
Monday, October 26, 2026
5:30 PMLocation: Assembly Chambers

1. CALL TO ORDER**2. ROLL CALL****3. AMENDMENTS TO THE AGENDA****4. CONFLICTS OF INTEREST****5. APPROVAL OF MINUTES**

- [a.](#) Approval of the Planning & Zoning Regular Meeting minutes from Thursday, September 10, 2026.

6. DIRECTORS REPORT**7. CORRESPONDENCE****8. PERSONS TO BE HEARD****9. NEW BUSINESS****10. UNFINISHED BUSINESS**

- [a.](#) Final Plat approval for Alaska Tideland Survey (ATS) No. 1729, vacating ATS 1337, request by Southern Southeast Regional Aquaculture Association, Inc. owned by the State of Alaska Department of Natural Resources.
- [b.](#) Final Plat review for Alder Top Village, Shoemaker Subdivision III, a replat of Tract A, Block 2, Plat 2025-5, creating Lots 23-43, zoned Single Family Medium Density, owned by the City and Borough of Wrangell

11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS**12. ADJOURNMENT**

**Minutes of Planning & Zoning Commission
Held on September 10, 2026**

1. CALL TO ORDER: 5:30 PM

2. ROLL CALL:

PRESENT: Kat St. Clair, Chair Terri Henson, Gary Watkins, Jillian Privett, Collin Dando

ABSENT: None.

STAFF: Kate Thomas, JR Meek

3. AMENDMENTS TO THE AGENDA: No amendments.

Staff officially welcomes Commissioner Collin Dando to the Planning & Zoning Commission.

4. CONFLICTS OF INTEREST: None

5. APPROVAL OF MINUTES

- a. Approval of the Planning & Zoning Regular Meeting minutes from Thursday, August 13, 2026

M/S: Privett/St. Clair

Approved by verbal confirmation.

6. DIRECTORS REPORT:

Staff reported that they will meet with DATAMARK tomorrow to begin the second phase of the community addressing project. The primary objective of this phase is to conduct field data collection and identify addressing points for parcels throughout the community. This work will lead into the third phase of the project, which will establish standardized addressing points, statewide criteria, and NENA 911 standards for individual properties. Applicable code provisions and addressing standards will be incorporated into the Municipal Code to provide a consistent framework for future addressing. Residents will be able to request a formal address or a revised address when changes occur to a street number or street name. Staff noted that a comprehensive community outreach effort will be conducted to notify residents when DATAMARK personnel will be working throughout the Borough to collect field data and verify addressing information. The project timeline anticipates completion of phases one, two, and three by early spring 2027.

7. CORRESPONDENCE: None

8. PERSONS TO BE HEARD: None

9. NEW BUSINESS:

- a. (PH) Easement Vacation request to vacate utility easements on Lot A-1, Block 84, GPV Tidelands Replat, according to Plat No. 2023-2, zoned Waterfront Development, located on Peninsula Street, owned and requested by MiCony LLC.**

Public hearing opened

Public hearing closed

M/S: Privett/St. Clair

Move to approve the Findings of Fact and recommend to the Borough Assembly approval of the request by MiCony LLC to vacate the utility and sewer easements along Peninsula Street affecting Lot A-1, Block 84, GPV Tidelands Replat, subject to the conditions outlined in the staff report.

Staff provided an administrative report regarding the request. Staff explained that the existing sewer and electrical easements generally follow the property line and Peninsula Street right-of-way and are believed to have been established as early as the 1970s. Since that time, the right-of-way has been expanded and utility infrastructure along the corridor has been improved. As a result, the easements are not a continued need for the Borough. Staff noted that if future utility expansion or infrastructure improvements are required in the area, the broader Peninsula Street corridor would likely need to be re-evaluated. If the Borough Assembly approves the easement vacation following the Commission's recommendation, the preliminary plat will return to the Planning and Zoning Commission for review as part of the vacation process as this easement has been dedicated by a previous plat.

Public Works noted hesitation regarding the vacation, citing that relinquishing easements is not typically preferred because of the potential for future infrastructure needs. However, because no active utilities have been identified within the easement area, Public Works did not submit a formal objection. WL&P likewise indicated that it has no current need or anticipated use for the easement.

Watkins inquired whether the easements affecting the adjacent lots should also be vacated as part of the request. Staff clarified that the current application applies specifically to Lot A-1. Staff added that the adjacent properties are under separate ownership and that they will consult with the owners of Lot B regarding the vacation.

Watkins also asked whether Public Works was confident that no infrastructure of value exists within the easement. Staff responded that, based on the existing records and documentation reviewed to date, Public Works did not identify any active utilities within the easement. Staff clarified, however, that field verification will still be necessary to confirm existing conditions and determine what infrastructure, if any, may be present on site.

William Goodale testified that, based on his knowledge of the property and utility work completed on site, there are no water, sewer, or stormwater facilities located within the subject easement. He noted that he had previously completed water and sewer utility work on his property and did not encounter any utilities or stormwater infrastructure within the easement area.

Polled Vote – All in Favor

- b. (PH) Conditional Use Permit application for a short-term rental on Lot 5, Block 4, Shoemaker Bay Subdivision, according to Plat No. 87-9, zoned Rural Residential, located at 5.5 Mile Shoemaker Loop, owned by Brett Woodbury.**

Public hearing opened

Public hearing closed

M/S: Privett/St. Clair

Move to approve the Findings of Fact and Conditional Use Permit for the purpose of a vacation rental/short-term rental at 5.5 Mile Shoemaker Loop, owned and requested by Brett Woodbury, subject to the conditions of approval contained within the staff report.

Staff provided a brief administrative report and discussed the broader impact of short-term rentals on Wrangell's housing inventory. Staff noted that the overall number of short-term rental beds has decreased by 18 beds following the transfer of ownership of the Sourdough Lodge to a seafood processing operation. Staff further reported that another tourism sentiment survey will be conducted to gather community feedback regarding the increasing number of short-term rentals operating within single-family residential dwelling units in Wrangell.

The application states that the owner intends to operate the property under a combination of short-term and mid-term rental agreements, depending on demand and housing needs. Staff confirmed that the proposed rental meets the applicable Municipal Code standards and satisfies the application requirements. Public notice was mailed to all property owners within 300 feet of the subject property, and no written correspondence was received.

Polled Vote – All in Favor

- c. (PH) Conditional Use Permit application for a in home medical practice on Lot 2C-1, Johnson-Harrison Replat, according to Plat No. 2022-4, zoned Rural Residential, located at 2.6 Mile Zimovia Highway, owned by Kaelene and Victor Harrison.**

Public hearing opened

Public hearing closed

M/S: Privett/St. Clair

Move to approve the Findings of Fact and Conditional Use Permit for the purpose of a home occupation for a family medical practice, requested by Kaelene Harrison on behalf of Rural Island Medical LLC, subject to the conditions outlined in the staff report.

Staff provided an administrative report. Staff noted that medical office use is expected to generate an increase in vehicle traffic to and from the property. The parcel includes an existing extended driveway with direct access from Zimovia Highway, which staff

acknowledged is already a high-traffic transportation corridor. Rural Island Medical is anticipated to serve approximately 10 to 12 patients per day, with the proposed hours of operation identified in the application. Staff noted that the two residents of the property will also serve as the employees of the medical practice. Under the applicable cottage industry and home occupation standards, the operation is limited with respect to the number of employees permitted to work from the property.

Staff reported that no exterior changes are planned and the characteristics of the structure will remain residential in nature. The application was determined to meet the applicable Municipal Code standards and Conditional Use Permit requirements. Staff further clarified that the approved hours of operation and scope of use will become conditions of the permit. Any future expansion of the business operations or material change to the approved hours would require the applicant to return to the Planning and Zoning Commission for review and amendment of the Conditional Use Permit.

Watkins inquired whether a bus stop is located near the property. The Harrisons confirmed that a bus stop is in the area and stated that they intend to improve signage to provide clearer navigation and better identification of the medical practice for patients.

The Harrisons then asked whether the proposed hours of operation would be permanently restricted to the hours identified in the application or whether some flexibility could be provided when circumstances occur. Chair Henson requested that staff revise the proposed conditions to establish regular office hours of 8:00 a.m. to 4:00 p.m., while allowing flexibility for additional hours as needed. The Commissioners indicated agreement with the proposed revision by unanimous head nod.

Polled Vote – All in Favor

- d. (PH) Preliminary Plat review for Alder Top Village, Shoemaker Subdivision III, a replat of Tract A, Block 2, Plat 2025-5, creating Lots 23-42, zoned Single Family Medium Density, owned by the City and Borough of Wrangell.**

Public hearing opened

Public hearing closed

M/S: Privett/St. Clair

Move to approve the findings of fact and preliminary plat for the Alder Top Village, Shoemaker Bay Subdivision III.

Staff provided an administrative report on the subdivision and land sales to date. Lots 1 and 10 were originally withheld from public auction for potential conveyance to WCA for a memorial park. Given the residential nature of the lots and their proximity to existing roads and utilities, the Borough and WCA identified an alternative site. Lot 43, as shown on the preliminary plat, has been subdivided for proposed conveyance to WCA for the memorial, allowing Lots 1 and 10 to proceed to public auction.

Privett inquired about the timeline for utility development and future land sales. Staff reported that the Borough is working with Capital Projects and the Assembly to identify funding and potential development partnerships for extending utilities to Lots 23–43. Four lots within the phase already have utilities stubbed to the property line and are anticipated to be offered for public auction shortly after the plat is finalized. Privett also asked about development requirements. Staff noted that Lots 1 and 10 currently include a five-year requirement to build.

Watkins asked whether the easement between Lots 24 and 25 should be dedicated as a public alley, similar to the alleys proposed between Lots 34–35 and 35–36. Staff stated that the issue would be reviewed internally and, if supported by the appropriate departments, the plat could be administratively revised before final plat review. Chair Henson commented that excessively wide access easements should generally be established as alleys and excluded from individual lots.

Chair Henson also asked that the Borough formally consider a Local Improvement District (LID) or similar cost-sharing mechanism for future utility improvements serving the subdivision, given the significant cost of extending infrastructure specifically for future land sales.

Watkins inquired about final engineering information for roads, stormwater, water, and sewer improvements. Staff clarified that detailed engineering profiles would not appear on the face of the plat but would be maintained as supporting engineering documents. Road construction is substantially complete, while water and sewer improvements have been designed but have not yet been constructed.

Polled Vote – All in Favor

10. UNFINISHED BUSINESS

- a. Final Plat of a replat of Lot A-1 A and Lot A of the Prunella Subdivision and Lot C-1 of WCA Replat, creating Lots 1, 2, and 3, of the Zimovia WCA Replat No 2., located within USS 3823 and 3753, owned and requested by Wrangell Cooperative Association.**

M/S: Privett/St. Clair

Move to approve the findings of fact and final plat for Zimovia WCA Replat No. 2.

Staff provided an administrative report. WCA is adjusting the existing lot lines to better align the property configuration with its future development plans. The Commission reviewed the preliminary plat and recommended no changes or conditions of approval prior to final platting. The final plat conforms to the layout reviewed and approved as part of the preliminary plat.

Polled Vote – All in Favor

- b. Final Plat review of a subdivision of Lot 13, USS 2589, according to Plat No. 29-20, zoned Waterfront Development, creating lots 13A, 13B, 13C, 13D, owned and requested by Brett Martin and Michael Dunman.**

M/S: Privett/St. Clair

Move to approve the findings of fact and final plat for Martin Duman Subdivision.

Staff provided an administrative report highlighting the conditions established during preliminary plat approval. These included a common access and utility easement serving all four parcels along the Zimovia Highway right-of-way, as well as an access easement providing continued access from the roadway to the adjacent tidelands. Both conditions have been incorporated into the final plat and are considered satisfied.

Polled Vote – All in Favor

11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS : None

12. ADJOURNMENT: 6:28 PM

ATTEST: _____
J.R. Meek, Secretary

Terri Henson, Chair



To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Monday, October 26, 2026

Subject: Final Plat approval for Alaska Tideland Survey (ATS) No. 1729, vacating ATS 1337, request by Southern Southeast Regional Aquaculture Association, Inc. owned by the State of Alaska Department of Natural Resources.

Attachments: 1. Aerial Map, 3. Final Plat – ATS 1729

References: WMC Title 19 – Subdivisions
WMC Title 20.52 – Standards

Background

Southern Southeast Regional Aquaculture Association, Inc. (SSRAA) has submitted the final plat for Alaska Tideland Survey No. 1729, vacating ATS No. 1337, associated with the Burnett Inlet Hatchery on Etolin Island. The tidelands are owned by the State of Alaska and leased to SSRAA for hatchery operations under ADL No. 104373.

