



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, February 10, 2022
6:00 PM

Location: Borough Assembly Chambers
City Hall

PZ Meeting 2-10-22
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 the minutes from the Regular meeting of January 13, 2022.

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

1. Alaska Mental Health Trust Public Notice of Negotiated Land Sale

G. NEW BUSINESS

1. (PH) Preliminary Plat review of the Brown Replat, a replat of Lot A, Block 84, P.C. Resubdivision (Plat No. 97-16), and the vacation of a portion of Peninsula Street R.O.W., creating Lot A-1, Brown Replat, zoned Single Family Residential, requested by David Brown and Lilia Pegeder
2. Final plat review of the Stewart Replat, a subdivision and replat of Lot 15, (Plat No. 73-1) within USS 3403, creating Lots 15A and 15B, zoned Rural Residential I, owned by Bruce Ward and requested by Susan Stewart.
3. Final plat review of the Johnson-Harrison Replat, a subdivision and replat of Lot 2B and Lot 2C of Trust Land Survey 2020-02 (Plat No. 2020-10); Lot B of Ned's Resubdivision (Plat 2004-5); Lot 2 of Gillen Subdivision (Plat No. 82-10) creating Lot 2B-1 and Lot 2C-1, zoned Rural Residential 1, requested by Harley Johnson and Victor Harrison.
4. Review of the Wrangell Cooperative Association request to change access to Shakes Island

H. OLD BUSINESS

1. Discussion of potential land uses of entitlement lands

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT



Thursday, January 13, 2022
6:00 PM

Location: Borough Assembly Chambers
Zoom

PZ Meeting 1-13-22
Minutes

A. CALL TO ORDER / ROLL CALL

Meeting was called to order at 6:06pm.

Present: Jillian Privett; Apryl Hutchinson; Alex Angerman; Vice Chair Don McConachie

Staff: Carol Rushmore

B. AMENDMENTS TO THE AGENDA - None

C. CONFLICTS OF INTEREST - None

D. APPROVAL OF MINUTES

1. **JP moves to approve of the Minutes of the Regular meeting of October 14, 2021; regular meeting of November 10, 2021 and regular meeting of December 9, 2021.**
AA Seconds
Approved unanimous

E. PERSONS TO BE HEARD

E. CORRESPONDENCE

1. State of Alaska public notice for an Oyster and Kelp farm at Mosman Inlet on Etolin Island
2. Correspondence regarding needs of St. Frances Animal Rescue

G. NEW BUSINESS

1. Variance permit application request for a reduction in the side yard setback requirements for a garage, Lot SP2, Block 84, (Plat No. 75-8) zoned Single Family Residential, owned and requested by Jeff and Kay Jabusch.

OPEN PUBLIC HEARING

Jeff Jabusch: Our garage burned down. We want to rebuild slightly bigger. Have dry storage above. The trusses will stick out further than what they did. Currently 3' from the property line. Plan to have larger eaves, but move the foundation over slightly. Propose to be 2' from the property line. Can't move the garage over much more cause of the slope up would be too steep.

CLOSE PUBLIC HEARING

JP moves to approve findings of fact and a variance permit for a two foot setback (3 foot variance) for a garage on the mutual side property line with property owned by Dave Brown.

AH Seconds

Approved Unanimous

2. Review and Discussion of Entitlement land uses

The Commission and the Economic Development Committee began land use discussions for the Borough Entitlement lands back in 2017-2018. The Borough currently has management authority for the lands but not the patent/title yet so they cannot be sold. We have made a request for Survey status on the lands and hopefully will hear back from Dept. of Natural Resources next month. The St. Johns land on Zarembo is currently the only land that we have the patent. The attached spreadsheet is the summary of the discussion of both groups.

The Commission needs to review the land uses that were previously discussed, identify other uses, or concur with what is existing. The EDC will also be reviewing these again as well. From this zoning for each area should be developed – most of the areas will likely be part of the RMU district but not all of them.

Staff have been discussing the potential for utilizing some of these properties to generate Carbon Credits as a revenue stream. Staff is researching all that it takes to develop a Carbon offset program and what uses can occur on the land or not.

Sunny Bay: Reason it was selected was so that it would not go to University of Alaska. Borough was asked by Alaska Crossings to select so they could utilize for remote camping for their students. They were having difficulty with USFS permitting. DM suggests portion for use as carbon credits but not all of it.

Wrangell Island West: portion if suitable timber land should be made available to Mike Allen. See if the USFS has topography information. Perhaps allow commercial cabins/lodges. Could encompass into the Rural Residential 1 district. Question about access on the north end – can it be accessed from the quarry road by Pats Creek.

Mill Creek: Probably shouldn't be sold. But on waterfront, could there be cabins for rent like the USFS? Tent platform, picnic area. A comprehensive recreational area. No commercial lodge but personal use.

Next meeting focus on Crittenden Creek; Sunny Bay; Zarembo

3. Discussion of Community Garden improvement plans

Community Gardens with WCA is proposing to install a commercial composter, fix the fence, and do some rockwork. Staff is asking the Commission to concur that what they are proposing is within the existing Conditional Use permit issued in 2009.

H. OLD BUSINESS

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT

Alaska Mental Health Trust Authority
Trust Land Office
Notice under 11 AAC 99.050 of
Decision to Issue Negotiated Land Sale of a Trust Parcel – Wrangell
MHT 9101083

RECEIVED
JAN 20 2022
WRANGELL CITY HALL

Notice is hereby given that, pursuant to the provisions of AS 38.05.801 and 11 AAC 99, the Executive Director of the Alaska Mental Health Trust Land Office (TLO) has determined that it is in the best interest of the Alaska Mental Health Trust and its beneficiaries to complete a negotiated land sale of certain Trust land to Robert Searing. The basis for this determination is explained in a written best interest decision prepared by the Executive Director pursuant to 11 AAC 99.040.

The Trust land affected by the decision is located in Wrangell, and is more particularly described as: Lot 4A of US Survey No. 2905, located within Section 6, Township 63 South, Range 84 East, Copper River Meridian, containing approximately 0.91-acres (MHT Parcel CRM-2455).

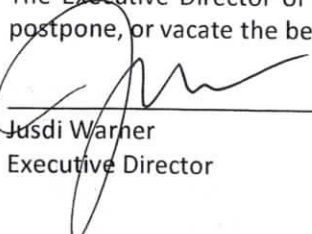
Persons who wish to submit a qualified competing offer as described in Section XIII of the best interest decision, or believe that the written decision should be altered because it is not in the best interest of the Trust, or its beneficiaries, or because the decision is inconsistent with Trust management principles set out in 11 AAC 99.020, or any other provision of 11 AAC 99, must provide written comments on or before **4:30 PM, February 14, 2022**. **Qualified competing offers and/or comments should be submitted to the TLO at 2600, Cordova Street, Suite 201, Anchorage, AK 99503, or by fax (907) 269-8905 or email mhtlo@alaska.gov.** Following the comment deadline, the Executive Director will consider timely comments that question the decision on the basis of the best interest of the Alaska Mental Health Trust and its beneficiaries, or inconsistency with 11 AAC 99, and the best interest decision may be changed in response to such written comments or other information. Commenting parties will be provided a copy of the final best interest decision after the end of the notice period.

To be eligible to file for reconsideration of the best interest decision, or to file a subsequent appeal to the Superior Court, a person must have submitted written comments during the notice period. Eligible persons will have twenty (20) calendar days after published notice of or receipt of the final written decision to request that the Executive Director reconsider the decision under 11 AAC 99.060(b).

Copies of the written decision are available at the Trust Land Office, or at <https://alaskamentalhealthtrust.org/trust-land-office/>. If you have any questions concerning this action, please contact the Trust Land Office at (907) 269-8658.

In compliance with the Americans with Disabilities Act, the Alaska Mental Health Trust is prepared to accommodate individuals with disabilities. Please contact the Trust Land Office at (907) 269-8658 for assistance. Requests for assistance must be received at least 96 hours prior to the comment deadline in order to ensure that any necessary accommodations can be provided.

The Executive Director of the TLO reserves the right to waive technical defects in this notice or to amend, postpone, or vacate the best interest decision.


Jusdi Warner
Executive Director

1/4/22
Date
Published Wrangell: 01/13/2022

City and Borough of Wrangell

Agenda Item G1

Date: February 4, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of the Brown Replat, a replat of Lot A, Block 84, P.C. Resubdivision (Plat No. 97-16), and the vacation of a portion of Peninsula Street R.O.W., creating Lot A-1, Brown Replat, zoned Single Family Residential, requested by David Brown and Lilia Pegeder

Background: Applicants requested to vacate a portion of Peninsula Street in front of their property which was approved by the Assembly in October 2021. This is the preliminary plat.

Recommended Motion:

Staff recommends approval of the preliminary plat Brown Replat, subject to the following:

- 1) An encroachment agreement for Mrs. Prunella's deck will be recorded and the document number reflected in the plat notes prior to the final plat approval by the Assembly.**

Findings of Fact:

The Planning and Zoning Commission recommended vacating a portion of Peninsula Street right-of-way in September of 2021 and the Assembly approved the request in October. This is the plat reflecting the approval.

The adjacent lot owned by the Brown's where the Peninsula Street right-of-way (ROW) vacation was approved is zoned Single Family Residential. The applicant is seeking to construct on the lot a residential/garage/shop and is seeking the vacation to provide adequate room for fire access due to the rock slope on the back of the property.

