



City and Borough of Wrangell  
Planning and Zoning Commission  
AGENDA

Thursday, September 09, 2021  
6:00 PM

Location: Borough Assembly Chambers  
City Hall

PZ meeting 9-9-21  
6:00 PM

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

**B. AMENDMENTS TO THE AGENDA**

**C. CONFLICTS OF INTEREST**

**D. APPROVAL OF MINUTES**

1. Minutes of August 12, 2021

**E. PERSONS TO BE HEARD**

**F. CORRESPONDENCE**

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

**G. NEW BUSINESS**

1. Final Plat approval of the THRHA/Etolin Replat, a replat and subdivision of Lot B of Etolin Avenue Replat (2019-2) creating Lots B-1 and B-2, zoned Single Family Residential owned and requested by Tlingit Haida Regional Housing Authority
2. Review of a tideland lease request within Parcel # 03-007-4998 (by the 4 mile airplane pullout) for storing and raising mature oysters in containment bags, requested by Canoe Lagoon Oysters, LLC.
3. (PH) Variance permit application request for a reduction in front and side yard setbacks and height restriction on Lot A, P.C. Resubdivision, zoned Single Family Residential, requested by Davey Brown and Lilia Pegeder.
4. (PH) Preliminary Plat review of the Deboer Replat, a replat and subdivision of Tract 1, of a resubdivision of Lot 18, of USS 2900 (Plat 66-240), creating Tract 1-A and Tract 1-B, zoned Rural Residential 1, requested and owned by Danny Deboer.
5. (PH) Preliminary Plat review of the Byford Replat, a subdivision and replat of a portion of Tract Y, USS 2321 (Plat 64-112) creating Lots Y-1, Y-2 and Y-3, Byford Replat zoned Rural Residential 1, owned by the City and Borough of Wrangell.
6. Final Plat review of WWC Subdivision, a replat of Lots 1, and Lots 19-26, Block 12, USS 1119; and Lots 1-7, Tidelands Addition to USS 1119, and an unsubdivided portion of Lot 15, Block 12A, Wrangell Townsite, creating Lots A and B of WWC Subdivision, zoned Waterfront Development, requested by Tidewater Investments, LLC and Brett Woodbury

**H. OLD BUSINESS**

**I. PUBLIC COMMENT**

**J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS**

**K. ADJOURNMENT**





City and Borough of Wrangell  
Planning and Zoning Commission

Thursday, August 12, 2021  
6:00 PM

Location: Borough Assembly Chambers  
City Hall

PZ meeting 8-12-21  
Minutes

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

**B. AMENDMENTS TO THE AGENDA yes**

**C. CONFLICTS OF INTEREST**

**D. APPROVAL OF MINUTES**

**DM moves to approve all minutes of April 14, June 10, July 8, 2021 .**

**JP 2<sup>nd</sup>**

**Approved unanimous**

**E. PERSONS TO BE HEARD**

**F. CORRESPONDENCE**

1. Letter from Rushmore to Nelson re need for a Conditional Use application dated July 15, 2021
2. Name for the Institute Subdivision requested by Wrangell Cooperative Association

**G. NEW BUSINESS**

1. Final Plat review of the M.S.C Subdivision and ROW Vacation, a subdivision and replat of Lot 4BB-1 of W.S.I Subdivision II (Plat No. 2003-9); Lot 3 of Sortyard Subdivision (Plat 2001-3); and the vacation of a portion of Silvernail Work Road, creating Lots A and B of M.S.C Subdivision, zoned Waterfront Development, requested by the City and Borough of Wrangell

**JP Moves to approve the Final plat of the M.S.C Subdivision and ROW Vacation**

**DM 2<sup>nd</sup>**

**Approved unanimous**

2. Final Plat review of a replat of a portion of Lot 14A, within Block 83 Wrangell Townsite (Plat No. 73-8); Lots 10A and 13A, within Block 83, Wrangell Townsite (Plat No. 75-7); and Lot 2 within Block 83A Tideland Addition (Plat 75-7), creating Lots A and B, Emde Replat, zoned Waterfront Development, requested by Janice Emde

**JP Move to approve the Final plat of Emde Replat.**

**AA 2<sup>nd</sup>**

**Approved uanimous**

3. Conditional Use permit application for an overflow transient rental facility on Lot 1A, Block 61, zoned Industrial, owned and requested by Mike Matney

Open public hearing

Mike Matney: We have been renting shop with living quarters. We have extended stay, we have the space there but would like to continue to rent this area as overflow. Rent to contractors vs vacationers. We do charge the taxes – transient and sales tax.

Close public hearing

**DM Move to approve findings of fact and the conditional use permit request for guards quarters to be used as transient rental overflow**

**JP 2nds**

TH: Only thing that doesn't set well is that once we start allowing rentals in industrial park .. these are supposed to be guard quarters not supposed to be for rental, not purpose of the guard quarters, by allowing this we are encouraging folks to put rentals in Industrial Park.

JP fine as long as shop with very small living quarters. I know several who live up there. TH that is the point, they are not supposed to be living there like that.

**Approved unanimous**

4. Variance permit application request for a 10' backyard setback reduction for a storage/shop building on Lot 7, Block 30A Lemieux Subdivision, zoned Single Family Residential, owned and requested by Darren Easterly

Open Public hearing

Close Public hearing

**JP Move to approve findings of fact and the Variance requests for a ten (10) foot setback reduction to the backyard setback requirements**

**AA 2<sup>nd</sup>**

**Approved unanimous**

5. Variance permit application request for a reduction of the 30' access easement required for flag lot access to 15' wide access easement, within the proposed Stikine Knig Slough Subdivision, a subdivision of Tract A and the apparent accretions to Tract A, of the Swampy Creek Subdivision (Plat No. 2008-2), zoned Remote Residential Mixed-Use - Farm Island 1 (RMU-F1), owned and requested by Michael and Kay Schwartz, Trustees for Schwartz Alaska Trust

Open public hearing for G5 and G56:

Dave Tynes surveyor representing Mike Schwarts. Will answer questions

Close public hearing

**JP Move to approve the findings of fact and the Variance for a reduction in easement width as follows:**

- 1) Approve access easement reductions from the required 30 foot access easement to 15 foot, except for the Section Line easement extension which should remain at 33 feet.**
- 2) Require an additional access easement from Knig Slough to Tract A4 and/or Tract A6.**
- 3) Allow the additional access easement required to access Tract 4 and/or Tract 6 to be longer than 400 feet**

**AH 2<sup>nd</sup>**

Carol explains the issues and adds the need for the recorded maintenance agreement  
2<sup>nd</sup> easement can be 15 foot.

**Approved unanimous**

6. Preliminary Plat review of the Stikine Knig Slough Subdivision, a subdivision of Tract A and apparent accretions to Tract A of the Swampy Creek Subdivision, zoned Remote Residential Mixed-Use -Farm Island 1 (RMU-F1), owned and requested by Michael and Kay Schwartz, Trustees for Schwartz Alaska Trust

**DM Move to approve the Stikine Knig Slough Subdivision subject to the following requirements:**

- 1) An additional easement (15 foot or other width as determined by the Variance request decision) needs to extend from Knig Slough to Tract A4 and/or A6.**
  - 2) An access easement maintenance agreement shall be recorded for each easement prior to Final Plat approval and should identify responsibilities of Tract owners and purpose of the easement. The agreement itself should reference the code for flag lots WMC 19.30.**
  - 3) The document number of the recorded access maintenance agreement will be referenced in the Plat Notes for the Final Plat.**
  - 4) The Section Line Easement being dedicated this plat shall remain at 33' wide.**
- AH 2<sup>nd</sup>**

**Approved unanimous**

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

Open hearing

Close public hearing

**JP Move to approve the Preliminary plat of THRHA/Etolin Replat.**

**DM 2<sup>nd</sup>**

**Approved unanimous**

**H. OLD BUSINESS**

**I. PUBLIC COMMENT**

**J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS**

**K. ADJOURNMENT 6:25pm**



US Army Corps  
of Engineers  
Alaska District

Regulatory Division (1145)  
CEPOA-RD  
Post Office Box 6898  
JBER, Alaska 99506-0898

# Public Notice of Application for Permit

<b>PUBLIC NOTICE DATE:</b>	<b>27 August 2021</b>
<b>EXPIRATION DATE:</b>	<b>13 September 2021</b>
<b>REFERENCE NUMBER:</b>	<b>POA-2021-00418</b>
<b>WATERWAY:</b>	<b>Zimovia Strait</b>

Interested parties are hereby notified that a Department of the Army permit application has been received for work in waters of the United States as described below and shown on the enclosed project drawings.

All comments regarding this Public Notice should be sent to the address noted above. If you desire to submit your comments by email, you should send it to the Project Manager's email as listed below or to [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil). All comments should include the Public Notice reference number listed above.

All comments should reach this office no later than the expiration date of this Public Notice to become part of the record and be considered in the decision. Please contact Jason Berkner at (907) 753-5778, toll free from within Alaska at (800) 478-2712, by fax at (907) 753-5567, or by email at [Jason.R.Berkner@usace.army.mil](mailto:Jason.R.Berkner@usace.army.mil) if further information is desired concerning this notice.

**APPLICANT:** Mr. Garrett Gablehouse, 3.2 Mile Zamovia Highway, Wrangell, Alaska, 99929

**LOCATION:** The project site is located at 345 Stikine Avenue, within Section 30, T. 62 S., R. 84 W., Copper River Meridian; USGS Quad Map Cape Flattery; Latitude 56.475561° N., Longitude -132.391447° W.; in Wrangell, Alaska.

**PURPOSE:** The applicant's stated purpose is to utilize and maximize the length of his property.

**PROPOSED WORK:** The applicant proposes to complete work in Zimovia Strait to level the rear 30 feet of his property, spanning its entire 88.5-foot width. The work would consist of driving six 12-inch, 40-foot-long, steel pilings to act as a bulkhead for a stacked rock fill. A 10-inch I-beam would be welded to the top of the pilings for support. The pilings would be located inside the waterward property line, at a spacing of 16 feet, along the toe of an existing rock fill. Landward of the pilings, 165 cubic yards of rock would be discharged (stacked) onto existing rock fill. Approximately one-half that volume of rock fill would be placed into an area extending 15 feet waterward of the high tide line, which would result in filling 1,328 square feet of the intertidal zone.

The project would begin upon issuance of a Department of the Army permit and would be anticipated to be completed prior to winter. The driving of the piles and the initial placement of the rock would occur while the project site is dewatered during at low tide.

All work would be performed in accordance with the enclosed plan (sheets 1-2), dated August 16, 2021.

**APPLICANT PROPOSED MITIGATION:** The applicant provided the following description of avoidance, minimization, and compensatory mitigation: The area of the proposed rock fill discharge is limited to the top of existing rock fill. No compensatory mitigation is proposed.

**WATER QUALITY CERTIFICATION:** A permit for the described work will not be issued until a certification or waiver of certification, as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation.

**CULTURAL RESOURCES:** The latest published version of the Alaska Heritage Resources Survey (AHRs) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no cultural resources in the permit area or within the vicinity of the permit area. The permit area has been determined to be the footprint of the pilings and rock fill. Consultation of the AHRs constitutes the extent of cultural resource investigations by the Corps at this time, and we are otherwise unaware of the presence of such resources. The Corps has made a No Historic Properties Affected (No Effect) determination for the proposed project. This application is being coordinated with the State Historic Preservation Office (SHPO). Any comments SHPO may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work. The Corps is requesting the SHPO's concurrence with this determination.

**ENDANGERED SPECIES:** The project area is within the known or historic range of the Steller Sea Lion (*Eumetopias jubatus*) and Humpback Whale (*Megaptera novaeangliae*).

We have determined the described activity would have no effect on the above mentioned species, and would have no effect on any designated or proposed critical habitat, under the Endangered Species Act of 1973 (87 Stat. 844). Therefore, no consultation with the U.S. Fish and Wildlife Service or the National Marine Fisheries Service (NMFS) is required. However, any comments they may have concerning endangered or threatened wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

**ESSENTIAL FISH HABITAT:** The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

The project area is within the known range of the chum salmon (*Oncorhynchus keta*), Pink salmon (*Oncorhynchus gorbuscha*), Coho salmon (*Oncorhynchus kisutch*), Chinook salmon (*Oncorhynchus tshawytscha*), Sockeye salmon (*Oncorhynchus nerka*), Big Skate (*Raja binoculata*), Longnose skate (*Raja rhina*), Octopus (*Octopoda* spp.), Shark (*Selachimorpha* spp.), and Gulf of Alaska Shallow Water Flatfish Complex. No EFH species are known to use the project area. We have determined the described activity would not adversely affect EFH in the project area.

We have determined the described activity would not adversely affect EFH in the project area.

**TRIBAL CONSULTATION:** The Alaska District fully supports tribal self-governance and government-to-government relations between Federally recognized Tribes and the Federal government. Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Alaska District on a government-to-government basis. Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This Public Notice serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal right or resource. Consultation may be initiated by the affected Tribe upon written request to the District Commander during the public comment period.

**PUBLIC HEARING:** Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

**EVALUATION:** The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The outcome of the general balancing process would determine whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur. The decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Commander determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

**AUTHORITY:** This permit will be issued or denied under the following authorities:

(X) Perform work in or affecting navigable waters of the United States – Section 10 Rivers and Harbors Act 1899 (33 U.S.C. 403).

(X) Discharge dredged or fill material into waters of the United States – Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review will consider the guidelines set forth under Section 404(b) of the Clean Water Act (40 CFR 230).

Project drawings are enclosed with this Public Notice.

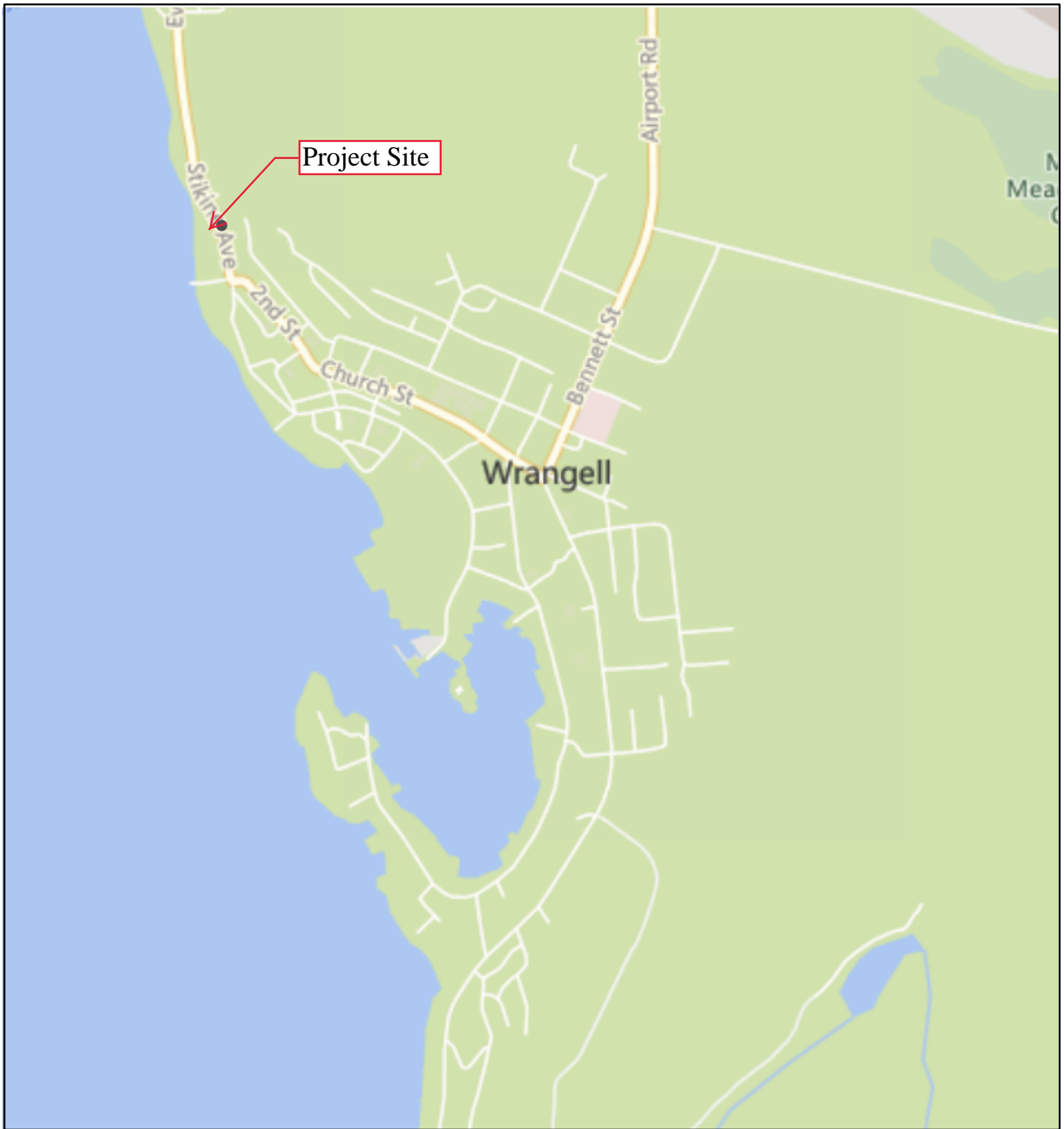
District Commander  
U.S. Army, Corps of Engineers

Enclosures

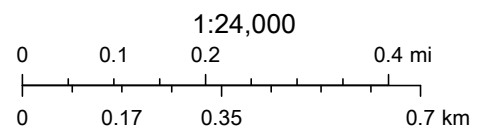


# Locality Map

Item 1.



POA-2021-00418, Zimovia Strait  
345 Stikine Avenue, Wrangell, Alaska



© 2021 Microsoft Corporation © 2021 TomTom

ArcGIS Web AppBuilder



POA-2021-00418

August 16, 2021

Sheet 1 of 2

Sidewalk

Sidewalk

Sidewalk

Existing building

Address: 345 Stikine Ave.  
Wrangell, AK 99929

Project  
Coordinates: N 56° 28.527'  
W 132° 23.478'

Existing  
Car Port

Existing Lot  
Breakwater

88.5'  
wide

Proposed  
rock  
fill  
165  
cubic  
Yards  
total

Proposed  
rock  
fill  
165 cubic  
Yards  
total

30'  
out  
w/rock  
fill

12"  
galvanize  
steel  
Pillings

+  
Property  
marker

+  
Property  
marker

16'  
on  
center

16'  
on  
center

16'  
on  
center

16'  
on  
center

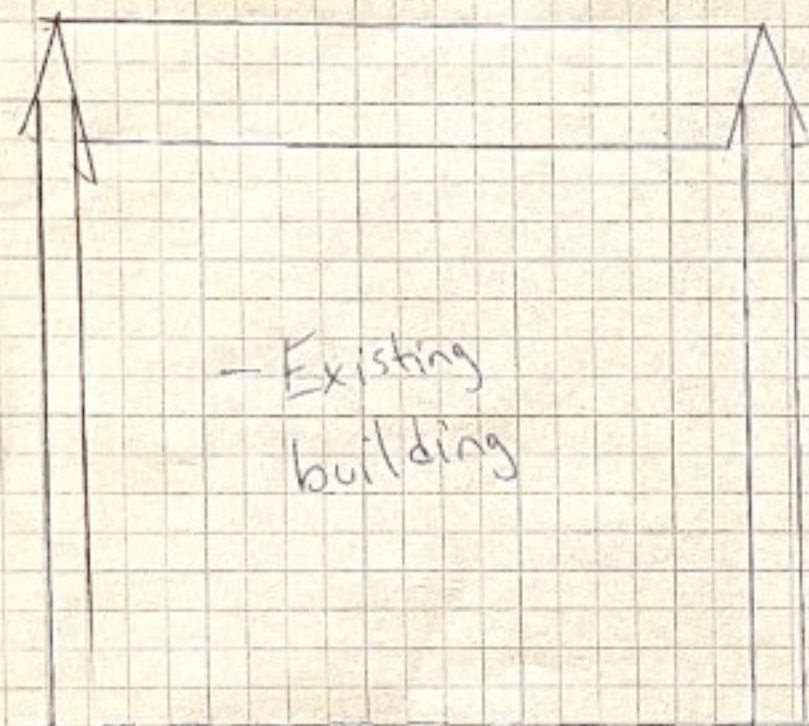
16'  
on  
center



Address : 345 Stikine Ave  
 Location : Wrangell, Ak. 99129

POA-2021-00418  
 August 16, 2021  
 Sheet 2 of 2

Project  
 Coordinates: N 56° 28.527'  
 W 132° 23.478'



- Existing building

- Existing ground

- Project will span the width of the end of property 88.5' wide

- Proposed rock fill (approximately 165 cubic yards)

30' out

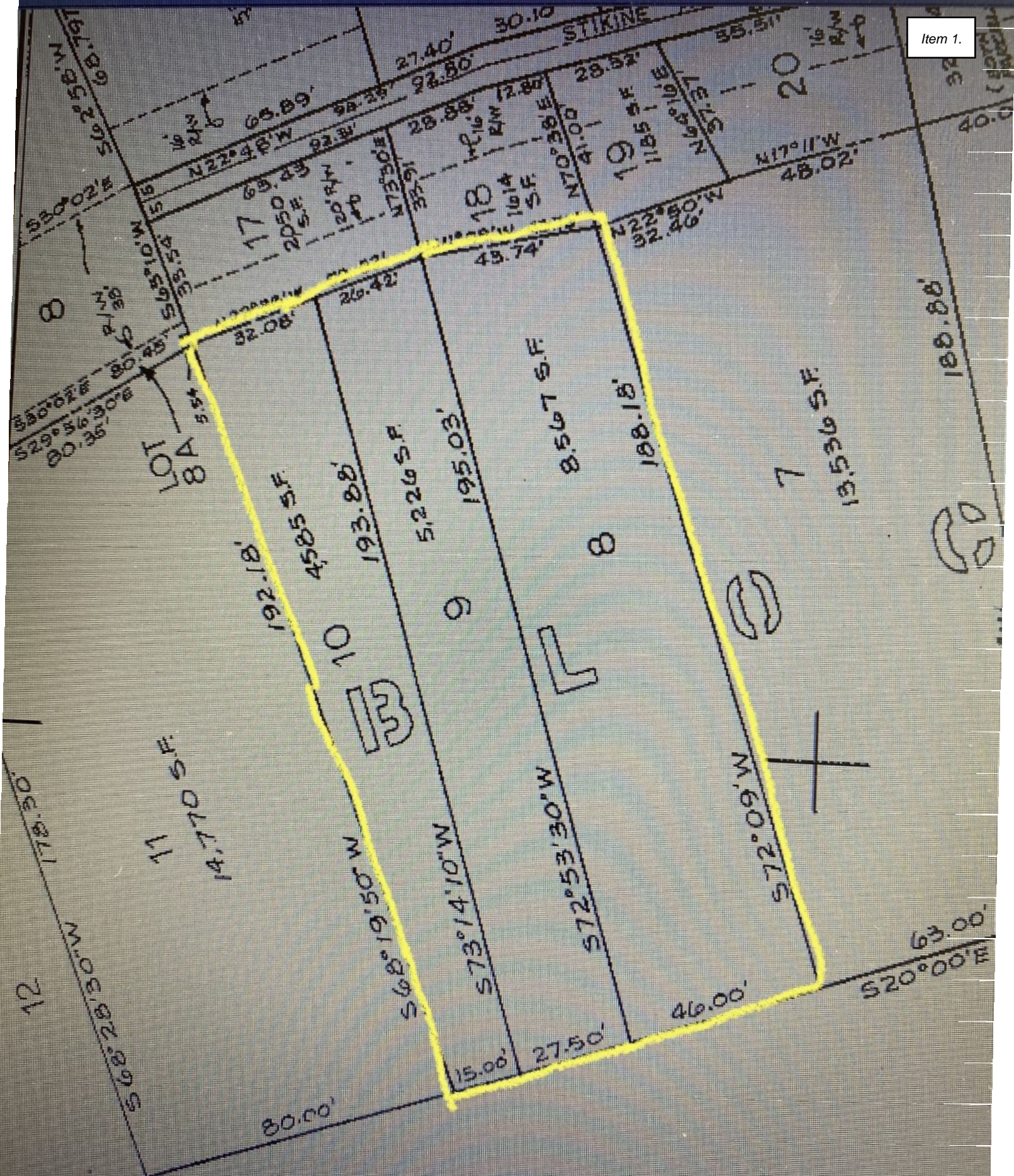
- Proposed 12" galvanized steel Piling x6 (@ 16' centers)

30' Piling x6

- Property marker



*Item 1.*





Wrangell station 9451204  
mean high water value 15.08  
mean low water 1.51

South view  
rock fill &  
Pillings shown





North view  
No fill  
shown

Property  
Marker





12"  
galvanized  
steel  
Pilings

Property  
Marker

10"  
welded  
Ibeam  
support

Low  
tide

Property  
Marker

16' 16' 16' 16' 16'

Lot is  
88' wide





High Tide



# *City and Borough of Wrangell, Alaska*

## Agenda Item G1

Date: September 3, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

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

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### **Background:**

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

### **Recommendation:**

Staff recommends approving the final plat.

