



Thursday, June 09, 2022
6:00 PM

Location: Borough Assembly Chambers
City Hall

PZ meeting 6-9-22
6:00 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

1. Approval of Minutes of April 14, 2022
2. Approval of May 12, 2022 minutes (unavailable)

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

1. Final 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
2. Final Plat review of the Duncanson Point Subdivision, a subdivision of Lots 32A and 32B, T.W. Subdivision of Lot 32 Island H, USS 2673 (Plat No. 96-43, Ketchikan), creating Lots 1, 2 and 3, zoned Remote Residential Mixed Use - Meyers Chuck (RMU-MC), requested and owned by Rob Duncanson
3. Final Plat review of the Manning-Price Subdivision, a subdivision and alteration of USS 2573 and Lot 13, USS 2673, creating Lots 1,2 and 3, zoned Remote Residential Mixed Use - Meyers Chuck (RMU-MC), requested and owned by Jeff Price and Alan and Nancy Manning
4. Request to purchase Borough land, an unsubdivided portion within Tract C, ASLS 96-12, Zoned Rural Residential 1, requested by Jim Anderson
5. Request to purchase tidelands, Lot 6, Block 84B, ATs#83, Wrangell Tidelands Addition, requested by Shirley Wimberley and Benn Curtis

H. OLD BUSINESS

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT



Thursday, April 14, 2022
6:00 PM

Location: Borough Assembly Chambers
City Hall

PZ Meeting 4-14-22
MINUTES
6:00 PM

A. CALL TO ORDER / ROLL CALL Present: Alex Angerman, Jillian Privett, Apryl Hutchinson and Chair Terri Henson.

Also present: Staff Carol Rushmore

B. AMENDMENTS TO THE AGENDA none

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES of March 10, 2022

JP moves to approve the minutes

AA Seconds the motion.

Approved unanimous.

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

- 1. (PH) Conditional Use request for a tanning salon to be located in a trailer on Lot 7B-1 Block 26 Daniels/Villarma Subdivision, zoned Multi-Family Residential, requested and owned by Laura Massin

Open Public Hearing

Close Public Hearing

AH moves to approve findings of fact and the conditional use request for a tanning salon on Lot 7B-1, Block 26, Daniels/Villarma Subdivision subject to the following:

- 1) Sewer, Water and Electrical hook-ups to the trailer are required.
- 2) 5 parking places minimum are maintained.
- 3) Fire Marshal approval received.

AA second

TH – there is currently no water in the existing facility and not sure that it is needed. No restroom are provided it is a 12 X 16 trailer and not really room for one.

AA moves to amend the motion to only require electrical service

JP Seconds the amended motion

Amendment approved unanimous.

Motion as amended approved unanimous.

H. OLD BUSINESS

1. Discussion of potential land uses of entitlement lands. The following is in addition to what was previously discussed and recorded on the Land Use Chart.

Earl West Cove: State is proposing to have a timber sale in 2025. USFS Road should be explored to access additional borough lands. Enhance the camping area – portions are USFS but see how access and use can be expanded for recreation.

Thoms Place: utilize the USFS road that goes through the selection. Create 4 wheel access to additional lands. Check to see status of that road. Make sure and create shared easements to access properties not on waterfront. Selective logging potentially. Housing.

Olive Cove: Keep larger lots. Could allow lodges. Find access points for back lots.

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT at 6:52pm

City and Borough of Wrangell

Agenda G1

Date: June 3, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

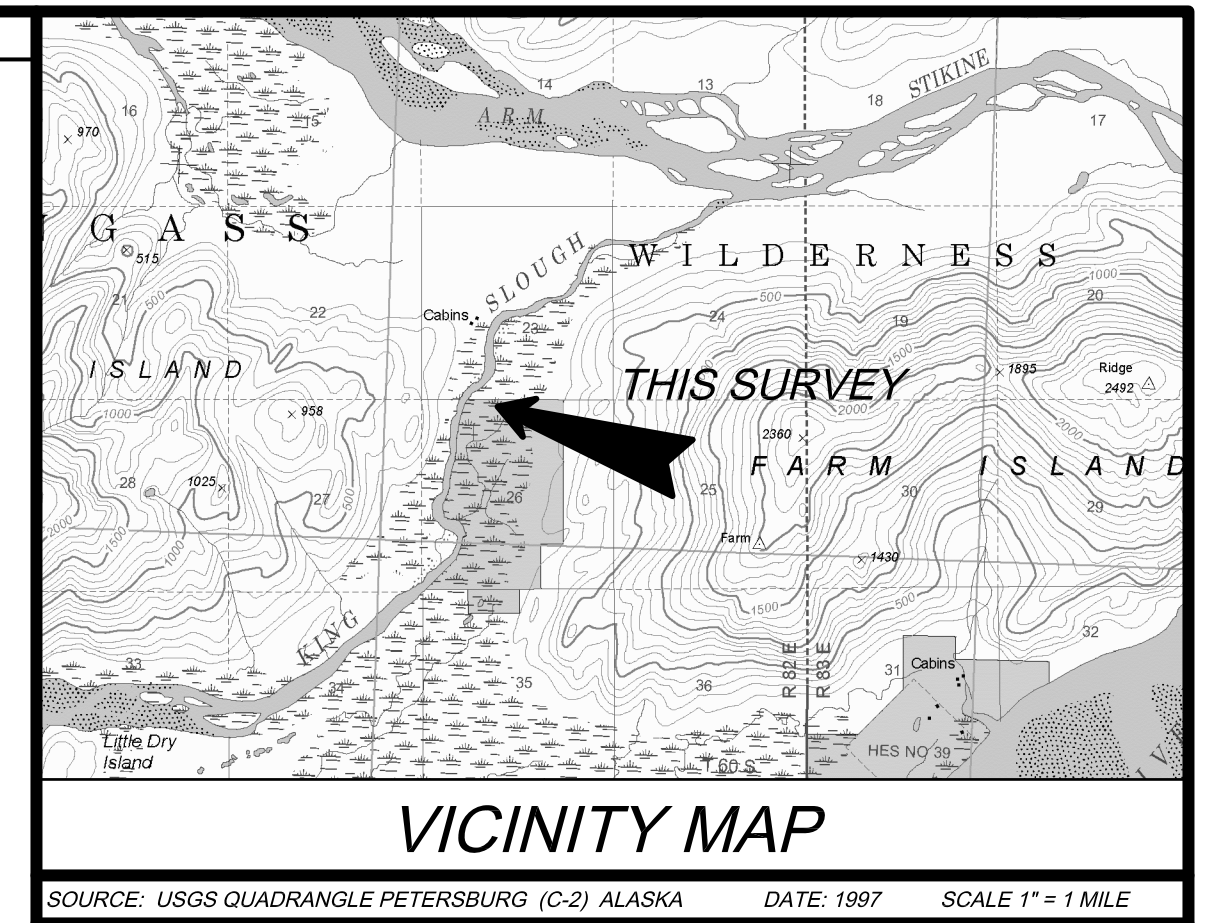
Re: Final Plat review of the Stikine Knig Slough Subdivision, a subdivision of Tract A and apparent accretions to Tract A of the Swampy Creek Subdivision, zoned Remote Residential Mixed-Use - Farm Island 1 (RMU-F1), owned and requested by Michael and Kay Schwartz, Trustees for Schwartz Alaska Trust

Applicants are seeking to subdivide their property into 6 parcels. The Commission approved the preliminary plat in August of 2021 with conditions regarding easement requirements. All conditions regarding easement requirements have been addressed.

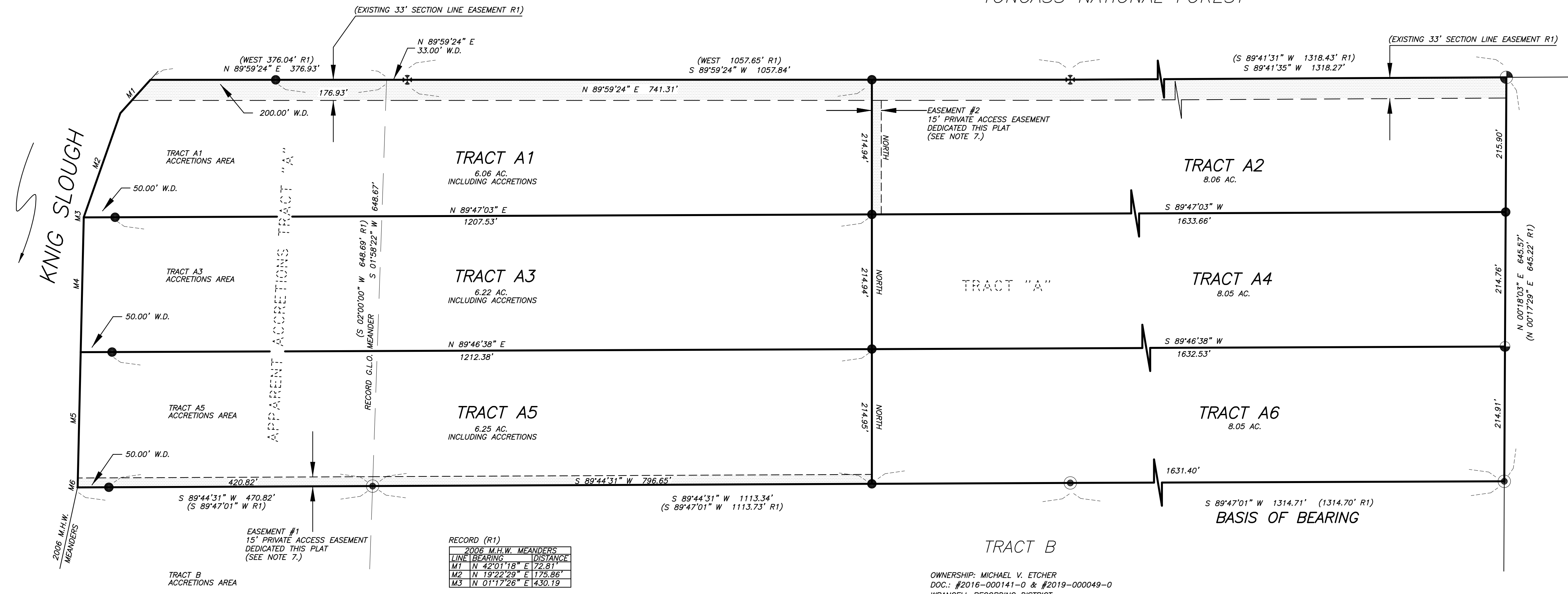
Recommended Motion: Move to approve the final plat of the Stikine Knig Slough Subdivision.

NOAA NATIONAL GEOPHYSICAL DATA CENTER
GEOMAGNETIC CALCULATOR
CALCULATED 5/30/2021

SURVEYOR'S CERTIFICATE
I, DAVID C. THYNES, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY, AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED.
DATE _____ REGISTRATION No. AELL 10390
REGISTERED PROFESSIONAL LAND SURVEYOR



TONGASS NATIONAL FOREST



- NOTES**
1. THE BEARINGS OF THIS SURVEY REFER TO THE TRUE MERIDIAN. THE BASIS OF BEARING IS THE BEARING OF RECORD BETWEEN THE 2" ALCAP MON. NEAR THE MIDPOINT OF THE LINE COMMON TO TRACT A AND TRACT B AND THE 2" ALCAP MON. AT THE S.E. COR. OF TRACT A. THE ACCEPTED BEARING BEING N 89°47'01" E, ACCORDING TO RECORD INFORMATION FOUND ON THE SWAMPY CREEK SUBDIVISION PLAT #2008-2 (R1). DISTANCES ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 2. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES, THE RECORD COURSE IS SHOWN WITHIN PARENTHESES, FOLLOWED BY THE SOURCE OF THE RECORD AND THE MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESES.
 3. THE FOLLOWING PLATS AND RECORDS WERE REFERRED TO IN CONDUCTING THIS SURVEY.
(R1) - SWAMPY CREEK SUBDIVISION, PLAT No. 2008-2.
(R2) - RECORD OF SURVEY, PLAT No. 93-6RS.
 4. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5,000.
 5. TITLE TO ACCRETIONS HAS NOT BEEN PERFECTED THROUGH QUIET TITLE ACTION. OWNER OF TRACT A IS ASSERTING CLAIM TO THE ACCRETIONS TO TRACT A SHOWN ON THIS PLAT, HOWEVER THOSE CLAIMS DO NOT PRECLUDE THE STATE FROM OPPOSING A FUTURE QUIET TITLE ACTION, THEREFORE CLOUD OF TITLE REMAINS WITH THE AREAS OF ACCRETION SHOWN HEREON.
 6. THE NATURAL MEANDERS OF THE MEAN HIGH WATER LINE FORMS THE TRUE BOUNDS OF THIS SUBDIVISION. THE APPROXIMATE LINE OF MEAN HIGH WATER, AS SHOWN IS FOR AREA COMPUTATIONS ONLY.
 7. AN EASEMENT USAGE AND MAINTENANCE AGREEMENT FOR EASEMENT #1 AND EASEMENT #2 SHALL BE FILED WITH THE DISTRICT RECORDER'S OFFICE, WRANGELL RECORDING DISTRICT, AND WILL BE BINDING UPON THE OWNERS OF TRACT A2, TRACT A4, TRACT A5 AND TRACT A6.
 8. ZONING FOR THIS REGION OF FARM ISLAND IS RMU-1.