Debbie Prunella's deck encroached into the right-of-way which will now become part of the Brown's lot. The approval of the vacation included addressing the deck's encroachment by an encroachment easement or similar document. A draft agreement is attached for reference but is being reviewed by the attorney. The document should be signed and recorded and the document number included in the notes on the final plat prior to the Assembly's approval.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ DAVID W. BROWN
DATE _____ LILIA J. PEGEDER

NOTARY'S ACKNOWLEDGMENT

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____.

LIEN HOLDER CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE LIEN HOLDERS OF LOT A WITHIN BLOCK 84, ACCORDING TO PLAT 97-16 WITHIN THE WRANGELL RECORDING DISTRICT, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALLS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ FIRST BANK
DATE _____ PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGMENT

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____.

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL
ATTEST: _____
CITY CLERK

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ CHAIRMAN, PLANNING COMMISSION
SECRETARY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A CORRECT AND TRUE STATEMENT OF THE FACTS AND CONDITIONS OF THE SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552

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

DATE _____ CHAIRMAN, PLANNING COMMISSION
SECRETARY

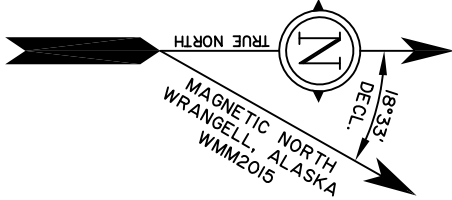


ENCROACHMENT NOTES

1. APPROXIMATELY 95 SQ. FT. OF THE HOUSE AND DECK FROM LOT B ENCROACHES ONTO LOT A-1 CREATED BY THIS PLAT.
2. A FIRE HYDRANT ALONG PENINSULA STREET ENCROACHES ONTO THE SOUTHEAST CORNER OF LOT A-1.

BASIS OF BEARING

BEARINGS SHOWN ARE WMD 83/2011(EPOCH-2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R6-3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TIMBLE BUSINESS CENTER VERSION 4.1.1. COORDINATES SHOWN ARE WMD 83/2011(EPOCH-2010) GEODETIC COORDINATES REDUCED TO HORIZONTAL FIELD DISTANCES.



U.S.S. 1119 (WRANGELL TOWNSITE)
COR. #37
ORIGINAL STONE MONUMENT

SURVEYOR'S CERTIFICATE

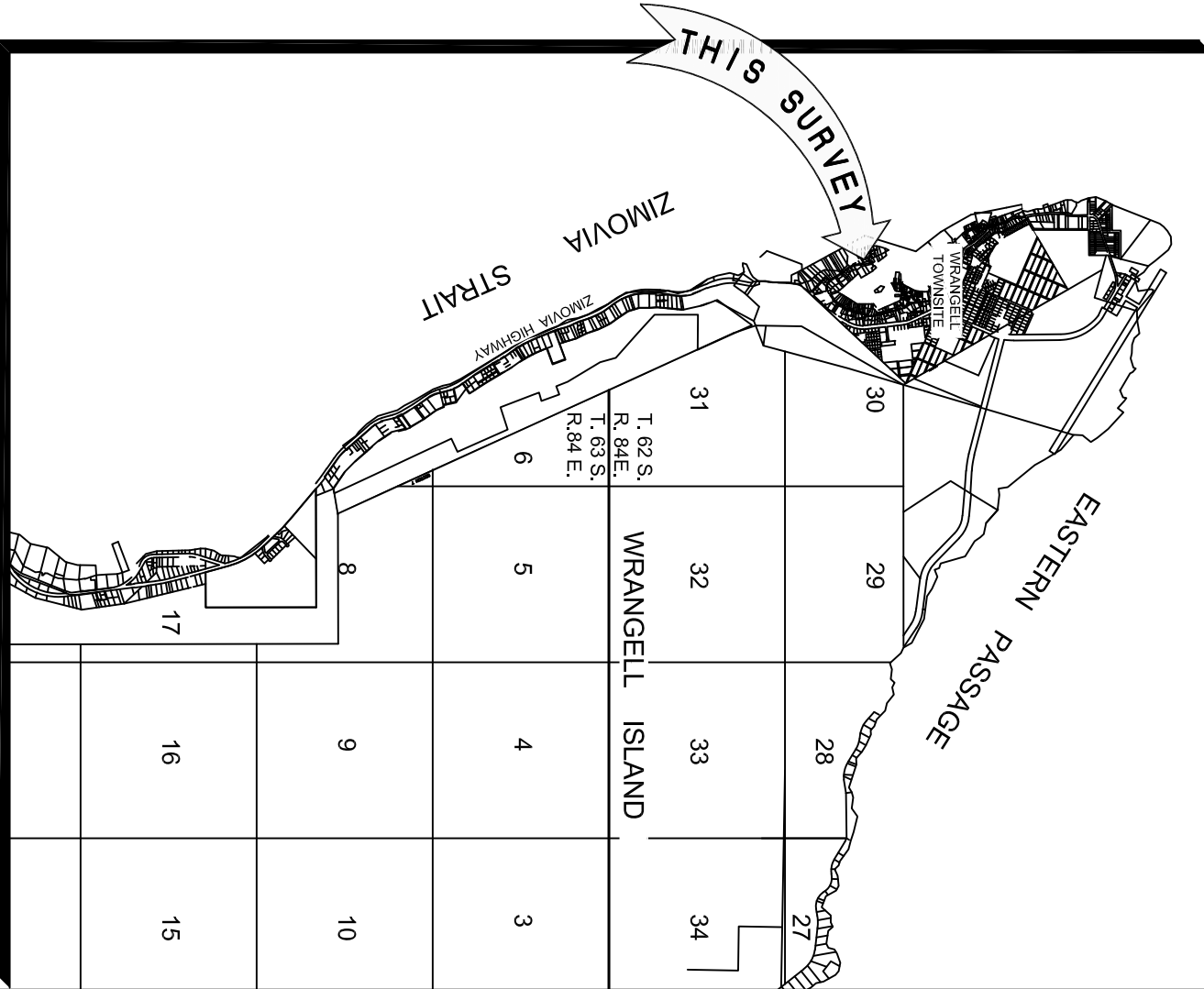
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A CORRECT AND TRUE STATEMENT OF THE FACTS AND CONDITIONS OF THE SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

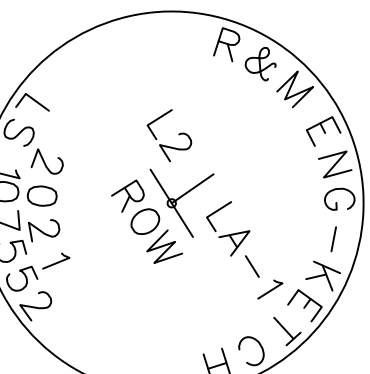
CHRISTOPHER G. PIBURN, PLS # 107552



VICINITY MAP



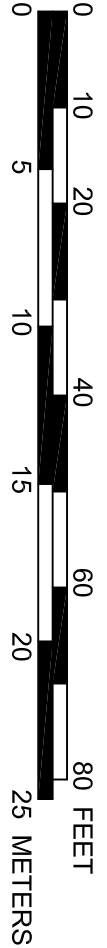
TYPICAL SECONDARY MONUMENT
SET THIS SURVEY



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

SCALE 1"=20'

THIS DRAWING MAY BE REDUCED. VERIFY SCALE BEFORE USING



1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

SHEET 1 OF 1



PRSM
LITAKAN, INC.
7780 REVILLA ROAD, SUITE 300
KETCHIKAN, AK 99901
WRANGELL OFFICE
P.O. BOX 2206
WRANGELL, AK 99929
Phone: (907) 725-2917
Fax: (907) 225-2441
Phone: (907) 305-0820

CERTIFICATE OF AUTHORIZATION #: C576

BROWN REPLAT

A REPLAT OF
LOT A, WITHIN BLOCK 84, OF WRANGELL TOWNSITE, ACCORDING TO P.C.
RESUBDIVISION, RECORDED AS PLAT 97-16; AND THE VACATION OF A
PORTION OF PENINSULA STREET R.O.W.;

CREATING

LOT "A-1", BROWN REPLAT
CONTAINING 0.194 ACRES MORE OR LESS

LOCATED WITHIN
WRANGELL TOWNSITE (U.S.S. 1119)
WRANGELL, ALASKA 99929
WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH
DATE: NOVEMBER 2021 -
DRAWN BY: MCH

SCALE: 1"=20'
CHECKED: CGP
R&M PROJECT NO: 212789

City and Borough of Wrangell, Alaska

Agenda Item G2

Date: February 4, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final Plat review of the Stewart Replat, a subdivision and replat of Lot 15, (Plat No. 73-1) within USS 3403, creating Lots 15A and 15B, zoned Rural Residential I, owned by Bruce Ward and requested by Susan Stewart

Background:

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

Recommended Motion:

Move to approve the final plat of the Stewart Replat

Findings:

A portion of the Shoemaker Bay Loop Road is created by a public easement through private properties. A record of survey from 2015 (Plat No. 2015-1) shows that the Ward property, Lot 15 is in the section of Shoemaker Bay Loop Road that is created this way. The easement is part of the total square footage which allows the lot to be subdivided. Each new lot will be just over 12,000 sq ft. although the buildable useable area is much smaller due to the road taking. Both lots are zoned Rural Residential 1. The Planning and Zoning Commission approved the preliminary plat in December 2021.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND WITHOUT RESERVE. WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ BRUCE WARD

NOTARY'S ACKNOWLEDGMENT

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____.

