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Thursday, April 09, 2026  
5:30 PM

Location: Borough Assembly Chambers  
City Hall

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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 Regular Meeting Minutes from January 22, 2026.

**6. DIRECTORS REPORT**

**7. CORRESPONDENCE**

**8. PERSONS TO BE HEARD**

**9. NEW BUSINESS**

- a. (PH) Request from Royce and Sherri Cowan to purchase a portion of Borough-owned property within Tract A of ASLS 94-135 and within a Portion of Section 27 T62S, R84E, C.R.M, zoned Remote Mixed Use, Wrangell Island East (Back Channel) for the purposes of owning and maintaining a private access road.
- b. (PH) Request from Richard Kaer to purchase Borough-owned tidelands identified as Lot 2, Block 84B, of the Wrangell Townsite according to Plat No 89-2, zoned Waterfront Development.
- c. (PH) Request from Tideline Construction to lease Borough-owned tidelands identified as ATS 1249 according to Plat No 83-13, zoned Waterfront Development, within the CBW Deep-Water Port Subdivision.

**10. UNFINISHED BUSINESS**

- a. Final Plat review and approval of a Subdivision of Lot 6 (APN 03-011-150) and Lot 7 (APN 03-011-152) of USS 3534; and, Lot 10 (APN 03-010-216) and Lot PSS (APN 03-010-214) of USS 2589, and USS 3000 (APN 03-011-100), according to Plat No. 29-20,

creating Lots A and B of the CBW Deep Water Port Subdivision, zoned Waterfront Development, owned by the City and Borough of Wrangell and requested by Tideline Construction.

- [b.](#) Final Plat review of a subdivision of Lot 5A, Block 61 (APN 02-028-204) of the Industrial Park Subdivision, according to Plat No. 2001-7, creating Lots 5A-1 and 5A-2 of the Woodbury Subdivision, zoned Industrial, owned and requested by Brett Woodbury.

## **11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS**

## **12. ADJOURNMENT**

**Minutes of Planning & Zoning Commission  
Held on January 22, 2026**

**1. CALL TO ORDER: 5:30 am**

**2. ROLL CALL:**

**PRESENT:** Kat St. Clair, Chair Terri Henson, Gary Watkins, Jillian Privett, Apryl Hutchinson

**STAFF:** Kate Thomas, JR Meek

**3. AMENDMENTS TO THE AGENDA: None**

**4. CONFLICTS OF INTEREST: None**

**5. APPROVAL OF MINUTES:**

- a) **Approval of the Planning and Zoning Commission regular meeting minutes from November 4, 2025.**
- b) **Approval of the Planning and Zoning Commission regular meeting minutes from December 1, 2025.**

**M/S: Hutchinson/St. Clair**

***Motion passed unanimously.***

**6. DIRECTORS REPORT:**

**Tuesday, January 27 @ 6:00 PM: Work Session & Borough Assembly Meeting**

- The purpose of this meeting is to facilitate a 60-minute presentation to the Borough Assembly and the community providing a high-level overview of the EDA Grant Program and the three project components, including key project and grant development milestones. The public will have opportunities to provide input through official meetings as Persons to Be Heard, digital surveys, and public engagement activities, including the February 17 town hall.

**Tuesday, February 10 @ 6:00 PM: Work Session & Borough Assembly Meeting**

- The Borough will hold a work session of the Borough Assembly to review and discuss the Preliminary Engineering Reports for the Deep-Water Port Redevelopment, Waterfront Expansion, and Flume Replacement Projects. All three projects will be included in CBW's application for the EDA Disaster Supplemental Grant for Industry Transformation.

**Tuesday, February 17 @ 5:30 PM: Community Town Hall**

- The Borough will host a community town hall facilitated by Corvus Design and Rain Coast Data. The town hall will provide the public with clear, accessible information on

the Waterfront Expansion, Deep Water Port Redevelopment, and Flume Replacement projects, along with a high-level overview of anticipated economic impacts and other considerations relevant to everyday residents. Facilitators will lead interactive activities designed to gather community input and better understand public perspectives, concerns, and priorities related to the projects and their potential economic outcomes.

## **7. CORRESPONDENCE: None**

## **8. PERSONS TO BE HEARD:**

Jim Anderson provided comments regarding the construction and development industry in Wrangell. He stated the importance of conducting additional community studies to gather resident feedback and encouraged transparency when engaging with outside entities seeking to develop industry within the Borough. Anderson also requested from the Borough for clarification regarding industrial landownership and future control of development sites.

Bruce Smith Jr. spoke specifically on Item 9c – GreenSparc, raising several concerns related to the electrical capacity of Wrangell’s utility system (Tye Capacity). He questioned how the proposed data center would utilize electricity in connection with the broader community and expressed concern over the potential for increased utility costs to residents. Mr. Smith also asked for clarification on the role of the third generator, including whether it could adequately support the additional power load, and what liability the City might assume as a result. He requested that the City provide supplemental materials outlining the expected impacts of the data center project and called for a clearer explanation of why 6-Mile was chosen as the preferred site.

Jim Freeman also addressed the Commission regarding the GreenSparc proposal. Mr. Freeman highlighted the importance of proceeding cautiously and responsibly, even when projects appear promising. He voiced support for GreenSparc but asked the Commission to evaluate whether the available space at 6-Mile would be sufficient for multiple industries, and requested further studies from GreenSparc explaining why Wrangell, Alaska is the most suitable location for the project. He echoed concerns regarding rising energy costs and their potential impact on the local community, reiterating his general support for both AML, JAG and data center development, but with a measured and cautious approach.

DJ McConachie also shared his support for prior comments and focused primarily on concerns about the siting of the data center at 6-Mile. He suggested that future business development should aim to be complementary to JAG operations in the area. Mr. McConachie voiced concern about the anticipated power consumption of the data center and inquired about the battery backup systems, particularly whether they would include lithium-based components, which may not be accepted by JAG for processing or disposal.

## 9. NEW BUSINESS:

- a) **(PH) Preliminary Plat review of a Subdivision of Lot 6 (APN 03-011-150) and Lot 7 (APN 03-011-152) of USS 3534; and, Lot 10 (APN 03-010-216) and Lot PSS (APN 03-010-214) of USS 2589, and USS 3000 (APN 03-011-100), according to Plat No. 29-20, creating Lots A, B, C of the CBW Deep Water Port Subdivision, zoned Waterfront Development, owned by the City and Borough of Wrangell and requested by Tideline Construction.**

**M/S: St. Clair/Hutchinson**

**Move to approve findings of fact and the preliminary plat for the CBW Deep Water Port Subdivision, creating Parcels A and B, as requested by the City and Borough of Wrangell in partnership with Tideline Construction, subject to the conditions outlined in the staff report.**

### **Public Hearing Opened**

No comment.

### **Public Hearing Closed**

Staff provided an administrative report. The preliminary plat is a result of the Borough subdividing portions of the southern parcels, which will be sold to Tideline Construction. The Borough consolidated all remaining lots into one parcel, thus creating Parcels A and B.

Staff recommended one condition of approval. An easement will need to be created between Parcel A and the Zimovia Highway Right of Way to carry utilities and access from Lot 20 to the southern tideland parcel. This is to preserve future access and utility construction.

Commissioner Watkins inquired about Parcel C and asked if it is still included in the proposed plat. Staff clarified that Parcel C no longer exists as an individual parcel, as it has been consolidated into the broader subdivision planning and is not included in the present motion.

### **Polled Vote – All in Favor**

- b) **(PH) Preliminary Plat review of a subdivision of Lot 5A, Block 61 (APN 02-028-204) of the Industrial Park Subdivision, according to Plat No. 2001-7, creating Lots 5A-1 and 5A-2 of the Woodbury Subdivision, zoned Industrial, owned and requested by Brett Woodbury.**

**M/S: Hutchinson/St. Clair**

**Move to approve findings of fact and the preliminary plat for the Woodbury Subdivision, a subdivision of Lot 5A, Block 61 of the Industrial Park Subdivision, according to Plat No. 2001-7, creating Lots 5A-1 and 5A-2, as requested by Brett Woodbury, subject to the condition outlined in the staff report.**

### **Public Hearing Opened**

No comment.

## Public Hearing Closed

Staff provided an administrative overview. Applicant is seeking to subdivide the existing lot into two parcels. Staff reported that there are no specific restrictions affecting the subdivision beyond the requirement to obtain a driveway permit along Bennet Street.

### ***Polled vote – All in Favor***

- c) (PH) Request from GreenSparc to lease Borough-owned real property identified as Lot 6B, USS 2589 (APN 03-10-129) of the Mitchell-Buhler Subdivision, according to Plat No. 2015-13, zoned Waterfront Development.**

### ***M/S: St. Clair/Watkins***

**Move to approve the findings of fact and recommend that the Borough Assembly approve the request from GreenSparc to lease Borough-owned real property identified as Lot 6B, USS 2589, at the Six-Mile-Deep Water Port, based on consistency with Waterfront Development zoning and adopted Borough plans, subject to the conditions outlined in the staff report.**

## Public Hearing Opened

Joan Sargent spoke on Item 9c. Sargent asked the Commission to consider community concerns surrounding the proposed GreenSparc development. She stated that she is neither for nor against the project but asked the Borough to hold additional public meetings to increase transparency and explain the rationale behind the City's support for the project. Sargent asked questions about how the data center may affect the community, particularly regarding rising energy costs and infrastructure strain. She referenced her own research on the construction and operation of data centers and cited a Wrangell Sentinel article noting that the hydropower system at 6-Mile is currently at maxed capacity and may require a third generator to meet demand. She also mentioned that SEAPA has been approved for grant funding but that the funding had not yet been disbursed, causing a possible delay for additional turbine construction to be expected in December of 2027. Sargent stated that she has concerns about the community's ability to balance growth demands between new residential housing needs if JAG Marine Group develops at the site, and questions how utility demands would be met with a large consumer like GreenSparc. Additional concerns include water consumption, noise pollution, and emissions associated with the proposed facility. Sargent asked the Commission to consider other, more suitable locations for the data center. Sargent also highlighted the need for local workforce development and vocational training opportunities, especially for youth for these developments. Sargent requested that the city to host additional meetings and Q&A sessions with the public for future economic development projects. She requested that the Commission table the item until further information is made available to the public.

Jim Freeman stated cautious support for the project, provided that the City exercises due diligence in its decision-making process. Freeman spoke about the importance of strategic planning, ensuring that the right projects are developed in the right locations and at the right

time. He also suggested the creation of a vocational training program to prepare local residents and youth for jobs in 6-Mile which may include the data center, with the goal of retaining local population in Wrangell.

Jim Andersen briefly stated that additional documentation would be valuable for understanding the broader implications of the proposal.

Sam Enoka, representing GreenSparc, joined via Zoom to provide background on the company and responded to public concerns. He explained that GreenSparc was established as an alternative to traditional data centers, aiming to address sustainability and adaptability in an increasingly digital world, including the evolution of artificial intelligence. He also referenced established relationships with utility management and understanding energy demands for other larger data centers. Enoka stated the company's goal of bridging the digital divide while remaining conscious of the global demand for energy and the localized impact on host communities. He provided examples of Greensparc's prior work in Alaska, including a 30-day deployment in Anchorage in 2023 and subsequent work in Cordova in 2024, where the company collaborated with local stakeholders and utility management to analyze electrical systems for best fit. He stated that conversations with the Borough Manager in early 2025 sparked the idea of GreenSparc locating in Wrangell. Enoka stated that conversations with utility executives enable the decision for the best placement and minimum draw on energy resources. He reaffirmed the company's intent to remain responsive and transparent, and to answer all questions raised by the community.

Commissioner Hutchinson inquired about Greensparc's timeline and integration process in Cordova. Mr. Enoka responded that the initial deployment took approximately 30 days, and due to the success of the project, partners in Silicon Valley took interest in its replication. He added that the Cordova project has since entered its expansion planning phase, which has been underway for several months.

### **Public Hearing Closed**

Staff provided an administrative report. Staff noted that the Economic Development Board previously reviewed the proposal and issued an advisory report that included stipulations for further consideration. The Port Commission elected to table the item pending additional information.

Staff stated that conversations are ongoing with GreenSparc in consideration of the broader EDA Grant planning efforts, including other prospective tenants of the site. Staff stated projected water consumption for the data center is approximately 48,000 gallons, which was described as comparable to a household running a garden hose continuously throughout the day. Enoka added further clarification, explaining that the facility's cooling system does not draw high demands from the community's water supply, and is structurally different from traditional large-scale data centers. He emphasized that their system will require a water source to use as a coolant for the data center.

Staff explained Wrangell's has excess energy during periods of the year. There are times in the winter when demand is high and diesel generation is used to offset the energy demands. Staff stated that part of ongoing conversations will include determining protocols for addressing potential water or power shortages and which party would bear responsibility during such events.

Enoka stated that GreenSparc does not request special treatment and that its priorities are not above the community's needs. The company's goal is not to make renewable energy systems worse for residents, but rather to improve system resilience. Enoka discussed how data centers can serve as productive outlets for excess energy, giving utilities a beneficial load to redirect unused power.

Staff reported that the project is anticipated to generate approximately \$800,000 annually in electricity revenue, which would directly contribute to the Borough's electric reserve fund. Regarding emissions, staff confirmed that any lease requirements would include full compliance with State and Federal regulations. Staff stated that these details will be included in the full lease agreement and are subject to negotiation.

Staff stated that the Borough is developing a fact sheet and educational materials that will be shared with the community once the economic and utility impact assessments and supporting documentation are complete.

St. Clair recommended a motion to table the item. Chair Henson opened the floor for discussion with commissioners.

Privett stated general support for the project but raised concerns about the proximity of the proposed location to the waterfront development area. She encouraged the City and GreenSparc to host public workshops and consider alternative sites that may offer more community benefit or fewer conflicts with other land uses.

Hutchinson asked whether GreenSparc had actively considered other locations. Enoka responded that site selection is heavily dependent on the utility provider, which helps determine viable connection points based on existing distribution infrastructure. He explained that the waterfront site was chosen not just for its energy availability, but because the infrastructure exists to deliver that energy. However, he reiterated GreenSparc's openness to relocating if another location better serves the community.

Watkins inquired about the facility's power load and whether it would operate with a continuous 24/7 demand. Enoka confirmed that it would. Watkins referenced instances when the Borough issued notices for the community to conserve power during diesel generation runs. Watkins stated this should be considered so the project does not compromise local energy availability for existing rate payers.

