



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

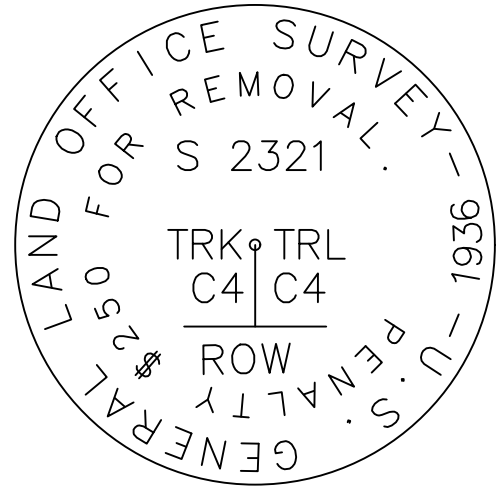
Harley Johnson/Johnson Construction and Victor and Kaelene Harrison purchased land behind their existing construction business and residential lots from the Alaska Mental Health Trust in 2020. A preliminary plat was approved by the Commission initially that combined the new lots with each of their individual 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 change 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.

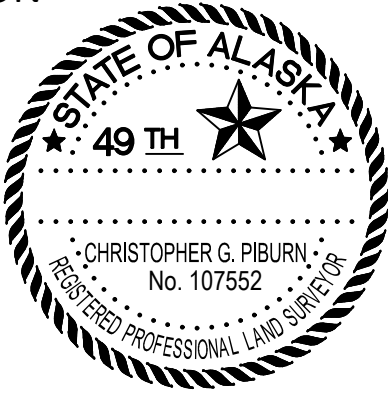
1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 57991.
4. REFERENCE 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

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).

<div>LEGEND</div>	
	FOUND BLM/GLO MONUMENT - 3 3/4" DIA. BRASS CAP ON 2" IRON PIPE UNLESS OTHERWISE NOTED
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	MONUMENT NUMBER
	UNSURVEYED
	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)



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



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)

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

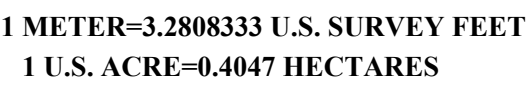
1. LOT 2B, T.L.S. 2020-10 (217,800 SQ. FT) (5.000 ACRES)
2. LOT 2C, T.L.S. 2020-10 (90,911 SQ. FT) (2.090 ACRES)
3. LOT B, NED'S SUBD. (109,271 SQ. FT) (2.509 ACRES)
4. LOT 2, GILLEN SUBD. (23,831 SQ. FT) (0.547 ACRES)

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)


1. LOT 2B, T.L.S. 2020-10 (RURAL RESIDENTIAL 1)
2. LOT 2C, T.L.S. 2020-10 (RURAL RESIDENTIAL 1)
3. LOT B, NED'S SUBD. (RURAL RESIDENTIAL 2)
4. LOT 2, GILLEN SUBD. (RURAL RESIDENTIAL 1)

1. PORTION OF LOT 2B-1 / PREVIOUS LOT B, JOHNSON - HARRISON REPLAT (RURAL RESIDENTIAL 2)
2. PORTION OF LOT 2B-1 / PREVIOUS LOT 2B, JOHNSON - HARRISON REPLAT (RURAL RESIDENTIAL 1)
3. LOT 2C-1, JOHNSON - HARRISON REPLAT (RURAL RESIDENTIAL 1)

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



SHEET 1 OF 2

		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 701 WRANGELL, AK 99929		Phone: (907) 305-0820			
CERTIFICATE OF AUTHORIZATION #: C576					
<div style="text-align: center;"> <h1>JOHNSON - HARRISON REPLAT</h1> <p>A REPLAT OF</p> <p><i>LOTS 2B & 2C OF TRUST LAND SURVEY No. 2020-02 (PLAT 2020-10);</i></p> <p><i>LOT B OF NED'S RESUBDIVISION (PLAT 2004-5); AND</i></p> <p><i>LOT 2 OF GILLEN SUBDIVISION (PLAT 82-10);</i></p> <p>CREATING</p> <p><i>LOTS 2B-1 & 2C-1, OF JOHNSON - HARRISON REPLAT</i></p> </div>					
<div style="text-align: center;"> <p>LOCATED WITHIN</p> <p>PARTIALLY SURVEYED SECTION 6, TOWNSHIP 63 SOUTH, RANGE 84 EAST</p> <p>COPPER RIVER MERIDIAN, ALASKA</p> <p>WRANGELL RECORDING DISTRICT</p> </div>					
SURVEYED BY: MCH			DRAWN BY: MCH		
DATE: NOVEMBER 2021 - DECEMBER 2021			DATE: NOVEMBER 2021 - JANUARY 2022		
SCALE: <div style="text-align: center;">1"=50'</div>		CHECKED: <div style="text-align: center;">CGP</div>		R&M PROJECT NO: <div style="text-align: center;">212788</div>	

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.

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

WRANGELL COOPERATIVE ASSOCIATION

Item 3.

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