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL

ATTEST:

CITY CLERK

CERTIFICATE STATE OF ALASKA
(FIRST JUDICIAL DISTRICT)s

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

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20____ WILL BE DUE ON OR BEFORE OCTOBER 15, 20____ DATED THIS _____ DAY OF _____.

ASSESSOR CITY AND BOROUGH OF WRANGELL

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 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ CHAIRMAN, PLANNING COMMISSION

SECRETARY

SURVEYOR'S CERTIFICATE

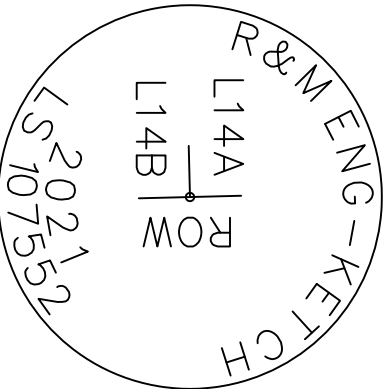
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE BOUNDARIES SHOWN HEREON HAVE BEEN MEASURED AND FOUND TO BE CORRECT, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552

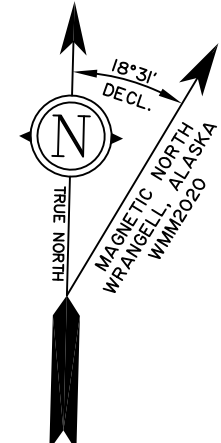
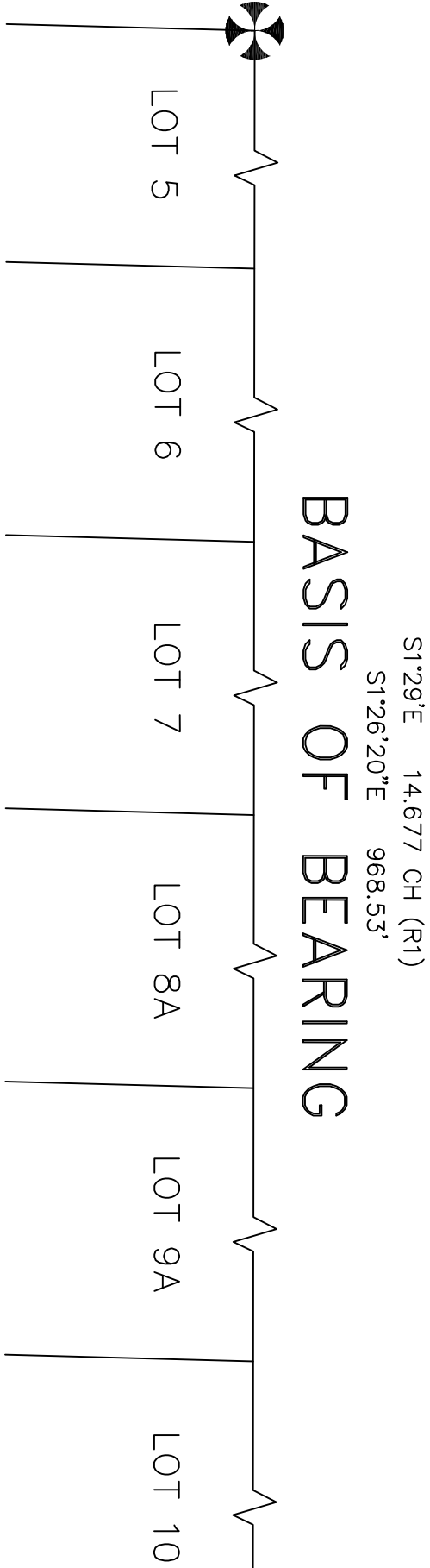


TYPICAL SECONDARY MONUMENT
SET THIS SURVEY



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

BASIS OF BEARING



NEW LOT AREAS
LOT 15A, STEWART REPLAT 12.018 SQ. FT. (0.276 ACRES)
LOT 15B, STEWART REPLAT 12.018 SQ. FT. (0.276 ACRES)

PREVIOUS LOT ZONING
LOT 15 (RURAL RESIDENTIAL 1)

NEW LOT ZONING
LOT 15A, STEWART REPLAT (RURAL RESIDENTIAL 1)
LOT 15B, STEWART REPLAT (RURAL RESIDENTIAL 1)

BASIS OF BEARING

BEARINGS SHOWN ARE NAD 83 (2011) (NAD83-2011) GEODETIC BEARINGS BASED ON HIGH PRECISION GEODATUM ADJUSTMENT DATA AND SYSTEM TECHNOLOGY USING TRIMBLE (R8.3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N65°25'1.16602 LONG: W132°20'55.74019. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REFERENCE AK, ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 63903.
4. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - PLAT 71-22 (U.S.S. NO. 3403)
 - PLAT 73-1 (U.S.S. NO. 3403)
 - PLAT 73-22 (U.S.S. NO. 3403)
 - PLAT 2015-1 (RECORD OF SURVEY)
 - DEED 1980-000284-0
 - DEED 2005-000135-0
 - DEED 2005-000136-0
 - DEED 2005-000137-0
 - RESOLUTION 2014-000267-0
5. LOT 15A & 15B OF THIS PLAT ARE SUBJECT TO A 50-FT WIDE PUBLIC ROAD EASEMENT. REFER TO FEDERAL PATENT No. 1225975 AND TO THE BLM DECISION GIVING TENTATIVE APPROVAL TO THE STATE OF ALASKA (SEE DOCUMENT No. 2011-000127-0 WRANGELL RECORDING DISTRICT).

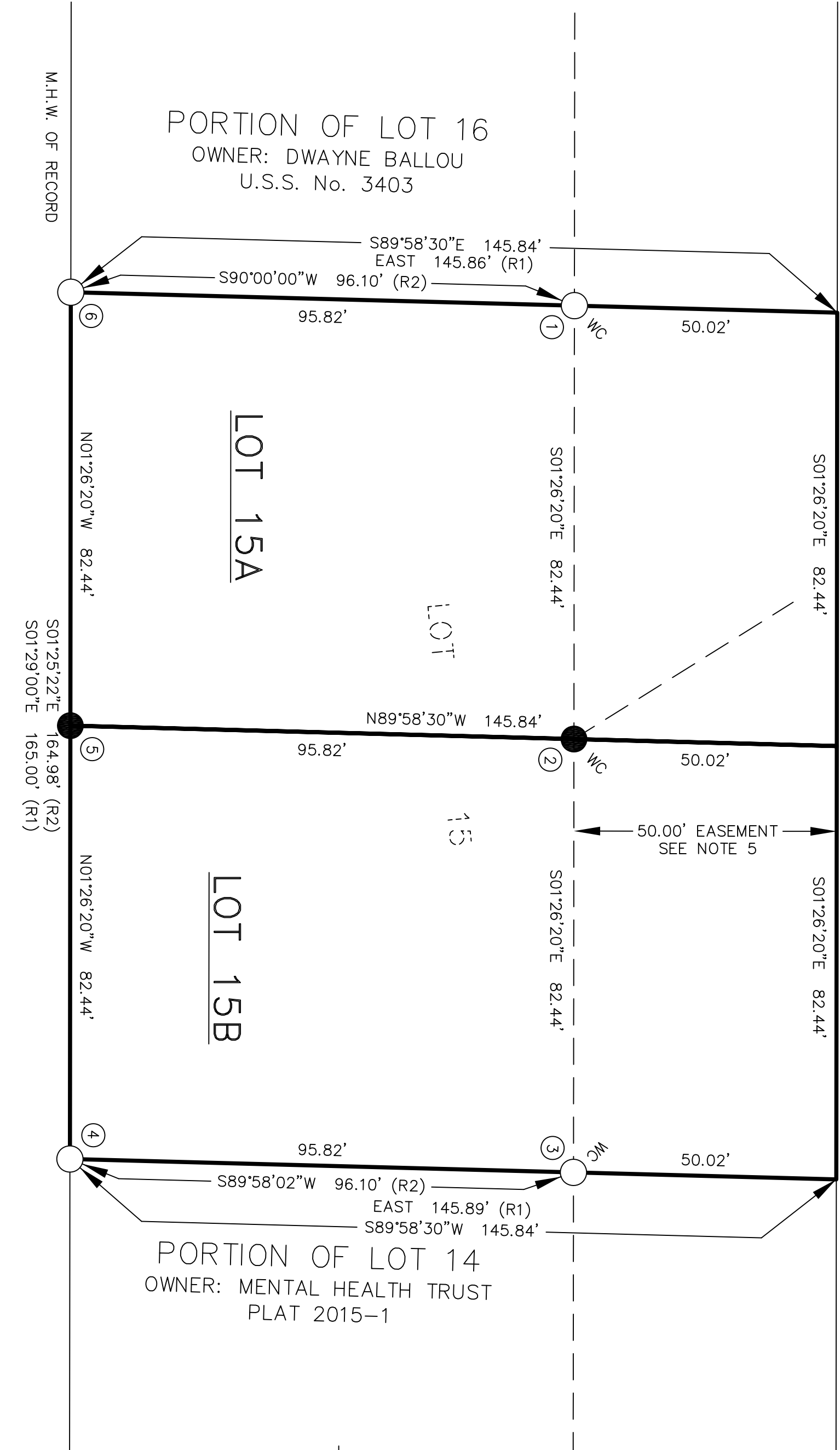
LEGEND

●	SECONDARY MONUMENT SET THIS SURVEY
○	SECONDARY MONUMENT RECOVERED
✱	FOUND BLM/GLO MONUMENT
①	MONUMENT NUMBER
---	UNSURVEYED
---	SURVEYED
---	ROW CENTERLINE
XX	MEASURED OR CALCULATED DATA
(R1)	RECORD DATA PER US 3403
(R2)	RECORD DATA PER R.O.S. PLAT 2015-1

