



Wednesday, January 08, 2025
5:30 PM

Location: Borough Assembly Chambers
City Hall

Planning & Zoning Commission
5:30 PM

1. CALL TO ORDER

2. ROLL CALL

3. AMENDMENTS TO THE AGENDA

4. CONFLICTS OF INTEREST

5. APPROVAL OF MINUTES

- a. Approval of the Planning and Zoning Commission regular meeting minutes from December 5th, 2024.

6. DIRECTORS REPORT

7. CORRESPONDENCE

8. PERSONS TO BE HEARD

9. NEW BUSINESS

- a. Request from Brian Schwartz to lease (rent) a portion of Borough-owned property identified as Lot 1A, Block 2A (APN 02-011-201) of the Wrangell Townsite, according to Plat No. 89-5, zoned Waterfront Development.
- b. Request from Mason Villarma to purchase Borough-owned real property identified as Lot 4 (APN 02-031-206) and Lot 5 (APN 02-031-208), Block 49 of the Wrangell Townsite, according to Plat No. 39-31, zoned Light Industrial.

10. UNFINISHED BUSINESS

11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

12. ADJOURNMENT

**Minutes of Planning & Zoning Commission
Held on December 05, 2024**

1. CALL TO ORDER

Call to order: 5:30pm

2. ROLL CALL

Present: Jillian Privett, Kathy St. Clair, Terri Henson, Apryl Hutchinson

Absent: Gary Watkins

Staff: Rob Marshall, Kate Thomas

3. AMENDMENTS TO THE AGENDA

Add item b- election of officers

m/ Jillian Privett

s/ Kathy St. Clair

Approved Unanimous

4. CONFLICTS OF INTEREST

5. APPROVAL OF MINUTES

. Approval of the regular meeting minutes from November 14th, 2024.

m/ Apryl Hutchinson

s/ Jillian Privett

Approved Unanimous

6. CORRESPONDENCE

7. PERSONS TO BE HEARD

8. NEW BUSINESS

. Request from Bruce Smith Jr. to purchase Borough owned real property identified as a portion of Lot C of the Healthcare Subdivision, according to Plat No. 2010-4, zoned Open Space Public. (Parcel No. 02-035-310)

Terri Henson- removed due to conflict of interest

m/ Apryl Hutchinson

s/ Kathy St. Clair

Kate Thomas- Administrative report

Approved Unanimous

8B. Terri Henson Appointed Chair, Jillian Privett Vice Chair

M/ Jillian Privett

S/ Kathy St. Clair

Approved Unanimous

9. UNFINISHED BUSINESS

10. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

11. ADJOURNMENT

Adjourned 5:46pm

ATTEST: _____
Rob Marshall, Secretary

Terri Henson, Chair

City and Borough of Wrangell, Alaska

Planning and Zoning Commission Regular Meeting January 8th, 2024 Staff Report

Agenda Item: New Business, Item 8A

From: Kate Thomas, Economic Development Director

Subject: Request from Brian Schwartz to lease (rent) a portion of Borough-owned property identified as Lot 1A, Block 2A (APN 02-011-201) of the Wrangell Townsite, according to Plat No. 89-5, zoned Waterfront Development.

Introduction: Brian Schwartz has submitted an application to lease a portion of Borough-owned property for the placement and operation of a mobile food truck.

Review Criteria:

[Chapter 16.10 – Public Lands – Real Property Leases](#)

[Chapter 20.50 – Waterfront Development](#)

[Chapter 20.52 – Standards](#)

Background and Findings of Fact:

Lot 1A, Block 2A is located along Front Street within the downtown corridor. The property is currently subject to a lease with Samson Tug & Barge. The existing lessee should be formally notified of this proposed lease/rental of a portion of the lot nearest Front Street. Public restrooms managed by Wrangell Parks & Recreation are also located on the site. The lot offers proximate access to water, sewer, and electrical utilities. All mobile food trucks operating in Alaska must be located within 200 feet of both water and employee restrooms, a requirement that this proposed location meets.

The property is zoned Waterfront Development (WD). While the proposed short-term lease for a mobile food truck operation represents a deviation from the explicit intent of the WD zone, nearby properties are used for a variety of commercial developments. The proposed business aims to serve the visitor industry and Cruiseship passengers.

Currently, there is a lack of a fully developed waterfront which has limited availability of suitable private property for seasonally operated businesses. The proposed short-term lease offers a potential opportunity to support local business activity. The Borough's Waterfront Development Plan is currently awaiting funding for implementation, with funding requests listed on state and federal priority lists for FY26.

This site has been previously considered for mobile food truck placement. The P&R, Electrical and Public Works Directors have had an opportunity to weigh in the benefits and drawbacks of utilizing the site for the proposed intent.

Attachments:

- 1.) Application, 2.) Aerial Map of Properties, 3.) Plat No. 89-5

Recommendation:

Staff does recommend that the Planning and Zoning Commission approve a recommendation to the Borough Assembly to lease a portion of Lot 1A, Block 2A as requested by Brian Schwartz for the placement and operation of a Mobile Food Truck, following notification to the Borough's current lessee, Samson Tug & Barge.

Staff recommends that any lease agreement include specific provisions addressing the following:

1. A comprehensive plan for managing consumer waste, including trash receptacles, recycling options, and regular removal schedules.
2. Measures to ensure pedestrian safety, including designated walkways, signage, and traffic flow management.
3. Strategies to manage vehicular traffic, including designated parking areas, loading zones, and clear access to and from the site.