Chair Henson stated that the site is compatible with the purpose and uses, noting that the area consolidates industrial uses, which helps contain noise and emissions. As energy demand grows, the City would be positioned to pursue power infrastructure upgrades. She emphasized her preference for keeping the data center within the existing industrial zone,

also noting that it is set back from the physical waterfront as it does not require that level of access.

Light & Power Director David McHolland (via text communication) stated that it is a preferred site because it has its own designated circuit, so it does not impede the Borough's current transformer at the switchyard in town or overload any of our feeders in town. It maintains the ability for the Borough to pick up the town in a cold snap with the generators in town at the current power plant.

Staff provided a visual concept map illustrating the current infrastructure layout and planning for the 6-Mile waterfront development area. The map lists AML, barge loading/off-loading, JAG, and GreenSparc locations and boundaries.

**Commissioner St. Clair motioned to table the item. No second was called. Polled Vote proceeded on the original motion.**

***Polled Vote - Motion passed by majority vote. Privett, Hutchinson, and Chair Henson voted yes. Watkins and St. Clair voted no.***

- d) (PH) Request from JAG Marine Group to lease Borough-owned real property identified as Lot 5 (APN 03-010-218), Lot 6 (APN 03-011-150), Lot 9B (APN 03-010-135), Lot 10 (APN 03-010-216), and Lot PSS (APN 03-010-214) of Plat No. 29-20, and Lot 20; and borough-owned tidelands identified as ATS 1249 (APN 03-011-200) of Plat 83-13, and ATS 1143 (APN 03-010-300) of Plat No. 80-10, zoned Waterfront Development.**

**M/S: Watkins/St. Clair**

**Move to approve the findings of fact and recommend that the Borough Assembly approve the request from JAG Marine Group to lease Borough-owned real property and tidelands at the Six-Mile-Deep Water Port, based on consistency with Waterfront Development zoning and adopted Borough plans, subject to the conditions outlined in the staff report.**

**Public Hearing Opened**

No comment.

**Public Hearing Closed**

Staff provided an administrative report. The staff written report stated all relevant parcels that may be included in the lease. Further evaluation must take place to identify the final footprint for the JAG lease area. Staff stated that infrastructure upgrades will be necessary to support the proposed development, including improvements to utility access, the power grid, and general site feasibility.

JAG's operational demands and long-term growth potential were cited as key factors in selecting Wrangell, Alaska as the company's next strategic location for a new shipyard facility.

In addition, staff highlighted JAG's stated interest in local workforce development opportunities in partnership with the Borough and school district.

Staff added that JAG is also pursuing third-party partnerships related to housing development, with the goal of securing additional residential units prior to increasing on-site staffing, ensuring workforce housing needs are addressed as the project progresses.

**Polled Vote – All in Favor**

- e) (PH) Request from Frank Warfel Jr. to purchase Borough-owned real property identified as a portion of the A Street (vacating a portion of public right of way), USS 1593, according to Plat No. 2003-8. ("A" Street is adjacent to Lot 1, Block 1, and Lot 16B).**

**M/S: St. Clair/Hutchinson**

**Move to approve the findings of fact and recommend that the Borough Assembly approve the request by Frank Warfel Jr. to vacate a portion of the A Street public right-of-way and to proceed with consideration of disposal of Borough-owned property, subject to applicable subdivision, platting, appraisal, and conveyance requirements.**

**Public Hearing Opened**

Frank Warfel Jr. explained the reasoning behind his request. He shared that he had recently purchased Lot 16B from a neighboring property owner and proposed that the A Street right-of-way be vacated. Warfel explained that the vacation would allow him to consolidate the property and secure access to three other properties that he owns upland. He confirmed that he is willing to purchase additional property from the Borough and cover the cost of any required surveys.

St. Clair inquired about the Cassiar Street right-of-way, which appeared on the map in pink, and asked why it was being excluded from the proposal. Warfel responded that Cassiar Street is situated on a steep slope and had previously been brought before the Assembly approximately 12 years ago, at which time it was deemed undevelopable.

**Public Hearing Closed**

Staff provided an administrative report. Staff identified the lots owned by Mr. Warfel and the adjacent parcel by the Biastoch, which had since been sold to him. A portion of the A Street right of way was vacated in 2003, due to the fact that the Biastoch house was constructed within the right of way.

Staff explained that Cassiar Street remains undeveloped due to extensive bedrock and the high cost of site development, which has discouraged improvements to the area for decades. Staff provided a summary of the 25-year history of unresolved property access issues in this area (2003, 2008, 2012, 2022, and current request in 2026).

Staff spoke with neighboring property owner Richard Kerr, who was in opposition to the proposal. However, following Warfel's modifications to the request, Kerr reportedly withdrew

his objection. Staff also spoke with Rob Marshall, another adjacent property owner, who stated no opposition but requested an opportunity to purchase the right-of-way along the road centerline if Cassiar is ever vacated along his property line.

Chair Henson stated that one of her primary considerations was ensuring that A Street would still allow for some level of access and not be entirely cut off. She asked whether any portions of A Street could be vacated in a way that maintains consideration to adjacent property owners.

Chair Henson also commented on a potential land swap with Richard Kerr, asking whether vacating and reconfiguring parcels might benefit both parties. Staff stated that a land swap is a potential, however, it had not been discussed with the Borough Manager and/or property owners at this time.

***(Back-up recording failed due to storage capacity limit. Recording ended in 2 hours, 30 minutes, 42 seconds. Record of the meeting is provided in the meeting minutes.)***

Commissioners asked Warfel if he would be interested in selling the portion of the A street right-of-way back to the Borough as an alternative. Warfel stated that he is not in favor of returning the vacated right-of-way to the City, explaining that, based on historical development challenges in the area, the City might be unable to reliably provide utility or easement infrastructure. His intention is to develop the land independently, without relying on future improvements from the City. The structure that was encroaching the right of way has since been demolished.

Chair Henson requested further review and counsel of any legal ramifications that may arise if the vacation of A Street eliminates Mr. Kerr's access, particularly where it may cause a bottleneck in access to lots surrounding Warfel's properties and place the Borough in a difficult situation.

**Chair Henson makes a motion to table the item. St. Clair seconds.**

***Polled Vote - Amendment Motion to table failed by majority vote. Watkins, Hutchinson, and Privett voted no. Chair Henson and St. Clair voted yes.***

***Polled Vote – Original Motion passed by majority vote. Watkins, Hutchinson, and Privett voted yes. Chair Henson and St. Clair voted no.***

- f) (PH) ORDINANCE NO. 1089 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE ZONING MAP TO ESTABLISH A ZONING DESIGNATION OF TIMBER MANAGEMENT FOR THE EARL WEST SUBDIVISION (ENTITLEMENT LANDS)**

**M/S: St. Clair/Hutchinson**

**Move to approve the findings of fact and recommend that the Borough Assembly adopt an ordinance establishing Timber Management zoning on designated Borough entitlement lands, identified as Earl West, recognizing this action as the initial zoning**

**designation of these lands and consistent with the Wrangell Comprehensive Plan and long-term land management objectives.**

**Public Hearing Opened**

No Comment

**Public Hearing Closed**

Staff delivered a brief report, clarifying that the zoning action pertains specifically to the Earl West Subdivision and not to all Borough entitlement lands. Staff provided background on the development of the Timber Management zoning ordinance, referencing past meetings and stakeholder discussions that contributed to the framework.

It was noted that the Timber Management zoning designation does not preclude recreational use or the execution of timber contracts, but any such contracts would require approval from the Borough Assembly prior to implementation.

Staff stated that the State of Alaska Division of Forestry owns land in the immediate area and has a timber harvest scheduled on their 5-year management plan. Staff reviewed land ownership in the immediate area, utilizing the map as a reference.

**Polled Vote – All in Favor**

**g) Nomination and Appointment of Officers**

***Jill Privett nominated Terri Henson as Chair and Jill Privett as Vice Chair.***

***All in favor.***

**10. UNFINISHED BUSINESS: None**

**11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS: None**

**12. ADJOURNMENT: 8:50 PM**

ATTEST: \_\_\_\_\_  
J.R. Meek, Secretary

\_\_\_\_\_  
Terri Henson, Chair



To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Thursday, April 9, 2026

Subject: (PH) Request from Royce and Sherri Cowan to purchase a portion of Borough-owned property within Tract A of ASLS 94-135 and within a Portion of Section 27 T62S, R84E, C.R.M, zoned Remote Mixed Use, Wrangell Island East (Back Channel) for the purposes of owning and maintaining a private access road.

Attachments: 1. Recorded Easement, 2. Project Map, 3. As Built 1 & 2, 4. Future Growth Map

References: Title 16 – Public Lands  
Title 19 – Subdivision  
Title 20 – Zoning

## Background

In February 2020, the Borough Assembly approved Resolution No. 02-20-1511 authorizing a driveway easement agreement with Royce and Sherri Cowan to construct a private access driveway across Borough-owned land in Wrangell Island East. The easement allowed the Cowans to construct, at their expense, a driveway extending from the Spur Road area to their remote waterfront parcels in Block 2 of the Wrangell Island East Subdivision.

Under the terms of the easement agreement, the Cowans were responsible for obtaining all necessary permits, constructing the driveway, and maintaining the improvements. The Cowans completed construction of the driveway in accordance with the requirements of the easement agreement and have submitted an as-built survey documenting the location of the roadway and associated improvements.

The constructed driveway extends approximately 6,106 linear feet (1.16 miles) and is approximately 10 feet in width. The Cowans are now requesting to purchase the land containing the driveway corridor in order to own and maintain the access road improvements.

The recorded easement also reserves the Borough's authority, as the grantor, to allow access through the easement to adjacent landowners. Any such access must be mutually agreed upon between the parties and formalized in a companion agreement that addresses the terms of use and responsibilities.



## Property & Site Conditions

<b>Owner:</b>	City and Borough of Wrangell
<b>Applicants:</b>	Royce and Sherri Cowan
<b>Legal Description:</b>	Portion of Tract A, ASLS 94-135 and Portion of Section 27, T62S, R84E, C.R.M.
<b>Parcel Numbers:</b>	APN 04-001-020 and APN 04-001-200
<b>Zoning:</b>	Remote Mixed Use – Wrangell Island East (RMU-E)
<b>Existing Use:</b>	Private access driveway
<b>Driveway Length:</b>	6,106 linear feet
<b>Driveway Width:</b>	10 feet

Wrangell Island East (RMU-E) is a remote area of the Borough characterized by large parcels, limited infrastructure, and rural residential and subsistence lifestyles. There are no municipal water, sewer, or electrical distribution systems in the area.

The residential lots in Wrangell Island East are located adjacent to more than 850 acres of municipal entitlement lands, as well as additional State-owned lands managed for multiple uses including timber harvest, habitat protection, recreation, and dispersed settlement.

The constructed driveway extends approximately 6,106 feet from the Spur Road area toward the Cowans' shoreline parcels and provides the only constructed vehicle access to the property.

## Staff Analysis

The request presents an opportunity to define long-term ownership and maintenance responsibilities for the roadway corridor while maintaining flexibility for future access needs in the Wrangell Island East area.

The driveway was constructed by the applicants at private expense in accordance with an approved easement agreement with the City and Borough of Wrangell. The road now provides approximately 6,106 feet of vehicle access to remote parcels located east of the Spur Road area. As development and land use activity continues in Wrangell Island East, questions regarding the long-term ownership, maintenance, and potential shared use of the corridor may arise.

Staff identified several possible approaches to addressing the long-term management of the access corridor.

### 1. Shared Access Easement and Maintenance Framework



Under the existing easement agreement, the City and Borough of Wrangell retains ownership of both the underlying land and the roadway improvements constructed within the easement corridor. The applicants were granted the right to construct and utilize the driveway and are responsible for ongoing maintenance of the roadway improvements.

Under this framework, the applicants effectively function as the manager and maintainer of the access corridor, while the Borough retains authority as the grantor to coordinate future access through the easement area. The recorded easement reserves the Borough's right to allow access through the corridor to additional adjoining landowners.

If additional property owners seek vehicular access through the corridor, the Borough could authorize such access through a shared access and maintenance agreement. Under this structure:

- The Borough would retain ownership of the land and improvements within the easement corridor.
- The Cowans would remain responsible for maintenance and management of the roadway improvements.
- Additional property owners seeking access would be required to enter into a shared access and maintenance agreement.
- New participants would contribute a financial "buy-in" intended to reimburse the Cowans for their investment in constructing the roadway and to support future maintenance of the corridor.

This structure allows the Borough to maintain oversight of access to the corridor while recognizing the applicants' investment in constructing and maintaining the roadway improvements.

## 2. Private Ownership of the Road Corridor

Under this approach, the applicants would purchase the land containing the roadway corridor and assume responsibility for ownership, management, and maintenance of the road. Ownership of the corridor would clearly place long-term responsibility for the roadway with the applicants and eliminate uncertainty regarding maintenance obligations.

The applicants would retain the ability to allow other property owners to utilize the roadway through private agreements if they choose to do so. The Borough would retain a pedestrian access easement consistent with the existing agreement. Given the remote location of the roadway, the absence of municipal infrastructure in the



area, and the fact that the roadway was constructed and maintained by the applicants at private expense, staff believes this option provides the clearest allocation of long-term ownership and maintenance responsibility.

**3. Public Access Road Maintained by the Borough**

The Borough could convert the easement corridor into a public roadway and assume responsibility for maintenance. This option is not considered favorable as the Borough is not in a position to assume maintenance responsibilities for the road and has no plans to improve vehicular access beyond Ishiyama Road in the foreseeable future.

Given the remote location of the road, the lack of municipal infrastructure in the area, and the fact that the road was constructed and maintained by the Cowans at private expense, the second option, private ownership of the corridor with retained pedestrian access, appears to provide the clearest allocation of maintenance responsibility while preserving limited public access.

However, the shared access easement framework remains a viable alternative should public interest indicate that additional adjoining property owners may require vehicular access through the corridor in the future. Under that structure, the Borough would retain ownership of the land and improvements while coordinating access agreements that could allow additional users to contribute financially toward the construction and maintenance of the roadway.

**Findings of Fact**

1. The request involves the purchase of Borough-owned land containing an existing driveway corridor constructed under an approved easement agreement between the City and Borough of Wrangell and the applicants.
2. The driveway was constructed at private expense and is currently maintained by the applicants.
3. The roadway provides approximately 6,106 feet of vehicle access to remote parcels in Wrangell Island East.
4. The recorded easement agreement states that all improvements constructed by the grantees within the easement area remain the property of the grantor and may be removed at the option of the grantor.
5. The easement agreement further provides that the grantor reserves the right to allow access through the easement area to additional adjoining landowners, subject to mutually agreed terms and companion agreements addressing access and maintenance.



