED PARENT PARCEL BOUNDARY			
		LOT LINES CREATED THIS PLAT			
	(R1)	RECORD PER PLAT NO. 64-112 (USS 2321)			
	(R2)	RECORD PER PLAT NO. 76-1			
	(R3)	RECORD PER PLAT NO. 81-5			
	(R4)	RECORD PER PLAT NO. 82-10 (GILLEN SUBD.)			
	(R5)	RECORD PER PLAT NO. 2004-5 (NEDS SUBD.)			
	(R6)	RECORD PER PLAT NO. 2011-6 (F&D SUBD.)			
	(R7)	RECORD PER PLAT NO. 98-2 (ZIMOVIA HIGHWAY ROW)			
	(R8)	RECORD PER PLAT NO. 2020-10 (T.L.S. 2020-02)			



# LOT 2A (PLAT 2020-10) N19°52'00"W 214.25' (R6) LOT 9 N14\*21'19"W 101.35' (C) N14\*21'58"W 101.21' (R5) N21°17'04"W 116.48' (M) S21°17'43"E 116.48' (R5) (PLAT 2011-6) (PLAT 81-5) LOT A (PLAT 82-10) (PLAT 2004-5) N14°08'31"W 101.38' (M) 60.00' (R8) N14°18'W 101.76' (R3) N19'59'24"W 98.40 (R8) N19'51'47"W 205.51' (R6) N19'44'02"E 99.54' (R7) N 15'44' W 1.50 CH (R1)

ZIMOVIA HIGHWAY

N14'01'51"W 98.34' (M)
N14'18'W 97.46' (R4)
N13'46'18"W 97.65' (R3)

R.O.W.

## OWNERSHIP STATUS

1. LOT 2B, T.L.S. 2020-10 (JOHNSON)

2. LOT 2C, T.L.S. 2020-10 (HARRISON) 3. LOT B, NED'S SUBD. (JOHNSON)

4. LOT 2, GILLEN SUBD. (HARRISON)

## PROPOSED OWNERSHIP

1. LOT 2B-1, JOHNSON - HARRISION REPLAT (JOHNSON)

2. LOT 2C-1, JOHNSON - HARRISION REPLAT. (HARRISON)

## PREVIOUS LOT AREAS

LOT 2B, T.L.S. 2020-10 (217,800 SQ. FT) (5.000 ACRES)

LOT 2C, T.L.S. 2020-10 (90,911 SQ. FT) (2.090 ACRES)

LOT B, NED'S SUBD. (109,271 SQ. FT) (2.509 ACRES)

LOT 2, GILLEN SUBD. (23,831 SQ. FT) (0.547 ACRES)

## NEW LOT AREAS

(PLAT 2011-6)

1. LOT 2B-1, JOHNSON - HARRISION REPLAT (327,124 SQ. FT)(7.510 ACRES)

2. LOT 2C-1, JOHNSON - HARRISION REPLAT (114,741 SQ. FT)(2.634 ACRES)

## PREVIOUS LOT ZONING

LOT 2B, T.L.S. 2020-10 (RURAL RESIDENTIAL 1)

LOT 2C, T.L.S. 2020-10 (RURAL RESIDENTIAL 1)

LOT B, NED'S SUBD. (RURAL RESIDENTIAL 2)

4. LOT 2, GILLEN SUBD. (RURAL RESIDENTIAL 1)

## NEW LOT ZONING

PORTION OF LOT 2B-1 / PREVIOUS LOT B, JOHNSON - HARRISION REPLAT (RURAL RESIDENTIAL 2)

PORTION OF LOT 2B-1 / PREVIOUS LOT 2B, JOHNSON - HARRISION REPLAT (RURAL RESIDENTIAL 1)

LOT 2C-1, JOHNSON - HARRISION REPLAT (RURAL RESIDENTIAL 1)

**49 ⊞** 

CHRISTOPHER G. PIBURN
No. 107552

#### **BASIS OF COORDINATES:** SEE COORDINATE STATEMENT ON THIS SHEET CORNER #4 OF TRACT "K" WITHIN USS 2321

**NAD 83** LAT. N 56°26'16.17655" LONG. W 132°22'25.14619" AK SPC 83 (ZONE 1) N 1683905.23 FT E 2947583.50 FT NAD 27 LAT. N 56°26'17.40286" LONG. W 132°22'19.07818" CONVERTED FROM NAD83 TO NAD27 USING

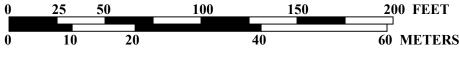
NCAT

TRK 9 TRL ROW

RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION

\_\_\_\_\_\_ BASIS OF COORDINATES





Phone: (907) 305-0820

**SCALE 1''=50'** 

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING

Item 2.