- LEGEND**
- 2" ALCAP MONUMENT ON 5/8" REBAR MURPH L.S. #6268 RECOVERED
 - ⊕ 2.5" G.L.O. BRASS CAP MONUMENT RECOVERED
 - ⊙ U.S.F.S. 3" ALUMINUM CAP MONUMENT RECOVERED
 - 2" ALCAP MONUMENT ON 5/8" REBAR C.S.S. L.S. #10390 ESTABLISHED THIS SURVEY
 - ⊙ 2" ALUMINUM STEM CAP SET IN LARGE BOULDER, C.S.S. L.S. #10390 ESTABLISHED THIS SURVEY
 - XXXX TRACT DESIGNATION PRIOR TO RESUBDIVISION
 - SUBDIVISION BOUNDARY LINE
 - EXTERNAL PRIVATE BOUNDARY LINE
 - - - SECTION LINE EASEMENT BOUNDARY
 - - - PRIVATE ACCESS EASEMENT BOUNDARY

RECORD (R1)

LINE	BEARING	DISTANCE
M1	N 42°01'18" E	171.61'
M2	N 19°22'29" E	175.86'
M3	N 01°17'26" E	0.37'
M4	N 01°17'26" E	215.16'
M5	S 01°17'26" W	214.66'
M6	S 12°17'04" W	11.18'

COMPUTED

LINE	BEARING	DISTANCE
M1	N 42°01'18" E	171.61'
M2	N 19°22'29" E	175.86'
M3	N 01°17'26" E	0.37'
M4	N 01°17'26" E	215.16'
M5	S 01°17'26" W	214.66'
M6	S 12°17'04" W	11.18'

NOTE: THE TOTAL OF COMPUTED MEANDERS M3-M5 EQUALS THE RECORD MEANDER M3.

OWNERSHIP: MICHAEL V. ETCHER
DOC.: #2016-000141-0 & #2019-000049-0
WRANGELL RECORDING DISTRICT

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. WE DEDICATE OR RESERVE FOR PUBLIC USE ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT.
DATE _____ OWNER SIGNATURE: MICHAEL O. SCHWARTZ
P.O. BOX 436 PETERSBURG, AK 99833
DATE _____ OWNER SIGNATURE: KAY L. SCHWARTZ
P.O. BOX 436 PETERSBURG, AK 99833

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL, AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, AND THE PLAT SHOWN, HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, WRANGELL, ALASKA.
DATE _____ PLANNING COMMISSION CHAIRMAN
SECRETARY _____

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I, HEREBY CERTIFY THAT THE 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 _____ 2021, AND THAT THE PLAT SHOWN, HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, WRANGELL, ALASKA.
DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL
CITY CLERK _____

CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA }
FIRST JUDICIAL DISTRICT } ss.
I, THE UNDERSIGNED, ACTING AS PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY OF WRANGELL, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN
THE NAME(S) 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 2021 WILL BE DUE ON OR BEFORE _____
DATED THIS _____ DAY OF _____, 2022
TAX RECORDS OFFICIAL - CITY AND BOROUGH OF WRANGELL

**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
WRANGELL RECORDING DISTRICT**

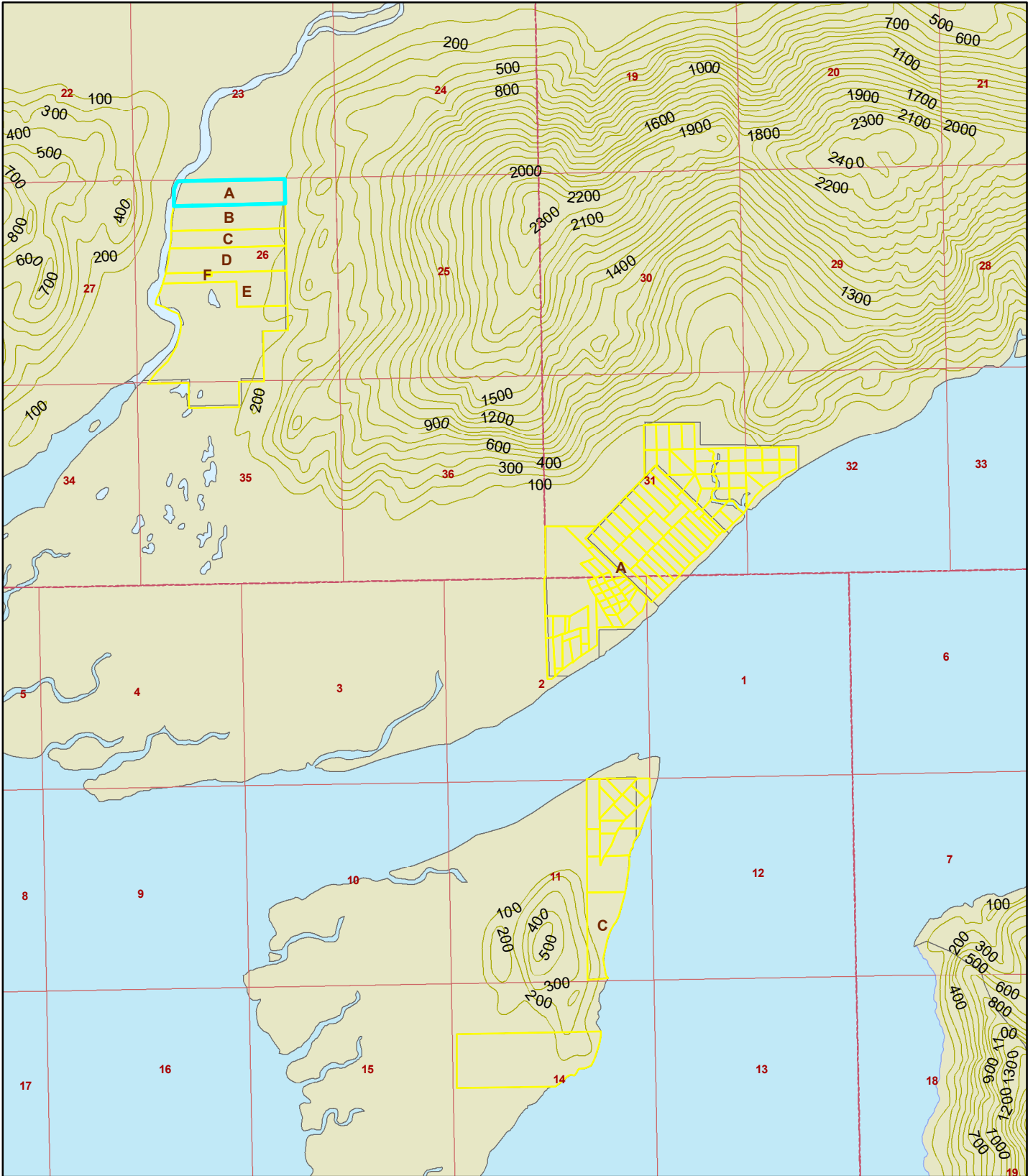
CLIENT: MIKE & KAY SCHWARTZ
P.O. BOX 436
PETERSBURG, AK 99833
SCALE IN FEET: 0 100 200 300 400

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO ME THIS _____ DAY
OF _____, 2022, BY _____ & _____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SURVEYOR
CENTRAL SOUTHEAST SURVEYORS
P.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075
RPLS #10390
SURVEY COMPLETED 06/02/2021
DRAWN BY D.C.T. DRAWING No. SCHWARTZSUB21

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 1.



Public Map

1 inch = 3,603.187656 feet

7 Date: 8/10/2021



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

City and Borough of Wrangell

Agenda Item G2

Date: June 3, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re. Final Plat review of the Duncanson Point Subdivision, a subdivision of Lots 32A and 32B, T.W. Subdivision of Lot 32 Island H, USS 2673 (Plat No. 96-43, Ketchikan), creating Lots 1, 2 and 3, zoned Remote Residential Mixed Use - Meyers Chuck (RMU-MC), requested and owned by Rob Duncanson

Applicants are proposing a subdivision of the northern two lots of "Island H" in Meyers Chuck. Preliminary Plat was approved by the Commission in May 2022. Conditions of approval have been addressed in the plat.

Recommended Motion:

Move to approve the final plat of Duncanson Point Subdivision.



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 Bearings and the distances shown are reduced to horizontal field distances.
3. The Alaska Department of Environmental Conservation has suspended their program of subdivision review. Owners of lots shown on this plat should contact the department to ensure compliance with regulations before development.
4. The natural meanders of mean high water line forms the true bounds of Lots 1, 2 and 3. The line of mean high water, as shown, is the record meander line of Lot 32A and 32B and is for area computations only. The true corners being on the extension of the sidelines and their intersection with the natural meanders.
5. This survey and Plat is subject to reservations and exceptions as contained in the U.S. and State of Alaska Patents and acts relating thereto.

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 _____ and that the plat shown hereon has been approved for recording in the Office of the District Magistrate, Ex-Officio Recorder, Wrangell, Alaska.

Chairman, Planning Commission Date _____

Secretary Date _____

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss

I, the undersigned, being duly appointed and qualified, and as acting Assessor 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 names of _____ and _____, 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 August 15, 20____ Dated this _____ day of _____.