6. Several nearby property owners have expressed interest in obtaining vehicular access through the roadway corridor in the future.
7. The property is located within the Remote Mixed Use – Wrangell Island East (RMU-E) zoning district.
8. The surrounding area consists of remote residential parcels, municipal entitlement lands, and State-owned lands managed for multiple uses including timber harvest, habitat protection, recreation, and dispersed settlement.

### Recommendation

Staff recommends approval of the request to purchase the land containing the private driveway corridor, subject to conditions ensuring continued pedestrian access and confirmation of the legal boundaries of the corridor.

### Conditions of Approval

1. The exact legal description and acreage of the property to be conveyed shall be surveyed and approved by the Borough prior to final conveyance.
2. The Borough shall retain a public pedestrian access easement across the corridor.
3. The applicant shall assume full responsibility for maintenance, repair, and management of the roadway.
4. The conveyance shall not preclude the Borough from establishing future connections or access points if necessary for public safety or future development.
5. All conveyance procedures shall comply with the requirements of Title 16 of the Wrangell Municipal Code.

### Recommended Motion

Move to approve the findings of fact and recommend approval to the Borough Assembly of the request by Royce and Sherri Cowan to purchase a portion of Borough-owned land within Tract A of ASLS 94-135 and a portion of Section 27, T62S, R84E, C.R.M., for the purpose of owning and maintaining a private access driveway, subject to the conditions outlined in the staff report.

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A

2021 - 000053 - 0

Recording District 104 Wrangell  
02/08/2021 10:13 AM Page 1 of 4

CC



**WRANGELL RECORDING DISTRICT**

**After Recording, Return To:**

Borough Clerk  
City and Borough of Wrangell  
P.O. Box 531  
Wrangell, AK 99929

**DRIVEWAY EASEMENT**

The GRANTOR, the City and Borough of Wrangell, a municipal corporation formed under the laws of the State of Alaska, P.O. Box 531, Wrangell, Alaska 99929, for good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant to Royce and Sherri Cowan, a married couple, and GRANTEES, of P.O. Box 1184, Wrangell, Alaska 99929, and GRANTEES' heirs, successors and assigns, forever, an appurtenant easement for driveway purposes upon, over and across the following-described land owned by GRANTOR within the Wrangell Recording District, First Judicial District, State of Alaska.

Tract A, A.S.L.S. 94-135 and Section 27, Township 62, Range 84 West, Copper River Meridian

LOCATION OF THE EASEMENT. The land constituting the easement extends within the above-described land and will need to be defined by a survey upon completion.

PROPERTY BENEFITTED BY THE EASEMENT. The easement shall be appurtenant to and for the benefit of the following-described real property.

Lots 14 and 15, Block 2, ASLS 83-8 Wrangell Island East Subdivision.

GRANTEES' RIGHT TO USE. The GRANTEES shall have the right to use the easement for construction, operation, maintenance and repair of a driveway for vehicular and pedestrian access to the real property benefitted by the easement, for the purpose of ingress and egress.

GRANTOR'S RIGHT TO USE. The GRANTOR shall have the right to use the easement for purposes that will not interfere with the GRANTEES' full use and enjoyment of GRANTEES' rights granted by this Easement.

OWNERSHIP IMPROVEMENTS. All improvements made by the GRANTEES shall remain the property of the grantor, removable at GRANTOR'S option. GRANTOR has management and use authority under a Municipal Entitlement Final Decision of the GRANTOR's land described above and covenant the GRANTEES shall have quiet and peaceable enjoyment for the easement across GRANTOR's land.

THE PARTIES HEREBY AGREE FURTHER AS FOLLOWS:

1. The GRANTEES agree to maintain and repair the Easement area in good condition and keep it in clear and unobstructed condition. The GRANTEES acknowledge and agreed that the GRANTOR shall have no liability with respect to the Easement area, or responsibility or obligation to maintain the Easement area.
2. This Easement may not be modified, amended or terminated without the prior written consent of the GRANTOR.
3. Prior to construction by the GRANTEES within the Easement area, the GRANTEES will flag and mark the area. GRANTEES shall coordinate with GRANTOR and receive written permission to proceed prior to any construction.
4. GRANTEES shall be solely responsible for obtaining any and all required local, state



or federal permits prior to construction within the Easement area. Proof of permitting shall be presented to the GRANTOR prior to construction.

5. Upon completion of construction within the Easement area by the GRANTEE, the GRANTEE shall be solely responsible for survey and as-built drawings of all improvements including, but not limited to, the road profile, location of culverts or bridges. Said drawings shall be submitted to the GRANTOR within 120 days of completion of construction.

6. GRANTEE shall be allowed to gate the access to the Easement area at GRANTEE'S sole expense. Said gate may restrict vehicular traffic, but must permit foot traffic.

7. GRANTOR reserves the right to allow access through the Easement area to additional adjacent land owners. Said access shall be mutually agreed upon between the GRANTOR AND THE GRANTEES, prior to permission being granted by GRANTOR, and will be formalized in a companion document to this AGREEMENT.

8. The covenants set forth herein shall run with the land to serve for the personal and non-commercial use of the GRANTEES and be binding and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors, and assigns.

ENTIRE AGREEMENT. It is understood and agreed that this agreement as written covers all the agreements and stipulations between the parties and that no statements or representations, oral or written, have been made modifying, adding to, or changing the terms of this Easement.

DATED this 12<sup>th</sup> day of February, 2020.

CITY AND BOROUGH OF WRANGELL (owner)

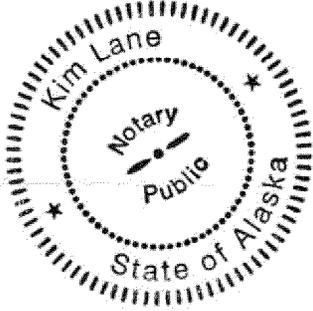
Lisa M VonBergen  
Lisa Von Bergen  
Borough Manager



Witness, the hand(s) of said Grantor(s) this 15<sup>th</sup> day of February 2021

Kim Lane

Name: Kim Lane, Borough Clerk

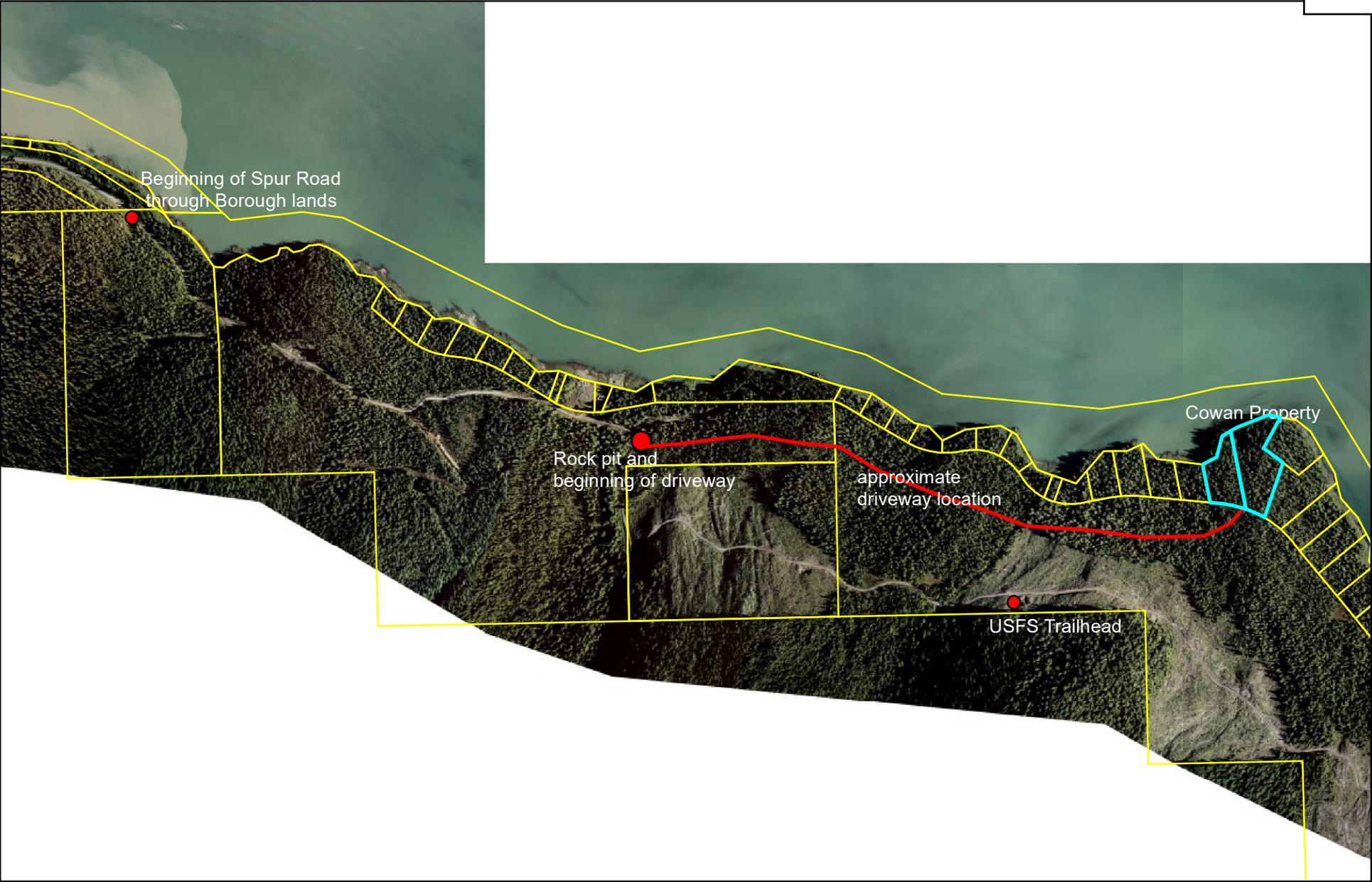


Notary Public for Alaska  
Commission expires: 7-27-2021



# CITY AND BOROUGH OF WRANGELL, ALASKA

Item a.



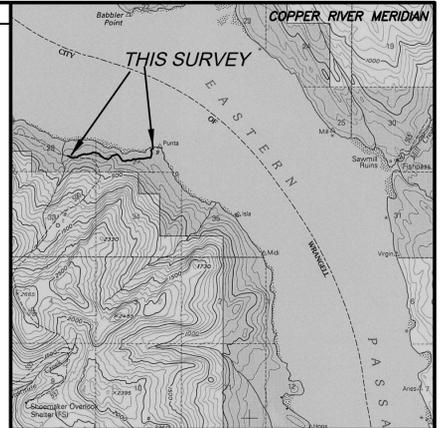
Public Map



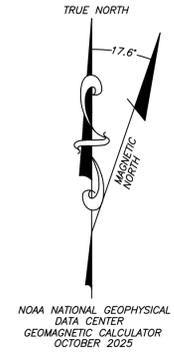
1 inch = 1,166.666667 feet  
Date: 10/14/2019