Recommended Motion:

Move to recommend to the Borough Assembly approval to lease a portion of Lot 1A, Block 2A as requested by Brian Schwartz for the placement and operation of a Mobile Food Truck with the following conditions;

1. Lease is established on a short-term basis not to exceed 12 months, with an option to renew at the Borough's discretion; and,
2. Connection to water, sewer and power are at the expense of the owner; and,
3. Terms of the lease include provisions addressing the following;
 - a. A comprehensive plan for managing consumer waste, including trash receptacles, recycling options, and regular removal schedules.
 - b. Measures to ensure pedestrian safety, including designated walkways, signage, and traffic flow management.
 - c. Strategies to manage vehicular traffic, including designated parking areas, loading zones, and clear access to and from the site.

CITY & BOROUGH OF WRANGELL

OFFICE OF THE BOROUGH CLERK

PO BOX 531 WRANGELL, AK, 99929 | +1 (907) 874-2381
205 BRUEGER STREET WRANGELL, AK, 99929



PUBLIC LAND & TIDELANDS LEASE APPLICATION

WMC 16.08.010 - 16.08.210 & WMC 16.10.010 - 16.10.210

APPLICATION FEE: \$250.00 NON-REFUNDABLE - MUST BE PAID AT TIME OF FILING

OFFICIAL USE ONLY	RECEIVED BY	DATE RECEIVED	PAYMENT	CHECK <input type="checkbox"/>
	<input type="text"/>	<input type="text"/>	CREDIT CARD <input type="checkbox"/>	CASH <input type="checkbox"/>

Applications for tidelands leases shall be submitted to the planning and zoning and port commissions before being presented to the borough assembly for consideration. Applications for real property leases shall be submitted to the borough manager and the planning and zoning commission for review before being presented to the borough assembly for consideration.

The applicant shall provide additional information, including a development plan, designs, and specifications, as the planning and zoning and/or port commissions may request. The planning and zoning and port commissions may require the applicant to amend its development plan. All fees associated with the lease shall be paid by the applicant. Such fees include but are not limited to an application fee, survey, assessment, public notices, and recording fees.

SECTION I.

APPLICANT'S FULL NAME	EMAIL ADDRESS	PHONE NUMBER
<input type="text" value="Brian Andrew Schwartz"/>	<input type="text" value="Brianschwartz123@yaho"/>	<input type="text" value="9076607511"/>

APPLICANT'S PHYSICAL ADDRESS

APPLICANT'S MAILING ADDRESS

SECTION II.

REQUEST TO LEASE TIDELANDS OR REAL PROPERTY TIDELANDS REAL PROPERTY

PLEASE PROVIDE THE PARCEL ID NUMBER AS WELL AS EITHER THE PHYSICAL ADDRESS OR LEGAL DESCRIPTION OF THE PROPERTY.

PARCEL ID NUMBER	PHYSICAL ADDRESS
<input type="text" value="02-011-201"/>	<input type="text" value="101 Front St"/>

LOT: 1A	BLOCK: 2A	SUBDIVISION:
<input type="text"/>	<input type="text"/>	<input type="text"/>

PROPOSED TERM OF LEASE (YEARS) YEARS

**CITY & BOROUGH OF WRANGELL
PUBLIC LAND & TIDELANDS LEASE APPLICATION**

Item a.

CONTINUED FROM PAGE 1

SECTION II. (CONT)

CURRENT ZONING OF PROPERTY

WFD

LOT SIZE

7058 SF

CURRENT USE OF PROPERTY

PUBLIC RESTROOMS/SAMSON TUG AND BARGE

SECTION III.

INCLUDE AND LIST HERE ANY SUPPORTING DOCUMENTS (I.E. MAPS).

STATE THE PURPOSE AND PROPOSED USE OF THE PROPERTY.

My family and I would like to utilize the discussed property as an ideal location for our seafood trailer.

DESCRIBE THE IMPROVEMENTS THAT WILL BE ADDED TO THE PROPERTY.

We plan to have power/water tie-ins constructed at the site, making it usable for us and any following vendors.

WHEN WILL THE PROPOSED CONSTRUCTION IMPROVEMENTS BEGIN AND WHEN WILL THEY BE COMPLETED?

START DATE:02/25

END DATE:03/25

WHAT IS THE ESTIMATED COST OF IMPROVEMENTS THAT WILL BE ADDED TO PROPERTY?

COST: \$1000

DESCRIBE THE EFFECTS THAT THE PROPOSED USE WILL HAVE ON PUBLIC STREETS, PUBLIC FACILITIES, PUBLIC SERVICES, PUBLIC UTILITIES, TRAFFIC, AND PARKING. INCLUDE A PLAN FOR MITIGATING ADVERSE EFFECTS ON STREETS, PUBLIC FACILITIES, PUBLIC SERVICES, PUBLIC UTILITIES, TRAFFIC CONGESTION, AND PARKING, AND A PLAN FOR PAYING ALL ASSOCIATED COSTS.

At this time we do not foresee any issues with our trailer/business impacting any public activities or services. Our trailer will be parked in front of the public restrooms provided by the city, but we will have signage posted to help direct any member of the public towards them. All associated costs will be paid upon first notice.