Assessor, City and Borough of Wrangell

LEGEND

- RECOVERED 3.25" BRASS DISC
- + PROPERTY CORNER NOT MONUMENTED
- SET 5/8" X 36" REBAR (OR TO REFUSAL) AS NOTED - WITH 2" ALCAP - LS #13013
- SURVEYED PROPERTY LINE
- - - UNSURVEYED PROPERTY LINE
- - - LOT LINE REMOVED - BY THIS PLAT
- - - NEW ACCESS EASEMENT - DEDICATED THIS PLAT
- () RECORD DATA - PLAT #96-43, K.R.D.
- WC WITNESS CORNER

SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Gary L. Tams, RLS No. 13013 Date: _____

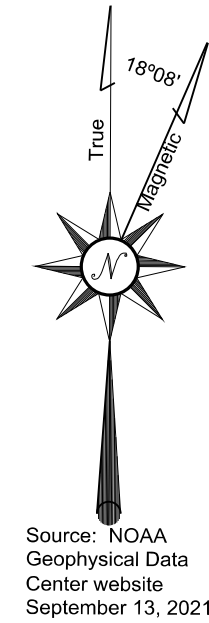
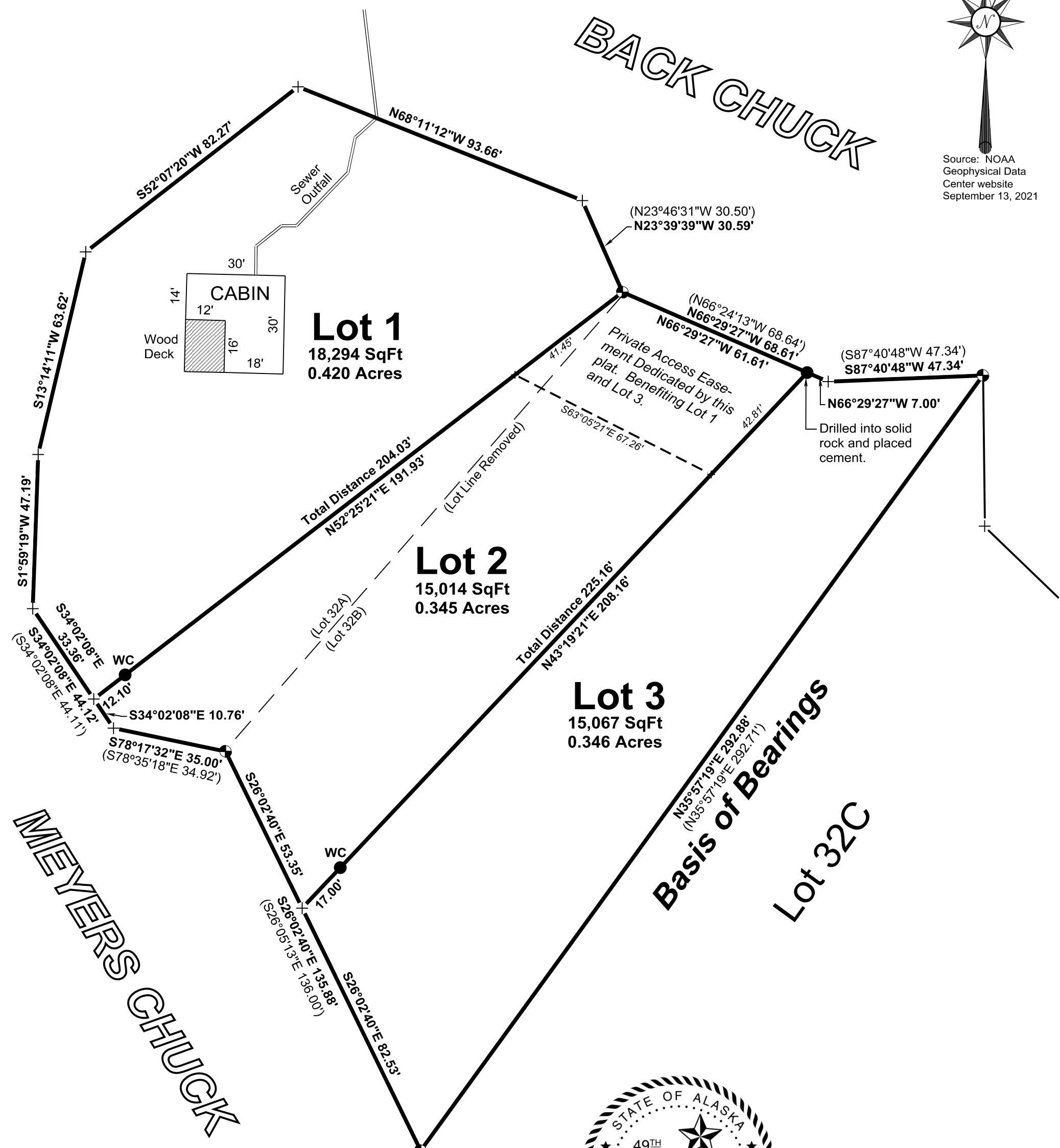


RECORDED-FILED

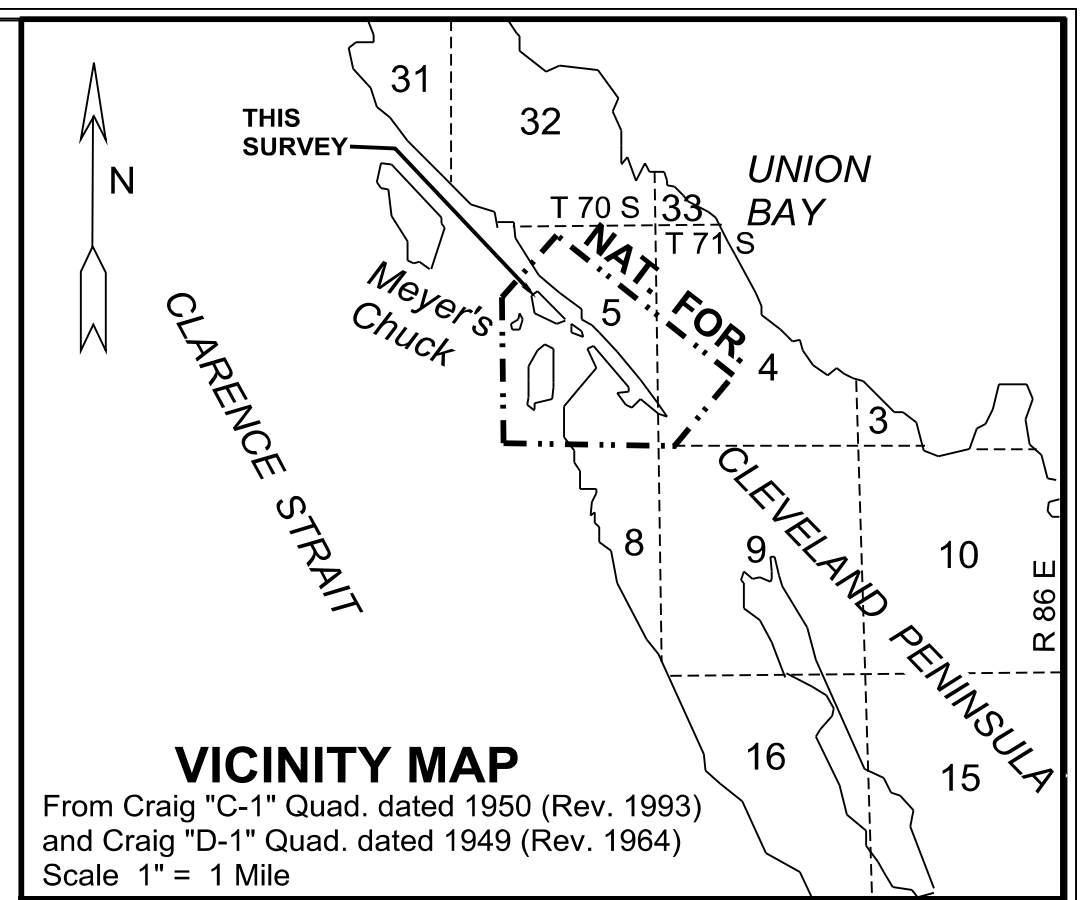
REC. DIST.

DATE _____, 20____
TIME _____ M

Requested by _____
Address _____



Source: NOAA Geophysical Data Center website September 13, 2021



CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of Lot 32A and Lot 32B, T.W. Subdivision, as shown hereon and that I hereby approve this survey and plat.

Robert Duncanson Date _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20____.

For _____
(notary to print signer's name)

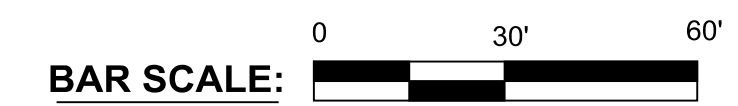
Notary Public for the State of Alaska
My Commission expires _____.

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 Minutes 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.

Mayor, City and Borough of Wrangell Date _____

Attest: _____
City Clerk Date _____



PLAT OF:
DUNCANSON POINT SUBDIVISION

A SUBDIVISION OF LOT 32A AND 32B, T.W. SUBDIVISION OF LOT 32 ISLAND H, U.S.S. 2673. RECORDED AS PLAT NO. 96-43, KETCHIKAN RECORDING DISTRICT

Creating Lots 1, 2, AND 3

LOCATED WITHIN SECTION 5, T.71S., R.86E., C.R.M., ALASKA CONTAINING 1.11 Acres. WRANGELL RECORDING DISTRICT

Surveyed for: **Rob Duncanson**
P.O. Box 92
Meyers Chuck, AK 99903

Surveyed by: **GT LAND SURVEYING LLC**
757 FOREST AVENUE
KETCHIKAN, AK. 99901
Phone 907-821-8764

Date of Survey: 4/06/22 Drawn by: Gary Tams

Scale: 1" = 30' Date of Plat: April 16, 2022 File No. TPC2022/DUNCANSON 32A 32B

City and Borough of Wrangell

Agenda Item G3

Date: June 3, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re. Final Plat review of the Manning-Price Subdivision, a subdivision and alteration of USS 2573 and Lot 13, USS 2673, creating Lots 1, 2 and 3, zoned Remote Residential Mixed Use - Meyers Chuck (RMU-MC), requested and owned by Jeff Price and Alan and Nancy Manning

Applicants are proposing a subdivision of two lots and formalizing a subdivision of the third lot that was created by deed prior Borough formation.

Recommended Motion:

Staff recommends approval of the final plat of the Manning-Price Subdivision.

Findings of Fact:

Minimum lot size in the RMU-MC District is 15,000 square feet. The applicant is resubdividing two lots creating Lot 1 and Lot 2, both greater than the minimum lot size. Lot 3 was subdivided by deed at least by 1993 prior to Borough formation. Subdivisions by Alaska statute are to be created with a survey rather than by a deed. Lot 3 is 8,462 sq ft, less than the current required 15,000 square feet, but at the time of borough formation in 2008, which included the community of Meyers Chuck within its boundaries, this lot was accepted by the Borough as subdivided. It was subdivided when Meyers Chuck was part of the unorganized boroughs and fell under State planning jurisdiction. This survey is not creating a new Lot 3, but rather making it a legal lot by survey. There was no lot size requirement prior to the adoption of the RMU-MC District in 2013.

NOTES:

- The error of closure of this survey does not exceed 1:5000.
- All bearings shown are true bearings as oriented to the Basis of Bearings and the distances shown are reduced to horizontal field distances.
- The Alaska Department of Environmental Conservation has suspended their program of subdivision review. Owners of lots shown on this plat should contact the department to ensure compliance with regulations before development.
- The natural meanders of mean high water line forms the true bounds of U.S. Survey 2573. The line of mean high water, as shown, is the record meander line of U.S. Survey 2573 and is for area computations only. The true corners being on the extension of the sidelines and their intersection with the natural meanders.
- This survey and Plat is subject to reservations and exceptions as contained in the U.S. and State of Alaska Patents and acts relating thereto.
- On February 9, 1993 a Warranty Deed was recorded in Book 211, Page 531 and recorded as Document No. 1993-000556-0 in the Ketchikan Recording District selling this portion of U.S.S. No. 2573 to the Meyers Chuck Four. On July 17, 2006 a Quit Claim Deed was recorded as Document No. 2006-002851-0, K.R.D., which gave ownership to MC-5, LLC. Since then, the owners have created another unrecorded agreement which gave ownership to Douglas W. Price, Jeffery D. Price, and Rony Brown. Since that time, Douglas has passed away and the ownership has been modified with Jeffery D. Price being designated as the manager. Mr. Price is in the process of getting official documents recorded in Ketchikan at this time.
- All wastewater systems must be Department of Environmental Conservation approved.
- Zoning for this subdivision is (RMU-MC).

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 _____ and that the plat shown hereon has been approved for recording in the Office of the District Magistrate, Ex-Officio Recorder, Wrangell, Alaska.

Chairman, Planning Commission _____ Date _____
Secretary _____ Date _____

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 Minutes 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.

Mayor, City and Borough of Wrangell _____ Date _____
Attest: _____ Date _____
City Clerk

LEGEND

- ⊗ Recovered 2.5" U.S.G.L.O. Monument on 1" Iron Pipe
- ⊙ Recovered Original U.S.G.L.O. 1" Iron Pipe (No Cap)
- Recovered 3.25" B.L.M. Monument on 2" Iron Pipe
- + Property Corner - Not Recovered This Survey
- Set 5/8" x 30" Rebar (or to Refusal) with a 2" ALCAP - LS #13013
- Surveyed Property Line - This Survey
- - - Property Line Not Surveyed - This Survey
- - - - - Centerline of the Existing Foot Path
- - - - - Lot Line Removed - By This Plat
- (R1) Indicates Record Data from U.S. Survey 2573
- (R2) Indicates Record Data from U.S. Survey 2673
- (R3) INDICATES Record Data from A.S.L.S. No. 85-93
- WC Witness Corner to the Meander Corner

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss

I, the undersigned, being duly appointed and qualified, and as acting Assessor 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 names of _____ and _____, 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 August 15, 20____. Dated this _____ day of _____.