### **Recommended Motion:**

**Move to approve the final plat of THRHA/Etolin Replat.**

### **Findings:**

The applicant purchased Lot B of the Etolin Avenue Replat and is now further subdividing the lot into two lots, each approximately 9,730 square feet. Each lot will have access from Etolin Ave. The minimum lot size in Single Family Residential is 5000 square feet for a lot with utilities.

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 \_\_\_\_\_  
TUNGIT HADA REGIONAL HOUSING AUTHORITY  
**NOTARY'S ACKNOWLEDGMENT**  
U.S. OF AMERICA  
STATE OF ALASKA  
CITY AND BOROUGH OF WRANGELL

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

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 \_\_\_\_\_ 20\_\_\_\_, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE \_\_\_\_\_ MAYOR, CITY AND BOROUGH OF WRANGELL  
ATTEST: \_\_\_\_\_  
CITY CLERK

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION  
SECRETARY

CERTIFICATE STATE OF ALASKA  
(FIRST JUDICIAL DISTRICTS)

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, THAT THE PLAT SHOWN HEREON IS CORRECTLY SHOWN 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

OWNERSHIP STATUS

1. LOT B, ETOLIN AVENUE REPLAT (TUNGIT HADA REGIONAL HOUSING AUTHORITY)

PROPOSED OWNERSHIP

1. LOT B-1, THIRHA / ETOLIN REPLAT (TUNGIT HADA REGIONAL HOUSING AUTHORITY)  
2. LOT B-1, THIRHA / ETOLIN REPLAT (TUNGIT HADA REGIONAL HOUSING AUTHORITY)

PREVIOUS LOT AREAS

1. LOT B, ETOLIN AVENUE REPLAT (19,455 SQ. FT.)

NEW LOT AREAS

1. LOT B-1, THIRHA / ETOLIN REPLAT (9,720 SQ. FT.)@ 223 ACRES)  
2. LOT B-2, THIRHA / ETOLIN REPLAT (9,727 SQ. FT.)@ 223 ACRES)

PREVIOUS LOT ZONING

1. LOT B, ETOLIN AVENUE REPLAT (SINGLE FAMILY RESIDENTIAL)

NEW LOT ZONING

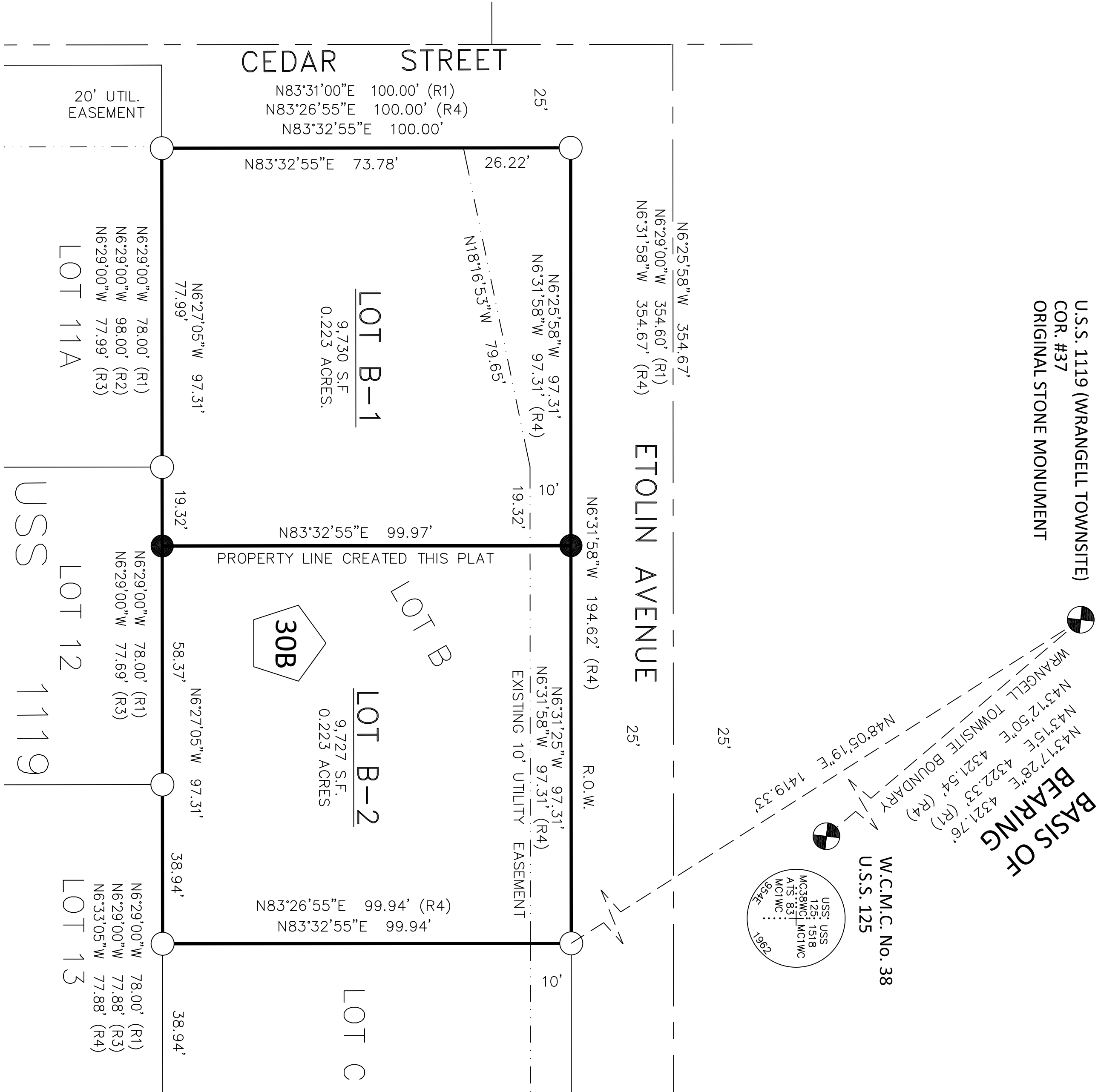
LOT B-1, THIRHA / ETOLIN REPLAT (SINGLE FAMILY RESIDENTIAL)  
LOT B-2, THIRHA / ETOLIN REPLAT (SINGLE FAMILY RESIDENTIAL)

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 73-7
  - BOOK 17, PAGE 453
  - PLAT 86-1 (A.S.U.S. 84-83)
  - PLAT 91-2 (RESUBDIVISION AND STREET VACATION)
  - PLAT 96-2 (STONIA REE SUBDIVISION)
  - PLAT 97-2 (RECORD OF SURVEY, GREEN SUBDIVISION)
  - PLAT 2015-6 (ETOLIN AVENUE BOUNDARY SURVEY)
  - PLAT 2019-2 (ETOLIN AVENUE REPLAT)
  - DEED 2021-000017-0

**BASIS OF BEARING**  
BEARINGS SHOWN ARE MAG. 8/31/2011 (EPOCH 2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (RM-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	
	BLOCK NUMBER
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	PRIMARY MONUMENT RECOVERED
	UNSURVIVED
	SURVEYED
	ROW CENTERLINE
	RECORD EASEMENT BOUNDARY
	MEASURED DATA
	RECORD PER PLAT 73-7
	RECORD PER PLAT 91-2
	RECORD PER PLAT 2015-6
	RECORD PER PLAT 2019-2



# *City and Borough of Wrangell*

## Agenda Item G2

Date: September 7, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

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

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**Background:** The applicant is seeking to lease 1 acre of tidelands in front of the airplane pullout at 4 mile Zimovia to store and raise oysters in containment bags.

**Recommendation:** Recommend Approval

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

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

**Review Criteria:** WMC 16.08

### **Findings of Fact:**

A request to lease tidelands needs to be reviewed by the Port Commission and the Planning and Zoning Commission with a recommendation made to the Assembly. The Port Commission reviewed the request on September 2, 2021 and recommended approval of a lease. The action by the Planning and Zoning Commission is also a recommendation to the Assembly.

Mr. Herman of Canoe Lagoon Oysters LLC provides a very detailed description of their needs and the issues. Canoe Lagoon is seeking to find a place to store oysters in mesh containment bags and allow maturing so that they can meet their weekly demand. Rough waters and inclement weather can often, especially in winter, affect their ability to transport oysters from the Blashke Islands for shipping out of Wrangell. Canoe Lagoon Oysters/ Mr. Herman, received a conditional use permit to sort oyster for shipping from their house on Case Avenue a couple of months ago.

Mr. Herman has worked with staff to look at numerous tideland sites, but for various reasons - primarily water quality, ownership, access – they have been eliminated and this proposed site is

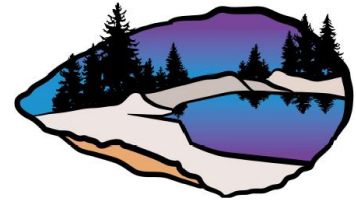
the most ideal. Their preference is to lease from the City and Borough of Wrangell rather than from the State due to the length of time (probably 2 years) that the Alaska Department of Natural Resources takes to review lease applications. They are initially seeking a 1 year lease, with option to renew so that they can begin the water quality certifications and other State reviews required for any commercial site for oysters. Other sites considered include a couple of sites near the old 6 mile mill, a couple of sites on the back channel, and a location near City Park. Site requirements include, but not limited to access in stormy weather, specific tidal depth, and water quality.

Their proposal is to bring the mesh bags to Wrangell to store within the tidelands in order to have adequate volume to meet weekly shipping demands. The bags of oysters need to be placed within the .00' to +3' tidal area – anything deeper will affect access and anything shallower will risk the oysters freezing.

They are estimating that a week's worth of oysters would equate to approximately 400 sq ft of land area for the mesh bags. At any time they are expecting to only need about 10% of the 42,000 square feet of surface area requested for lease. The bags can be rotated within the lease area to minimize any impacts to the clams in the beach area. They are not seeking to restrict any public access to clamming. They would do considerable public education for an understanding of what the bags are, why, what happens and request folks to not move the bags.

They are looking at a long term lease, however the State requires stringent water quality testing, thus the initial year lease in order to begin that process for a potential site and in case water quality turns out not to be up to standards. They discuss staging areas and cleaning of oysters in their request. A conversation with the Port Commission revealed that the Commission would prefer not to have a container van located at the pull out site but potentially at Shoemaker Bay Harbor. The pull-out site is actually dedicated for recreational use. The Port Commission would likely be okay with cleaning with Shoemaker Harbor. According to the applicant, they are pressure washing algae build up, barnacles, limpets, and small sea worms that get in the frills of the shell. All are biologicals that typically die and get eaten by other critters in the water. They would collect all waste and any dead oysters and disposing at the landfill (or in a trash receptacle). No accumulating material will go back into the water. Currently the waste they get on cleaning is less than a quarter of a 5 gallon bucket. The cleaning is mostly to remove some of the brown and green algae that accumulates which just washes off with water. Often times crabs will do the bulk of the cleaning for them and they are just rinsing.

They also discuss potential ATV access to the bags. There is potential that access to the bags would also generate more ATV access by the public on the beach that may impact shell fish beds.



Canoe Lagoon Oysters LLC

August 8, 2021

## Tideland Lease Proposal to the City of Wrangell

**Proposal:** Canoe Lagoon Oysters LLC proposes leasing approximately one acre of tideland within Parcel # 03-007-498 (see attached map with boundary coordinates) for the purpose of storing and raising mature oysters in plastic mesh containment bags. The location is important due to the access to a specific tide height available in this parcel. Our oysters must be placed between a +0' and +3' to allow access and prevent freezing. This location would allow Canoe Lagoon Oysters to access salable oysters during months of inclement weather. Canoe Lagoon's main farm is located in the Blashke Islands which is approximately 30 NM by boat from Wrangell. We currently bring all of our product to Wrangell to export via Alaska Air Cargo. All of our oysters are sold live and need to be in certified growing water until the time of harvest. This beach location would provide us easy access when we are unable to get to our main farm by boat.

**Contingencies:** In conjunction with approval by the City of Wrangell, and all interested parties, we will also need to gain Alaska Department of Environmental Control, and Alaska Department of Fish and Game approval for a certified shellfish growing area. This process can take up to 18 months. Upon approval from the City of Wrangell, Canoe Lagoon would like to have an initial 1-year lease contract with a second-year option for renewal to allow this State of Alaska to complete their approval process. Upon final approval from all State of Alaska Agencies, Canoe Lagoon at this point can sign a long-term lease for the said Parcel.

**Possible additional requests:** The following items we would like to discuss but the above lease proposal would not be contingent on agreement of these items.

1. Placement of shipping container at adjacent parking area or at Shoemaker harbor to store equipment
2. Creating an ATV access trail to the proposed lease site across the beach to allow for easier access.
3. Create an oyster cleaning area by having access to public water either at the adjacent parking area or at Shoemaker Harbor to rinse the oysters prior to delivery to our packing facility.

The above items are very flexible, and Canoe Lagoon would like input from the City of Wrangell to find the best fit for the community and Canoe Lagoon.

**Operational Details:** The oysters would be placed in mesh bags each bag containing approximately 10 dozen oyster per bag. The bags are approximately 3' long by 1.5' wide. The bags may need to be attached to a ground line depending on how severe the currents are during storms, but we hope to not need them. By 2023 we anticipate the weekly sale of 400 dozen oysters which would equate to about 40-45 bags. Each week's worth of bags would encompass approximately 400 sf including spacing between bags. We anticipate needing to stock between 6 – 10 weeks of deliveries to ensure we do not run out of product. Of the 42,000-sf requested at any one time we would only be utilizing approximately 10% of the surface area. This will allow us to "rotate" where we place the bags to lessen the impact on existing shellfish in the tidal zone. (See attached bag layout map) The oysters would be delivered by boat already in the bags and placed on the beach by hand. Harvesting consists of removing the bags from the beach by hand or with a skiff and taken to the designated cleaning area to be washed. That area would either be right there on the beach using pumped sea water from the growing area, or a determined cleaning area at Shoemaker Harbor.



### **Positive Impacts:**

- 1: Lease Revenue to the City
- 2: Employment of two full time employees and possibly 2 additional part time employees as we grow more sales.
- 3: Provides Canoe Lagoon with a steady flow of oysters to supply our customers
- 4: Reduced fuel consumption by Canoe Lagoon.
- 5: By providing enough area to rotate the location of the bags, it will cause minimal disruption to the personal use shellfish harvesting in that area.

### **How to Minimize possible negative impacts:**

- 1: Impact to personal shellfish harvesting: we understand that this area is utilized by the community for harvesting of clams and mussels. We will not be requesting to ban access by the public within the designated lease boundary, and the public can harvest clams and mussels around our equipment. Unless we start to have damage and or theft of our oysters and equipment. We believe that if we make a concerted effort to educate the public what is being done at this site, we will get very good cooperation from the locals. Upon approval, we will publish several articles in the Sentinel describing what will be happening, and we will also place a sign at the site with some information regarding access and respecting our property.
- 2: Cleaning oysters with public water: We would like to find a suitable location and have a water meter for our usage if it is public water. We will also work to find cleaning solutions that minimize the water usage such as using pressure washing.

3: Appearance of the beach: Canoe Lagoon realizes that Wrangell takes pride in its beautiful surroundings and the beach is an attraction for residents as well as visitors. The bags will be under water for more than 65% of most days and not visible, and the bags being dark in color will blend in with the dark sand and rocks of the beach area. They will not be invisible by any means, but no commercial utilization of tideland leases would not have some visual impact.

**Dates for construction:** Oyster infrastructure will not require any construction, just the physical placement of the bags on the beach, and that will not be able to begin until approval from ADEC and ADFG which could be over one year. The possible cleaning area of oysters may require some minimal construction, and that would not commence until we have a firm understanding of a probable approval from ADEC and ADFG or possibly after we have received approval.

**Effects on public streets, facilities, utilities, traffic, etc:** We do not anticipate any adverse effects on any public infrastructure except the possibility of water usage. We anticipate usage to have very minimal impact, and we would request water metering to pay for our usage. Parking will be in existing parking areas, and at most on any given day, 2 vehicles will be utilizing the parking areas.

#### Names and Addresses

Owner (single member of Canoe Lagoon Oysters LLC)

Brian Herman

Local addresses:

Mailing: P.O. Box 381 Wrangell AK 99929

Physical: 732 Case Ave. Wrangell AK 99929

Primary Mailing and Physical:

145 Western Ave Clarkdale AZ 86324

Onsite Manager:

Eliette Maes

Physical: 306 Cassiar St, Wrangell Ak 99929

Thank you for Consideration of this proposal. Questions and comments can be directed to Brian Herman (owner Canoe Lagoon Oysters LLC)

(928) 301 3372

[canoelagoon@yahoo.com](mailto:canoelagoon@yahoo.com)



Brian Herman

Attachment 1: Entire Parcel overview

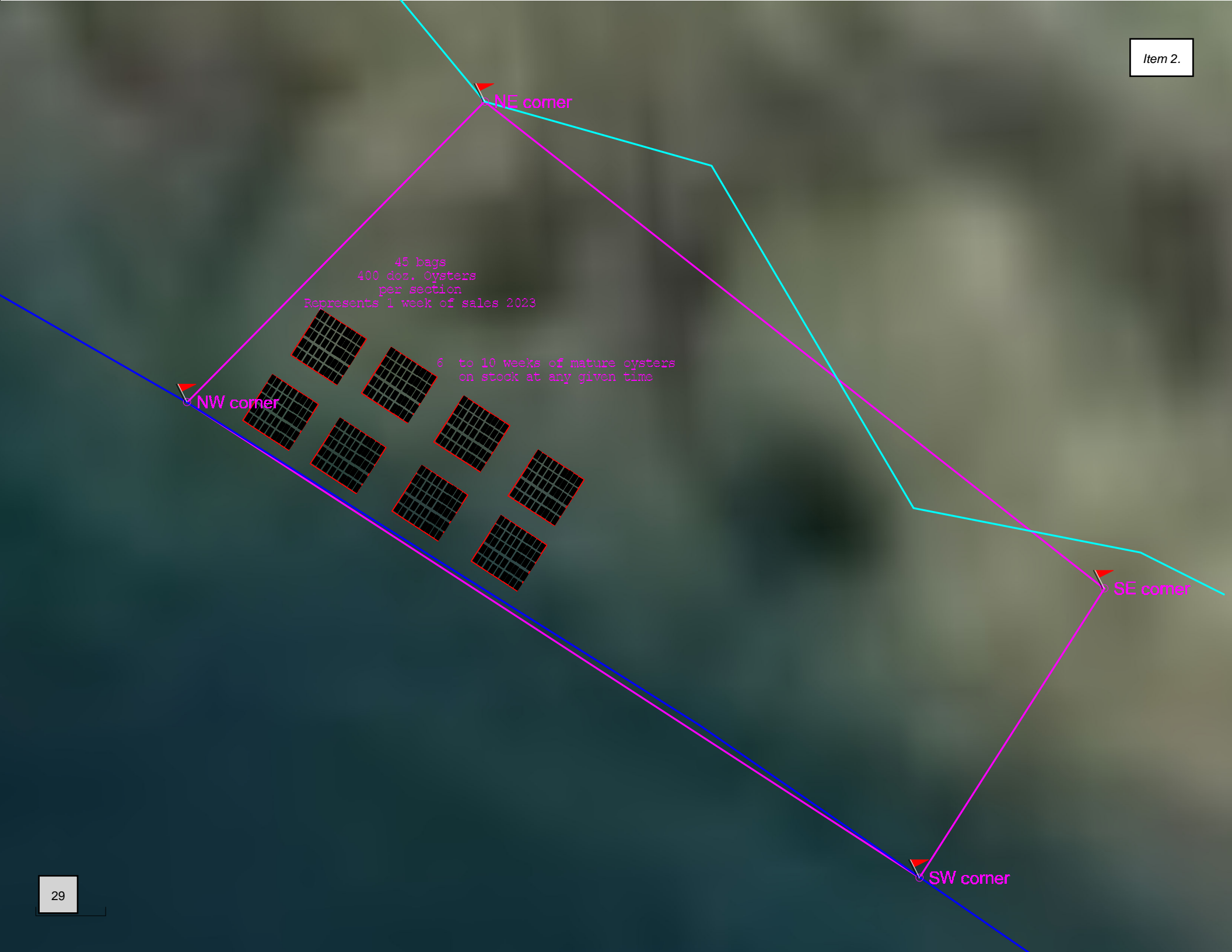
Attachment 2: 1 acre requested sub-parcel with coordinates

Attachment 3: visual conception of bag layout and usage at any given time.













1 inch = 208.333333 feet

30

re: 9/7/2021

Public Map



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

# City and Borough of Wrangell

## Agenda Item G3

Date: September 3, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance permit application request for a reduction in front and side yard setbacks and height restriction on Lot A, P.C. Resubdivision, zoned Single Family Residential, requested by Davey Brown and Lilia Pegeder.

---

**Background:** Applicants are proposing to construct a residential dwelling on the second floor with a shop on the ground floor.

**Review Criteria:**

Single Family Residential: Chapter 20.16

Standards: Chapter 20.52

Variance Permits: Chapter 20.72

**Recommendation:** Staff recommends approval of the variance requests, subject to approval by the Fire Chief.

**Recommended Motion:** The Fire Chief is working with the applicant on their design drawings and fire safety access for the height variance. Applicants are out fishing but should have the necessary information to the Chief prior to the meeting. The Staff report may be modified prior to the meeting.

**Move to approve findings of fact and the Variance requests for a 10 foot front yard setback request on southeast corner parallel to alleyway; a 5 foot front yard setback request also on the southeast corner parallel with Peninsula Street; a 12' backyard yard setback adjacent to Prunella's property; and a 5 foot height variance.**

**Findings of Fact:**

The applicant is seeking to construct a 50' X 40' shop/garage with living quarters above. The lot is located across the street from the Petro Marine fuel dock float. The property is 7,797 sq ft, is zoned Single Family Residential and considered a corner lot. The Peninsula Street Right-of-Way (ROW) widens in front of this lot, but the lot sits back 20 feet in some areas from the actual roadway. There is an unnamed alley way that intersects with Peninsula Street that is 15 feet wide. By definitions, a 20 foot setback is required for all yards for the new structure and accessory buildings. Standard setback requirements for the Single Family Residential District is 5 foot for side yards and 20 foot for front and back yards. Height requirement in the Single Family district is 25 feet or a variance must be obtained with approval from the Fire Chief.

Applicants are proposing to construct a 50' w X 40' l X 30' h structure. They are proposing to be 10 foot from the side property line parallel with the alleyway at the front corner and 20' at the back of

the structure. The closest the structure will be to the front property line is 5 feet in the southeast corner, although this puts the structure 20' back from the current constructed Peninsula St. roadway. A 12' backyard setback adjacent to the Prunella property (opposite the alley front property line) is also required as the deck and stairs will extend into the 20 required setback area. This area will be a level pad and can also be used for parking. The height is proposed to be 30' to accommodate a shop below that can hold fishing gear/boats and other equipment with living quarters above. The construction pad will have at least 5 feet of clearance on the back for access before the slope up the cliff.

A letter from the Fire Chief still needs to be received regarding their concerns.

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

1. **Exceptional Physical Circumstances:** The lot is relatively flat in the front portion of the lot but slopes upward and the back is a steep cliff. The house behind their proposed structure is on the top of the cliff. Applicants are pushing the house as much to the front to minimize excavation of the sloped backyard area. The variances are also being requested in order to square the house somewhat with Peninsula Street. If this were not a corner lot, they would only be needing a front yard setback variance and height variance.
2. **Strict application would result in practical difficulties or unnecessary hardships:** Strict application would require that full excavation of the slope at the base of the cliff in the back would be required to place the house with the 20 foot front and back setback requirements. The width of the structure would need to be reduced to meet 20 foot requirements for the corner lot. If the 30 foot height is not approved, the applicants will likely have to create a smaller living area on one end of the structure to allow for the higher shop clearance currently being requested.
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. If this were not a corner lot, they would only be needing a front yard setback variance and height variance. The height should not block any views. The Fire Chief is reviewing to determine if there is a fire suppression safety issue.
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

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 SUBDIVISION  
P.C. Resubd. PLAT 97-16 WRANGELL ALASKA  
 Lot (s) size of the petition area 0.179 acres (7,797.24 sq ft)

Existing zoning of the petition area SINGLE FAMILY RESIDENTIAL

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

2 SIDE SETBACKS, HEIGHT

Proposed change that requires this variance 5ft SETBACK FROM PROPERTY LINE  
FACING PENINSULA ST (STILL 20ft FROM ST), (see ATTACHMENT)

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

Explain details of the proposed development a 50ft W x 40ft L x  
30ft T GARAGE WITH LIVING QUARTERS ABOVE (see attached  
DRAWINGS)

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: DUE TO OUR UNIQUE  
CORNER PROPERTY, THESE VARIANCES ARE REQUIRED TO  
BUILD A SQUARED PROPERTY. TOWARDS THE BACK, WHICH  
RUNS UP AGAINST A RELATIVE (PARENTS) PROPERTY, (see ATTACH-  
MENT)

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.