CITY & BOROUGH OF WRANGELL
PUBLIC LAND & TIDELANDS LEASE APPLICATION
CONTINUED FROM PAGE 2

Item a.

SECTION IV. ACKNOWLEDGEMENT

I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I also agree to fulfill the tenants of any permits or approvals required by the City and Borough of Wrangell. I understand that incomplete applications will not be accepted and that all fees must be paid prior to review of this application.

SIGNATURE OF APPLICANT

DATE



26DEC2024

CITY AND BOROUGH OF WRANGELL, ALASKA

Item a.



1 inch = 136.617355 feet

Date: 1/6/2025

Public Map



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

STATE OF ALASKA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF LAND SURVEYING
 WRANGELL

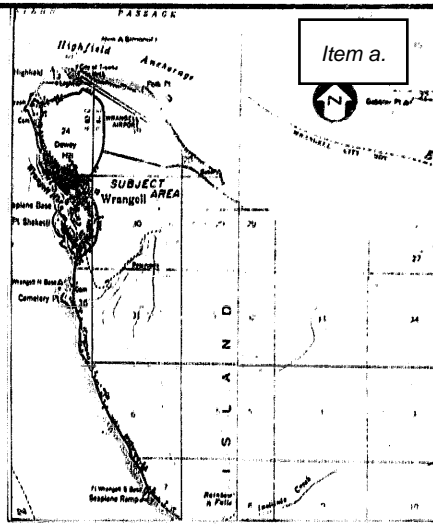
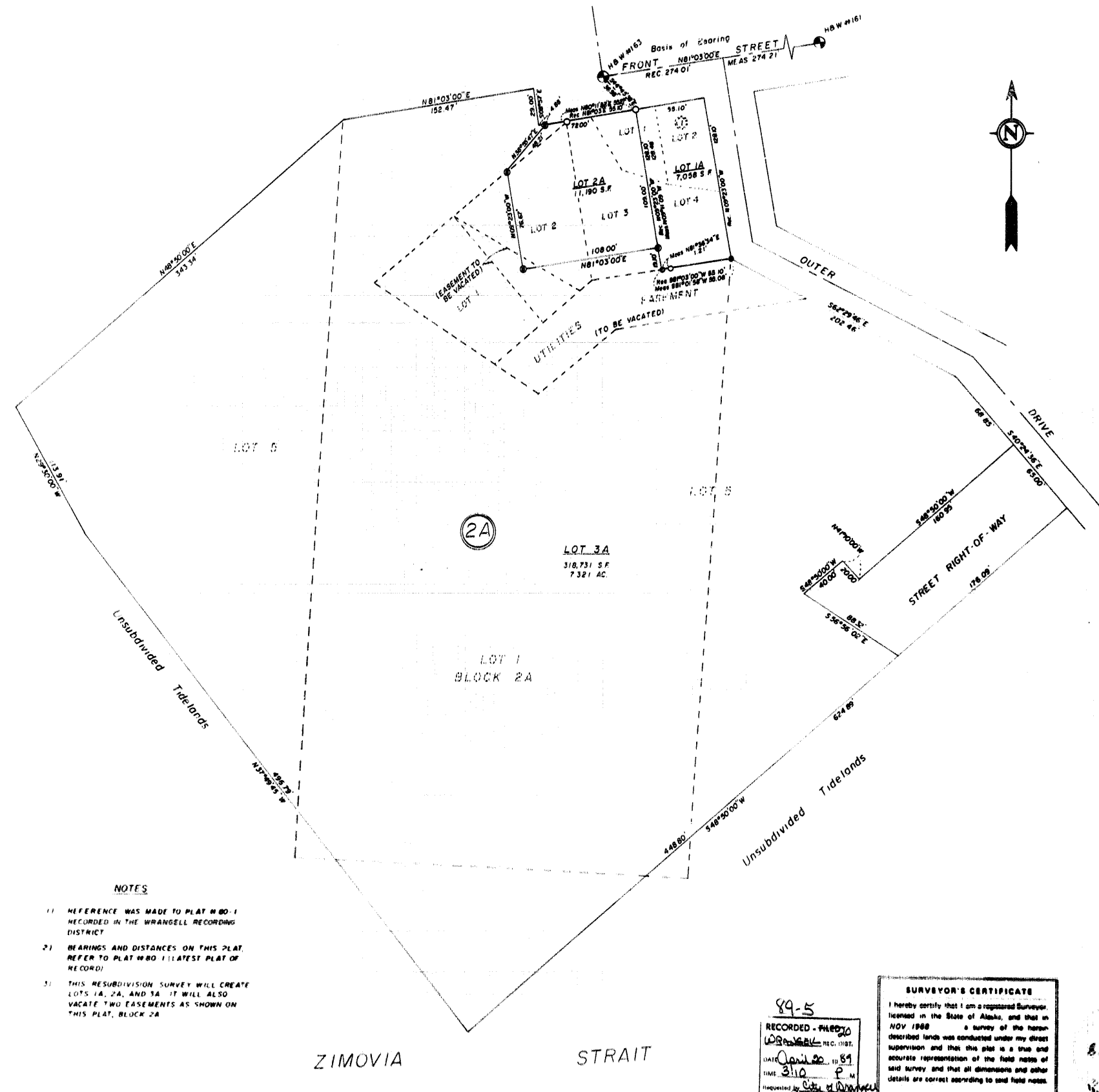
CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT) 1988
 I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTIVE RESIDENT FOR THE CITY OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING PROPERTY IS OWNED BY THE CITY OF WRANGELL, IN THE NAME OF City of Wrangell, AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES DUE TO THE CITY OF WRANGELL FOR THE YEAR 1987, TO WIT: TAXES FOR THE YEAR 1987, IN THE AMOUNT OF \$1,234.56, DATED THIS 23rd DAY OF NOVEMBER, 1988.