The survey updates the boundaries and legal description of the tideland lease area to reflect the existing hatchery facilities and tideland occupancy. The final plat was prepared by R&M Engineering–Ketchikan and identifies 193,323 square feet, or approximately 4.44 acres.

Findings of Fact

1. The subject tidelands are owned by the State of Alaska, Department of Natural Resources. SSRAA is the applicant and lessee operating the Burnett Inlet Hatchery.
2. The final plat vacates ATS No. 1337 and establishes ATS No. 1729, containing approximately 4.44 acres. The survey depicts existing buildings, a pier, fish pens, and drainage infrastructure associated with hatchery operations.
3. Access is provided by water through Burnett Inlet. The hatchery uses existing on-site utility systems in this remote location.
4. The plat identifies the natural meanders of the mean high water line as the true shoreline boundary. The approximate mean high water line shown on the plat is used for area computations.
5. A fifty-foot public access easement is shown on the final plat and reserved to the State under AS 38.05.127.



6. Approval establishes the surveyed tideland boundaries and legal description. State lease approval and any authorization for additional development remain subject to separate review.

Staff Recommendation

Staff recommends approval of the final plat for Alaska Tideland Survey No. 1729, vacating ATS No. 1337, as requested by Southern Southeast Regional Aquaculture Association, Inc. All required signatures have been obtained, and the fifty-foot public access easement is retained as shown on the final plat.

Recommended Motion

Move to approve the findings of fact and final plat for Alaska Tideland Survey No. 1729, vacating ATS No. 1337.



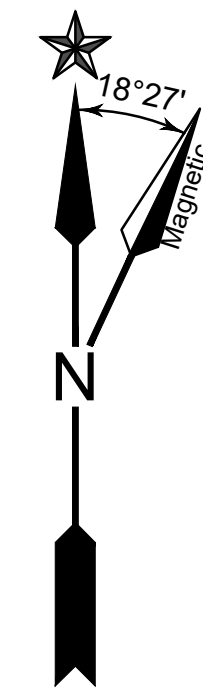
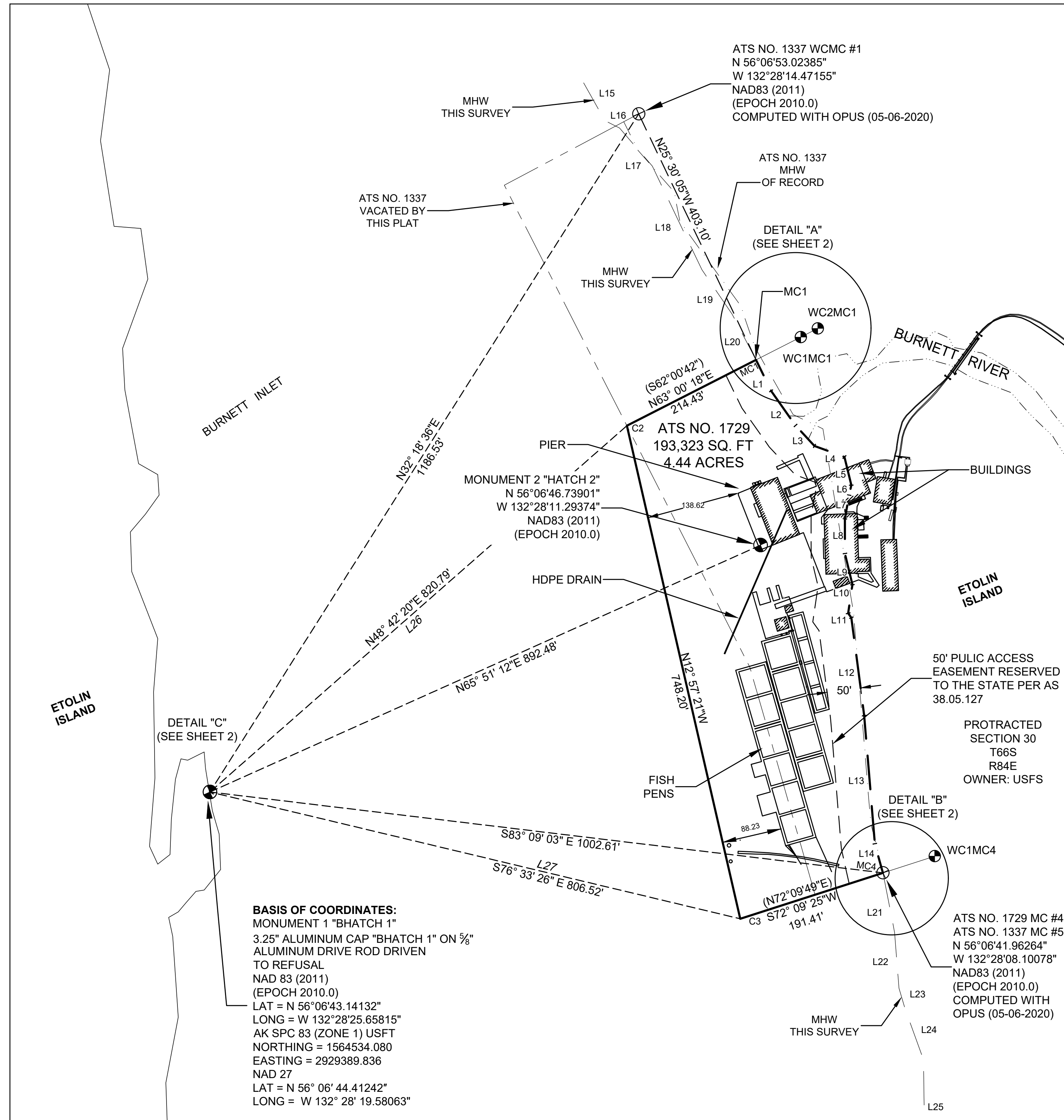
LEGEND

	SURVEYED
	EASEMENT BOUNDARY
	SURVEY TIE
	ATS NO. 1337
	RECORD MEANDER LINE FROM ATS NO. 1337
	MHW LINE
	3 1/4" ALUMINUM MONUMENT ON 2" PIPE, SET THIS SURVEY
	ATS NO. 1337 MONUMENT, RECOVERED THIS SURVEY
	RECORD DATA FROM ATS NO. 1337
	C# CORNER IDENTIFIER
	BLM BUREAU OF LAND MANAGEMENT
	MC# MEANDER CORNER
	WCMC WITNESS CORNER MEANDER CORNER

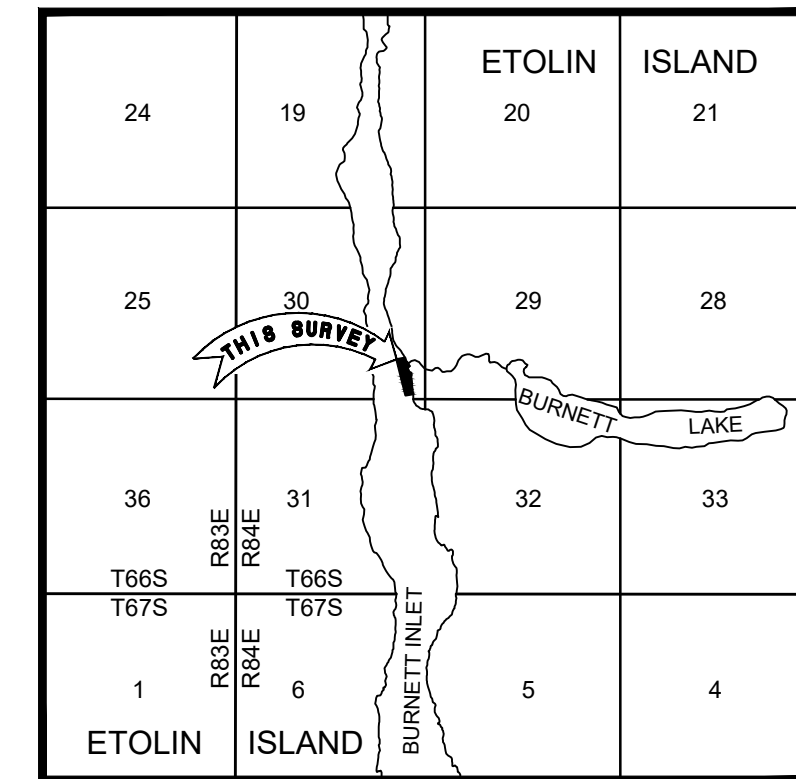
MEANDER LINES		
LINE	BEARING	LENGTH
L1	S25°59'58"E	50.96'
L2	S35°10'13"E	62.68'
L3	S42°52'08"E	41.24'
L4	S69°41'38"E	47.24'
L5	S13°40'03"E	42.81'
L6	S12°01'11"W	15.07'
L7	S10°13'02"W	35.68'
L8	S00°06'43"E	51.20'
L9	S13°30'36"E	47.47'
L10	S08°30'20"W	42.73'
L11	S35°42'14"E	8.10'
L12	S07°29'03"E	145.91'
L13	S04°44'17"E	190.20'
L14	S15°30'37"E	44.66'
L15	S29°15'59"E	64.16'
L16	S63°30'12"E	24.36'
L17	S40°41'08"E	74.21'
L18	S25°33'37"E	169.86'
L19	S34°17'06"E	79.22'
L20	S27°36'11"E	76.60'
L21	S11°03'29"E	90.04'
L22	S4°29'45"E	82.49'
L23	S16°26'28"E	30.45'
L24	S19°51'08"E	81.33'
L25	S0°44'23"E	139.81'

TIE TABLE FOR C2 & C3		
LINE	BEARING	LENGTH
L26	N48°42'20"E	820.79'
L27	S76°33'26"E	806.52'

NOAA CHART 17382 (APRIL 2015)	
WRANGELL, WRANGELL ISLAND	N56°28' W132°23'
MHHW	16.0'
MHW	15.1'
MLW	1.5'
MLLW	0.00'



magnetic declination from the
on-line Magnetic Field
Calculator
WMM 2020



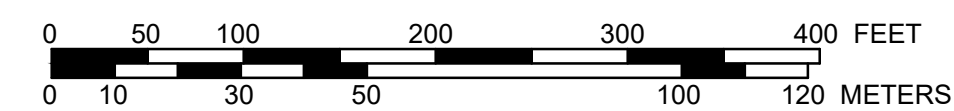
VICINITY MAP
SCALE: 1 INCH = 1 MILE
SOURCE: USGS QUADRANGLE
PETERSBURG A-2 SE
2017

NOTES:

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
- BEARINGS:** ARE NAD 83 (2011) (EPOCH 2010.0) DATUM. BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY PROCESSED THROUGH THE NGS OPUS UTILITY. SURVEY DATA GATHERED ON A TRIMBLE R8 BASE AND AN R10 RECEIVER, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER, VERSION 2004.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTATED TO TRUE GEODETIC NORTH AT BHATCH1. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- COORDINATES:** THE NAD 83 (2011) COORDINATES LAT: N56° 06' 43.14132" LON: W132° 28' 25.65815" ARE BASED ON AN OPUS SOLUTION (EPOCH: 2010.0000) FOR THE CONTROL MONUMENT "BHATCH1". THE COORDINATES WERE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING THE CORS REFERENCE STATIONS: DK6482, DM7451, DJ3035, DM7457, DL6695, DK6423. FROM THIS LOCATION TIES WERE MADE TO THE SHOWN WCMC CORNERS LISTED AND THIS FOUND LOCATIONS WAS USE TO CONTROL THE RECORD PLSS RECTANGULAR FOR THIS SURVEY.
- VERTICAL DATUM FOR LOCATING MHW, THIS SURVEY WAS DETERMINED BY TIME COORDINATED TIDAL OBSERVATIONS ON MAY 5, 2020 AS EXTRAPOLATED FROM THE NOAA PUBLICATION FOR THE PREDICTIONS OF HIGH AND LOW WATERS FOR 2020.
- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.05.070 AND ATS SI NO. 1729.
- THE NATURAL MEANDERS OF THE LINE OF MEAN HIGH WATER (MHW) FORM THE TRUE BOUNDS OF ATS 1729. THE APPROXIMATE LINE OF MHW, AS SHOWN, IS FOR AREA COMPUTATIONS ONLY, WITH THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.