WRANGELL ISLAND

VICINITY MAP

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

# SHEET 1 OF 2

R&M ENGINEERING-KETCHIKAN, INC. Phone: (907) 225-7917 Fax: (907) 225-3441 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901

WRANGELL OFFICE P.O. BOX 701 WRANGELL, AK 99929

1"=50'

CERTIFICATE OF AUTHORIZATION #: C576

### **JOHNSON - HARRISON REPLAT**

A REPLAT OF

LOTS 2B & 2C OF TRUST LAND SURVEY No. 2020-02 (PLAT 2020-10); LOT B OF NED'S RESUBDIVISION (PLAT 2004-5); AND LOT 2 OF GILLEN SUBDIVISION (PLAT 82-10); CREATING

LOTS 2B-1 & 2C-1, OF JOHNSON - HARRISON REPLAT

LOCATED WITHIN

PARTIALLY SURVEYED SECTION 6, TOWNSHIP 63 SOUTH, RANGE 84 EAST COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT

<i>!</i> .					
	SURVEYED BY: MCH			DRAWN BY: MCH	
	DATE: NOVEMBER 20	021 -DECEMBER 2021	DATE:	NOVEMBER 2021 - JANUARY 2022	
	SCALE:	CHECKED:		R&M PROJECT NO:	

212788

HEREON AND TH	IAT WE HEREB ALL STREETS, A	ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED Y ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSEN' LLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO ITED.
DATE		JOHNSON CONSTRUCTION & SUPPLY INC.
	NOTAR	Y'S ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS DAY OF 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 DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

**VICTOR S. HARRISON** 

## **NOTARY'S ACKNOWLEDGMENT**

KAELENE M. HARRISION

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

MY COMMISSION EXPIRES

THIS IS TO CERTIFY THAT ON THIS DAY OF 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

#### LIEN HOLDER CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE LIEN HOLDERS OF LOT 2 OF GILLEN SUBDIVISION, ACCORDING TO PLAT 82-10 WITHIN THE WRANGELL RECORDING DISTRICT, 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

WELLS FARGO BANK, N.A.

#### NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA STATE OF ALASKA

CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS DAY OF 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 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 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE

MAYOR, CITY AND BOROUGH OF WRANGELL ATTEST:

**CERTIFICATE STATE OF ALASKA** 

(FIRST JUDICIAL DISTRICT)ss

I THE UNDERSIGNED, AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF

THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED

WILL BE DUE ON OR BEFORE OCTOBER 15, 20 DATED THIS

AGAINST SAID LANDS ARE PAID IN FULL: THAT CURRENT TAXES FOR THE YEAR

WRANGELL, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION,

OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

CITY AND BOROUGH OF WRANGELL, IN THE NAME OF

ASSESSOR CITY AND BOROUGH OF WRANGELL

CITY CLERK

## SURVEYOR'S CERTIFICATE

PLAT RESOLUTION NO DATED

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,

**CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION** 

PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO

SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE

CHAIRMAN, PLANNING COMMISSION

DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL

DATE

SECRETARY

CHRISTOPHER G. PIBURN, PLS # 107552

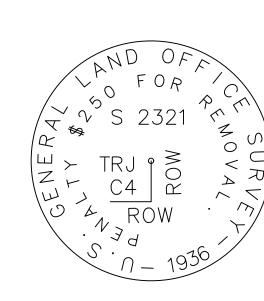
# AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT. ★: 49 <sup>™</sup> · CHRISTOPHER G. PIBURN · No. 107552