DAVID W. AND LILIA BROWN  
 PRINT PETITIONER'S NAME

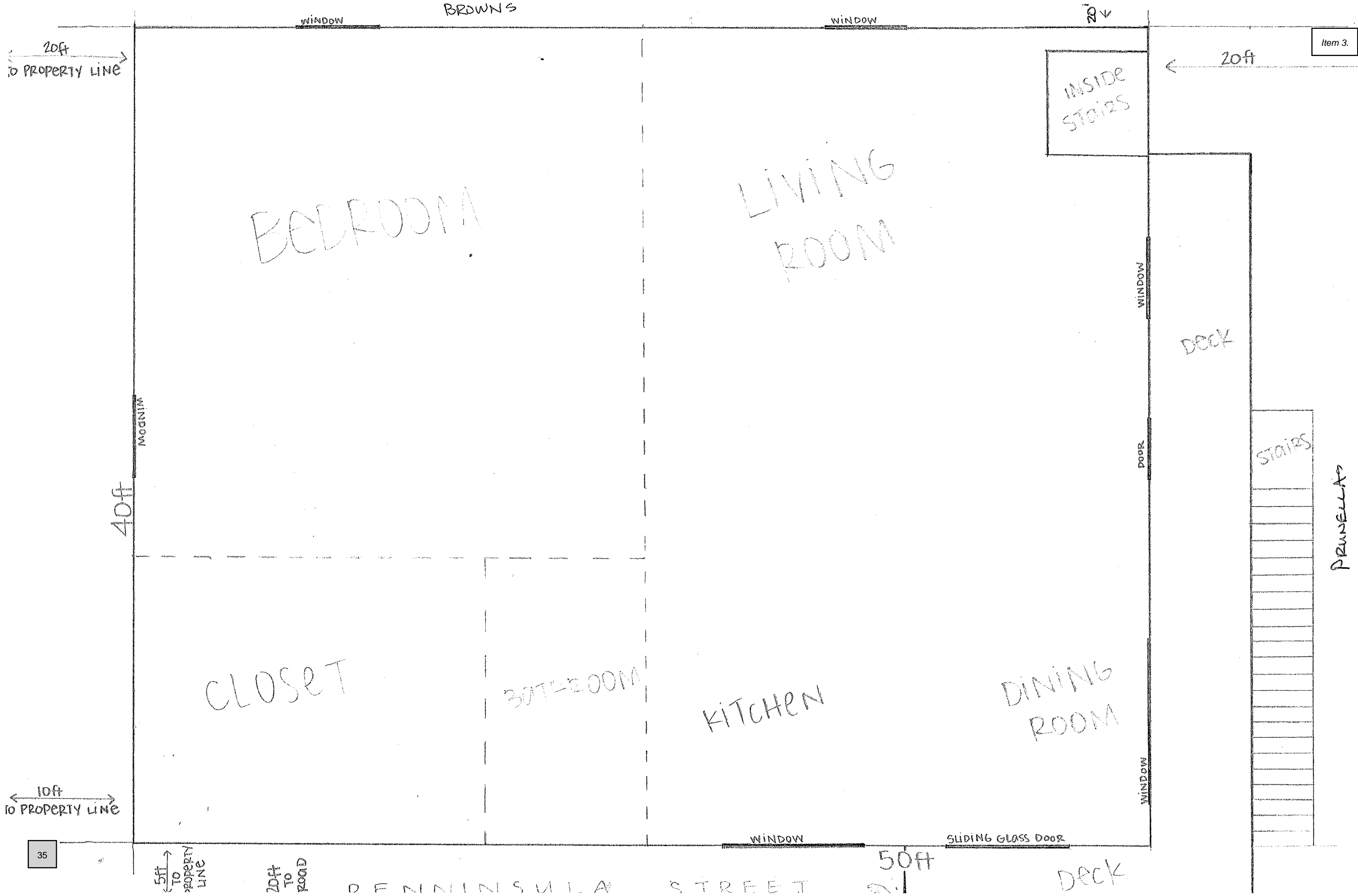
[Signature] & Lilia Brown  
 SIGNATURE (S) OF THE OWNER (S) OF THE LAND IN PETITION AREA

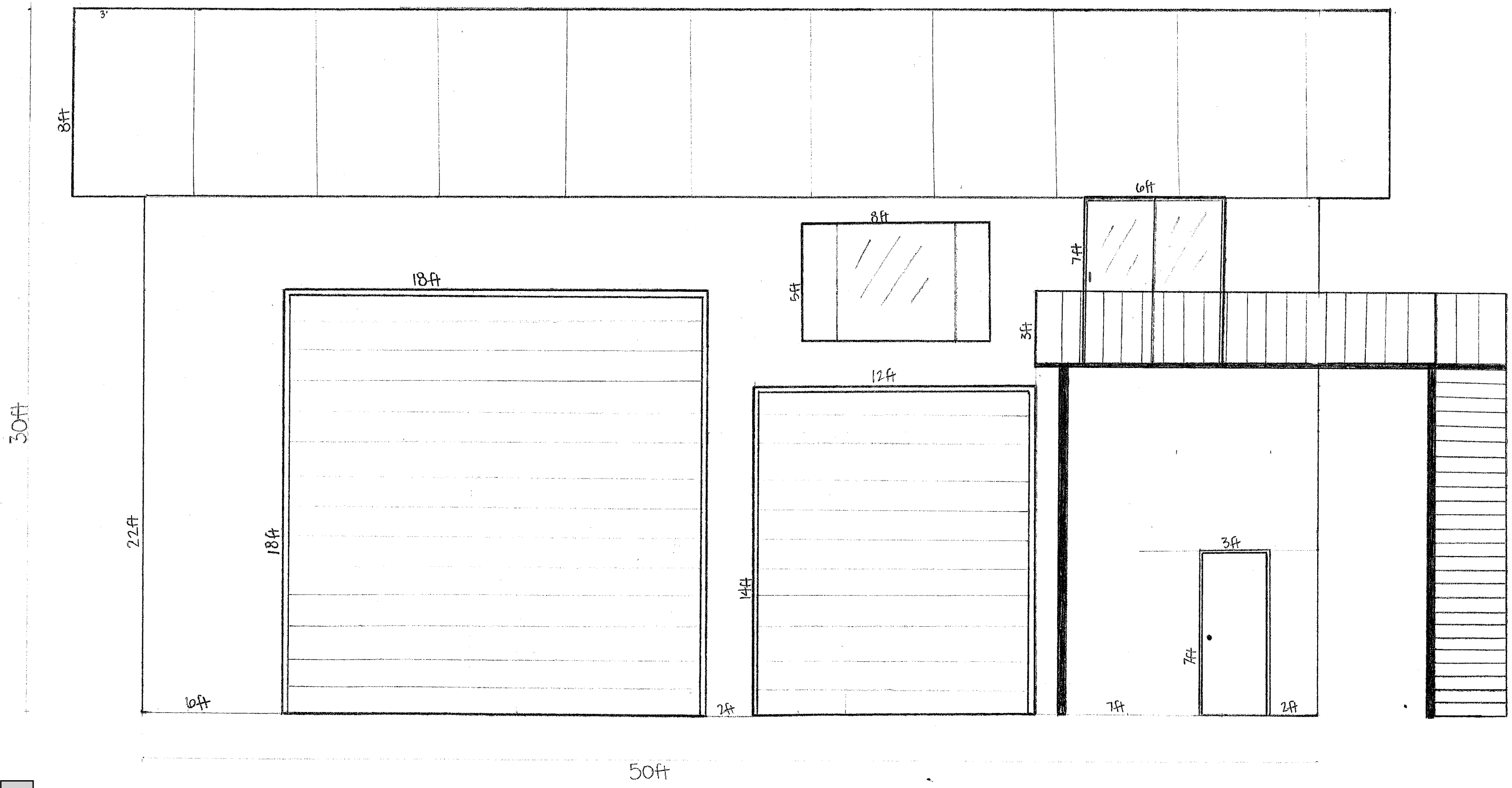
ADDRESS \_\_\_\_\_

08/13/2021  
 DATE (541) 513-1803  
(907) 723-9391  
 TELEPHONE

- II. 10 ft to Southeast CORNER OF PROPERTY LINE (THIS DUE TO THE SHAPE OF THE PROPERTY - IT IS NOT SQUARE WITH THE ROAD), 30 ft HEIGHT VARIANCE TO ALLOW FOR LIVING AREA ABOVE GARAGE.
- III. IS A RATHER LARGE AND STEEP CLIFF. WE ARE THE ONLY LOT WITH THIS UNIQUE SITUATION. IF THESE WERE NOT GRANTED, IT WOULD GREATLY DIMINISH THE USABLE SIZE TO BUILD ON OUR PROPERTY. BECAUSE OUR PROPERTY IS SIGNIFICANTLY LOWER THAN THE SURROUNDING HOMES, A 30 ft<sup>HEIGHT</sup> VARIANCE WILL NOT AFFECT OR OBSTRUCT ANY OF THE VIEWS OF THE SURROUNDING HOMES. EACH VARIANCE IS NECESSARY AND WILL BE USED FOR THE CONSTRUCTION OF THE HOME.











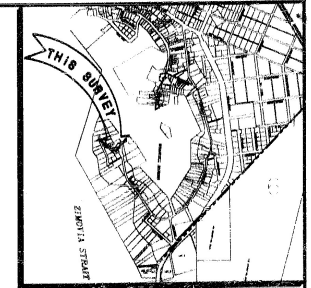
1 inch = 89.377589 feet  
37 e: 8/25/2021

Public Map



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



VICINITY MAP  
SCALE 1"=100'

# 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: 11-27-97  
 CAMPBELL TOWNSHIP INC. (SUBDIVISION)  
 NAME AND TITLE  
 DEBRA M. CAMPBELL  
 PRINTED NAME AND TITLE

## NOTARY'S ACKNOWLEDGMENT

STATE OF ALASKA  
 CITY OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS 27th DAY OF October, 1997, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND KNOWING PERSONALLY APPEARED DEBRA M. CAMPBELL TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND SAME, ACKNOWLEDGED TO ME THAT SHE 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.

STATE OF ALASKA  
 OFFICIAL SEAL  
 DEBRA M. CAMPBELL  
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES 1-17-2001

# 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: 10/25/97  
 ROBERT & DEBRA CAMPBELL  
 NAME AND TITLE  
 DEBRA M. CAMPBELL  
 PRINTED NAME AND TITLE

## NOTARY'S ACKNOWLEDGMENT

STATE OF ALASKA  
 CITY OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS 25th DAY OF October, 1997, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND KNOWING PERSONALLY APPEARED ROBERT & DEBRA CAMPBELL TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND SAME, 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.

STATE OF ALASKA  
 OFFICIAL SEAL  
 ROBERT & DEBRA CAMPBELL  
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES 1-17-2001

## CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY 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 OF WRANGELL IN THE NAME OF CAMPBELL TOWNSHIP INC. AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES DUE AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 1997 WILL BE DUE ON OR BEFORE AUGUST 15, 1997, DATED THIS 27th DAY OF October, 1997.

STATE OF ALASKA  
 CITY OF WRANGELL

## CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

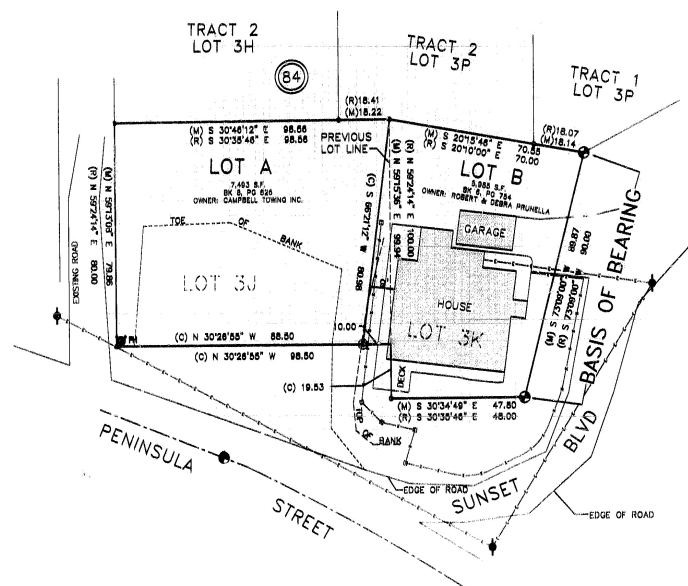
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL, PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 10-13-97, DATED 10-13-97, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 10-13-97  
 WRANGELL PLANNING COMMISSION  
 SECRETARY

## CERTIFICATE OF APPROVAL BY THE COUNCIL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL COUNCIL, AS RECORDED IN MINUTE BOOK PAGE 10, DATED 10-13-97, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 10-13-97  
 WRANGELL CITY COUNCIL  
 CITY CLERK



## LEGEND

- PRIMARY BRASS CAP RECOVERED
- 5/8" REBAR AND ALUM. CAP SET-LS 6700 SCHEFF
- SECONDARY MONUMENT RECOVERED
- 1 1/2" IRON PIPE RECOVERED
- ⊕ FIRE HYDRANT
- ⚡ POWER POLE
- (R) RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA
- FENCE
- OVERHEAD ELECTRICAL

## PLAT NOTES

1. REFERENCE WAS MADE TO PLATS #88-46, 75-B, 81-B AND 94-10, WRANGELL RECORDING DISTRICT, WRANGELL, ALASKA
2. BK AND PG REFER TO BOOK AND PAGE AS RECORDED WITHIN THE WRANGELL RECORDING DISTRICT.



97-16  
 RECORDED & FILED 20  
 WRANGELL, ALASKA  
 DATE DEC 2 1997  
 TIME 3:17 PM  
 RECORDED BY GCS  
 ADDRESS WRANGELL

## GREG SCHEFF & ASSOCIATES LAND SURVEYORS

BOX 1331 WRANGELL, ALASKA 99929

PHONE (907) 874-2177  
 FAX (907) 874-2167

## PROJECT: P.C. RESUBDIVISION

THE RESUBDIVISION OF LOTS 3K AND 3J  
 AS RECORDED ON PLAT #81-B, WRANGELL RECORDING  
 DISTRICT, WITHIN BLOCK 84, WRANGELL TOWNSITE, U88 1110  
 CREATING LOT A & LOT B, WRANGELL RECORDING DISTRICT

CLIENT: ROBERT & DEBRA CAMPBELL  
 BOX 131  
 WRANGELL, AK, 99929

CAMPBELL TOWNSHIP INC.  
 BOX 130  
 WRANGELL, AK, 99929

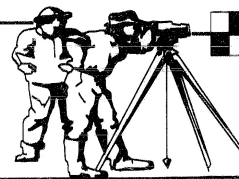
DESIGNER: GCS  
 DRAWN: TJS  
 CHECKED: GCS  
 DATE OF SURVEY: 01-10-95/01-21-97  
 DATE OF PLAT: 01-11-95/01-21-97  
 SCALE: 1"=20'  
 SURVEYOR: GREGORY G. SCHEFF  
 PROJECT NO: 51339-01-00

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN OCT. 1997 & 1/10/98 A SURVEY OF THE 10.18 AC. ± TRACTED LANDS, BAKS, CONVEYED TO THE CITY OF WRANGELL AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECTLY ACCORDING TO SAID FIELD NOTES.

OCT 25, 1997  
 DATE

G. G. SCHEFF  
 GREGORY G. SCHEFF, SURVEYOR



# *City and Borough of Wrangell, Alaska*

## Agenda Item G4

Date: September 3, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

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

---

### **Background:**

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

### **Recommendation:**

Staff recommends approving the preliminary plat.

### **Recommended Motion:**

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

### **Findings:**

Borough property tax records currently show that Lot 18 was subdivided, probably by deed many years ago without a legal surveyed subdivision occurring. Each lot is referred to as a Portion of Lot 18 within the Borough's tax files. The surveyors information indicate that the property was not subdivided. The Court documents at the time of the previous owner's death in 2012 identified the lot as a single Lot 18. The lot(s) has remained under a single ownership.

The current owner is now legally surveying the property and subdividing Lot 18 into two legal lots. This action will clear up any title questions there may be. Each new lot is just under 15,000 square feet. In the Rural Residential 1 District, minimum square footage for a lot with sewer and water is 10,000 square feet.







Public Map





# *City and Borough of Wrangell, Alaska*

## Agenda Item G5

Date: September 3, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of the Byford Subdivision, a subdivision and replat of a portion of Tract Y, USS 2321 (Plat 64-112) creating Lots Y-1, Y-2 zoned Rural Residential 1; and Y-3 zoned Light Industrial and Rural Residential, Byford Subdivision, owned by the City and Borough of Wrangell

---

### **Background:**

The Borough is proposing to subdivide the old Byford tract into three lots – two are stand alone lots to be sold and the third portion is to be combined into Bob Molinek's current residential parcel.

### **Recommendation:**

Staff recommends approving the preliminary plat.

### **Recommended Motion:**

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

- 1) change name of new Lots from Y-1, Y-2, Y-3 to Lots A, B and C (or 1, 2 and 3);**
- 2) New Lot zoning: The new zoning section should be change to recognize Lot Y-3 which will become Lot C (or Lot 1) is a mixture of Light Industrial and Rural Residential 1, and including the square footage for each zone.**
- 3) An encroachment easement for the house and shop needs to be executed prior to final plat between the Borough and Burrell and Maria Byford and recorded. The recorded document number should be listed under plat notes.**

### **Findings:**

The Planning and Zoning Commission recommended approval of a zone change from Light Industrial to Rural Residential 1 on June 1, 2021 and on July 27, 2021 the Assembly approved Ordinance 1004 amending the zoning map. An appraisal of the property was obtained based on a draft of this preliminary plat. Appraisal is attached.

The back northern portion behind Bob Molinek and Burrell Byford's land is being sold to Mr. Molinek, per his request and tentative approval by the Manager and Borough Assembly. The remaining portion of the lot is being subdivided into two lots. Both lots will have access via Zimovia Highway. Borough staff had pursued multiple subdivision options. In 2019, the Plannig



and Zoning Commission held several discussions regarding potential development options which staff then looked at regarding development costs. The primary reason that two lots were created rather than 4, is that the Borough would have been responsible for the cost of utilities to all back lots. Tentative estimates were over \$250,000. These lots are still able to be subdivided further if a developer is interested in doing so and installing necessary utilities.

Mr Byford's house/rock wall and fill pad as well as a corner of his shop encroach into the Borough owned lot Y-2 (Lot B or Lot 2). Either a land purchase for a lot line adjustment or an encroachment easement were options to deal with the encroachments. At this time, the Borough is proposing an encroachment easement. A draft version is attached and will need to be finalized by the Borough attorney and manager. The document will need to be signed, executed and recorded and the document number should be reflected on the final plat. At this time, there is no access easement proposed for Mr. Byford to continue to access the back of his property along the gravel driveway to the south of his residence unless the Commission deems it necessary. This will require Mr. Byford to access the shop via his own property or work out an access easement with the future landowner.

The shed from Michelle Woods property also encroaches. This structure is a bit more moveable. At this time staff is uncertain if an encroachment easement for the shed will also need to be obtained, but same requirements if necessary.

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPLAT AND SUBDIVIDE A PORTION OF TRACT Y, OF U.S. SURVEY 2321 (PLAT 64-112).
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
5. REFERENCE AK, ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. XXXX.
6. THE CITY OF WRANGELL HAS A 10' POWERLINE EASEMENT ON EACH SIDE OF THE POWERLINE ALONG THE ZIMOVIA HIGHWAY R.O.W. (BOOK 13, PAGE 324)
6. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
  - DEED ON PAGE 14, VOLUME 11 (RECORDED 02/27/1997)
  - DEED 2005-000010-0 (RECORDED 09/18/1997)
  - PLAT 64-112 U.S. SURVEY 2321
  - PLAT 77-1 (SUBD. OF A PORTION OF TRACT X)
  - DEED 1997-000608-0
  - PLAT 98-2 (ZIMOVIA HIGHWAY D.O.T. BASE MAP)
  - PLAT 2002-5 (ROAD HOUSE SUBDIVISION)
  - PLAT 2003-4 (FIGHTING ROYAL SUBDIVISION)
  - DEED 2003-000605-0
  - DEED 2005-000010-0
  - DEED 2016-000016-0

OWNERSHIP STATUS

1. PORTION OF TRACT "Y", U.S.S. 2321 (CITY & BOROUGH OF WRANGELL)
2. PORTION OF TRACT "Y", DEED 2005-000010-0 (ROBERT J. & HELEN R. MOLINEK)

PROPOSED OWNERSHIP

1. LOT Y-1, BYFORD REPLAT (CITY & BOROUGH OF WRANGELL)
2. LOT Y-2, BYFORD REPLAT (CITY & BOROUGH OF WRANGELL)
3. LOT Y-3, BYFORD REPLAT (ROBERT J. & HELEN R. MOLINEK)

PREVIOUS LOT AREAS

1. PORTION OF TRACT "Y", U.S.S. 2321 (115,076 SQ. FT.)
2. PORTION OF TRACT "Y", DEED 2005-000010-0 (18,712 SQ. FT.)

NEW LOT AREAS

1. LOT Y-1, BYFORD REPLAT (8,843 SQ. FT.) (0.892 ACRES)
2. LOT Y-2, BYFORD REPLAT (65,449 SQ. FT.) (1.043 ACRES)
3. LOT Y-3, BYFORD REPLAT (47,424 SQ. FT.) (1.089 ACRES)