CITY CLERK, CITY OF WRANGELL
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FORWARDED TO THE SUBDIVISION COMMISSION AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD OF PLANNING AND ZONING OF THE CITY OF WRANGELL, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, EXCEPT AS NOTED OTHERWISE.

CERTIFICATE OF APPROVAL BY THE BOARD
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FORWARDED TO THE SUBDIVISION COMMISSION AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD OF PLANNING AND ZONING OF THE CITY OF WRANGELL, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, EXCEPT AS NOTED OTHERWISE.

CERTIFICATE OF APPROVAL BY THE COUNCIL
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FORWARDED TO THE SUBDIVISION COMMISSION AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD OF PLANNING AND ZONING OF THE CITY OF WRANGELL, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, EXCEPT AS NOTED OTHERWISE.

NOTES
 1) REFERENCE WAS MADE TO PLAT # 80-1 RECORDED IN THE WRANGELL RECORDING DISTRICT
 2) BEARINGS AND DISTANCES ON THIS PLAT REFER TO PLAT # 80-1 (LATEST PLAT OF RECORD)
 3) THIS RESUBDIVISION SURVEY WILL CREATE LOTS 1A, 2A, AND 3A. IT WILL ALSO VACATE TWO EASEMENTS AS SHOWN ON THIS PLAT, BLOCK 2A



VICINITY MAP
 SCALE 1" = 1 MILE

- LEGEND**
- PRIMARY BRASS CAP (RECOVERED)
 - EMPS NEBAR & YELLOW PLASTIC CAP (RECOVERED)
 - NEBAR & ALUMINUM CAP (RECOVERED) (SET BY OTHERS)
 - NEBAR & YELLOW PLASTIC CAP (SET)

SURVEYOR'S CERTIFICATE
 I hereby certify that I am a registered Surveyor, licensed in the State of Alaska, and that in NOV 1988 a survey of the herein described lands was conducted under my direct supervision 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 correct according to said field notes.

89-5
 RECORDED - FILED
 WRANGELL REC. DIST.
 DATE Nov 20 1989
 TIME 3:10 P.M.
 Requested by City of Wrangell
 Address to Box 531
Wrangell, AK 99401
 Date 2-23-89
 Greg Scheff

RESUBDIVISION SURVEY
 Lots 1&2 Blk. 1, USS 1119, Lot 1 Blk 2A, ATS #83,
 & Lot 5 of the Resub. as recorded on Plat # 80-1
 EXTENT: CITY OF WRANGELL
 BOX 531
 WRANGELL, AK 99401
GREG SCHEFF & ASSOCIATES
 LAND SURVEYORS
 BOX 1331
 WRANGELL, ALASKA 99429
 DATE NOV 18, 1988 NAME OF SURVEYOR PROJECT NUMBER
 SCALE 1" = 40' DRAWN BY LMS 51044-08-00W

City and Borough of Wrangell, Alaska

Planning and Zoning Commission Regular Meeting January 8th, 2024 Staff Report

Agenda Item: New Business, Item 8B

From: Kate Thomas, Economic Development Director

Subject: Request from Mason Villarma to purchase Borough-owned real property identified as Lot 4 (APN 02-031-206) and Lot 5 (APN 02-031-208), Block 49 of the Wrangell Townsite, according to Plat No. 39-31, zoned Light Industrial.

Introduction:

Mason Villarma has applied to purchase two (2) Borough-owned lots zoned for Light Industrial use. His application proposes clearing each parcel for the construction of a 40 ft. x 60 ft. shop building; one for personal storage and the other for a prospective fabrication business. Mr. Villarma estimates improvement costs of \$250,000 per lot and has not identified any anticipated adverse effects on public streets, facilities, services, traffic, or parking.

Review Criteria:

[Chapter 15.04 Water](#)

[Chapter 15.08 Sewer](#)

[Chapter 16.12 - Disposition of Public Lands and Tidelands](#)

[Chapter 20.51 - LI District - Light Industrial](#)

[Chapter 20.52 - Standards](#)

Background and Findings of Fact:

While the platted Wrangell Avenue right-of-way provides legal access to the subject parcels, this right-of-way is currently undeveloped in this area, with no plans for future construction. This lack of developed access presents a key challenge that requires careful consideration prior to any land sale. The parcels are located near the intersection of Pine and Etolin Streets, an area with an existing developed right-of-way that offers a potential alternative means of access, mitigating the reliance on the undeveloped Wrangell Avenue.

Southeast of the subject parcels is Lot 1A, owned by Tlingit and Haida (T&H). Following their acquisition of Lot 1A, T&H was granted permission to install a driveway and utilities within the Wrangell Avenue right-of-way. This decision was based on geological constraints along Etolin Street, which would have presented significant challenges for utility installation. This arrangement was also intended to minimize the Borough's initial investment in infrastructure.