20 , AND THAT THE PLAT

## **BLM MONUMENTS RECOVERED**

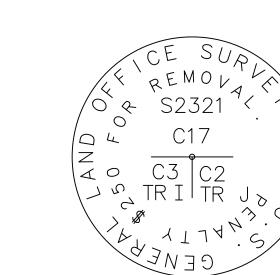
MON. 1

RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION



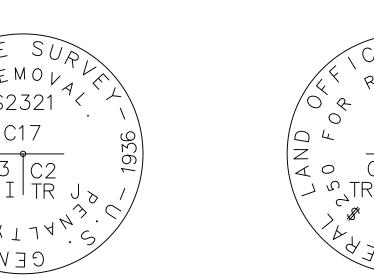
MON. 2

RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE

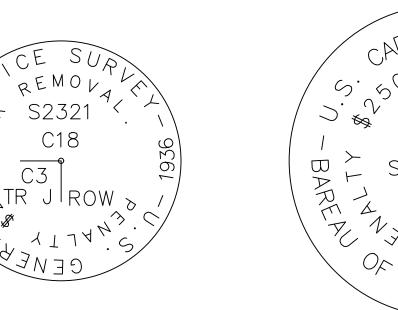


MON. 3

RECOVERED 2.5" DIA. BRASS CAP MONUMENT. IN GOOD CONDITION



ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION

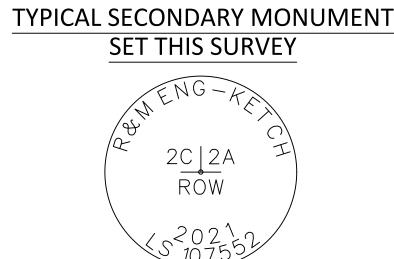


RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION

MON. 4

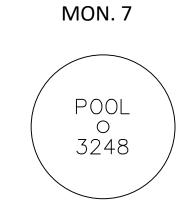


RECOVERED 3.25" DIA. BRASS CAP ON 2" PIPE MONUMENT. IN GOOD CONDITION



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

### SECONDARY MONUMENTS RECOVERED

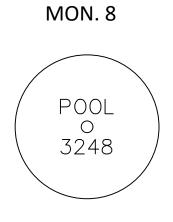


RECOVERED 5/8" REBAR WITH 1.5" PLASTIC CAP. IN GOOD CONDITION

MON. 15

RECOVERED 5/8" REBAR.

IN GOOD CONDITION



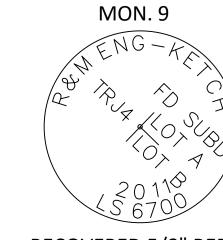
RECOVERED 5/8" REBAR WITH 1.5" PLASTIC CAP. IN GOOD CONDITION

MON. 16

RECOVERED 5/8" REBAR

WITH 1.5" ALUMINUM CAP.

IN GOOD CONDITION

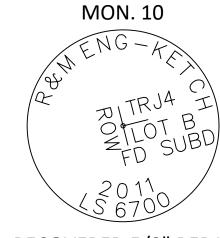


RECOVERED 5/8" REBAR WITH 2" ALUMINUM CAP. IN GOOD CONDITION

MON. 17

RECOVERED 5/8" REBAR.

IN GOOD CONDITION



RECOVERED 5/8" REBAR WITH 2" ALUMINUM CAP. IN GOOD CONDITION

MON. 18

POOL

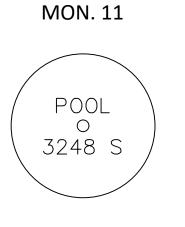
0

3248

**RECOVERED 5/8" REBAR** 

WITH 1.5" PLASTIC CAP.

IN GOOD CONDITION



RECOVERED 5/8" REBAR WITH 1.5" PLASTIC CAP. IN GOOD CONDITION

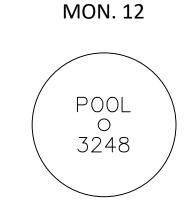
MON. 19

2B

RECOVERED 5/8" REBAR

WITH 2" ALUMINUM CAP.

IN GOOD CONDITION



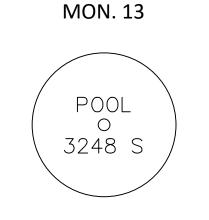
RECOVERED 5/8" REBAR WITH 1.5" PLASTIC CAP. IN GOOD CONDITION

MON. 20

RECOVERED 5/8" REBAR

WITH 2" ALUMINUM CAP.

IN GOOD CONDITION



RECOVERED 5/8" REBAR WITH 1.5" PLASTIC CAP. IN GOOD CONDITION

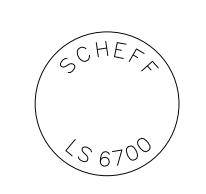
MON. 21

L 2C) 2A

RECOVERED 5/8" REBAR

WITH 2" ALUMINUM CAP.