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

# POST CONSTRUCTION AS-BUILT SURVEY OF THE "COWAN ROAD" WRANGELL, ALASKA



VICINITY MAP  
SOURCE: USGS QUADRANGLE PETERSBURG (B-1) ALASKA  
DATE: 1997 SCALE 1" = 1 MILE

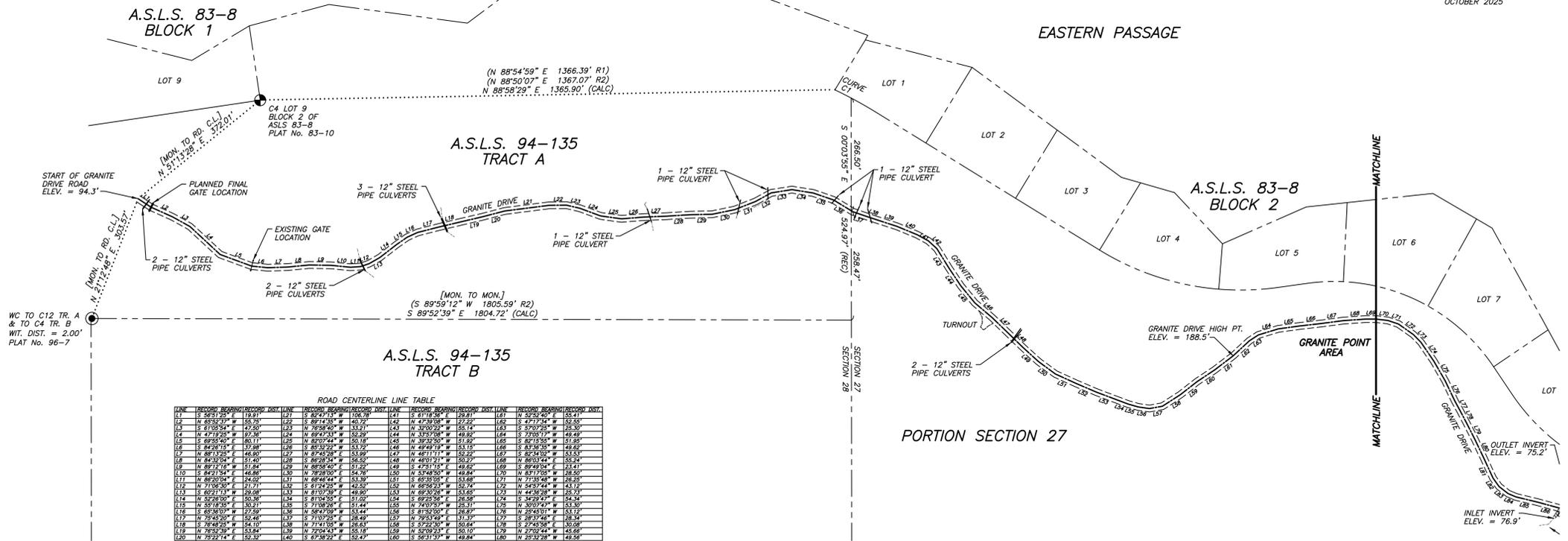


NOAA NATIONAL GEOPHYSICAL DATA CENTER  
GEOMAGNETIC CALCULATOR  
OCTOBER 2025

## LAND 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.

DAVID C. THYNES REGISTERED LAND SURVEYOR No. 10390 DATE



ROAD CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE									
11	S 89°52'39" E	126.91	121	S 89°52'39" E	126.91	141	S 89°52'39" E	126.91	161	S 89°52'39" E	126.91
12	N 88°54'59" E	1366.35	122	N 88°54'59" E	1366.35	142	N 88°54'59" E	1366.35	162	N 88°54'59" E	1366.35
13	S 89°52'39" E	126.91	123	S 89°52'39" E	126.91	143	S 89°52'39" E	126.91	163	S 89°52'39" E	126.91
14	N 88°54'59" E	1366.35	124	N 88°54'59" E	1366.35	144	N 88°54'59" E	1366.35	164	N 88°54'59" E	1366.35
15	S 89°52'39" E	126.91	125	S 89°52'39" E	126.91	145	S 89°52'39" E	126.91	165	S 89°52'39" E	126.91
16	N 88°54'59" E	1366.35	126	N 88°54'59" E	1366.35	146	N 88°54'59" E	1366.35	166	N 88°54'59" E	1366.35
17	S 89°52'39" E	126.91	127	S 89°52'39" E	126.91	147	S 89°52'39" E	126.91	167	S 89°52'39" E	126.91
18	N 88°54'59" E	1366.35	128	N 88°54'59" E	1366.35	148	N 88°54'59" E	1366.35	168	N 88°54'59" E	1366.35
19	S 89°52'39" E	126.91	129	S 89°52'39" E	126.91	149	S 89°52'39" E	126.91	169	S 89°52'39" E	126.91
20	N 88°54'59" E	1366.35	130	N 88°54'59" E	1366.35	150	N 88°54'59" E	1366.35	170	N 88°54'59" E	1366.35
21	S 89°52'39" E	126.91	131	S 89°52'39" E	126.91	151	S 89°52'39" E	126.91	171	S 89°52'39" E	126.91
22	N 88°54'59" E	1366.35	132	N 88°54'59" E	1366.35	152	N 88°54'59" E	1366.35	172	N 88°54'59" E	1366.35
23	S 89°52'39" E	126.91	133	S 89°52'39" E	126.91	153	S 89°52'39" E	126.91	173	S 89°52'39" E	126.91
24	N 88°54'59" E	1366.35	134	N 88°54'59" E	1366.35	154	N 88°54'59" E	1366.35	174	N 88°54'59" E	1366.35
25	S 89°52'39" E	126.91	135	S 89°52'39" E	126.91	155	S 89°52'39" E	126.91	175	S 89°52'39" E	126.91
26	N 88°54'59" E	1366.35	136	N 88°54'59" E	1366.35	156	N 88°54'59" E	1366.35	176	N 88°54'59" E	1366.35
27	S 89°52'39" E	126.91	137	S 89°52'39" E	126.91	157	S 89°52'39" E	126.91	177	S 89°52'39" E	126.91
28	N 88°54'59" E	1366.35	138	N 88°54'59" E	1366.35	158	N 88°54'59" E	1366.35	178	N 88°54'59" E	1366.35
29	S 89°52'39" E	126.91	139	S 89°52'39" E	126.91	159	S 89°52'39" E	126.91	179	S 89°52'39" E	126.91
30	N 88°54'59" E	1366.35	140	N 88°54'59" E	1366.35	160	N 88°54'59" E	1366.35	180	N 88°54'59" E	1366.35

CURVE TABLE

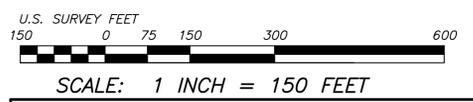
CURVE	BEARING	ANG. DIST.	CHORD	DELTA ANGLE
01	126.91	271.64	126.91	10.08 18"

## NOTES

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN THE ALUMINUM CAP MONUMENT MARKING CORNER 5 OF LOT 11, BLOCK 2 OF A.S.L.S. 83-8 AND THE ALUMINUM CAP MONUMENT MARKING CORNER 5 OF LOT 14, BLOCK 2 OF A.S.L.S. 83-8, THE ACCEPTED BEARING OF THIS LINE ACCORDING TO A.S.L.S. 83-8, PLAT No. 83-10 IS S 83°03'18" E.
- THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S. 40.15.900(5)(A).
- 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.
- THE FOLLOWING PLATS AND RECORDS LISTED BELOW WERE USED TO CONDUCT THIS SURVEY: (ALL RECORD INFORMATION LIES WITHIN THE PETERSBURG RECORDING DISTRICT)
  - (R1) - ALASKA STATE LAND SURVEY No. 83-8, PLAT No. 83-10
  - (R2) - ALASKA STATE LAND SURVEY No. 94-135, PLAT No. 96-7
  - (R3) - 200 FT. FLOATING ROAD EASEMENT VACATION PLAT No. 2000-4
  - (R4) - UNRECORDED SURVEY OF FLAGGED, PROPOSED ROAD CENTERLINE BY GARY L. TAMS L.S. 13013 OF GT LAND SURVEYING LLC DATED 9/10/2020
- HISTORY: THIS AS-BUILT RECORD OF SURVEY REPRESENTS A POST-CONSTRUCTION SURVEY OF GRANITE POINT DRIVE, A PRIVATE ROAD CROSSING BOROUGH OF WRANGELL OWNED LAND FOR ACCESS TO CERTAIN PRIVATELY OWNED PROPERTIES LOCATED ALONG THE ROAD.
- POST-CONSTRUCTION STATEMENT: THIS AS-BUILT IS INTENDED TO DEPICT THE LOCATION OF THE CONSTRUCTED GRANITE POINT DRIVE IN RELATION TO THE BOUNDARIES OF ALASKA STATE LAND SURVEY #83-8 AS IT PERTAINS TO BOROUGH OF WRANGELL LAND AND IS NOT TO BE PRESUMED TO PLAT OR DEDICATE THOSE PORTIONS PERTAINING TO NON-BOROUGH OF WRANGELL LANDS. THIS AS-BUILT IS NOT INTENDED TO BE USED TO RE-ESTABLISH PROPERTY BOUNDARIES.
- BASIS OF COORDINATES: THE BASIS OF THIS PROJECT'S COORDINATES IS AN ARBITRARY POINT SET AT THE WEST END OF THE COWAN ROAD PROJECT, POINT #1 (N&E SET) THE COORDINATES OF WHICH ARE AS FOLLOWS: N 6,655.75', E 2,376.71', ELEVATION = 120.00'. THE ELEVATIONS FOR THIS PROJECT ARE ALSO BASED ON AN ASSUMED ARBITRARY ELEVATION OF 120.00' AT POINT #1. THIS ELEVATION IS NOT TIED TO ANY PUBLISHED VERTICAL DATUM.
- DISTANCES: ALL DISTANCES ARE REDUCED TO HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- PROJECT SYNOPSIS - THIS PROJECT COMMENCED AT A FORK IN ISHIYAMA DRIVE SOUTH OF LOT 9, BLOCK 1 OF A.S.L.S. 83-8. THE MONUMENT MARKING THE WITNESS CORNER TO CORNER 4 OF TRACT B OF A.S.L.S. 94-135 WAS TIED IN AS WELL AS THE MONUMENT MARKING CORNER 1 OF LOT 1, BLOCK 2 OF A.S.L.S. 83-8. THE CONTROL TRAVERSE & AS-BUILT TOPD WERE RUN EAST ALONG THE PATH OF THE CONSTRUCTED ROAD SIMULTANEOUSLY. THE TOPOGRAPHIC DATA OF INTEREST CAPTURED DURING THIS SURVEY WAS THE CENTERLINE OF THE NEWLY CONSTRUCTED ROAD, THE START AND ENDPOINTS OF THE ROAD AS WELL AS THEIR ELEVATIONS & THE AT ELEVATION AT GRANITE POINT AND AT THE MAJOR DRAINAGE IN THE PROJECT. LOCATIONS & DIAMETERS OF ALL CULVERTS WERE NOTED AS WELL AS THE LENGTH OF THE LARGEST CULVERT AT THE MAJOR DRAINAGE. PROPERTY CORNERS FOR THE PARCELS WITH CONSTRUCTED DRIVEWAYS WERE LOCATED WITH THE EXCEPTION OF THE WITNESS CORNER MEANDER CORNER COMMON TO LOTS 11 & 12 OF BLOCK 2 AND THE WITNESS CORNER MEANDER CORNER COMMON TO LOTS 13 & 14 OF BLOCK 2. (THE LATTER CORNER MONUMENT HAS BEEN REQUESTED TO BE REPLACED BY THE COWANS WHICH WILL OCCUR WITH A FUTURE RECORD OF SURVEY PROJECT.) ALSO LOCATED DURING THIS PROJECT WAS THE LOCATION OF THE EXISTING GATE AND THE PAINT-MARKED, PLANNED PERMANENT POSITION FOR THE GATE ONCE RELOCATED. EXISTING TURN-OUTS/TURN-AROUNDS ALONG THE ROAD, AND GENERAL LOCATIONS OF STREAMS ENTERING & EXISTING CULVERT CROSSINGS WHERE POSSIBLE. ALTHOUGH THE AS-BUILT SURVEY PERTAINING TO THE WRANGELL BOROUGH ENDED AT THE SOUTH BOUNDARY OF LOT 14, BLOCK 2, THE SURVEY CONTINUED INTO LOTS 14 & 15 TO SHOW THE CONSTRUCTED ROAD AND THE LOCATION OF VARIOUS FILL AREAS FOR U.S.A.C.E. PURPOSES. NO OTHER CULVERTS WERE FOUND BEYOND SOUTH OF THE 4' DIAMETER CULVERT LOCATED NEAR THE AFOREMENTIONED BOUNDARY OF LOT 14. ROAD WIDTH: A SHOULDER TO ROAD WIDTH OF 16' WAS DETERMINED FROM AN AVERAGE OF PERIODIC TOPD SHOTS ALONG THE ACTUAL ROAD SHOULDER.

LEGEND:

- RECORD MONUMENT NOT RECOVERED THIS SURVEY
- PRIMARY MONUMENT RECOVERED THIS SURVEY (3.25" ALUMINUM CAP ON ALUMINUM PIPE L.S. #3076)
- ⊕ PRIMARY MONUMENT RECOVERED THIS SURVEY (3.25" ALUMINUM CAP ON ALUMINUM PIPE L.S. #6700)
- ⊕ SECONDARY MONUMENT RECOVERED 2" ALCAP ON 5/8" REBAR
- SURVEY TIE LINE
- UNSURVEYED BOUNDARY LINE
- SURVEYED BOUNDARY LINE
- GRANITE DRIVE SHOULDER
- GRANITE DRIVE CENTERLINE
- DRIVEWAY/FILL SHOULDER
- DRIVEWAY CENTERLINE
- CULVERT
- STREAM/DRAINAGE
- (R) (REC) RECORD
- (C) (CALC) COMPUTED
- (M) (MEAS) MEASURED



POST CONSTRUCTION AS-BUILT OF THE "COWAN ROAD" WRANGELL, ALASKA  
SURVEY LOCATED WITHIN TRACT A OF A.S.L.S. 94-135 AND WITHIN A PORTION OF SECTION 27, T62S, R84E, C.R.M.  
WRANGELL RECORDING DISTRICT

SURVEYOR:  
**CENTRAL SOUTHEAST SURVEYORS**  
P.O. BOX 533, PETERSBURG AK 99833  
PH (907) 518-0075  
EMAIL: tvnocon@gmail.com  
RPLS #10390

DRAWN & CHECKED BY D.C.T. SURVEY DATE INITIATED: 10/9/25 COMPLETED: 10/12/25  
DATE: 10/24/25 SHEET: 1 OF 2  
SCALE: 1" = 150' C.S.S. DRAWING No. COWAN 2025

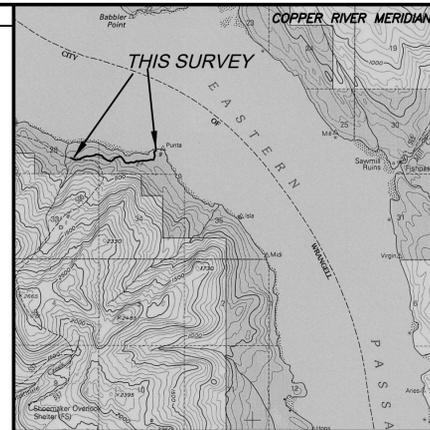
# POST CONSTRUCTION AS-BUILT SURVEY OF THE "COWAN ROAD" WRANGELL, ALASKA

EASTERN PASSAGE

A.S.L.S. 83-8  
BLOCK 2



NOAA NATIONAL GEOPHYSICAL DATA CENTER  
GEOMAGNETIC CALCULATOR  
OCTOBER 2023



## VICINITY MAP

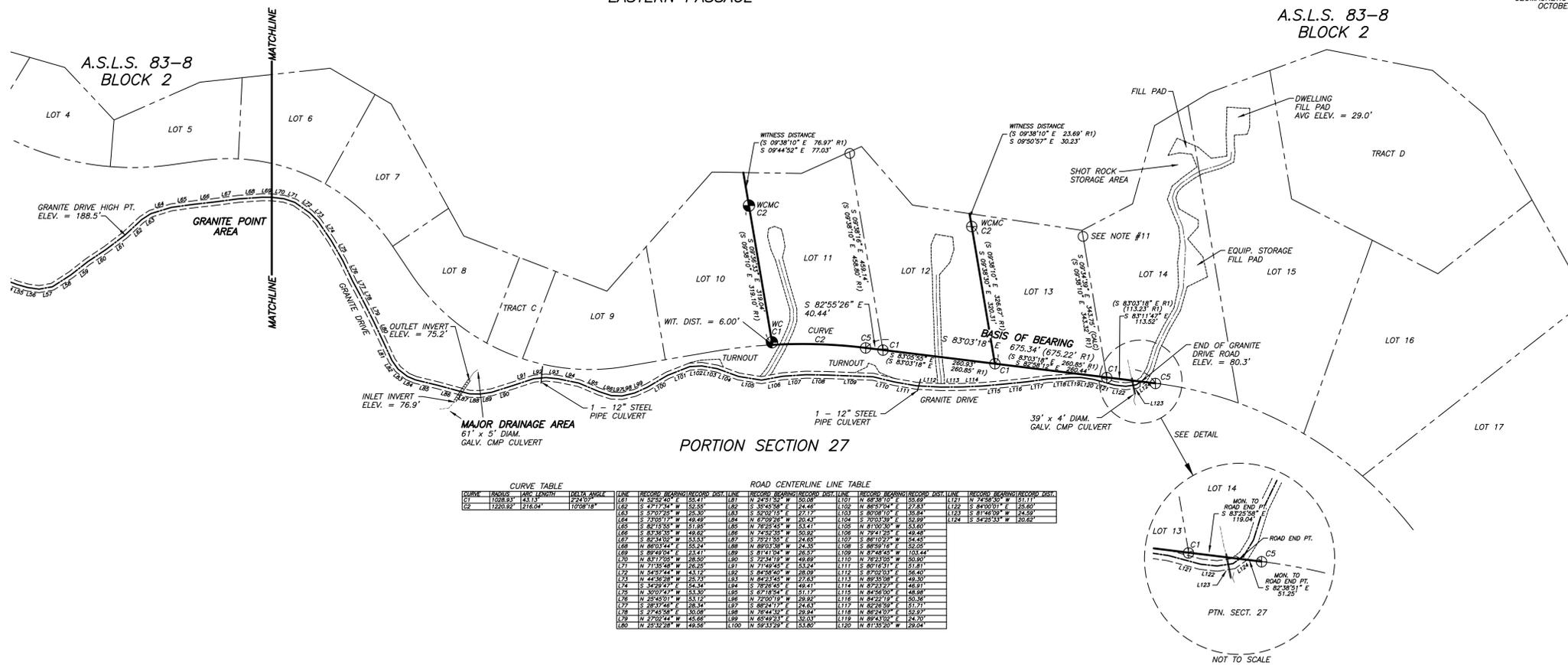
SOURCE: USGS QUADRANGLE PETERSBURG (B-1) ALASKA  
DATE: 1997 SCALE 1" = 1 MILE

## LAND SURVEYOR'S CERTIFICATE

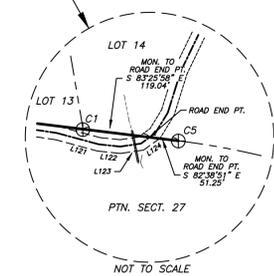
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DAVID C. THYNES  
REGISTERED LAND SURVEYOR No. 10390