LOT AREA TRANSFER

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

PREVIOUS LOT ZONING

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

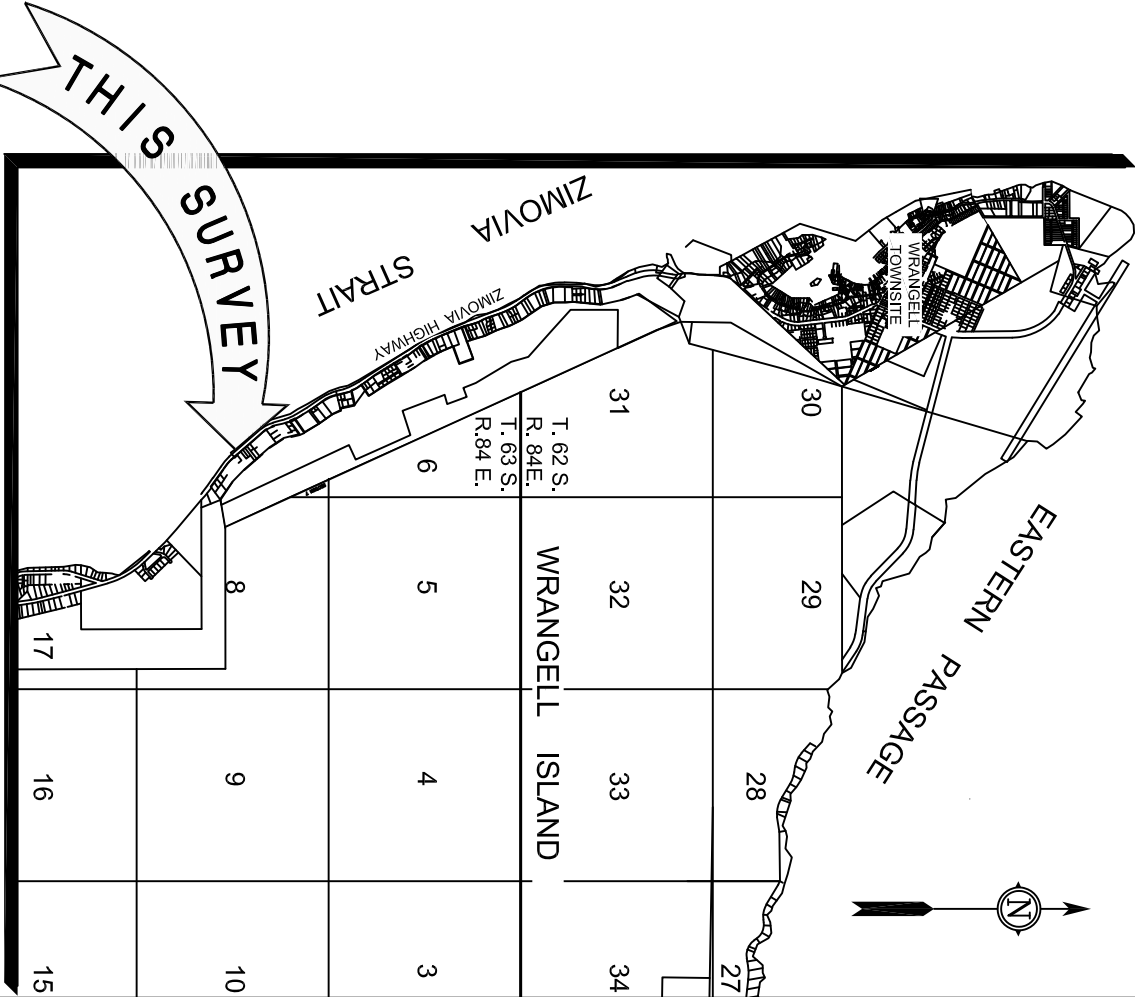
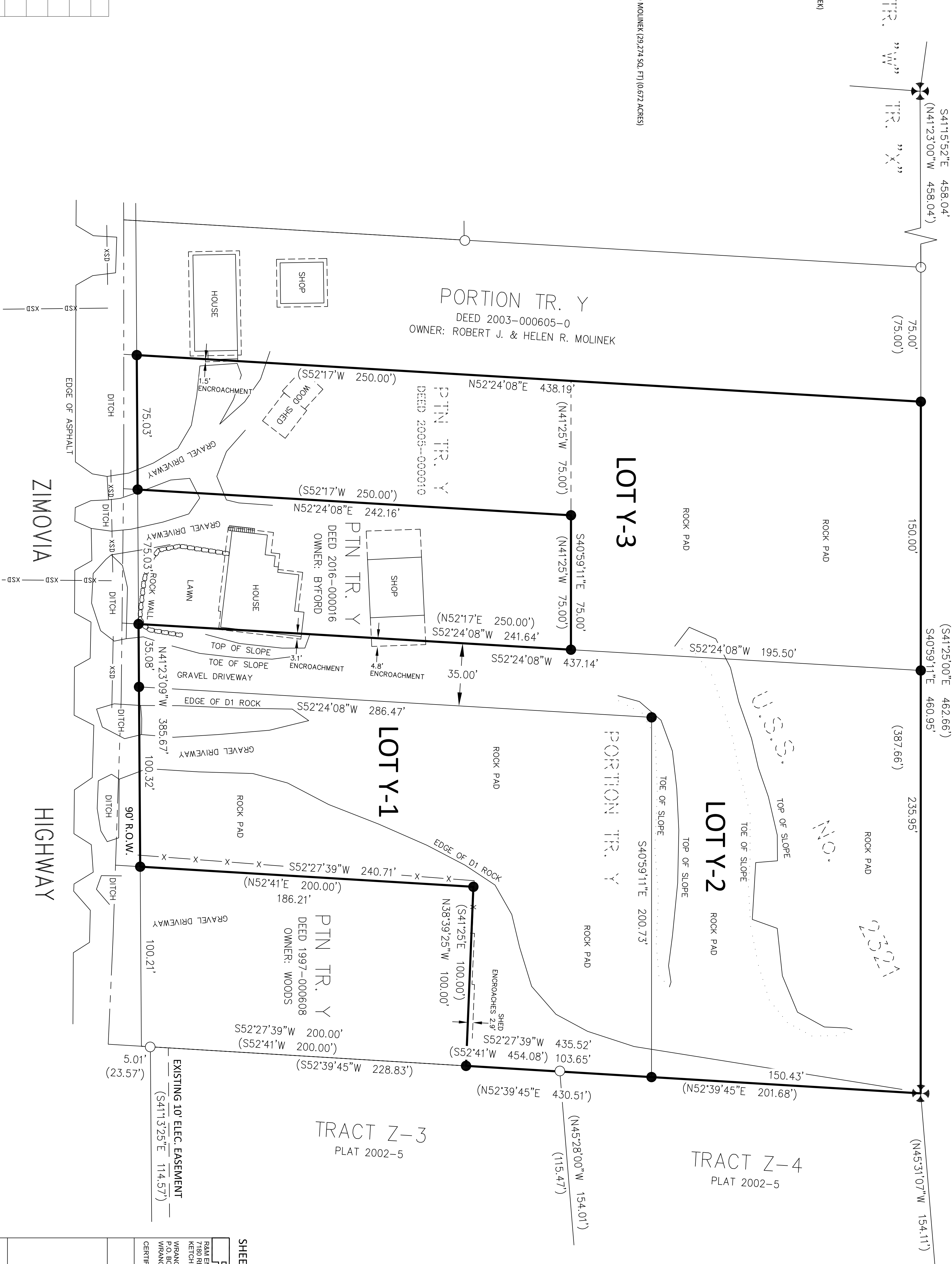
NEW LOT ZONING

1. LOT Y-1, BYFORD REPLAT (LIGHT INDUSTRIAL)
2. LOT Y-2, BYFORD REPLAT (LIGHT INDUSTRIAL)
3. LOT Y-3, BYFORD REPLAT (LIGHT INDUSTRIAL)

BASIS OF BEARING

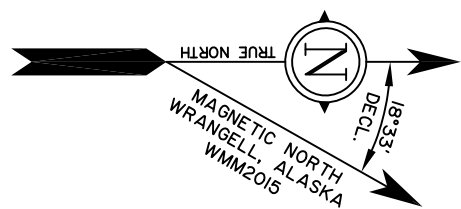
BEARINGS SHOWN ARE NAD 83/2011 (FPC-H-2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R8.3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N48° 25' 11.6602" 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
<div></div>	EASEMENT DEDICATED BY THIS PLAT
<div></div>	EXISTING EASEMENT
<div></div>	UNSURVEYED
<div></div>	SURVEYED
<div></div>	RECORD BOUNDARY LINE VACATED THIS PLAT
(M)	CENTERLINE
XX	RECORD DATA
XX	MEASURED DATA



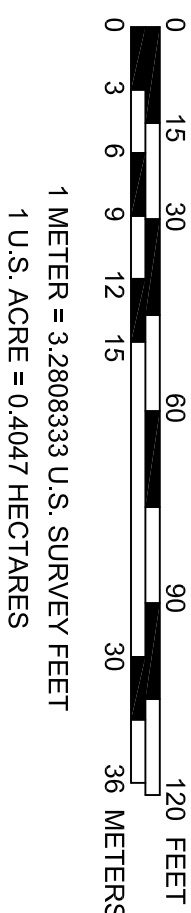
VICINITY MAP

SCALE: 1" = 1 MILE



SCALE 1"=30'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



SHEET 1 OF 2

<b>PRSM</b> PACIFIC RIVER SURVEYING & MAPPING, INC. 7180 REVILLA ROAD, SUITE 100 KETCHIKAN, AK 99901 WRANGELL OFFICE P.O. BOX 2286 WRANGELL, AK 99329 CERIFICATE OF AUTHORIZATION #: C576		Phone: (907) 725-7917 Fax: (907) 225-3441 Phone: (907) 305-0820
<b>BYFORD REPLAT</b>		
A SUBDIVISION AND REPLAT OF A PORTION OF TRACT Y, OF U.S. SURVEY 2321 (PLAT 64-112), CREATING LOTS Y-1, Y-2, AND Y-3, BYFORD REPLAT WRANGELL RECORDING DISTRICT, ALASKA		
LOCATED WITHIN SECTION 7, TOWNSHIP 63 SOUTH, RANGE 84 EAST COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT		
SURVEYED BY: MCH	DRAWN BY: MCH	
DATE: JUNE 2020	DATE: AUGUST 2020 - JUNE 2021	
SCALE: 1"=30'	CHECKED: CGP	R&M PROJECT NO: 202725-02

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND WITHOUT RESERVATION OF ANY RIGHTS, WALLS, FENCES, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ CITY & BOROUGH OF WRANGELL  
DATE \_\_\_\_\_ PRINTED NAME & TITLE \_\_\_\_\_

NOTARY'S ACKNOWLEDGMENT

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

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

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

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

CERTIFICATE OF 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 WRITOUT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY THE WRANGELL PLANNING COMMISSION AND THAT SAID PLAT HAS BEEN APPROVED BY THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE \_\_\_\_\_ MAYOR, CITY AND BOROUGH OF WRANGELL  
ATTEST: \_\_\_\_\_  
CITY CLERK \_\_\_\_\_

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND WITHOUT RESERVATION OF ANY RIGHTS, WALLS, FENCES, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ ROBERT J. MOLINEK  
DATE \_\_\_\_\_ HELEN R. MOLINEK

NOTARY'S ACKNOWLEDGMENT

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

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

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

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

CERTIFICATE OF 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 THE WRANGELL PLANNING COMMISSION AND THAT SAID PLAT HAS BEEN APPROVED BY 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 CORRECT AND ACCURATE REPRESENTATION OF THE LAND SHOWN HEREON AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE \_\_\_\_\_  
CHRISTOPHER G. PIBURN, PLS # 107552



CERTIFICATE STATE OF ALASKA  
(FIRST JUDICIAL DISTRICT)s

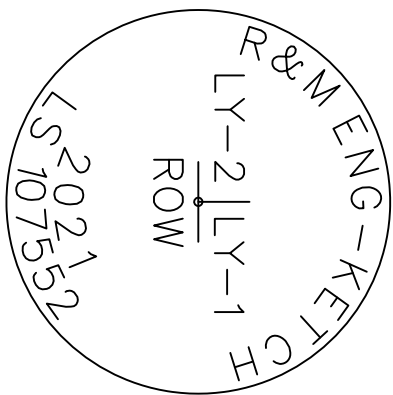
I THE UNDERSIGNED AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF \_\_\_\_\_

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 \_\_\_\_\_

PRELIMINARY

TYPICAL SECONDARY MONUMENT  
SET THIS SURVEY



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

SHEET 2 OF 2

R&M PROJECT NO. 202725-02		
R&M ENGINEERING, INC. 7180 REVILLA ROAD, SUITE 100 KETCHIKAN, AK 99901 WRANGELL OFFICE P.O. BOX 2286 WRANGELL, AK 99229		
Phone: (907) 305-0820 Fax: (907) 225-3441		
CERTIFICATE OF AUTHORIZATION #: C576		
BYFORD REPLAT		
A SUBDIVISION AND REPLAT OF A PORTION OF TRACT 1, OF U.S. SURVEY 2321 (PLAT 64-112), CREATING LOTS V-1, V-2, AND V-3, BYFORD REPLAT WRANGELL RECORDING DISTRICT, ALASKA		
LOCATED WITHIN SECTION 7, TOWNSHIP 63 SOUTH, RANGE 84 EAST COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT		
SURVEYED BY: MCH	DRAWN BY: MCH	
DATE: JUNE 2020	DATE: AUGUST 2020 - JUNE 2021	
SCALE: 1"=30'	CHECKED: CGP	R&M PROJECT NO: 202725-02





1 inch = 446.887947 feet

46 Date: 8/25/2021

Public Map



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

8-25-21

Return to:

## ENCROACHMENT EASEMENT FOR SIDE YARD IMPROVEMENTS ON LOT Y2, BYFORD REPLAT, OWNED BY THE CITY AND BOROUGH OF WRANGELL

THIS ENCROACHMENT EASEMENT is entered into effective as of the \_\_\_\_ day of October, 2021 ("Effective Date"), between the **City and Borough of Wrangell**, a municipal corporation pursuant to the laws of the State of Alaska ("Grantor") and Burrell and Maria Byford, who currently reside at 4.5 Mile Zimovia Highway, P.O Box xxx Wrangell, AK ("Grantee").

### RECITALS

A. Grantor is the current owner and any successors of real property described as Lot Y2, Byford Replat, a residential lot of approximately .892 acres dedicated in 2001 with the Byford Replat (hereinafter "Lot B");

B. Grantee is the owner of real property legally described as a Portion of Tract Y, USS 2321 (hereinafter "the Property"), which is adjacent to and north of the Lot B.

C. Grantee is currently residing in the house located on the Property, which was constructed in the mid 1960s. Grantee has owned the Property since 1971. The shop was added in the late 1980s or late 1990s. These encroachments into Lot B have remained for over 20/30 years and function as part of the permanent residence and accessory structure to the residence.

D. Grantee desires to continue permanently occupying the encroached area into the Lot B with the corner of his house, stone wall and rock pad and the corner of his shop.

**In consideration of the agreements hereinafter recited, it is agreed as follows:**

1. **Grant and Purpose of Encroachment Easement.** Grantor, it successors and assigns, grants and conveys to the Grantee a permanent encroachment easement for the corner of the house, rock wall, and rock pad and shop that encroaches



upon the northern side property line of Lot B. The house, a stone wall and the slope of the fill encroaches an area of approximately of xx square feet; the shop encroaches an area of approximately xx square feet, as shown in Exhibit A (hereinafter "Easement Area") in exchange for payment of \$xx. This easement allows Grantee, his invitees, successors and assigns, the right to continue using the Easement Area as existing for the house and shop until such time that the structures are removed.

2. **Term of the Encroachment Easement.** This encroachment easement is permanent and runs with the land unless and until the encroachments are removed and/or abandoned by the property owner.
3. **Conditions of the Encroachment Easement.** The Grantee shall only use the Easement Area for the existing house, rock wall and rock pad and existing shop. Repairs are permitted but no new construction or additions.
4. **City Saved Harmless From Claims.** Grantee or their assigns agree to indemnify and protect the City and Borough of Wrangell and its successors and defend and save it harmless from all claims, actions or damage of every kind and description which may accrue to, or be suffered by, a person or persons, corporations or property by reason of being within the Easement Area, and in case any suit or action is brought against the City or its successors and arising out of, or by reason of any causes related to the encroachment easement, the Grantee, successors, or their assigns, will, upon notice to them of the commencement of such action, defend the same at their sole cost and expense and satisfy any judgment which may be rendered against the City in any such suit or action.
5. **Maintenance at Expense of Grantees.** Grantee shall maintain, at their sole expense, all improvements that are within the Easement Area.
6. **City Not Liable for Damage to Encroachment Area Installations.** In accepting this easement, Grantee agrees that any damage or injury done to any improvements within the Easement Area by any person or thing shall be at the sole expense of the Grantee to repair or replace and the City or its successors shall not be liable for any such damage or injury.
7. **Binding Effect.** This encroachment easement shall be recorded at the Wrangell Recording District and shall be binding on all heirs, executors, personal representatives, assigns and successors.
8. **Entire Agreement – Amendments.** The entire agreement of the parties is set forth in this encroachment easement and the parties are not bound by any agreements, understandings, conditions, or inducements otherwise than are expressly set forth and stipulated hereunder. No change, alteration, amendment, modification or waiver of any of the terms or provisions hereof shall be valid unless the same is in writing and signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this encroachment easement, to be effective as of the date and year first above written.

**GRANTOR:****GRANTEE:**

City and Borough of Wrangell

By: \_\_\_\_\_  
Steve Prysunka, Mayor

\_\_\_\_\_  
Burrell Byford

\_\_\_\_\_  
Maria Byford

ATTEST: \_\_\_\_\_  
Kim Lane, Borough Clerk

(seal)

State of Alaska       )  
                                  ) ss.  
City and Borough of Wrangell )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of October, 2021 by Burrell and Maria Byford.

\_\_\_\_\_  
Notary Public for the State of Alaska

Residing at:

\_\_\_\_\_  
My commission expires:

(seal)



**APPRAISAL REPORT  
REAL ESTATE APPRAISAL**

**Of  
Byford Property**



4-mile Zimovia Highway, Wrangell  
AK, 99929

**As of**  
April 27, 2021

**Prepared For**  
Ms. Carol Rushmore  
City and Borough of Wrangell  
PO Box 531  
Wrangell, AK, 99929

**Prepared by**  
RAMSEY APPRAISAL RESOURCE  
Roger Ramsey, Alaska-AA 570

**File Name:**  
RAR File # 21-016-P5

## RAMSEY APPRAISAL RESOURCE

10615 Horizon Drive  
Juneau,  
AK, 99801

907-723-2936  
Fax: 866-404-7117  
rogerramsey@mac.com

July 8, 2021

Ms. Carol Rushmore  
City and Borough of Wrangell  
PO Box 531  
Wrangell, AK 99929

Re: Appraisal Report, Real Estate Appraisal  
Byford Property  
4-mile Zimovia Highway,  
Wrangell, AK, 99929

File Name: RAR File # 21-016-P5

Dear Ms. Rushmore:

At your request, I have prepared an appraisal for the above referenced property, which may be briefly described as follows:

The subject property is a vacant parcel that has had all of its topsoil removed, has been backfilled with rock and is ready for development.

Please reference page 10 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis and valuation methodology.

I certify that I have no present or contemplated future interest in the property beyond this estimate of value. The appraiser has not performed any services regarding the subject within the three-year period immediately preceding acceptance of this assignment.

Your attention is directed to the Limiting Conditions and Assumptions section of this report (page 8). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, I note the following:

Hypothetical Conditions:

- The subject is currently zoned Light Industrial, but is in the process of being changed to Rural Residential 1 and so far, there appears to be no hang ups in the process. So far it is approved by Planning and Zoning. This appraisal will appraise the property with the hypothetical that the zoning is Rural Residential 1.



Extraordinary Assumptions:

- There are no Extraordinary Assumptions for this appraisal.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), I have made the following value conclusion(s):

**Current As Is Market Value:**

The “As Is” market value of the Fee Simple estate of the property, as of April 27, 2021, is

**Two Hundred Five Thousand Dollars (\$205,000)**

The market exposure time preceding April 27, 2021 would have been 6 months and the estimated marketing period as of April 27, 2021 is 3 months.

Respectfully submitted,  
Ramsey Appraisal Resource



Roger Ramsey  
Alaska-AA 570

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## Summary of Important Facts and Conclusions

### GENERAL

**Subject:**

Byford Property  
4-mile Zimovia Highway, Wrangell,  
AK, 99929

The subject property is a vacant parcel that has had all of its topsoil removed, has been backfilled with rock and is ready for development.

**Owner:**

City and Borough of Wrangell

**Legal Description:**

All of Tract Y according to the approved plat of Survey No. 2321, Wrangell Homesites, Zimovia S of Wrangell, Alaska, Wrangell Recording District, Judicial District, State of Alaska.

EXCEPTING THEREFROM: A portion of Tract Y, U.S. Survey No. 2321 deeded to Kenneth E. and Norma J. Dorman on April 4, 1955, more particularly described as follows:

BEGINNING at official Corner No. 4 of Tract Y, official Corner No. 1 of Tract Z, thence N 52° distance of 200 feet as Corner No. 1 of this portion of Tract Y; thence S 52°41' W a distance of 200 feet to Corner No. 2 (the same as aforementioned Corner No. 4); thence approximately NW along the U.S.B.P.R. right-of-way of the road commonly known as Zimovia Highway, a distance of 100 feet to Corner No. 3; thence N 52°41' E a distance of 200 feet to Corner No. 4; thence a distance of approximately 100 feet to Corner No. 1, the boundary between Tracts Y and Z, the point of beginning.

ALSO EXCEPTING THEREFROM: A portion of Tract Y, U.S. Survey No. 2321 deeded to Edgar F. and Arlene E. Dorman on September 20, 1956, more particularly described as follows:

BEGINNING at the west corner of said Tract Y, official Corner No. 1 of this portion of Tract Y; thence SE along the U.S.B.P.R. right-of-way 75 feet to Corner No. 2; thence N 52°17' E 250 feet to Corner No. 3; thence NW (approximately N 41°21' W) a distance of 250 feet, more or less to Corner No. 4; thence S 52°17' E a distance of 250 feet to Corner No. 1; the point of beginning.

ALSO EXCEPTING THEREFROM: The Northwesterly 7/8 of Tract Y running parallel to the boundary line between Tracts Y and X in U.S. Survey No. 2321, Wrangell Recording District, Alaska.

ALSO EXCEPTING THEREFROM: That portion conveyed to C. Byford and Danelle A. Byford by deed recorded at Page 23, described as follows: A portion of Tract Y according to the plat of U.S. Survey No. 2321 of the Group of Homesites, accepted on August 29, 1956, file in the U.S. General Land Office and more particularly described as follows:

BEGINNING at the NW corner of said Tract Y, official Corner No. 1 of this portion of Tract Y; thence SE along U.S.B.P.R. right-of-way, a distance of 75 feet to Corner No. 2; thence N 52°17' E a distance of 250 feet to Corner No. 3; thence NW (approximately N 41°21' W) a distance of 250 feet, more or less to Corner No. 4; thence S 52°17' E a distance of 250 feet to Corner No. 1; the point of beginning.

**Date of Report:**

July 8, 2021

**Intended Use:**

The intended use is for portfolio management and negotiation of potential sales.

**Intended User(s):**

The client, property owner and potential purchasers..



**Assessment:**

Real Estate Assessment and Taxes					
Tax ID	Land	Improvements	Total Assessment	Tax Rate	Taxes
03-006-303	\$44,000	\$0	\$44,000	\$12.75	\$561

Notes:

**Sale History:**

The subject has not sold in the last three years, according to public records.

**Current Listing/Contract(s):**

The subject is not currently listed for sale, or under contract.

**Land:**

Land Summary						
Parcel ID	Gross Land Area (Acres)	Gross Land Area (Sq Ft)	Usable Land Area (Acres)	Usable Land Area (Sq Ft)	Topography	Shape
Lot Y2	2.51	109,336	2.51	109,336	Gently sloping up from the	Irregular T shape

Notes:

**Zoning:**

The subject zoning is light industrial and is in the process of transitioning to Rural Residential. I have been asked to appraise it as if it is Rural Residential 1.

**Highest and Best Use of the Site:**

Subdivision

**Type of Value:**

Market value

VALUE INDICATIONS	
<b>Unit sales Approach:</b>	\$230,000

**Reconciled Value(s):**

**As Is**

Value Conclusion(s) \$205,000  
 Effective Date(s) April 27, 2021  
 Property Rights Fee Simple

## Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of Ramsey Appraisal Resource. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, was not called to the attention of the appraiser nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion developed herein is predicated on the assumption that no such hazardous substances exist on or in the property or in such proximity thereto, which would cause a loss in value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser(s) are not required to give testimony in Court in connection with this appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) Ramsey Appraisal Resource's regular per diem rate plus expenses.

Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

**Americans with Disabilities Act (ADA) of 1990**

A civil rights act passed by Congress guaranteeing individuals with disabilities equal opportunity in public accommodations, employment, transportation, government services, and telecommunications. Statutory deadlines become effective on various dates between 1990 and 1997. Ramsey Appraisal Resource has not made a determination regarding the subject's ADA compliance or non-compliance. **Non-compliance could have a negative impact on value, however this has not been considered or analyzed in this appraisal.**



## Scope of Work

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). Therefore, the appraiser must identify and consider:

- the client and intended users;
- the intended use of the report;
- the type and definition of value;
- the effective date of value;
- assignment conditions;
- typical client expectations; and
- typical appraisal work by peers for similar assignments.

This appraisal is prepared for Ms. Carol Rushmore, -- City and Borough of Wrangell. The problem to be solved is to estimate the current 'As Is' market value . The intended use is for portfolio management and negotiation of potential sales. This appraisal is intended for the use of client, property owner and potential purchasers..

SCOPE OF WORK	
Report Type:	This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses.
Property Identification:	The subject has been identified by the legal description and the assessors' parcel number.
Inspection:	I visited this property on 4/27/2021
Market Area and Analysis of Market Conditions:	A complete analysis of market conditions has been made.
Highest and Best Use Analysis:	A complete as vacant highest and best use analysis for the subject has been made. Physically possible, legally permissible and financially feasible uses were considered, and the maximally productive use was concluded.
Type of Value:	Market value
<u>Valuation Analyses</u>	
Cost Approach:	A cost approach was not applied as this approach was considered only in the aspect of site prep costs.

Sales Comparison Approach:	A sales approach was applied as there is adequate data to develop a value estimate using this approach for the potential lots which could be subdivided from the subject
Income Approach:	An income approach was not applied as while the subject could generate an income stream, the most probable buyer is an owner-occupant.
Unit Sales Approach	This is the best approach for determining the market value of the subject property as is. The determination of potential lot values is reasonable and there is good information in the market for this. The cost encumbered to generate sales of these lots is reasonable and market based.
Hypothetical Conditions:	<ul style="list-style-type: none"> <li>The subject is currently zoned Light Industrial, but is in the process of being changed to Rural Residential 1 and so far, there appears to be no hang ups in the process. So far it is approved by Planning and Zoning. This appraisal will appraise the property with the hypothetical that the zoning is Rural Residential 1.</li> </ul>
Extraordinary Assumptions:	<ul style="list-style-type: none"> <li>There are no Extraordinary Assumptions for this appraisal.</li> </ul>

## Comments

The subject property was formerly a junkyard. The area of the parcel was cleaned and capped the appraiser reviewed the cleanup procedure as documented in the Decision Document from AKDEC dated 4/19/2019 (see Addendum).

From the actions taken and revealed in this document, the appraiser made a determination developed an opinion that the market would perceive the property as clean and without risk to health. This appraisal is based on that opinion.