IN GOOD CONDITION



MON. 14

RECOVERED 5/8" REBAR WITH 1.5" ALUMINUM CAP. IN GOOD CONDITION



**RECOVERED 5/8" REBAR** WITH 2" ALUMINUM CAP. IN GOOD CONDITION



RECOVERED 5/8" REBAR WITH 2" ALUMINUM CAP. IN GOOD CONDITION

## SHEET 2 OF 2

SCALE:

1"=50'

**R&M ENGINEERING-KETCHIKAN, INC.** Phone: (907) 225-7917 7180 REVILLA ROAD, SUITE 300 Fax: (907) 225-3441 KETCHIKAN, AK 99901 Phone: (907) 305-0820 WRANGELL OFFICE P.O. BOX 701 WRANGELL, AK 99929

**CERTIFICATE OF AUTHORIZATION #: C576** 

## **JOHNSON - HARRISON REPLAT**

A REPLAT OF LOTS 2B & 2C OF TRUST LAND SURVEY No. 2020-02 (PLAT 2020-10); LOT B OF NED'S RESUBDIVISION (PLAT 2004-5); AND LOT 2 OF GILLEN SUBDIVISION (PLAT 82-10);

CREATING LOTS 2B-1 & 2C-1, OF JOHNSON - HARRISON REPLAT

## LOCATED WITHIN

PARTIALLY SURVEYED SECTION 6, TOWNSHIP 63 SOUTH, RANGE 84 EAST COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT

R&M PROJECT NO:

212788

SURVEYED BY: MCH DRAWN BY: MCH DATE: NOVEMBER 2021 - DECEMBER 2021 | DATE: NOVEMBER 2021 - JANUARY 2022

CGP

CHECKED:

6

## City and Borough of Wrangell, Alaska

#### Agenda Item G4

Date: February 4, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Review of the Wrangell Cooperative Association request to change access to Shakes

Island

#### **Background:**

The Wrangell Cooperative Association has submitted the attached request to move the bridge access to Chief Shakes Island. They envision the new access to not only clean up the former harbor parking lot, but create an in/out access for busses and a place to potentially sell native goods. There are preliminary discussions between the WCA and Borough administration regarding the land agreement.

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

The Port Commission reviewed the proposal in December and recommended approval to the Assembly.

<u>Recommendation</u>: Move to recommend to the Assembly to approve the concept plan presented by WCA for the modified access location for Chief Shakes Island.

#### Item 3.

#### WRANGELL COOPERATIVE ASSOCIATION

P.O. Box 2021 • Wrangell, Alaska 99929 Telephone: (907) 874-4304 Email: wcatribe@gmail.com

February 25, 2021

Lisa Von Bargen
City and Borough of Wrangell
PO Box 531
Wrangell, AK 99929

Dear Lisa,

The purpose of this letter is to share our ideas and hopefully come to an agreement on a new walkway bridge and rest area at Shakes Island. Wrangell Cooperative Association's mission is to support the cultural, ceremonial and subsistence lifestyle for all Alaskans, and to promote the safe use and availability of a healthy environment for present and future generations.

Shakes Island Walkway Bridge provides access to cultural, educational, and ceremonial activities at Chief Shakes Tribal House. The City and Borough of Wrangell has generously transferred ownership of their half of the bridge to the tribe. As sole owner of the bridge, it is the tribe's responsibility to maintain it and ensure safe access for the traveling public. Over the years, the bridge has deteriorated and is starting to become a safety hazard. In 2013, WCA's Transportation Department resurfaced the entire bridge and replaced dilapidated pilings. We were given a 10-year lifespan on the resurfaced bridge and the 10-year mark is quickly approaching.

We would like to work with the City and Borough of Wrangell to acquire the area in the southwest corner of Shakes Island Parking Lot, in order to develop, and relocate Shakes Island Walkway Bridge.

Please feel free to contact Esther Ashton at 874-4304 with any questions. Thank you.

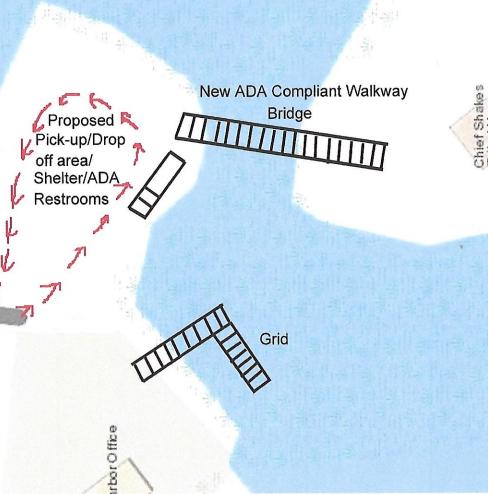
Sincerely,

Richard Oliver, WCA President

Attachment:

Conceptual Drawing

Proposed ADA Walkway Bridge and Rest Area



TR SHAMES