FOUND CORNER LOCATIONS

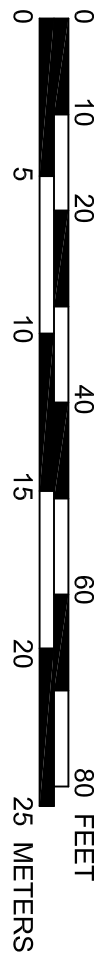
BEARINGS ARE FROM FOUND MONUMENT TO ACTUAL CORNER LOCATION		
MONUMENT #:	BEARING	DISTANCE
1	N39°16'20"W	0.30'
3	N18°45'48"W	0.29'
4	N14°12'33"E	0.45'
6	N09°19'27"E	0.30'

SOUTH WRANGELL HIGHWAY (SHOEMAKER LOOP ROAD)



SCALE 1"=20'

THIS DRAWING MAY BE REDUCED. VERIFY SCALE BEFORE USING



1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

SHEET 1 OF 1

PRSM DESIGN, INC.
1700 UNIVERSITY AVENUE, SUITE 300
KETCHIKAN, AK 99901
Phone: (907) 505-0820
Fax: (907) 225-2441

WRANGELL OFFICE
P.O. BOX 2206
WRANGELL, AK 99299

CERTIFICATE OF AUTHORIZATION #: C576

STEWART REPLAT

AREPLAT AND SUBDIVISION OF
LOT 15, OF PLAT 73-1, A SUBDIVISION WITHIN U.S.S. No. 3403;

CREATING

LOTS 15A AND LOT 15B, STEWART REPLAT
CONTAINING 0.552 ACRES MORE OR LESS

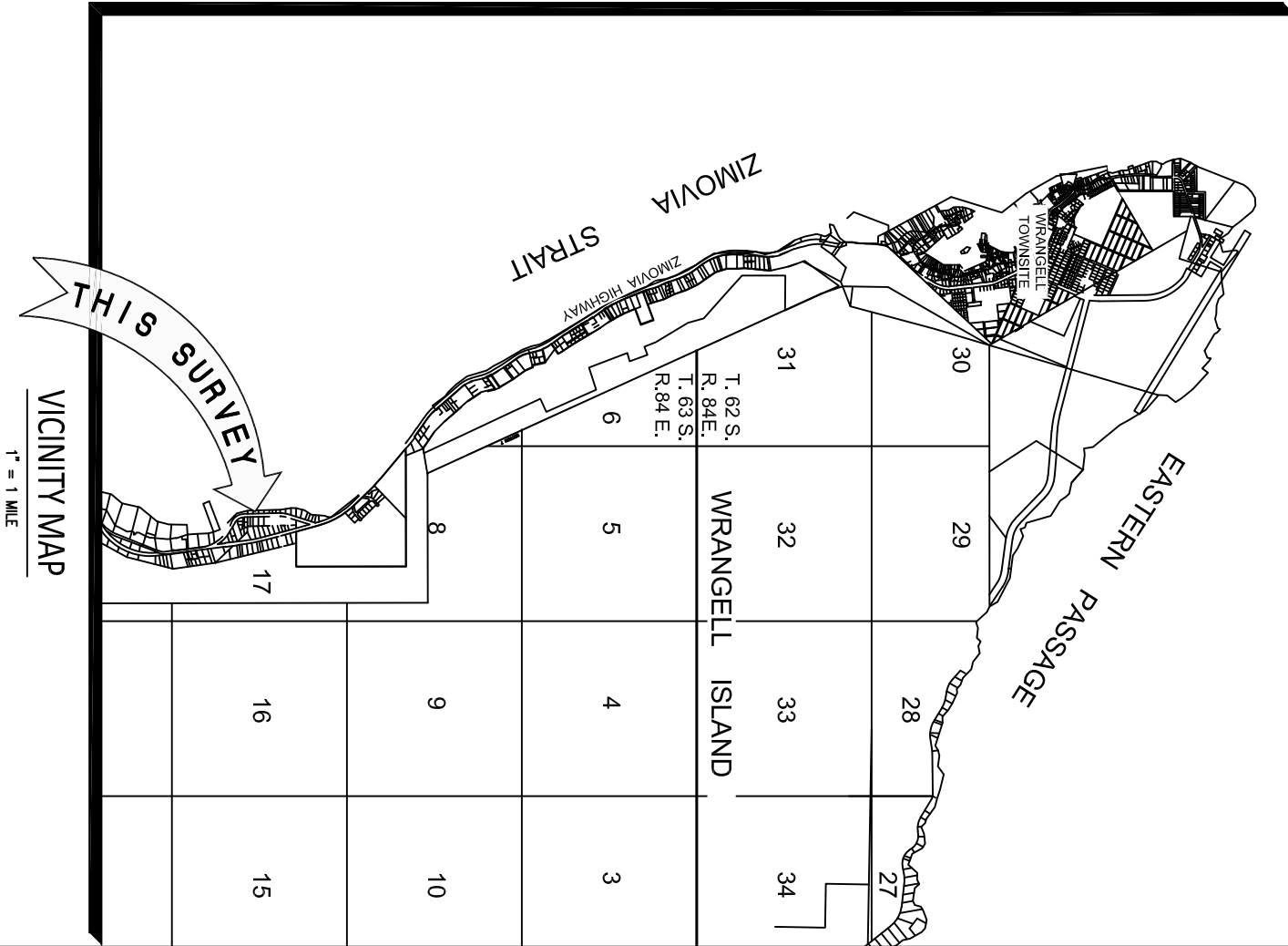
LOCATED WITHIN
SECTION 17, TOWNSHIP 63 SOUTH, RANGE 84 EAST
COPPER RIVER MERIDIAN, ALASKA

WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH
DATE: NOVEMBER 2021 -

DRAWN BY: MCH
DATE: NOVEMBER 2021 -

SCALE: 1"=20'
CHECKED: CGP
R&M PROJECT NO: 212790



City and Borough of Wrangell, Alaska

Agenda Item G3

Date: February 4, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final Plat review of the Johnson-Harrison Replat, a replat of Lot 2B and Lot 2C of Trust Land Survey 2020-02 (Plat No. 2020-10); Lot B of Ned's Resubdivision (Plat 2004-5); Lot 2 of Gillen Subdivision (Plat No. 82-10) creating Lot 2B-1 and Lot 2C-1, zoned Rural Residential 1, requested by Harley Johnson and Victor Harrison

Background

This final plat combines the back lots with the front lots in order for the lots to meet code requirements providing access.

Recommended Motion:

Move to approve the final plat of the Johnson-Harrison Replat

Findings:

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

Harley Johnson/Johnson Construction and Victor and Kaelene Harrison purchased land behind their existing construction business and residential lots from the Alaska Mental Health Trust in 2020. A preliminary plat was approved by the Commission initially that combined the new lots with each of their individual parcels, however, it presented a problem for the Trust Land Office. The Trust Land Office requested the Borough approve a plat for the two back lots purchased from the Mental Health Trust without guaranteed access. They cannot sell land unless the parcel is surveyed distinctly separate because combining lots clouds their chain of custody for the land that is being sold. However, creating lots without guaranteed access is not permissible. The Borough agreed to work with the Trust Land Office if the condition of Sale included recombining the lots within a year and prior to the issuance of a deed.

Lot 2B-1 will have split zoning and is identified on the plat as such. The additional acreage obtained by both Harley Johnson/Johnson Construction is zoned Rural Residential 1. Johnson Construction's existing lot is zoned Rural Residential 2, so the combined lot will be a split zoning lot unless a zone change is requested. Harrison's combined lot is all zoned Rural Residential 1. Any future subdivisions will be limited by the existing access. Any proposed future uses, such as rock excavation, will need to come back to the Planning and Zoning for review and conditional use approval.