From talking with local developers and review of the property's attributes, the appraiser determined that the highest and best use of the subject would be to subdivide the property into 5 residential lots.

The appraiser talked with local contractors and utility companies to determine costs for this potential subdivision.

I spoke with Mike Howell to get an idea of what it would cost from this point to do a subdivision of the property, to final plat, with 5 code complying lots. He thought the cost would be around \$3,000 from this point.

The appraiser researched what the sellout value would be by looking at proximate individual lots sold recently. The appraiser researched what developers would require for compensation to estimate a value for the subject as is.



## Market Area Analysis

The following is are excerpts from <http://www.seconference.org/wrangell>, appraiser analysis follows this.

### Wrangell City and Borough\*

Wrangell is one of the oldest non-Native settlements in Alaska. In 1811 the Russians began fur trading with area Tlingits and built a stockade named Redoubt St. Dionysius in 1834. The island was named for Ferdinand Von Wrangel, manager of the Russian-American Co. around 1830. The British Hudson Bay Co. leased the fort in 1840 and named the stockade Fort Stikine. A large Stikine Indian village, known as Kotzlitza, was located 13 miles south of the fort. The Tlingits claimed their own ancient trade rights to the Stikine River and protested when the Hudson Bay Co. began to use their trade routes, but two epidemics of smallpox, in 1836 and 1840, reduced the Tlingit population by half. The fort was abandoned in 1849 when furs were depleted. The fort remained under the British flag until Alaska's purchase by the U.S. in 1867. In 1868 a U.S. military post called Fort Wrangell was established and named for the island. The community continued to grow as an outfitter for gold prospectors, especially in 1861, 1874-77, and 1897. Riotous activity filled gambling halls, dance halls, and the streets. Thousands of miners traveled up the Stikine River into the Cassiar District of British Columbia during 1874 and to the Klondike in 1897. Glacier Packing Co. began operating in Wrangell in 1889. The Wilson & Sylvester Sawmill provided packing boxes for canneries and lumber for construction. The city was incorporated in 1903. By 1916, fishing and forest products had become the primary industries -- four canneries and a cold storage plant were constructed by the late 1920s. In the 1930s, cold packing of crab and shrimp was occurring. Abundant spruce and hemlock resources have helped to expand the lumber and wood products industry. The Alaska Pulp sawmill, Wrangell's largest employer, closed in late 1994 but was reopened on a smaller scale in 1998 by Silver Bay Logging. The city was dissolved and reincorporated as the City and Borough of Wrangell on May 1, 2008.

### Location & Climate

The City and Borough of Wrangell is located on the northwest tip of Wrangell Island, 155 miles south of Juneau and 89 miles northwest of Ketchikan. It is near the mouth of the Stikine River, a historic trade route to the Canadian Interior. It lies at approximately 56.470830 North Latitude and -132.376670 West Longitude. (Sec. 25, T062S, R083E, Copper River Meridian.) Wrangell is located in the Wrangell Recording District. The area encompasses 2,582.0 sq. miles of land and 883.0 sq. miles of water. Wrangell is in the maritime climatic zone and experiences cool summers, mild winters, and year-round rainfall. Summer temperatures typically range from 42 to 64 °F; winter temperatures range from 21 to 44 °F. Average annual precipitation is 82 inches, with 64 inches of snowfall. Fog is common from September through December. \*State of AK, DOT AMHS.

## 2019 Population

2,479 (1990 Census)  
 2,659 (Alaska Department of Community and Regional Affairs, as of August 1995)  
 2,758 (Alaska DCRA, as of August 1995)  
 2,595 (Alaska DCRA, as of August 1996)  
 2,543 (Alaska DCRA, as of August 1997)  
 2,589 (Alaska DCRA, as of August 1998)  
 2,549 (Alaska Department of Community and Economic Development, as of August 2000)  
 2,569 (Alaska DCED, as of August 2000)  
 2,308 (2000 Census)  
 2,308 (Alaska DCED, Jan 2002)  
 2,144 (Alaska DCED, Jan 2003)  
 2,113 (Alaska DCED, Jan 2004)  
 2,023 (Alaska DCED, Jan 2005)  
 1,974 (Alaska DCCED, Jan 2006)  
 1,911 (Alaska DCCED, Jan 2007)  
 1,947 (Alaska DCCED, Jan 2008)  
 2,072 (Alaska DCCED, Jan 2009) Borough population  
 2,112 (Alaska DCCED, Mar 2009 revised 2008 Borough population)  
 2,058 (Alaska DCCED, Jan 2010) Borough population

Above information is found on the Wrangell Borough Website. Current DCCED population estimates are 2426 in 2019.

Following are some of the key industries, and the utility services as identified on the wrangell.com website

**Marine Industry:** The Marine Service Center is a thriving boat works facility for commercial and recreational vessels. Two lifts, 150-ton and 300-ton, and a 40 ton trailer provide haul out capabilities and local vendors provide the necessary services.

**Timber:** Wrangell has a long history in timber harvesting and processing. Once the primary economic driver for Wrangell, it is now a small contributor. While the industry is changing from an old growth harvesting model to a young growth harvesting program, there are still a few local businesses that provide a variety of timber products. The Economic Development Committee, with approval by the Assembly, developed a local Timber Products Plan to help guide community participation in State and Federal timber programs to provide incentive for industry investment.

**Tourism:** Visitor opportunities abound in Wrangell with the scenery and activities rivaling larger destinations! But we don't have the numbers of daily visitors which

mean you can fish alone on a stream, hikes can be quietly enjoyed by you and your friends, and scenic vistas are just that.. nothing but spectacular scenes.

Wrangell receives a few small cruiseships throughout the summer, but most visitors come via the Alaska Marine Highway and Alaska Airlines. Front Street hosts a variety of locally owned retail stores from gifts to hardware! The Wrangell Convention and Visitor Bureau recently did a [baseline analysis of the industry](#) and the draft report is available below. A list of the Cruise Calendar is also available.

[Seafood Processing](#): There are three commercial processors in Wrangell: Trident Seafoods, Sealevel Seafoods, and Alaska Seafoods, processing salmon, crab, shrimp, halibut and bottom fish.

## Utilities and Services

The City and Borough of Wrangell provides drinking water, solid waste, waste water treatment and road maintenance for residents within the town proper, although public sewer and water service stops at 6 Mile Zimovia Highway . All municipal services have recently had new state of the art facilities constructed to address new environmental regulations meet community needs. Alaska State Department of Transportation administers the Wrangell Airport and provides road maintenance for Zimovia State Highway.

### Electrical

Wrangell Municipal Light and Power supplies power to residents and businesses. In today's power market, Wrangell has very inexpensive power. The primary wholesale power source is Lake Tyee Hydro Electric Project. Tyee can provide 21 megawatts of power and serves Wrangell and Petersburg. Tyee is connected to Swan Lake Hydro in Ketchikan. Wrangell also has an 8+ megawatt diesel generating facility as a secondary backup source of power. Heavy industrial power users may be able to obtain a lower interruptible power rate through the Southeast Alaska Power Agency whom oversees the Tyee-Swan Lake hydro power projects.

### RATES:

Residential: Base monthly rate \$8.00  
0-300 KWH \$.126 per KWH  
300 -1200 KWH \$.102 per KWH  
>1200 KWH \$.08 per KWH

Small Commercial: Base monthly rate \$9.00  
all KWH \$.116 per KWH

Large Commercial: Base monthly rate \$13.50  
0-70,000 KWH \$.107 per KWH  
> 70,000 \$.103 per KWH



Industrial: negotiated per KWH

**Drinking Water**

Drinking water is filtered through a state of the art sand filtration and ozonation plant. The community's current average daily water consumption is approximately 600,000 gallons per day. The water is not metered, thus residential and commercial uses pay different monthly base fees. Residential rate is \$32.28 and the commercial rate is defined by the Municipal Code based on type of business. Please contact the Utility Clerk for the most current commercial rates. That information can also be found on this website in our Ordinance in Chapter 15.08.

**Solid Waste and Recycling**

City and Borough of Wrangell provides weekly curbside garbage service. Solid waste is processed in a material recovery handling facility and currently shipped south to an approved landfill in eastern Washington. A volunteer recycling program is available for aluminum cans. The Wrangell Lion's Club promotes the "Cans for Kids" program, reinvesting proceeds from recycling the cans back into youth programs in the community. Residential rate is based on the garbage can size. Please contact the Utility Clerk for the most current commercial rates. That information can also be found on this website in our Ordinance in Chapter 9.04

**Residential Rates**

48 gallon can is \$24/mo

64 gallon can is \$39.90/mo

96 gallon can is \$43.98/mo

Commercial Rate: based on commercial can size and number of weekly pick-ups.

**Waste Water Treatment**

The City's new state of the art waste water treatment plant provides primary treatment to almost 85% of households. The remainder households use a state approved on-site treatment facility. Rates for residential customers is \$27.04 a month. Commercial rate is defined by the City Code base on type of business. Please contact the City's Utility Clerk for the most current commercial rates. That information can also be found on this website in our Ordinance in Chapter 15.08

**Communications**

Wrangell has excellent telecommunications for your business. Telecommunications is based on microwave and earth station links to a fiber optic network provided by GCI. Our local telecommunication providers offer a total package for your business requirements. Alaska Power and Telephone provides local phone service, and broadband internet/data services including wireless, DSL or 56K dial up connections. Long Distance service is provided by AP&T Long Distance, GCI Communication Inc., and AT&T. Local cellular service is provided by GCI Communication Inc.

GCI also provides cable television service.

Wrangell Sentinel publishes a weekly newspaper. The Sentinel is the oldest continually published newspaper in Alaska. Wrangell's local Public Radio Station KSTK 101.7FM provides music, news and community service announcements.

The Borough has been good about maintaining their infrastructure. Following are projects in the hopper approved by the assembly this year.

<u>Priority</u>	<u>Project Name</u>
1.	Public Safety Building Renovation
2.	High School and Middle School Life and Health Safety Upgrades <ul style="list-style-type: none"> <li>• Fire Alarm System Upgrades</li> <li>• Elevator Replacement</li> </ul>
3.	Upper Reservoir Bypass (Connection to Treatment Plant)
4.	Solid Waste Transfer Station Upgrades
5.	Diesel Generation Power Plant Replacement
6.	Ash Street Water Main Replacement
7.	Nolan Center Standby Generator Upgrades
8.	Inner Harbor Replacement
9.	Water Main Replacement Phase II, Zimovia Highway
10.	Drinking Water Dams Stabilization and Improvements
11.	Cemetery Expansion Development

#### **Appraiser's Analysis:**

Wrangell is a community that has been on the rise. They have many significant projects in the hopper and have seen explosive growth in their ship haul out facility. While their population shows a decline from the timber days it now appears to be growing slightly. Based on what I saw in the community, and the general attitude of market participants, I think Wrangell is generally a stable community with potential for moderate growth into the future. The new hospital which was recently completed, will be a boost for the economy, adding a good resource to the community that allows for broader health care and makes it possible for a wider range of people to reside in Wrangell.

As of the date of this valuation, there is a Novel Coronavirus that has been spreading through the world for the last year+. Most people in SE AK have had the opportunity to be vaccinated, which should go a long way towards stabilizing the economy. At the time and date of this valuation it is uncertain how this will affect values of real estate in Wrangell off into the future. No price drops were noted as of the date of value and demand seems to be strong in the market for residential real estate.

In talking with market participants involved in tours, they are expecting to have another down year, but better than 2020 in this coming 2021 season and expecting to be back to normal by the season of 2022.

Currently with the cost of construction lot values are not appreciated the same way that fully developed residential properties are.

## Location Map





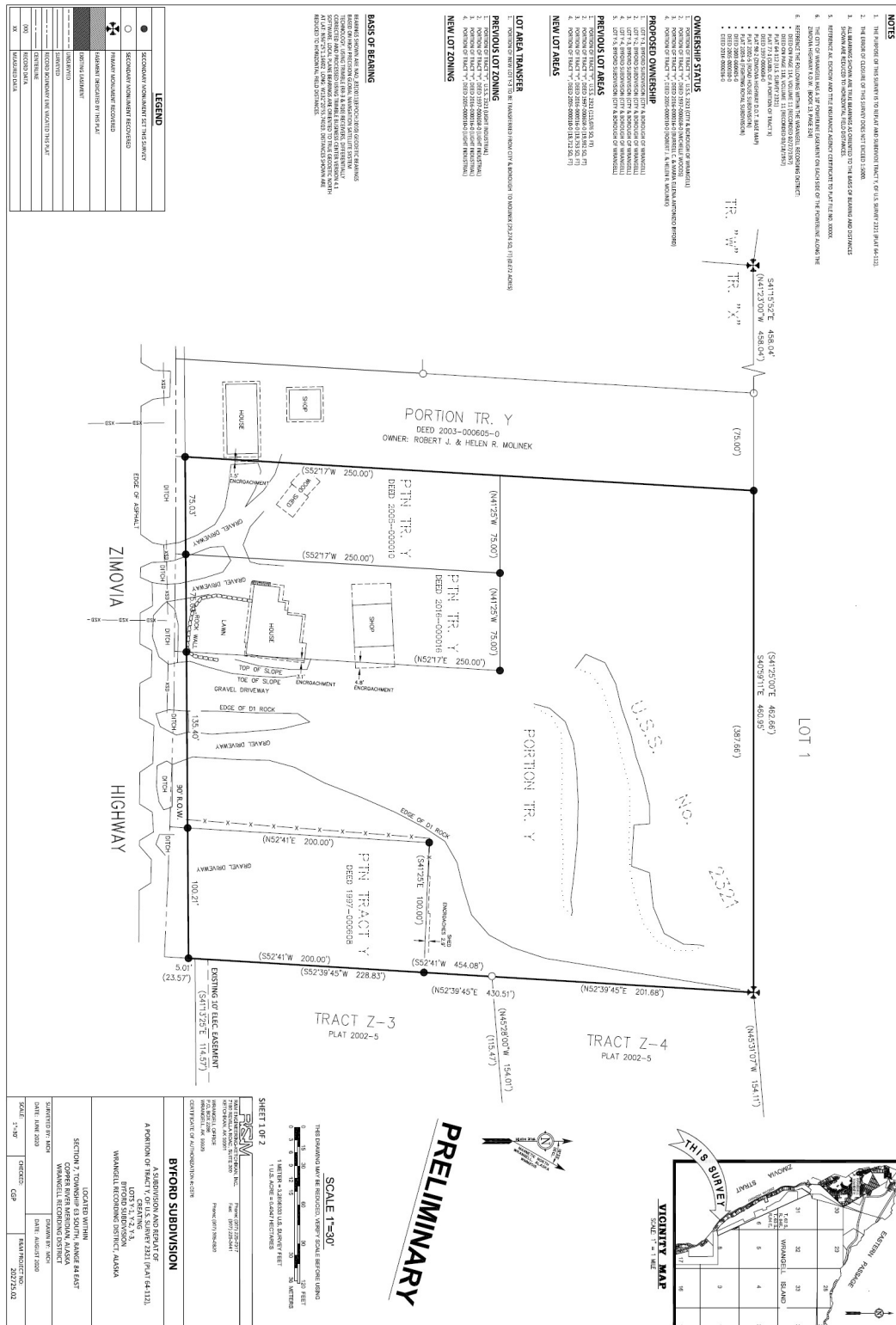
## Property Description

The subject property is a vacant parcel that has had all of its topsoil removed, has been backfilled with rock and is ready for development.

SITE	
Location:	The subject is located approximately 4 miles from the Wrangel ferry terminal, on Zimovia Highway
Current Use of the Property:	The subject is currently vacant.
Site Size:	Total: 2.51 acres; 109,336 square feet  Usable: 2.51 acres; 109,336 square feet
Shape:	Irregular, T shaped.
Frontage/Access:	The subject property has Good access with frontage as follows: <ul style="list-style-type: none"> <li>• Zimovia Highway: 135 feet</li> <li>•</li> </ul>
Visibility:	Good
Topography:	Gently Sloping
Soil Conditions:	The soil conditions observed at the subject are filled rock to a supportive clay substraight.
Utilities:	Electricity: The site is served by public electricity. Sewer: City sewer Water: City water Adequacy: The subject's utilities are typical and adequate for the market area. There is public water and sewer stub to the subject at Zimovia Hwy.
Site Improvements:	<ul style="list-style-type: none"> <li>• The subject site has been improved by removing all topsoil and bringing in rock to make most all of its surface navigable</li> </ul>
Flood Zone:	The subject is located in an area that is not a flood zone.
Wetlands/Watershed:	No wetlands were observed during our site inspection.
Environmental Issues:	The subject was formerly used a Junkyard for autos and other

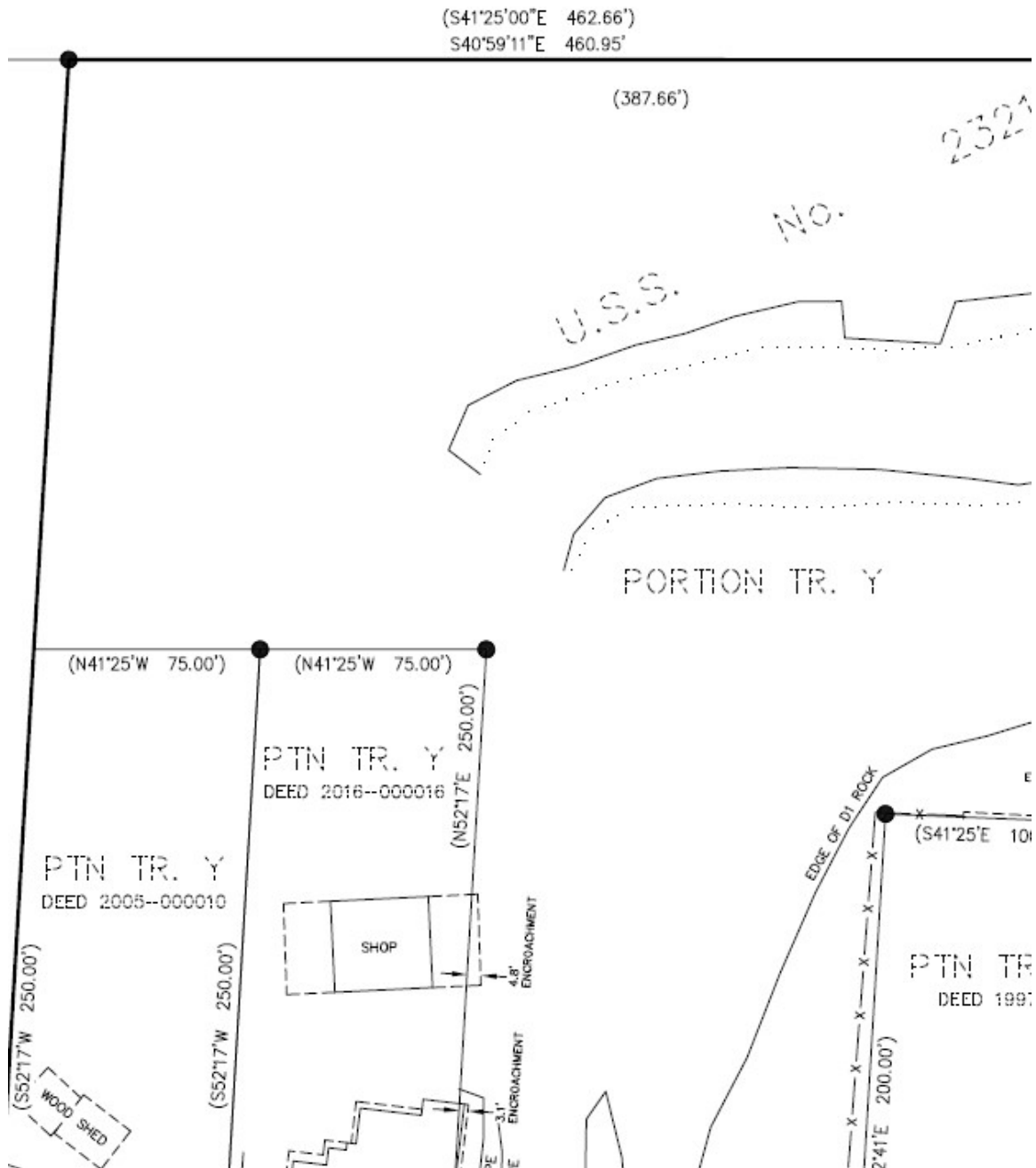
	<p>polluting stuff was stored and spilled there. This has all been cleaned up (See Wrangell Junkyard Cleanup Determination in the addendum).</p>
Encumbrance / Easements:	<p>There are two buildings on the western edge of the subject that encroach on the subject. One encroaches 4.8 feet and the other 3.1 feet. There is also a shed that encroaches on the southern part of the eastern part of the subject T (See preliminary plat).</p>
Site Comments:	<p>The subject site is fully developable, with most of its area padded out and ready for development. Very little if any overburden is remaining and most of its surface has been rocked. This would be a very easy site, with much of the risk removed, to develop from this point. The subject has very good views of the water and is south facing. Subdivision of this property and the potential lots, should be very desirable in the Wrangell market.</p>

## Site Plan



The above site plan was given to the appraiser by Mike Howell of R&M Engineering





Above is a excerpt of the drawing of the subject property from the drawing on the forgoing page. As can be seen there is two driveway access points with areas unfilled by rock as noted. Also shown are encroachments onto the subject property. Significant grade changes occur at the point of the line (top of slope) and dotted line (bottom of slope), in the body of the site.

### **Americans with Disabilities Act**

Please reference the Limiting Conditions and Assumptions section of this report on page 9.

### **Hazardous Substances**

Please reference the Limiting Conditions and Assumptions section of this report on page 9.

**Subject Photographs** (Taken by appraiser 4/27/2021)

Above left is the subject driveway that goes up on the eastern portion of the parcel. Pictured right above is the highway frontage in front of the subject. Note there is a bike path on the subject side and a separated path on the waterside.



Above left is a picture from the east looking west through the middle of the back portion of the site. Note the sharp grading slopes which support level tiers on the property. Pictured right above is a view from the rear of the parcel looking toward the front and showing the very good water views afforded to the subject site.





Pictured left above is the rear eastern corner of the site. It is level and would be very easy to develop on. Pictured right above is the rear of the subject looking into towards its west side.



Pictured left above is looking towards the east front portion of the upper area. Pictured above right is the driveway the goes up the eastside of the site. The fence pictured is encroaching a bit on the subject.

## Assessment and Taxes

**Taxing Authority**      City and Borough of Wrangell

**Assessment Year**      2021

Real Estate Assessment and Taxes					
Tax ID	Land	Improvements	Total Assessment	Tax Rate	Taxes
03-006-303	\$44,000	\$0	\$44,000	\$12.75	\$561

Notes:

### Comments

The subject is owned by the Wrangell Borough, which is exempt and for this reason the accuracy of the assessment is not important and appears to be way below market.

## Zoning

LAND USE CONTROLS	
Zoning Code	The subject zoning is light industrial and is in the process of transitioning to Rural Residential. I have been asked to appraise it as if it is Rural Residential 1.
Zoning Description	The rural residential district is intended to provide for low impact land and water uses and activities in areas that are not suitable or desirable for intensive development due to their distance from established utility service areas, existing large lot development or existing rural lifestyles. These areas shall be protected from high density or incompatible development in order to maintain their character and avoid the high public costs associated with utility service for outlying or scattered development. Within the RR-1 district, low density uses, compatible with the character of the district, are encouraged provided they will not require public sewers, water systems or high volume traffic arteries
Zoning Density	The minimum lot area in either of the rural residential districts shall be 15,000 square feet, except that the minimum lot area may be 10,000 square feet for lots served by public water and sewer service
Zoning Change Likely	As discussed earlier the subject current zoning is light industrial, but in the process of changing to Rural Res. 1
Set Back Distance	20 feet from front and rear lines and 5 feet from side yards
Zoning Comments	The subject zoning allows for lots sizes as small as 10,000 SF, when served by public sewer. In speaking with Carol Rushmore, it sounds like they planning department would prefer lots over 15,000 SF in this area.

## Highest and Best Use

Highest and best use may be defined as the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.



1. **Legally Permissible:** What uses are permitted by zoning and other legal restrictions?
2. **Physically Possible:** To what use is the site physically adaptable?
3. **Financially Feasible:** Which possible and permissible use will produce any net return to the owner of the site?
4. **Maximally Productive.** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?

### Highest and Best Use of the Site

The highest and best use of the site, as vacant, is for Subdivision.

The subject is a 2.51-acre parcel, that is all stripped of overburden down to its blue clay substrate and then filled back with rock to make a usable surface throughout much of the property. The subject is currently zoned light industrial, but the Borough is planning to petition for it to be changed to Rural Residential 1 to fit in with the surrounding neighbors and have asked me to appraise it as such. The shape of the property would allow 5 residential lots over 15,000 SF. from my perspective this will be the legally permissible, physically feasible use that would bring the greatest value. Raw lots in this area sell for around \$35K to \$50K. Padding out a lot will cost an average of \$15K without bringing in utilities. Therefore, a padded-out lot would bring between \$50 and \$65K. Since we can develop 5 lots from this site the sellout value will be between \$250K and \$325K. The surveyor cost to subdivide is around \$3000 with the preliminary work that has already been done per Mike Howell.