Assessor, City and Borough of Wrangell

CENTERLINE OF NEW 4' WIDE PUBLIC ACCESS EASEMENT

LINE	BEARING	HORIZ DIST
L1	N48°28'31"E	23.16'
L2	N43°10'57"E	42.27'
L3	N37°12'18"E	10.01'
L4	S47°47'51"E	70.00'
L5	S43°34'09"E	87.76'
L6	S43°34'09"E	110.93'
L7	S55°01'26"E	29.66'
L8	S65°01'26"E	10.35'

RECORDED-FILED REC. DIST. _____
DATE _____ 20____
TIME _____ M
Requested by: _____
Address: _____

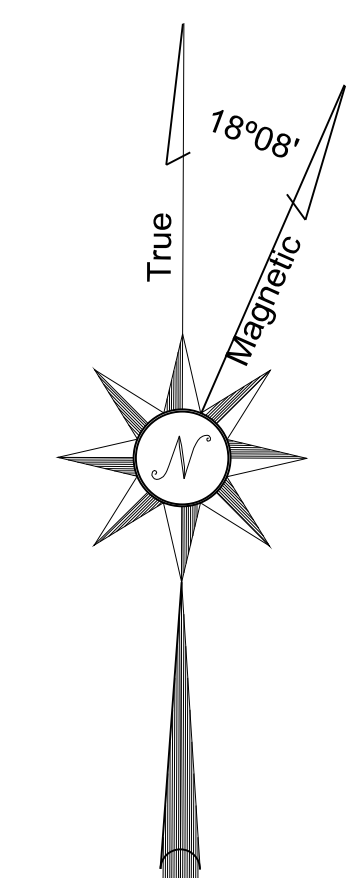
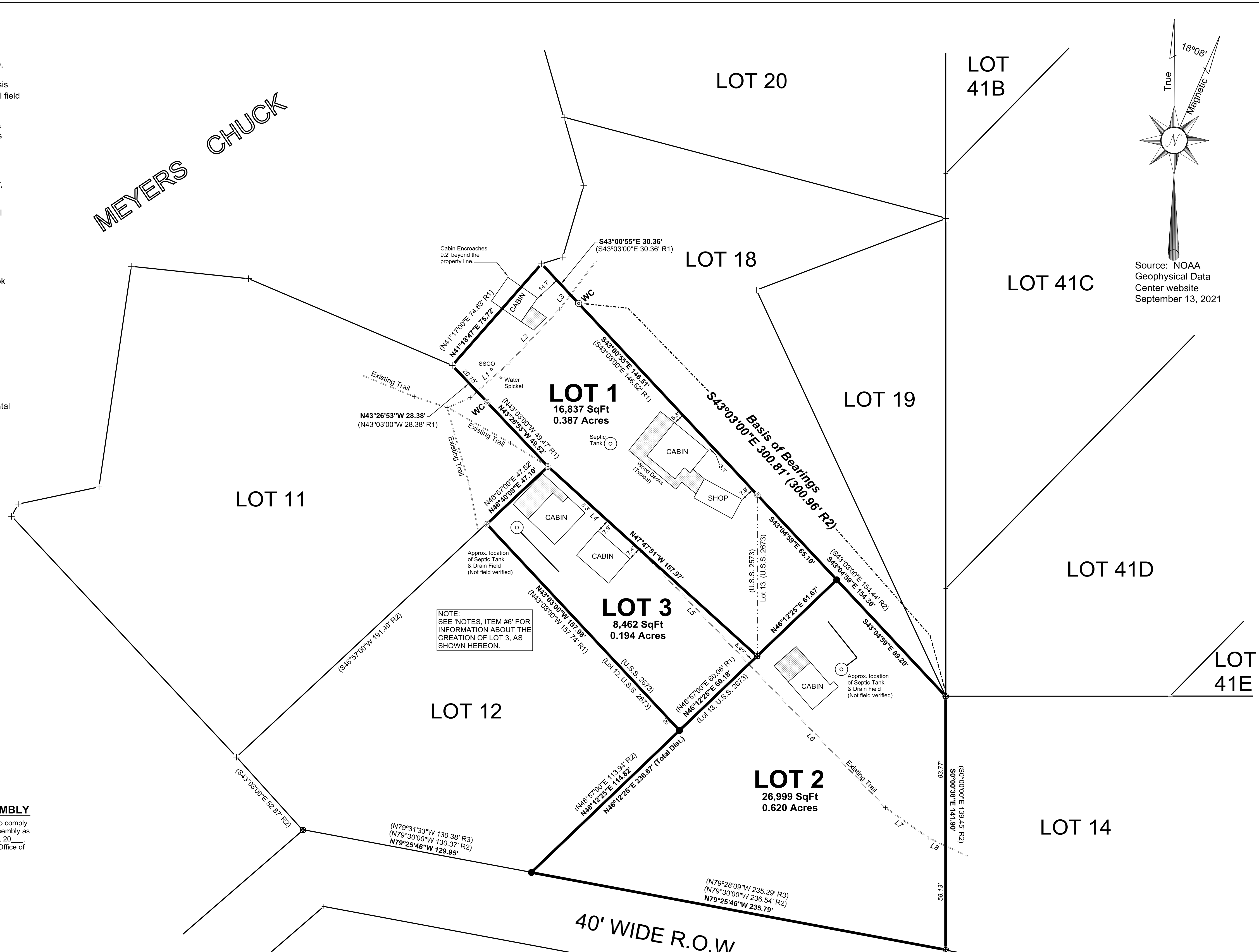
SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice Land Surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision and that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct according to the notes of said survey.

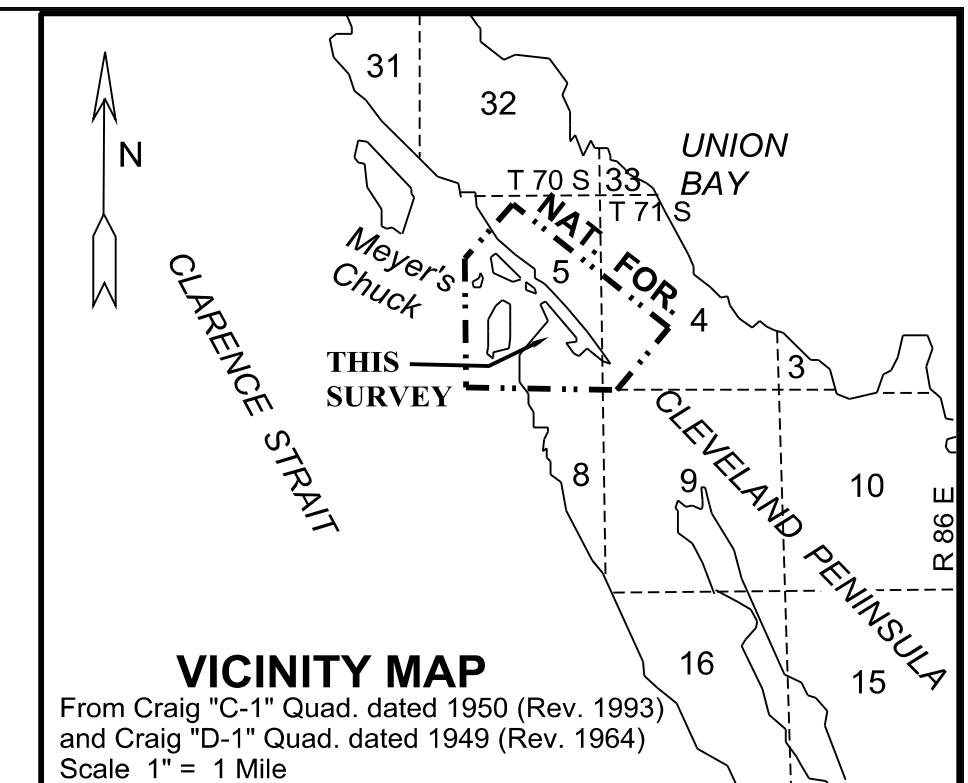
Gary L. Tams, Alaska R.L.S. No 13013 Date: _____



MANNING-PRICE SUBDIVISION		
CREATING LOTS 1, 2, & 3		
AN ALTERATION OF U.S.S. 2573 AND LOT 13, U.S.S. 2673, IN MEYERS CHUCK, ALASKA		
LOCATED WITHIN SECTION 5, T.71S., R.86.E., C.R.M., ALASKA WRANGELL RECORDING DISTRICT CONTAINING 1.121 ACRES		
Surveyed for: Alan & Nancy Manning 2607 83rd St. Ct. NW Gig Harbor, WA 98332	Surveyed by: GT Land Surveying LLC 757 Forest Avenue Ketchikan, AK 99901	Date of Survey: 04/05/2022
Date of Plat: 04/16/2022	Drawn by: Gary L. Tams	File No. TPC2022/MANNING MEYERS CHUCK
Scale: 1" = 30'		



Source: NOAA Geophysical Data Center website September 13, 2021



CERTIFICATE OF OWNERSHIP We hereby certify that we are the owner of U.S. Survey 2573 and Lot 13, U.S. Survey 2673, as shown hereon and that we hereby approve this survey and plat.

Alan Manning _____ Date _____

NOTARY'S ACKNOWLEDGEMENT Subscribed and sworn to before me this _____ day of _____, 20____. For _____ (notary to print signer's name)

Notary Public for the State of Washington My Commission expires _____.

Nancy Manning _____ Date _____

NOTARY'S ACKNOWLEDGEMENT Subscribed and sworn to before me this _____ day of _____, 20____. For _____ (notary to print signer's name)

Notary Public for the State of Washington My Commission expires _____.

Jeffery D. Price _____ Date _____
MC-5, LLC, Manager

NOTARY'S ACKNOWLEDGEMENT Subscribed and sworn to before me this _____ day of _____, 20____. For _____ (notary to print signer's name)

Notary Public for the State of Florida My Commission expires _____.

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 3.



Public Map



1 inch = 179.211545 feet
Date: 4/20/2022

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

City and Borough of Wrangell

Agenda G4

Date: June 6, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request to purchase Borough land, an unsubdivided portion within Tract C, ASLS 96-12, Zoned Rural Residential 1, requested by Jim Anderson

Background: Applicant owns two parcels along Zimovia Highway and is seeking to purchase Borough owned land between his lots and the shoreline.

Recommended Motion: Move to recommend to the Assembly to sell the requested land directly to Mr. Anderson.

Findings of Fact: Mr. Anderson has requested to purchase a triangular portion of land between his two lots and the shoreline. Tract C is Borough land recently obtained through the Borough entitlement process. The Borough does not yet have a patent to the land, but has been told by the State that it has been surveyed and the patent should be forth coming soon. The patent would be for the full Tract C.

The Planning and Zoning Commission is making a recommendation to the Assembly whether to sell the area requested by Mr. Anderson to Mr. Anderson directly. Per the email from the Clerk, a survey and appraisal would still need to be obtained and paid for by the applicant if the Assembly agrees to sell the land directly to him.

The Borough is prioritizing development of entitlement lands and the Commission has been working toward this end. Lots for residential development is a priority. Mr. Anderson is seeking to obtain the land in order to eliminate the potential for another development to occur between his property subdivided by the State in the 1980s and the shoreline.

From: [Kim Lane](#)
To: [Carol Rushmore](#)
Cc: [Jeff Good](#)
Subject: Land Purchase From City
Date: Monday, May 16, 2022 9:36:50 AM
Importance: High

Carol,

A request has been received from Jim Anderson (attached and below) to purchase a portion of property.

Would you please confirm that this is not city-owned tidelands?

If not, please add this to your next P&Z agenda for comments.

Once received, I will add an item to the Assembly's Agenda to move forward.

I cc'd you on my response to Jim.