DATE



CURVE TABLE				ROAD CENTERLINE LINE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	LINE	RECORD BEARING	RECORD DIST.	LINE	RECORD BEARING	RECORD DIST.
C1	1026.84	44.13	24.01°	L81	N 24°25'40" W	55.41	L71	N 64°36'10" E	55.60
C2	1225.92	124.04	120°38'38"	L82	S 47°17'54" W	52.50	L72	N 82°29'24" E	52.60
				L83	S 57°07'59" W	25.30	L73	S 50°08'10" E	35.84
				L84	S 67°15'58" W	51.80	L74	N 72°25'45" W	53.41
				L85	S 81°38'58" W	49.50	L75	N 62°03'14" E	50.90
				L86	S 87°34'09" W	33.53	L76	S 72°21'55" W	24.60
				L87	S 89°49'04" W	23.41	L77	S 64°10'29" W	24.45
				L88	N 81°10'48" W	26.20	L78	N 52°18'11" W	20.50
				L89	N 64°30'44" W	43.10	L79	N 36°20'40" W	28.00
				L90	N 44°30'29" W	54.34	L80	N 22°18'18" W	32.60
				L91	N 24°45'01" W	53.10	L81	N 7°20'19" W	32.60
				L92	S 27°45'58" W	30.50	L82	N 78°44'32" W	29.24
				L93	N 22°32'28" W	48.26	L83	N 52°33'29" W	33.80
				L94			L84	N 81°35'20" W	29.04



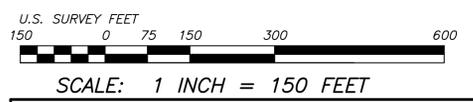
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- DISTANCES: ALL DISTANCES ARE REDUCED TO HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- PROJECT SYNOPSIS - THIS PROJECT COMMENCED AT A FORK IN ISHIYAMA DRIVE SOUTH OF LOT 9, BLOCK 1 OF A.S.L.S. 83-8. THE MONUMENT MARKING THE WITNESS CORNER TO CORNER 4 OF TRACT B OF A.S.L.S. 94-135 WAS TIED IN AS WELL AS THE MONUMENT MARKING CORNER 1 OF LOT 1, BLOCK 2 OF A.S.L.S. 83-8. THE CONTROL TRAVERSE & AS-BUILT TOPO WERE RUN EAST ALONG THE PATH OF THE CONSTRUCTED ROAD SIMULTANEOUSLY. THE TOPOGRAPHIC DATA OF INTEREST CAPTURED DURING THIS SURVEY WAS THE CENTERLINE OF THE NEWLY CONSTRUCTED ROAD, THE START AND ENDPOINTS OF THE ROAD AS WELL AS THEIR ELEVATIONS & THE AT ELEVATION AT GRANITE POINT AND AT THE MAJOR DRAINAGE IN THE PROJECT. LOCATIONS & DIAMETERS OF ALL CULVERTS WERE NOTED AS WELL AS THE LENGTH OF THE LARGEST CULVERT AT THE MAJOR DRAINAGE. PROPERTY CORNERS FOR THE PARCELS WITH CONSTRUCTED DRIVEWAYS WERE LOCATED WITH THE EXCEPTION OF THE WITNESS CORNER MEANDER CORNER COMMON TO LOTS 11 & 12 OF BLOCK 2 AND THE WITNESS CORNER MEANDER CORNER COMMON TO LOTS 13 & 14 OF BLOCK 2. (THE LATTER CORNER MONUMENT HAS BEEN REQUESTED TO BE REPLACED BY THE COWANS WHICH WILL OCCUR WITH A FUTURE RECORD OF SURVEY PROJECT.) ALSO LOCATED DURING THIS PROJECT WAS THE LOCATION OF THE EXISTING GATE AND THE PAINT-MARKED, PLANNED PERMANENT POSITION FOR THE GATE ONCE RELOCATED. EXISTING TURN-OUTS/TURN-AROUNDS ALONG THE ROAD, AND GENERAL LOCATIONS OF STREAMS ENTERING & EXISTING CULVERT CROSSINGS WHERE POSSIBLE. ALTHOUGH THE AS-BUILT SURVEY PERTAINING TO THE WRANGELL BOROUGH ENDED AT THE SOUTH BOUNDARY OF LOT 14, BLOCK 2, THE SURVEY CONTINUED INTO LOTS 14 & 15 TO SHOW THE CONSTRUCTED ROAD AND THE LOCATION OF VARIOUS FILL AREAS FOR U.S.A.C.E. PURPOSES. NO OTHER CULVERTS WERE FOUND BEYOND SOUTH OF THE 4' DIAMETER CULVERT LOCATED NEAR THE AFOREMENTIONED BOUNDARY OF LOT 14. ROAD WIDTH: A SHOULDER TO SHOULDER ROAD WIDTH OF 16' WAS DETERMINED FROM AN AVERAGE OF PERIODIC TOPO SHOTS ALONG THE ACTUAL ROAD SHOULDER.

**LEGEND:**

- RECORD MONUMENT NOT RECOVERED THIS SURVEY
- PRIMARY MONUMENT RECOVERED THIS SURVEY (3.25" ALUMINUM CAP ON ALUMINUM PIPE LS #3076)
- ⊕ PRIMARY MONUMENT RECOVERED THIS SURVEY (3.25" ALUMINUM CAP ON ALUMINUM PIPE LS #6700)
- ⊕ SECONDARY MONUMENT RECOVERED 2" ALCAP ON 5/8" REBAR
- SURVEY TIE LINE
- SURVEYED BOUNDARY LINE
- GRANITE DRIVE SHOULDER
- GRANITE DRIVE CENTERLINE
- DRIVEWAY/FILL SHOULDER
- DRIVEWAY/CENTERLINE
- CULVERT
- STREAM/DRAINAGE

(R) (REC) RECORD  
(C) (CALC) COMPUTED  
(M) (MEAS) MEASURED



CLIENT: ROYCE & SHERRI COWAN  
P.O. BOX 1184  
WRANGELL, AK 99929

U.S. SURVEY FEET  
150 0 75 150 300 600

SCALE: 1 INCH = 150 FEET

**POST CONSTRUCTION AS-BUILT OF THE "COWAN ROAD" WRANGELL, ALASKA**

SURVEY LOCATED WITHIN TRACT A OF A.S.L.S. 94-135 AND WITHIN A PORTION OF SECTION 27, T62S, R84E, C.R.M.  
WRANGELL RECORDING DISTRICT

SURVEYOR:  
**CENTRAL SOUTHEAST SURVEYORS**  
P.O. BOX 533, PETERSBURG AK 99833  
PH (907) 518-0075  
EMAIL: tvnocona@gmail.com  
RPLS #10390

DRAWN & CHECKED BY D.C.T. SURVEY DATE INITIATED: 10/9/25 COMPLETED: 10/12/25  
DATE: 10/24/25 SHEET: 2 OF 2  
SCALE: 1" = 150' C.S.S. DRAWING No. COWAN 2025

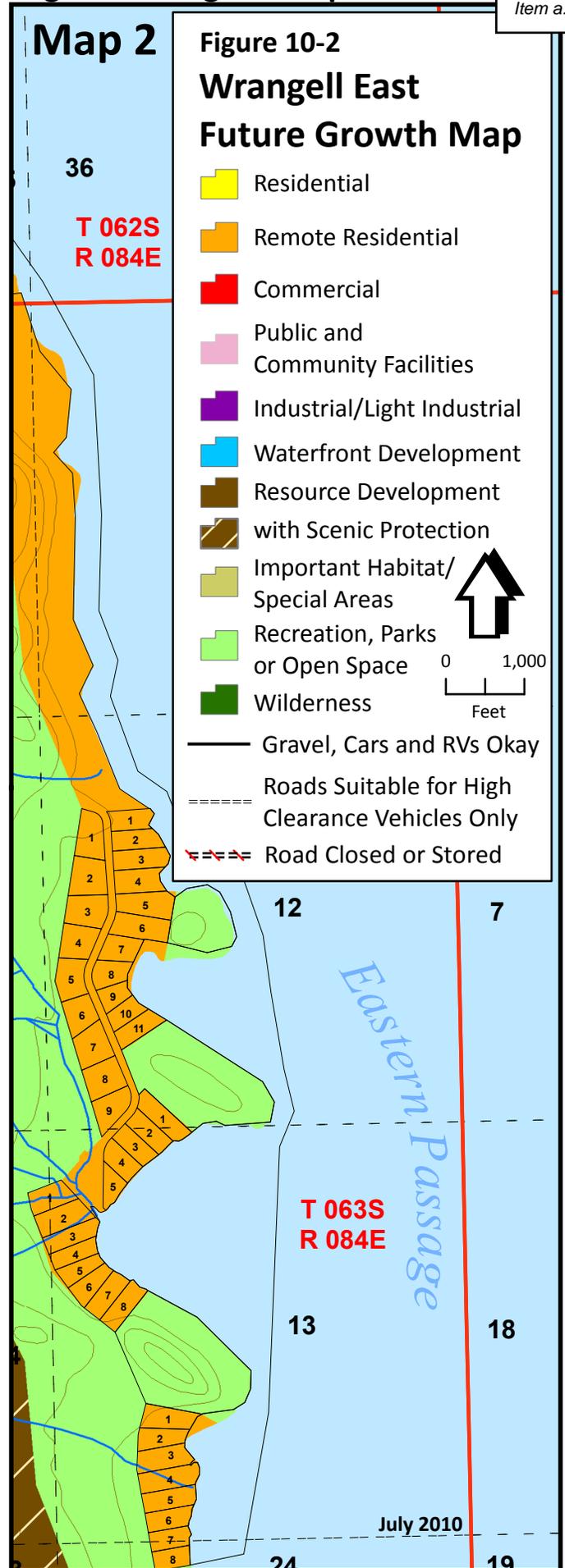
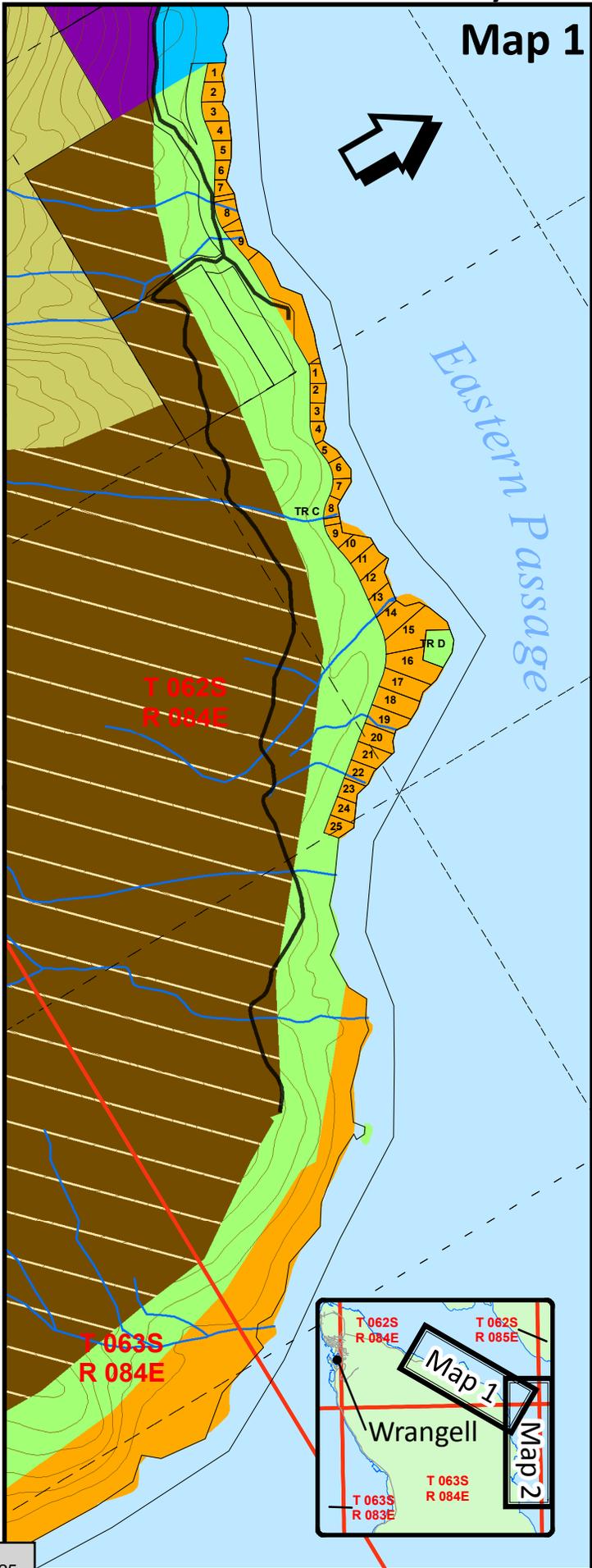


Figure 10-2

**Wrangell East  
Future Growth Map**

- Residential
- Remote Residential
- Commercial
- Public and Community Facilities
- Industrial/Light Industrial
- Waterfront Development
- Resource Development
- with Scenic Protection
- Important Habitat/Special Areas
- Recreation, Parks or Open Space
- Wilderness
- Gravel, Cars and RVs Okay
- Roads Suitable for High Clearance Vehicles Only
- Road Closed or Stored



0 1,000  
Feet



To: Planning and Zoning Commissioners  
From: Kate Thomas, Planning Administrator  
Date: Thursday, April 9, 2026  
Subject: (PH) Request from Richard Kaer to purchase Borough-owned tidelands identified as Lot 2, Block 84B, of the Wrangell Townsite according to Plat No 89-2, zoned Waterfront Development.