SCALE 1"=100'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING

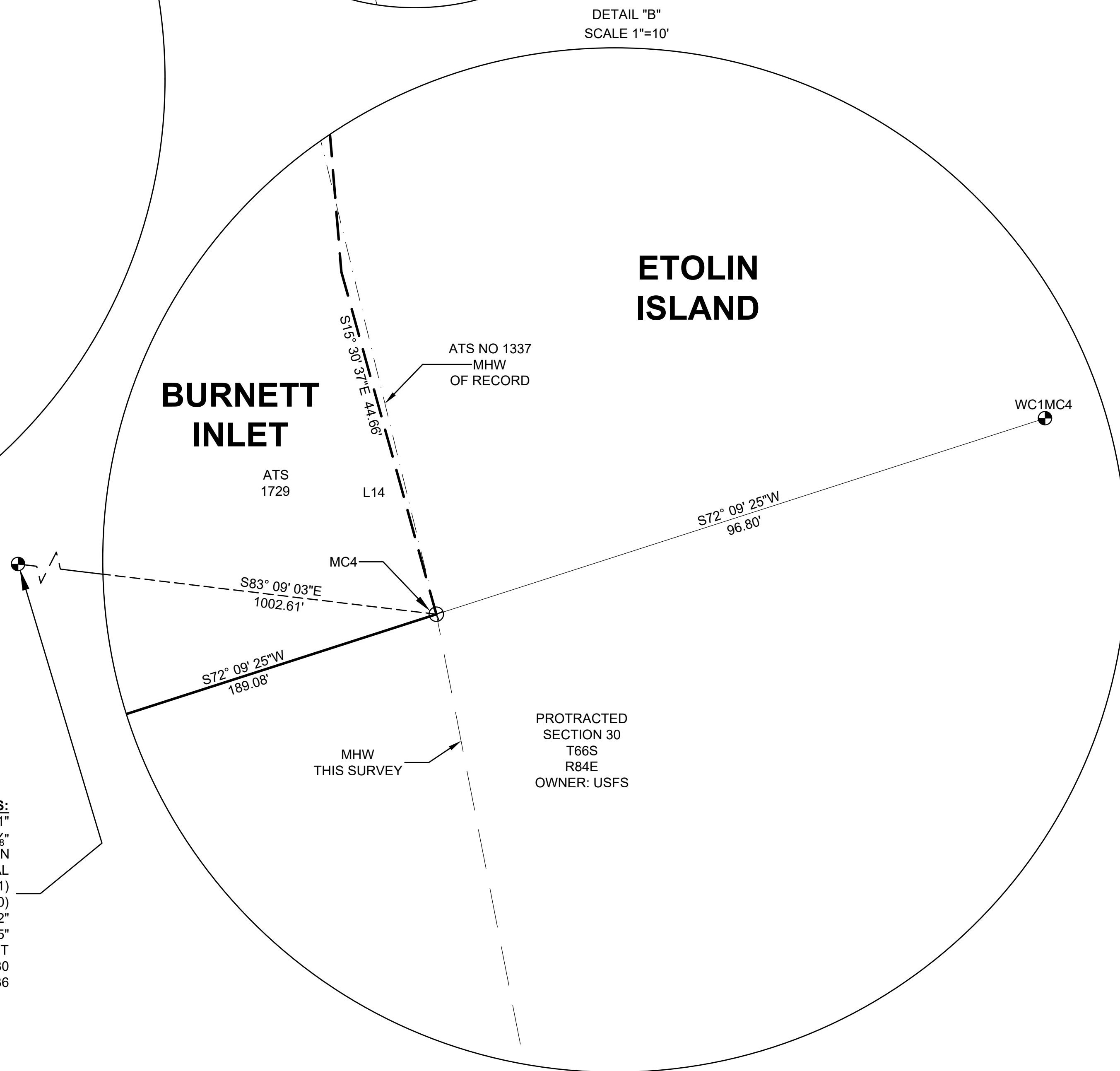
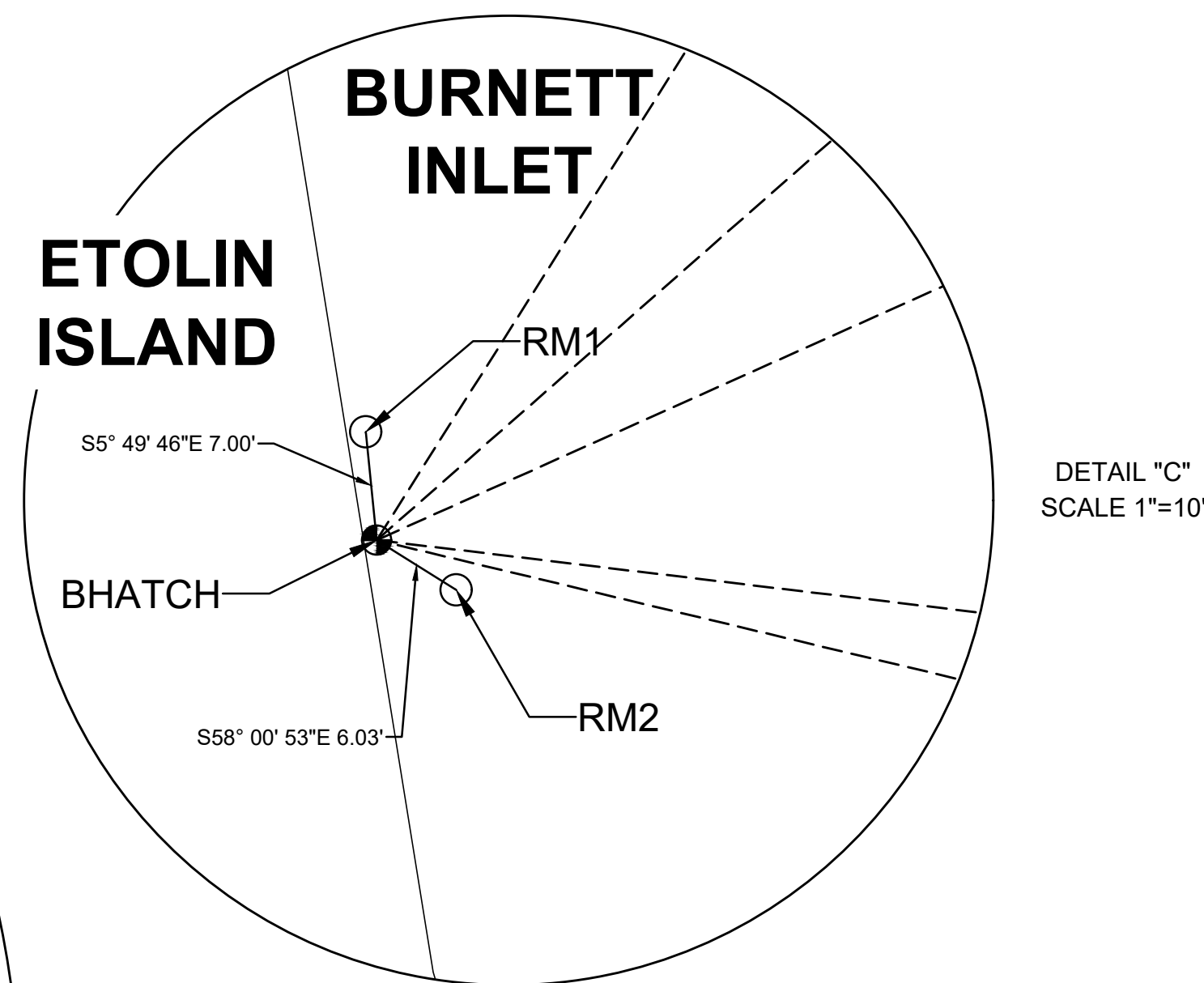
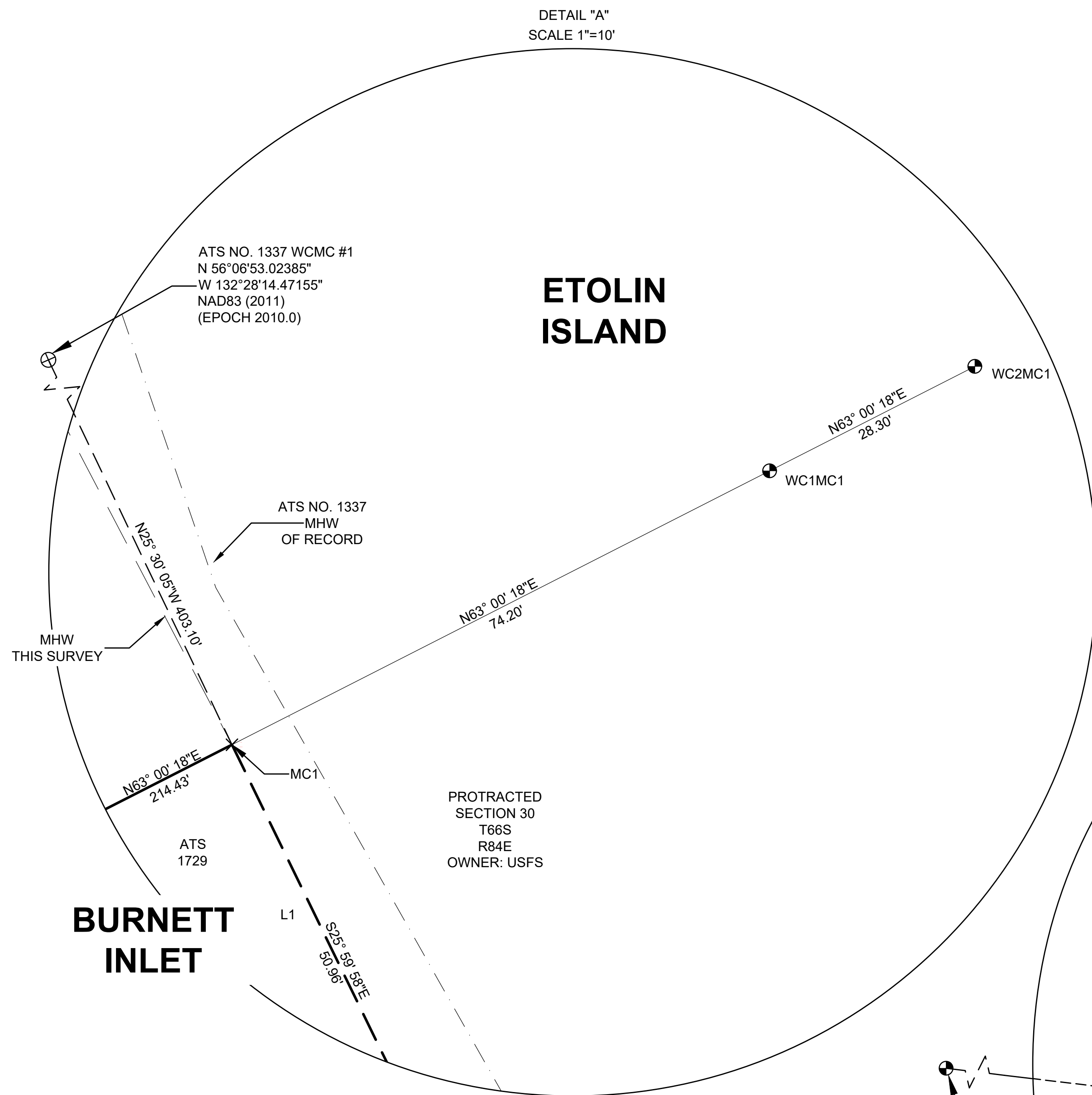