At the time of the agreement with T&H, it was determined that further land sales along Wrangell Avenue would be postponed until sufficient demand existed to justify the necessary investment in full road development. This approach aimed to maximize the efficiency of infrastructure spending by ensuring it would serve multiple properties.

The current application necessitates revisiting the previous decision to postpone further land sales. Allowing additional private or residential utilities to be constructed within the Wrangell Avenue right-of-way, as was done with T&H, may further complicate future comprehensive road development. This piecemeal approach could lead to conflicts with future road alignments, utility placement, and overall infrastructure planning.

The map provided shows additional undeveloped municipal lands to the east and northeast of the subject parcels. This context is important because any decision regarding access and utilities for the subject parcels should consider the potential for future development of these adjacent lands. If additional lots to the east are sold and developed with access from the same point off Pine Street, the Borough will likely need to assume ownership of the road and install utilities to meet Borough specifications as per the Public Works Director. This investment would only be financially justifiable if multiple lots are sold and developed, maximizing the return on infrastructure improvements.

Providing water service to the property line is not anticipated to be a major obstacle given existing locations. Sewer service presents more significant challenges due to the main being located on the opposite side of the road and the property's elevation being substantially lower than the road. A site survey is necessary to make a determination, but it is highly probable that a grinder pump will be required, installed at owners' expense.

While municipal water and sewer traverse the Pine and Etolin Streets right-of-way, it is possible that the electrical pole is located on the corner of Lot 5. This infrastructure needs to remain in place as it is in line with the overhead utilities along this corridor. If it is determined that the power pole is within the property boundaries of Lot 5 and a sale proceeds, an easement agreement should be established to preserve municipal infrastructure.

Lastly, these lots are subject to Wetland Mitigation through the Army Corp of Engineers. With limited ditching along Pine Street and prospective drainage issues on the property, development and construction plans shall provide for the on-site control of excess runoff resulting from any development so as to prevent such runoff from adversely affecting neighboring parcels.

Attachments:

- 1.) Application, 2.) Aerial Map of Properties, 3.) Plat No. 39-31

Recommendation:

Staff does not recommend that the Planning and Zoning Commission approve a recommendation to the Borough Assembly to sell a Lot 4 and 5 until a development plan is in place for water, sewer and right-of-way construction.

If the Commission supports the sale of Lot 4 and 5, staff recommend that the Borough develop a written plan addressing the above access, utility and long-term development considerations. Any sale agreement should include a clear contingency outlining the Borough's potential future requirement for road improvements and utility installation if further development occurs in the area. This contingency should specify cost-sharing mechanisms or assessments for benefiting property owners.

Recommended Motion:

Move to recommend to the Borough Assembly approval of the sale of Lot 4 and Lot 5 of Block 49 as requested with the following conditions;

1. Property shall be sold with the clear understanding that there are no current plans to improve or extend the roadway in this area along its road frontage; and,
2. All future road and utility development considerations are shared with the applicant; and,
3. Applicant shall submit a site plan to include approximate location of buildings and utility layout to ensure compatibility with public infrastructure; and,
4. Any sale agreement should include a clear contingency outlying the Borough's potential future requirement (or lack thereof) for road improvements and utility installation.

11000.000.4365

Item b.

CITY & BOROUGH OF WRANGELL

OFFICE OF THE BOROUGH CLERK

PO BOX 531 WRANGELL, AK, 99929 | +1 (907) 874-2381
205 BRUEGER STREET WRANGELL, AK, 99929



PUBLIC LAND & TIDELANDS PURCHASE APPLICATION

WMC 16.12.010 - 16.12.180

APPLICATION FEE: \$250.00 NON- REFUNDABLE - MUST BE PAID AT TIME OF FILING

OFFICIAL USE ONLY	RECEIVED BY	DATE RECEIVED	PAYMENT TYPE	CHECK <input type="checkbox"/>
	<i>H Lane</i>	<i>12-19-24</i>	CREDIT CARD <input type="checkbox"/>	CASH <input checked="" type="checkbox"/>

Applications to purchase borough-owned real property or borough-owned tidelands shall be submitted to the borough clerk. The borough clerk shall submit the application to the planning and zoning commission and if borough-owned tidelands, to the port commission for comments in favor or against the sale.

After the report(s) have been received by the borough clerk from the planning and zoning commission or the port commission (if borough-owned tidelands), the borough clerk shall place the request for purchase on an upcoming regular borough assembly agenda, as a public hearing item, for the assembly to approve moving forward with the sale. All property owners within 300 feet shall be notified by mail regarding the public hearing.

SECTION I.

APPLICANT'S FULL NAME	EMAIL ADDRESS	PHONE NUMBER
Mason Felix Villarma	mason.felix.villarma@gmail.com	(360) 981-1010

APPLICANT'S PHYSICAL ADDRESS
223 Stikine Avenue, Wrangell, Alaska 99929

APPLICANT'S MAILING ADDRESS
PO Box 92, Wrangell, Alaska 99929

SECTION II.

REQUEST TO PURCHASE OR EXCHANGE PURCHASE EXCHANGE
 REQUEST TO PURCHASE TIDELANDS OR REAL PROPERTY TIDELANDS REAL PROPERTY

PLEASE PROVIDE THE PARCEL ID NUMBER AS WELL AS EITHER THE PHYSICAL ADDRESS OR LEGAL DESCRIPTION OF THE PROPERTY.