Kim

Kim Lane, MMC
Borough Clerk
City & Borough of Wrangell
P.O. Box 531
Wrangell, AK 99929
Ph: 907-874-2381
Fax: 907-874-2304
clerk@wrangell.com
www.wrangell.com

From: James Anderson <emil3254@gmail.com>
Sent: Tuesday, May 3, 2022 9:35 AM
To: Kim Lane <clerk@wrangell.com>

Subject: Land Purchase From City

To; City and Borough of Wrangell
From; Jim Anderson
re; Land purchase

To whom it may concern,

I am interested in purchasing a portion of land from the City/Borough of Wrangell that is shown below. It is a triangular shaped parcel bounded by our two parcels on the east, the state retained land to the south, and the tidelands to the west. The size is approximately two acres but quite possibly less.

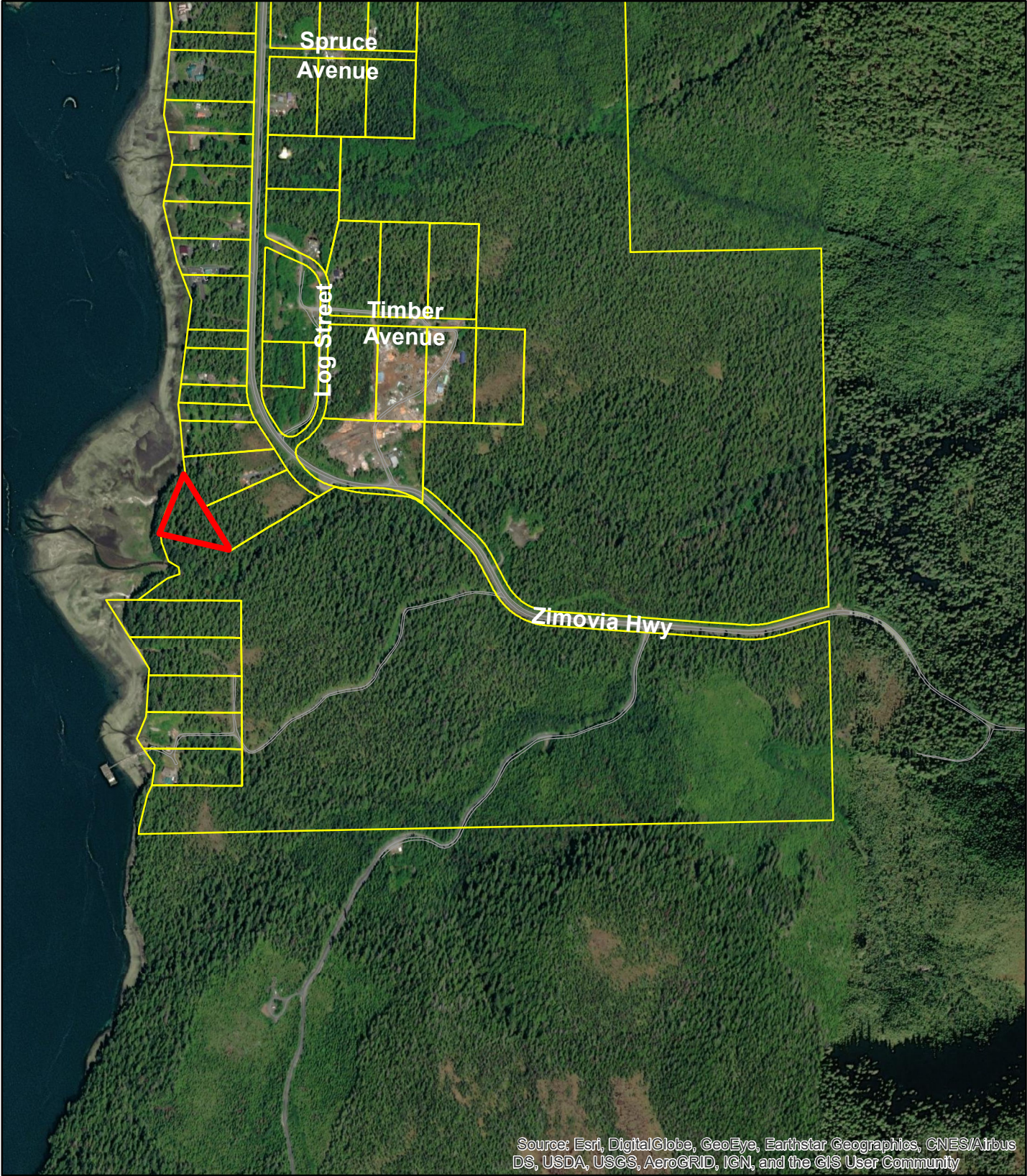
This parcel has very limited access to the general public for obvious reasons. Our intent for this property is strictly to be a buffer that it would be left in its natural state.

Thank you for your consideration of this request

Respectfully,
Jim Anderson

cell 907-399-7020
PO Box521 Wrangell Ak
emil3254@gmail.com





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



1 inch = 955.794907 feet
Date: 6/6/2022

Public Map



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

From: [Kim Lane](#)
To: [James Anderson](#)
Cc: [Carol Rushmore](#)
Subject: Jim Anderson land request
Date: Monday, May 16, 2022 9:34:14 AM
Importance: High

Good morning Jim,

These are the steps when the request to purchase City owned property is received:

1. Your request would need to be sent to Carol for P&Z to comment on the request to purchase city-owned land.
2. After the comments have been received by P&Z, I would then need to post a Public Notice (30 days prior to the meeting) and publish three times in the newspaper, your request to purchase the city-owned land. (This advertising would be at your cost). This would give people the opportunity to protest, if they chose to do so. If they did, that protest would go to the Borough Manager and would also eventually be given to the Borough Assembly, along with the Borough Manager's memo in favor or against.
3. I would add an agenda item to a regular assembly meeting agenda (after the 30 day requirement), the request to move forward with the sale.
4. If the Assembly approves moving forward with the sale, I would then send you a letter that outlines the cost moving forward.
 - a. A Survey and/or replatting, if required (cost borne by the applicant); and
 - b. An Appraisal would need to be ordered to establish the fair market value (cost borne by the applicant).
5. Once those above have been done, the Assembly would need to approve the conveyance by Resolution at a regular assembly meeting.

Other considerations:

WMC 16.12.040 Value assessment – Notice of terms.

A. When an application is filed for the sale, lease or other disposition of real property, tidelands or any interest therein, the borough clerk shall cause an appraisal of the interest to be disposed of to be made by the assessor, who shall submit a report to the assembly, which will include his estimate of the market value of the interest. The assembly shall then submit the application and, upon approval of a majority of those voting on the question, the assembly shall approve the sale on such terms and conditions as provided herein, or set by the assembly. The costs of appraisal fees, survey fees and fees necessary for the preparation of documents, and all other costs associated with the application shall be borne by the applicant.

B. Following approval by the assembly, if the subject interest has a value of \$1,000,000 or less, the borough clerk shall thereafter give notice of the sale, lease or other disposition by publication of notice in a newspaper of general circulation in the borough at least 30 days before the date of the sale, lease, or other disposition, and the notice shall be 30 days before the date of the sale, lease, or other disposition, and the notice shall be posted within that time in at least three public places in the borough.

C. The notice shall contain a description of the property and the interest therein which is being disposed; the estimated value of the interest; declare that the disposition shall be effected through sealed bids, the forms for which may be obtained in advance at the borough clerk's office at City Hall; shall specify the address to which the sealed bids shall be addressed or delivered by the bidders; state the date and hour upon which bids shall be opened in public, and that sealed bids may be submitted at any time prior to the opening; that the property may be sold, leased, or disposed to the highest responsible bidder for cash, or terms as provided in WMC 16.12.015; that the borough reserves the right to reject any and all bids.

D. Terms. Certified or cashier's check or cash equal to 25 percent of the bid must accompany the bid. Personal checks will not be accepted. Purchasers may choose to pay balance by cash or execute an installment purchase agreement with the City and Borough of Wrangell. Term of installment purchase agreement shall not exceed 15 years. Interest rate on unpaid balance will accrue at prime plus two points at time of closing. The unpaid balance shall be evidenced by a promissory note secured by a deed of trust on the property.

E. Fund Disposition. All funds received from tidelands sales shall be deposited into the City and Borough of Wrangell's

permanent fund.

Kim

Kim Lane, MMC

Borough Clerk

City & Borough of Wrangell

P.O. Box 531

Wrangell, AK 99929

Ph: 907-874-2381

Fax: 907-874-2304

clerk@wrangell.com

www.wrangell.com

City and Borough of Wrangell

Agenda G5

Date: June 6, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request to purchase Borough tidelands, Lot 6, Block 84B, Tidelands Subdivision ATS 83, Parcel No. 02-013-107, requested by Benn Curtis and Shirley Wimberley

Background: Applicant currently leases tidelands adjacent to their residence and is now seeking to purchase those tidelands due to a proposed development investment.

Recommended Motion: Move to recommend to the Assembly to sell the requested tidelands to Benn Curtis and Shirley Wimberley with the following conditions:

- 1) All fill, piling, float and boat moorage need to be inside the property lines of the purchased tidelands.

Findings of Fact:

Applicants are seeking to restore the piling of a floating dock and create a filled area surrounding the house on two sides to secure the property. They are seeking to now purchase the tidelands due to the investment of their proposed development. A copy of the Corps of Engineers permit is attached. Also attached is a memo from the Steve Miller, Port Director regarding a positive recommendation from the Port Commission.

The Port Department, to ensure that there are no conflicts with the existing harbor infrastructure, wants to make sure that all of the development, to the toe of the rock fill, remain within the property boundaries.

From: [Shirley Wimberley](#)
To: [Kim Lane](#); [Carol Rushmore](#); [Steve Miller](#)
Subject: Re: Wimberley Tidelands request
Date: Tuesday, May 17, 2022 11:20:29 AM
Attachments: [POA-2020-00447, Zimovia Strait, Rolland B. Curtis - Issued Permit.pdf](#)
[Screen_Shot_2022-05-17_at_8.28.29 AM.png](#)
Importance: High

Carol, Steve and Kim -

Benn (Rolland B Curtis) and I would like to purchase the tidelands that we are currently leasing at our primary residence at 1448 Peninsula St., Wrangell.

I have attached the P&Z map showing the parcel # 02-013-107. It has been previously surveyed and Mikey Howell has recently marked the property lines, including the tideland borders.

Brett Woodbury is scheduled to do some rock work for us around the house and he will be doing a lot of cleaning up and filling in of the tidelands. We already have the Corps Permit, also attached, for the work and also to add some pilings and a dock. We have until 2/28/2026 to complete the work, and are getting it going soon.

Because of the amount of work and improvements we are planning, we would really prefer to own the tidelands rather than just lease them.

Thank you for your consideration. If you would like more information, please do not hesitate to contact me.

Sincerely,
Shirley B. Wimberley
907-305-0338

The screenshot shows a web-based GIS application interface. At the top, there is a green navigation bar with the text "Details" on the left and icons for "Basemaps", "Bookmarks", "Layers", and "Print" on the right. On the left side of the map, there is a vertical toolbar with icons for zooming in (+), zooming out (-), home, and search. The main area is an aerial satellite map with several parcel boundaries outlined in black. One parcel, labeled "02-013-107", is highlighted with a cyan border. A white popup window with a green header is open over this parcel. The header of the popup says "(1 of 2)" and has close, maximize, and refresh icons. The popup contains the following information:

Parcel Number: 02-013-107	
Parcel	02-013-107
Last Name	CURTIS
First Name	BEN
Business	
Block	84B
Lot	6
Plat	94-6
Street Address	1448 PENINSULA ST
Mill Rate	12.75

At the bottom left of the map, there is a scale bar labeled "0 200 FT". At the bottom right, there is a logo that says "POWERED BY esri".