1 METER=3.2808333 U.S. SURVEY FEET
1 U.S. ACRE=0.4047 HECTARES

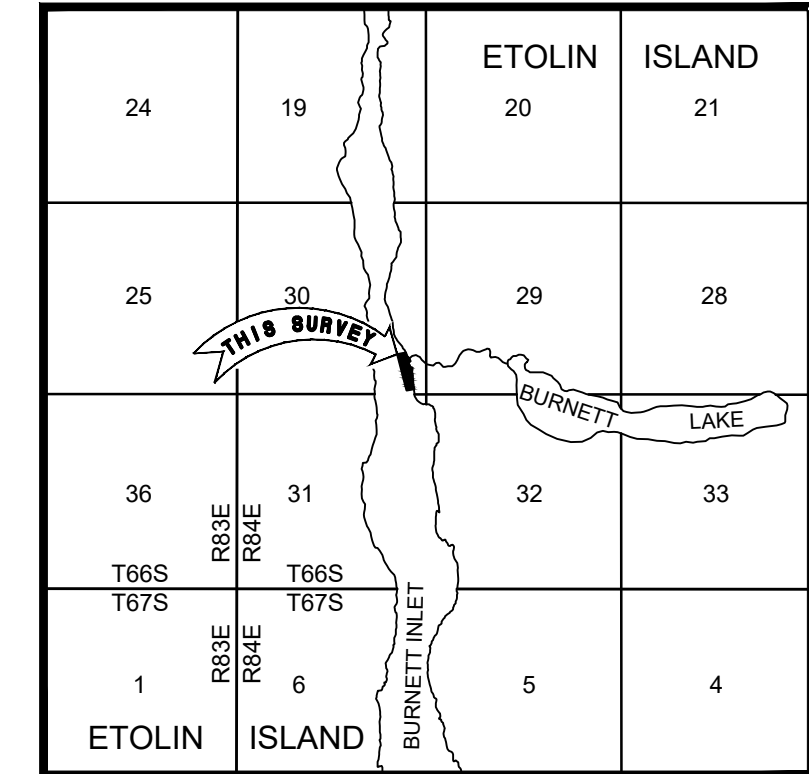
DATE OF SURVEY: BEGINNING: MAY 05, 2020 ENDING: AUGUST 20, 2024	NAME OF SURVEYOR: R&M ENGINEERING-KETCHIKAN 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901 (907) 225-7917 COA #: C576
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA TIDELAND SURVEY NO. 1729	
VACATING ATS NO. 1337	
LOCATED WITHIN PROTRACTED SECTION 30 TOWNSHIP 66 SOUTH, RANGE 84 EAST, COPPER RIVER MERIDIAN, ALASKA	
CONTAINING 4.44 ACRES	
WRANGELL RECORDING DISTRICT	
DRAWING BY: EBH	APPROVAL RECOMMENDED
DATE: 7/16/26	STATEWIDE PLATTING SUPERVISOR DATE
SCALE: AS SHOWN	CHECKED BY: CGP
FILE NO.	ATS NO. 1729



SHEET 1 OF 3



BASIS OF COORDINATES:
MONUMENT 1 "BHATCH 1"
3.25" ALUMINUM CAP "BHATCH 1" ON 3/8"
ALUMINUM DRIVE ROD DRIVEN
TO REFUSAL
NAD 83 (2011)
(EPOCH 2010.0)
LAT = N 56°06'43.14132"
LONG = W 132°28'25.65815"
AK SPC 83 (ZONE 1) USFT
NORTHING = 1564534.080
EASTING = 2929389.836

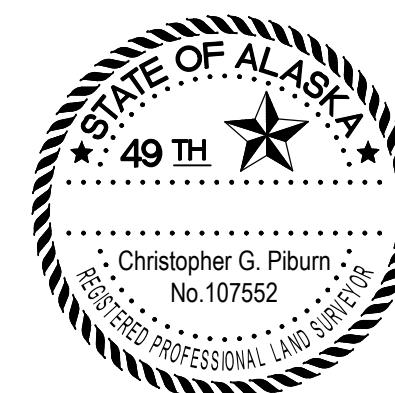


VICINITY MAP
SCALE: 1 INCH = 1 MILE
SOURCE: USGS QUADRANGLE
PETERSBURG A-2 SE
2017

LEGEND

- SURVEYED
- EASEMENT BOUNDARY
- SURVEY TIE
- ATS NO. 1337
- RECORD MEANDER LINE FROM ATS NO. 1337
- MHW LINE
- 3 1/4" ALUMINUM MONUMENT ON 2" PIPE, SET THIS SURVEY
- SECONDARY MONUMENT
- ATS NO. 1337 MONUMENT, RECOVERED THIS SURVEY
- RECORD DATA FROM ATS NO. 1337
- C# CORNER IDENTIFIER
- BLM BUREAU OF LAND MANAGEMENT
- MC# MEANDER CORNER
- WCMC WITNESS CORNER MEANDER CORNER

DATE OF SURVEY: BEGINNING: MAY 05, 2020 ENDING: AUGUST 20, 2024		NAME OF SURVEYOR: R&M ENGINEERING-KETCHIKAN 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901 (907) 225-7917 COA #: C576	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA			
ALASKA TIDELAND SURVEY NO. 1729			
VACATING ATS NO. 1337			
LOCATED WITHIN PROTRACTED SECTION 30 TOWNSHIP 66 SOUTH, RANGE 84 EAST, COPPER RIVER MERIDIAN, ALASKA			
CONTAINING 4.44 ACRES			
WRANGELL RECORDING DISTRICT			
DRAWING BY: EBH		APPROVAL RECOMMENDED	
DATE: 7/16/26		STATEWIDE PLATTING SUPERVISOR DATE	
SCALE: AS SHOWN		CHECKED BY: CGP	FILE NO. ATS NO. 1729



CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER, AND THAT THE STATE OF ALASKA IS THE OWNER OF ATS No. 1729, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA.

DATED _____ DIRECTOR DIVISION OF MINING, LAND & WATER

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

APPLICANT CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE APPLICANTS AS SHOWN HEREON. I HEREBY APPROVE OF THIS SURVEY AND PLAT.

ADL NO. 104373

SSRAA _____ DATE _____

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY PUBLIC FOR 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 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)ss

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 _____.

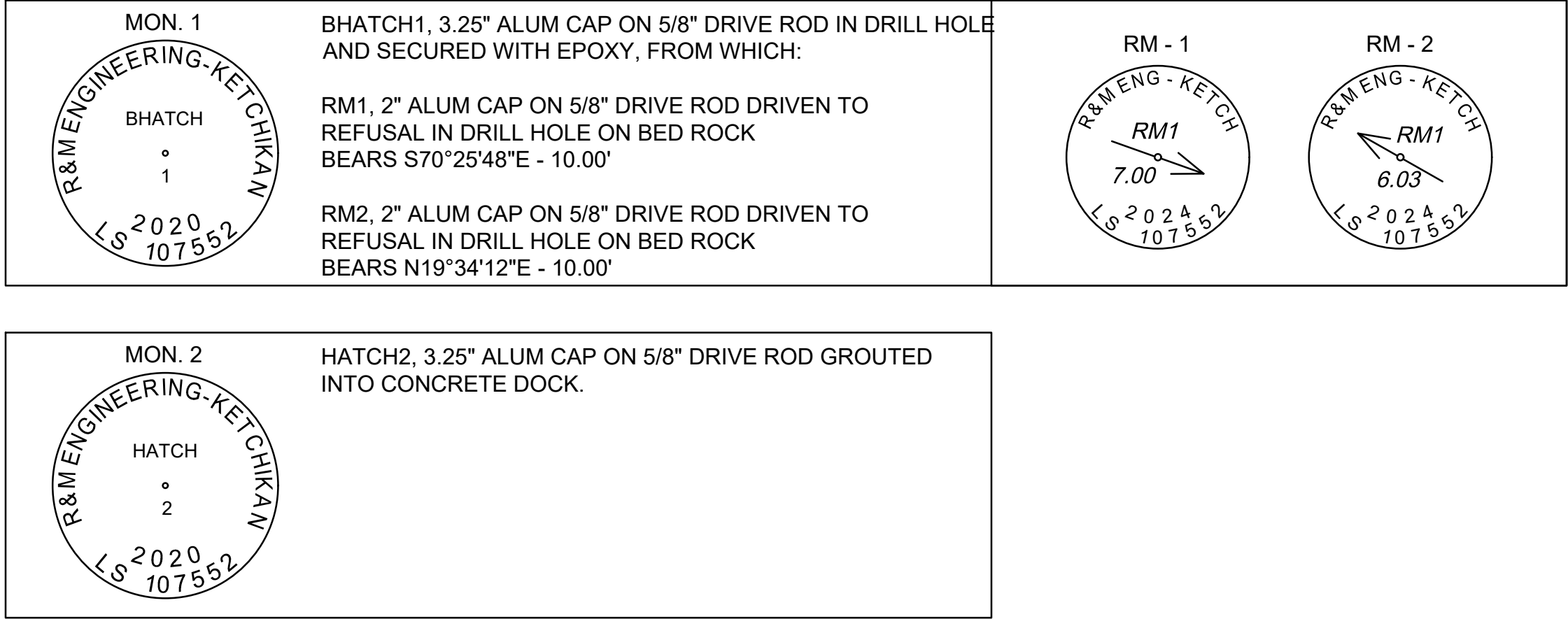
ASSESSOR CITY AND BOROUGH OF WRANGELL _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

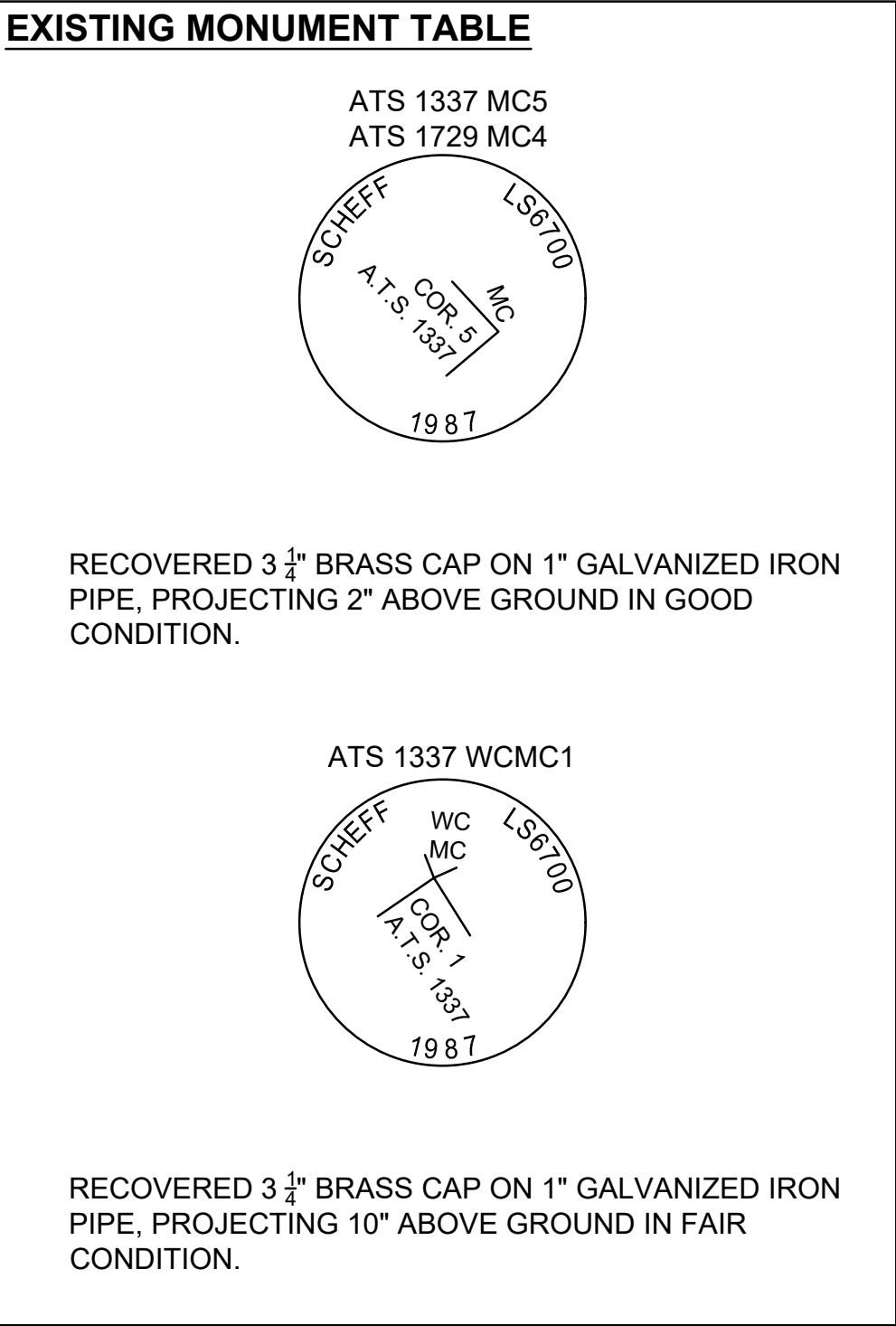
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. _____ DATED _____, 20____, AND THAT THE PLAT SHOWN HEREON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