PARCEL ID NUMBER	PHYSICAL ADDRESS
02-031-206 & 02-031-208	N/A
LOT: 4&5	BLOCK: 49
SUBDIVISION: N/A	

LEGAL ACCESS TO LOTS (STREET NAME)
Wrangell Avenue/Etolin Street

CURRENT ZONING OF PROPERTY
Light Industrial

LOT SIZE
17,000sqft

**CITY & BOROUGH OF WRANGELL
PUBLIC LAND & TIDELANDS PURCHASE APPLICATION
CONTINUED FROM PAGE 1**

SECTION III.

INCLUDE AND LIST ANY SUPPORTING DOCUMENTS (I.E. MAPS).

See attached exhibit A. The parcels are marked by a red (02-031-206) and green (02-031-208) "X" respectively.

STATE THE PURPOSE AND PROPOSED USE OF THE PROPERTY.

To clear the parcel and construct a 40'x60' shop on each property; one for personal storage and one for a fabrication business venture.

DESCRIBE THE IMPROVEMENTS THAT WILL BE ADDED TO THE PROPERTY.

40'x60' shop/garage on each lot.

WHEN WILL THE PROPOSED CONSTRUCTION IMPROVEMENTS BEGIN AND WHEN WILL THEY BE COMPLETED?

START DATE 8/1/2024

END DATE 8/1/2025

WHAT IS THE ESTIMATED COST OF IMPROVEMENTS THAT WILL BE ADDED TO PROPERTY?

cost: \$ 250,000/each lot

DESCRIBE THE EFFECTS THAT THE PROPOSED USE WILL HAVE ON PUBLIC STREETS, PUBLIC FACILITIES, PUBLIC SERVICES, PUBLIC UTILITIES, TRAFFIC, AND PARKING. INCLUDE A PLAN FOR MITIGATING ADVERSE EFFECTS ON STREETS, PUBLIC FACILITIES, PUBLIC SERVICES, PUBLIC UTILITIES, TRAFFIC CONGESTION, AND PARKING, AND A PLAN FOR PAYING ALL ASSOCIATED COSTS.

No adverse impacts to be mitigated are apparent at this time.

**CITY & BOROUGH OF WRANGELL
PUBLIC LAND & TIDELANDS PURCHASE APPLICATION
CONTINUED FROM PAGE 2**

SECTION III. (CONT.)


If the applicant wishes to purchase real property or tidelands for the purposes of economic development, the assembly may determine, in its sole discretion, that it is in the best interest of the Borough to dispose of the property, which has a value of \$1,000,000 or less, without requests for proposals or sealed bid procedures and at less than fair market value. In determining the best interests of the borough under the Wrangell Municipal Code, the assembly may consider any relevant factors, which may include:

- i. The desirability of the economic development project.
- ii. The actual or potential economic benefits to the borough, its economy and other businesses within the borough.
- iii. The contribution of the proponent to the economic development project in terms of money, labor, innovation, expertise, experience and otherwise.
- iv. The business needs of the proponent of the project in terms of integration into existing facilities and operations, stability in business planning, business commitments, and marketing.
- v. Actual or potential local employment due to the economic development project.
- vi. Actual and potential enhancement of tax and other revenues to the borough related to the project.
- vii. Existing and reasonably foreseeable land use patterns and ownership.

SECTION IV. ACKNOWLEDGEMENT

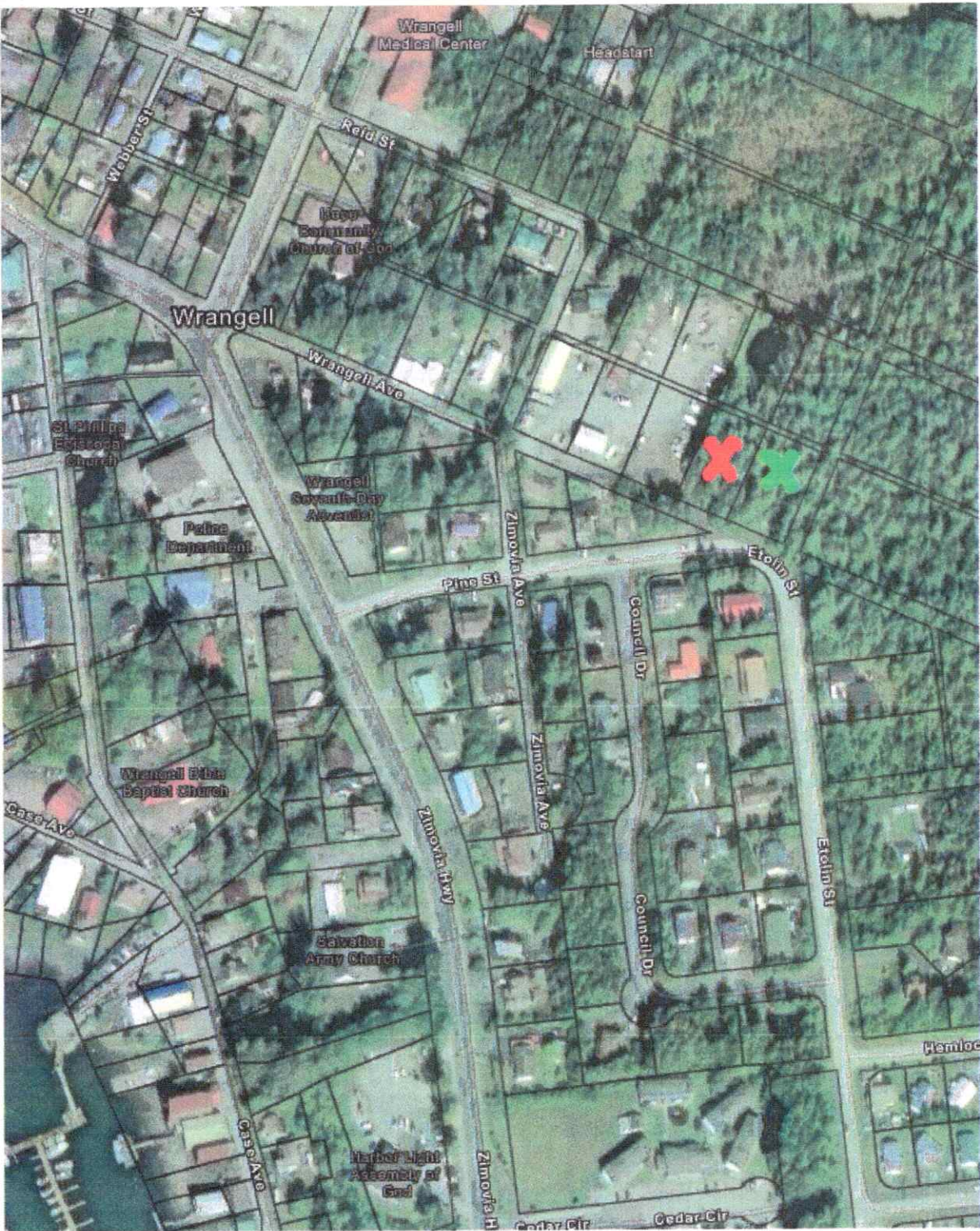
I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I understand that incomplete applications will not be accepted and that all fees must be paid prior to review of this application.