NOTES

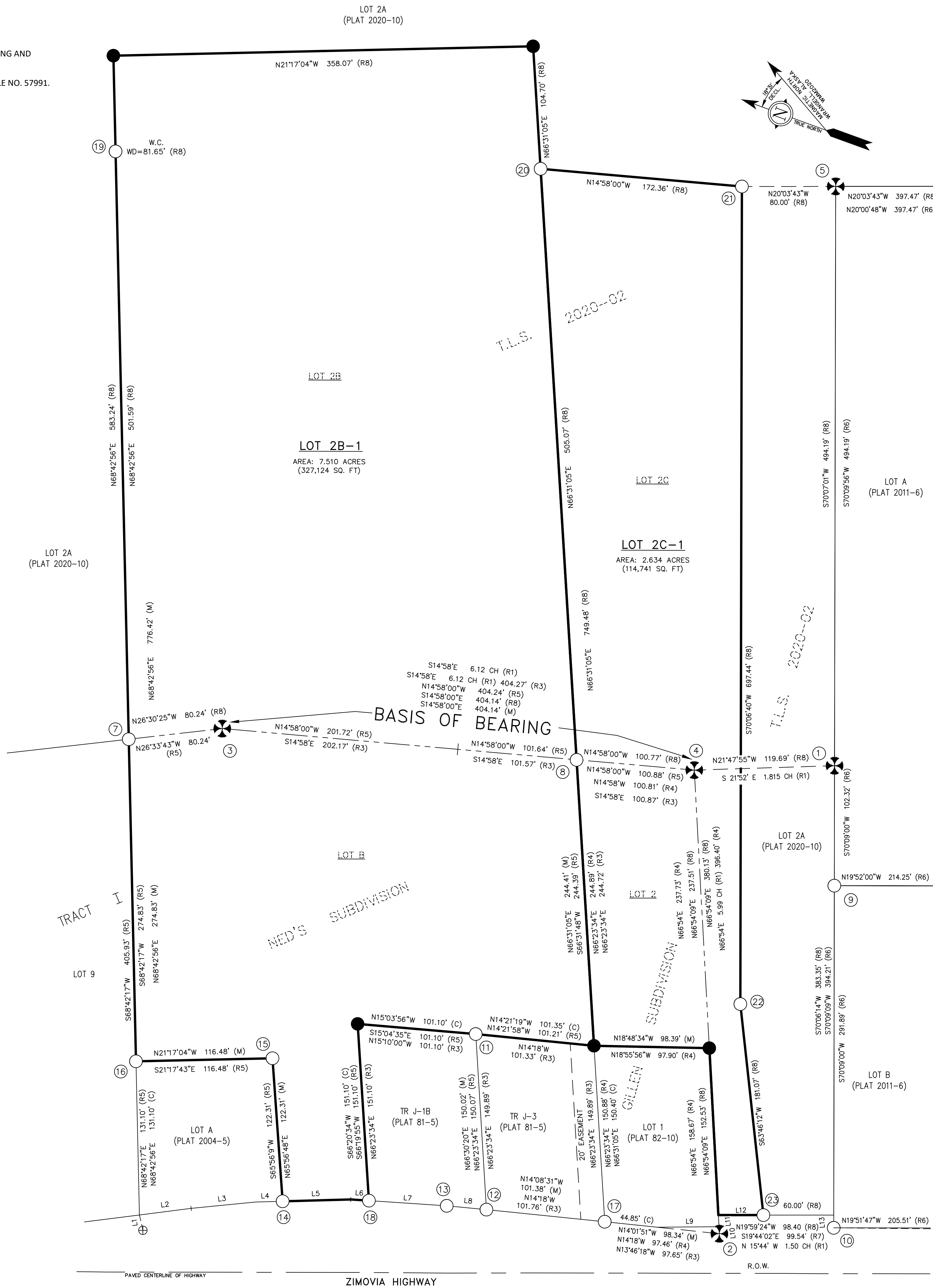
1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 57991.
4. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
(R1) PLAT 64-112 (U.S.S. No. 2321)
(R2) BOOK 26, PAGE 791 (QUITCLAIM DEED)
(R3) US PATENT 2006-000136-0
(R4) PLAT 73-4
(R5) PLAT 76-1
(R6) PLAT 76-2
(R7) PLAT 81-5
(R8) PLAT 82-10 (GILLEN SUBDIVISION)
(R9) PLAT 89-6 (LDS RESUBDIVISION)
(R10) PLAT 98-2 (ZIMOVIA HIGHWAY ROW MAP)
(R11) PLAT 2004-5 (NED'S SUBDIVISION)
(R12) PLAT 2011-6 (F&D SUBDIVISION)
(R13) PLAT 2020-3 (T.L.S. 2018-09)
(R14) PLAT 2020-10 (T.L.S. 2020-02)
(R15) DEED 2021-000087-0
(R16) DEED

COORDINATES

THE SHOWN NAD 83 COORDINATES ARE BASED ON AN OPUS SOLUTION (2011)(EPOCH:2010.0000) FOR CORNER #4 OF TRACT "K" AS SHOWN ON THE RECORD PLAT FOR USS 2321. THE COORDINATES WERE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING THE CORS REFERENCE STATIONS: AKSI (DQ7572), AIS5 (DK6482), AND JNU1 (DF4367).

LINE TABLE		
LINE	DIRECTION	LENGTH (FT)
L1	N 57°17'50" E (N57°17'11" E R5)	13.41 (13.41 R5)
L2	N 27°15'35" W (N27°16'13" E R5)	44.47 (44.47 R5)
L3	N 25°38'34" W (N25°39'13" W R5)	55.40 (55.40 R5)
L4	N 21°31'07" W (N21°31'46" W R5)	22.92 (22.92 R5)
L5	N 21°31'07" W (N21°31'46" W R5)	58.13 (58.13 R5)
L6	N 16°18'55" W (S16°19'34" E R5)	15.51 (15.51 R5)
L7	N 16°10'59" W (N16°39'00" W R3)	66.52 (66.42 R3)
L8	N 14°34'21" W (N14°18" W R3)	34.01 (34.53 R3)
L9	N 20°27'54" W (N14°18" W R3)	52.87 (53.30 R4)
L10	N 66°54'09" E (N66°54" E R4)	6.00 (6.00 R4)
L11	N 66°54'09" E (N67°02'35" E R7)	9.91 (9.91 R7)
L12	N 19°59'24" W (N67°02'35" E R7)	38.40
L13	S 70°06'14" W (S70°04'06" W R7)	10.86 (10.00 R7)

LEGEND	
	FOUND BLM/GLO MONUMENT - 3 3/4" DIA. BRASS CAP ON 2" IRON PIPE UNLESS OTHERWISE NOTED
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	MONUMENT NUMBER
	UNSURVEYED
	SURVEYED PARENT PARCEL BOUNDARY
	LOT LINES CREATED THIS PLAT
(R1)	RECORD PER PLAT NO. 64-112 (USS 2321)
(R2)	RECORD PER PLAT NO. 76-1
(R3)	RECORD PER PLAT NO. 81-5
(R4)	RECORD PER PLAT NO. 82-10 (GILLEN SUBD.)
(R5)	RECORD PER PLAT NO. 2004-5 (NEDS SUBD.)
(R6)	RECORD PER PLAT NO. 2011-6 (F&D SUBD.)
(R7)	RECORD PER PLAT NO. 98-2 (ZIMOVIA HIGHWAY ROW)
(R8)	RECORD PER PLAT NO. 2020-10 (T.L.S. 2020-02)



OWNERSHIP STATUS

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

PROPOSED OWNERSHIP

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

PREVIOUS LOT AREAS

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

NEW LOT AREAS

1. LOT 2B-1, JOHNSON - HARRISON REPLAT (327,124 SQ. FT)(7.510 ACRES)
2. LOT 2C-1, JOHNSON - HARRISON REPLAT (114,741 SQ. FT)(2.634 ACRES)

PREVIOUS LOT ZONING

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

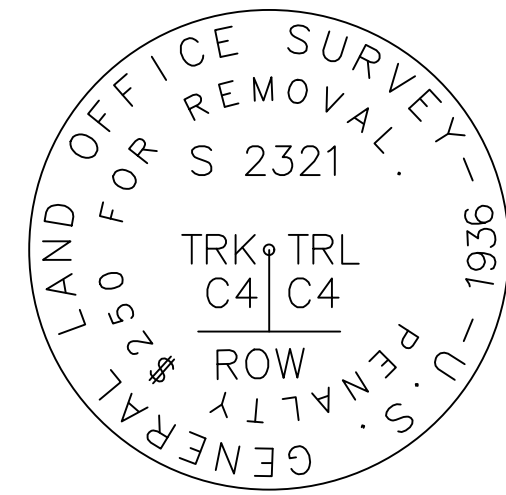
NEW LOT ZONING

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

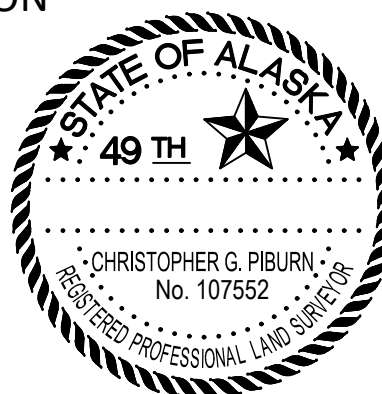
BASIS OF COORDINATES:

SEE COORDINATE STATEMENT ON THIS SHEET
CORNER #4 OF TRACT "K" WITHIN USS 2321

NAD 83
LAT. N 56°26'16.17655"
LONG. W 132°22'25.14619"
AK SPC 83 (ZONE 1)
N 1683905.23 FT
E 2947583.50 FT
NAD 27
LAT. N 56°26'17.40286"
LONG. W 132°22'19.07818"
CONVERTED FROM NAD83 TO NAD27 USING
NCAT



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



SCALE 1"=50'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



1 METER=3.2808333 U.S. SURVEY FEET
1 U.S. ACRE=0.4047 HECTARES

SHEET 1 OF 2

 R&M ENGINEERING-KETCHIKAN, INC. Phone: (907) 225-7917 7180 REVILLA ROAD, SUITE 300 Fax: (907) 225-3441 KETCHIKAN, AK 99901	
WRANGELL OFFICE Phone: (907) 305-0820 P.O. BOX 701 WRANGELL, AK 99929	
CERTIFICATE OF AUTHORIZATION #: C576	
JOHNSON - HARRISON REPLAT A REPLAT OF LOTS 2B & 2C OF TRUST LAND SURVEY No. 2020-02 (PLAT 2020-10); LOT B OF NED'S RESUBDIVISION (PLAT 2004-5); AND LOT 2 OF GILLEN SUBDIVISION (PLAT 82-10); CREATING LOTS 2B-1 & 2C-1, OF JOHNSON - HARRISON REPLAT	
LOCATED WITHIN PARTIALLY SURVEYED SECTION 6, TOWNSHIP 63 SOUTH, RANGE 84 EAST COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT	
SURVEYED BY: MCH	DRAWN BY: MCH
DATE: NOVEMBER 2021 -DECEMBER 2021	DATE: NOVEMBER 2021 - JANUARY 2022
SCALE: 1"=50'	CHECKED: CGP
R&M PROJECT NO: 212788	

City and Borough of Wrangell, Alaska

Agenda Item G4

Date: February 4, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Review of the Wrangell Cooperative Association request to change access to Shakes Island

Background

The Wrangell Cooperative Association has submitted the attached request to move the bridge access to Chief Shakes Island. They envision the new access to not only clean up the former harbor parking lot, but create an in/out access for busses and a place to potentially sell native goods. There are preliminary discussions between the WCA and Borough administration regarding the land agreement.