Another cost required would be to bring water and sewer up to the sites. Per discussions with Todd white the cost would be about \$70,000 to get water and sewer to the individual lots.

Following are a couple ideas thought up by the appraiser and following those are ideas given to the appraiser by CBW.



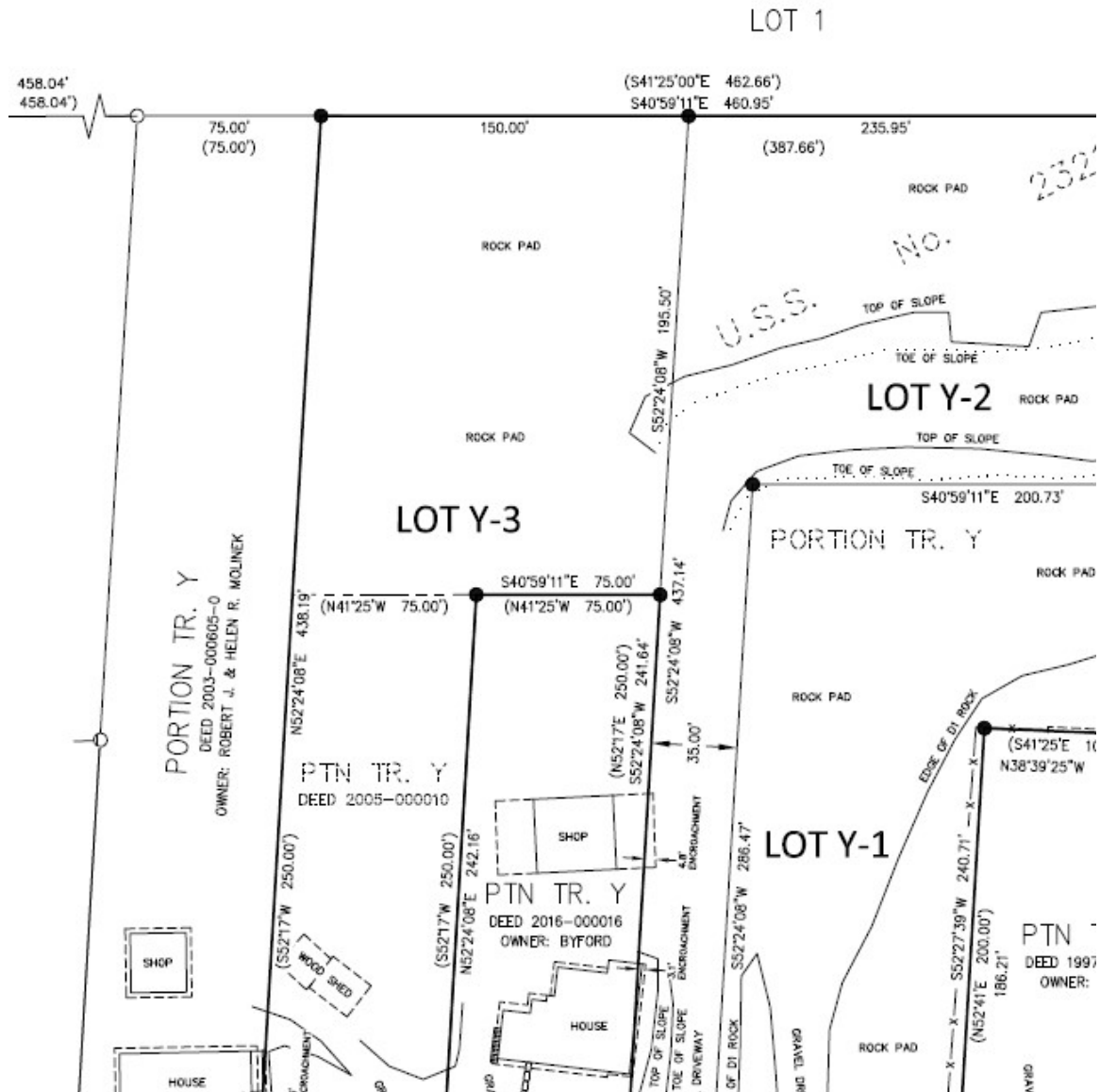
Above is the a rough idea the appraiser came up. Each lot is over 15,000 SF and should allow reasonable roominess for the Wrangell market.

Another idea might be the following:



This would give an extra lot to sell, with lots 3 through six all being over 15,000 SF and lots 1 and 2 being around 13,000 SF each.

The borough is considering and has considered different ideas.



Above is their recent idea which they are considering. It would subdivide the property into 3 lots. One of the lots would be added to a neighboring lot, the owners of which own the lot going up the west side of Lot Y-3 shown above, as well. This would make the contiguous area owned by the owners of lot Y-3 1.93 acres. This would give the Y-3 owners a lot that has good potential for subdivision and in the end give it similar utility to Y-1 and Y-2.





Another idea proposed by the Borough, is for four lots with the back lots accessed by easement. This idea is good, though the lot furthest west would be better if it were larger and the middle lot smaller, making them more similar in size.



Something more like this. In this scenario the cost of utilities would be passed on to the lot owners. They could potentially work together and do it much cheaper than a contractor who would need to be hired to do it if it were in the right of way, as a part of a major subdivision. The lots would be larger and bring a higher dollar amount than smaller lots.

Running rough, but accurate enough, numbers on the two scenarios considered by the appraiser to be potential H&B uses, can be seen following.

<b>Byford Wrangell, AK Scenario: As Is</b>		<b>Prepared By: Roger Ramsey Analysis Date: 6/17/2021 Cash Flows: Semi-Annual</b>			
<b>Cash Flows Beginning</b>		<b>Jun-2021</b>		<b>Dec-2021</b>	
	<b>Inventory</b>	<b>Unit Value</b>	<b># of Sales</b>	<b>Unit Value</b>	<b># of Sales</b>
	smaller lots	\$60,000	1	\$60,000	1
	Larger lots	\$70,000	2	\$70,000	2
<b>Appreciation --&gt;</b>					
	<b>Revenues</b>	<b>\$200,000</b>	<b>3</b>	<b>\$200,000</b>	<b>3</b>
	<b>Expenses</b>	<b>Period 1</b>	<b>Period 2</b>		
	Subdivision	\$3,000			
	Water	\$26,250			
	Sewer	\$35,000			
	Power	\$20,000			
	Expense 6				
	Expense 7				
	Marketing/Commissions 5.0%	\$10,000	\$10,000		
	Developer's Profit 15.0%	\$30,000	\$30,000		

The net present value indicated from developing the subject with a major subdivision (greater than 4 lots with right of way access and all utilities to the sites appears to indicate a net present value at \$206,000.

<b>Byford Wrangell, AK</b>		<b>Prepared By:</b> Roger Ramsey			
<b>Scenario:</b> As Is		<b>Analysis Date:</b> 6/17/2021			
		<b>Cash Flows:</b> Annual			
<b>Cash Flows Beginning</b>		<b>Jun-2021</b>		<b>Jun-2022</b>	
<b>Inventory</b>	<b>Unit Value</b>	<b># of Sales</b>	<b>Unit Value</b>	<b># of Sales</b>	
1	\$45,000	1			
1	\$120,000	1			
1	\$120,000		\$120,000	1	
Appreciation -->					
<b>Revenues</b>	<b>\$165,000</b>	<b>2</b>	<b>\$120,000</b>	<b>1</b>	
<b>Expenses</b>	<b>Period 1</b>	<b>Period 2</b>			
Finish subdivision	\$3,000				
Expense 2					
Expense 3					
Expense 4					
Expense 5					
Expense 6					
Expense 7					
Marketing/Commissions 6.0%	\$9,900	\$7,200			
Developer's Profit 10.0%	\$16,500	\$12,000			

The above scenario uses the minor subdivision and each lot has access to the highway and utilities at the highway. In this case the lots are much larger, which is a significantly superior attribute in the Wrangell market, and each have potential for further subdivision. The appraiser found comparables, which are documented following and adjustment grids indicate value for these potential lots. The sell out indicates two of the lots being sold in the first period and the 3<sup>rd</sup> lot being sold in the second period by June 2022. In this scenario the indicated value as is, is \$204,000, which is very similar to the major subdivision. It is so close that either is considered the highest and best use.

### Highest and Best Use Conclusion

The appraiser considered the idea presented by CBW in the preliminary plat and has concluded it is potentially as much the highest and best use as a major subdivision. The major difference will be the borough will get less property tax off into the future, as compared with a major subdivision scenario.

There is sufficient demand in the market for lots like the ones drawn up in the appraiser's plan as a major subdivision, which all have good views, are mostly all padded out and have access already developed. The only real expense to make these lots marketable is to



bring utilities to each lot and adjust the grading a bit for the cul-de-sac. As indicated after assuming this expense and other expenses required to sell the lots, the net present value is estimated at \$206,000.

With the subject being subdivided with a minor subdivision, with larger lots that have potential for further subdivision, the net present value appears to be \$204,000.

Therefore, it is my opinion that the highest and best use could be either option. I will develop the comparables used for the CBW scenario and present its potential lot values to assist the City in future negotiations.

## Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

1. The Cost Approach
2. The Income Approach
3. The Sales Comparison Approach

### Cost Approach

The Cost Approach is summarized as follows:

$$\begin{array}{r} \text{Cost New} \\ - \text{Depreciation} \\ + \text{Land Value} \\ \hline = \text{Value} \end{array}$$

### Income Approach

The Income Approach converts the anticipated flow of future benefits (income) to a present value estimate through a capitalization and or a discounting process.

### Sales Comparison Approach

The Sales Comparison Approach compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

### Unit Sales Approach

This approach is a common approach for estimating a value of properties which have a highest and best use of subdivision. It looks at the potential lots values, determines absorption rates and cost to develop, subdivide, market, hold and estimates profit required for doing so by the developer. In the end the net incomes are discounted to present.

### Final Reconciliation

The appraisal process concludes with the Final Reconciliation of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others.

### Analyses Applied

A **cost analysis** was considered and was not developed because this approach was considered only in the aspect of site prep costs.

A **sales comparison analysis** was considered and was developed because there is adequate data to develop a value estimate using this approach for the potential lots which

could be subdivided from the subject

An **income analysis** was considered and was not developed because while the subject could generate an income stream, the most probable buyer is an owner-occupant.

The **unit sales approach** is the best approach for determining the market value of the subject property as is. The determination of potential lot values is reasonable and there is good information in the market for this. The cost encumbered to generate sales of these lots is reasonable and market based.



## Sales Comparison Approach – Land Valuation

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.
- The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

### ***Land Comparables Selected to value the Molinek Lot***

The subject is a very unique property in the Wrangell market. It is a large piece with potential for subdivision. Most all its area is completely prepped and ready for development. The area where a right of way would go, already has a road bed in place. There is extra rock on the site that could be regraded for the right of way and access to the lots. Most anyone looking to acquire this parcel would base its value on the potential lots which could be subdivided from it.

As shown earlier the highest and best use could easily be the major subdivision or the a use similar to the one shown in the preliminary plat presented by the Borough to the appraiser, they are both very close in values. Since this is the case I will present how I determined the portion of Lot Y-3 was determined for this analysis and the values of Lots Y-1 and Y-2.

Portions of Y-3, are not part of the subject property and instead are owned by the Molinek's. Therefore to determine the value of the portion of the subject owned by the Borough, we will need to take the following steps. 1<sup>st</sup> determine the value of the Molinek portion. 2<sup>nd</sup> determine the value of the lot with the CBW portion added. Subtract the Molinek portion and we will have the market value of the CBW portion.

I have researched numerous comparables for this valuation. four comparables for the analysis to determine the value of the Molinek portion of Lot Y-3; these are documented on the following pages followed by a location map and analysis grid. All sales have been researched through numerous sources, inspected and verified by a party to the transaction.

## Land Comparable 1



## Transaction

<b>ID</b>	1087	<b>Date</b>	2/19/2019
<b>Address</b>	zimovia hwy	<b>Price</b>	\$50,000
<b>City</b>	Wrangell	<b>Price Per SF</b>	\$1.30
<b>State</b>	AK	<b>Financing</b>	Cash
<b>Tax ID</b>	03-006-215	<b>Property Rights</b>	Fee Simple
<b>Grantor</b>	MILLER DAVID J	<b>Days on Market</b>	--
<b>Grantee</b>	HEIDEAIN VALERIE A	<b>Verification</b>	David Miller
<b>Legal Description</b>	Lot: 3, Plat: 2009-5		

## Site

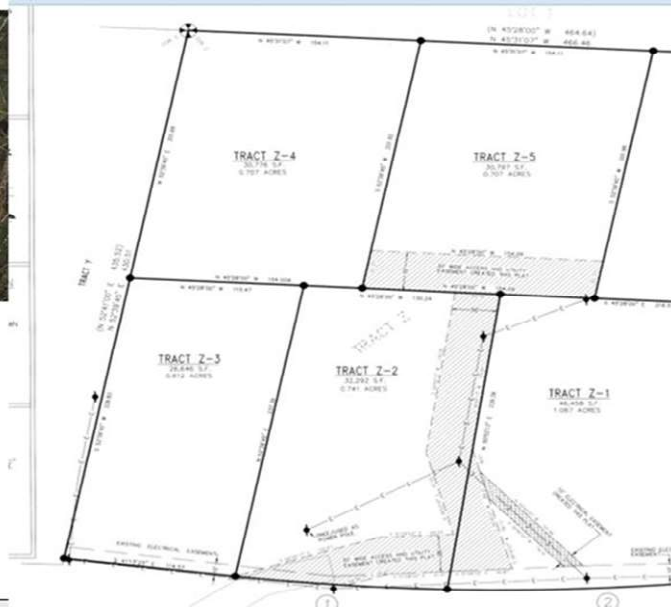
<b>Acres</b>	0.88	<b>Topography</b>	Sloping
<b>Land SF</b>	38,431	<b>Zoning</b>	Residential
<b>Road Frontage</b>	72	<b>Flood Zone</b>	No
<b>Shape</b>	pan handle	<b>Encumbrance or</b>	None
<b>Utilities</b>	City water & sewer	<b>Environmental Issues</b>	None known

## Comments

This site had water, sewer and power to it. The seller, is a contractor in Palmer. He bought the property with a house on it and subdivided it into 4 lots. He was planning on using this lot for a fishing lodge and had done the subdivision of this lots with intentions of keeping this one. He wanted \$75K for the lot but got talked down by the buyer over time. He thinks he sold it low



## Land Comparable 2



## Transaction

<b>ID</b>	1004	<b>Date</b>	8/10/2018
<b>Address</b>	4 mile Zimovia Hwy	<b>Price</b>	\$45,000
<b>City</b>	Wrangell	<b>Price Per SF</b>	\$1.46
<b>State</b>	AK	<b>Financing</b>	Cash
<b>Tax ID</b>	--	<b>Property Rights</b>	Fee Simple
<b>Grantor</b>	SHERER DONALD	<b>Days on Market</b>	--
<b>Grantee</b>	EVERSON MERTON E	<b>Verification</b>	Merton Everson
<b>Legal Description</b>	Tract: Z-4, Plat: 2002-5		

## Site

<b>Acres</b>	--	<b>Topography</b>	Sloping
<b>Land SF</b>	30,776	<b>Zoning</b>	Residential
<b>Road Frontage</b>	30 foot access easement	<b>Flood Zone</b>	No
<b>Shape</b>	--	<b>Encumbrance or</b>	None
<b>Utilities</b>	City water & sewer in	<b>Environmental Issues</b>	None known

## Comments

\$45K for upper. Todd white removed 16 loads of piled up wood pushed onto lot from adjoining lots The upper lot has an easement and can use an existing driveway over neighboring property. the lot had been logged and had regrowth of small trees. This lot has decent views and southern exposure. The cost to get all utilities to the site is estimated at \$15K

## Land Comparable 3



## Transaction

<b>ID</b>	1003	<b>Date</b>	3/15/2018
<b>Address</b>	4 mile zimovia Hwy	<b>Price</b>	\$50,000
<b>City</b>	Wrangel	<b>Price Per SF</b>	\$1.87
<b>State</b>	AK	<b>Financing</b>	cash
<b>Tax ID</b>	--	<b>Property Rights</b>	Fee Simple
<b>Grantor</b>	SHERER DONALD	<b>Days on Market</b>	--
<b>Grantee</b>	EVERSON MERTON E	<b>Verification</b>	Mertan Everson
<b>Legal Description</b>	Tract: Z-3 Plat: 2002-		

## Site

<b>Acres</b>	--	<b>Topography</b>	Mixed
<b>Land SF</b>	26,646	<b>Zoning</b>	Residential
<b>Road Frontage</b>	114	<b>Flood Zone</b>	No
<b>Shape</b>	rectangular	<b>Encumbrance or</b>	None
<b>Utilities</b>	City water & sewer	<b>Environmental Issues</b>	None known

## Comments

He paid \$50K for lower lot which already had a pad in place but no developed access to the pad. Todd white removed 16 loads of piled up wood pushed onto lot from adjoining lots and brought gravel for lower driveway and did excavating for \$10K. The lower lot has difficult access due to the requirement of a steep driveway. It had access over neighboring lot but it wasn't legal. The upper lot has an easement and can use an existing driveway over neighboring property. Both lots had been logged and had regrowth of small trees. These lots have great views and southern exposure.

## Land Comparable 4



## Transaction

<b>ID</b>	1001	<b>Date</b>	4/9/2018
<b>Address</b>	3.8 mile Zimovia	<b>Price</b>	\$62,000
<b>City</b>	Wrangell	<b>Price Per SF</b>	\$3.06
<b>State</b>	AK	<b>Financing</b>	Cash
<b>Tax ID</b>	03-006-216	<b>Property Rights</b>	Fee Simple
<b>Grantor</b>	Kelly, Ryan and Lorraine	<b>Days on Market</b>	--
<b>Grantee</b>	PROULX ROBERT T	<b>Verification</b>	Robert Proulx
<b>Legal Description</b>	Lot: 2, Plat: 2009-5		

## Site

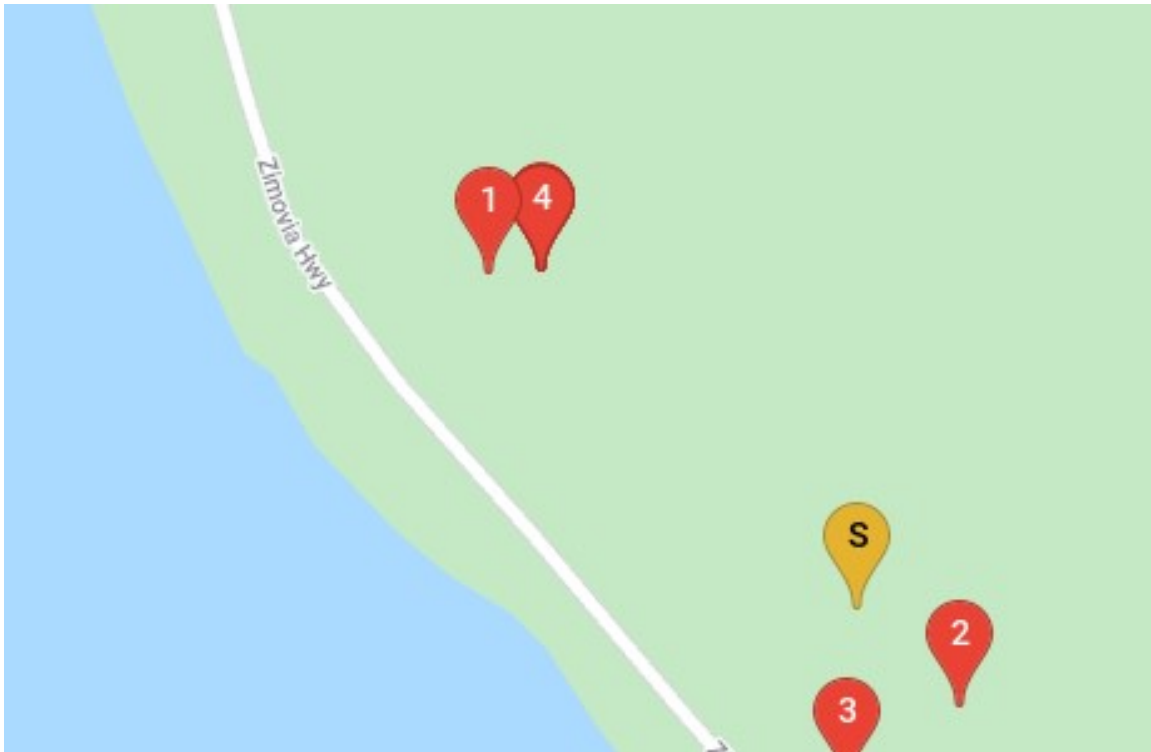
<b>Acres</b>	--	<b>Topography</b>	Sloping
<b>Land SF</b>	20,276	<b>Zoning</b>	Residential
<b>Road Frontage</b>	easement	<b>Flood Zone</b>	no
<b>Shape</b>	rectangular	<b>Encumbrance or</b>	none
<b>Utilities</b>	City water & sewer	<b>Environmental Issues</b>	none known

## Comments

This lot was purchased with the trees removed and some site prep done, which the buyer valued at \$8K to \$10K and it also came with a container that the buyer thought contributed \$2000. Indicating a raw land value of \$50,000. According to the buyer there is water and sewer to the site and conduit in the ground for electricity.



### ***Comparables Map***



### ***Analysis Grid***

The above sales have been analyzed and compared with the subject property. I have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Market Trends
- Location
- Physical Characteristics

On the following page is a sales comparison grid displaying the molinek lot as is, the comparables and the adjustments applied. The following grid compares the Molinek to the foregoing sales.

The determined value will then be subtracted from the determined value of the Lot Y-3 as proposed in the preliminary subdivision and considered in a unit sales analysis, to determine the Net Present Value of the subject, with the highest and best use of that proposed by the Borough.

Land Analysis Grid		Comp 1		Comp 2		Comp 3		Comp 4	
Address	4-mile Zimovia	zimovia hwy		4 mile Zimovia Hwy		4 mile zimovia Hwy		3.8 mile Zimovia	
City	Wrangell	Wrangell		Wrangell		Wrangel		Wrangell	
State	AK	AK		AK		AK		AK	
Date	4/27/2021	2/19/2019		8/10/2018		3/15/2018		4/9/2018	
Price	--	\$50,000		\$45,000		\$50,000		\$62,000	
Land Units	1	1		1		1		1	
Price per Unit	\$0	\$50,000		\$45,000		\$50,000		\$62,000	
<b>Transaction Adjustments</b>									
Property Rights	Fee Simple	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%
Financing	Conventional	Cash	0.0%	0	0.0%	cash	0.0%	Cash	0.0%
Conditions of Sale	Cash	See Narrative	0.0%	Normal	0.0%	Normal	0.0%	Normal	0.0%
<b>Adjusted Price per Unit</b>		<b>\$50,000</b>		<b>\$45,000</b>		<b>\$50,000</b>		<b>\$62,000</b>	
Market Trends Through	4/27/2021	0.0%	0.0%	0.0%		0.0%		0.0%	
<b>Adjusted Price per Unit</b>		<b>\$50,000</b>		<b>\$45,000</b>		<b>\$50,000</b>		<b>\$62,000</b>	
Location	4 mile	Similar		Similar		Similar		Similar	
% Adjustment		0%		0%		0%		0%	
\$ Adjustment		\$0		\$0		\$0		\$0	
Land SF	20250	38431		30776		26646		20276	
% Adjustment		0%		0%		0%		0%	
\$ Adjustment		\$0		\$0		\$0		\$0	
Topography	Gently sloping up	Sloping		Similar		Similar		Sloping	
% Adjustment		5%		0%		0%		5%	
\$ Adjustment		\$2,500		\$0		\$0		\$3,100	
Shape	Narrow, long	pan handle		Superior		Superior		Superior	
% Adjustment		0%		-5%		-5%		-5%	
\$ Adjustment		\$0		-\$2,250		-\$2,500		-\$3,100	
Utilities	Water and sewer at highway	Similar		Inferior		Similar		Similar	
% Adjustment		0%		10%		0%		0%	
\$ Adjustment		\$0		\$4,500		\$0		\$0	
Site prep	drive way and some site prep	inferior		Inferior		inferior		Similar	
% Adjustment		5%		15%		10%		0%	
\$ Adjustment		\$2,500		\$6,750		\$5,000		\$0	
<b>Adjusted Price per Unit</b>		<b>\$55,000</b>		<b>\$54,000</b>		<b>\$52,500</b>		<b>\$62,000</b>	
Net Adjustments		10.0%		20.0%		5.0%		0.0%	
Gross Adjustments		10.0%		30.0%		15.0%		10.0%	

## ***Comparable Land Sale Adjustments valuing the Molinek lot***

### **Property Rights**

All of the comparable properties were purchased for their fee simple interest.