DATE _____ CHAIRMAN, PLANNING COMMISSION

SECRETARY _____



ATS NO. 1729 SET MONUMENT TABLE				
	SET 28" LONG, 2" ALUM. PIPE WITH 2 1/2" ALUM. CAP, PROJECTING 5" ABOVE THE GROUND. IN DENSE HEM./CEDAR WITH MOSSES AND HUCKLEBERRY UNDERGROWTH ON A 40' WIDE BENCH. A WHITE/CLEAR DEEP 6 MAG SET AT BASE OF PIPE.	BT1	N 32° W 22.1'	9" HEMLOCK SCRIBED "X BT"
		BT2	S 65° W 16.85'	12" CEDAR SCRIBED "WCMC1 BT W/ SNOW BLAZE"
		BT3	S 27° E 13.0'	5" CEDAR SCRIBED "X BT"
	SET 28" LONG, 2" ALUM. PIPE WITH 3 1/2" ALUM. CAP, PROJECTING 3" ABOVE THE GROUND. IN DENSE HEM./CEDAR WITH MOSSES AND HUCKLEBERRY UNDERGROWTH. A WHITE/CLEAR DEEP 6 MAG SET AT BASE OF PIPE.	BT1	N 29° W 16.55'	23" CEDAR SCRIBED "X BT"
		BT2	N 84° W 20.25'	3" HEMLOCK SCRIBED "X BT"
		BT3	S 43° W 5.9'	24" HEMLOCK SCRIBED "WCMC2 BT"
	SET 28" LONG, 2" ALUM. PIPE WITH 3 1/2" ALUM. CAP, PROJECTING 10" ABOVE THE GROUND BEFORE REFUSAL. IN DENSE SPRUCE/HEM. & CEDAR. UNDER STORY, MOSSES AND HUCKLEBERRY UNDERGROWTH. A WHITE/CLEAR DEEP 6 MAG SET AT BASE OF PIPE.	BT1	S 77° W 20.45'	11" HEMLOCK SCRIBED "X BT"
		BT2	N 9° W 18.9'	14" HEMLOCK SCRIBED "X BT"
		BT3	N 31° E 7.85'	19" HEMLOCK SCRIBED "MC4WC1 BT"



EXISTING CORNER ACCESSORY (C.A.) DATA				
MON	C.A.	DIRECTION	DIST (FT)	DESCRIPTION
MC4	1	N 23° 30' E	42.1'	V.P.H.B. NO TAG
MC4	2	N 85° 30' E	17.2'	V.P.H.B. & B.T. TAG
MC4	3	S 39° E	20.0'	V.P.H.B. & B.T. TAG
WCMC1	1	N 50° 30' W	38.8'	V.O.B. NO TAG
WCMC1	2	N 26° E	7.45'	H.B. NO TAG
WCMC1	3	S 5° W	4.5'	V.P.H.B. & B.T. TAG

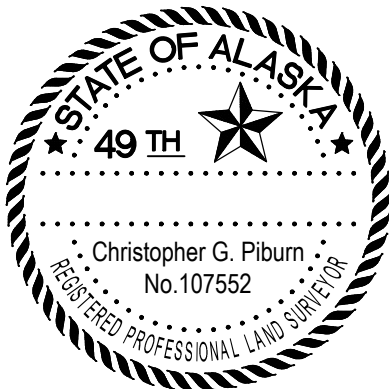
NOTE: BEARING & DISTANCES LISTED WERE MEASURED FROM THE MONUMENT TO THE CORNER ACCESSORY

SURVEYOR'S CERTIFICATE

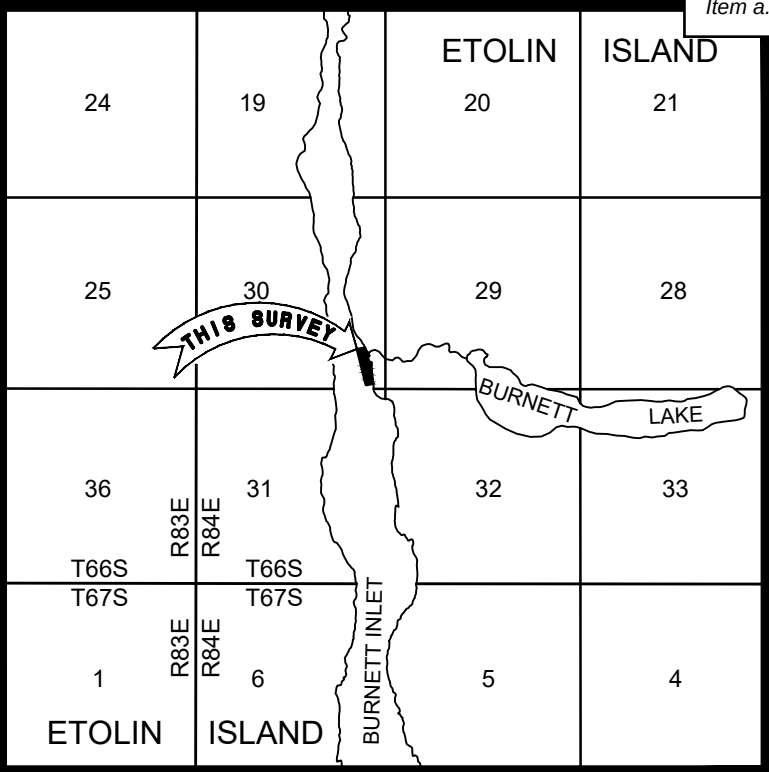
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

REGISTRATION NO. 107552 DATE: ??????????????

REGISTERED LAND SURVEYOR _____



SHEET 3 OF 3



VICINITY MAP

SCALE: 1 INCH = 1 MILE

SOURCE: USGS QUADRANGLE PETERSBURG A-2 SE 2017

DATE OF SURVEY: BEGINNING: MAY 05, 2020 ENDING: AUGUST 20, 2024		NAME OF SURVEYOR: R&M ENGINEERING-KETCHIKAN 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901 (907) 225-7917 COA #: C576	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA			
ALASKA TIDELAND SURVEY NO. 1729			
VACATING ATS NO. 1337			
LOCATED WITHIN PROTRACTED SECTION 30 TOWNSHIP 66 SOUTH, RANGE 84 EAST, COPPER RIVER MERIDIAN, ALASKA			
CONTAINING 4.44 ACRES			
WRANGELL RECORDING DISTRICT			
DRAWING BY: EBH		APPROVAL RECOMMENDED	
DATE: 7/16/26		STATEWIDE PLATTING SUPERVISOR DATE	
SCALE: AS SHOWN		CHECKED BY: CGP	FILE NO. ATS NO. 1729



To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Monday, October 26, 2026

Subject: Final Plat review for Alder Top Village, Shoemaker Subdivision III, a replat of Tract A, Block 2, Plat 2025-5, creating Lots 23-43, zoned Single Family Medium Density, owned by the City and Borough of Wrangell.

Attachments: 1. Aerial Map, 2. Final Plat

References: WMC Title 19 – Subdivisions

Background

The City and Borough of Wrangell previously received preliminary plat approval for Alder Top Village, Shoemaker Subdivision III. The subdivision replats Tract A, Block 2, Plat 2025-5 to create 20 residential lots, Lots 23-43, and a remaining Tract A-1.

The subdivision represents the next phase of Alder Top Village residential development. The Borough elected to plat all 20 lots, including lots where municipal utilities have not yet been constructed, to establish the overall lot configuration and preserve access and utility corridors for future development.

Borough departments reviewed the subdivision with particular attention to roadway access, utility expansion, and corridors needed for continued development.

Findings of Fact

1. The subject property is Tract A, Block 2, Plat 2025-5, owned by the City and Borough of Wrangell.
2. The property is zoned Single-Family Medium Density. The proposed residential subdivision is consistent with the intent of the zoning district.
3. The subdivision creates 20 residential lots with one open space lot, Lots 23-43, and a remaining Tract A-1, extending the existing Alder Top Village residential subdivision.
4. Access is provided through Upper River Road, Raven Avenue, and associated access corridors shown on the plat.
5. Municipal utilities have not yet been constructed to all proposed lots. Public utility easements accommodate existing and future municipal infrastructure, including electrical infrastructure and transformer locations.



6. Existing public interests affecting the property include the 60-foot floating public access and utility easement established by Document No. 2020-000111-0 and the Rainbow Falls Trail right-of-way.
7. The lot configuration supports coordinated residential development and phased infrastructure expansion.

Staff Recommendation

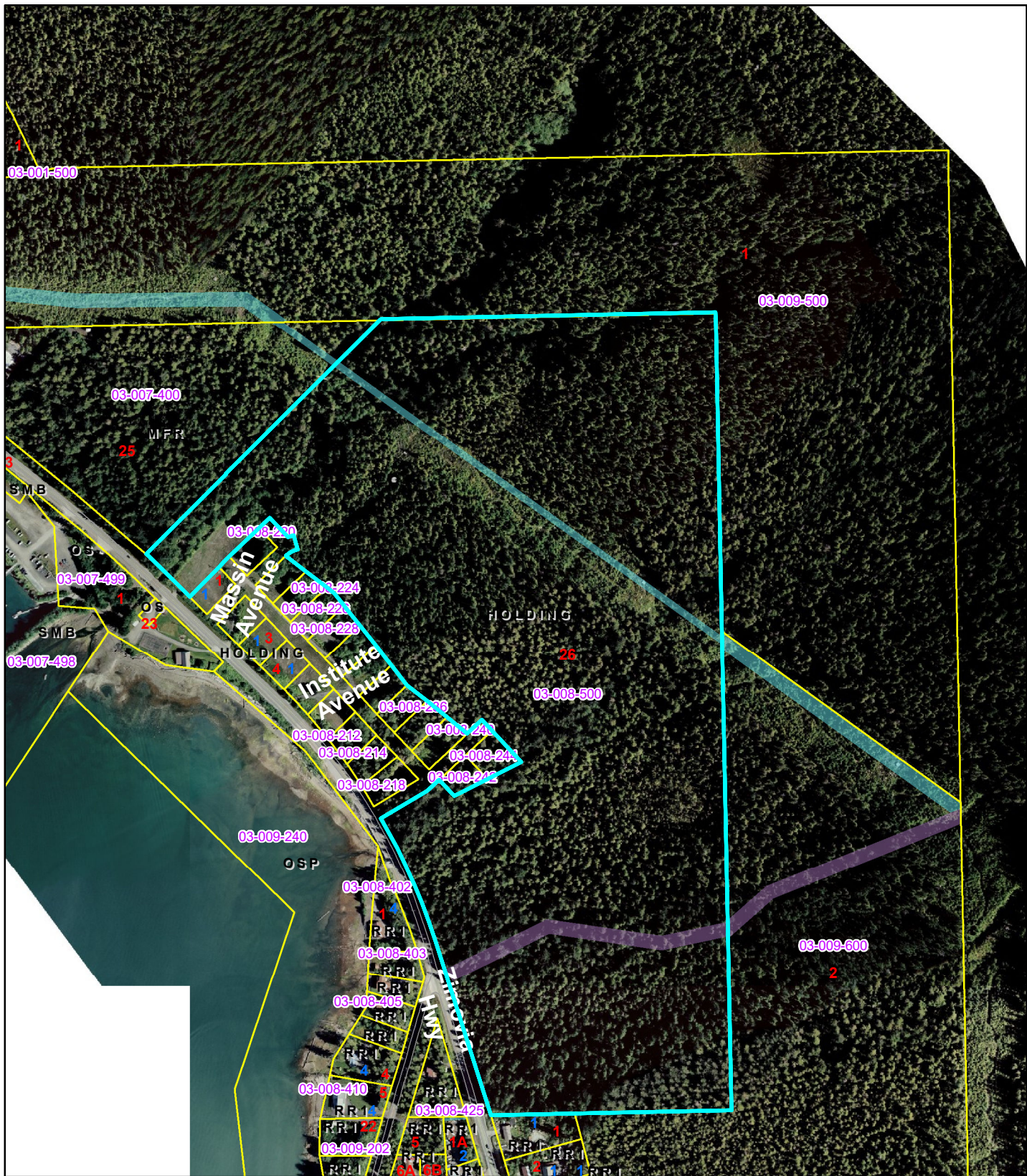
Staff recommends approval of the final plat for Alder Top Village, Shoemaker Subdivision III, creating Lots 23–43 and Tract A-1.

Recommended Motion

Move to approve the findings of fact and final plat for the Alder Top Village, Shoemaker Bay Subdivision III, a replat of Tract A, Block 2, Plat 2025-5, creating Lots 23–43 and Tract A-1.

CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



Public Map

1 inch = 571.511058 feet

16

8/27/2026

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



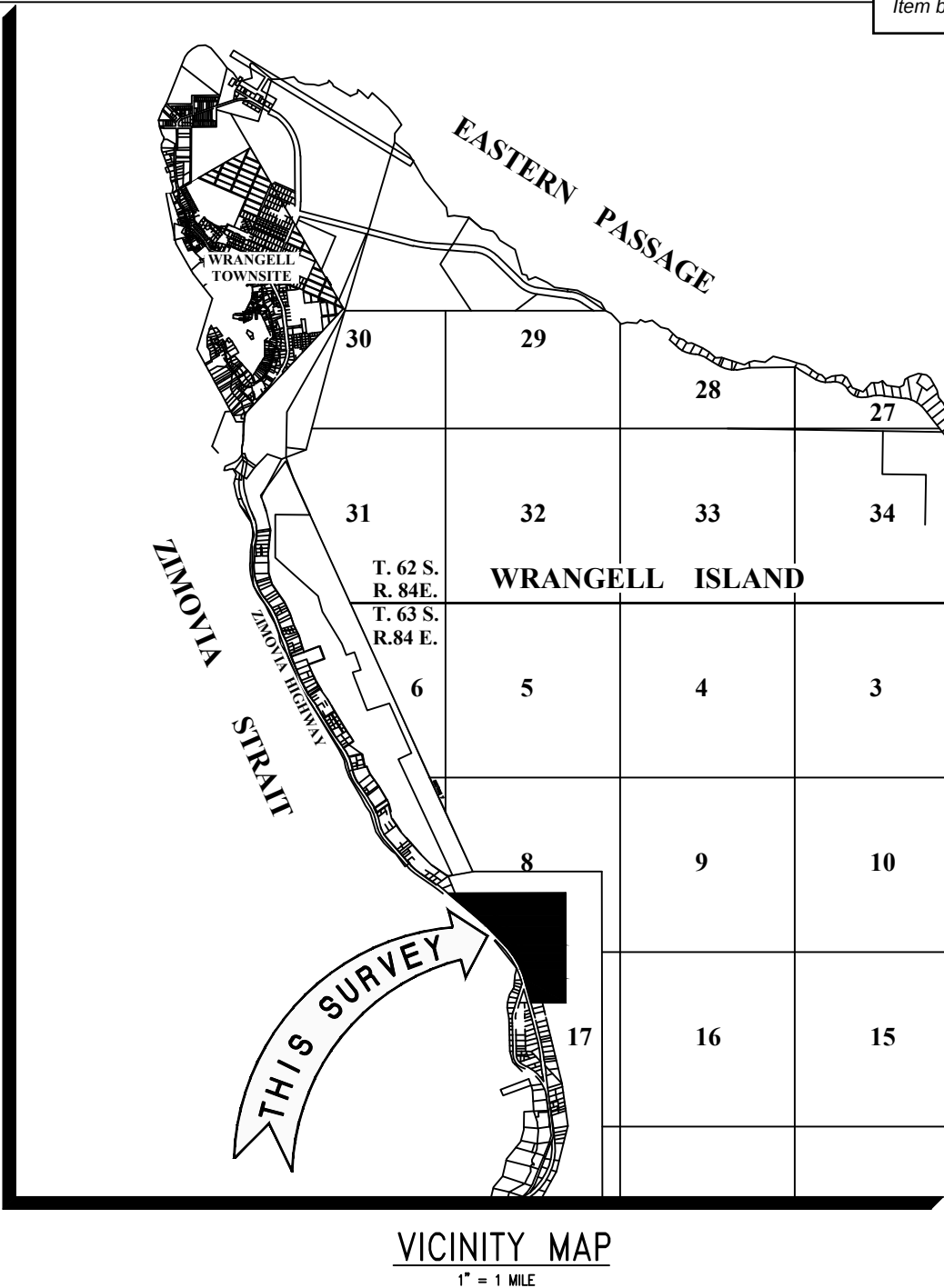
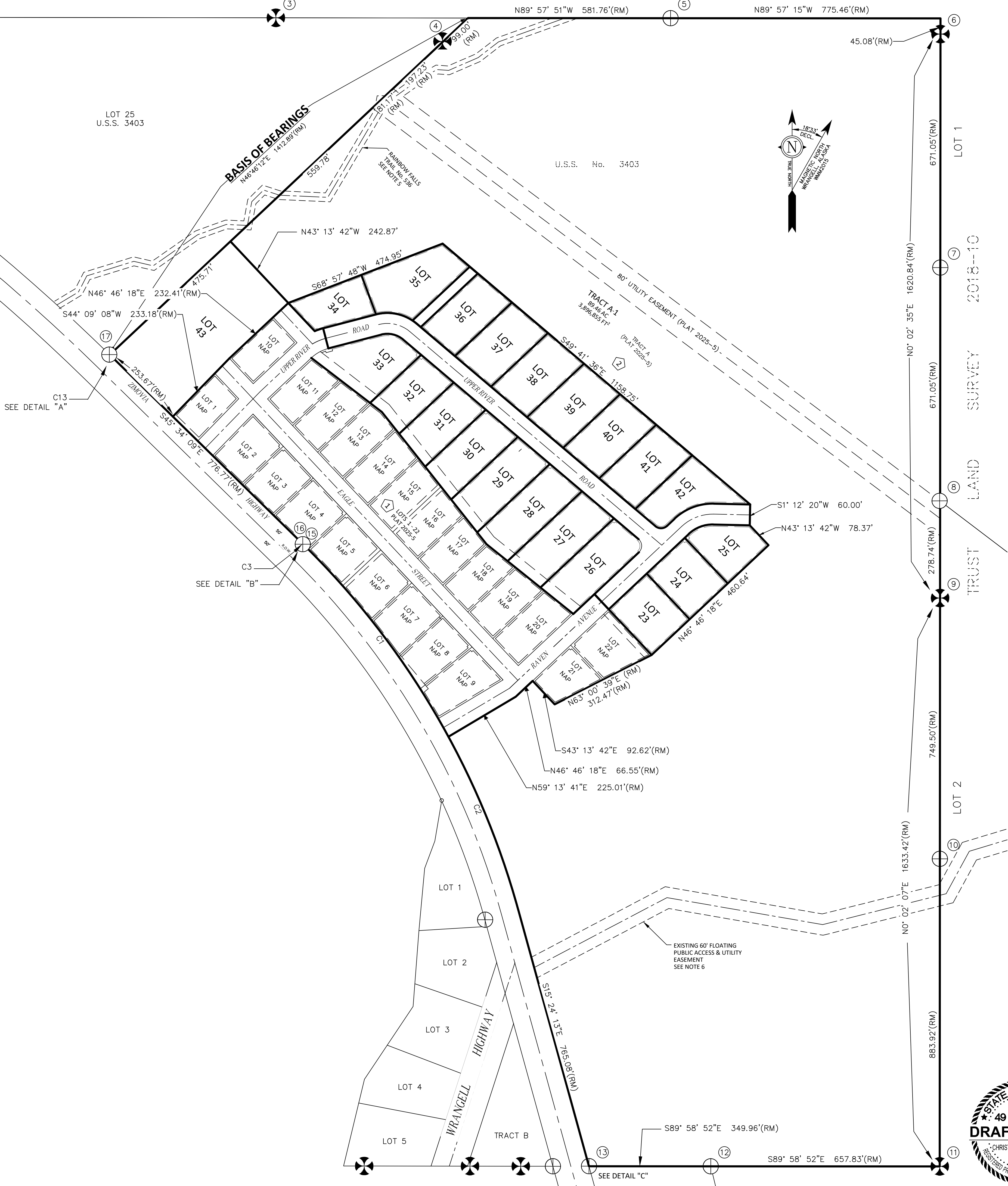
NOTES

- 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.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. XXXXX.
- REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - U.S.S. No. 3403
 - BOOK 3, PAGE 889
 - PLAT 87-5 (SHOEMAKER BAY SUBD.)
 - PLAT 87-9 (SHOEMAKER BAY SUBD. AMENDED PLAT)
 - DEED 1996-000224-0
 - PLAT 98-2 (AK DOT ZIMOVIA HWY. R.O.W. MAP)
 - UTILITY EASEMENT 2002-000393-0
 - PATENT 2006-000136-0 (U.S. PATENT No. 1225975)
 - RECORD OF SURVEY 2009-4
 - ACCESS & UTILITY EASEMENT 2020-000111-0
 - PLAT 2020-5 (TRUST LAND SURVEY No. 2018-10)
 - PLAT 2025-5 (ALDER TOP VILLAGE, SHOEMAKER SUBDIVISION II)
- A RIGHT-OF-WAY EXISTS FOR RAINBOW FALLS TRAIL #236 PER BUREAU OF LAND MANAGEMENT SERIAL No. A-061039. ALSO REFERENCE R.O.S. No. 90-3RS WITHIN THE WRANGELL RECORDING DISTRICT.
- A FLOATING PUBLIC ACCESS & UTILITY EASEMENT EXISTS PER DOCUMENT No. 2020-000111-0 WITHIN THE WRANGELL RECORDING DISTRICT.
- PLAT 98-2 (STATE OF ALASKA D.O.T. RIGHT-OF-WAY MAP, AK PROJECT NUMBER STP-0943(22)) WAS USED TO ESTABLISH THE EXISTING ZIMOVIA HIGHWAY RIGHT-OF-WAY.

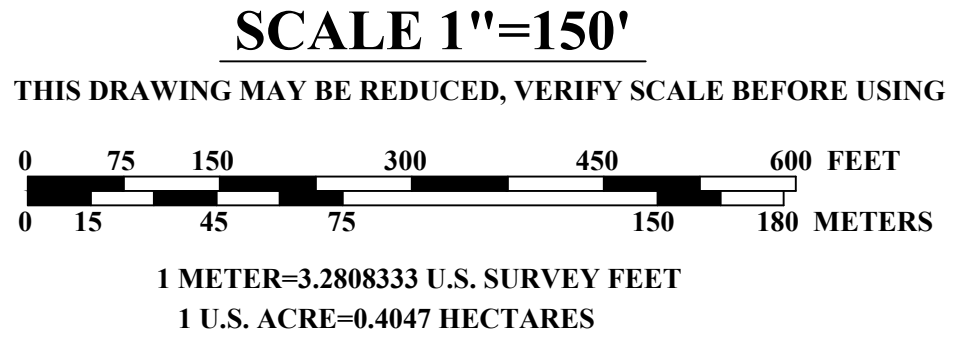
BASIS OF BEARING

BEARINGS SHOWN ARE NAD_83(2011)(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: N56°25'1.16602 LONG: W132°20'55.74019. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

LEGEND	
	BLOCK NUMBER
	FOUND BLM/GLO MONUMENT
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	MONUMENT NUMBER
	FOUND PRIMARY MONUMENT
	EASEMENT
	SURVEYED
	ROW CENTERLINE
	RECORD AND MEASURED
	MEASURED DATA
	PUBLIC ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	WITNESS CORNER
	DEDICATED BY THIS PLAT



CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING	RECORD
C1	17°02'11"	2343.15	695.05	694.16	N37° 03' 36"W	(RM)
C2	13°07'45"	2343.15	536.93	535.75	S21° 58' 08"E	(RM)
C3	0°02'27"	2343.15	1.67	1.67	S45° 32' 58"E	(RM)
C13	0°00'06"	5614.08	0.06	0.06	S45° 34' 09"E	(RM)
C24	8°21'49"	173.49	25.33	25.30	S71° 11' 11"W	(RM)
C25	48°13'31"	130.00	109.42	106.22	N80° 31' 09"W	N.A.
C26	44°26'02"	160.00	124.08	121.00	S68° 59' 19"W	N.A.
C27	44°26'02"	100.00	77.55	75.62	S68° 59' 19"W	N.A.
C28	54°56'19"	70.00	67.12	64.58	N77° 09' 46"W	N.A.
C29	28°35'47"	113.49	56.64	56.06	S61° 04' 11"W	(RM)
C30	96°27'54"	25.00	42.09	37.29	N1° 27' 39"W	N.A.
C31	83°32'06"	25.00	36.45	33.31	N88° 32' 21"E	N.A.
C34	6°42'48"	130.00	15.23	15.22	N53° 03' 00"W	N.A.