Attachments: 1. Aerial Map, 2. Plat No. 89-2

References: Title 16 – Public Lands  
Title 20 – Zoning

## Background

Richard Kaer has submitted an application to purchase Borough-owned tidelands identified as Lot 2, Block 84B, Tidelands Resubdivision of Wrangell Tidelands Addition, according to Plat No. 89-2.

The property is currently under Tidelands Lease No. 31 between the City and Borough of Wrangell and Richard and Cathy Kaer, dba Breakwater Seafoods. The original lease was executed on May 9, 1989 and was later extended through a Memorandum and Extension of Lease recorded in 2019, establishing a lease term through May 9, 2054.

The applicant has requested to purchase the tidelands for continued personal and commercial use. No new improvements or development are proposed as part of the request. Pursuant to Wrangell Municipal Code Chapter 16.12, applications to purchase Borough-owned land or tidelands are reviewed by the Planning and Zoning Commission and the Port Commission prior to consideration by the Borough Assembly.

## Site Specific Information

The property consists of submerged tidelands within the Wrangell Harbor Basin, adjacent to uplands owned by the applicant and developed with a mix of residential and commercial uses.

**Applicant:** Richard Kaer  
**Parcel ID:** 02-013-101



<b>Legal Description:</b>	Lot 2, Block 84B, Tidelands Resubdivision of Wrangell Tidelands Addition, according to Plat No. 89-2
<b>Area:</b>	Approximately 16,436 square feet
<b>Location:</b>	North end of Oceanview Drive / Peninsula Street on the west side of Wrangell Harbor
<b>Zoning:</b>	Waterfront Development (WFD)
<b>Ownership:</b>	City and Borough of Wrangell
<b>Existing Conditions:</b>	Piling dock and float associated with Breakwater Seafoods
<b>Utilities:</b>	Electricity, telephone, and water available in the area
<b>Access:</b>	From Wrangell Harbor or adjoining uplands
<b>Proposed Use:</b>	Continued personal and commercial use; no additional improvements proposed at this time

### Findings of Fact

1. The subject property is Borough-owned tidelands located within the Waterfront Development (WFD) zoning district.
2. The property is legally described as Lot 2, Block 84B, Tidelands Resubdivision of Wrangell Tidelands Addition, according to Plat No. 89-2, consisting of approximately 16,436 square feet.
3. The property has historically been leased to the applicant under Tidelands Lease No. 31, originally executed in 1989 and later extended in 2019.
4. The tidelands have historically been used as a commercial dock site associated with Breakwater Seafoods.
5. The property is located within the Wrangell Harbor Basin, immediately behind the harbor breakwater.
6. The Waterfront Development zoning district is intended to accommodate marine-related and water-dependent uses requiring proximity to navigable waters.
7. The applicant has requested to purchase the tidelands for continued personal and commercial use, and no additional improvements are proposed at this time.



## Staff Analysis

The request involves the potential sale of Borough-owned tidelands, which is governed by Wrangell Municipal Code Chapter 16.12. Under this chapter, applications to purchase Borough land or tidelands must first be reviewed by the Planning and Zoning Commission and the Port Commission before consideration by the Borough Assembly.

The Planning and Zoning Commission's review focuses primarily on land use compatibility, zoning consistency, and alignment with adopted Borough planning policies.

The subject tidelands are located within the Waterfront Development District, which is intended to support marine-related commercial uses, docks, and water-dependent infrastructure. The historic and existing use of the site as a commercial dock associated with Breakwater Seafoods is consistent with the intent of the district.

The parcel has been leased to the applicant for several decades and functions as an integrated extension of the adjoining upland property and marine facility. Because the site is already developed with dock infrastructure and accessed through adjacent uplands owned by the applicant, the tidelands function as a logical extension of the existing upland property and marine use.

Under WMC 16.12, the Borough Assembly ultimately determines whether disposal of Borough land or tidelands is in the best interest of the Borough. In making this determination, the Assembly may consider factors such as:

- Existing land use patterns and ownership
- Economic benefits to the Borough
- Compatibility with surrounding uses
- Long-term land management considerations

Based on available information, the request appears consistent with existing land use patterns in the harbor basin and with the Waterfront Development zoning district. Approval of the request would transfer ownership of tidelands that have historically been used in conjunction with the applicant's upland property and marine operations.

## Staff Recommendation

Staff recommends that the Planning and Zoning Commission forward a recommendation to the Borough Assembly regarding the request from Richard Kaer to purchase Borough-owned tidelands identified as Lot 2, Block 84B of the Tidelands Resubdivision of Wrangell Tidelands Addition, based on the proposal's consistency with the Waterfront Development zoning district and existing harbor land use patterns.



### Recommended Motion

Move to approve the findings of fact and recommend that the Borough Assembly approve the request from Richard Kaer to purchase Borough-owned tidelands identified as Lot 2, Block 84B of the Tidelands Resubdivision of Wrangell Tidelands Addition, Plat 89-2, subject to applicable provisions of Wrangell Municipal Code Chapter 16.12.

# CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



1 inch = 82.005518 feet

30  
e: 3/11/2026

Public Map



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

**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 3-20-89  
 OWNER City of Wrangell Official  
Freda Hennings-Meyer  
 PRINT NAME & TITLE

**Notary's Acknowledgement**  
 U.S. OF AMERICA  
 STATE OF ALASKA  
 CITY OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS 20 DAY OF March, 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Freda Hennings-Meyer, TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND ACKNOWLEDGED THAT THEY PERSONALLY SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATION FIRST HEREON.

MY COMMISSION EXPIRES 7-1-90  
 PUBLIC IN AND FOR THE STATE OF ALASKA

**CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)**  
 I HEREBY CERTIFY, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY OF WRANGELL HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY OF WRANGELL, IN THE NAME OF City of Wrangell AND ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID PROPERTY IN FAVOR OF THE CITY OF WRANGELL ARE PAID IN FULL, THAT CURRENT TAXES FOR THE YEAR 1988 WILL BE DUE ON OR BEFORE JULY 31, 1989, DATED THIS 20 DAY OF March, 1989.

Freda Hennings-Meyer  
 CITY CLERK, WRANGELL

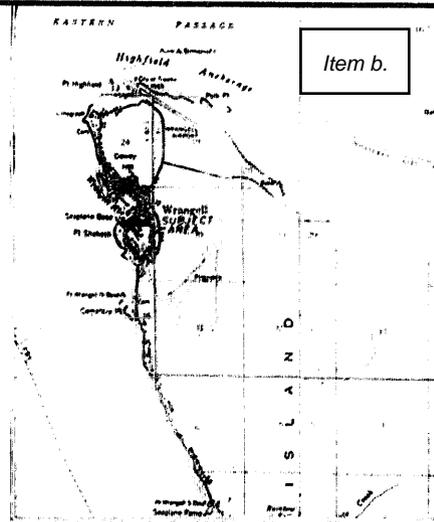
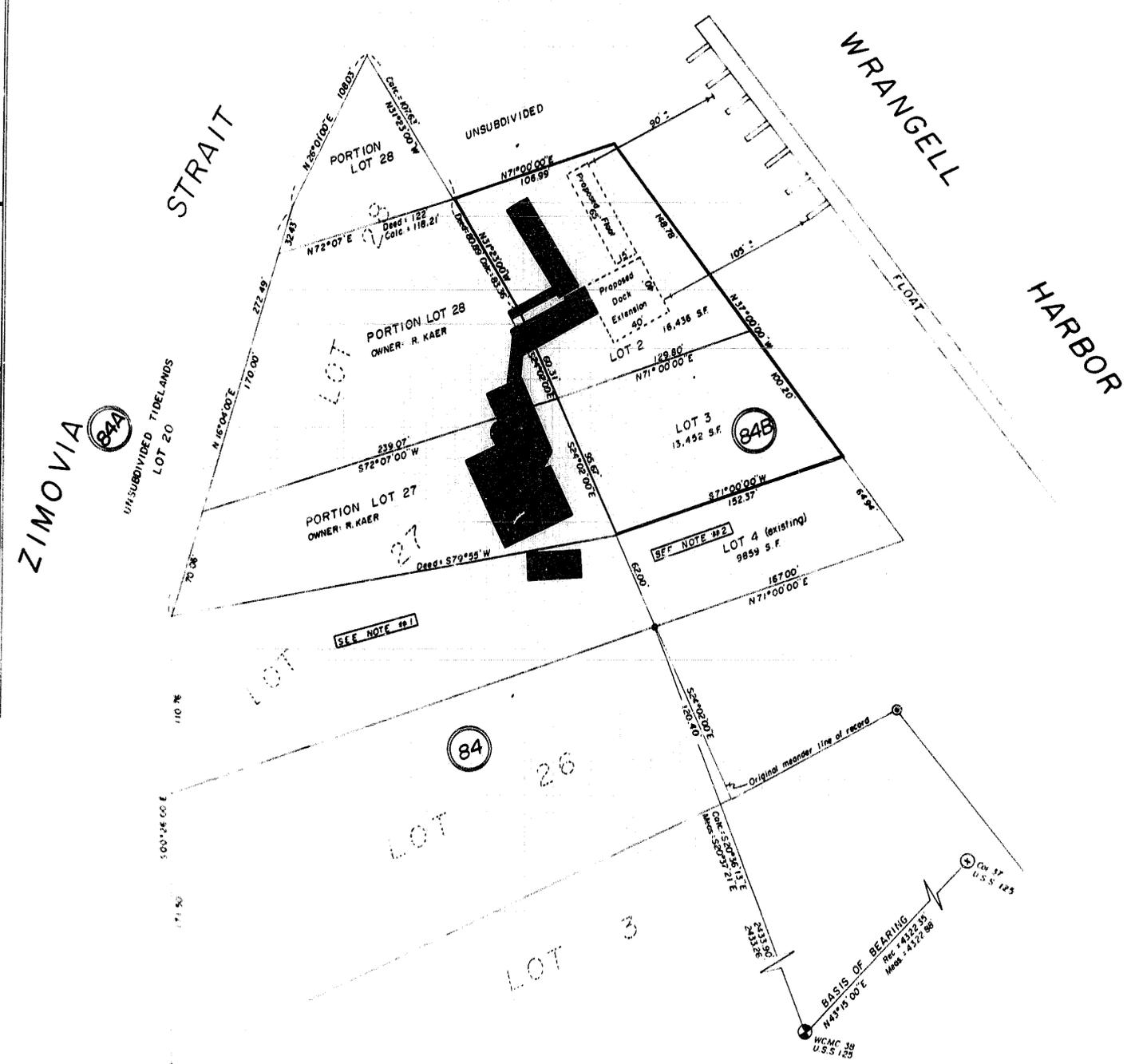
**CERTIFICATE OF APPROVAL BY THE BOARD**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL PLATTING COMMISSION, AND THAT THE SAID PLAT HAS BEEN APPROVED BY THE COMMISSION IN PLAT RESOLUTION NO. 3-7 DATED 3-7 1989, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, KETCHIKAN, ALASKA.

DATE 3-20-89  
Wallace Johnson  
 CHAIRMAN, PLATTING COMMISSION

ATTEST:  
Donnell Vincent  
 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 17, PAGE 228, DATED 3-14 1988, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, KETCHIKAN, ALASKA.

DATE 3-20-89  
Freda Hennings-Meyer  
 MAYOR



VICINITY MAP  
 SCALE 1" = 1 MILE

**NOTES**

- 1) UPLAND PROPERTY LINES APPEAR TO BE IN CONFLICT. THIS COMPANY ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY AS DRAWN ON THIS PLAT.
- 2) LOT 4, BLOCK 84B, WRANGELL TIDELANDS ADDITION, IS AN EXISTING LOT AS SHOWN ON HUBBELL & WALLER'S 'TIDELANDS ADDITION PLAT, DATED OCT 15, 1962
- 3) THIS PLAT, WILL CREATE LOTS 2 & 3, BLOCK 84B
- 4) NO MONUMENTS WERE SET THIS SURVEY

**LEGEND**

- ① PRIMARY BRASS CAP MONUMENT (RECOVERED)
- ② PRIMARY MONUMENT (RECOVERED)
- PLASTIC CAP (GRADED INTO BEDROCK) (RECOVERED) (SET BY OTHERS)
- ⑥ SECONDARY BRASS CAP MONUMENT (RECOVERED) (SET BY OTHERS)

WRANGELL RECORDING DISTRICT

**TIDELANDS RESUBDIVISION**

BLOCK 84B, WRANGELL TIDELANDS ADD  
 CREATING LOTS 2 & 3, BLOCK 84B

CLIENT: MR RICHARD KAER  
 BOX 1102  
 WRANGELL, ALASKA 99829

**GREG SCHEFF & ASSOCIATES**  
 LAND SURVEYORS  
 BOX 1331  
 WRANGELL, ALASKA 99829

DATE: DEC 14, 1989  
 NAME OF SURVEYOR PROJECT NUMBER: GREG SCHEFF & ASSOC. 51177-01-00 W  
 SCALE: 1" = 100' DRAWN BY: LMS

89-2  
 RECORDED - FILED  
 WRANGELL REC. DIST.  
 DATE: APRIL 20, 1989  
 TIME: 02:35 P.M.  
 BY: [Signature]  
 City of Wrangell  
 Box 531  
 Wrangell, Alaska

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that I am a registered Surveyor licensed in the State of Alaska, and that on DECEMBER, 1988 a survey of the herein described lands was conducted under my direct supervision and that the plat is a true and accurate representation of the field notes and said survey, and that all dimensions and other details are correct according to said field notes.