On May 16, 2022, at 9:24 AM, Kim Lane <clerk@wrangell.com> wrote:

Good morning Shirley,

These are the steps when the request to purchase City owned Tidelands is received:

1. Your request (original attached) would need to be sent to Carol for P&Z and to Steve for the Port Commission to comment on the request to purchase city-owned tidelands. **Please send me an updated request for the tidelands that you are wanting. Also state in your request the reasoning behind wanting to purchase it as opposed to leasing. As per our Code (below), you (the applicant) must clearly demonstrate the benefits of sale of the subject tidelands tract that could not be realized by the borough through leasing.**
2. After the comments have been received by P&Z and the Port Commission, I would then need to post a Public Notice (30 days prior to the meeting) and publish three times in the newspaper, your request to purchase the city-owned tidelands. (This advertising would be at your cost).
3. I would add an agenda item to a regular assembly meeting agenda (after the 30 day requirement), the request to move forward with the sale. Please note that although the motion would be to approve, that does not mean that the approval will automatically be granted. As per WMC 16.12.030 (below), the sale of city-owned tidelands is not favorable.
4. For that meeting listed above, you would need to come to the assembly meeting to provide testimony as per WMC 16.12.060, Restriction on sale of tidelands and sufficiency of proof (below). Essentially, you would need to clearly demonstrate the benefits of the sale of the tidelands that could not be realized by the borough through leasing.
5. If the Assembly approves moving forward with the sale, I would then send you a letter that outlines the cost moving forward.
 - a. A Survey and/or replatting, if required (cost borne by the applicant); and
 - b. An Appraisal would need to be ordered to establish the fair market value (cost borne by the applicant).
6. Once those above have been done, the Assembly would need to approve the conveyance by Resolution at a regular assembly meeting.

Other considerations:

WMC 16.12.030 Sale of tidelands.

A. The policy of outright disposal by sale of tide and submerged lands is not favored; the orderly development of the borough with due consideration toward ocean resource harvesting, municipal revenue and public recreation would indicate a strong preference toward tidelands leasing. However, when it is in the public interest, the assembly may, by resolution, authorize the sale of tracts of tide and submerged lands in the manner provided for the sale of other real property owned by the borough. Tidelands, which may be sold pursuant to this section, as that term is used herein, refers only to those tide and submerged lands conveyed by the state of Alaska to the then-City of Wrangell pursuant to AS [38.05.820](#).

WMC 16.12.060 Restriction on sale of tidelands and sufficiency of proof

No sale of tidelands shall occur except upon public hearing, 30 days' notice of which shall be given by three successive weekly publications in the local newspaper, the cost of which shall be borne by the applicant. At the hearing, the applicant must clearly demonstrate the benefits of sale of the subject tidelands tract that could not be realized by the borough through leasing; a determination by the assembly adverse to the applicant may not be appealed unless clearly erroneous. An applicant for purchase of tidelands must conclusively demonstrate the outright sale of the nominated tidelands tract, as contrasted with the lease of such tract, is in the borough's best interest. The borough reserves the right to refuse sale of any tidelands tracts, regardless of sufficiency of proof.

Kim

*Kim Lane, MMC
Borough Clerk
City & Borough of Wrangell
P.O. Box 531
Wrangell, AK 99929
Ph: 907-874-2381
Fax: 907-874-2304
clerk@wrangell.com
www.wrangell.com*

<Requst from Wimberley.docx><Tidelands Map area.docx>

Memo

June 3rd 2022

The Port commission on June 2nd 2022, approved a motion for sale of tidelands. Motion to approve Ben Curtis and Shirley Wimberly request to purchase tidelands parcel #02-013-107 as stated in submittal letter.

There were only a few comments.

1. The piling and float need to be inside the property lines of the purchased tidelands.
2. How are tideland property prices assessed.
3. They would like to know what this tideland sells for in the end.
4. No objections

Steve Miller

Port Director



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 6898
JBER, AK 99506-0898

March 5, 2021

Regulatory Division
POA-2020-00447

Mr. Rolland B. Curtis
Post Office Box 140
Wrangell, Alaska 99929

Dear Mr. Curtis,

Enclosed is the signed Department of the Army (DA) permit, file number POA-2020-00447, Zimovia Strait, which authorizes the construction of a stacked rock wall and backfill, as well as the construction of a dock and level pad. The project site is located at Latitude 56.4652° N., Longitude 132.3849° W.; 1448 Peninsula Boulevard, in Wrangell, Alaska. Also enclosed is a Notice of Authorization which should be posted in a prominent location near the authorized work.

If changes to the plans or location of the work are necessary for any reason, plans must be submitted to us immediately. Federal law requires approval of any changes before construction begins.

Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

Please contact me via email at: Roberta.K.Budnik@usace.army.mil, by mail at the address above, by phone at (907) 753-2785, or toll free from within Alaska at (800) 478-2712, if you have questions or to request a hard copy of this letter and enclosures. For more information about the Regulatory Program, please visit our website at: www.poa.usace.army.mil/Missions/Regulatory.

Sincerely,

Roberta K. Budnik
Project Manager

Enclosures

cc:

Mr. Brett Woodbury, Agent
Mr. Rolland Curtis, Applicant
ADEC

brettwoodbury@gmail.com
benncurtis@ymail.com
dec-401cert@alaska.gov

DEPARTMENT OF THE ARMY PERMIT

Permittee: Mr. Rolland B. Curtis

Permit No.: POA-2020-00447, Zimovia Strait

Issuing Office: U.S. Army Engineer District, Alaska

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers (Corps) having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: Discharge up to 4,520 cubic yards (CY) of fill material into 0.04-acre below the High Tide Line (HTL) of Zimovia Strait in order to create a stacked rock wall (237 CY) and fill behind the wall to level the ground with the top of the wall, as well as create a level pad in front of the wall (4,247 CY). Additionally, six 13-inch diameter galvanized steel pile will be installed along the face of the rock wall to support a 10-foot wide by 130-foot long dock. The pad in front of the rock wall will provide a level area for the dock to rest at low tides. Piles will be driving from the constructed fill pad at low tide when the area is completely dewatered.

All work will be performed in accordance with the attached plan, sheets [1-3], dated [November 24, 2020].

Project Location: Latitude 56.4652° N., Longitude 132.3849° W.; 1448 Peninsula Boulevard, in Wrangell, Alaska.

Permit Conditions:

General Conditions:

1. The time limit for completing the work authorized ends on **February 28, 2026**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions:

1. Your use of the permitted activity must not interfere with the public's right to free navigation on all navigable waters of the United States (U.S).
2. You must install and maintain, at your expense, any safety lights and signals prescribed by the United States Coast Guard (USCG), through regulations or otherwise, on your authorized facilities. The USCG may be reached at the following address and telephone number: Commander (dpw), 17th Coast Guard District, Post Office Box 25517, Juneau, Alaska 99802; or by telephone at (907) 463-2272.
3. The permittee understands and agrees that, if future operations by the U.S. require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the U.S.. No claim shall be made against the U.S. on account of any such removal or alteration.
4. All work, including fill placement and dock construction, must be completed during low tidal stages while the work area is dewatered.
5. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the attached "Self-Certification Statement of Compliance" form (attached) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

Further Information:

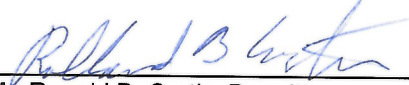
1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:
 - (X) Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).
 - (X) Section 404 of the Clean Water Act (33 U.S.C. 1344).
 - () Section 103 of the Marine Protection, Research, and Sanctuaries Act of 1972 (33 U.S.C. 1413).
2. Limits of this authorization.
 - a. This permit does not obviate the need to obtain other Federal, State, or local authorization required by law.
 - b. This permit does not grant any property rights or exclusive privileges.
 - c. This permit does not authorize any injury to the property or rights of others.
 - d. This permit does not authorize interference with any existing or proposed Federal project.
3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:
 - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

- b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the U.S. in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
- a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.


Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.



 Mr. Ronald B. Curtis, Permittee

62-16-2021
 (DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.



 FOR (DISTRICT COMMANDER)
 Colonel Damon A. Delarosa
 Roberta K. Budnik, Project Manager
 South Branch, Regulatory Division

03/05/2021
 (DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions have the transferee sign and date below.

(TRANSFEREE)

(DATE)



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Environmental
Conservation

DIVISION OF WATER
Wastewater Discharge Authorization Program

555 Cordova Street
Anchorage, Alaska 99501-2617
Main: 907.269.6285
Fax: 907.334.2415
www.dec.alaska.gov/water/wastewater

December 28, 2020

Mr. Benn Curtis
1448 Peninsula Blvd
Wrangell, Alaska 99929

Re: Curtis Floating Dock
POA-2020-00447, Zimovia Strait

Dear Mr. Curtis:

In accordance with Section 401 of the Federal Clean Water Act of 1977 and provisions of the Alaska Water Quality Standards, the Department of Environmental Conservation (DEC) is issuing the enclosed Certificate of Reasonable Assurance for placement of dredged and/or fill material in waters of the U.S., including wetlands and streams, associated with the restoration of a pile supported floating and associated residential development in Wrangell, Alaska.

DEC regulations provide that any person who disagrees with this decision may request an informal review by the Division Director in accordance with 18 AAC 15.185 or an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340. An informal review request must be delivered to the Director, Division of Water, 555 Cordova Street, Anchorage, AK 99501, within 20 days of the permit decision. Visit <http://dec.alaska.gov/commish/review-guidance/> for information on Administrative Appeals of Department decisions.

An adjudicatory hearing request must be delivered to the Commissioner of the Department of Environmental Conservation, PO Box 111800, Juneau, AK 99811-1800; Location: 410 Willoughby Avenue, Suite 303, Juneau within 30 days of the permit decision. If a hearing is not requested within 30 days, the right to appeal is waived.

By copy of this letter we are advising the U.S. Army Corps of Engineers of our actions and enclosing a copy of the certification for their use.

Sincerely,

James Rypkema
Program Manager, Storm Water and Wetlands

Enclosure: 401 Certificate of Reasonable Assurance

cc: (with encl.)
Roberta Budnik, USACE, Anchorage
George Woodbury, Woodbury Enterprise

Kate Kanouse, ADF&G/Habitat, Anchorage
Juneau USFWS Field Office
Region 10 EPA, AK Operations

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Water Quality Certification

In accordance with Section 401 of the Federal Clean Water Act (CWA) and the Alaska Water Quality Standards (18 AAC 70), a water quality certification is issued to Mr. Been Curtis at 1448 Peninsula Blvd, Wrangell, Alaska 99929 for placement of dredged and/or fill material in waters of the U.S. including wetlands and streams in association with the restoration of a pile supported floating and associated residential development in Wrangell, Alaska.

A state issued water quality certification is required under Section 401 because the proposed activity will be authorized by a U.S. Army Corps of Engineers permit (POA-2020-00447) and a discharge of pollutants to waters of the U.S. located in the State of Alaska may result from the proposed activity. Public notice of the application for this certification was given as required by 18 AAC 15.180 in the Department's Public Notice POA-2020-00447 posted from December 1 to December 16, 2020.

Project Description and Location

The applicant's stated purpose is to restore a piling supported floating dock and contain the property with a rock fill contained by a stacked rock wall. This will make it possible to secure the upland and manage the property. The applicant proposes placement of approximately 4,500 cubic yards (CY) of material into 0.4 acres of intertidal WOUS, including 0.01 acre of wetlands, to construct the rock wall and restore the dock. ~~The dock will be 10 feet wide by 130 feet long. The dock is supported by six 13-~~ inch galvanized steel pilings that are spaced approximately 20 feet apart. The pilings would be driven into the dry toe of the existing fill or driven during low tide. The rock will be hauled to the sight in end dump trucks and spread with an excavator and compacted with a roller.

The proposed activity is located within Section 25, T. 62 S., R. 83 E., Copper River Meridian; Latitude 56.4652° N., Longitude -132.3849° W., in Wrangell, Alaska.

Antidegradation Analysis Finding

Pursuant to the Department's Antidegradation Policy and Implementation Methods at 18 AAC 70.015-.016, DEC finds that the project would comply with the requirements for Tiers 1 and 2 regarding water quality impacts to receiving water immediately surrounding the dredge or fill material. The use of appropriate best management practices and erosion and sediment control measures would adequately protect the existing water uses and the level of water quality necessary to protect existing uses. Any potential water quality degradation is expected to be temporary and limited and necessary to accommodate important social and/or economic development in the area.

Conditions Necessary to Ensure Compliance with Water Quality Standards or other Appropriate Water Quality Requirements of State Law

The Department of Environmental Conservation (DEC) reviewed the application and certifies that there is reasonable assurance that the proposed activity, as well as any discharge which may result will comply with water quality requirements of the applicable provisions of Section 401 of the CWA and the Alaska Water Quality Standards, 18 AAC 70, provided that the following additional measures are adhered to.