The Planning and Zoning Commission is making a recommendation to the Assembly.

The Port Commission reviewed the proposal in December and recommended approval to the Assembly.

WRANGELL COOPERATIVE ASSOCIATION

Item 4.

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

February 25, 2021

Lisa Von Bargaen
City and Borough of Wrangell
PO Box 531
Wrangell, AK 99929

Dear Lisa,

The purpose of this letter is to share our ideas and hopefully come to an agreement on a new walkway bridge and rest area at Shakes Island. Wrangell Cooperative Association's mission is to support the cultural, ceremonial and subsistence lifestyle for all Alaskans, and to promote the safe use and availability of a healthy environment for present and future generations.

Shakes Island Walkway Bridge provides access to cultural, educational, and ceremonial activities at Chief Shakes Tribal House. The City and Borough of Wrangell has generously transferred ownership of their half of the bridge to the tribe. As sole owner of the bridge, it is the tribe's responsibility to maintain it and ensure safe access for the traveling public. Over the years, the bridge has deteriorated and is starting to become a safety hazard. In 2013, WCA's Transportation Department resurfaced the entire bridge and replaced dilapidated pilings. We were given a 10-year lifespan on the resurfaced bridge and the 10-year mark is quickly approaching.

We would like to work with the City and Borough of Wrangell to acquire the area in the southwest corner of Shakes Island Parking Lot, in order to develop, and relocate Shakes Island Walkway Bridge.

Please feel free to contact Esther Ashton at 874-4304 with any questions. Thank you.

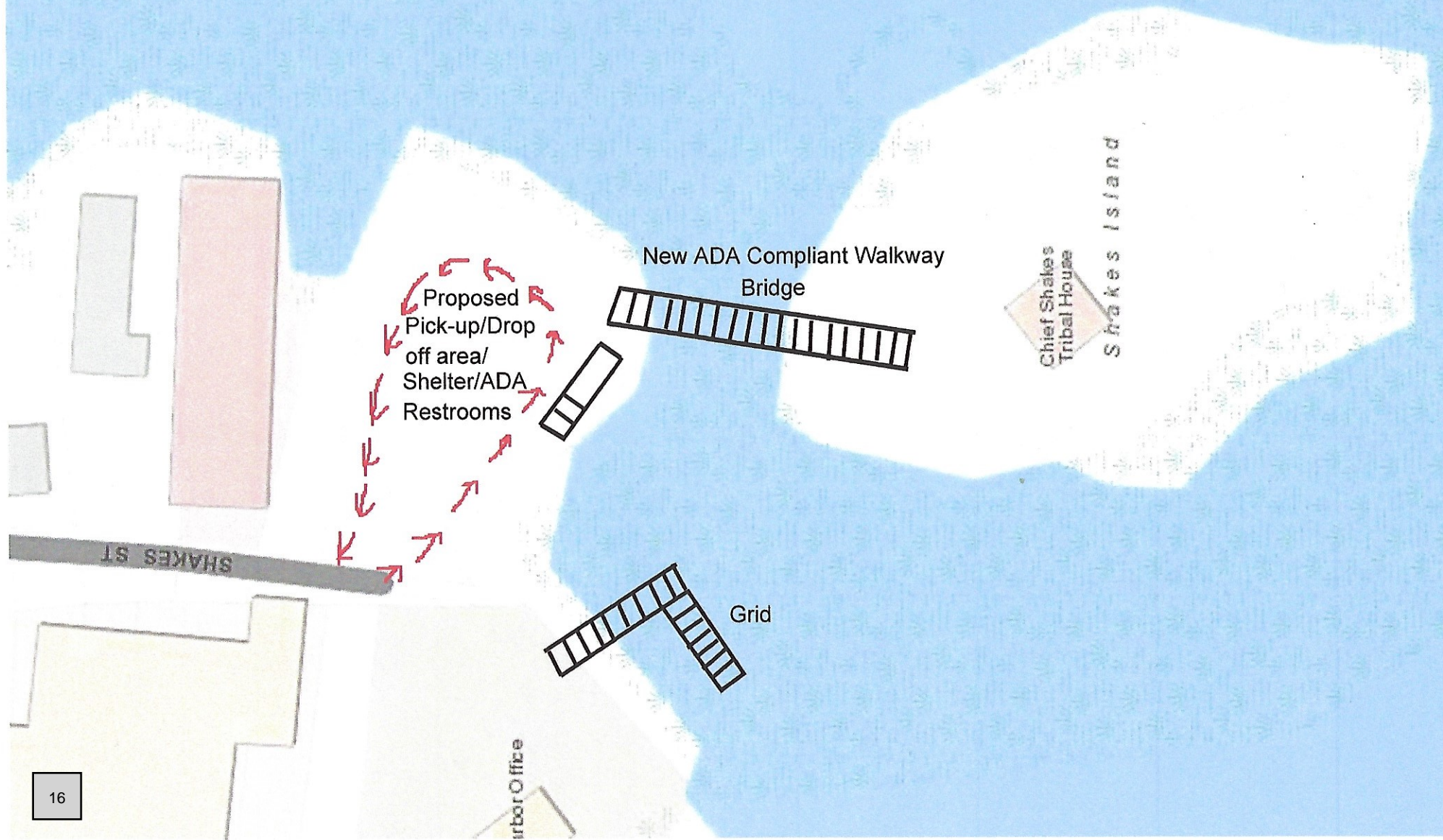
Sincerely,



Richard Oliver, WCA President

Attachment:
Conceptual Drawing

Proposed ADA Walkway Bridge and Rest Area



City and Borough of Wrangell

H1

Date: February 6, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Use of Entitlement Lands – Zoning development

Commissioners, I am out of town working the Seattle Boat Show so was not able to get the maps together before I left. I will add them to the packet and email them to you when I return to town on Thursday, or before if I can access my office computer remotely.

Information provided in January:

The Borough completed the entitlement land selection process in 2016 for a total of 9006 acres. The Borough has management authority but until lands are surveyed and patent received, the land cannot be sold. Only on area (St. John's on Zarembo) has been transferred to us with the patent. Requests have been made of Alaska Department of Natural Resources to determine survey status of the other parcels but we have not yet heard back

Overview maps showing the general areas of the entitlement land is attached.

In 2017-2018 the Planning and Zoning Commission and Economic Development Committee started discussing what types of uses might be appropriate in each area. The attached spreadsheet is what was discussed between the two Boards in 2018.

Some areas have already been zoned – Wrangell Island West, Wrangell Island East, and Olive Cove, some new land areas have zoning nearby (Thoms Place) and others may need a new zoning district. I need to correct the GIS mapping as I have been finding some inconsistencies and errors in the designate zoning within the mapping. A copy of the Remote Residential Mixed Use District (RMU) is the zoning classification for private and state remote areas existing within the Borough.

The 2010 Comprehensive Plan provides valuable information about discussion on growth and land uses (<http://www.wrangell.com/planning/comprehensive-plan>) for some of the areas.

This conversation needs to be reviewed and continued and appropriate zones designated. This is introductory information to begin the discussion again.