27th day of Dec 1989  
 Date [Signature]





To: Planning and Zoning Commissioners  
From: Kate Thomas, Planning Administrator  
Date: Thursday, April 9, 2026  
Subject: (PH) Request from Tideline Construction to lease Borough-owned tidelands identified as ATS 1249 according to Plat No 83-13, zoned Waterfront Development, within the CBW Deep-Water Port Subdivision.

Attachments: 1. Aerial Map, 2. Plat 83-13, 3. Proposed Area Map, 4. Tidelands Patent 392

References: Title 16 – Public Lands  
Title 20 – Zoning  
Tidelands Patent 392

## Background

Tideline Construction, LLC has submitted a request to lease Borough-owned tidelands identified as Alaska Tidelands Survey (ATS) 1249, according to Plat No. 83-13, located along the waterfront of the CBW Deep Water Port Subdivision.

The lease area contains approximately 30.87 acres and is zoned Waterfront Development. The tidelands were conveyed from the State of Alaska to the City of Wrangell through Tidelands Patent No. 392, issued pursuant to AS 38.05.825, which grants the municipality management authority over the tidelands and the ability to lease the lands.

Tideline Construction proposes to utilize the lease area for marine industrial purposes associated with barge operations, including the installation of a barge dock and associated mooring dolphins.

## Site Specific Information

**Applicant:** Tideline Construction, LLC  
**Property Owner:** City and Borough of Wrangell  
**Legal Description:** Alaska Tidelands Survey No. 1249  
**Plat Reference:** Plat No. 83-13  
**Acreage:** Approximately 30.87 acres  
**Zoning:** Waterfront Development  
**Location:** Waterfront along Zimovia Strait within the CBW Deep Water Port Subdivision



- Surrounding Uses:** Marine industrial activities including barge operations, aggregate storage, and maritime support services
- Access:** Marine access from Zimovia Strait and upland access via the Deep-Water Port industrial area
- Proposed Use:** Installation of a barge dock, ramp, and mooring dolphins to support marine industrial operations

### Findings of Fact

1. The requested lease area is located within Alaska Tidelands Survey 1249, according to Plat No. 83-13, containing approximately 30.87 acres.
2. The property is owned by the City and Borough of Wrangell and was conveyed from the State of Alaska through Tidelands Patent No. 392 pursuant to AS 38.05.825, granting the Borough management authority over the tidelands.
3. Under the terms of the patent, the municipality may lease the tidelands, but may not sell them.
4. The subject property is zoned Waterfront Development, which is intended to accommodate water-dependent and marine industrial uses.
5. The proposed use for barge docking and marine operations is consistent with the surrounding industrial waterfront activity within the Deep-Water Port Subdivision.
6. The proposed lease area will support marine transportation and maritime industrial activity, which are compatible with the intended development of the Deep-Water Port area.
7. Any development within the lease area will be subject to applicable state, federal, and local permits prior to construction.

### Staff Analysis

Wrangell Municipal Code Title 16 authorizes the City and Borough of Wrangell to manage and lease municipal lands when such use is determined to be in the public interest.

The requested lease area is located within the Deep-Water Port industrial waterfront area, which has been identified for marine-dependent industrial uses. The proposed barge dock and associated marine infrastructure are consistent with the intended use of the area and support the Borough's maritime and industrial economic activity.

Staff also recommends a condition limiting the northern extent of the waterward lease boundary to ensure that the tidelands lease remains aligned with the upland parcel to be acquired by Tideline Construction and does not extend beyond that parcel frontage.



The lease would allow for private investment in marine infrastructure while maintaining municipal ownership and management of the tidelands, consistent with the requirements of the State tidelands patent and public trust doctrine.

Staff finds the proposed use to be consistent with the zoning designation and the Borough's land management authority.

### Staff Recommendation

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to the Borough Assembly, subject to the following condition:

#### Condition of Approval

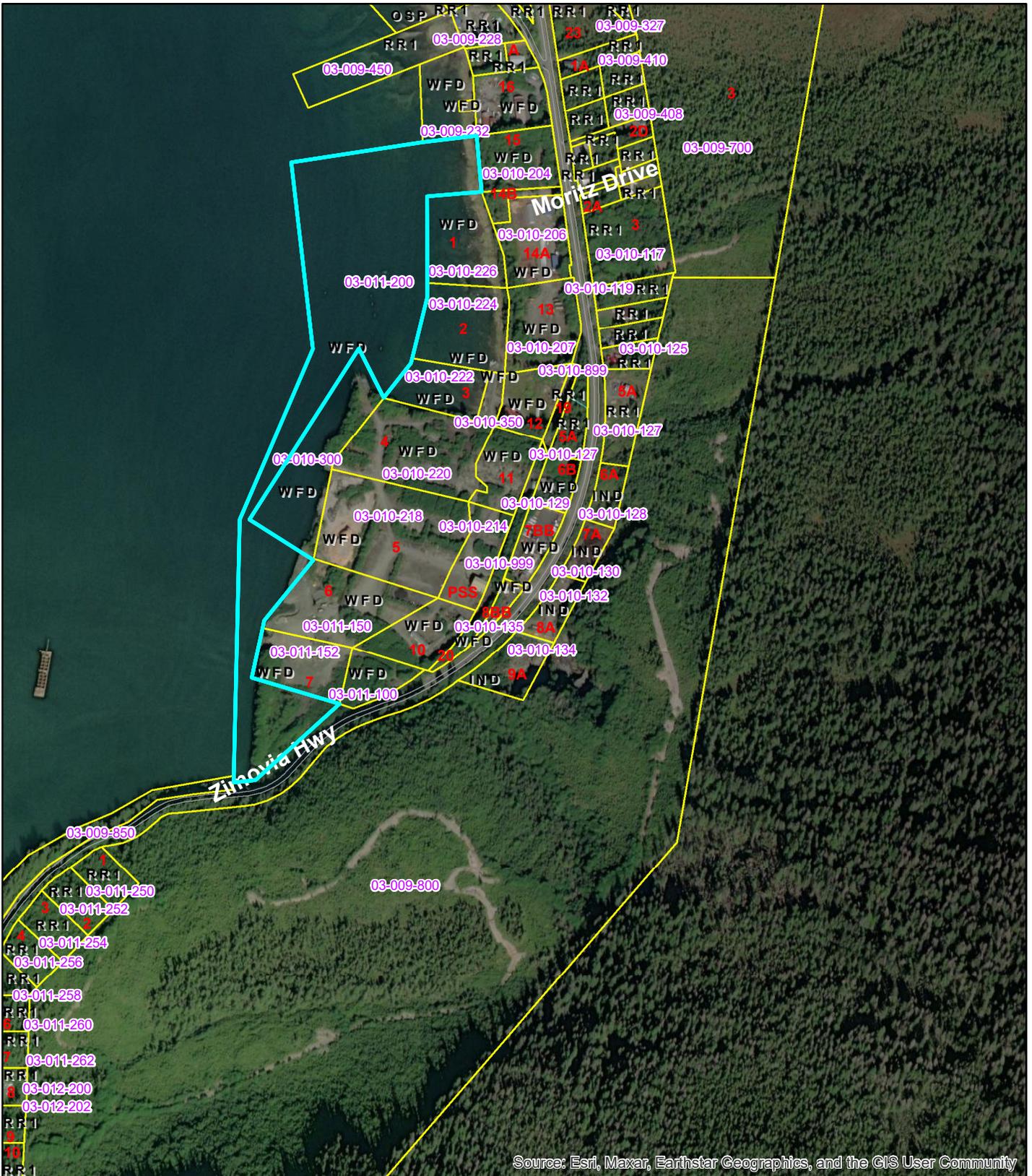
1. The waterward leased area shall not extend north beyond the waterfront boundary of the parcel proposed to be acquired by Tideline Construction.

### Recommended Motion

Move to approve the findings of fact and recommend approval to the Borough Assembly of the request from Tideline Construction, LLC to lease a portion of Borough-owned tidelands identified as Alaska Tidelands Survey 1249, according to Plat No. 83-13, containing approximately 30.87 acres and located within the CBW Deep Water Port Subdivision, zoned Waterfront Development, subject to the condition that the waterward leased area shall not extend north beyond the waterfront boundary of the parcel proposed to be acquired by Tideline Construction.

# CITY AND BOROUGH OF WRANGELL, ALASKA

Item c.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



1 inch = 745.164296 feet

Public Map



35 Date: 3/11/2026

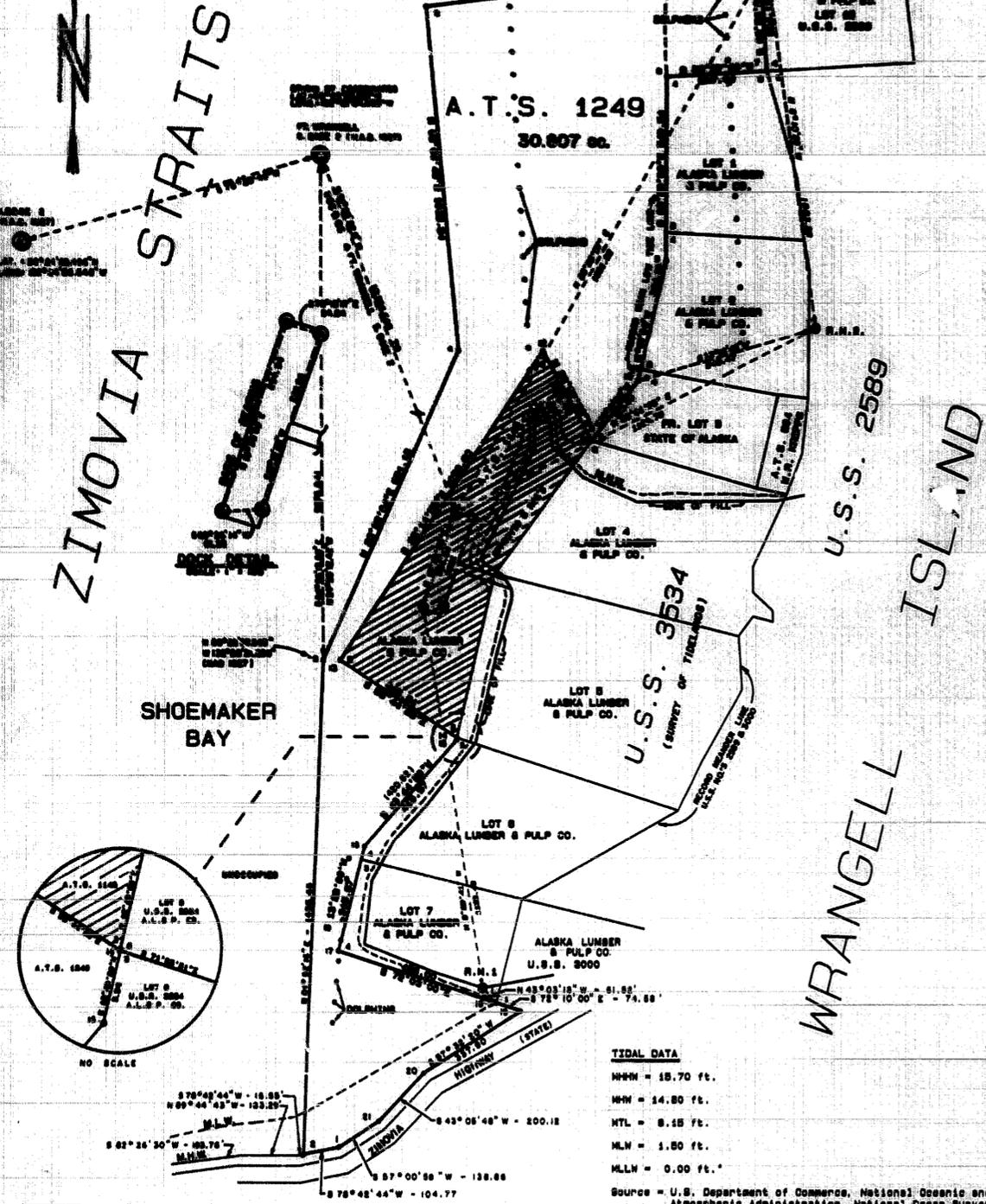
**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.  
PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.**

These high tide was determined by tide observations from observations on April 22, 1929 in conjunction with the tide publications for the predictions of high and low waters for 1929.

The high bearings shown are true bearings as oriented to the State of Alaska.

All plan distances shown are reduced to horizontal field distances.

This survey was accomplished in accordance with U.S.L. 0-22-21.



**CERTIFICATE OF APPROVAL**

I, the undersigned, hereby certify that I am the Director, Division of Technical Services, and that the State of Alaska in honor of A.T.S. 1249 as shown hereon, I hereby approve this survey and plan for the State of Alaska.

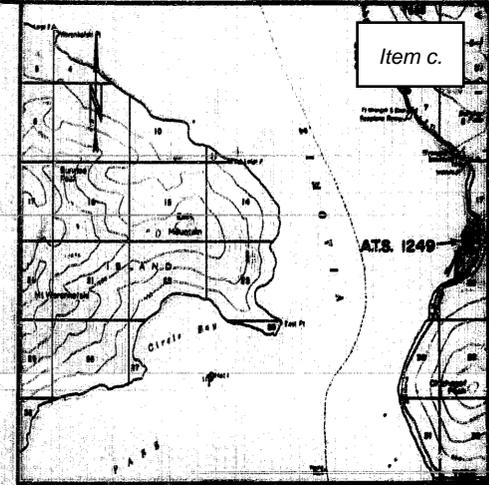
9-9-1929 *James H. Anderson*  
Director, Division of Technical Services

**NOTARY'S ACKNOWLEDGMENT**

Subscribed and sworn to before me this 9th day of September, 1929.

*Franklin W. ...*  
Notary Public for Alaska  
My commission expires: 12-15-34

**ROMULO MORALES**  
NOTARY PUBLIC  
STATE OF ALASKA



**VICINITY MAP**  
SCALE: 1" = 1 MILE  
TAKEN FROM U.S.G.S. MAP, PETERSBURG 2-2 (1909)

**CERTIFICATE OF LEASE ADDENDUM**

I hereby certify that we are the lease applicant of record of the property shown hereon and that we hereby approve this plat of survey.