Pursuant to 18 AAC 70.020(a) and the Toxics and Other Deleterious Organic and Inorganic Substances in 18 AAC 70.020(b), the following conditions are designed to reduce pollutants from construction activity to ensure compliance with the applicable water quality standards.

Pollutants/Toxics

1. Fuel storage and handling activities for equipment must be sited and conducted so there is no petroleum contamination of the ground, subsurface, or surface waterbodies.

2. During construction, spill response equipment and supplies such as sorbent pads shall be available and used immediately to contain and cleanup oil, fuel, hydraulic fluid, antifreeze, or other pollutant spills. Any spill amount must be reported in accordance with Discharge Notification and Reporting Requirements (AS 46.03.755 and 18 AAC 75 Article 3). The applicant must contact by telephone the DEC Area Response Team for Southeast Alaska (907) 465-5340 during work hours or 1-800-478-9300 after hours. Also, the applicant must contact by telephone the National Response Center at 1-800-424-8802.
3. Construction equipment shall not be operated below the ordinary high-water mark if equipment is leaking fuel, oil, hydraulic fluid, or any other hazardous material. Equipment shall be inspected and recorded in a log daily for leaks. If leaks are found, the equipment shall not be used and pulled from service until the leak is repaired.
4. Fill material (including dredge material) must be clean sand, gravel or rock, free from petroleum products and toxic contaminants in toxic amounts.

Turbidity

5. Runoff discharged to surface water (including wetlands) from a construction site disturbing one or more acres must be covered under Alaska's General Permit for Storm Water Discharges from Large and Small Construction Activities in Alaska (AKR100000). This permit requires a Storm Water Pollution Prevention Plan (SWPPP). For projects that disturb more than five acres, this SWPPP must also be submitted to DEC (Teri Buck, 907-334-2281, Teri.Buck@alaska.gov) prior to construction.

Erosion and Sediment Control

6. Excavated or fill material, including overburden, shall be placed so that it is stable, meaning after placement the material does not show signs of excessive erosion. Indicators of excess erosion include gullyng, head cutting, caving, block slippage, material sloughing, etc. The material must be contained with siltation best management practices (BMPs) to preclude reentry into any waters of the U.S., which includes wetlands.
7. Include the following BMPs to handle storm water and total storm water volume discharges as they apply to the site:
 - a. Divert storm water from off-site around the site so that it does not flow onto the project site and cause erosion of exposed soils;
 - b. Slow down or contain storm water that may collect and concentrate within a site and cause erosion of exposed soils.
 - c. Place velocity dissipation devices (e.g., check dams, sediment traps, or riprap) along the length of any conveyance channel to provide a non-erosive flow velocity. Also place velocity dissipation devices where discharges from the conveyance channel or structure join a water course to prevent erosion and to protect the channel embankment, outlet, adjacent stream bank slopes, and downstream waters.
8. All work areas, material access routes, and surrounding wetlands involved in the construction project shall be clearly delineated and marked in such a way that equipment operators do not operate outside of the market areas.
9. Natural drainage pattern shall be maintained, to the extent practicable, without introducing ponding or drying.

Date: December 28, 2020



James Kypkema, Program Manager
Storm Water and Wetlands

SELF-CERTIFICATION STATEMENT OF COMPLIANCE

Permit Number: POA-2020-00447

Permittee's Name & Address (please print or type): Mr. Rolland B. Curtis, P.O. Box 140, Wrangell, AK 99929

Telephone Number: 907-306-0339

Location of the Work: 1448 Peninsula Blvd., Wrangell, AK

Date Work Started: _____ Date Work Completed: _____

PROPERTY IS INACCESSIBLE WITHOUT PRIOR NOTIFICATION: YES _____ NO _____
TO SCHEDULE AN INSPECTION PLEASE CONTACT _____
AT _____

Description of the Work (e.g. bank stabilization, residential or commercial filling, docks, dredging, etc.): _____

Acreage or Square Feet of Impacts to Waters of the United States: _____

Describe Mitigation completed (if applicable): _____

Describe any Deviations from Permit (attach drawing(s) depicting the deviations):

I certify that all work and mitigation (if applicable) was done in accordance with the limitations and conditions as described in the permit. Any deviations as described above are depicted on the attached drawing(s).

Signature of Permittee

Full Name of Permittee (printed or typed)

Date

POA-2020-00447

Project Location

Legend

■ POA-2020-00447

POA-2020-00447, Zimovia Strait, Mr. Ronald Curtis
 Rock wall, fill, and dock
 Lat. 56.4652 N., Long. 132.3849 W.
 Sheet 1 of 3, November 24, 2020

POA-2020-00447

Sunset Blvd

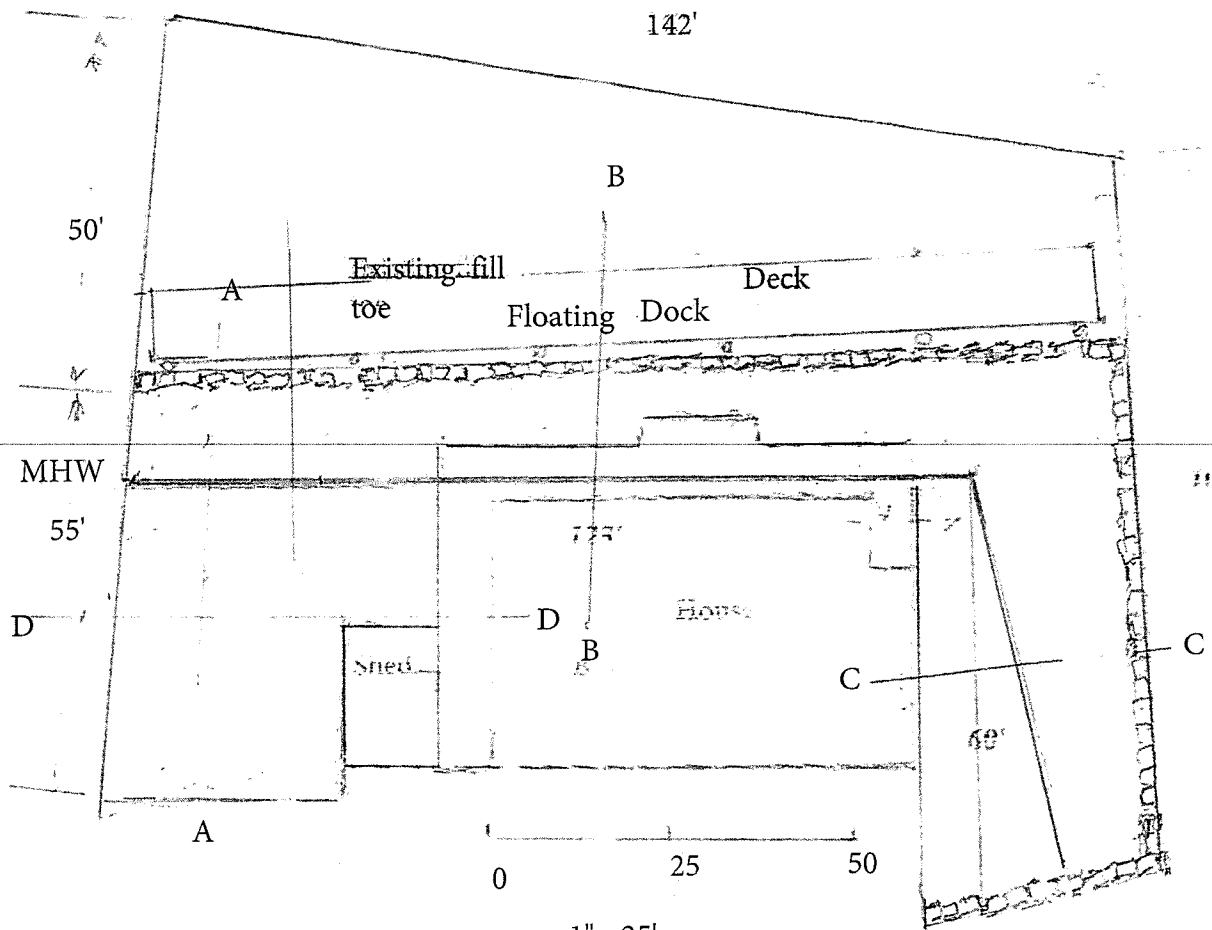
Peninsula St

Ocean View Dr

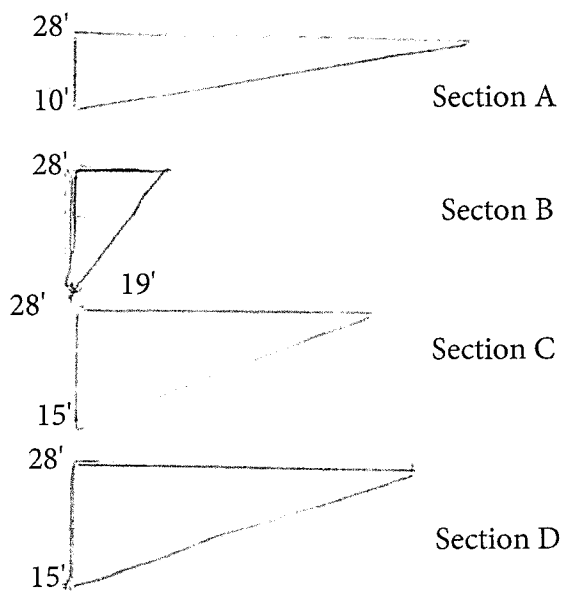
Google Earth

© 2020 Google
Image © 2020 CNES / Airbus

300 ft



Elavation



1" = 25'

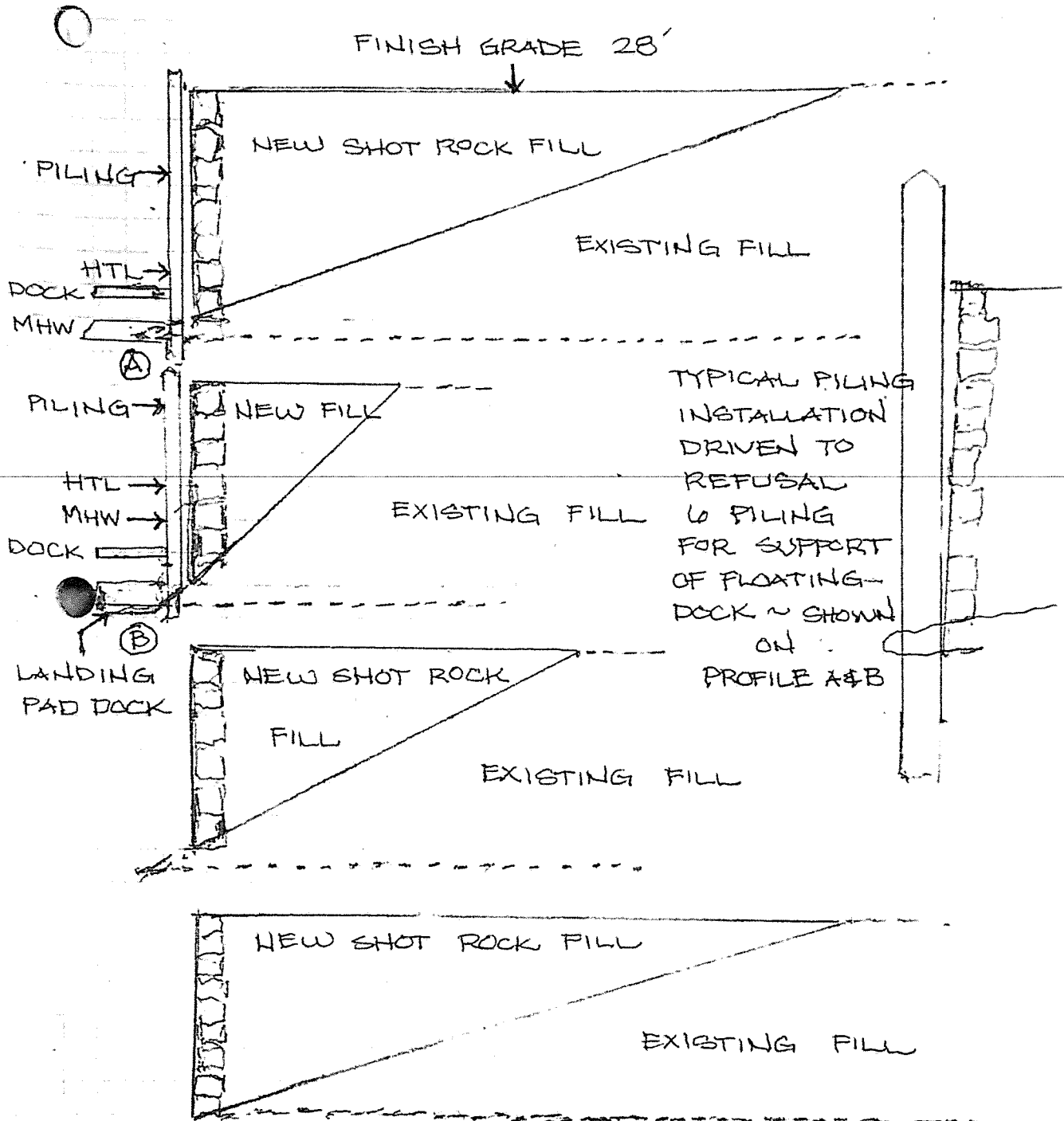
POA-2020-00447, Zimovia Strait, Mr. Ronald Curtis
Rock wall, fill, and dock
Lat. 56.4652 N., Long. 132.3849 W.
Sheet 2 of 3, November 24, 2020

POA-2020-00447, Zimovia Strait, Mr. Ronald Curtis


Rock wall, fill, and dock

Lat. 56.4652 N., Long. 132.3849 W.