### **Financing**

All the comparables were purchased with cash to the seller

### **Conditions of Sale**

No duress was noted in any of the sales.

### **Economic Trends**

The Wrangell market for land and lots has been fairly flat. Matched paired sale found by the appraiser and retained in the file, indicate no appreciation at this time for the last 5 years.

### **Location**

All of the sales have a similar location to the subject

### **Land SF**

While the SF areas of the comparables vary a bit. The usable areas of these lots are all considered similar to the subject overall

### **Topography**

Sales 1 and 4 have lots with steeper topography and utilizing the full area of the lot would be more costly and challenging.

### **Shape**

All are considered similar overall

### **Utilities**

The Molinek lot is right on the highway and has all utilities to its site. Comparable 2 has the potential to hook into utilities in the right of way, but they are not stubbed to the subject and development would be more costly.

### **Site Prep**

The subject site has a driveway onto its site. Comparable 1 is inferior with just the beginning of a driveway onto its site and utilities in the easement. Lot 2 had significant overburden piled on it from the adjoining site development and had utilities in the easement a ways back and not to its lot's edge. Lot 3 had utilities in the highway which it abuts but no driveway built, though it did have a pad. Sale 4 is the most similar with a bit of a pad and utilities to the site.

The adjustments made in the grid are based on the appraisers estimates of what the market considerations for these differing aspects would be. There is too little data available to make market adjustments based on paired sales with the differing attributes.

### ***Sales Comparison Approach Conclusion – Land Valuation potential Lot 1***

Following adjustments, the comparables indicated prices per land units of \$52,500 to \$62,000, with a median value of \$54,500.

All of the value indications have been considered in the valuation of the Molinek lot and in the final analysis, all the comparables have been weighted in arriving at my final reconciled per land units value of \$60,000.

<b>Land Value Ranges &amp; Reconciled Value</b>				
<b>Number of Comparables:</b>	<b>4</b>	<b>Unadjusted</b>	<b>Adjusted</b>	<b>% Δ</b>
<b>Low:</b>		\$45,000	\$52,500	17%
<b>High:</b>		\$62,000	\$62,000	0%
<b>Average:</b>		\$51,750	\$55,875	8%
<b>Median:</b>		\$50,000	\$54,500	9%
<b>Reconciled Value/Unit Value:</b>			\$60,000	land units
<b>Subject Size:</b>			1.00	
<b>Indicated Value:</b>			\$60,000	

### ***Land Comparables Selected to value for the Lots in preliminary Plat given to the appraiser from the Borough.***

The subject is a very unique property in the Wrangell market. It is a large piece with potential for subdivision. The borough has given the appraiser a preliminary plat and in the foregoing portion of the appraisal I valued the portion of Lot Y-3 owned by the Molinek's. Now I must determine a value for Lots Y-1, Y-2 and Y-3 as shown in the preliminary plat.

I have researched two comparables for this valuation. these are documented on the following pages followed by a location map and analysis grid. All sales have been researched through numerous sources, inspected and verified by a party to the transaction. These comparables will be compared to the subject Lot Y-1 in the following grid, as a the key parcel and then adjustments made from there to reflect the value of Lots Y-2 and Y-3.



## Land Comparable 1



## Transaction

<b>ID</b>	437	<b>Date</b>	2/5/2007
<b>Address</b>	2 mile zimovia Hwy	<b>Price</b>	\$55,000
<b>City</b>	Wrangell	<b>Price Per SF</b>	\$1.30
<b>State</b>	AK	<b>Financing</b>	--
<b>Tax ID</b>	03-003-203	<b>Property Rights</b>	Fee Sim
<b>Grantor</b>	Bakke	<b>Days on Market</b>	--
<b>Grantee</b>	Bloom	<b>Verification</b>	David N
<b>Legal Description</b>	Lot B-1BB, Survey 2321,		

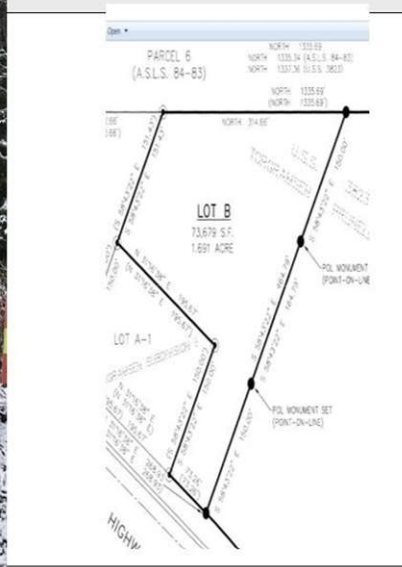
## Site

<b>Acres</b>	2.13	<b>Topography</b>	Sloping
<b>Land SF</b>	92,562	<b>Zoning</b>	Residen
<b>Road Frontage</b>	72	<b>Flood Zone</b>	No
<b>Shape</b>	pan handle	<b>Encumbrance or Easement</b>	None
<b>Utilities</b>	City water & sewer	<b>Environmental Issues</b>	None kn

## Land Comparable 2



within borders



## Transaction

<b>ID</b>	1010	<b>Date</b>	8/27/2015
<b>Address</b>	zimovia highway	<b>Price</b>	\$70,000
<b>City</b>	Wrangell	<b>Price Per SF</b>	\$1.46
<b>State</b>	AK	<b>Financing</b>	Cash
<b>Tax ID</b>	03-002-304	<b>Property Rights</b>	Fee Simple
<b>Grantor</b>	TORGRAMSEN LISA	<b>Days on Market</b>	--
<b>Grantee</b>	Smith, Bruce	<b>Verification</b>	Merton Everson
<b>Legal Description</b>	Lot: B Plat: 2015-8		

## Site

<b>Acres</b>	--	<b>Topography</b>	Mixed
<b>Land SF</b>	73,679	<b>Zoning</b>	SFR
<b>Road Frontage</b>	73	<b>Flood Zone</b>	No
<b>Shape</b>	--	<b>Encumbrance or</b>	None
<b>Utilities</b>	City water & sewer	<b>Environmental Issues</b>	None known

## Comments

This is a large lot in the SFR zone, which has a minimum lot size of 5000SF. It has adequit frontage to develop a ROW for potential significant subdivision. While the buyer said it was purchased to develop a SFR, it could definately be developed with much greater density in the future, as it has 73 feet of frontage on its panhandle. When I talked to the buyer in 2019, he said he has about a half acre filled, with a driveway and a pad, at a cost of around \$60K

Land Analysis Grid			Comp 1		Comp 2	
Address	4-mile Zimovia		2 mile zimovia Hwy		zimovia highway	
City	Wrangell		Wrangell		Wrangell	
State	AK		AK		AK	
Date	4/27/2021		2/5/2007		8/27/2015	
Price	--		\$55,000		\$70,000	
Land Units	1		1		1	
Price per Unit	\$0		\$55,000		\$70,000	
Transaction Adjustments						
Property Rights	Fee Simple		Fee Simple	0.0%	Fee Simple	0.0%
Financing	Conventional		0	0.0%	\$45k seller financed	0.0%
Conditions of Sale	Cash		See Narrative	0.0%	Normal	0.0%
Adjusted Price per Unit			\$55,000		\$70,000	
Market Trends Through	4/27/2021	0.0%	10.0%		0.0%	
Adjusted Price per Unit			\$60,500		\$70,000	
Location	4 mile		Superior		Superior	
% Adjustment			-5%		-10%	
\$ Adjustment			-\$3,025		-\$7,000	
Land SF	45499		92562		73679	
% Adjustment			-20%		-15%	
\$ Adjustment			-\$12,100		-\$10,500	
Topography	Gently sloping up		Similar		Similar	
% Adjustment			0%		0%	
\$ Adjustment			\$0		\$0	
Shape	Irregular		pan handle		Panhandle	
% Adjustment			0%		0%	
\$ Adjustment			\$0		\$0	
Utilities	Water and sewer at highway		Inferior		Inferior	
% Adjustment			20%		20%	
\$ Adjustment			\$12,100		\$14,000	
Site prep	Gravel pad through out		Inferior		Inferior	
\$ Adjustment			\$60,000		\$60,000	
View	Good		Similar		inferior	
% Adjustment			0%		-10%	
\$ Adjustment			\$0		-\$7,000	
Adjusted Price per Unit			\$117,475		\$119,500	
Net Adjustments			94.2%		70.7%	
Gross Adjustments			144.2%		140.7%	

## **Comparable Land Sale Adjustments**

### **Property Rights**

All of the comparable properties were purchased for their fee simple interest.

### **Financing**

All the comparables were purchased with cash to the seller

### **Conditions of Sale**

No duress was noted in any of the sales.

### **Economic Trends**

The Wrangell market for land and lots has been fairly flat. Matched paired sale found by the appraiser and retained in the file, indicate no appreciation at this time for the last 5 years. That said sale 1 is 13 years old and the appraiser has noted some appreciation in this time period. Therefore, a bit of an adjustment was made to reflect this.

### **Location**

Sale 1 is closer to town and more convenient. Sale 2 is even closer to the towns off site amenities and both were adjusted for this aspect.

### **Land SF**

The subject lot Y-1 is much smaller than the comparables. This gives it less utility for potential subdivision. More than likely only minor subdivisions would be developed, but there is a chance that a major subdivision would be considered and the comps both have wide enough access to allow for it, making them superior in both area and potential for major subdivisions. Adjustments were made to reflect these aspects

### **Topography**

Both sales were considered similar overall

### **Shape**

All are considered similar overall

### **Utilities**

Lot Y-1 is right on the highway and has all utilities to its site. Both comparables have pan handles and required utilities ran down that and an adjustment was made for that based roughly on cost found by speaking with Todd White.

### **Site Prep**

The subject site has a gravel pad through most of its entirety. It offers utility and functionality as is throughout the site as is. This is vastly superior to the comparables. My adjustment for this was found in the actual cost to develop a pad on comp 2 after acquisition.



**Conclusion**

So the two comparable sales indicate a value for the subject from \$114,750 to \$19,500. The appraiser has ropunded and concluded to \$120,000 for the subject lot Y-1.

**Comparison of potential Lot Y-1 to Lots Y-2 and Y-3****Utilities**

Y-2 and Y-3 potential lots will need utilities run up from the highway as opposed to lot Y-1 which front the highway and has utilities available to it now, though it would still require getting them to its actual building site. An adjustment for this aspect in comparison to lot 1 could reasonably be estimated at \$15,000, per potential back lot.

Lot Y-2 is up high and has unobstructed views which are considered significantly superior to Lot Y-1 and in my opinion would offset the fact that utilities would need to be run much further to get to the building site and I have concluded the value for this site also at \$120,000.

Lot Y-3 would have a view but it would be more similar to that of Y-1, but it would still have the cost to run utilities. Therefore, if we adjust the value for that we end up with a value of \$105,000 for Y-3 as proposed. No if we subtract the value of the Molinek lot, which is estimated at \$60K, that gives us a market value for the portion of Lot Y-3 owned by CBW at \$45,000

**Conclusion**

After making the adjustments comparing the potential lot Y-1 to the potential lots Y-2 and Y-3, we come to the following conclusion.

Potential lot	Potential sell out value CBW ownership
Y-1	\$120,000
Y-2	\$120,000
Y-3	\$45,000

With the above concluded information we can estimate the subject value using the unit sales approach. This is the best approach for valuing the subject, which has no comparable sales in the market with attributes even closely similar. Most larger lot sales are in a different zoning district or were raw lots lacking frontage.

As indicated in the Highest and best use analysis, the indicated net present value to the subject site as is would be approximately **\$205,000**, when developed using the unit sales approach.

## Final Reconciliation

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed. Finally, each is considered separately and comparatively with each other.

### Value Indication

**Unit Sales Approach – Land Value:** \$205,000

### Unit Sales Approach

This is the best approach for valuing the subject. It represents the mostly likely approach potential buyers would use when determining the value of the subject. The marketing costs are market based and the estimated developers profit is reasonable. The subdivision cost is reasonable and based on interviews with Mike Howell. This approach was developed in the Highest and Best Use section of the report and that is where the concluded value for the subject was developed, using the forgoing concluded lot values.

### Value Conclusion

Based on the data and analyses developed in this appraisal, I have reconciled to the following value conclusion(s), as of April 27, 2021, subject to the Limiting Conditions and Assumptions of this appraisal.

**Reconciled Value(s):** Premise: As Is  
Interest: Fee Simple  
Value Conclusion: \$205,000  
Two Hundred Five Thousand Dollars

## Certification Statement

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective future interest in the property that is the subject of this report, and have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- No one provided significant real property appraisal assistance to the person(s) signing this certification.
- I certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- The appraiser has not performed any services regarding the subject within the three-year period immediately preceding acceptance of this assignment.
- Roger Ramsey made an inspection of the subject property.



Roger Ramsey  
Alaska-AA 570

## Addenda



### Qualification of Roger Ramsey

Since starting Ramsey Appraisal Resource in 2006, I have had the pleasure of providing high quality appraisal services to a diverse client base, on many complex appraisal assignments throughout S.E. Alaska.

A partial client list includes; AKDOT&PF, for which I have performed numerous valuations of partial and whole acquisitions, for eminent domain actions. Other State agencies which have used my services are AKDNR and Alaska Mental Health Trust Land Office. I have performed appraisals for the Cities and or Boroughs of Haines, Juneau, Petersburg, Ketchikan and Klawock. I am on the approved appraiser list of numerous lenders operating in SE Alaska and enjoy good working relationships with their review appraisers. I have been hired by attorneys and private parties for estate valuations and divorce proceedings. I have valued properties for conservation groups who are negotiating with property owners.

I am proud of my appraisal accomplishments and credit my success to good education, good mentors, helpful reviewers, persistence and hard work.

Professional Experience	Dates	Contact
Ramsey Appraisal Resource	2006-Present	Roger Ramsey
Horan and Company	4 months 2006	Charles Horan, 907-747-6666
AKDOT&PF	24 months 2004-2005	Ray Preston, 907-465-4519
Henricksen Appraisal	24 months 2002-2003	Bob Henricksen 907-723-3590
AKDOT&PF	8 months 2000-2001	Rob Murphy 907-465-4541

**Education** University of Alaska, BBA, 2001

**Appraisal Education** - Associate member of the Appraisal Institute # 401410

2019	USPAP update, HP-12C, Appraisal Statistics and financing Appraisal Institute, Seattle
2017	Income Capitalization, Appraisal Institute – San Diego and USPAP update online
2015	Appraisal of Conservation Easements and other Partial interest – Sacramento CA
2013	USPAP update, -/- Uniform Appraisal Standards for Federal Land Acquisitions, -/- Business Practices and Ethics, Anchorage, AK
2011	USPAP update, Tigard OR, -/- Real Estate Industry Perspectives on Lease Accounting, online, -/- Basic building science, Air Sealing, ventilation & Ice Dam, Juneau, AK
2010	Advance Sales Comparison and Cost Approach, Seattle WA
2009	Advanced income Approach, Tigard OR, -/- Commercial Appraisal Engagement and Review, Tigard OR, -/- 15-Hour USPAP, Tigard OR
2008	Sustainable Mixed use, Seattle, WA
2007	General Demonstration Appraisal Report Writing, Tigard, OR, -/- USPAP update Tualatin, -/- Appraisal & Appraisal Review for Federal-Aid Highway Programs, Anchorage, AK --
2006	General Applications, Online, -/- Apartment Appraisal, Concepts and Applications, Long Beach, CA
2005	Basic Income Capitalization, Tualatin, OR, -/- USPAP update Juneau, AK, -/- Best practices for Residential Report Writing, Juneau, AK
2004	Appraising Special Purpose properties, -/- Appraisal of Nonconforming Uses, -/- Partial Interest Valuation/Divided, -/- Subdivision Analysis, Anchorage, AK
2003	(USPAP) Standards of Professional Practice, Lake Oswego, OR, -/- Residential Case Study, Dublin, CA,
2002	Appraisal Procedures, Appraisal Institute, Diamond Bar, CA
1998	Appraisal Principles, Appraisal Institute, Chicago, IL

### Types of Property Appraised

**Commercial**– I have appraised office buildings, apartments, marine facilities, restaurants, mixed use, convenience stores with gas, industrial and commercial shops. I have valued partial interest of remote recreational, industrial, commercial and residential properties for eminent domain. I have valued industrial, commercial, and residential tidelands. I have appraised large tracts of land with timber value, “special use properties (churches, armory, and funeral homes)”, and remote commercial properties (lodges).

**Residential** – I have appraised single family residences, duplexes, triplexes, four-plex’s, remote improved and vacant residential properties throughout SE AK.

### Markets Appraised:

I have appraised both Town and remote locations in all of the following areas: Haines, Skagway, Gustavus, Hoonah, Tenakee springs, Juneau, Sitka, Petersburg, Wrangell, Ketchikan, Prince of Whales and Hyder



THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

**Department of  
Environmental Conservation**  
DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Sites Program

P.O. Box 111800  
Juneau, AK 99811-1800  
Phone: 907-465-5590  
Fax: 907-465-5218  
www.dec.alaska.gov

File no: 1529.38.006

April 19, 2019

Lisa Von Borgen  
Borough Manager  
City and Borough of Wrangell  
P.O. Box 531  
Wrangell, AK 99929

Re: Decision Document: Wrangell Junkyard  
Cleanup Complete Determination

Dear Lisa:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (DEC) has completed a review of the environmental records associated with the Wrangell Junkyard, located at mile 4 Zimovia Highway in Wrangell. Based on the information provided to date, the department has determined that the contaminant concentrations remaining on site do not pose an unacceptable risk to human health or the environment and no further remedial action will be required unless new information becomes available that indicates residual contaminants may pose an unacceptable risk.

This Cleanup Complete determination is based on the administrative record for the Wrangell Junkyard, which is located in the DEC office in Juneau, Alaska. This decision letter summarizes the site history, cleanup actions and levels, and standard site closure conditions that apply.

**Site Name and Location:**

Wrangell Junkyard  
4 Mile Zimovia Highway  
Wrangell, Alaska

**Name and Mailing Address of Contact Party:**

Lisa Von Borgen, Borough Manager  
City and Borough of Wrangell  
P.O. Box 531  
Wrangell, AK 99929

**DEC Site Identifiers:**

File No.: 1529.38.006  
Hazard ID.: 3295

**Regulatory Authority for Determination:**

18 AAC 75

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**Site Description and Background**

The 2.51-acre Wrangell Junkyard contaminated site is located on a west facing hillside in a residential area approximately four miles south of Wrangell on Zimovia Highway. The property is zoned residential and is bordered by residential parcels to the north and south; Mental Health Land Trust (MHLT) property on the upper eastern boundary, and slopes down to Zimovia Highway toward Zimovia Strait to the west, approximately 150 feet west of the Site (see aerial image below). Upgradient of the site, on MHLT land, forested wetlands are present, with extensive bogs and ponds. Surface water drainages carry water from the MHLT parcel along the north and south sides of the property. The site is underlain by a shallow clay/till layer that is present at depths of three to five feet throughout the site. Productive groundwater is reported present at the site at a depth of 15 feet within a clay/silt layer based on historic information about the nearest well. This well was located on the Byford residence immediately to the north, but has been out of service since at least 2002. No wells in the vicinity were in service as of the early 2000s.

**Photo 1: Aerial view of the Wrangell Junkyard***Photo credit: City and Borough of Wrangell*

The Wrangell Junkyard was operated as Byford Salvage from the early 1960s to the mid-1990s by Virgil Byford. The facility accepted drums of various oils, lubricants and other wastes; polychlorinated biphenyl (PCB) transformers, tires, batteries, boats, and miscellaneous scrap metal. In addition, the owner operated a foundry in one of the two main shop buildings and also salvaged approximately 1,500 automobiles at the site. By the late 1990s, Byford was deceased and the property had transferred to a new owner, Mr. Curtis Gibb, who shipped out the marketable metal for salvage for a short period of time before abandoning the property and leaving the state. No effort was made by either owner/operator to properly store and contain wastes. A large volume of lead acid batteries were stockpiled, crushed, and in some cases partially burned on the property. All materials including potentially hazardous wastes were poorly contained and allowed to be crushed, to leak, and to spill on the property, which drains toward Zimovia Strait. Following a DEC site inspection in 1999, the department initiated steps to conduct a preliminary assessment at the site.

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**Contaminants of Concern and Cleanup Levels**

The highest concentrations of contaminants identified at the site over the course of three investigations are identified in the table below, compared with approved cleanup levels. The contaminants listed are established as the Contaminants of Concern for the site.

Wrangell receives an estimated 83 inches of precipitation annually. The cleanup levels approved for the site are the most restrictive of the migration to groundwater pathway or human health pathway for the method two, >40" precipitation climate zone at 18 AAC 35.341; the Table C Groundwater Cleanup levels under 18 AAC 75.345; and NOAA SQiRT sediment criteria in accordance with 18 AAC 75.340(i) and 18 AAC 75.345(e).

**Table 1: Contaminants of Concern, Site Concentrations, and Cleanup Levels**

Contaminant	Location	Media	Concentration	Cleanup Level	Units (Source)
Antimony	subsurface	soil	2460	4.6	mg/kg (method 2)
Aroclor 1242 (PCB)	surface Area 6	soil	140	1	mg/kg (method 2)
Aroclor 1254 (PCB)	surface	soil	4	1	mg/kg (method 2)
Arsenic	subsurface	soil	314	0.2	mg/kg (method 2)
Benzo(a)pyrene	drum cache	soil	14	0.17	mg/kg (method 2)
Benzo(b)fluoranthene	drum cache	soil	19	1.7	mg/kg (method 2)
Bis(2-ethylhexyl)phthalate	surface	soil	690	88	mg/kg (method 2)
Cadmium	surface	soil	11.1	9.1	mg/kg (method 2)
Chromium (total)	subsurface	soil	4950	1X10 <sup>5</sup>	mg/kg (method 2)
Chromium (total)	Zimovia	sediment	61	15.9	mg/kg (NOAA SQiRT)
Copper	subsurface	soil	24900	370	mg/kg (method 2)
Copper	Zimovia	sediment	19	18.7	mg/kg (NOAA SQiRT)
Dibenzo(a,h)anthracene	drum cache	soil	4.6	0.17	mg/kg (method 2)
Dibenzo(a,h)anthracene	drainage	surface water	0.95	0.25	ug/l (Table C)
Diesel Range Organics	drum cache	soil	40,000	230	mg/kg (method 2)
Lead	drainage	surface water	719	15	ug/l (Table C)
Lead	subsurface	soil	155000	400	mg/kg (method 2)
Lead	Zimovia	sediment	1200	30.24	mg/kg (NOAA SQiRT)
Mercury	drum cache	soil	4.2	0.36	mg/kg (method 2)
Naphthalene	surface	soil	0.19	0.038	mg/kg (method 2)
Nickel	Zimovia	sediment	35	15.9	mg/kg (NOAA SQiRT)
Pentachlorophenol	surface	soil	0.71	0.0043	mg/kg (method 2)
Silver	subsurface	soil	247	11	mg/kg (method 2)
Thallium	subsurface	soil	6.8	0.19	mg/kg (method 2)
Zinc	subsurface	soil	8850	4900	mg/kg (method 2)

**Characterization and Cleanup Activities**2000 CERCLA Preliminary Assessment

In 2000, the DEC attempted to reach then-owner Curtis Gibb to gain access to the site, but the owner, having moved out of state, was not responsive. DEC contracted with Ecology and Environment to conduct a Preliminary Site Assessment under the requirements of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). In 2001, the final Preliminary Assessment report was submitted documenting the results of 18 soil and sediment samples collected for a variety of



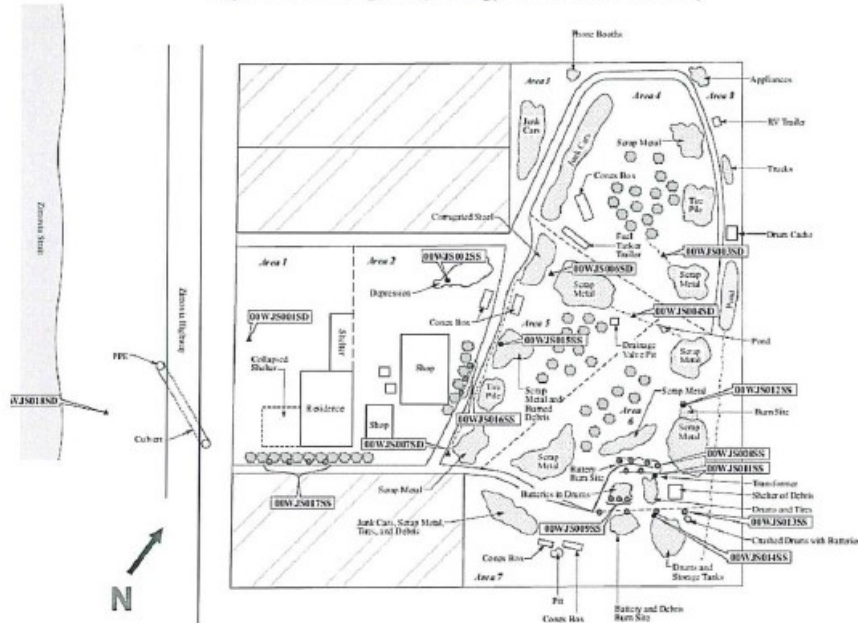
Ms. Lisa Von Bargen, Borough Manager

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analyses. Contamination was reported above DEC cleanup levels for semi-volatile organic compounds (SVOCs), PCBs, and several heavy metals, particularly lead, which was found as high as 120,000 mg/kg. The PCB Aroclor 1242 was found at a concentration of 140 mg/kg in a battery burn site called Area 6. A concentration of 1200 mg/kg lead was found in Zimovia beach sediments downgradient of the site. Significant concentrations of lead in soil found throughout the site were determined the result of large amounts of crushed batteries and poor handling practices over decades of salvage operations. No water samples were collected. Figure 1, taken from the report provides a diagram of the site, with sample locations and areas of concern.