SIGNATURE OF APPLICANT



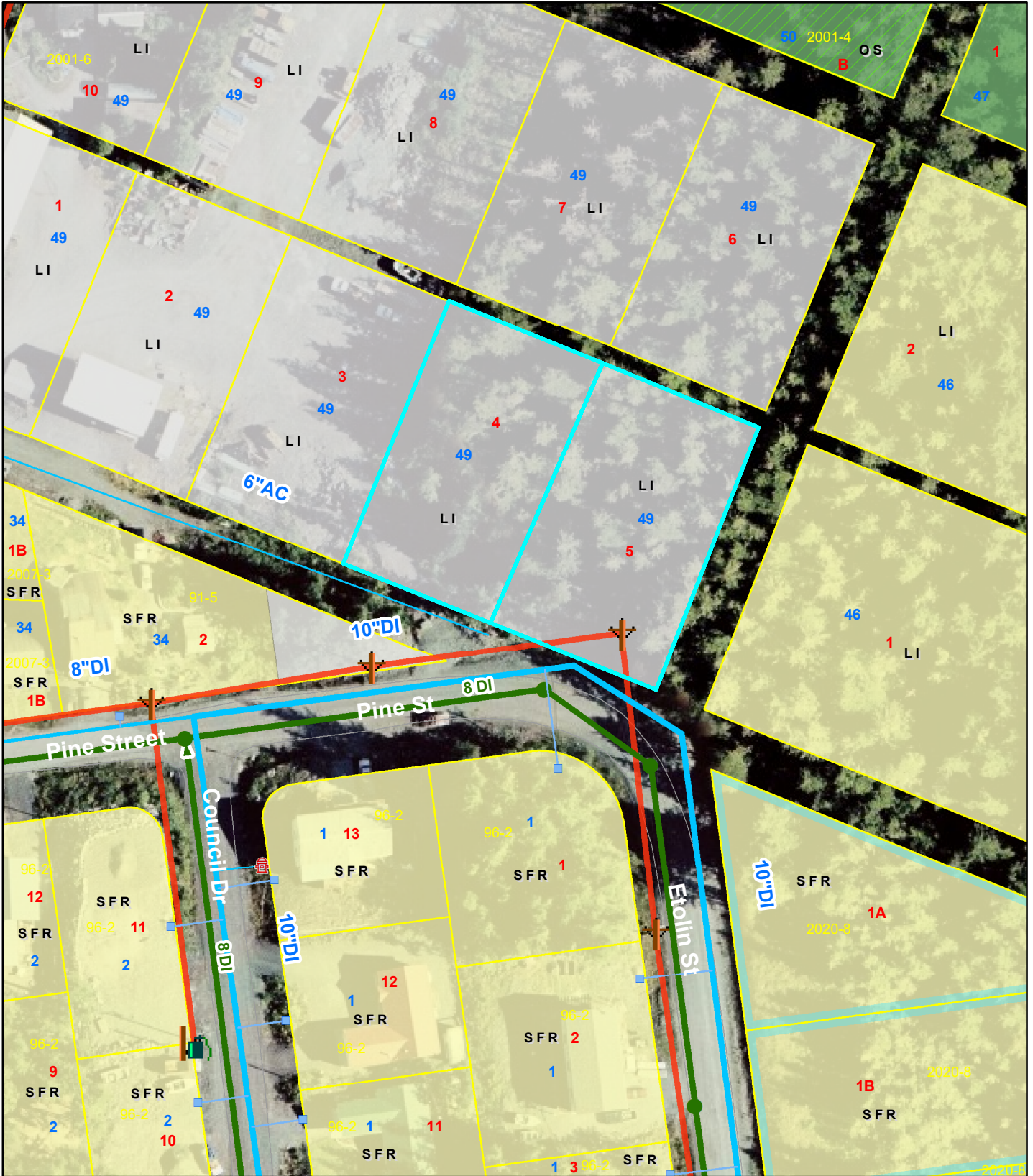
DATE

12/19/2024



CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



1 inch = 81.818291 feet

18 Date: 12/23/2024

Public Map



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

CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



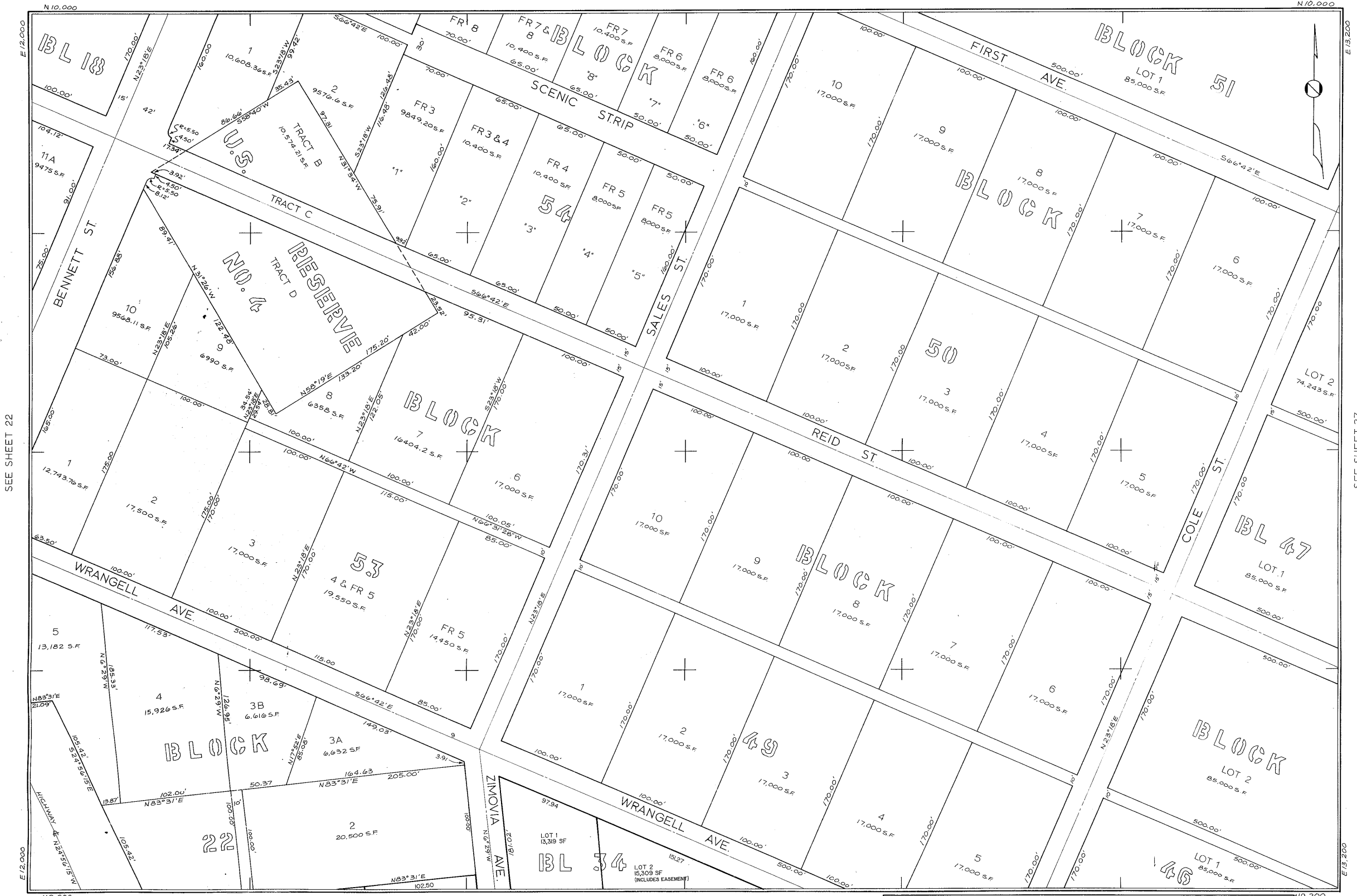
1 inch = 273.23471 feet
Date: 1/6/2025

Public Map



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

SEE SHEET 30



SEE SHEET 22

SEE SHEET 37

SEE SHEET 32

PLAT REVISIONS					
NO.	DATE	BY	PLAT NO.	SUBDIVISION NAME	COMMENTS
1	4-1991	JM		PINE SUBDIVISION LOT 1 BLK. 22, B. BLK. 34	

CITY OF WRANGELL, ALASKA ASSESSOR'S MAP

CHARLES POOL & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
1225 TONGASS AVE. KETCHIKAN, ALASKA 99901

SCALE	1" = 40'
DATE	0 20 40
REVISED BY	S.H.
DATE	OCT. 1976
PHASE	2
SHEET	31
PROJECT NO.	111103-30-03