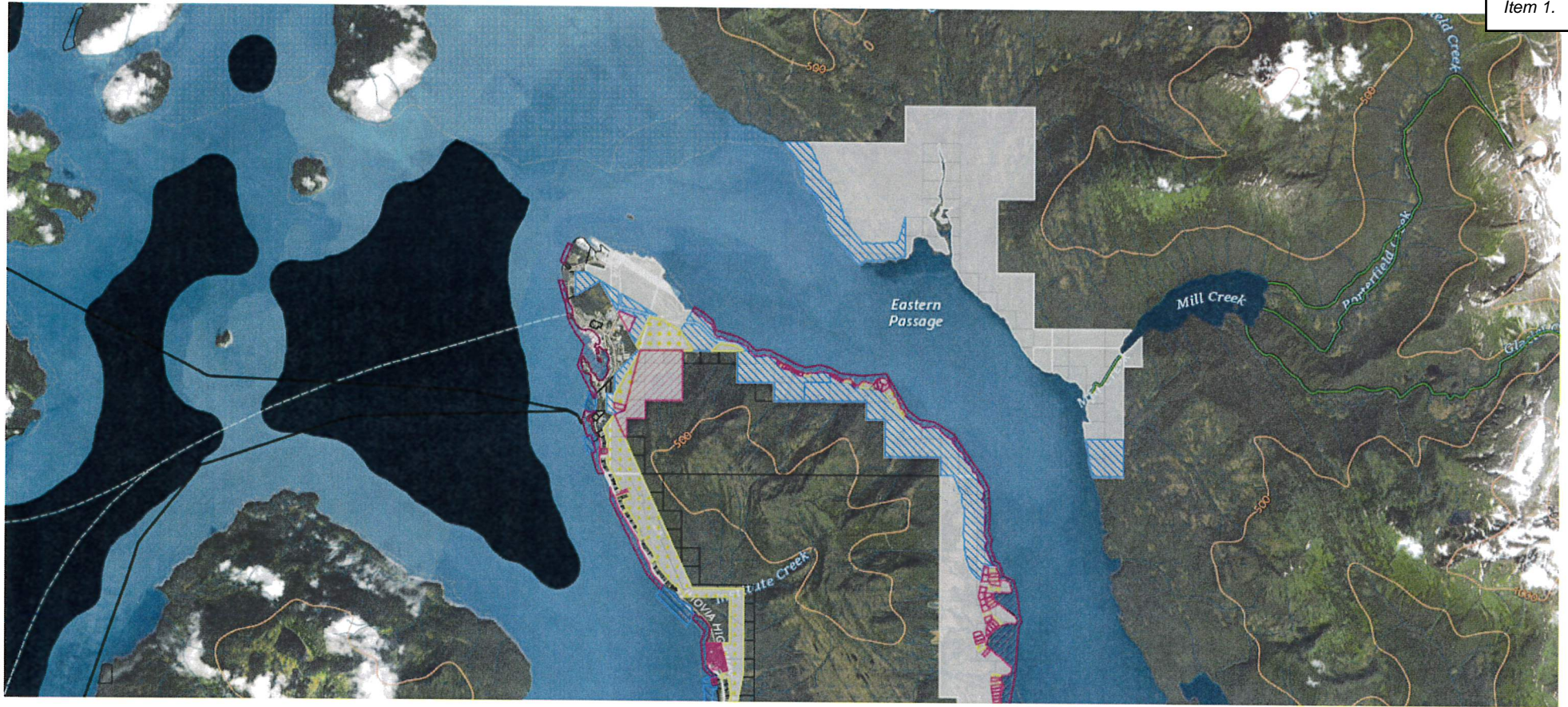
General Use Discussions of Entitlement Areas - 2017					
LOCATION	SIZE in ACRES	USES - PZ	USES - EDC	2013	2015
Thoms Place	1306.69	Some logging in specific areas away from existing residential; residential; larger lot sizes; allow commercial lodges/cabins; recreation; Thoms Creek habitat; cultural sites	Same as PZ; protect Thoms Creek; utilize road access	1146.69	160
Olive Cove	463.92	Protect habitat area of the stream. New area allow same uses as RMU-O.	Same as PZ	463.92	
Wrangell Island West	696.32	Residential for portion; Concerned about slides; New area allow same uses as RR1; former road behind existing lots - work with USFS to open in Wrangell Island Sale	Same as PZ; provide some additional Industrial land near existing Allen sawmill along roadway;	696.32	
Wrangell Island East	874.91	Currently has road access issues; residential; commercial recreation; larger lots; analyze steep slopes and remaining timber; recreation	Large lots; maintain space between developments; commercial recreation - cabins/lodges; analyze timber lands;	874.91	
Earl West Cove	895.29	Habitat issues along fish streams; home sites; recreation; commercial recreation; selective harvesting when adjacent landowners might have sales	Where is DOT road easement to mainland?; maintain development area for road; Recreation; Commercial Recreation; Residential along shoreline	895.29	
Crittenden Creek	405.79	Recreation; selection is along shoreline - residential; cultural sites; habitat - fish; potential logging coinciding with adjacent landowers; LTF use with State	residential; future uses as necessary for DOT road easement; don't see commercial use; keep timber option open if Fed/States have a sale	405.79	
Mill Creek	148.57	Recreation; cultural sites near by; Fish - habitat	recreation; habitat; commercial recreation - minimal uses	148.57	
Sunny Bay	2507.62	Recreation; AK Crossing uses - define use; habitat	productive fishing grounds; mariculture; recreation; commercial recreation; continue Ak Crossing use; leave option open for some timber harvesting, but not priority use	2507.62	
Zarembo	1791.9	Residential - view lots and shoreline lots; Timber harvest potentially - could fund development costs; Community dock/ boat launch and access roads; adjacent mineral claims - provide land for development of mineral resources	Farming, pasture land; Large 20-40 acre tracts; residential; recreation; commercial recreation; smaller lots along shoreline; shallow bay- restricted access to some shorelines	498.9	1293
TOTAL	9091.01			7638.01	1453

9091.01

Item 1.