Figure 1: Site Diagram (Ecology & Environment 2000)



## 2002 Site Characterization and Removal Cost Estimate

In 2002, Ecology & Environment conducted a follow-up site characterization and removal estimate for DEC, documented in a report titled, *Wraggell Junkyard Site Characterization and Removal Cost Estimate*. Extensive debris, scrap metal and other solid waste impeded a complete site characterization during this effort. Sixty-four surface samples and 11 subsurface samples were collected. No operating drinking water wells were identified within 1/8 mile of the site. Intertidal groundwater was sampled from a temporary wellpoint installed near Zimovia Strait.

Lead concentrations in soil exceeding the DEC cleanup level of 400 mg/kg were measured in 43 of 65 sample locations, with concentrations as high as 98,500 mg/kg, although only two subsurface samples, had concentrations above the 400 mg/kg cleanup level. Concentrations of lead in the downgradient

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wellpoint were non-detect for the filtered sample. The total volume of soil contaminated with lead was estimated at 3,490 cubic yards. See Figure 2.

**Figure 2: Site Diagram of the Wrangell Junkyard, denoting contaminated areas (Ecology & Environment, June 2002)**



The second owner, Curtis Gibb, abandoned the property sometime around 2000 and moved to the lower '48. After an accumulation of unpaid property taxes, the parcel was foreclosed by the City of Wrangell in approximately 2009. Mr. Gibb could not be located and later research showed he passed away in 2015.

#### 2014-15 EPA Targeted Brownfields Assessment

Upon assuming possession of the property, the City, which lacked the funding to carry out the necessary environmental work, collaborated with DEC to obtain the services of EPA's Targeted Brownfields Assessment program. However, due to the large volume of debris on the site, EPA could not proceed with the work until the property was cleared. Over the next several years, the City worked to clear metal debris from the site. Finally in 2014, the site was sufficiently cleared for EPA to conduct a more comprehensive assessment and estimate of the volume of contaminated soil present at the site. Results of this effort were documented in the report, *Wrangell Junkyard Targeted Brownfields Assessment*, dated July 2015. Samples were analyzed for 21 metals, diesel and residual range organics, dioxins, PCBs, and semi-volatile compounds. Large areas of soil across the site were found to be saturated with lead contamination, and contamination from other metals, petroleum, and semi-volatile organic compounds was also present. In addition, elevated concentrations of heavy metals were documented in sediments in the intertidal area across the highway from the site. The volume of soil contaminated with lead, the primary contaminant of concern, was estimated by EPA at 4,000 cubic yards. The highest

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Contamination at the site has been cleaned up to concentrations meeting approved cleanup levels suitable for residential land use. This site will receive a "Cleanup Complete" designation on the Contaminated Sites Database. The following standard condition applies:

**Standard Condition**

Groundwater throughout Alaska is protected for use as a water supply for drinking, culinary and food processing, agriculture including irrigation and stock watering, aquaculture, and industrial use. Contaminated site cleanup complete determinations are based on groundwater as a potential drinking water source. Should groundwater from this site be used for other purposes, such as aquaculture, additional testing and treatment may be required to ensure the water is suitable for its intended use.

This this cleanup complete determination is in accordance with 18 AAC 75.380 and does not preclude DEC from requiring additional assessment and/or cleanup action if future information indicates that contaminants at this site may pose an unacceptable risk to human health, safety, or welfare or to the environment.

**Appeal**

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. Informal review requests must be delivered to the Division Director, 410 Willoughby Avenue, Suite 303 or by mail to P.O. Box 111800, Juneau, Alaska, 99811-1800, within 20 days after receiving the department's decision reviewable under this section. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, or by mail to P.O. Box 111800, Juneau, Alaska 99811-1800, within 30 days after the date of issuance of this letter, or within 30 days after the department issues a final decision under 18 AAC 15.185. If a hearing is not requested within 30 days, the right to appeal is waived.

If you have questions about this closure decision, please feel free to contact me at (907) 465-5076 or email me at [sally.schlichting@alaska.gov](mailto:sally.schlichting@alaska.gov).

Sincerely,



Sally Schlichting  
Unit Manager

cc: Burrell C. Byford, adjacent property owner: P.O. Box 231, Wrangell, AK 99929-0231  
Michelle Woods, adjacent property owner: P.O. Box 108, Wrangell 99929  
David Griffin, Southeast Area Lands Manager Trust Land Office, adjacent property owner  
Dan Strucher, Senior Project Manager NRC Alaska  
Shane O'Neill, Superintendent of Projects, NRC Alaska  
Jason Ginter, Principal, Nortech  
John Halverson, Contaminated Sites Program Manager  
Spill Prevention and Response, Cost Recovery Unit



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level in the confirmation sampling. Five other samples collected near this sample showed levels of benzene and other petroleum contaminants that met cleanup levels, therefore the elevated concentration of benzene found represents a de-minimis volume of contaminated soil.

**Table 2: Highest Concentrations of COCs**

Contaminant	Location	Media	Concentration	Cleanup Level	Units (Source)
Aroclor 1254 (PCB)	confirmation sample	soil	0.23	1	mg/kg (method 2)
Benzene	confirmation sample	soil	<b>0.0594</b>	0.022	mg/kg (method 2)
Diesel Range Organics	confirmation sample	soil	176	230	mg/kg (method 2)
Lead	confirmation sample	soil	327	400	mg/kg (method 2)
Residual Range Organics	confirmation sample	soil	402	8300	mg/kg (method 2)
Toluene	confirmation sample	soil	0.03	6.7	mg/kg (method 2)

**Cumulative Risk Evaluation**

Pursuant to 18 AAC 75.325(g), a cumulative risk determination must be made that the risk of any remaining concentrations of hazardous substances does not exceed a cumulative carcinogenic risk standard of 1 in 100,000 across all exposure pathways and does not exceed a cumulative noncarcinogenic risk standard at a hazard index of one across all exposure pathways. Cumulative risk was calculated using the concentrations above for Aroclor 1254, benzene, and toluene. Petroleum and lead are not included in cumulative risk calculations. The results for this site met the cumulative risk standards, with a total carcinogenic risk calculated at less than 1 in 100,000 and a noncarcinogenic risk of less than one across all exposure pathways.

**Exposure Pathway Evaluation**

Following investigation and cleanup at the site, exposure to the remaining contaminants was evaluated using DEC's Exposure Tracking Model (ETM). Exposure pathways are the conduits by which contamination may reach human or ecological receptors. ETM results show all pathways to be one of the following: De-Minimis Exposure, Exposure Controlled, or Pathway Incomplete.

**DEC Decision**

Nearly all soil across the entire site was removed down to the confining clay layer present throughout the property at depths ranging from 3-5 feet. Due to these site features and the cleanup, no groundwater was present, therefore no groundwater samples were collected. Previous groundwater seep sampling conducted by Ecology & Environment (2002) downgradient of the site found no detectable concentration of lead in a filtered groundwater sample. Furthermore, soil concentrations for contaminants meet migration to groundwater cleanup levels, with the exception of one sample on the adjacent parcel to the north, which had a concentration of 0.0594 mg/kg for benzene that was 2.7 times the migration to groundwater cleanup level of 0.022 mg/kg, but well below the human health level of 8.1 mg/kg. The confirmation sample was collected from the excavation floor in the dense clay till layer, and represents a de-minimis volume, based on the results of five other samples in the vicinity which were below the applicable cleanup levels for BTEX, DRO, and RRO.

In terms of surface water and sediments near the site, removal of the contaminant source area throughout the site included all surface water drainage pathways (which were subsequently re-routed) and has stopped contaminant migration off site. This will allow any residual concentrations of metals in downgradient marine sediments to naturally recover.



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facility located about two miles southeast of the junkyard site where they were staged for barge transport south.

By October of 2018, NRC had completed transport and disposal of 26,912 tons of soil, stockpile liners, and investigation derived waste. These wastes were loaded at the site into 2,482 FIBCs and 80, 20' open top shipping containers, then transported to the Silver Bay facility where they were loaded onto a series of four barges and shipped south to a disposal facility in Arlington, Oregon.

Post-stockpile verification sampling was conducted to ensure no lead contaminated soil above cleanup levels remained onsite. Eighteen samples were collected, of which 10 were analyzed for total lead based on XRF screening, and 10 were analyzed for DRO and RRO based on photoionization detector (PID) field screening. Total lead concentrations ranged from 2.65 mg/kg to 13.9 mg/kg. DRO and RRO were detected in four samples ranging from 18.4 mg/kg to 26.7 mg/kg for DRO and from 9.08 mg/kg to 14.3 mg/kg for RRO.

Following results of the verification sampling, the site was re-contoured according to a site restoration plan approved by the City and DEC. The restoration plan included subsurface drainage features and preserving and enhancing drive ways on the site. In April 2019, NRC Alaska submitted the final *Site Restoration and Closure Sampling Report*, approved by DEC on April 19, 2019. The report documented the above results and restoration work.

**Photo 3: Drone aerial of final site conditions – October 2018**



*Image courtesy of NRC Alaska*

#### Highest Concentrations Remaining at the Site

Sample results following the cleanup effort in 2016 and the shipment and disposal effort in 2018 were reviewed. The highest concentrations of contaminants remaining at the site are shown in the table below, along with approved cleanup levels. Benzene, which was not previously identified as a contaminant of concern at the site, was the only contaminant detected above the applicable cleanup

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one sample at the site. The same sample had a 0.0314 mg/kg detection for toluene, and was non-detect for DRO, RRO, ethylbenzene and total xylenes.

Following the confirmation sampling, each area of the excavation was backfilled with clean material from an offsite quarry. Simultaneously, the stockpile for the treated material was constructed on the closed out areas of the site. Following completion of the cleanup, backfilling and removal of equipment and staging areas, the site was graded and contoured around the stockpile. The post cleanup site conditions are shown below.

**Photo 2: Drone aerial of site following 2016 cleanup**



*Image courtesy of NRC Alaska*

#### 2018 Stockpile Sampling

In March of 2018, soil and pore water within the stockpile were sampled for total RCRA 8 and Toxicity Characteristic Leaching Procedure (TCLP) metals, DRO, RRO, volatile organic compounds (VOCs), and PAHs in support of one of the proposed disposal alternatives. Soil sample results from the waste showing exceedances of applicable cleanup levels included: Total lead at a maximum of 6,250 mg/kg; cadmium at 3.22 mg/kg; total chromium at 191 mg/kg; DRO at 313 mg/kg; naphthalene at 2.65 mg/kg; benzo(a)anthracene at 0.424 mg/kg; and benzo(a)pyrene at 0.382 mg/kg. All other analytes were below the cleanup levels.

#### 2018 Shipping and Disposal Effort

The 18,350 cubic yards were stockpiled onsite from 2016 to 2018, during which time DEC worked with EPA, contractors, the City and Borough of Wrangell, the Wrangell Cooperative Association, community members, the Department of Natural Resources, and the U.S. Forest Service on options for economically disposing of the volume of lead polluted soil. In late May 2018, DEC issued a contract with NRC Alaska to ship all the treated lead soil to a permitted solid waste facility in Oregon.

Beginning June 2, 2018, DEC contractors mobilized to Wrangell to initiate transport and disposal of the stabilized, lead-contaminated soil from the former junkyard site to Columbia Ridge Landfill in Arlington, Oregon. The work consisted of loading the material into heavy-duty, reinforced sacks called Flexible Intermodal Bulk Containers (FIBCs) each with an approximate capacity of 8 cubic yards. The FIBCs were transported along the Wrangell road system to the former Silver Bay Logging sawmill

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concentrations found at the site that exceeded approved cleanup levels are documented in Table 1 above.

Following the results of the 2014-15 work by EPA, the agency initiated the process to conduct an emergency removal action. In 2015, the EPA Region 10 Emergency Removal Program, (ERP), invoked its CERCLA authority and began preparing a Comprehensive Time Critical Removal Action (TCRA) to implement removal of contaminated soil from the Wrangell Junkyard that exhibited concentrations exceeding the Resource Conservation and Recovery Act (RCRA) thresholds for hazardous materials requiring remedial disposal at a RCRA approved facility. The EPA ERP and its contractors met with DEC and the City in Wrangell in July 2015.

However, EPA's ERP was unable to secure year-end funding to implement the TCRA. To mitigate the risk of contaminant migration off-site, DEC proceeded to take immediate steps using the emergency account of the Oil & Hazardous Response Fund to initiate cleanup work. The department's objective was to complete cleanup of hazardous liquid and solid debris and contaminated soil to residential land use cleanup standards with minimal site restoration. The proposed work included excavation, shipment, and disposal of contaminated soil, sediments, and wastes present at the site. Upon approval to access the emergency account, the department proceeded to issue a term contract to NRC Alaska to carry out the cleanup, which included stabilizing all lead contaminated soil with a phosphate-based product called EcoBond. When applied to the soil, it renders the lead non-leachable, and changes the waste characteristic from hazardous to polluted, non-hazardous material.

#### 2016 Removal Action

The excavation and cleanup took place in 2016. Nearly the entire 2.51-acre site was saturated with lead down to the underlying clay/silt layer. In addition, batteries, drums, tires, automotive parts, construction materials, and other solid wastes buried at the site were removed, disposed of locally, or shipped out. A total of 22 drums and 57 containers of contaminated debris were shipped to permitted facilities in the lower 48. Lead contaminated soil was found to be significantly more extensive than previously estimated. Contamination extended onto adjacent residential properties, to the east and upgradient onto MHLT Land, and to the west into the DOT right-of-way. Cleanup was not conducted in the intertidal sediments, in order to allow this area to undergo natural recovery.

Upon completion of the cleanup, the total volume of lead contaminated soil treated with Ecobond was approximately 18,350 cubic yards. This included 300 cubic yards from the MHLT parcel and 620 cubic yards from the two neighboring residential properties. The treated soil was stockpiled on site. Results of the cleanup effort were documented in the September 30, 2016 cleanup report from NRC titled, *Remedial Action Report Wrangell Junkyard*, approved by DEC on December 21, 2016.

Confirmation samples for total lead were collected throughout the excavation base (268 samples) and sidewalls (46 samples) based on field screening with an x-ray fluorescence detector (XRF). Results for all the samples met the DEC cleanup level of 400 mg/kg for total lead. In addition, samples were collected for benzene, toluene, ethylbenzene, and xylenes (BTEX), diesel range organics (DRO), residual range organics (RRO), PCBs, and RCRA-8 metals. Polycyclic aromatic hydrocarbons (PAHs) were not included because results during characterization at the start of the project were below cleanup levels.

All confirmation sampling results met applicable cleanup levels, with the exception of benzene, which exceeded the 0.022 mg/kg cleanup level for migration to groundwater with a result of 0.0594 mg/kg in

## Glossary

This glossary contains the definitions of common words and phrases, used throughout the appraisal industry, as applied within this document. Please refer to the publications listed in the **Works Cited** section below for more information.

### Works Cited:

- Appraisal Institute. *The Appraisal of Real Estate*. 13<sup>th</sup> ed. Chicago: Appraisal Institute, 2008. Print.
- Appraisal Institute. *The Dictionary of Real Estate Appraisal*. 5<sup>th</sup> ed. 2010. Print.



**Effective Date**

1. The date on which the analyses, opinion, and advice in an appraisal, review, or consulting service apply.
2. In a lease document, the date upon which the lease goes into effect. (Dictionary, 5th Edition)

**Exposure Time**

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. (Dictionary, 5th Edition)

**Extraordinary Assumption**

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (Dictionary, 5th Edition)

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinion or conclusions. (USPAP, 2020-2021 ed.)

**Fee Simple Estate**

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation,

eminent domain, police power, and escheat. (Dictionary, 5th Edition)

**Highest & Best Use**

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value. (Dictionary, 5th Edition)

**Highest and Best Use of Land or a Site as Though Vacant**

Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements. (Dictionary, 5th Edition)

**Highest and Best Use of Property as Improved**

The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one. (Dictionary, 5th Edition)

**Hypothetical Condition**

That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (Dictionary, 5th Edition)

### **Leased Fee Interest**

A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (i.e., a lease). (Dictionary, 5th Edition)

### **Market Area**

The area associated with a subject property that contains its direct competition. (Dictionary, 5th Edition)

### **Market Value**

The major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined.

1. The most widely accepted components of market value are incorporated in the following definition: The most probable price that the specified property interest should sell for in a competitive market after a reasonable exposure time, as of a specified date, in cash, or in terms equivalent to cash, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, for self-interest, and assuming that neither is under duress.
2. Market value is described in the Uniform Standards of

Professional Appraisal Practice (USPAP) as follows: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the value definition that is identified by the appraiser as applicable in an appraisal. (USPAP, 2020-2021 ed.) USPAP also requires that certain items be included in every appraisal report. Among these items, the following are directly related to the definition of market value:

- Identification of the specific property rights to be appraised.
- Statement of the effective date of the value opinion.
- Specification as to whether cash, terms equivalent to cash, or other precisely described financing terms are assumed as the basis of the appraisal.
- If the appraisal is conditioned upon financing or other terms, specification as to whether the financing or terms are at, below, or above market interest rates and/or contain unusual conditions or incentives. The terms of above—or below—market interest rates and/or other special incentives must be clearly set forth; their

contribution to, or negative influence on, value must be described and estimated; and the market data supporting the opinion of value must be described and explained.

3. The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States: The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and the seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by

anyone associated with the sale. (12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

4. The International Valuation Standards Council defines market value for the purpose of international standards as follows: The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion. (International Valuation Standards, 8th ed., 2007)

5. Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure of time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal. (Uniform Standards for Federal Land Acquisitions) (Dictionary, 5th Edition)

### Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, “Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions” address the determination of reasonable exposure and marketing time). (Dictionary, 5th Edition)

**Scope of Work**

The type and extent of research and analyses in an assignment. (Dictionary, 5th Edition)



# *City and Borough of Wrangell, Alaska*

## Agenda Item G6

Date: September 7, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final Plat review of WWC Subdivision, a replat of Lots 1, and Lots 19-26, Block 12, USS 1119; and Lots 1-7, Tidelands Addition to USS 1119, and an unsubdivided portion of Lot 15, Block 12A, Wrangell Townsite, creating Lots A and B of WWC Subdivision, zoned Waterfront Development, requested by Tidewater Investments, LLC and Brett Woodbury

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### **Recommendation:**

Staff recommends approving the final plat.

### **Recommended Motion:**

**Move to approve the Final plat of the WWC Subdivision.**

The applicant, Tidewater Investments, LLC is combining 16 lots that they own with a filled tideland lot that the City owns. In late 2017, Tidewater Investments approached the City to purchase a portion of Lot 15, Block 12A Wrangell Townsite that was filled tidelands and located on the waterside of their properties. The tidelands had been filled by the previous owner. The Planning and Zoning Commission and the Port Commission both recommended to the Assembly to sell the lot to Tidewater Investments, LLC and the Assembly approved moving forward with the sale in January 2018.

There is a lot line adjustment between property owned by Tidewater Investment LLC and Mr. Woodbury.

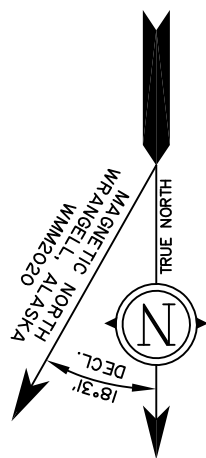
Combining these multiples lots into a single lot will clear up boundary and title issues and is a benefit to the applicants as well as to the City for property tax purposes.

REMAINING POR.  
OF LOT 15

OWNER: CITY & BOROUGH OF WRANGELL

PARCEL NO. E-1  
CORPORATION EASEMENT

N 72°49'20" W 97.62'  
(97.62')  
N 0°00'00" W 196.73'  
(NORTH 196.73')  
N 72°50'45" W 215.75'  
(N 72°50'45" W 216.01')



REMAINING POR.  
OF LOT 15

TRACT III  
OWNER: STATE OF ALASKA

ATS 135

N 22°00'00" W 151.81'  
N 22°00'00" W 151.81'  
N 22°00'00" W 151.81'

N 20°00'00" W 181.11'  
(100.00')

S 20°00'00" E 105.11'  
(S 20°00'00" E 105.11')

LOT B

LOT 8  
OWNER: HELGA M. KING

N 72°08'54"E 188.15'  
(S 72°19' W 188.18')

S 77°12'09" W 166.80'  
(S 77°12'09" W 166.80')

S 72°28'50" W 253.20'  
(S 72°28'50" W 253.20')

S 72°28'50" W 253.20'  
(S 72°28'50" W 253.20')

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(S 72°28'50" W 253.20')

S 72°28'50" W 253.20'  
(S 72°28'50" W 253.20')

LOT A

LOT 4A

LOT 4B

LOT 4C

LOT 4D

LOT 4E

LOT 4F

LOT 4G

LOT 4H

LOT 4I

LOT 4J

LOT 4K

LOT 4L

LOT 4M

LOT 4N

LOT 4O

LOT 4P

LOT 4Q

LOT 4R

LOT 4S

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LOT 4W

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LOT 4Y

LOT 4Z

LOT 4AA

LOT 4AB

LOT 4AC

LOT 4AD

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LOT 4AF

LOT 4AG

LOT 4AH

LOT 4AI

LOT 4AJ

LOT 4AK

LOT 4AL

LOT 4AM

LOT 4AN

LOT 4AO

LOT 4AP

LOT 4AQ

LOT 4AR

LOT 4AS

LOT 4AT

LOT 4AU

LOT 4AV

LOT 4AW

LOT 4AX

LOT 4AY

LOT 4AZ

LOT 4BA

LOT 4BB

LOT 4BC

LOT 4BD

LOT 4BE

LOT 4BF

LOT 4BG

LOT 4BH

LOT 4BI

LOT 4BJ

LOT 4BK

LOT 4BL

LOT 4BM

LOT 4BN

LOT 4BO

LOT 4BP

LOT 4BQ

LOT 4BR

LOT 4BS

LOT 4BT

LOT 4BU

LOT 4BV

LOT 4BW

LOT 4BX

LOT 4BY

LOT 4BZ

LOT 4CA

LOT 4CB

LOT 4CC

LOT 4CD

LOT 4CE

LOT 4CF

LOT 4CG

LOT 4CH

LOT 4CI

LOT 4CJ

LOT 4CK

LOT 4CL

LOT 4CM

LOT 4CN

LOT 4CO

LOT 4CP

LOT 4CQ

LOT 4CR

LOT 4CS

LOT 4CT

LOT 4CU

LOT 4CV

LOT 4CW

LOT 4CX

LOT 4CY

LOT 4CZ

LOT 4DA

LOT 4DB

LOT 4DC

LOT 4DD

LOT 4DE

LOT 4DF

LOT 4DG

LOT 4DH

LOT 4DI

LOT 4DJ

LOT 4DK

LOT 4DL

LOT 4DM

LOT 4DN

LOT 4DO

LOT 4DP

LOT 4DQ

LOT 4DR

LOT 4DS

LOT 4DT

LOT 4DU

LOT 4DV

LOT 4DW

LOT 4DX

LOT 4DY

LOT 4DZ

LOT 4EA

LOT 4EB

LOT 4EC

LOT 4ED

LOT 4EE

LOT 4EF

LOT 4EG

LOT 4EH

LOT 4EI

LOT 4EJ

LOT 4EK

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LOT 4FJ

LOT 4FK

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LOT 4FX

LOT 4FY

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LOT 4GE

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LOT 4GI

LOT 4GJ

LOT 4GK

LOT 4GL

LOT 4GM

LOT 4GN

LOT 4GO

LOT 4GP

LOT 4GQ

LOT 4GR

LOT 4GS

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LOT 4HX

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LOT 4HZ

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LOT 4IE

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LOT 4IM

LOT 4IN

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LOT 4IT

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