Sheet 3 of 3, November 24, 2020



PROFILES FOR BENW CURTIS FILL
POA - 2020 - 00447 - ZIMOVIA ST.
AGENT GEORGE WOODBURY
11 / 24 / 2020

 **This notice of authorization must be conspicuously displayed at the site of work.**

**United States Army Corps of Engineers
ZIMOVIA STRAIT**

A permit to: Place 4520 CY fill in 0.04-ac below HTL of Zimovia Strait for a rock wall & level the ground with the top of the wall, & create a pad in front of the wall. 6, 13" steel piles will be installed along the wall to support a 10' x 130' dock.

at: Latitude 56.4652° N., Longitude 132.3849° W.

has been issued to: Mr. Rolland B. Curtis

on: March 5, 2021 **and expires:** February 28, 2026

Address of Permittee: Post Office Box 140, Wrangell, Alaska 99929

Permit Number:

POA-2020-00447

FOR: Roberta K. Budnik
District Commander
Roberta K. Budnik
Project Manager
REGULATORY DIVISION

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: 4-28-94
 Mayor City of Wrangell
 Ray McGee
 PRINTER NAME

NOTARY'S ACKNOWLEDGEMENT

US OF AMERICA
 STATE OF ALASKA
 CITY OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS 18th DAY OF April, 1994, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DUTY COMMISSIONED AND SWORN, PERSONALLY APPEARED Ray McGee TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND HE ACKNOWLEDGED TO ME THAT HE 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.

Forrest A. Schmidt
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES 10-28-94

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 RECORDS OF THE CITY OF WRANGELL IN THE NAME OF City of Wrangell 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 1994 WILL BE DUE ON OR BEFORE July 31, 1994, DATED THIS 17th DAY OF April 1994.

Christie A. Johnson, Property Assessor
 ASSESSOR 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. 19 DATED April 19, 1994 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 4-15-94
Walter Schmidt
 CHAIRMAN, 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 12 PAGE 21 DATED April 26, 1994 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 4-28-94
Ray McGee
 MAYOR, CITY OF WRANGELL

ATTEST:
Forrest A. Schmidt
 CITY CLERK

CERTIFICATE OF APPROVAL BY THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

APPROVAL OF THIS SUBDIVISION IS BASED ON THE REPRESENTATION THAT NO WASTEWATER WILL BE GENERATED OR DISPOSED OF ON ANY LOT, CONDITIONS MIGHT NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. ANY ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

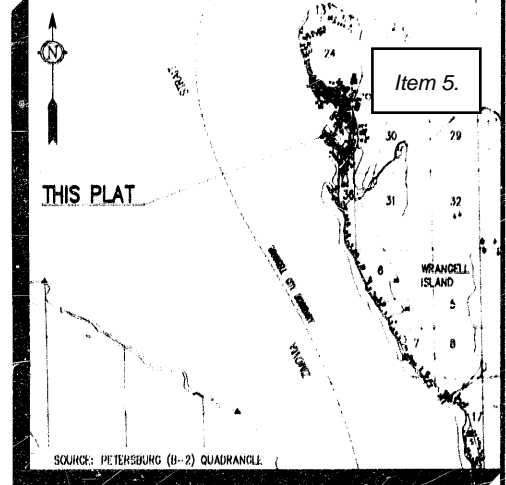
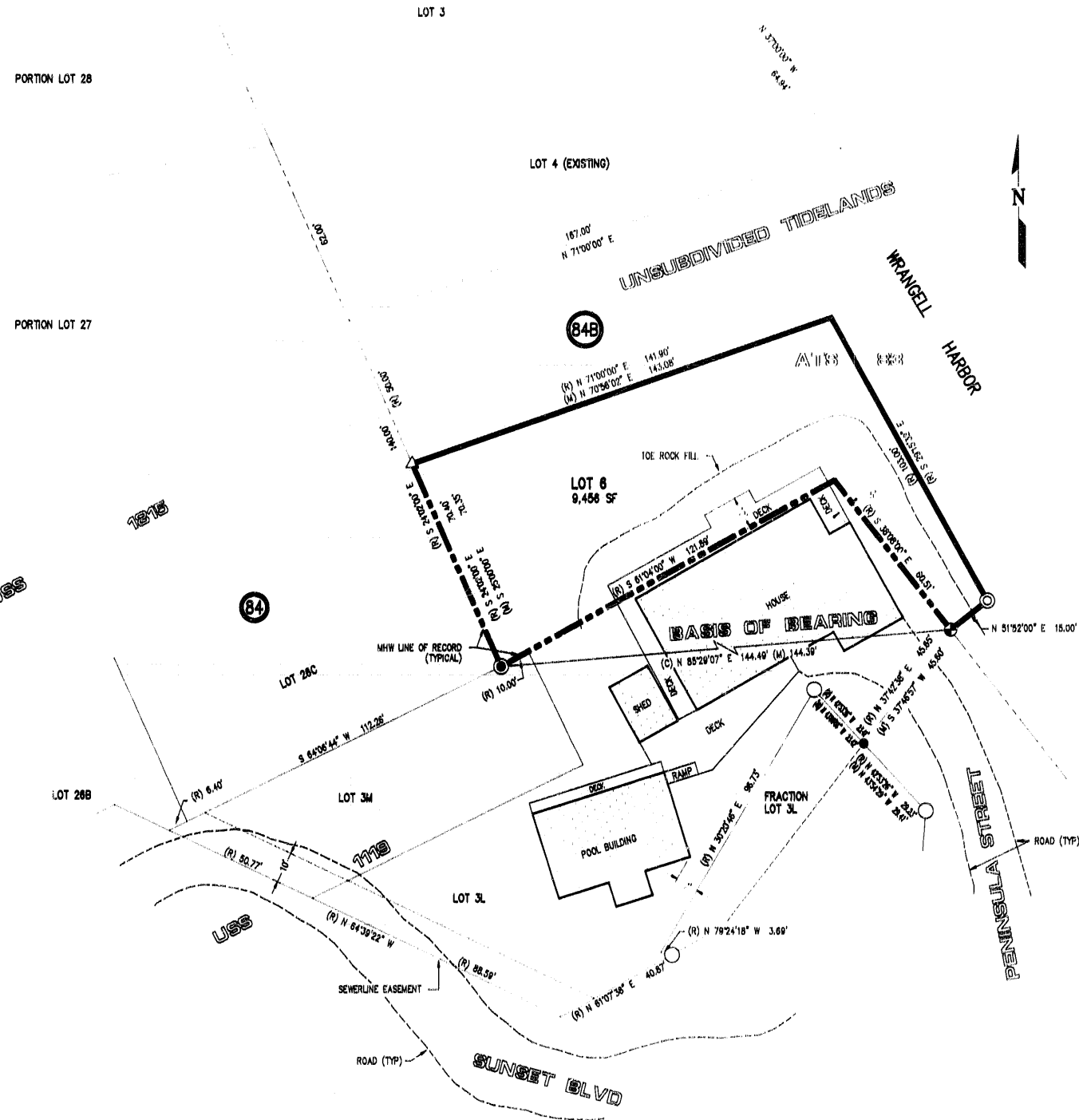
SUBJECT TO ANY NOTED RESTRICTIONS, THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVES THIS SUBDIVISION FOR PLATTING.

Ray Schmitt ENV. ENGR. DATE: 3-22-94
 ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 APPROVING OFFICIAL

GREG SCHEFF & ASSOCIATES
 LAND SURVEYORS & ENGINEERS

BOX 1849 SITKA, ALASKA 99835
 (907) 747-6700

41 WRANGELL, ALASKA 99929
 2177



VICINITY MAP
 SCALE 1"=1 MI

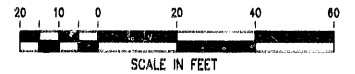
LEGEND

- ⊕ SECONDARY MONUMENT (RECOVERED POOL) BRASS CAP IN PIPE
- SECONDARY MONUMENT (E.M.P.S.) BRASS DISC IN BEDROCK
- ⊙ SECONDARY MONUMENT (RECOVERED EMP'S) REBAR AND PLASTIC CAP
- ⊙ SECONDARY MONUMENT (SET LS 6700) 5/8" REBAR AND ALUMINUM CAP
- △ SECONDARY MONUMENT (RECOVERED) 3/4" IRON PIPE "TWO"
- SECONDARY MONUMENT (E.M.P.S.) REBAR AND ALUMINUM CAP
- (R) RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA

PLAT NOTES

1. RECORD DATA REFERS TO PLAT NO. 85-7, WRANGELL RECORDING DISTRICT
2. LOT 4, BLOCK 84B, WRANGELL TIDELANDS ADDITION IS AN EXISTING LOT AS SHOWN ON HUBBELL & WALLER'S TIDELANDS ADDITION PLAT, DATED OCT. 15, 1982
3. OFFSET DISTANCES FROM THE PROPERTY LINE TO THE IMPROVEMENT, ARE SHOWN TO THE NEAREST FOOT
4. THIS PLAT IS NOT TO BE SCALED FROM; USE DIMENSIONS SHOWN FOR THE APPROXIMATE LOCATIONS

94-6
 WRANGELL
 MAY 20 1994
 CITY OF WRANGELL
 ROBERT S. B.
 WRANGELL, ALASKA

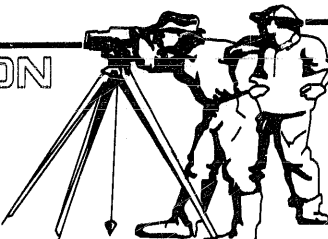


WRANGELL RECORDING DISTRICT

PROJECT: TIDELANDS SUBDIVISION

SUBDIVISION OF UNSUBDIVIDED TIDELANDS ATB #63
 ADJACENT TO LOTS 3L, 3M, AND 28C, BLOCK 84
 WRANGELL TOWNSHIP, U8S 1116, U8S 1816
 CREATING LOT 6, BLOCK 84B, ATB #63, WRANGELL TIDELANDS ADDITION

CLIENT: BENN CURTIS, BOX 140, WRANGELL, ALASKA 99929



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN JANUARY/MARCH 1984, 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.

DATE: _____ GREGORY G SCHEFF LS 6700

DESIGNED: UZA	SHEET
DRAWN: GDS/ACAD	
CHECKED: GREGORY G SCHEFF	
DATE OF SURVEY: 1-7-84	
DATE OF PLAT: 3-16-94	
SCALE: 1"=20'	
SURVEYOR: GREGORY G SCHEFF	
PROJECT NO. 51091-05-00	

CURTIS JAN 07, 1994 14:04:28

WRANGELL 94-6