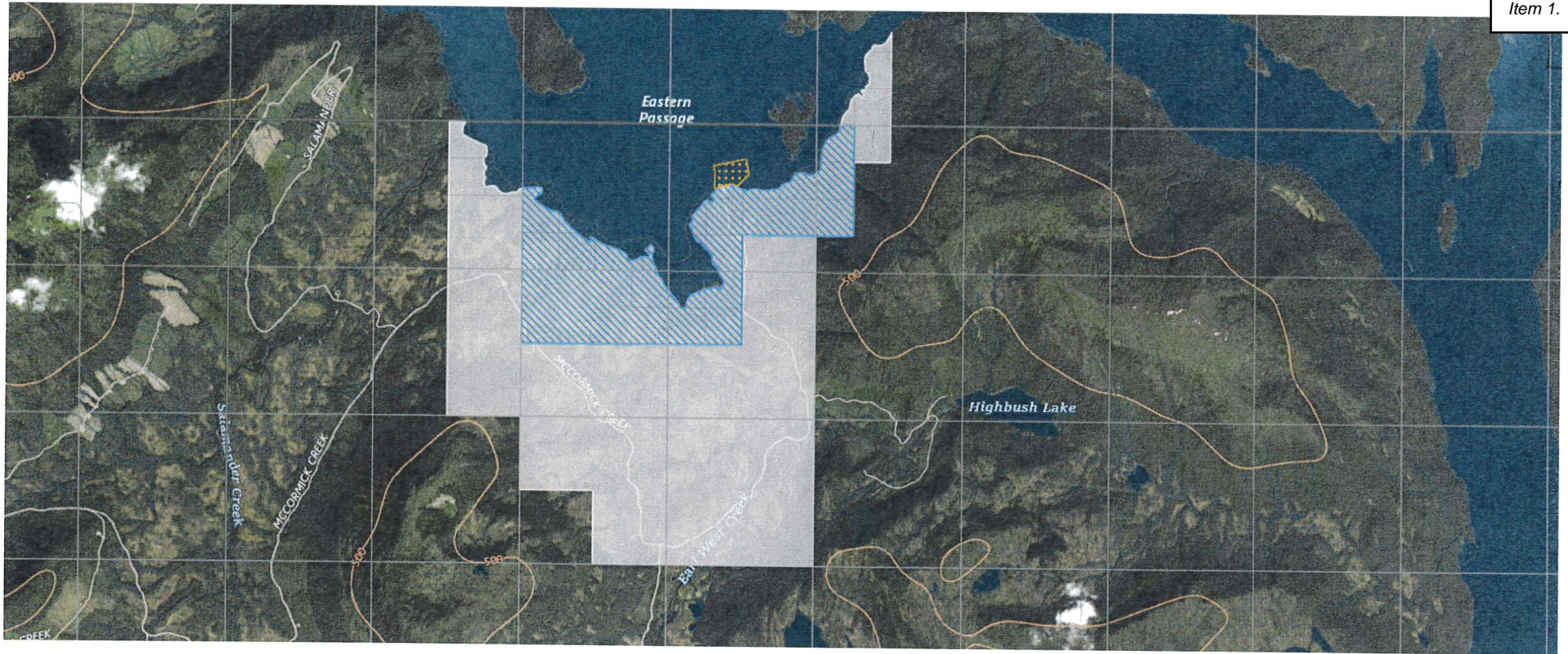
Sunny Bay



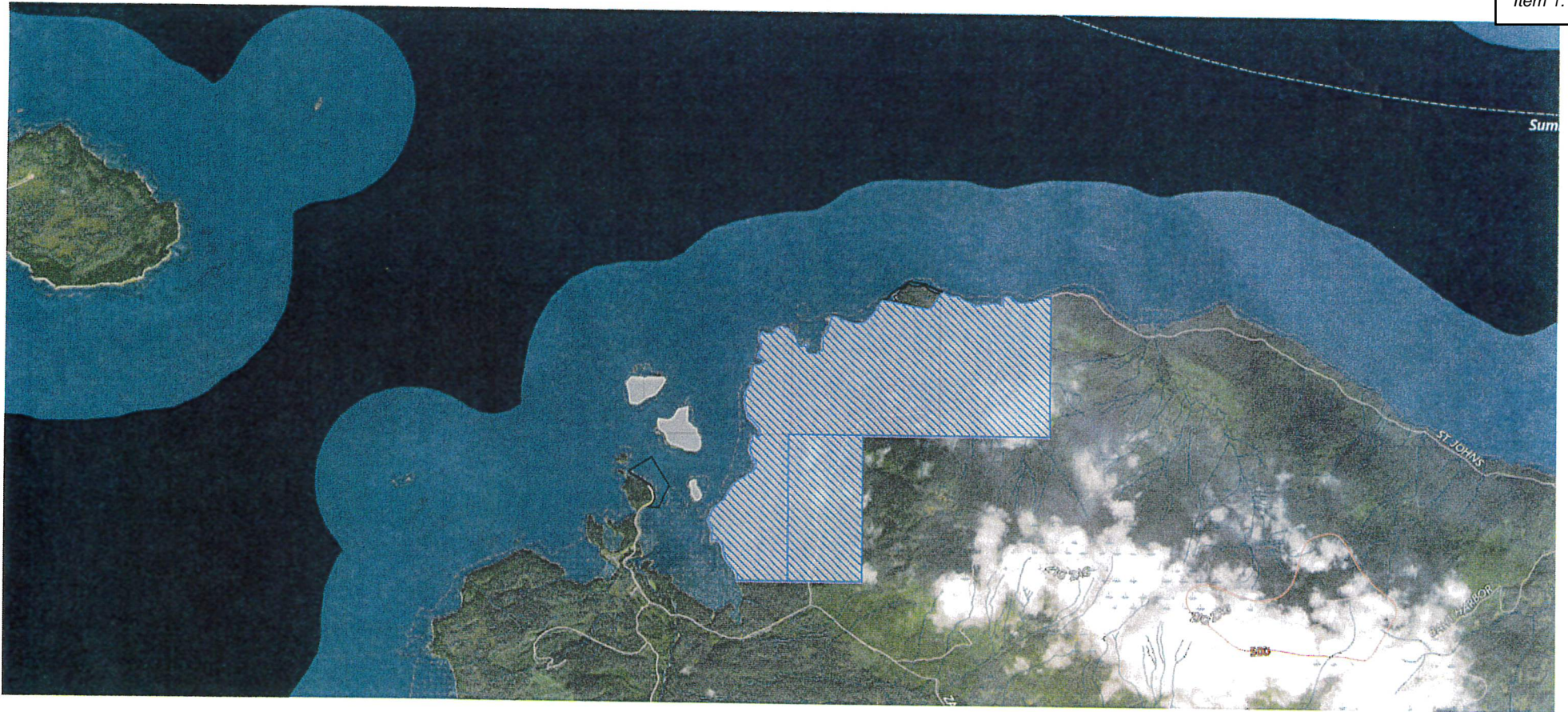
Crittendon
Wagon Mill Creek
Wangel Island East



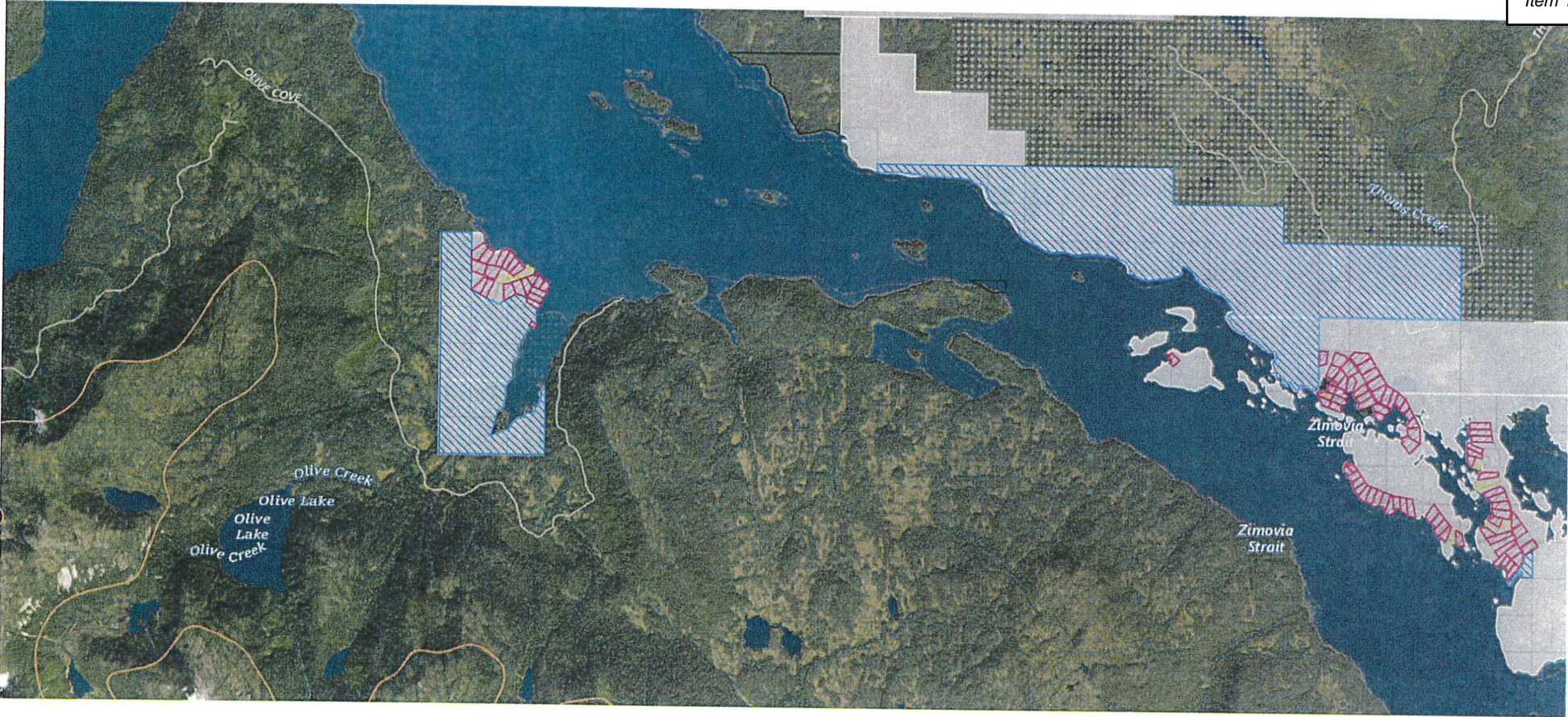
Wrangell West



Earl West Cove

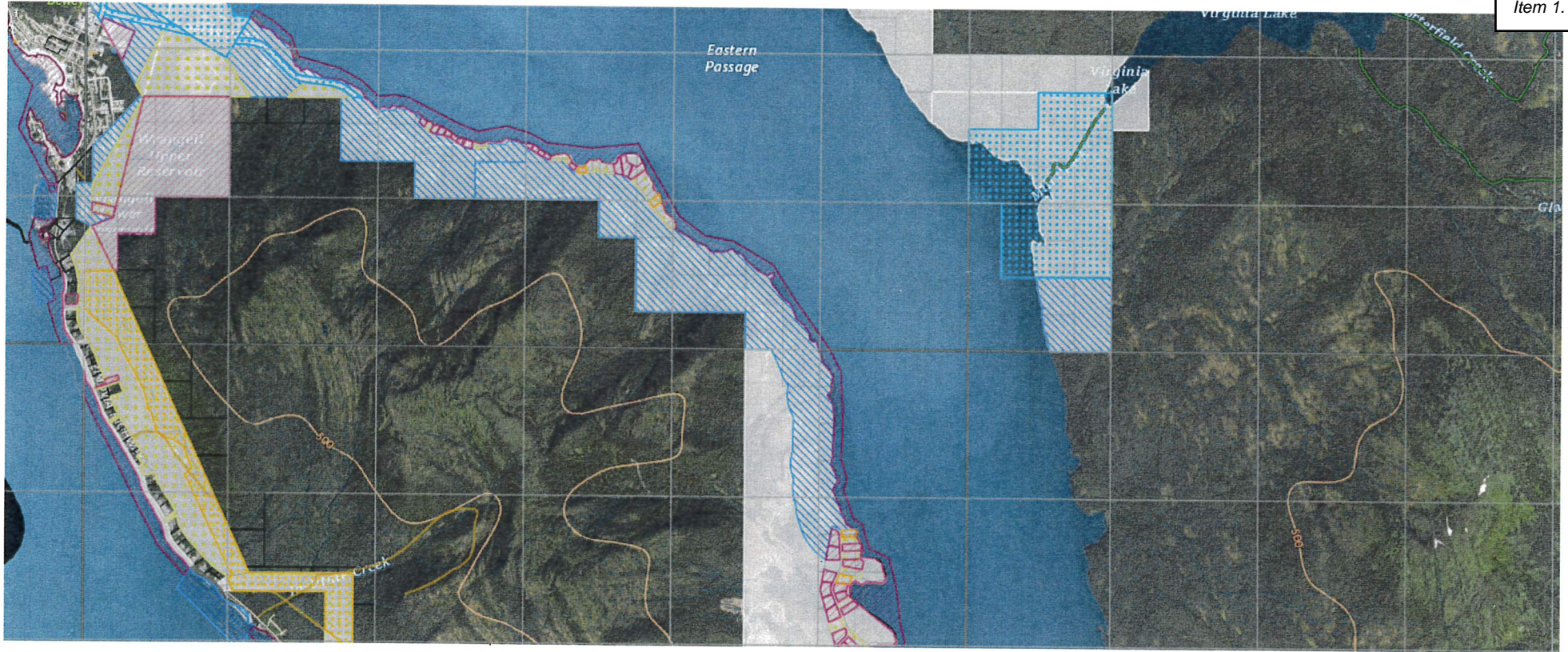


Zaremba St. John



Olive Cove

Thoms



Mill Creek
Wrangell Island East