



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, September 10, 2020
6:00 PM

Location: Borough Assembly Chambers
City Hall

Planning & Zoning Commission 09-10-2020
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 of the August 13, 2020 Regular Meeting

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

1. Final Plat review of D&P Ellis Subdivision, a subdivision and replat of Lot 8, Block 24A, Wrangell Tidelands Addition, Plat 65-87; and Lots 15, 16, and 17, Block 24, USS 1119, creating lots A and B, zoned Waterfront Development, requested by owner Wrangell Boat Shop LLC.
2. Final plat review of Zahorik Replat, a replat of Lots 18A and 18B, USS 3403, Plat No. 73-2, creating Lot 18AA, zoned Rural Residential, requested by Paul Zahorik.
3. (PH) Preliminary plat of the Prunella Subdivision, a subdivision and replat of Lot 2, Bradley Subdivision II and Lot D, Healthcare Subdivision, creating Lots D-A and D-B, Zoned Open Space/Public and Single Family Residential, requested by Stephen Prunella.
4. (PH) Preliminary plat review of the Johnson/Harrison Subdivision, a subdivision and replat of a portion of Lot 2, Trust Land Survey 2018-9, Lot B of Ned's Resubdivision (Plat # 2004-5) and Lot 2 of Gillen Subdivision (Plat #82-10) creating Lots 2A, 2B and 2C of Johnson/Harrison Subdivision, zoned Rural Residential, requested by Johnson Construction & Supply Inc. and Victor and Kaelene Harrison, owned by Alaska Mental Health Land Trust
5. (PH) Preliminary plat review of the Etolin/Spruce Subdivision, a subdivision and replat of Lot 1, Block 35, USS 1119, creating Lots 1A, 1B, and 1C, zoned Multi-Family Residential, requested by City and Borough of Wrangell.
6. Recommendation for modification to the Institute Master Plan

H. OLD BUSINESS

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION

August 13, 2020

6:00pm

Minutes

A. CALL TO ORDER / ROLL CALL

Chair Henson called the meeting to order at 6:02 p.m.

PRESENT

Chair Terri Henson

Vice-Chair Donald McConachie

Commissioner Apryl Hutchinson

Commissioner Kate Hein

ABSENT

Commissioner Jillian Privett

Also present were staff Carol Rushmore and Aleisha Mollen

B. AMENDMENTS TO THE AGENDA

Rushmore added an update to the Institute Property to be Item G4.

C. CONFLICTS OF INTEREST

None.

D. APPROVAL OF MINUTES

1. Approval of the Minutes of the July 9, 2020 Regular Meeting

Motion made by Vice-Chair McConachie, Seconded by Commissioner Hein to approve the minutes of the July 9, 2020 Regular Meeting.

Voting Yea: Chair Henson, Vice-Chair McConachie, Commissioner Hutchinson, Commissioner Hein

E. PERSONS TO BE HEARD

None.

F. CORRESPONDENCE

1. Corps of Engineers Public Notice for fill for Mr. Charles Petticrew dated August 6, 2020
2. Corps of Engineers Public Notice for fill for Mr. Brett Woodbury dated August 6, 2020

G. NEW BUSINESS

1. (PH) Preliminary Plat review of D&P Ellis Subdivision, a subdivision and replat of Lot 8, Block 24A, Wrangell Tidelands Addition, Plat 65-87; and Lots 15, 16, and 17, Block 24, USS 1119, zoned Waterfront Development, requested by owner of Wrangell Boat Shop LLC.

Public Hearing was opened at 6:04 p.m.

No one was present to speak.

Public Hearing was closed at 6:04 p.m.

Motion made by Vice-Chair McConachie, Seconded by Commissioner Hein to approve the Preliminary plat of the D&P Ellis Subdivision, subject to the following condition:

- 1) The covered walkway between proposed Lot 16A and proposed Lot 17A must be removed prior to the final plat to provide each building its own lot or to combine both lots into one so a property boundary does not bisect a building.**
- 2) Applicant should work with the harbor department to resolve the encroachment of dock structures by either obtaining a tideland lease or other measure.**

Rushmore clarified the intent of the subdivision to put each of the structures on their own lots to remove Condition #1 and to clarify each upland lot having a tideland lot.

Voting Yea: Chair Henson, Vice-Chair McConachie, Commissioner Hutchinson, Commissioner Hein

2. (PH) Request for a short term rental unit of a downstairs portion of the structure on Portion of Lot 5, Block 83, USS 1119 and Lot 12A, Dent-Bakke Resubdivision, Plat 92-2, Zoned Waterfront Development, requested by owners John and Brenda Yeager.

Public Hearing was opened at 6:07 p.m.

John Yeager spoke stating that they are requesting to use the apartment as a short-term rental for the clients of the charter business.

Public Hearing was closed at 6:08 p.m.

Motion made by Commissioner Hein, Seconded by Commissioner Hutchinson to approve findings of fact and the conditional use permit request for a cottage industry allowing a short term rental unit within the structure used for their charter business and residence subject to the following condition:

- 1) Provide Guest Guidance or similar document on noise, behavior, to encourage respect for the adjacent residential district.**
- 2) Provide two off street parking areas per code requirement.**

McConachie asked if this was necessary since the business is water and charter related. Rushmore stated that this would cover them if they went beyond the charter clients for the rental.

Yeager asked about the parking and wanted to know that the issue would be satisfied. Henson stated that the photo looked like it would suffice. Yeager also noted that 95% of their clients would likely not have vehicle, and he does have alternate parking for himself if needed.

Hutchinson asked if anyone had ever said anything about parking. Yeager did get a call about how he would park and not block the sidewalk. He addressed that with the person and it did not seem to be a problem after that. Rushmore stated that they had called her as well.

Voting Yea: Chair Henson, Vice-Chair McConachie, Commissioner Hutchinson, Commissioner Hein

3. Request by Brett Woodbury to purchase City owned Lot 6A, Block 61, Industrial Park Subdivision III.

Motion made by Vice-Chair McConachie, Seconded by Commissioner Hutchinson to recommends to sell the lot to Mr. Woodbury unless there is interest in the lot by Mr. Matney.

Rushmore reviewed the lot and the past reasons why the City has not sold this. She also recapped the conversations she had with an adjacent land owner, Mike Matney, but stated she has not received anything official from him.

Brett Woodbury was available to speak and stated that he had spoken to Matney and they agreed to work it out to split the lot to purchase the areas in front of their existing lots.

Voting Yea: Chair Henson, Vice-Chair McConachie, Commissioner Hutchinson, Commissioner Hein

4. Institute Update after Borough Assembly Work Session.

Rushmore stated that the Assembly doesn't want to see Commercial in the first phase and second phase due to the need for residential in the community. They recommended moving the commercial to the south side (other side of the creek that bisects the area). The recommended lot sizes will be increased to 20,000 square feet plus.

Rushmore also stated that the first road has the view lots. After the third row is where the fill from the Institute ends and the recommendation is to build some trails in that area with some green space as well.

Henson would like to see Lots 1 and 11 be available for small commercial needs, e.g. eateries, salons, etc., but Rushmore stated that the Assembly had already given direction on this that had been sent to the surveyors.

Discussion has been happening between Rushmore and the Borough Manager about the ordinance and how the zoning process for this will work.

Henson also stated that the restrictions on number of vehicles with boats and trailers would be prohibitive toward owners considering the Alaskan lifestyle. McConachie echoed this thought, especially considering the lot sizes. Rushmore stated that we had not reviewed this section before and said that additional standards may need to be developed for this. Further discussion was held and Rushmore will take that section to work on it and bring it back.

Rushmore stated that another work session will be scheduled with the Planning & Zoning Commission on September 8th at 6:00 p.m. Commissioners should be present for that.

H. OLD BUSINESS

None.

I. PUBLIC COMMENT

None.

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

None.

K. ADJOURNMENT

Chair Henson adjourned the meeting at 6:46 p.m.

CHAIRPERSON

SECRETARY

City of Wrangell, Alaska

AGENDA ITEM G1

Date: September 4, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final Plat review of D&P Ellis Subdivision, a subdivision and replat of Lot 8, Block 24A, Wrangell Tidelands Addition, Plat 65-87; and Lots 15, 16, and 17, Block 24, USS 1119, creating lots A and B, zoned Waterfront Development, requested by owner Wrangell Boat Shop LLC.

Background:

Applicant owns three lots along Case Avenue adjacent to one single tideland lot. The four lots are being replatted to modify side property lines so that structures are on a single lot and each upland lot is being combined with a portion of the tideland lot to create three lots. A preliminary plat was approved in August 2020.

Condition of approval on the preliminary plat regarding either removing the breezeway between buildings or only creating two lots has been met. The Clerk and the Harbor Master are aware of the encroachment of the dock into City tidelands.

Recommendation:

Staff recommends approving the final plat.

Recommended Motion:

Move to approve the final plat of D&P Ellis Subdivision

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, WAIVERS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ WRANGELL BOATSHOP, L.L.C.
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 _____.

LIEN HOLDER CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE LIEN HOLDERS OF LOTS 15, 16, & 17 OF WRANGELL TOWNSITE, ACCORDING TO USS 1119, AND LOT 8 OF WRANGELL TIDELANDS SURVEY, ACCORDING TO PLAT 65-87, WITHIN THE WRANGELL RECORDING DISTRICT, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND WITHOUT RESERVATION OF ANY RIGHTS, WAIVERS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ TONGASS FEDERAL CREDIT UNION
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 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 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 MONUMENT MADE BY ME OR UNDER MY DIRECT SUPERVISION THAT THE MONUMENTS SHOWN HEREON HAVE BEEN CORRECTLY LOCATED AND DIMENSIONED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552



NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPLAT AND SUBDIVIDE LOT 8, WITHIN BLOCK 24A OF TIDELANDS ADDITION TO WRANGELL TOWNSITE (PLAT 65-87), AND LOT 15, 16, AND 17 WITHIN BLOCK 24, OF WRANGELL TOWNSITE (U.S.S. No. 1119).
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. REFERENCE AC, ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 59009.
5. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - USS No. 1119 (WRANGELL TOWNSITE)
 - PLAT 65-87 (TIDELANDS ADDITION TO WRANGELL TOWNSITE)
 - BOOK 9, PAGE 496 - 498 (RIGHT-OF-WAY DESCRIPTION OF CASE AVENUE)
 - BOOK 4, PAGE 304 (SEWER PIPELINE EASEMENT ON LOT 17)
 - BOOK 4, PAGE 306 (SEWER PIPELINE EASEMENT ON LOT 16)
 - DEED 2007-000236-0
 - DEED OF TRUST 2017-000029-0

OWNERSHIP STATUS

1. LOT 8, WRANGELL TIDELANDS ADDITION (WRAGNELL BOATSHOP, L.L.C.)
2. LOT 15, WRANGELL TOWNSITE (WRAGNELL BOATSHOP, L.L.C.)
3. LOT 16, WRANGELL TOWNSITE (WRAGNELL BOATSHOP, L.L.C.)
4. LOT 17, WRANGELL TOWNSITE (WRAGNELL BOATSHOP, L.L.C.)

PROPOSED OWNERSHIP

1. LOT A, D&P ELLIS SUBDIVISION (WRAGNELL BOATSHOP, L.L.C.)
2. LOT B, D&P ELLIS SUBDIVISION (WRAGNELL BOATSHOP, L.L.C.)

PREVIOUS LOT AREAS

1. LOT 8, WRAGELL TIDELANDS ADDITION (24,811 SQ. FT)
2. LOT 15, WRANGELL TOWNSITE (2,957 SQ. FT)
3. LOT 16, WRANGELL TOWNSITE (3,479 SQ. FT)
4. LOT 17, WRANGELL TOWNSITE (6,716 SQ. FT)

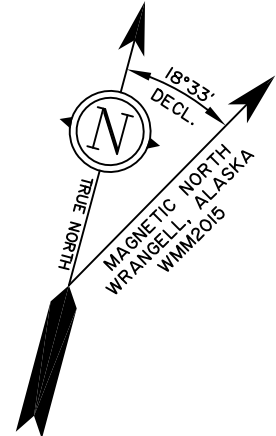
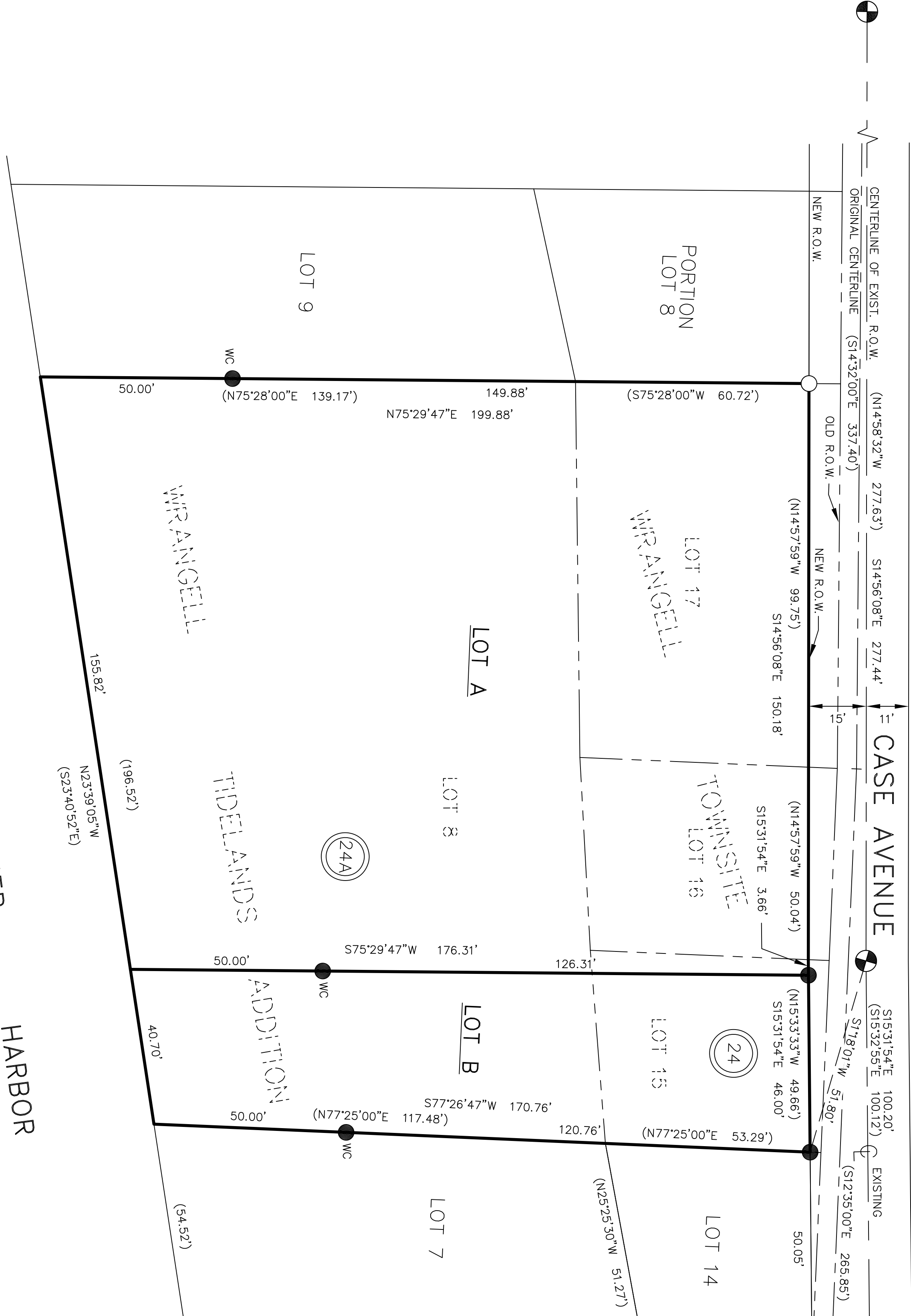
NEW LOT AREAS

1. LOT A, D&P ELLIS SUBDIVISION (28,933 SQ. FT)(10.664 ACRES)
2. LOT B, D&P ELLIS SUBDIVISION (7,464 SQ. FT)(10.171 ACRES)

BASIS OF BEARING

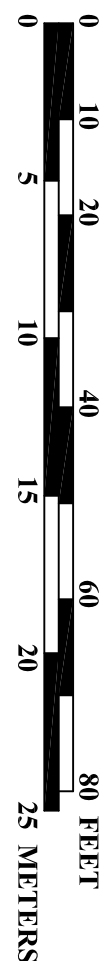
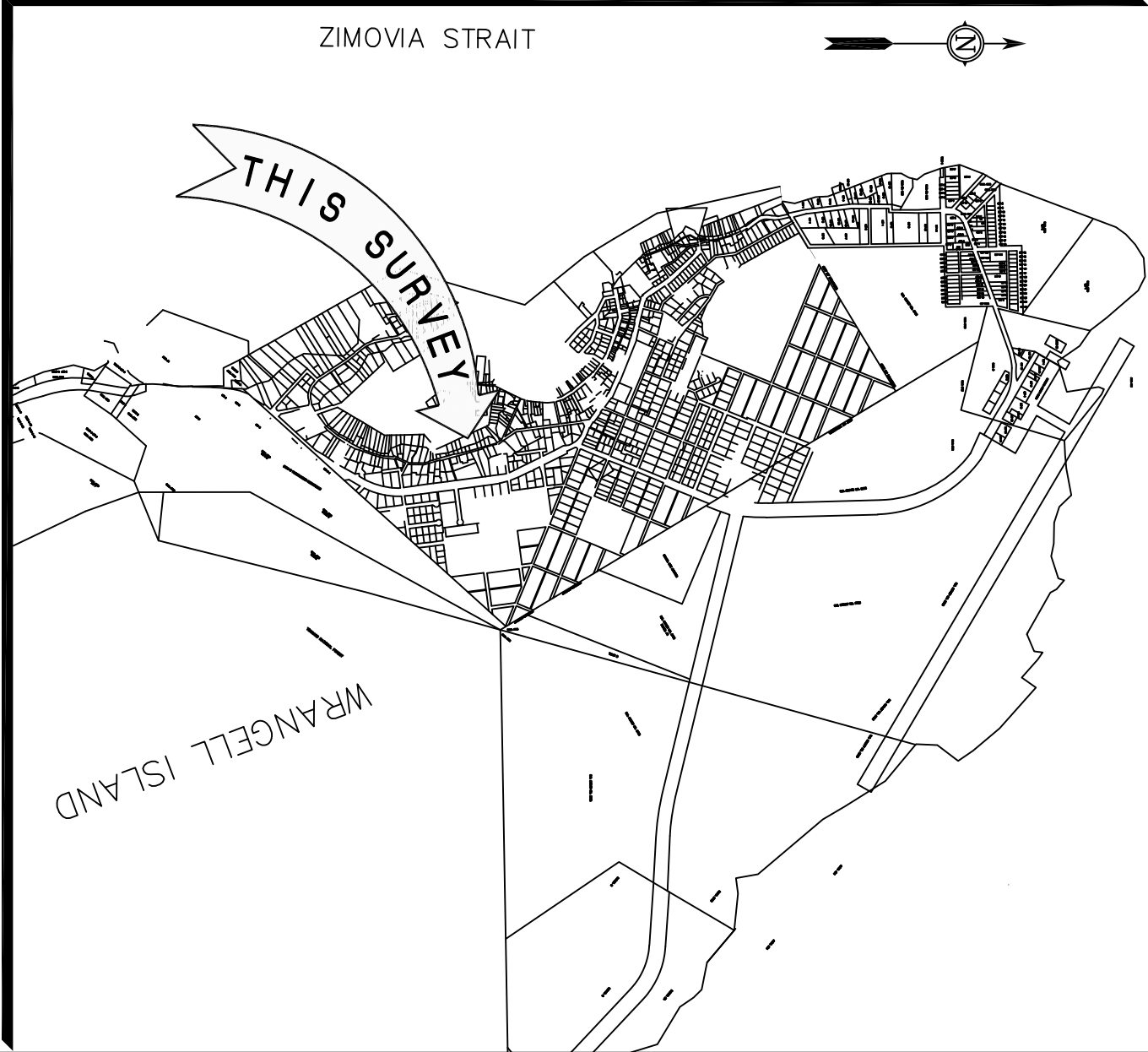
BEARINGS SHOWN ARE NAD 83(2011) (NAD83-2010) GEODETIC BEARINGS, WHICH WERE OBTAINED FROM THE NATIONAL DATA SURVEY SYSTEM TECHNOLOGY USING TRIMBLE (RS-3 & RD) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N56°25'1.16602 LONG: W132°20'55.74019. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

LEGEND	
●	SECONDARY MONUMENT SET THIS SURVEY
○	SECONDARY MONUMENT RECOVERED
⊙	FOUND PRIMARY BRASS CAP MONUMENT
---	UNSURVEYED
---	SURVEYED
---	RECORD BOUNDARY LINE VACATED THIS PLAT
(XX)	CENTERLINE
---	RECORD DATA
XX	MEASURED DATA



VICINITY MAP

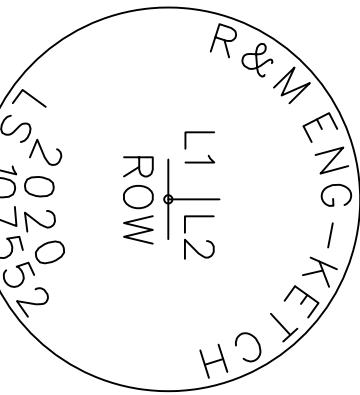
SCALE: NOT TO SCALE



SCALE 1"=20'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING

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



TYPICAL SECONDARY MONUMENT
SET THIS SURVEY

SHEET 1 OF 1

1 METER = 3.280833 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES



RSM
KETCHIKAN, INC. Phone: (907) 225-2917
7180 REVILLA ROAD, SUITE 300 Fax: (907) 225-4441
KETCHIKAN, AK 99901

WRANGELL OFFICE Phone: (907) 506-4820
P.O. BOX 701
WRANGELL, AK 99929

CERTIFICATE OF AUTHORIZATION #: C576

D&P ELLIS SUBDIVISION

A SUBDIVISION AND REPLAT OF
LOT 8, BLK 24A, OF WRANGELL TIDELANDS ADDITION (PLAT 65-87),
AND LOTS 15, 16, AND 17, BLK 24, OF WRANGELL TOWNSITE
(U.S.S. No. 1119),
CREATING
LOTS A AND B,
D&P ELLIS SUBDIVISION
WRANGELL RECORDING DISTRICT, ALASKA

LOCATED WITHIN

SECTION 25, TOWNSHIP 62 SOUTH, RANGE 83 EAST
COPPER RIVER MERIDIAN, ALASKA
WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH
DATE: JUNE 2020
SCALE: 1"=20'

CHECKED: CGP
DATE: APRIL 2020 - AUGUST 2020
R&M PROJECT NO: 202727

City and Borough of Wrangell, Alaska

Agenda Item G2

Date: September 4, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final plat review of Zahorik Replat, a replat of Lots 18A and 18B, USS 3403, Plat No. 73-2, creating Lot 18AA, zoned Rural Residential, requested by Paul Zahorik.

Recommendation:

Staff recommends approving the final plat.

Recommended Motion:

Move to approve the Final plat of the of the Zahorik Replat.

Findings:

This plat is combining two lots into one lot, basically a lot line adjustment, just removing the inner line. It does not require a public hearing since an additional lot is not being created and the external boundaries of the existing lots are not changed.

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 AS THE BASIS FOR THE RECORDING OF THIS PLAN OF SUBDIVISION WITHIN THE PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ PAUL ZAHORIK

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, 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

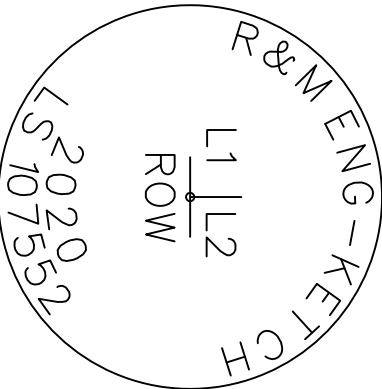
SURVEYOR'S CERTIFICATE

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

DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552

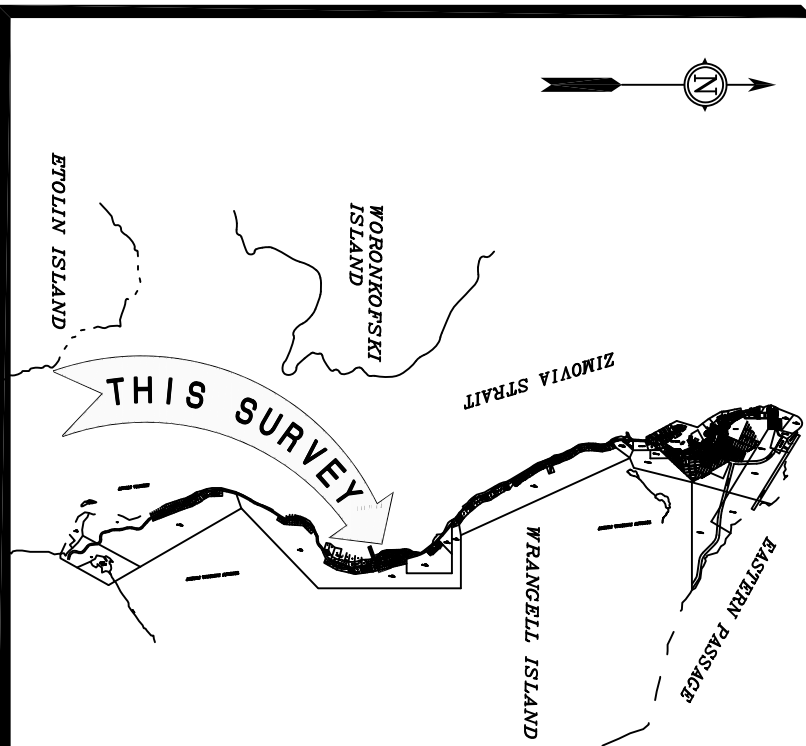
TYPICAL SECONDARY MONUMENT
SET THIS SURVEY



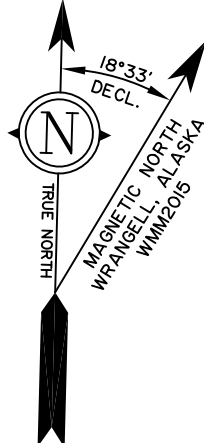
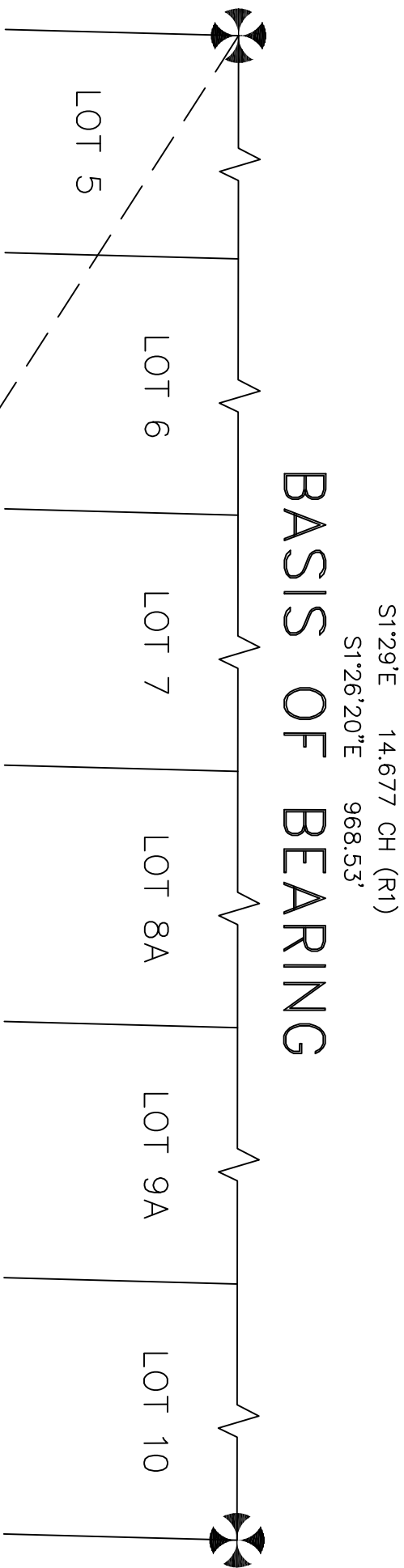
SET 5/8" X 30" LONG REBAR
(UNLESS OTHERWISE NOTED)
AND 2" ALUMINUM CAP WITH
PLASTIC INSERT

VICINITY MAP

SCALE: NOT TO SCALE



BASIS OF BEARING



NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 18A AND 18B OF PLAT 73-2, WITHIN ORIGINAL U.S.S. No. 3403.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000. AND/OR CORNER POSITIONS HAVE A RELATIVE POSITION ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. REFERENCE AK, ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 59368.
5. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - PLAT 73-1 (U.S.S. No. 3403)
 - PLAT 73-22 (U.S.S. No. 3403)
 - PLAT 73-2
 - BOOK 22, PAGE 053 (SEWER LINE EASEMENT)
 - EASEMENT 2006-000136-0
 - EASEMENT 2007-000901-0
 - DOCUMENT 2011-000127-0
 - DEED 2019-000259-0

OWNERSHIP STATUS

1. LOT 18A, PLAT 73-2 (PAUL ZAHORIK)
2. LOT 18B, PLAT 73-2 (PAUL ZAHORIK)

PROPOSED OWNERSHIP

1. LOT 18AA, ZAHORIK REPLAT (PAUL ZAHORIK)

PREVIOUS LOT AREAS

1. LOT 18A, PLAT 73-2 (5,560 SQ. FT.)
2. LOT 18B, PLAT 73-2 (5,560 SQ. FT.)

NEW LOT AREAS

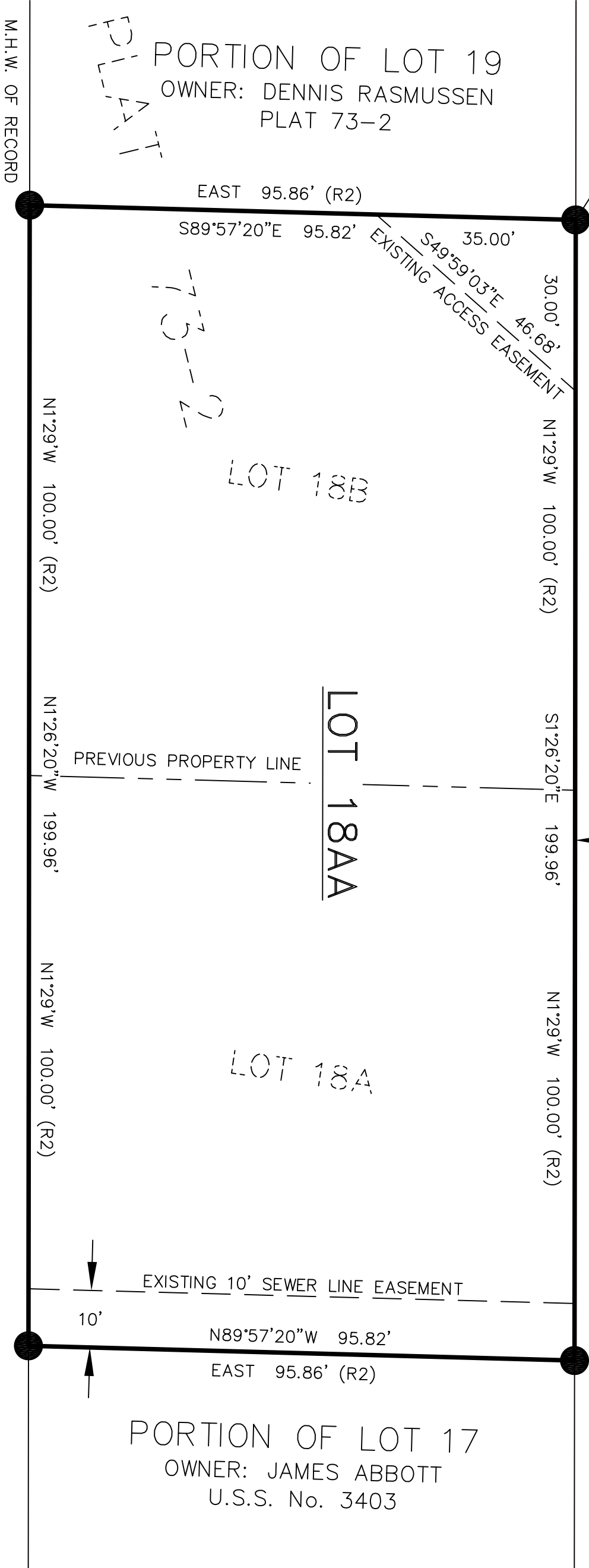
1. LOT 18AA, ZAHORIK REPLAT (19,155 SQ. FT.) (0.440 ACRES)

LEGEND

	FOUND BLM/GLD MONUMENT
	SECONDARY MONUMENT SET THIS SURVEY
---	UNSURVEYED
---	SURVEYED
---	RECORD BOUNDARY LINE ELIMINATED THIS PLAT
---	ROW CENTERLINE
(R1)	RECORD DATA PER PLAT 73-1 (USS 3403)
(R2)	RECORD DATA PER PLAT 73-2
XX	MEASURED OR CALCULATED DATA

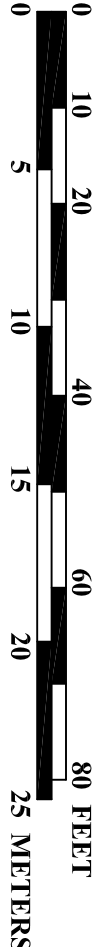
SOUTH WRANGELL HIGHWAY

(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

R&W R&W ENGINEERING-KETCHIKAN, INC. 1000 W. 1ST AVE., SUITE 300 KETCHIKAN, AK 99901 Phone: (907) 225-7917 Fax: (907) 225-5441 WRANGELL OFFICE Phone: (907) 205-0820 WRANGELL, AK 99929 CERTIFICATE OF AUTHORIZATION #: C576		
ZAHORIK REPLAT		
A REPLAT OF CREATING LOTS 18A AND 18B, OF PLAT 73-2, A SUBDIVISION WITHIN U.S.S. No. 3403, LOT 18AA, ZAHORIK REPLAT		
LOCATED WITHIN SECTION 17, TOWNSHIP 63 SOUTH, RANGE 84 EAST COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT		
SURVEYED BY: MCH	DATE: JUNE 2020	DRAWN BY: MCH
CHECKED: CGP	DATE: APRIL 2020 - JUNE 2020	R&W PROJECT NO: 202716
SCALE: 1"=20'		

Item 2.



WRANGELL
CITY
AUGUST 1913

15

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

City and Borough of Wrangell, Alaska

Agenda Item G3

Date: September 4, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary plat of the Prunella Subdivision, a subdivision and replat of Lot 2, Bradley Subdivision II and Lot D, Healthcare Subdivision, creating Lots D-A and D-B, Zoned Open Space/Public and Single Family Residential, requested by Stephen Prunella.

Recommendation:

Staff recommends approving the preliminary plat.

Recommended Motion:

Move to approve the Preliminary plat of the Prunella Subdivision.

Findings:

The applicant is creating a subdivision of the existing Lot D of Healthcare Subdivision which is zoned Open Space/Public and the lot adjacent to the gas station which is zoned Single Family Residential. The Lot D is being split and a portion combined with Lot 2 adjacent to the gas station. This will not change the zoning and the new Lot D-B will consist of two different zones. Lot D-A remains Open/Space public.

An access easement is included to continue the driving lane and existing access for the gas station to the pumps and behind the store.

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPLAT AND SUBDIVIDE LOT 2, OF BRADLEY SUBDIVISION II (PLAT 91-6) AND LOT D, OF HEALTHCARE SUBDIVISION (PLAT 2010-4).
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE HORIZONTAL FIELD DISTANCES.
4. THE BASIS OF BEARING FOR THIS PLAT IS THE MEASURED BEARING OF S 45° 1' 28" W. AND DISTANCE OF 4521.67 FEET BETWEEN CORNER NUMBER 27 AND W.C.M.C. NO. 28 OF U.S. 125.
5. REFERENCE W.C. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. XXXXX.
6. REFERENCE THE FOLLOWING WITHIN THE WABAGELL RECORDING DISTRICT:

OWNERSHIP STATUS

1. LOT 2, BRADLEY SUBDIVISION II (STEPHEN G. PRUNELLA)
2. LOT D, HEALTHCARE SUBDIVISION (STEPHEN G. PRUNELLA)

PROPOSED OWNERSHIP

1. LOT D-4, PRUNELLA SUBDIVISION (STEPHEN G. PRUNELLA)
2. LOT D-8, PRUNELLA SUBDIVISION (STEPHEN G. PRUNELLA)

PREVIOUS LOT AREAS

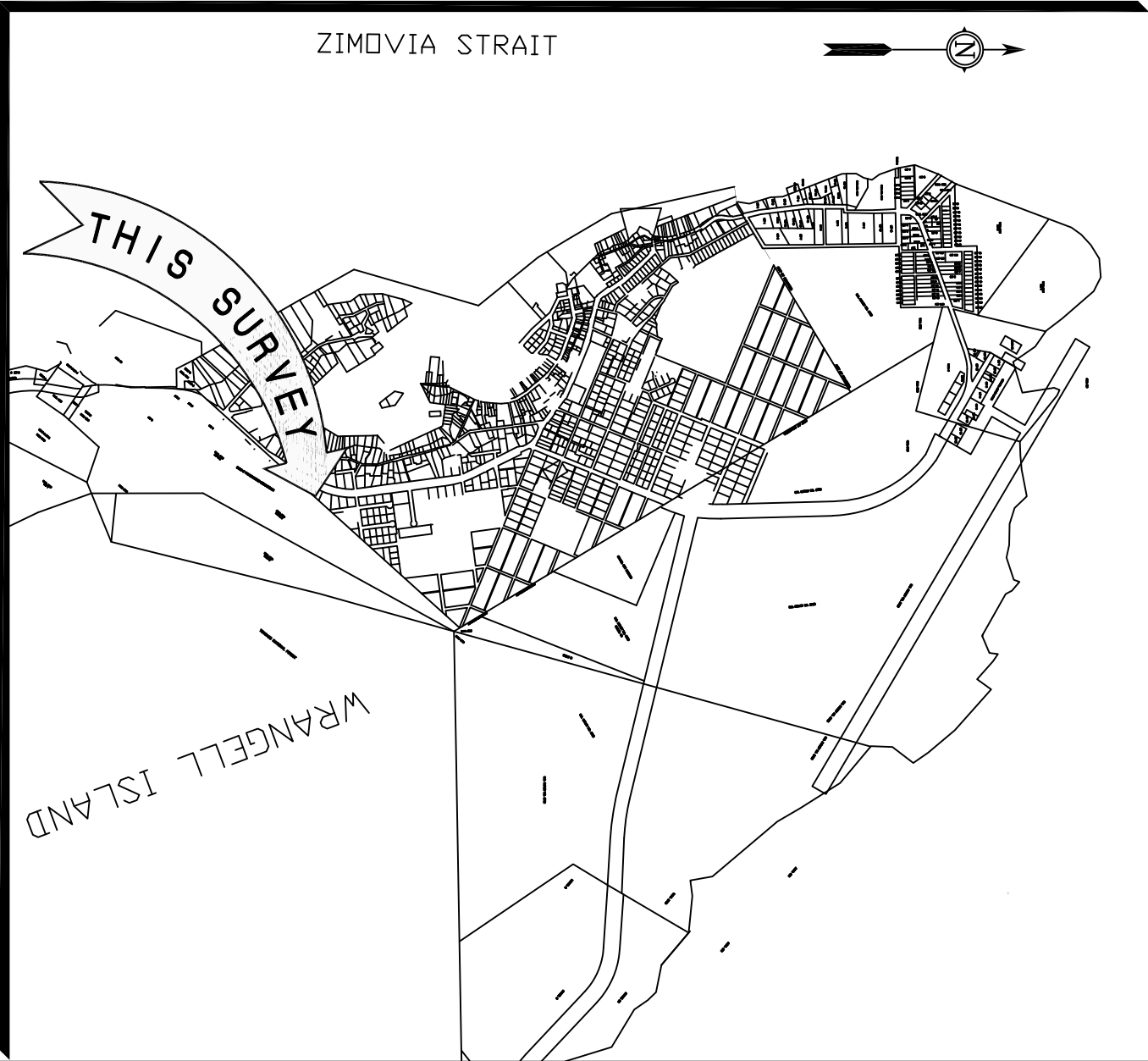
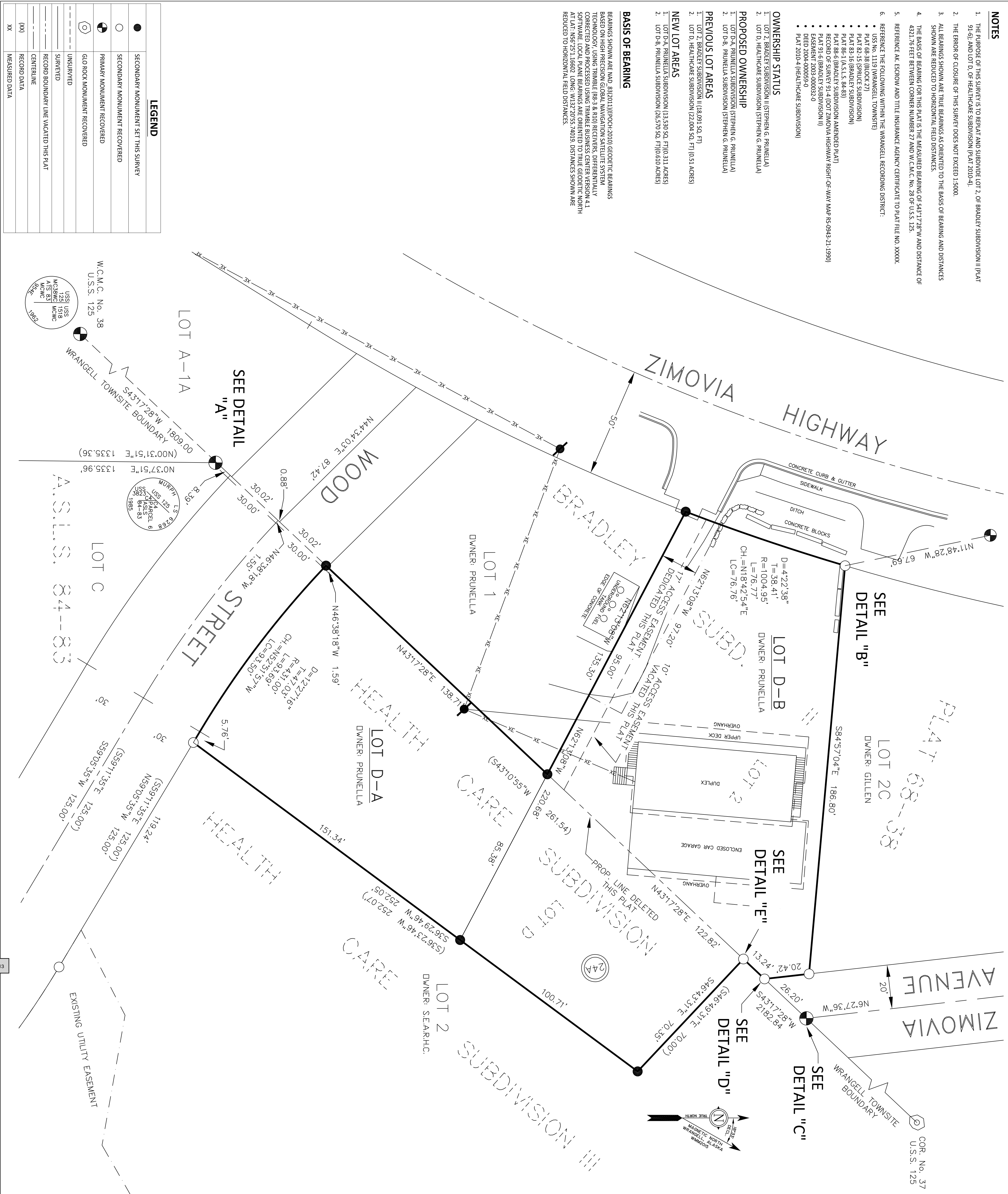
1. LOT 2, BRADLEY SUBDIVISION II (18,091 SQ. FT)
2. LOT D, HEALTHCARE SUBDIVISION (22,004 SQ. FT) (0.51 ACRES)

NEW LOT AREAS

1. LOT D-A, PRUNELLA SUBDIVISION (13,530 SQ. FT.)(0.311 ACRES)
2. LOT D-B, PRUNELLA SUBDIVISION (26,570 SQ. FT.)(0.610 ACRES)

BASIS OF BEARING

BEARINGS SHOWN ARE M40 8312011(EPOCH-2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY. USING TRIMBLE (R8.3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1 SOFTWARE, LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT. N45°25'11.6602 LONG. W113°20'55.74019, DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

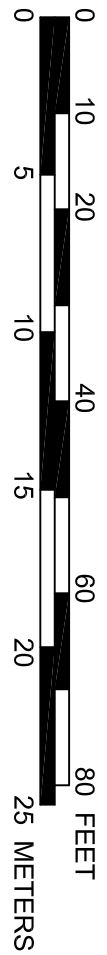


VICINITY MAP
SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

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 2

RAM ENGINEERING & DESIGN, INC.
 7180 REPULLA ROAD, SUITE 300
 KETCHIKAN, AK 99901
 Phone: (907) 225-7817
 Fax: (907) 225-4441

PRUNELLA SUBDIVISION

A SUBDIVISION AND REPLAT OF
LOT 2, OF BRADLEY SUBDIVISION II (PLAT 91-6),
AND LOT D, OF HEALTHCARE SUBDIVISION (PLAT 2010-4),

LOTS D-A AND D-B,
PRUNELLA SUBDIVISION
BRANGELL RECORDING DISTRICT, ALASKA

エ

SECTION 30, TOWNSHIP 62 SOUTH, RANGE 84 EAST

WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH

DRAWN BY: MCH

DATE: JUNE 2020	DATE: APRIL 2020 - JUNE 2020
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SCALE:	CHECKED:	R&M PROJECT NO:
--------	----------	-----------------

1''=20'	CGP	202727
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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 RESERVATION OF ANY RIGHTS, CLAIMS, WALKS, PANKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ STEPHEN G. PRUNELLA

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

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

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AS RECORDED IN MINUTE BOOK _____ PAGE _____ DATED _____, 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED BY THE ASSEMBLY 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 THE RECORD IN MY POSSESSION, IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, IN THE NAME OF _____, 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 PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. _____ DATED _____, 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ CHAIRMAN, PLANNING COMMISSION

SECRETARY

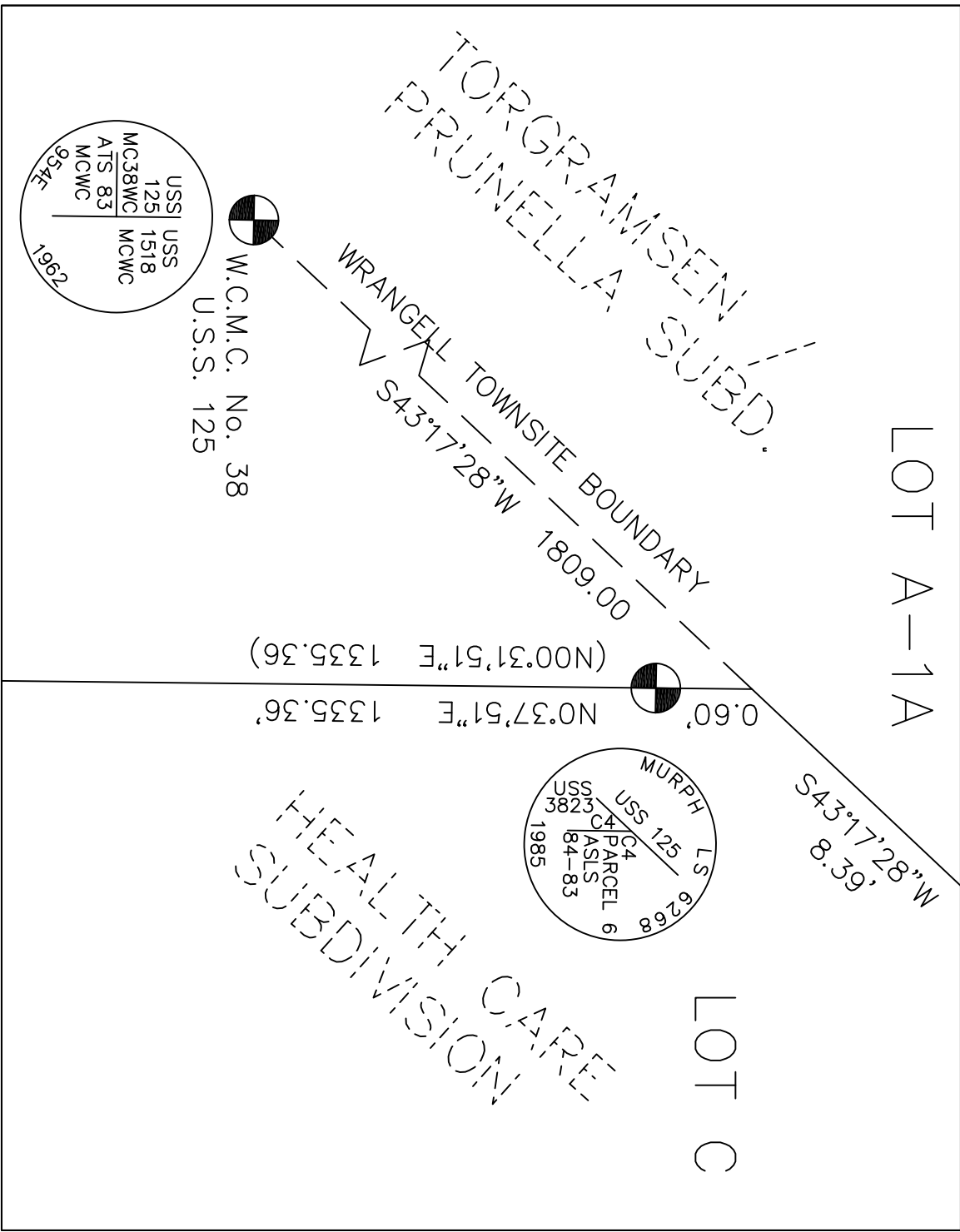
SURVEYOR'S CERTIFICATE

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 ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DE AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE _____.

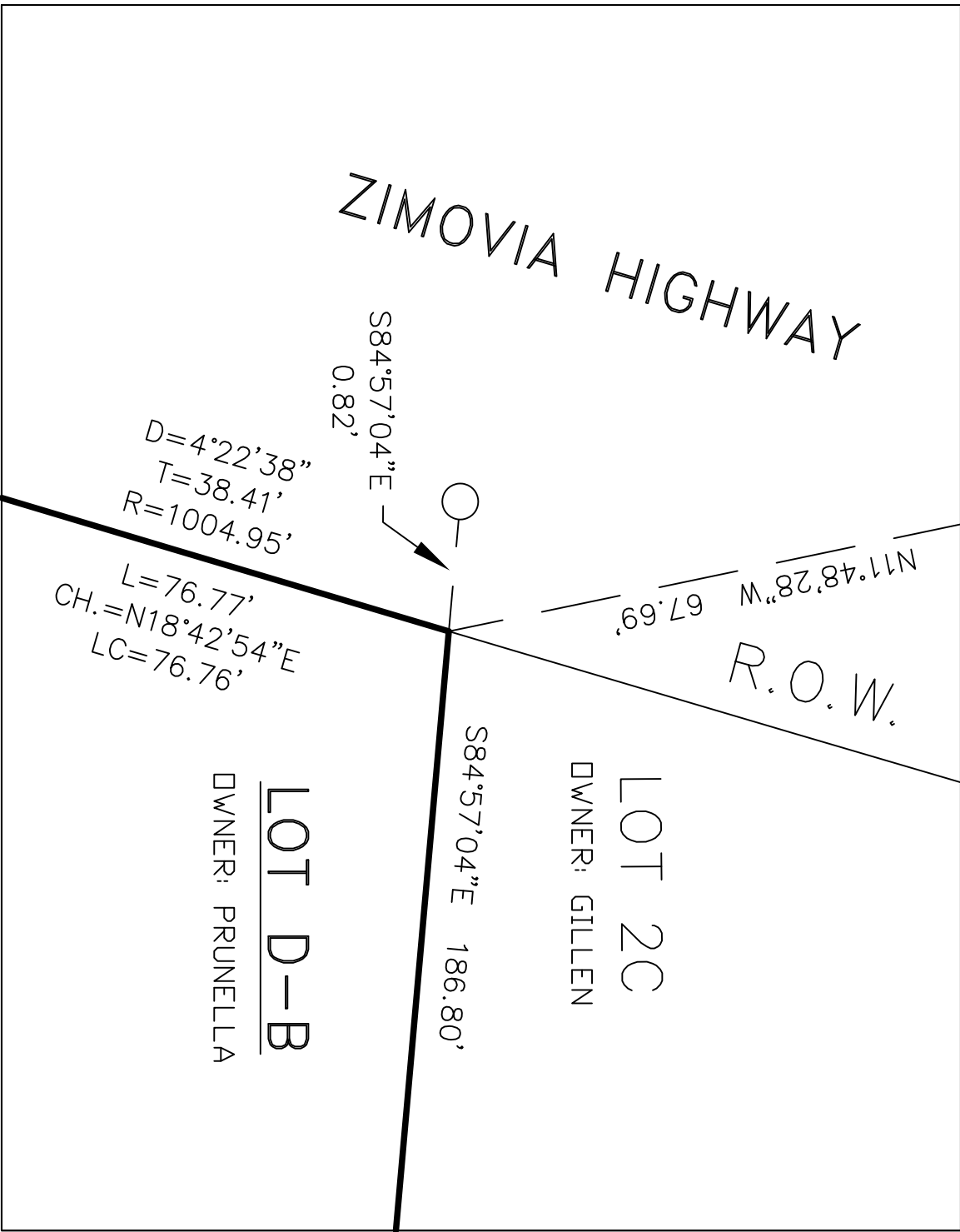
DATE _____

CHRISTOPHER G. PIRBURN, PLS # 107552

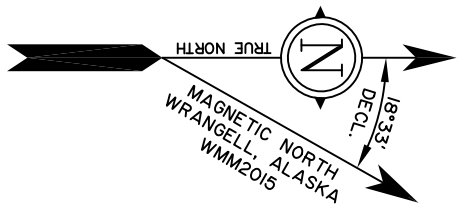
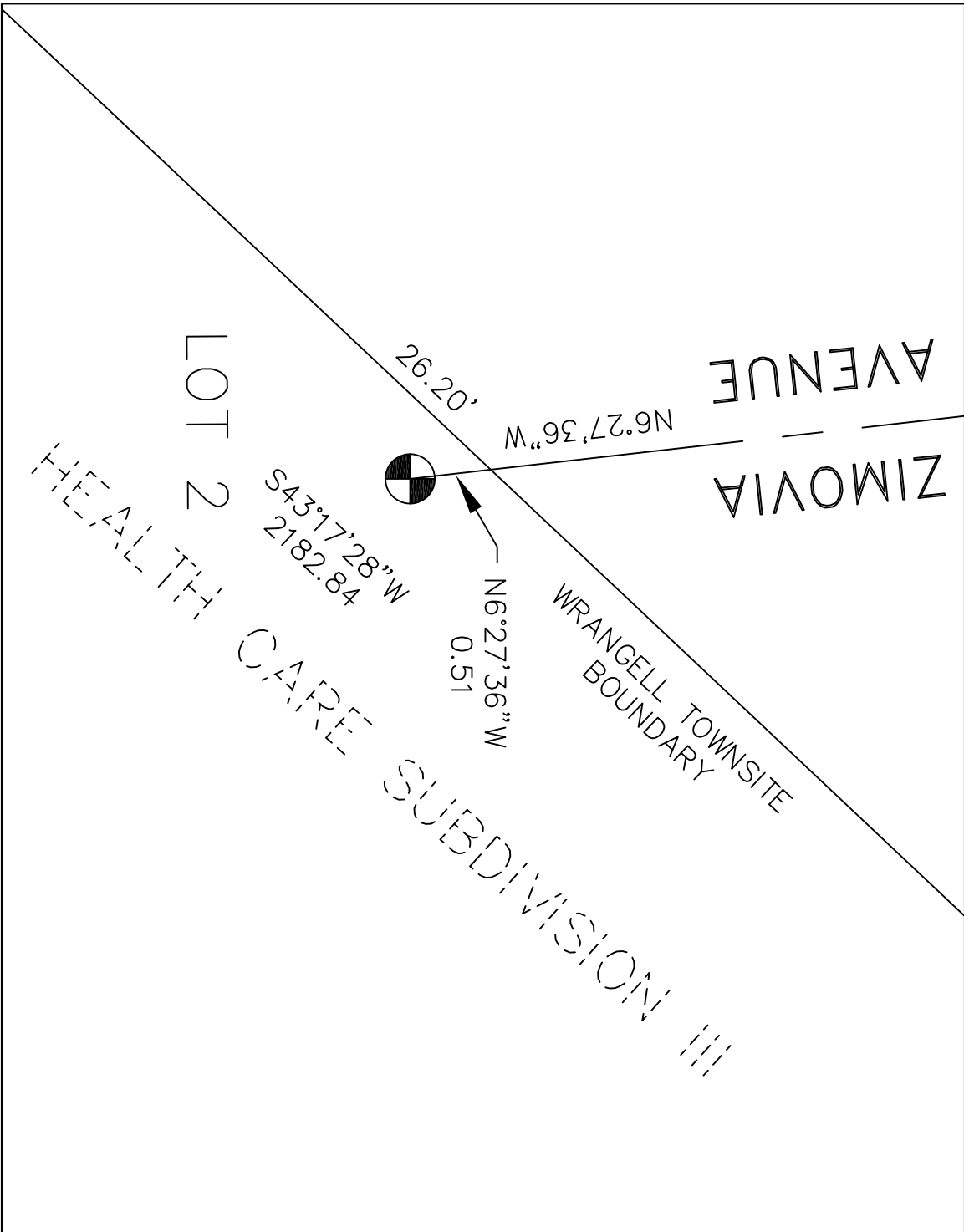
DETAIL A
SCALE: 1" = 1'



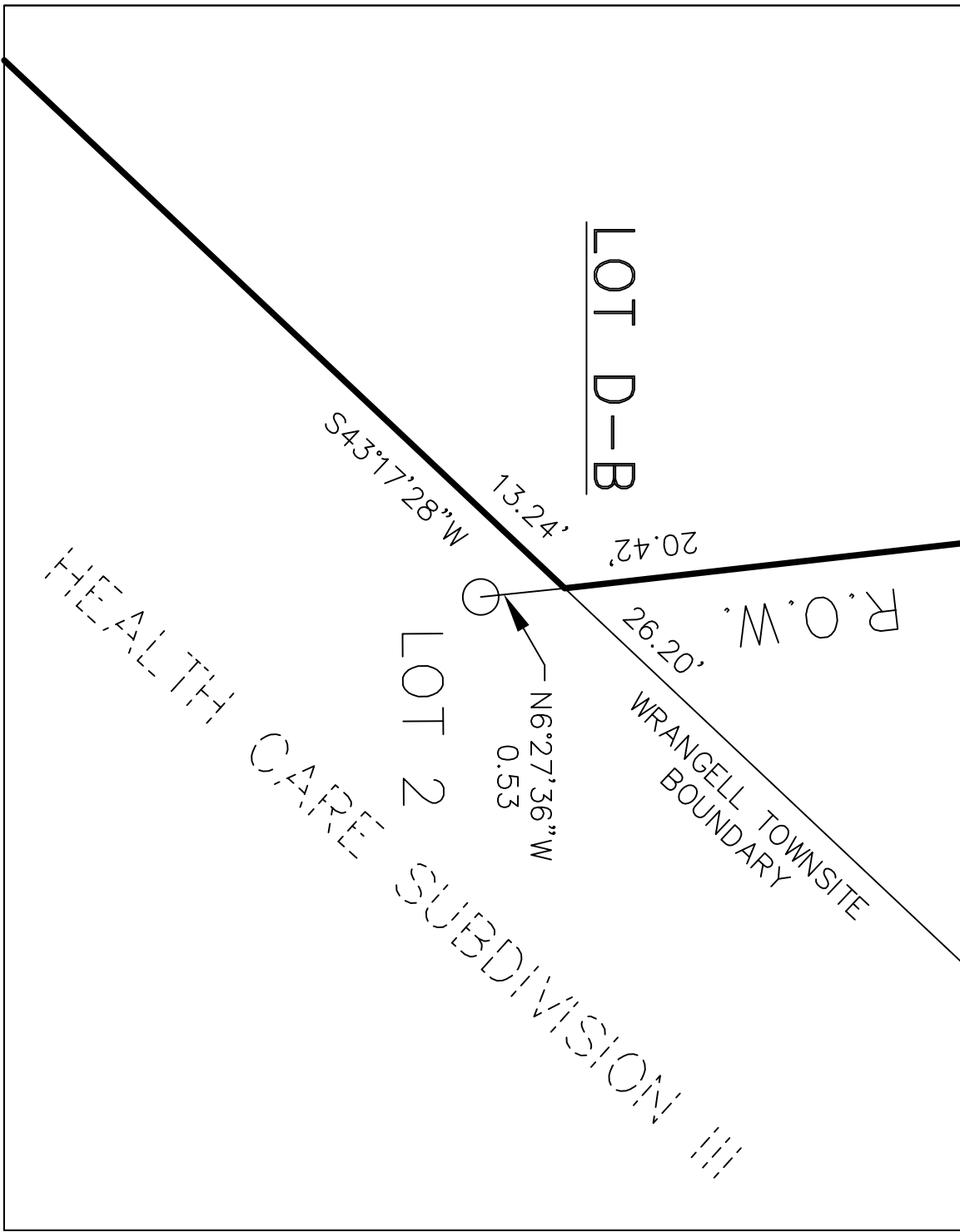
DETAIL B
SCALE: 1" = 1'



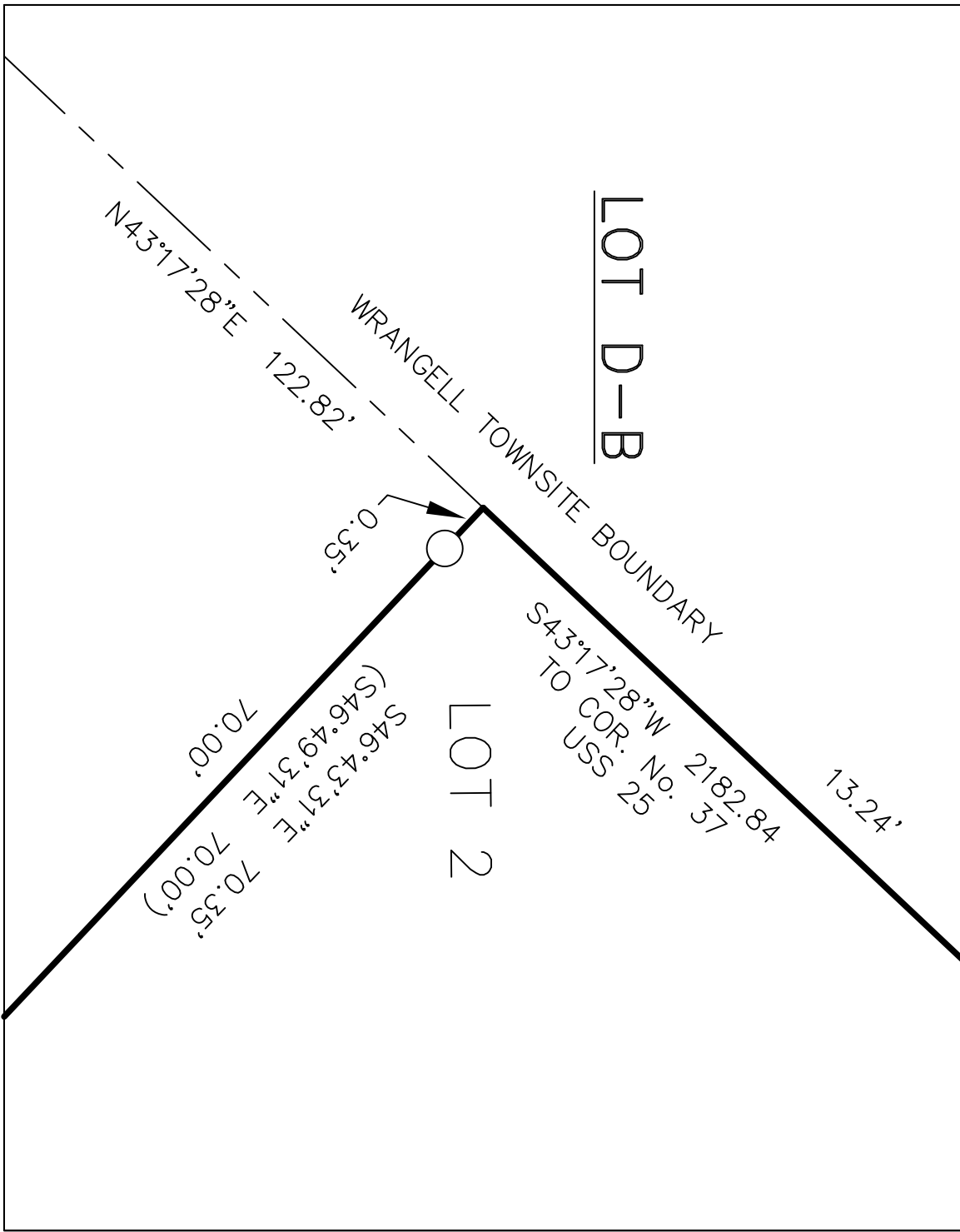
DETAIL C
SCALE: 1" = 1'



DETAIL D
SCALE: 1" = 1'

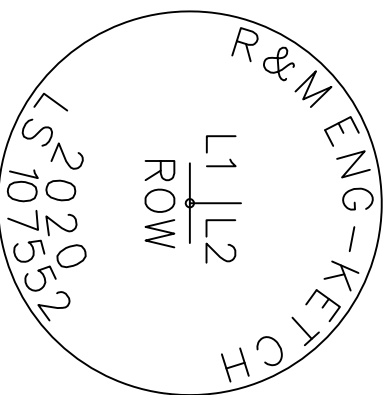


DETAIL E
SCALE: 1" = 1'



TYPICAL SECONDARY MONUMENT
SET THIS SURVEY

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



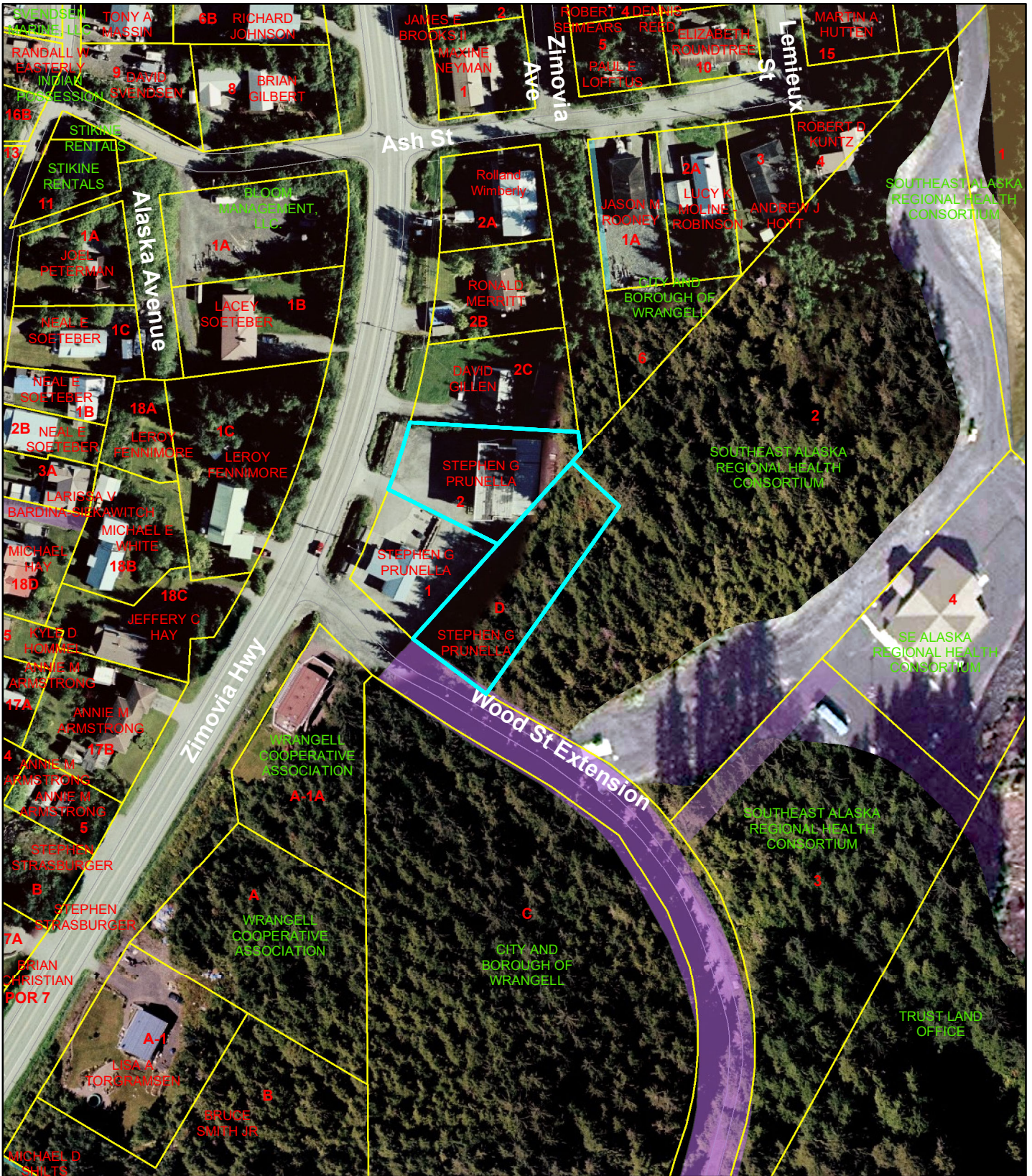
PRELIMINARY

SHEET 2 OF 2

PRUNELLA REGISTERED LAND SURVEYOR, INC. 7180 REVILLA ROAD, SUITE 100 KETCHIKAN, AK 99901 WRANGELL OFFICE P.O. BOX 771 WRANGELL, AK 99829 CERTIFICATE OF AUTHORIZATION #: C576				Phone: (907) 725-2917 Fax: (907) 725-3441 Phone: (907) 305-0820			
PRUNELLA SUBDIVISION				A SUBDIVISION AND REPLAT OF LOT 2, OF BRADLEY SUBDIVISION II (PLAT 91-6), AND LOT D, OF HEALTHCARE SUBDIVISION (PLAT 2010-4), CREATING LOTS D-A AND D-B, PRUNELLA SUBDIVISION WRANGELL RECORDING DISTRICT, ALASKA			
LOCATED WITHIN SECTION 30, TOWNSHIP 62 SOUTH, RANGE 84 EAST COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT				DRAWN BY: MCH			
SURVEYED BY: MCH				DATE: JUNE 2020			
SCALE: 1"=20'				CHECKED: CGP			
				R&M PROJECT NO: 202727			

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 3.



1 inch = 150 feet
Date: 9/8/2020

Public Map



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

City and Borough of Wrangell, Alaska

Agenda Item G4

Date: September 4, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary plat review of the Alaska Trust Land Survey 2020-2, Johnson/Harrison Subdivision, a subdivision and replat of a portion of Lot 2, Trust Land Survey 2018-9, Lot B of Ned's Resubdivision (Plat # 2004-5) and Lot 2 of Gillen Subdivision (Plat #82-10) creating Lots 2A, 2B and 2C of Johnson/Harrison Subdivision, zoned Rural Residential, requested by Johnson Construction & Supply Inc. and Victor and Kaelene Harrison, owned by Alaska Mental Health Land Trust

Recommendation:

Staff recommends approving the preliminary plat.

Recommended Motion:

Move to approve the Preliminary plat of the of the Johnson/Harrison Subdivision, subject to the following conditions:

- 1) An additional Plat Note needs to be added to the final plat, similar to Plat Note No. 5, requiring the Harrison's to combine the new Lot 2C with their existing Lot 2, Gillen Subdivision, in order to have guaranteed access to the existing Lot 2 OR create a 30' wide easement from Zimovia Highway in new Lot 2C to the existing Lot 2 for guaranteed access.**
- 2) Lien Holder box can be removed.**
- 3) Provide copy of Sales Agreement referenced in Plat Notes to the borough for their records prior to Final Plat approval.**

Findings:

Johnson Construction and Victor and Kaelene Harrison are seeking to purchase lands behind their lots from the Alaska Mental Health Trust. In May, the Trust Land Office and applicants provided a preliminary plat that subdivided the Trust Land property and combined the land they are purchasing with their existing lots. The Trust Land Office has come back to the Borough because they cannot sell land unless the parcel is surveyed distinctly separate. To combine the area in a plat with an existing lot clouds their chain of custody for the land that is being sold.

The Borough however, cannot create a landlocked parcel without guaranteed access. The Trust Land Office is including in the sales contract that the parcels must be combined within a year, such that the deed will not be completed until all terms are met. This allows the Trust Land Office to provide a clear chain of ownership for the newly subdivided parcel, adequate time for

applicants to resolve all sale terms and financial obligations, and for the Borough, working in partnership with Trust Land Office to meet the code requirements for required access.

WMC 20.52.090 (B) Density – Minimum Lot Size requires that lots in the Rural Residential 1 District should have a minimum of 100 feet property frontage when bordering on a state highway, or 50 foot if sewer and water are available. There is no width requirement for non residential uses.

Johnson Construction is purchasing an additional 4 acres to eventually be combined into the existing lot for their business and accessed by the current 73' wide platted access to their existing business. Johnson Construction existing lot is Zoned RR2, plus no minimum width is required for non residential uses, thus they meet code requirements.

The Harrison's currently do not have guaranteed access to their property. Their driveway is located in the former Mental Health Trust ROW lot on the south side of the Harrison's property. As the Commission is aware from the recent MHT/USFS land trade plats, over time, these ROW areas lost their ROW designation. The access granted through a previous plat created in the early 80's assumed the ROW was a legal access point. The proposed new subdivision not only increases the depth of the Harrison's lot, but widens their lot as well and provides a 38 foot driveway area for direct access to their residence from Zimovia Highway. The Harrison's are gaining approximately 2 additional acres. While the code requires a 50' frontage width, the newly created property frontage for the Harrison's is only 38' to serve as a guaranteed driveway access for their lot.

The Commission, at the May meeting, approved the initial plat combining lots and thereby, approved a variance to the width requirement for road frontage and found that the access was improved over the current unsecured status. If the Harrison's want to actually dedicate the lower portion of Lot 2C as an easement, to guarantee access to their existing residence, that would meet code requirements and they could maintain two distinct lots. The Trust is requesting the subdivision of the property so they are no longer responsible for driveway access utilized only by the Harrison's.

The Unsubdivided Remainder Lot 2A (including a portion of the former ROW lot) is 60 wide at Zimovia Highway, so adequate width to construct a public road to the remainder of Lot 2A for any future subdivisions.

The additional acreage obtained by both Johnson Construction and Harrison is zoned Rural Residential 1 and is large in comparison to the access points if considering future subdivisions. 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, WYN MENEFEE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE AND AM ACTING BY AND THROUGH THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, ALASKA MENTAL HEALTH TRUST LAND OFFICE, PURSUANT TO AS 37.14.009, AS 38.05.801 AND 11 AAC 99, AS AGENT TO THE OWNER, THE ALASKA MENTAL HEALTH TRUST AUTHORITY, A PUBLIC CORPORATION WITHIN THE ALASKA DEPARTMENT OF REVENUE (AS 47.30.011 ET SEQ.).

I, THE UNDERSIGNED, I HEREBY APPROVE THIS TRUST LAND SURVEY FOR THE ALASKA MENTAL HEALTH TRUST AUTHORITY, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED ALASKA STATE'S, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

DATE

WYN MENEFEE
EXECUTIVE DIRECTOR
ALASKA MENTAL HEALTH TRUST LAND OFFICE
2600 CORDOVA STREET, SUITE 100
ANCHORAGE, ALASKA 99503

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____,
BY: _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

LIEN HOLDER CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE LIEN HOLDERS OF LOT 2 OF GILLEN SUBDIVISION, ACCORDING TO PLAT 82-20 WITHIN THE WRANGELL RECORDING DISTRICT, AND THAT WE HAVE BEEN PAID IN FULL OF THE LIEN. WE HEREBY CERTIFY THAT WE HAVE BEEN PAID IN FULL OF THE LIEN AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ WELLS FARGO BANK, N.A.

NOTARY'S ACKNOWLEDGEMENT

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 PLA AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.
WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY 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

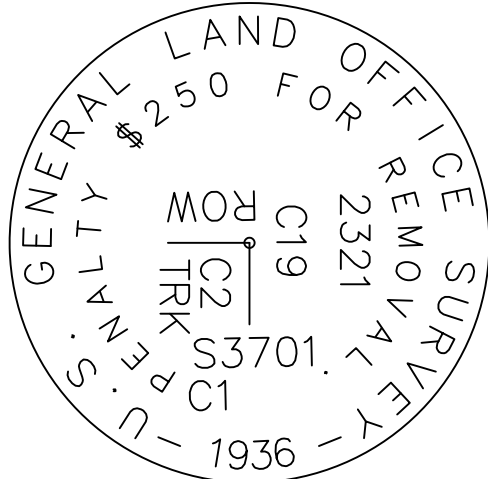
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MEASUREMENTS AND CALCULATIONS HAVE BEEN MADE ACCORDING TO THE MANNER AND METHODS PRESCRIBED BY THE ALASKA DEPARTMENT OF NATURAL RESOURCES, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

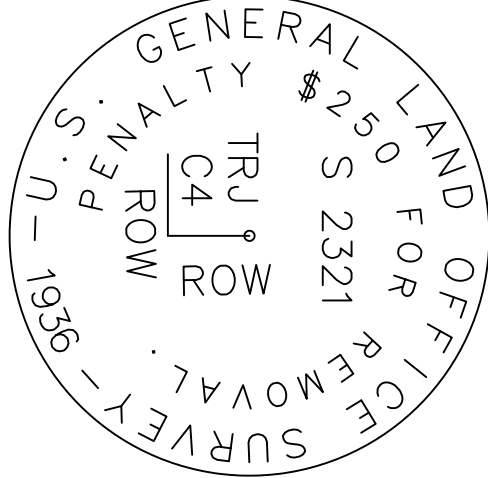
CHRISTOPHER G. PIBURN, PLS # 107552



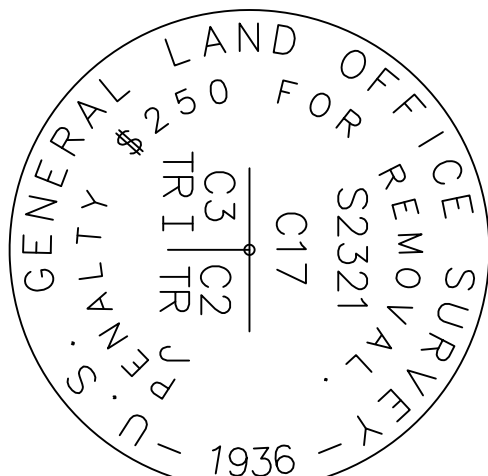
BLM MONUMENTS RECOVERED



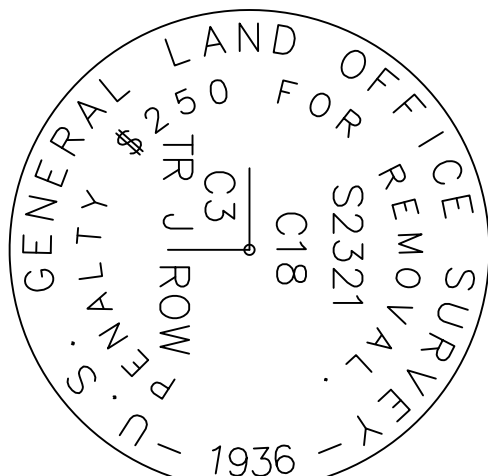
RECOVERED 2.5" DIA. BRASS CAP
ON A 1" X 30" STEEL PIPE
MONUMENT. IN GOOD CONDITION



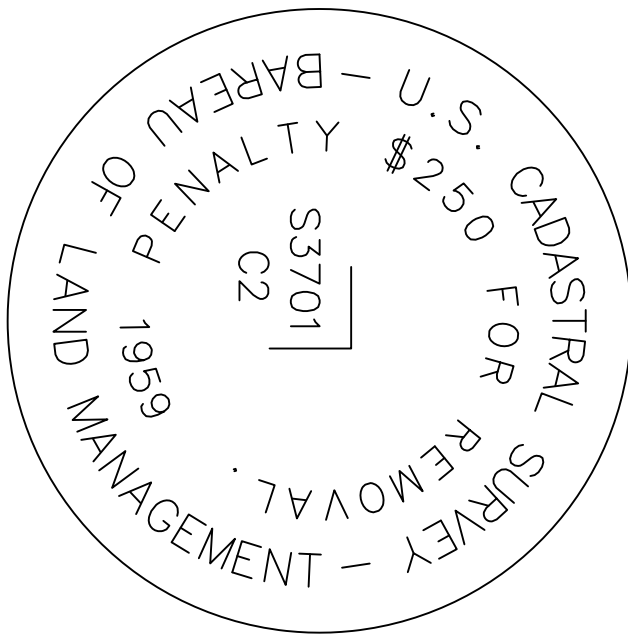
RECOVERED 2.5" DIA. BRASS CAP
ON A 1" X 30" STEEL PIPE
MONUMENT. IN GOOD CONDITION



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

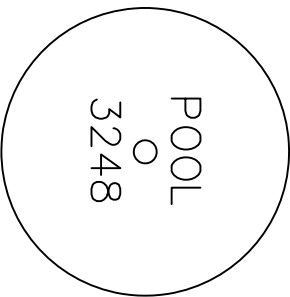


RECOVERED 2.5" DIA. BRASS CAP
ON A 1" X 30" STEEL PIPE
MONUMENT. IN GOOD CONDITION



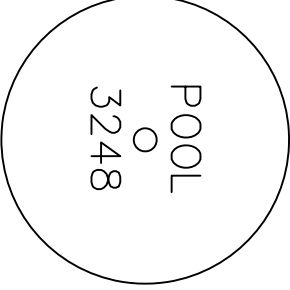
RECOVERED 3.25" DIA. BRASS CAP
ON 2" PIPE MONUMENT. IN GOOD
CONDITION

MON. 7



RECOVERED 5/8" REBAR
WITH 1.5" PLASTIC CAP.
IN GOOD CONDITION

MON. 8



RECOVERED 5/8" REBAR
WITH 1.5" PLASTIC CAP.
IN GOOD CONDITION

MON. 9



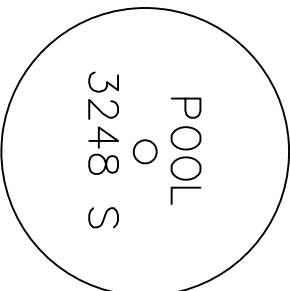
RECOVERED 5/8" REBAR
WITH 2" ALUMINUM CAP.
IN GOOD CONDITION

MON. 10



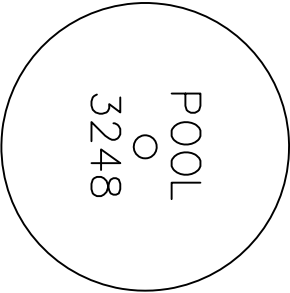
RECOVERED 5/8" REBAR
WITH 2" ALUMINUM CAP.
IN GOOD CONDITION

MON. 11



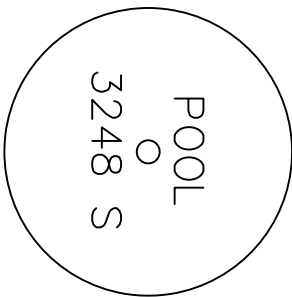
RECOVERED 5/8" REBAR
WITH 1.5" PLASTIC CAP.
IN GOOD CONDITION

MON. 12



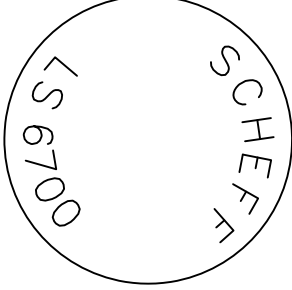
RECOVERED 5/8" REBAR
WITH 1.5" PLASTIC CAP.
IN GOOD CONDITION

MON. 13



RECOVERED 5/8" REBAR
WITH 1.5" PLASTIC CAP.
IN GOOD CONDITION

MON. 14



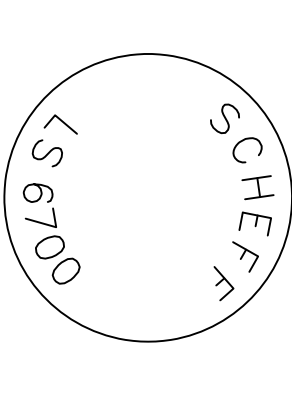
RECOVERED 5/8" REBAR
WITH 1.5" ALUMINUM CAP.
IN GOOD CONDITION

MON. 15



RECOVERED 5/8" REBAR.
IN GOOD CONDITION

MON. 16



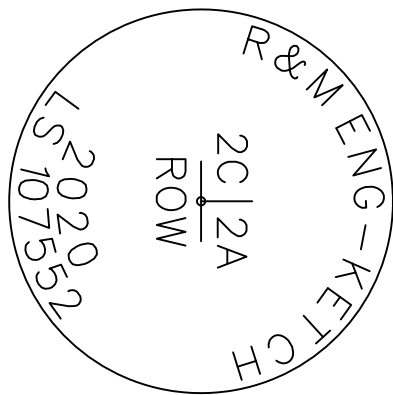
RECOVERED 5/8" REBAR
WITH 1.5" ALUMINUM CAP.
IN GOOD CONDITION

MON. 17



RECOVERED 5/8" REBAR.
IN GOOD CONDITION

TYPICAL SECONDARY MONUMENT
SET THIS SURVEY



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

SHEET 2 OF 2

DATE OF SURVEY: BEGINNING: DECEMBER 2019 ENDING: JULY 2020	SURVEYOR: R&M ENGINEERING-KETCHIKAN, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, ALASKA 99901 C.O.A. #: C376
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND & WATER ANCHORAGE, ALASKA	
ALASKA TRUST LAND SURVEY No. 2020-2	
JOHNSON / HARRISON SUBDIVISION	
A SUBDIVISION AND REPLAT OF CREATING LOTS 2A, 2B, AND 2C CONTAINING 277.70 ACRES MORE OR LESS	
LOCATED WITHIN SECTION 36, TOWNSHIP 62 SOUTH, RANGE 83 EAST SECTION 31, TOWNSHIP 62 SOUTH, RANGE 84 EAST SECTIONS 6, 7 & 8, TOWNSHIP 63 SOUTH, RANGE 84 EAST COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT	
SURVEYED BY: MCH	DRAWN BY: MCH
DATE: DECEMBER 2019 - JULY 2020	DATE: AUGUST 2020
SCALE: 1"=50'	CHECKED: CGP
R&M PROJECT NO: 202760	

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 4.



1 inch = 200 feet
Scale: 5/11/2020

Public Map



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

City and Borough of Wrangell, Alaska

Agenda Item G5

Date: September 4, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary plat review of the Etolin/Spruce Subdivision, a subdivision and replat of Lot 1, Block 35, USS 1119, creating Lots 1A, 1B, and 1C, zoned Multi-Family Residential, requested by City and Borough of Wrangell.

Recommendation:

Staff recommends approving the preliminary plat.

Recommended Motion:

Move to approve the Preliminary plat of the of the Etolin/Spruce Subdivision, subject to the following conditions:

- 1) A 5 foot utility easement should be along all external property lines**
- 2) A 10 foot utility easement should be centered on property lines between Lots 1A and 1B; and Lots 1B and 1C**
- 3) Square footage of Lot 1A and 1B (labeled within the lot) need to be corrected**
- 4) Etolin Street should be Etolin Avenue**

Findings:

The proposed subdivision is requested by the Borough in an effort to provide additional lots for sale. The block is zoned Multi-Family Residential. The block was foreclosed upon years ago but an IRS lien against the property created issues for the Borough to try and sell it. The Lien is no longer relevant. Wrangell Medical Center a few years ago had also worked with the Borough to build a quadplex on one half of the property for housing professional staff, but when financial issues affected the hospital, the Assembly voted not to move forward with the development and shortly thereafter SEARHC and the Borough entered into a management agreement.

The proposed subdivision will allow three additional lots available for residential development.

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, CLAIMS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ CITY & BOROUGH OF WRANGELL
DATE _____ PRINTED NAME & TITLE

NOTARY'S ACKNOWLEDGMENT

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

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

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPLAT AND SUBDIVIDE LOT 1 WITHIN BLOCK 35 OF WRANGELL TOWNSITE (USS 1119), CREATING LOTS 1A, 1B, AND 1C, BLOCK 35, ETOLIN / SPRUCE SUBDIVISION, WITHIN USS 1119, WRANGELL RECORDING DISTRICT.
2. THE BASIS OF BEARING IS THE ACCEPTED BEARING OF N06°29'00"W BETWEEN RECOVERED CENTERLINE MONUMENTS AT THE S.1. OF SPRUCE & ETOLIN, AND HEMLOCK & ETOLIN. THE RECORD DISTANCE IS 440.05 FT. WHILE THE MEASURED DISTANCE IS 440.11 FT.
3. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:3000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITION ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
5. REFERENCE AK, ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. XXXXX.
6. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - USS 1119 (WRANGELL TOWNSITE)
 - DEED D061999-000842-0
 - DEED D061999-000842-0
 - PLAT 96-4 (CITY SUBDIVISION)
 - PLAT 96-2 (CITY SUBDIVISION)

PREVIOUS LOT AREAS

1. LOT 1A (18.835 SQ. FT.) 0.926 ACRES)

NEW LOT AREAS

2. LOT 1B (19.513 SQ. FT.) 0.289 ACRES)
3. LOT 1C (19.510 SQ. FT.) 0.279 ACRES)

LEGEND	
	FOUND BLM/GLO MONUMENT - 3" DIA. BRASS CAP ON 2" IRON PIPE UNLESS OTHERWISE NOTED
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	MONUMENT NUMBER
	FOUND PRIMARY MONUMENT
	FOUND ORIGINAL TOWNSITE IRON PIPE MONUMENT
	UNSURVEYED
	SURVEYED
	ROW CENTERLINE
	OVERHEAD ELECTRICAL LINE
	RECORD DATA
	MEASURED DATA

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, 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 _____.