July 29, 1929 *James H. Anderson*  
ALASKA LUMBER & PULP CO., INC.

**NOTARY'S ACKNOWLEDGMENT**

Subscribed and sworn to before me this 29th day of July, 1929.

*Cathie Macdonald*  
Notary Public for Alaska  
My commission expires: 11/1/32

**SURVEYOR'S CERTIFICATE**

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

Aug 5, 1929 REGISTRATION NO. 5076 S  
*C.P. ...*  
REGISTERED LAND SURVEYOR

**STATE OF ALASKA**  
REGISTERED LAND SURVEYOR

**RECORDED - FILED IN**

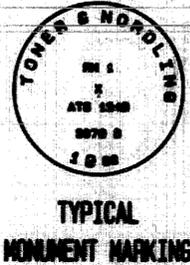
**Wrangell**

DATE 9-19-29  
FILED 105  
WRANGELL, ALASKA  
JAMES H. ANDERSON

- LEGEND**
- ① - PRIMARY MONUMENT SET THIS SURVEY.
  - ② - EXISTING S.G. MONUMENT
  - ③ - NO MONUMENT SET
  - ④ - U.S.G.S. STATIONS

**REFERENCE MONUMENTS & BEARING TREES FOR PRIMARY MONUMENTS SET THIS SURVEY**

RM1	N 88° 28' 08" E. 18.10'	TO PEBAR W/ ALUMINUM CAP
	N 78° 08' 10" W. 18.48'	TO PEBAR W/ ALUMINUM CAP
RMS	N 49° 58' 20" E. 41.70'	TO 84° HEMLOCK
	N 78° 54' 28" E. 80.88'	TO 8° HEMLOCK
	S 81° 08' 00" E. 84.81'	TO 88° SPRUCE
RMS	N 88° 34' 18" E. 88.88'	TO 84° SPRUCE
	S 88° 54' 03" E. 18.88'	TO 4° HEMLOCK
	S 84° 18' 50" E. 71.88'	TO 8° SPRUCE



**ALASKA TIDELAND SURVEY**  
No. 1249  
METHOD ESTABLISHED BY ACT OF CONGRESS, APRIL 22, 1908, CHAP. 110, 35 STAT.

**WRANGELL 83-13**

# Barge Dock and Additional Leased Area

Write a description for your map.

**Legend**

- Aggregate Product
- dolphin

dolphin 1

dolphin 2

dolphin 3



37

200 ft



To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Thursday, April 9, 2026

Subject: (PH) Final Plat review of a Subdivision of Lot 6 (APN 03-011-150) and Lot 7 (APN 03-011-152) of USS 3534; and, Lot 10 (APN 03-010-216) and Lot PSS (APN 03-010-214) of USS 2589, and USS 3000 (APN 03-011-100), according to Plat No. 29-20, creating Lots A and B of the CBW Deep Water Port Subdivision, zoned Waterfront Development, owned by the City and Borough of Wrangell and requested by Tideline Construction.

Attachments: 1. Aerial Map, 2. Final Plat – CBW Deep Water Port Subdivision

References: WMC Title 19 – Subdivisions  
WMC Title 20.50 – Waterfront Development District  
WMC Title 20.52 – Standards

## Background

The City and Borough of Wrangell (CBW), in partnership with Tideline Construction (William Tongsgard), previously received preliminary plat approval to subdivide multiple Borough-owned parcels within the former mill site at the Six-Mile-Deep Water Port.

The purpose of the subdivision is to:

1. Facilitate the disposal of a portion of Waterfront Development–zoned property to Tideline Construction through a separate land disposition action; and
2. Consolidate the remaining Borough-owned parcels into a larger tract to support coordinated redevelopment of the former mill site and allow for future phased subdivision.
3. The subdivision, titled the CBW Deep Water Port Subdivision, reconfigures portions of USS 3534, USS 2589, USS 3000, and Lot 6B of the Mitchell-Buhler Subdivision (Plat No. 2015-13), as depicted on the final plat.

Municipal water and sewer infrastructure currently terminate north of the subdivision area. Extension of utilities and internal infrastructure will be addressed through future development agreements and permitting and are not authorized as part of this plat approval.

Municipal water and sewer infrastructure currently terminate north of the subdivision area. Extension of utilities and internal infrastructure will be addressed through future



development agreements, easements, and permitting, and are not authorized by this preliminary plat, except for the easement identified in the staff-recommended conditions.

### Site Specific Information

Existing Lots Included in the Subdivision (All CBW-Owned):

- Lot 4, USS 3534, (APN 03-010-220), 307,098 SF
- Lot 5, USS 3534, (APN 03-010-218), 388,555 SF
- Lot 6, USS 3534 (APN 03-011-150), 243,064 SF
- Lot 7, USS 3534 (APN 03-011-152), 145,926 SF
- Lot 10, USS 2589 (APN 03-010-216), 130,068 SF
- Lot 11, USS 2589, (APN 03-010-212), 114,127 SF
- Lot 20, USS 2589, (APN 03-010-999), 106,722 SF
- Lot PSS, USS 2589 (APN 03-010-214), 114,127 SF
- USS 3000 (APN 03-011-100), 80,150 SF
- Lot 6B, Plat No. 2015-13, (APN 03-010-129), 1.183 Acres

All properties are zoned Waterfront Development (WFD).

### Proposed Lot Configuration

*Parcel A – Approximately 9.11 Acres (±)*

Parcel A represents the portion of the subdivision intended for near-term disposition to Tideline Construction. The revised parcel configuration removes the previously proposed dog-leg configuration and results in a more regular lot shape.

Parcel A will be accessed via the Zimovia Highway right-of-way.

*Parcel B – Approximately 28.82 Acres (±)*

Parcel B consolidates the remaining Borough-owned parcels within the subdivision into a single tract retained by the City and Borough of Wrangell.

This parcel supports long-term redevelopment of the former mill site and allows flexibility for future subdivision consistent with waterfront and port planning efforts.



## Staff Analysis

The proposed subdivision consolidates several existing Borough-owned parcels into a configuration that better supports redevelopment of the former mill site.

The final plat is consistent with the previously approved preliminary plat and meets the requirements of WMC Title 19 – Subdivisions.

Approval of the final plat establishes the lot configuration only and does not authorize development, infrastructure construction, or utility extensions

## Findings of Fact

1. The subject properties are owned by the City and Borough of Wrangell and are zoned Waterfront Development.
2. The proposed subdivision consolidates and vacates multiple existing lots to create larger parcels that better support industrial redevelopment of the Deep-Water Port site.
3. The subdivision is consistent with the intent of WMC Title 19 by improving lot configuration, access planning, and long-term utility coordination.
4. Parcel A is provided with legal access from Zimovia Highway, and future access and utility needs for the subdivision are addressed through proposed easements.
5. Municipal water and sewer service do not currently extend to the subdivision; future utility extensions will be addressed through subsequent agreements and permitting.
6. Approval of the final plat does not authorize development or land disposal and does not approve utility extensions, construction, or site design.

## Staff Recommendation

Staff recommends approval of the Final Plat for the CBW Deep Water Port Subdivision, creating Parcels A and B.

## Recommended Motion

Move to approve the Findings of Fact and the Final Plat for the CBW Deep Water Port Subdivision, creating Parcels A and B, as requested by the City and Borough of Wrangell in partnership with Tideline Construction.

# CITY AND BOROUGH OF WRANGELL, ALASKA

Item a.



1 inch = 398.325889 feet

Public Map



41 Date: 1/8/2026

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



To: Planning and Zoning Commissioners  
From: Kate Thomas, Planning Administrator  
Date: Thursday, April 9, 2026  
Subject: (PH) Preliminary Plat review of a subdivision of Lot 5A, Block 61 (APN 02-028-204) of the Industrial Park Subdivision, according to Plat No. 2001-7, creating Lots 5A-1 and 5A-2 of the Woodbury Subdivision, zoned Industrial, owned and requested by Brett Woodbury.

Attachments: 1. Aerial Map, 2. Final Plat – Woodbury Subdivision

References: WMC Title 19 – Subdivisions  
WMC Title 20.48 – Industrial District  
WMC Title 20.52 – Standards

## Background

Brett Woodbury has submitted a Final Plat application to subdivide Lot 5A, Block 61 of the Industrial Park Subdivision, according to Plat No. 2001-7. The property is zoned Industrial and was recently acquired through a City and Borough of Wrangell public land auction.

The proposed subdivision, titled the Woodbury Subdivision, divides the existing parcel into two lots to allow for separate ownership and future development consistent with the Industrial zoning district.

## Site Specific Information

### *Existing Parcel:*

- Lot 5A, Block 61, Industrial Park Subdivision
- APN: 02-028-204
- Size: 25,491 square feet

*Zoning:* Industrial District (WMC 20.48)

*Utilities:* Municipal water and sewer are available along Bennett Street (Airport Loop Road).

### *Proposed Lots:*

- Lot 5A-1: 0.36 acres (±)
- Lot 5A-2: 0.23 acres (±)

### *Access:*

- Legal access is provided via Bennett Street and/or Fifth Avenue.
- A driveway permit will be required if access is taken from Bennett Street.



### Findings of Fact

1. The subject property is privately owned by Brett Woodbury and is zoned Industrial.
2. The proposed subdivision creates two lots from an existing parcel within the Industrial Park Subdivision.
3. The Industrial zoning district is intended to accommodate industrial and related uses, and the proposed lot configuration supports continued productive use of industrial land.
4. Legal access is available to both proposed lots, and municipal utilities are located within the Bennet Street/Airport Loop Road right-of-way.
5. The preliminary plat complies with the applicable requirements of WMC Title 19 – Subdivisions.

### Staff Analysis

1. The proposed subdivision supports higher density and productive use of industrial land consistent with the intent of the Industrial zoning district.
2. The final plat complies with the subdivision design and procedural requirements of the Wrangell Municipal Code.

No adverse impacts to access, utilities, or surrounding properties have been identified as a result of this subdivision.

### Staff Recommendation

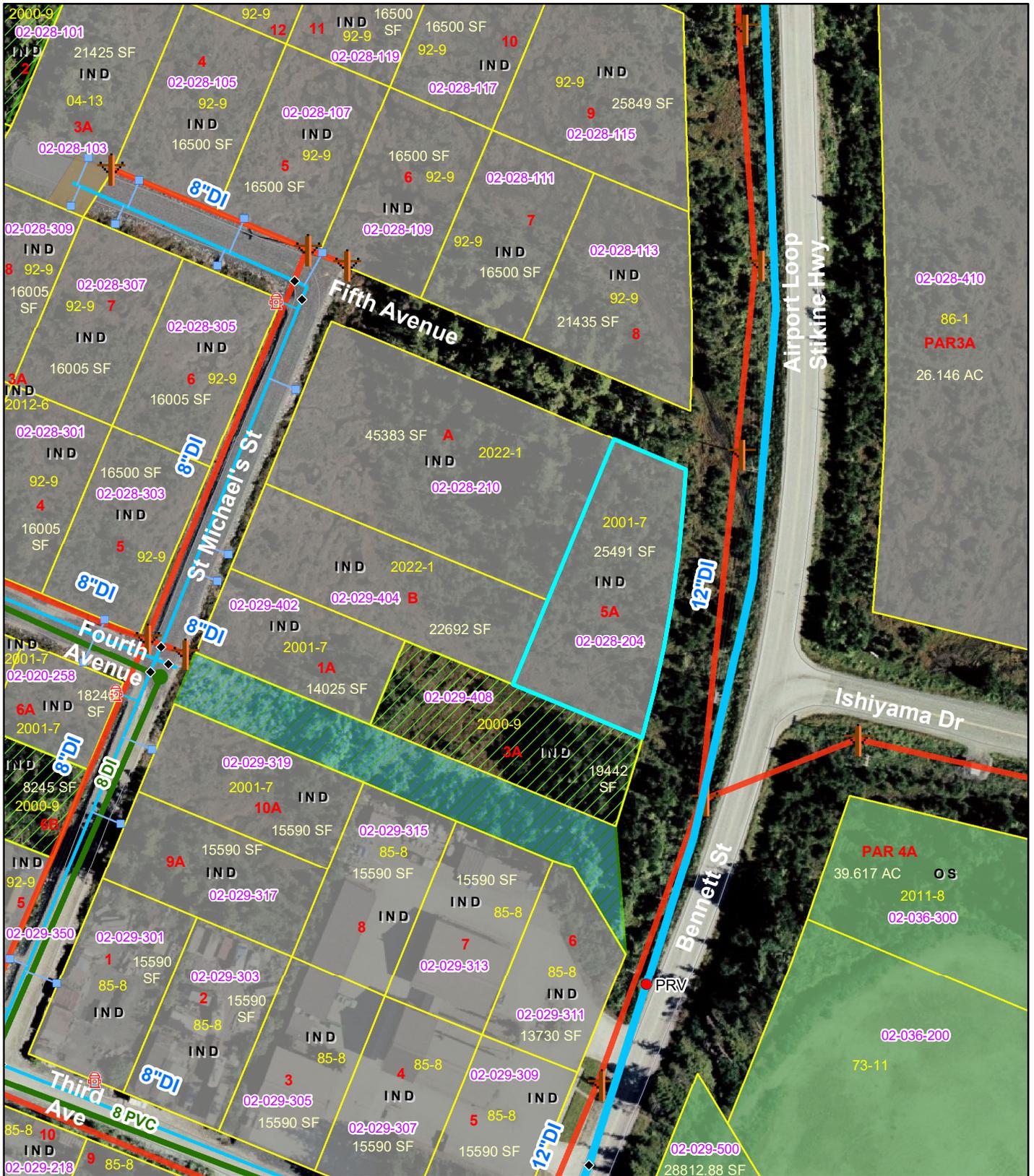
Staff recommends approval of the final plat for the Woodbury Subdivision, subject to the following standard condition; any new driveway access to Bennett Street shall require a driveway permit in accordance with applicable Borough and State requirements.

### Recommended Motion

Move to approve findings of fact and the final plat for the Woodbury Subdivision, a subdivision of Lot 5A, Block 61 of the Industrial Park Subdivision, according to Plat No. 2001-7, creating Lots 5A-1 and 5A-2, as requested by Brett Woodbury, subject to the condition outlined in the staff report.

# CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



1 inch = 124.47684 feet

44 Date: 1/8/2026

Public Map



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