SHEET 1 OF 4

R&M ENGINEERING-KETCHIKAN, INC. Phone: (907) 225-7917
7180 REVILLA ROAD, SUITE 300 Fax: (907) 225-3441
KETCHIKAN, AK 99901

CRAIG OFFICE: Phone: (907) 826-2294
521 WEST HAMILTON DR.
CRAIG, AK 99921

CERTIFICATE OF AUTHORIZATION #: C576

ALDER TOP VILLAGE, SHOEMAKER SUBDIVISION III

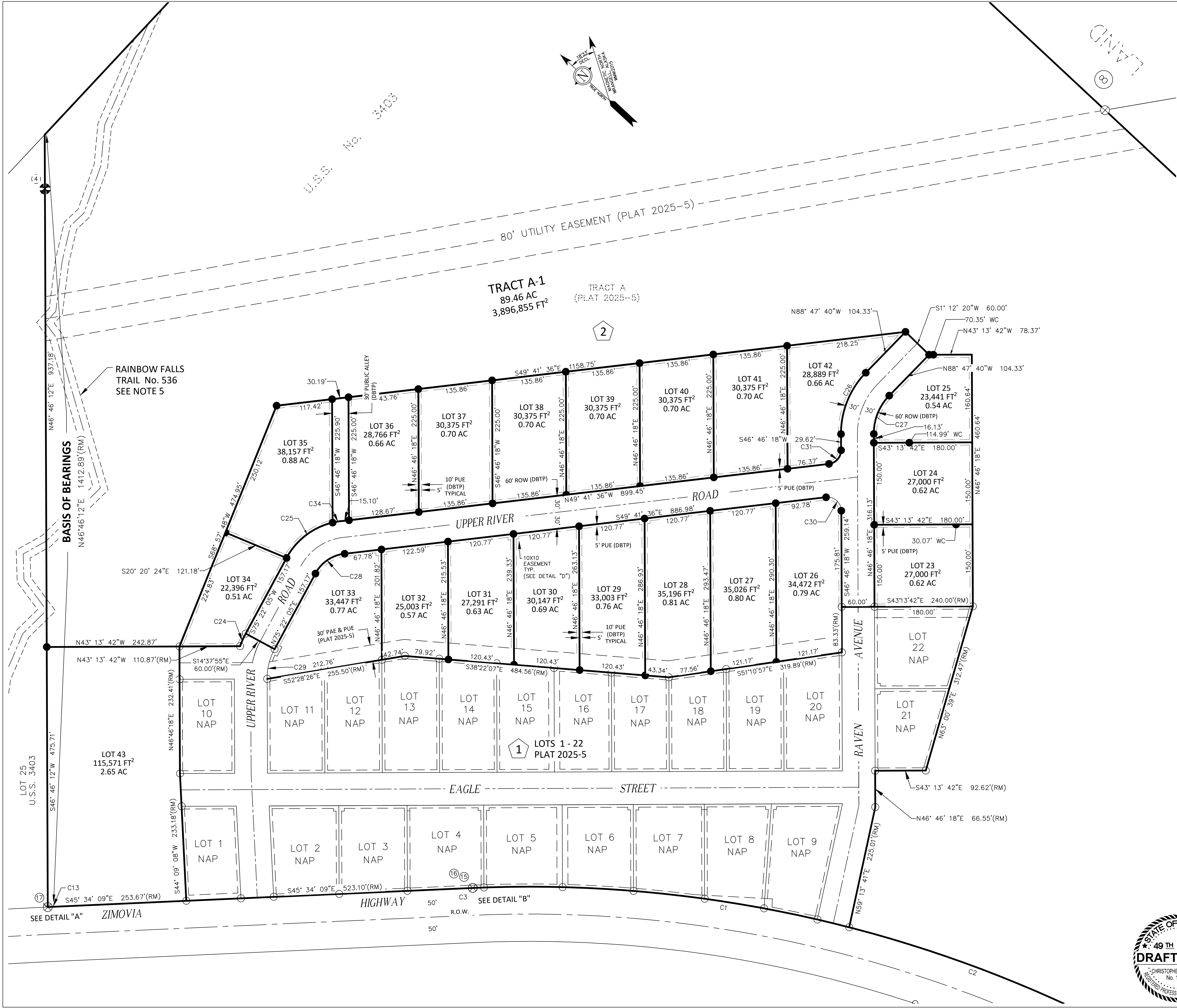
A SUBDIVISION AND REPLAT OF
TRACT A, PLAT 2025-5, WITHIN BLOCK 2,
ALDER TOP VILLAGE, SHOEMAKER BAY SUBDIVISION II
CREATING
LOTS 23 - 43 WITHIN BLOCK 2, AND TRACT A-1 WITHIN BLOCK 2,
ALDER TOP VILLAGE, SHOEMAKER BAY SUBDIVISION III
CONTAINING 121.86 ACRES MORE OR LESS

LOCATED WITHIN
SECTIONS 8 & 17, TOWNSHIP 63 SOUTH, RANGE 84 EAST
U.S.S. No. 3403
COPPER RIVER MERIDIAN, ALASKA
WRANGELL RECORDING DISTRICT

SURVEYED BY: R&M	DRAWN BY: EBH
DATE: OCTOBER 2026	DATE: OCTOBER 2026

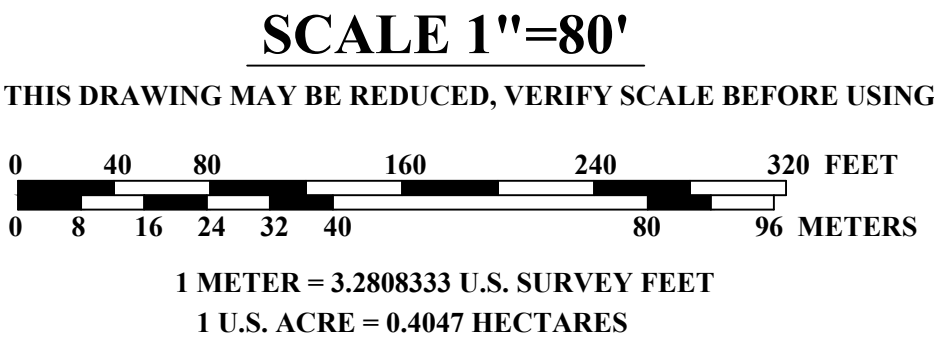
SCALE: 1"=150'	CHECKED: CGP	R&M PROJECT NO: 202725
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LEGEND	
	BLOCK NUMBER
	FOUND BLM/GLO MONUMENT
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	MONUMENT NUMBER
	FOUND PRIMARY MONUMENT
	EASEMENT
	SURVEYED
	ROW CENTERLINE
(RM)	RECORD AND MEASURED
XX	MEASURED DATA
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
WC	WITNESS CORNER
(DBTP)	DEDICATED BY THIS PLAT

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING	RECORD
C1	17°02'11"	2343.15	695.05	694.16	N37° 03' 36"W	(RM)
C2	13°07'45"	2343.15	536.93	535.75	S21° 58' 08"E	(RM)
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C13	0°00'06"	5614.08'	0.06	0.06	S45° 34' 09"E	(RM)
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C25	48°13'31"	130.00	109.42	106.22	N80° 31' 09"W	N.A.
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SHEET 2 OF 4

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KETCHIKAN, AK 99901

CRAIG OFFICE: 521 WEST HAMILTON DR. Phone: (907) 826-2294
CRAIG, AK 99921

CERTIFICATE OF AUTHORIZATION #: C576

ALDER TOP VILLAGE, SHOEMAKER SUBDIVISION III

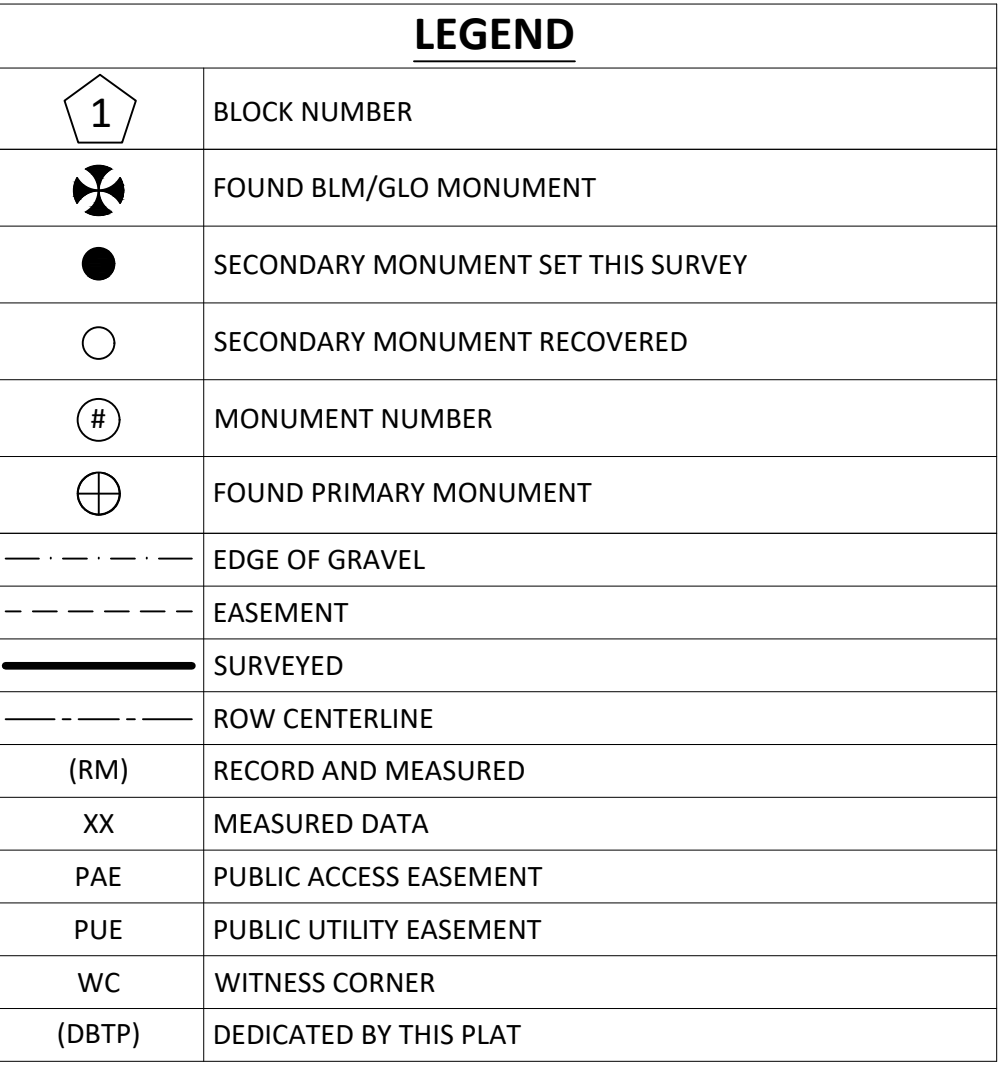
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LOCATED WITHIN
SECTIONS 8 & 17, TOWNSHIP 63 SOUTH, RANGE 84 EAST
U.S.S. No. 3403
COPPER RIVER MERIDIAN, ALASKA
WRANGELL RECORDING DISTRICT