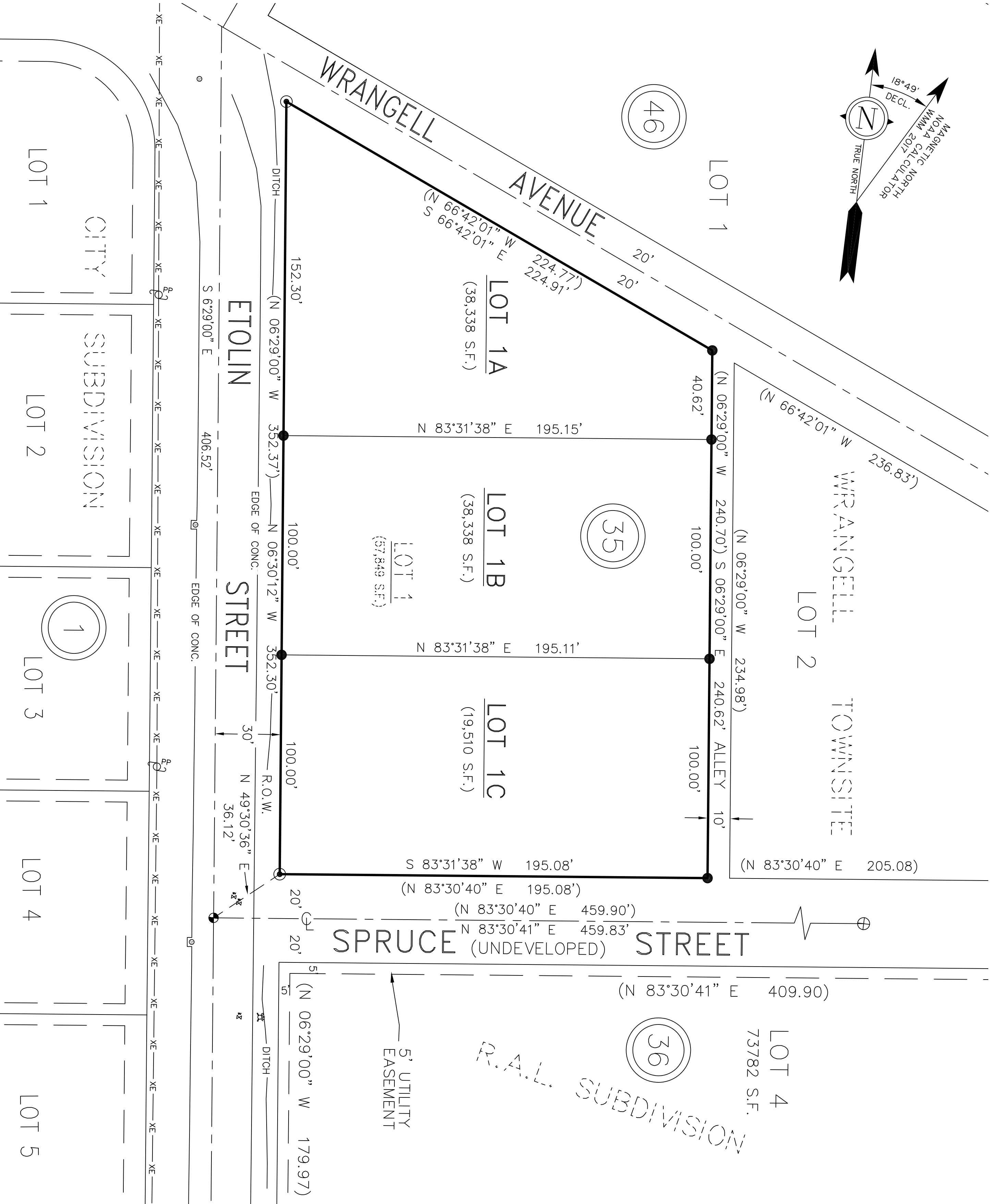
ASSESSOR CITY AND BOROUGH OF WRANGELL

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 SOUND AND SOUNDLY MADE SURVEY, AND THAT THE SURVEYOR HAS REVIEWED THE MONUMENTS SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

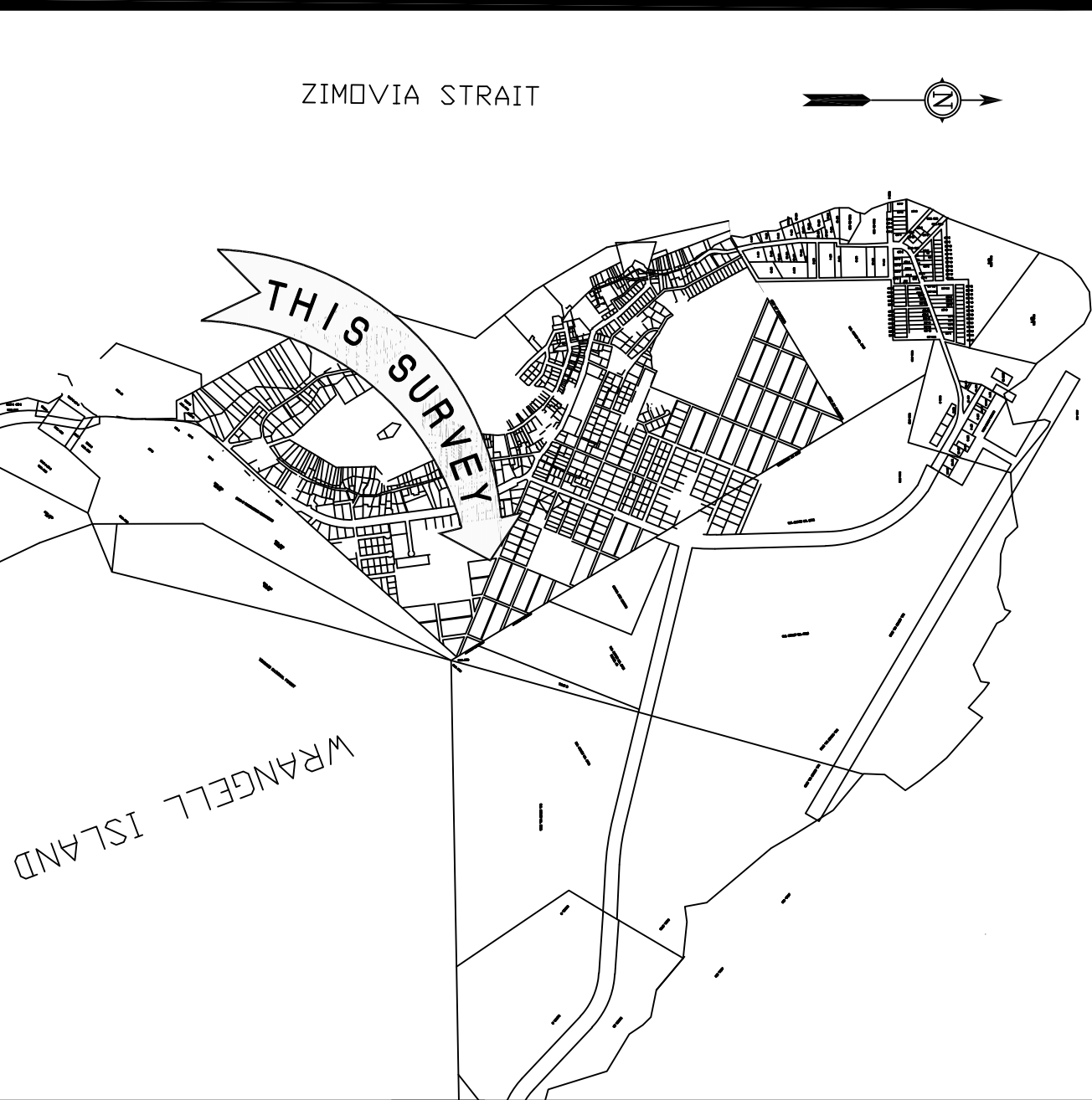
DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552

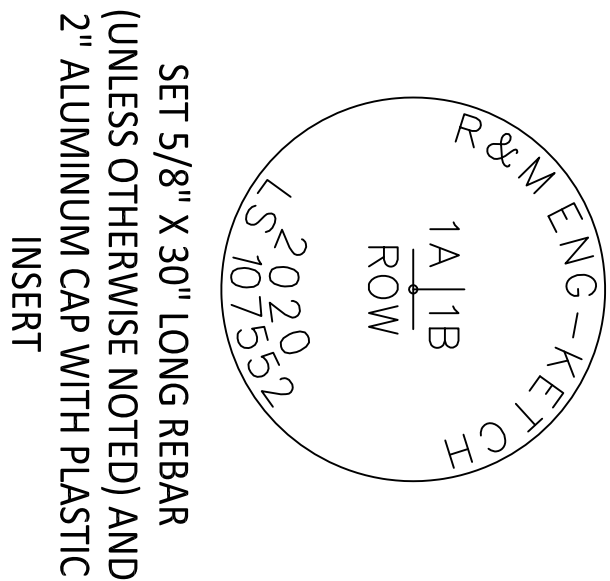


VICINITY MAP

SCALE: NOT TO SCALE

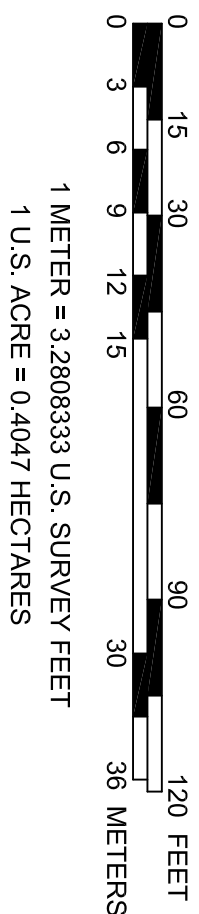


TYPICAL SECONDARY MONUMENT SET THIS SURVEY



SCALE 1"=30'

THIS DRAWING MAY BE REDUCED. VERIFY SCALE BEFORE USING



SHEET 1 OF 1

PRELIMINARY

RAW
KETCHIKAN, AK
WRANGELL OFFICE
WRANGELL, AK 99829

CERTIFICATE OF AUTHORIZATION # 0578

ETOLIN / SPRUCE SUBDIVISION

A SUBDIVISION AND REPLAT OF
LOT 1, BLK 35, OF WRANGELL TOWNSITE (USS 1119),
CREATING
LOTS 1A, 1B, AND 1C,
ETOLIN / SPRUCE SUBDIVISION

LOCATED WITHIN
SECTION 30, TOWNSHIP 62 SOUTH, RANGE 84 EAST
COPPER RIVER MERIDIAN, ALASKA
WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH
DATE: JUNE 2020
DRAWN BY: MCH
DATE: APRIL 2020 - JUNE 2020

SCALE: 1"=30'
CHECKED: CGP
R&M PROJECT NO: 202729

Item 5.



WRANGELL
CITY
CONSTITUTED TO THE RETURN
JULY 18, 1892

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

1 inch = 150 feet

City and Borough of Wrangell

Item G5

Date: September 8, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Proposed Master Plan Modification for the Wrangell Institute property

In April, the Commission recommended approving a draft Commercial Mixed – Use Development District as the underlying zone for the Institute Property. A Planned Unit Development district (PUD) is also proposed to allow flexibility to the property as well as to other properties.

In August, the Assembly approved a redesign of the northern end of the Institute Property to be designed as ALL residential, rather than some commercial property. At that meeting, the Commission's recommendation that some of the Institute Property be reserved for commercial use in the future was presented and by consensus the Assembly seemed to agree. The Manager has requested that the Institute Master Plan be reviewed by the Planning and Zoning Commission with these new parameters and recommend to the Assembly any proposed changes to the Master Plan for Assembly review.

The primary discussion is what level of commercial does the Commission believe should be available. The proposed zoning discussion again may need to change based on the Assembly review and additional Commission discussion.

Attached is the Master Plan Alternative that was approved in 2017. Also attached is a schematic that the surveyors are currently using for development of a preliminary plat. The south end of the property is still open for discussion.

Link to the entire Master Plan document is:

<https://www.wrangell.com/economicdevelopment/wrangell-institute-master-plan-and-subdivision>

**Preferred Master Plan: Alternative
Subdivision Plan**