SURVEYED BY: R&M	DRAWN BY: EBH
DATE: OCTOBER 2026	DATE: OCTOBER 2026

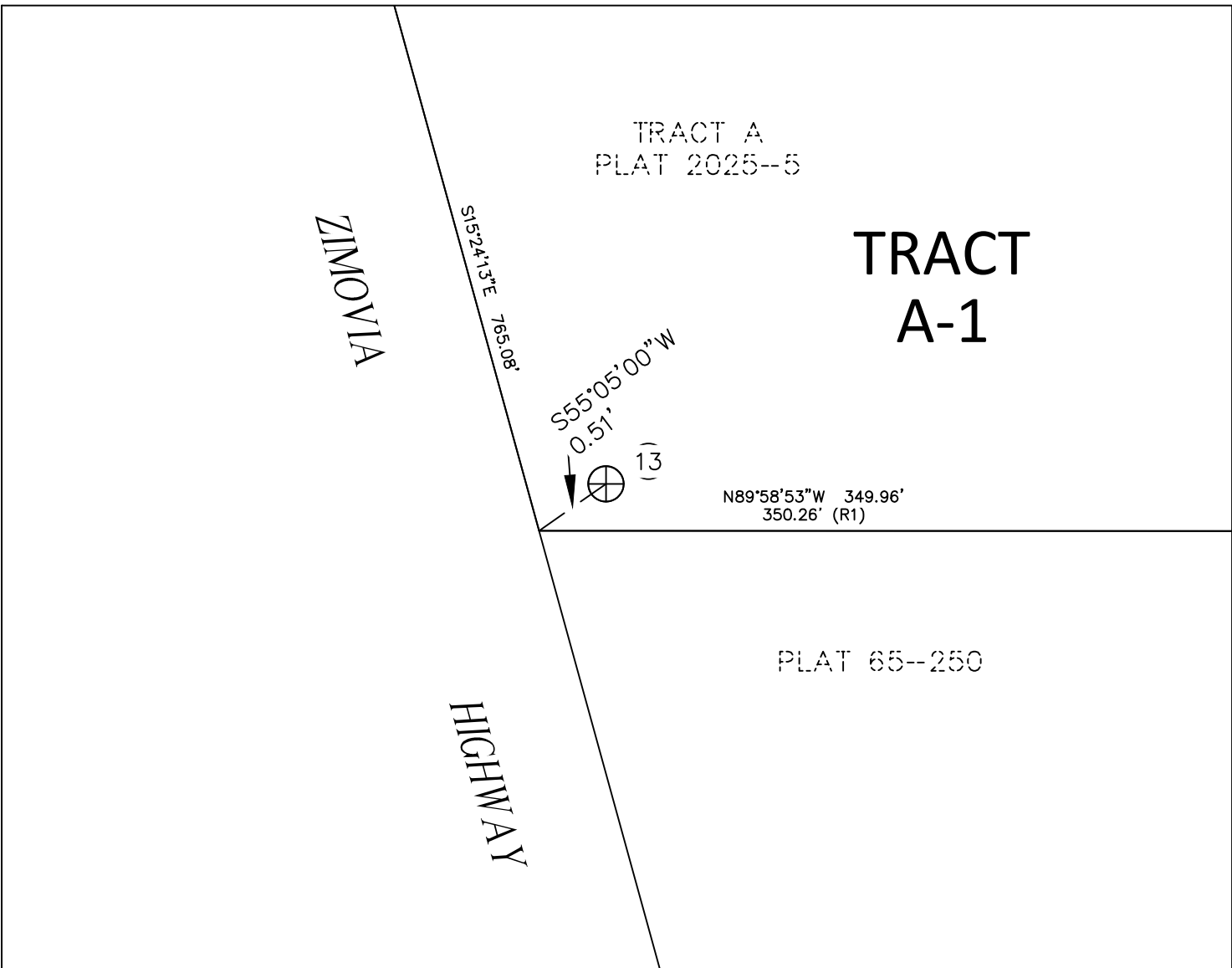
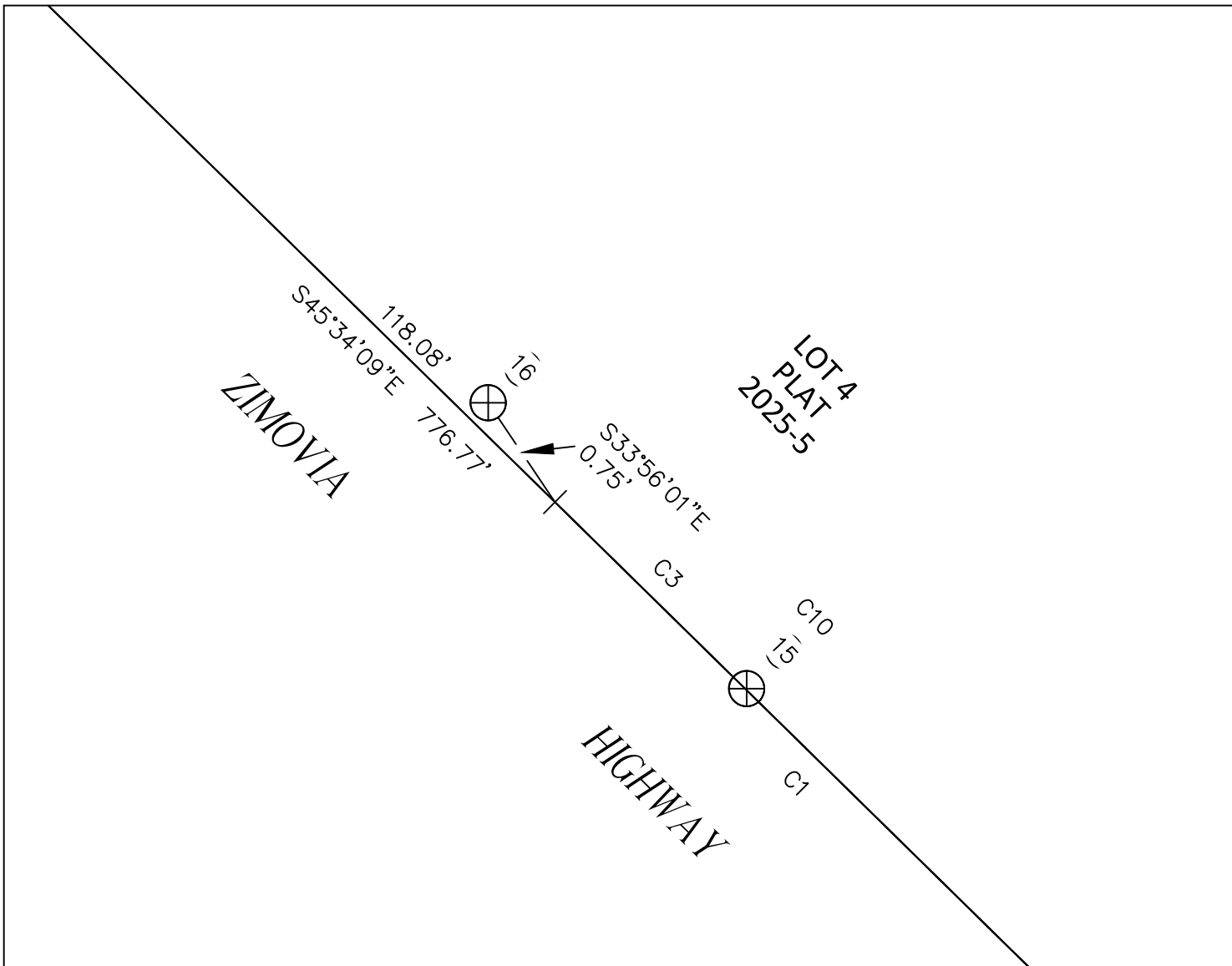
SCALE: 1"=150'	CHECKED: CGP	R&M PROJECT NO: 202725
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DETAIL B
SCALE: 1" = 1'

DETAIL C
SCALE: 1" = 1'



The diagram illustrates a road layout with a dashed centerline and solid edge lines. A 10' offset is shown from the dashed centerline to the solid edge line, and another 10' offset is shown from the solid edge line to the solid centerline. A third 10' offset is shown from the solid centerline to a dashed edge line.

R&M
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U.S.S. No. 3403
COPPER RIVER MERIDIAN, ALASKA
WRANGELL RECORDING DISTRICT

SURVEYED BY: R&M		DRAWN BY: EBH	
DATE: OCTOBER 2026		DATE: OCTOBER 2026	
SCALE: 1"=150'	CHECKED: CGP	R&M PROJECT NO: 202725	



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
------	-------------------------------

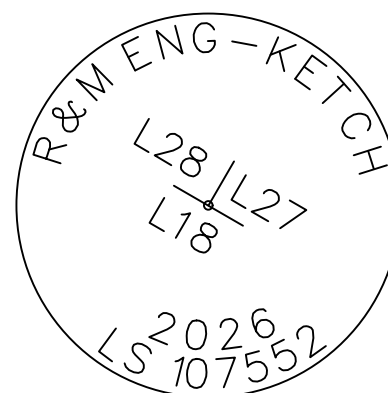
SECRETARY

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 THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

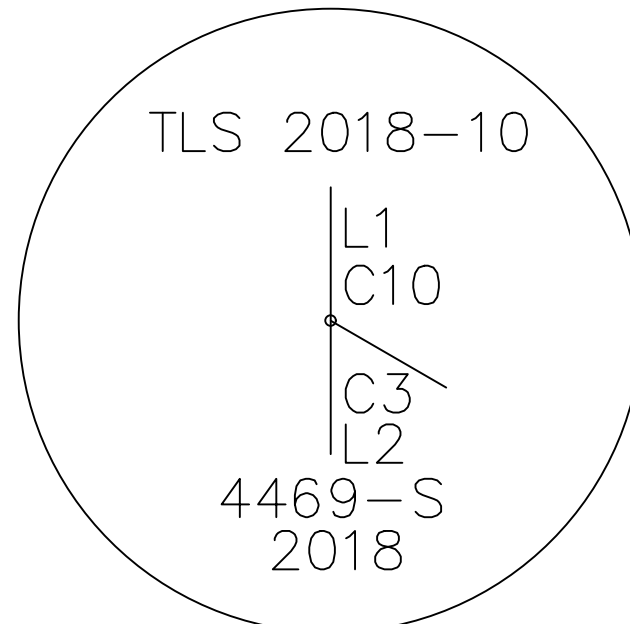
DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552



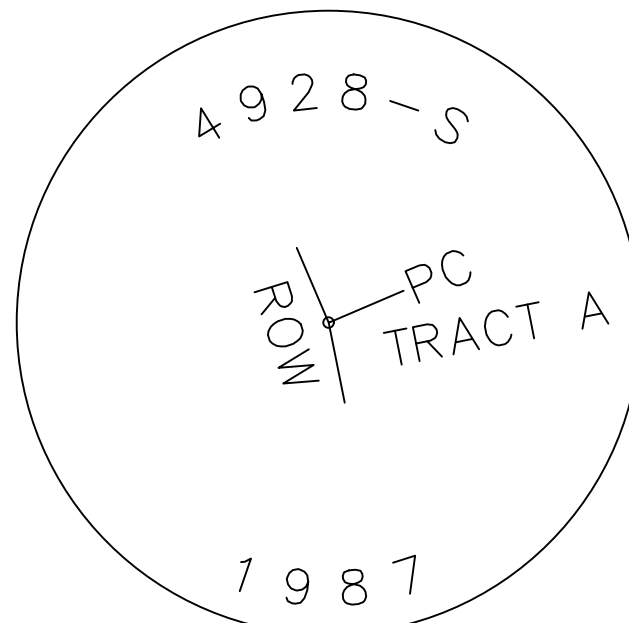
SET 5/8" X 30" LONG REBAR
(UNLESS OTHERWISE NOTED)
AND 2" ALUMINUM CAP WITH
PLASTIC INSERT

MON. 8

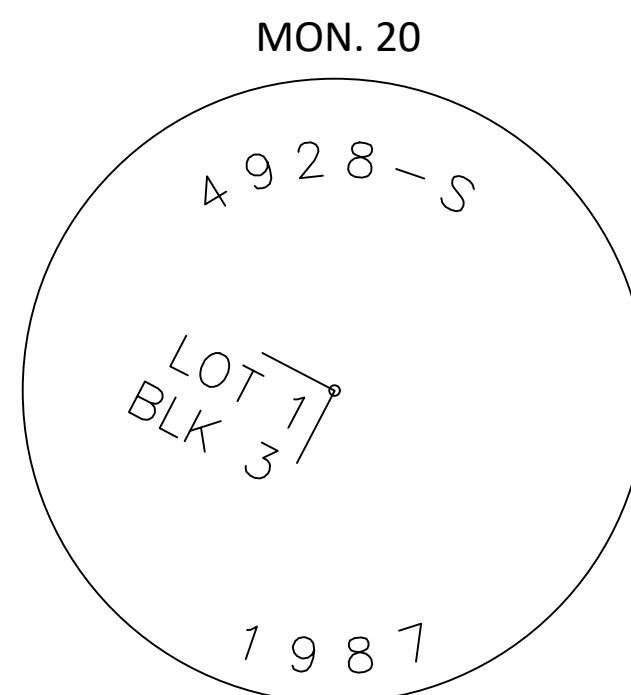


RECOVERED 2.5" DIA. POST MON.
WITH 3.25" DIA. ALUM. CAP
PROJECTING 2" ABOVE THE GROUND
IN GOOD CONDITION

MON. 15



RECOVERED 2.5" DIA. POST MON.
WITH 3.25" DIA. ALUM. CAP
PROJECTING 3" ABOVE THE GROUND.
IN GOOD CONDITION



RECOVERED 2.5" DIA. POST MON.
WITH 3.25" DIA. ALUM. CAP
PROJECTING 1" ABOVE THE GROUND.
IN GOOD CONDITION

Phone: (907) 826-2294

Phone: (907) 826-2294

CERTIFICATE OF AUTHORIZATION #: C576

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U.S.S. No. 3403
COPPER RIVER MERIDIAN, ALASKA
WRANGELL RECORDING DISTRICT

DRAWN BY: EBH

DATE: OCTOBER 2026

CHECKED:

CHECKED:

R&M PROJECT NO:

T NO: