



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, August 13, 2020
6:00 PM

Location: Borough Assembly Chambers
City Hall

Planning and Zoning Commission 8-13-20
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 July 9, 2020 Regular Meeting

E. PERSONS TO BE HEARD

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

H. OLD BUSINESS

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION

July 9, 2020

6:00pm

Minutes

A. CALL TO ORDER / ROLL CALL

Chair Henson called the meeting to order at 6:00 pm.

PRESENT

Chair Terri Henson

Commissioner Apryl Hutchinson

Commissioner Jillian Privett

ABSENT

Vice-Chair Donald McConachie

Commissioner Kate Hein

Also present was staff Carol Rushmore.

B. AMENDMENTS TO THE AGENDA

None.

C. CONFLICTS OF INTEREST

None.

D. APPROVAL OF MINUTES

1. Approval of the minutes of the June 11, 2020 Regular Meeting

Motion made by Commissioner Privett, Seconded by Commissioner Hutchinson to approve the minutes of the June 11, 2020 Regular Meeting as presented.

Voting Yea: Chair Henson, Commissioner Hutchinson, Commissioner Privett

E. PERSONS TO BE HEARD

None.

F. CORRESPONDENCE

None.

G. NEW BUSINESS

1. Request to purchase City owned unsubdivided tidelands adjacent to Lot B, Block 84, Blatchley/Curtis Replat zoned Single Family Residential, requested by Josh Blatchley.

Rushmore stated that the Port Commission did review this and that there was not a memo, but it was approved. She also noted that the Borough Manager will recommend to the Assembly to lease it and not sell it, but the Assembly can choose either and the P&Z Commission can recommend either.

Motion made by Commissioner Hutchinson, Seconded by Commissioner Privett to recommend to the Assembly to sell to Josh Blatchley the remaining portion of unsold City owned tidelands adjacent to Lot B, Block 84, Blatchley/Curtis Replat.

Henson stated that she has no concern with recommending to sell this. She doesn't feel that leasing it would benefit the City & Borough to own it in the future. Hutchinson agreed because there isn't anything to do with the property.

Voting Yea: Chair Henson, Commissioner Hutchinson, Commissioner Privett

2. ITEM WITHDRAWN: (PH) Conditional use permit application for an in-home licensed child care facility on Lot 4B-2, Block 2, USS 1593, zoned Single Family Residential requested by Lisa Gillen, owned by John Bartlett

Rushmore explained that this is the reason Public Hearings are in place and reviewed the background about why it was withdrawn due to the Covenant. Rushmore stated that when it was recorded it did not attach to the lot and was not easily discoverable.

3. (PH) Conditional use permit application for an in-home licensed child care facility on Stall #9, Tract A2, JB Subdivision, zoned Rural Residential, requested by Solvay Gillen, owned by William and Deveril Bloom.

Motion made by Commissioner Privett, Seconded by Commissioner Hutchinson to approve the findings of fact and the conditional use application request for a state licensed day care facility subject the following conditions:

- 1. A minimum of three off-street parking places are dedicated onsite for the resident and the licensed child care business.**
- 2. Rules for clients of the day care facility should include courteous and slow use of the trailer park access roads.**
- 3. Rules should include kids remaining and playing in yard area and not on adjacent landowners' property or in other trailer yard areas.**

Hutchinson asked to ensure that there was fencing available for protection of the children. Privett asked if this was one of the State requirements and Rushmore was not sure and recommended amending the motion.

Amended Motion made by Commissioner Privett, Seconded by Commissioner Hutchinson to add condition 4. Fencing in the area where the children will be outdoors.

Privett also had a question about parking and that they are currently using the open lot above, but that could be leased. Rushmore said that the Blooms plan to not lease that and if they do, Solvay would have the option to lease it first.

Amended Voting Yea: Chair Henson, Commissioner Hutchinson, Commissioner Privett

Voting Yea: Chair Henson, Commissioner Hutchinson, Commissioner Privett

H. OLD BUSINESS

None.

I. PUBLIC COMMENT

None.

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Rushmore stated that she has a lot to bring to the Commission regarding Ordinance changes and the Institute and that will be coming.

K. ADJOURNMENT

Chair Henson adjourned the meeting at 6:25 p.m.

CHAIRPERSON

SECRETARY



US Army Corps
of Engineers
Alaska District

Public Notice of Application for Permit

Regulatory Division (1145)
CEPOA-RD
Post Office Box 6898
JBER, Alaska 99506-0898

PUBLIC NOTICE DATE:	August 6, 2020
EXPIRATION DATE:	August 21, 2020
REFERENCE NUMBER:	POA-2020-00313
WATERWAY:	Zimovia Strait

Interested parties are hereby notified that a Department of the Army permit application has been received for work in waters of the United States (U.S.) as described below and shown on the enclosed project drawings.

All comments regarding this Public Notice (PN) should be sent to the address noted above. If you desire to submit your comments by email, you should send it to the Project Manager's email as listed below or to regpagemaster@usace.army.mil. All comments should include the PN reference number listed above.

All comments should reach this office no later than the expiration date of this PN to become part of the record and be considered in the decision. Please contact Jason Berkner at (907) 753-5778, toll free from within Alaska at (800) 478-2712, by fax at (907) 753-5567, or by email at: Jason.R.Berkner@usace.army.mil if further information is desired concerning this notice.

APPLICANT: Mr. Charles Peticrew, PO Box 971, Wrangell, AK, 99929

AGENT: Mr. George Woodbury, Woodbury Enterprise, PO Box 1934, Wrangell, AK, 99929

LOCATION: The project site is located within Section 25, T. 63 S., R. 83 E., Copper River Meridian; Latitude 56.465° N., Longitude -132.385° W.; Tidelands, Block 84B, Lot 4, and Block 84, Lot 27B; at 307 Ocean View Drive, in Wrangell, Alaska.

PURPOSE: The applicant's stated purpose is to re-develop the two lots for residential use.

PROPOSED WORK: The applicant proposes to construct a shot rock fill contained within stacked rock walls. This work would result in a discharge of approximately 4,550 yards of rock fill material into 0.2-acre (~150' x 60') of the intertidal zone in the Wrangell Downtown Harbor. The rock would be hauled in by dump trucks, spread with an excavator, and compacted with a roller. The project would include construction of a 10-foot x 40-foot float dock supported by three steel, 13-inch diameter, steel pilings driven from shore. All work would be performed in accordance with the enclosed figures (sheets 1-4).

There was previously a house and piling supported float on the property. Fire destroyed the house several years ago and the float and piling have deteriorated over time. The project would facilitate reconstruction of a house and replacement of the piling supported float.

APPLICANT PROPOSED MITIGATION: The applicant provided the following description of avoidance, minimization, and compensatory mitigation: "This is a rebuild of infrastructure destroyed by fire and age. There is no additional impact as there was previously occupied."

WATER QUALITY CERTIFICATION: A permit for the described work will not be issued until a certification or waiver of certification, as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation.

CULTURAL RESOURCES: The latest published version of the Alaska Heritage Resources Survey (AHRs) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no cultural resources in the permit area, however one site (AHRs PET-00104) is within the vicinity of the permit area. The permit area has been determined to be the footprint of the proposed fill. Consultation of the AHRs constitutes the extent of cultural resource investigations by the Corps of Engineers (Corps) at this time, and we are otherwise unaware of the presence of such resources. The Corps has made a No Historic Properties Affected (No Effect) determination for the proposed project. This application is being coordinated with the State Historic Preservation Office (SHPO). Any comments SHPO may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work. The Corps is requesting the SHPO's concurrence with this determination.

ENDANGERED SPECIES: The project area is within the known or historic range of the Humpback Whale (*Megaptera novaeangliae*) and the Western Steller Sea Lion (*Eumetopias jubatus*).

We are currently gathering information regarding these species and have yet to make a determination of effect. Should we find that the described activity may affect the species listed above, and/or designated critical habitat, we will follow the appropriate consultation procedures under section 7 of the Endangered Species Act of 1973 (87 Stat. 844). Any comments the U.S. Fish and Wildlife Service or the National Marine Fisheries Service (NMFS) may have concerning endangered or threatened wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

The project area is within the known range of the chum salmon (*Oncorhynchus keta*), Pink salmon (*Oncorhynchus gorbuscha*), Coho salmon (*Oncorhynchus kisutch*), Chinook salmon (*Oncorhynchus tshawytscha*), Sockeye salmon (*Oncorhynchus nerka*), Big Skate (*Raja binoculata*), Longnose skate (*Raja rhina*), Octopus (*Octopoda* spp.), Shark (*Selachimorpha* spp.), and Gulf of Alaska Shallow Water Flatfish Complex. No EFH species are known to use the project area. We have determined the described activity would not adversely affect EFH in the project area.

TRIBAL CONSULTATION: The Alaska District fully supports tribal self-governance and government-to-government relations between Federally recognized Tribes and the Federal government. Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Alaska District on a government-to-government basis. Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This PN serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal right or resource. Consultation may be initiated by the affected Tribe upon written request to the District Commander during the public comment period.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The outcome of the general balancing process would determine whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur. The decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not

comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Commander determines that it would be contrary to the public interest.

The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

AUTHORITY: This permit will be issued or denied under the following authorities:

(X) Perform work in or affecting navigable waters of the United States – Section 10 Rivers and Harbors Act 1899 (33 U.S.C. 403).

(X) Discharge dredged or fill material into waters of the United States – Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review will consider the guidelines set forth under Section 404(b) of the Clean Water Act (40 CFR 230).

Project drawings and a Notice of Application for State Water Quality Certification are enclosed with this Public Notice.

District Commander
U.S. Army, Corps of Engineers

Enclosures

STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION
DIVISION OF WATER

Wastewater Discharge Authorization Program (WDAP) / 401 Certification

DEPARTMENT OF ENVIRONMENTAL CONSERVATION
WDAP/401 CERTIFICATION
555 CORDOVA STREET
ANCHORAGE, ALASKA 99501-2617
PHONE: (907) 269-6285 | EMAIL: dec-401cert@alaska.gov

NOTICE OF APPLICATION FOR STATE WATER QUALITY CERTIFICATION

Any applicant for a federal license or permit to conduct an activity that might result in a discharge into navigable waters, in accordance with Section 401 of the Clean Water Act of 1977 (PL95-217), also must apply for and obtain certification from the Alaska Department of Environmental Conservation that the discharge will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. By agreement between the U.S. Army Corps of Engineers and the Department of Environmental Conservation, application for a Department of the Army permit to discharge dredged or fill material into navigable waters under Section 404 of the Clean Water Act also may serve as application for State Water Quality Certification.

Notice is hereby given that the application for a Department of the Army Permit described in the Corps of Engineers' Public Notice (PN) Reference Number **POA-2020-00313, Zimovia Strait**, serves as application for State Water Quality Certification from the Department of Environmental Conservation.

After reviewing the application, the Department may certify there is reasonable assurance the activity, and any discharge that might result, will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. The Department also may deny or waive certification.

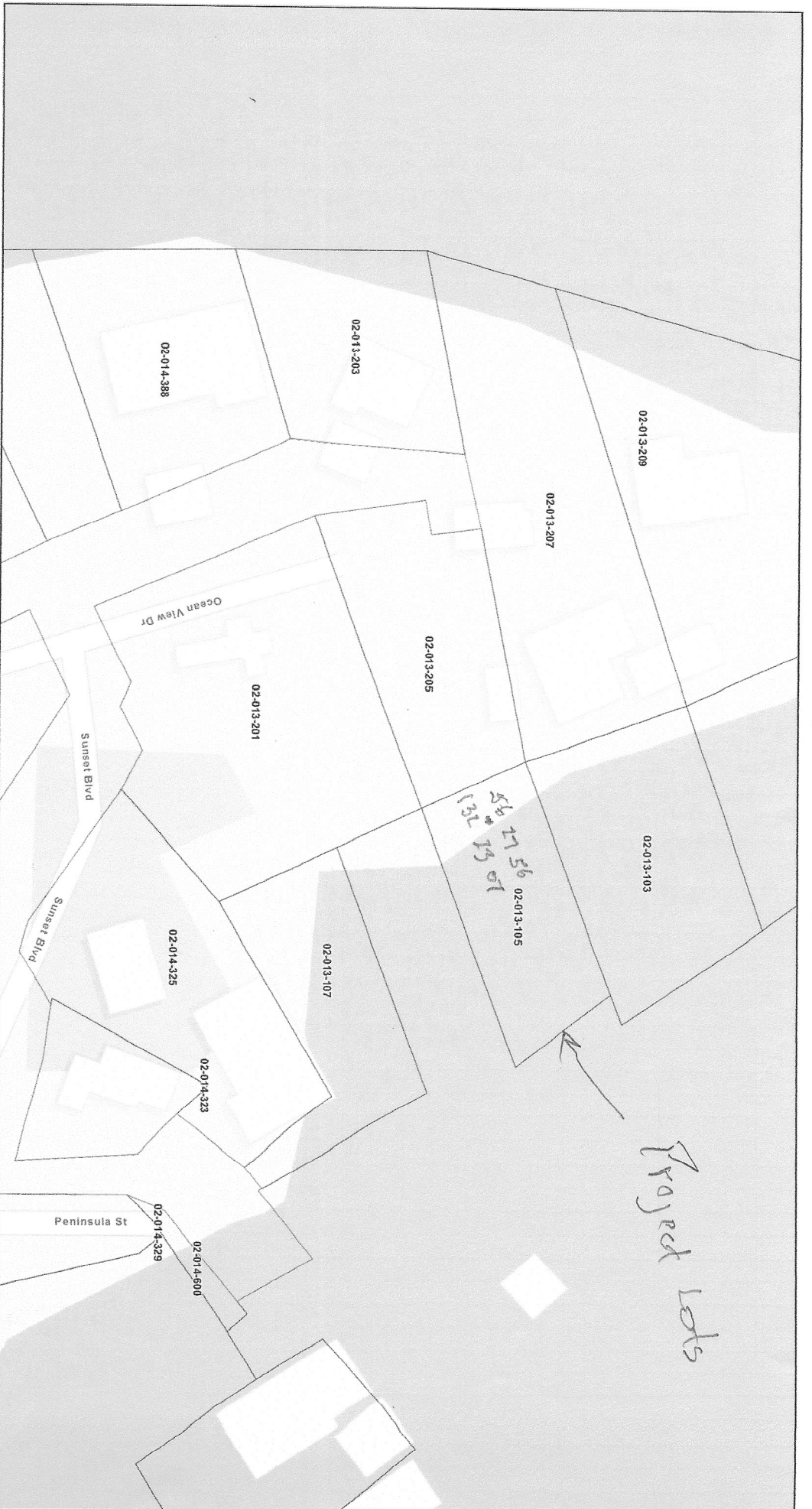
Any person desiring to comment on the project with respect to Water Quality Certification, may submit written comments to the address above or via email to dec-401cert@alaska.gov by the expiration date of the Corps of Engineer's Public Notice. All comments should include the PN reference number listed above. Mailed comments must be postmarked on or before the expiration date of the public notice.

Disability Reasonable Accommodation Notice

The State of Alaska, Department of Environmental Conservation complies with Title II of the Americans with Disabilities Act of 1990. If you are a person with a disability who may need special accommodation in order to participate in this public process, please contact Kate Orozco at 907-465-6171 or TDD Relay Service 1-800-770-8973/TTY or dial 711 within 5 days of the expiration date of this public notice to ensure that any necessary accommodations can be provided.

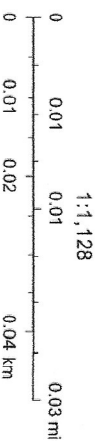


Wrangell Public Map



April 28, 2020

Parcel Boundaries



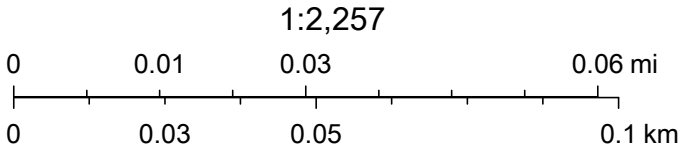
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

POA-2020-00313; Peticrew Rock Fill



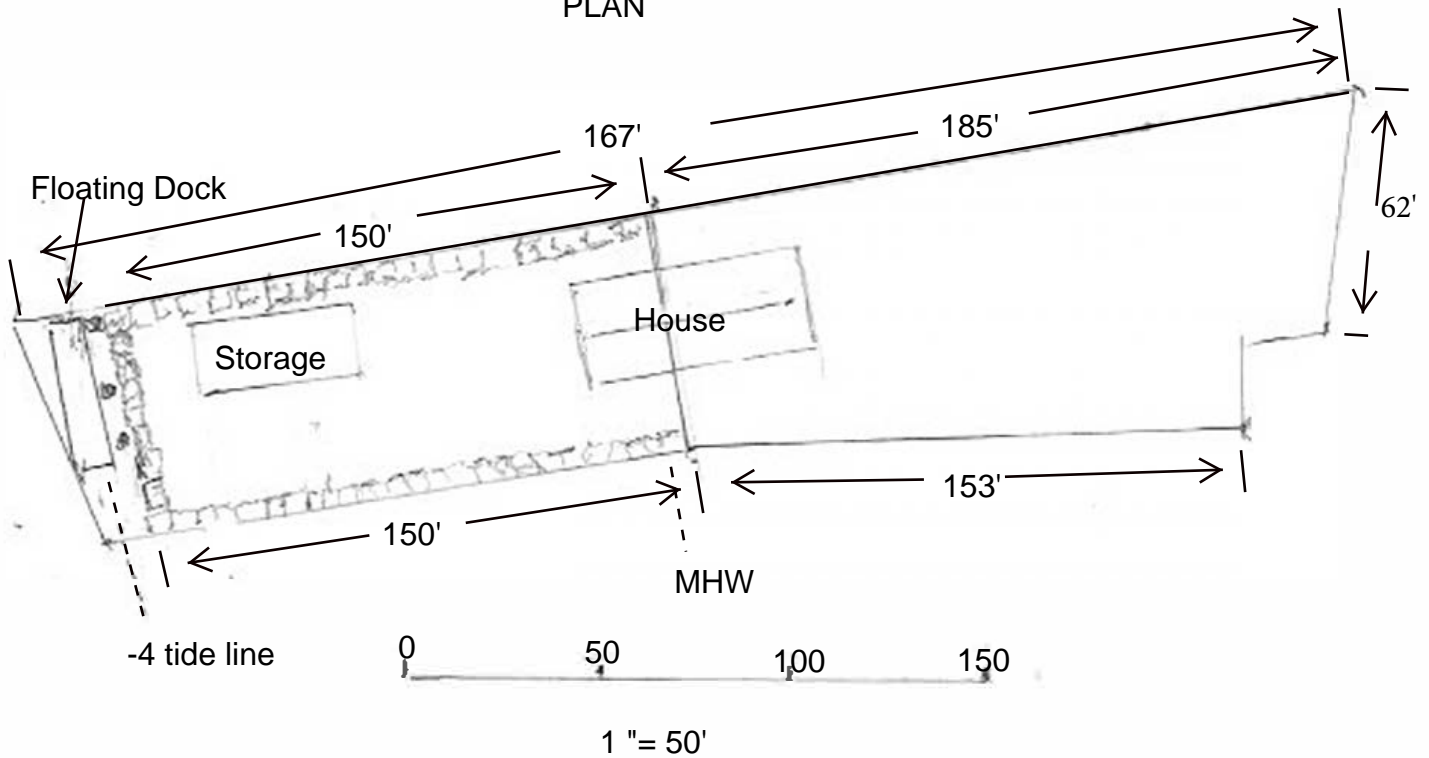
July 16, 2020

Parcel Boundaries

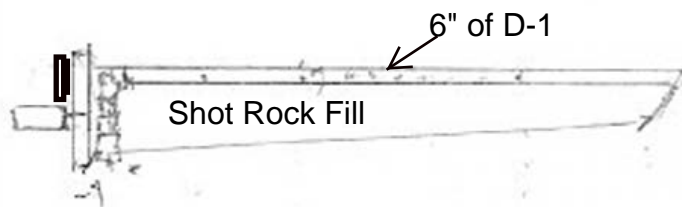


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

PLAN



Profile



Replace burned down house on new rock Fill, replace float with Piling supported Floating Dock for Charles Peticrew.

Agent: George Woodbury

Water Body: Zimovia ST.

May 15 2020

Sheet 1 of 1



US Army Corps
of Engineers
Alaska District

Public Notice of Application for Permit

Regulatory Division (1145)
CEPOA-RD
Post Office Box 6898
JBER, Alaska 99506-0898

PUBLIC NOTICE DATE:	August 6, 2020
EXPIRATION DATE:	August 21, 2020
REFERENCE NUMBER:	POA-2020-00312
WATERWAY:	Zimovia Strait

Interested parties are hereby notified that a Department of the Army permit application has been received for work in waters of the United States (U.S.) as described below and shown on the enclosed project drawings.

All comments regarding this Public Notice (PN) should be sent to the address noted above. If you desire to submit your comments by email, you should send it to the Project Manager's email as listed below or to regpagemaster@usace.army.mil. All comments should include the PN reference number listed above.

All comments should reach this office no later than the expiration date of this PN to become part of the record and be considered in the decision. Please contact Jason Berkner at (907) 753-5778, toll free from within Alaska at (800) 478-2712, by fax at (907) 753-5567, or by email at Jason.R.Berkner@usace.army.mil if further information is desired concerning this notice.

APPLICANT: Mr. Brett Woodbury, BW Enterprise, PO Box 2121, Wrangell, AK, 99929

AGENT: Mr. George Woodbury, Woodbury Enterprise, PO Box 1934, Wrangell, AK, 99929

LOCATION: The project site is located within Section 25, T. 63 S., R. 83 E., Copper River Meridian; Latitude 56.461° N., Longitude -132.379° W.; Tidelands, Block 83A, lot 3 & 4; in Wrangell, Alaska.

PURPOSE: The applicant's stated purpose is to construct secure dry storage for boats.

PROPOSED WORK: The applicant proposes to construct a shot rock fill contained within stacked rock walls. Rock would be hauled in dump trucks, spread with an excavator and compacted with a roller to discharge rock to entirely fill Lots 3 and 4. This work would result in a discharge of 15,046 yards of rock fill material into 0.99-acre of the intertidal zone in the Wrangell Downtown Harbor. The rock would be hauled in by dump trucks, spread with an excavator, and compacted with a roller. The project will not include installation of pilings. The initial placement of fill material would occur at low tide. All work would be performed in accordance with the enclosed figures (sheets 1-3).

APPLICANT PROPOSED MITIGATION: The applicant provided the following description of avoidance, minimization, and compensatory mitigation: *"This project will make it possible to provide covered storage for boats that are used in my business. There is no other property that I can get to be able to have the boats close to where I have maintenance and access to launch the boats when needed. Any mitigation will be worked out with SE Alaska Land trust".*

WATER QUALITY CERTIFICATION: A permit for the described work will not be issued until a certification or waiver of certification, as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation.

CULTURAL RESOURCES: The latest published version of the Alaska Heritage Resources Survey (AHRs) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no cultural resources in the permit area or within the vicinity of the permit area. The permit area has been determined to be the footprint of the proposed fill. Consultation of the AHRs constitutes the extent of cultural resource investigations by the Corps of Engineers (Corps) at this time, and we are otherwise unaware of the presence of such resources. The Corps has made a No Potential to Cause Effects determination for the proposed project. Consultation with the State Historic Preservation Office (SHPO) is not required, however, any comments SHPO may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work.

ENDANGERED SPECIES: The project area is within the known or historic range of the Steller Sea Lion (*Eumetopias jubatus*) and Humpback Whale (*Megaptera novaeangliae*).

We have determined the described activity would have **no effect** on the above mentioned species, and would have no effect on any designated or proposed critical habitat, under the Endangered Species Act of 1973 (87 Stat. 844). Therefore, no consultation with the U.S. Fish and Wildlife Service or the National Marine Fisheries Service (NMFS) is required. However, any comments they may have concerning endangered or threatened wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management

Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

The project area is within the known range of the Chum salmon (*Oncorhynchus keta*), Pink salmon (*Oncorhynchus gorbuscha*), Coho salmon (*Oncorhynchus kisutch*), Chinook salmon (*Oncorhynchus tshawytscha*), Sockeye salmon (*Oncorhynchus nerka*), Big Skate (*Raja binoculata*), Longnose skate (*Raja rhina*), Octopus (*Octopoda* spp.), Shark (*Selachimorpha* spp.), and Gulf of Alaska Shallow Water Flatfish Complex. No EFH species are known to use the project area. We have determined the described activity would not adversely affect EFH in the project area.

TRIBAL CONSULTATION: The Alaska District fully supports tribal self-governance and government-to-government relations between Federally recognized Tribes and the Federal government. Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Alaska District on a government-to-government basis. Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This PN serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal right or resource. Consultation may be initiated by the affected Tribe upon written request to the District Commander during the public comment period.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The outcome of the general balancing process would determine whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur. The decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and

320.3), a permit will be granted unless the District Commander determines that it would be contrary to the public interest.

Item 2.

The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

AUTHORITY: This permit will be issued or denied under the following authorities:

(X) Perform work in or affecting navigable waters of the United States – Section 10 Rivers and Harbors Act 1899 (33 U.S.C. 403).

(X) Discharge dredged or fill material into waters of the United States – Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review will consider the guidelines set forth under Section 404(b) of the Clean Water Act (40 CFR 230).

Project drawings and a Notice of Application for State Water Quality Certification are enclosed with this Public Notice.

District Commander
U.S. Army, Corps of Engineers

Enclosures

STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION
DIVISION OF WATER

Wastewater Discharge Authorization Program (WDAP) / 401 Certification

DEPARTMENT OF ENVIRONMENTAL CONSERVATION
WDAP/401 CERTIFICATION
555 CORDOVA STREET
ANCHORAGE, ALASKA 99501-2617
PHONE: (907) 269-6285 | EMAIL: dec-401cert@alaska.gov

NOTICE OF APPLICATION FOR STATE WATER QUALITY CERTIFICATION

Any applicant for a federal license or permit to conduct an activity that might result in a discharge into navigable waters, in accordance with Section 401 of the Clean Water Act of 1977 (PL95-217), also must apply for and obtain certification from the Alaska Department of Environmental Conservation that the discharge will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. By agreement between the U.S. Army Corps of Engineers and the Department of Environmental Conservation, application for a Department of the Army permit to discharge dredged or fill material into navigable waters under Section 404 of the Clean Water Act also may serve as application for State Water Quality Certification.

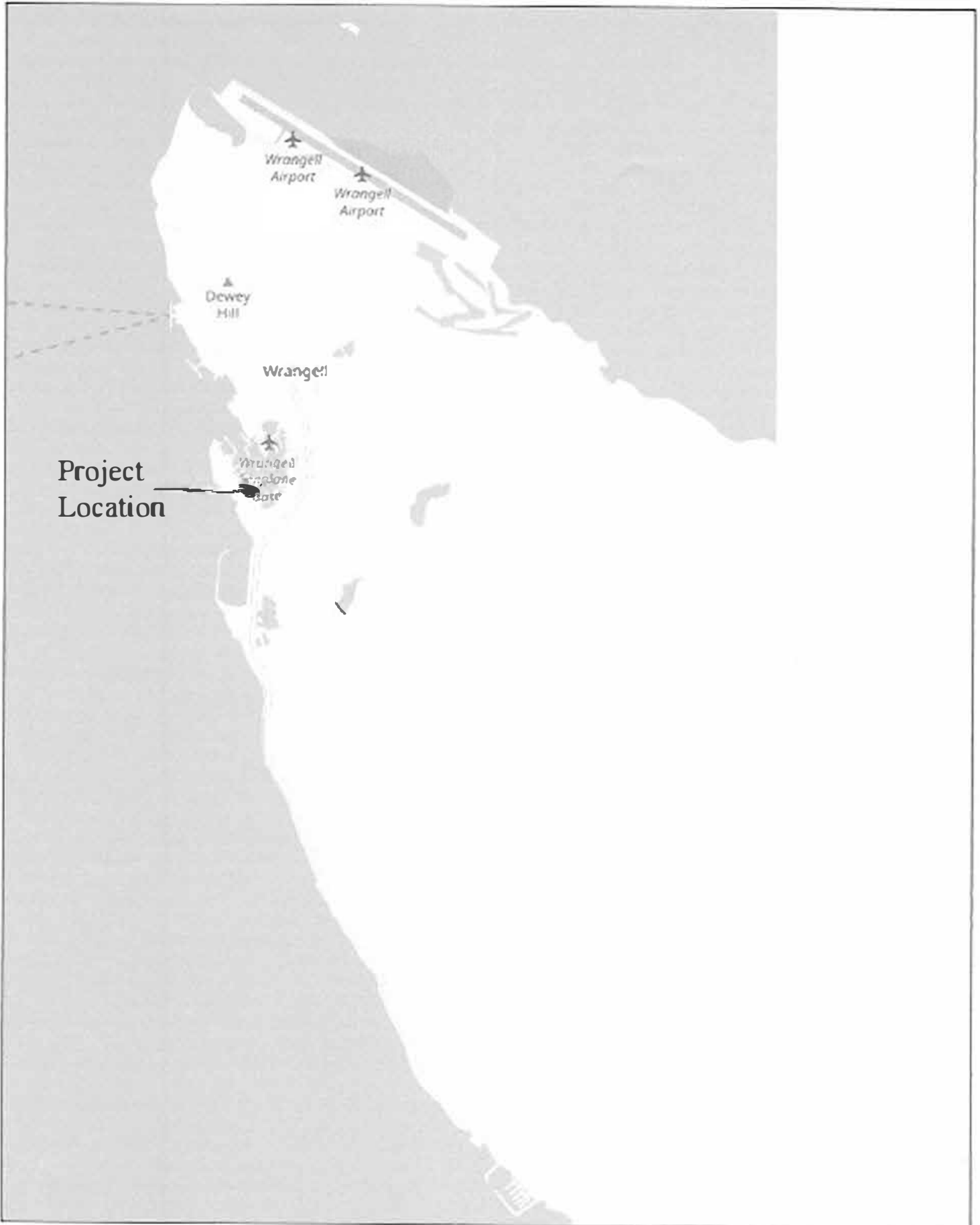
Notice is hereby given that the application for a Department of the Army Permit described in the Corps of Engineers' Public Notice (PN) Reference Number **POA-2020-00312, Zimovia Strait**, serves as application for State Water Quality Certification from the Department of Environmental Conservation.

After reviewing the application, the Department may certify there is reasonable assurance the activity, and any discharge that might result, will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. The Department also may deny or waive certification.

Any person desiring to comment on the project with respect to Water Quality Certification, may submit written comments to the address above or via email to dec-401cert@alaska.gov by the expiration date of the Corps of Engineer's Public Notice. All comments should include the PN reference number listed above. Mailed comments must be postmarked on or before the expiration date of the public notice.

Disability Reasonable Accommodation Notice

The State of Alaska, Department of Environmental Conservation complies with Title II of the Americans with Disabilities Act of 1990. If you are a person with a disability who may need special accommodation in order to participate in this public process, please contact Kate Orozco at 907-465-6171 or TDD Relay Service 1-800-770-8973/TTY or dial 711 within 5 days of the expiration date of this public notice to ensure that any necessary accommodations can be provided.



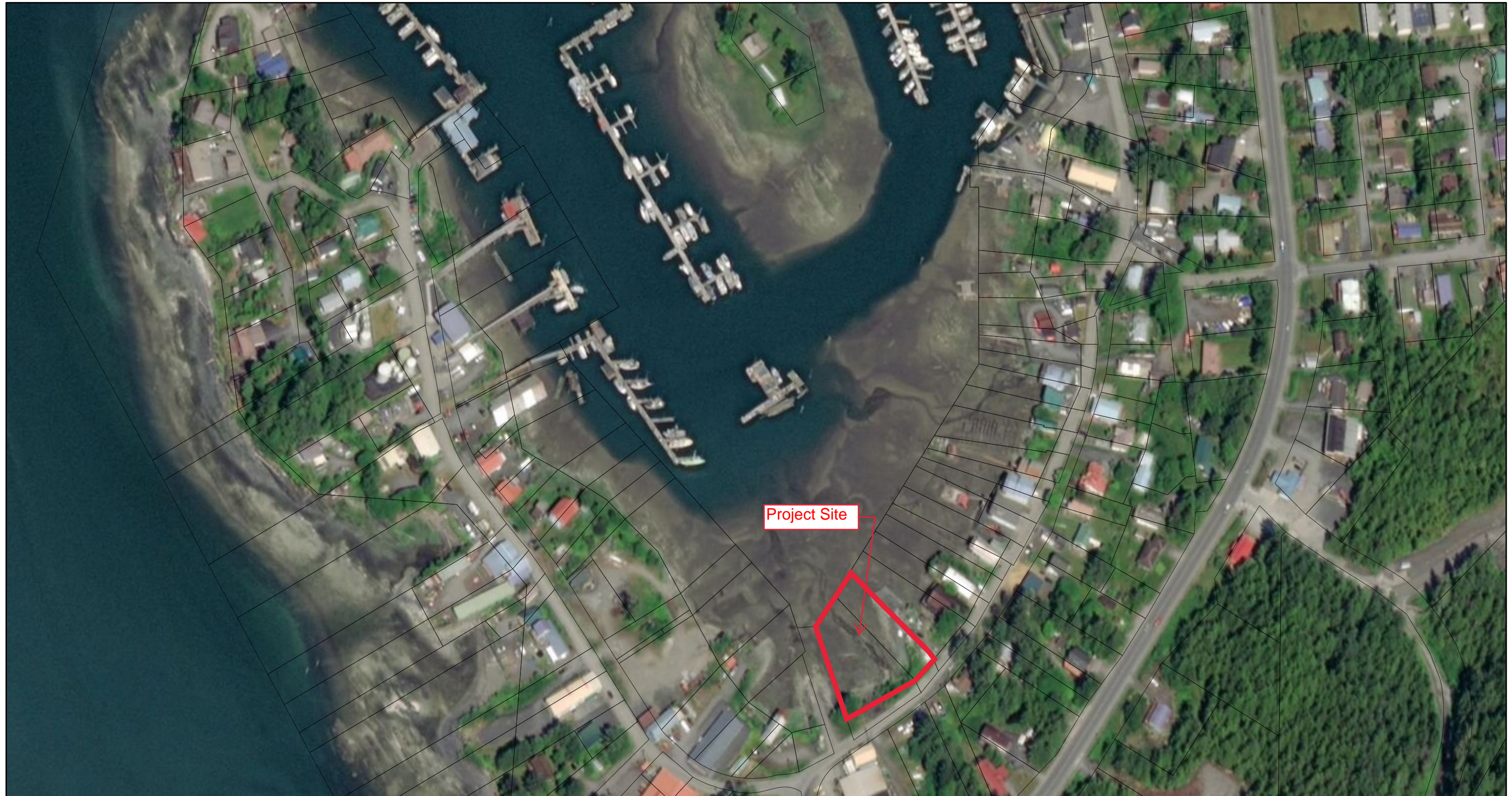
<https://openstreetmap.org/copyright> <https://openstreetmap.org>

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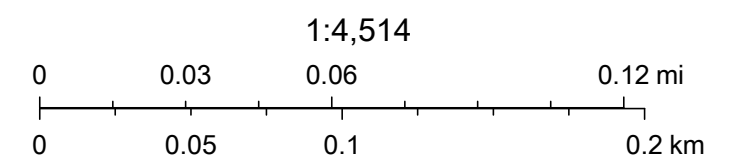
<https://www.openstreetmap.org/?mlat=21.878976&mlon=-159.451462&zoom=10#map=13/56.4694/-132.3792>

Wrangell Downtown Harbor

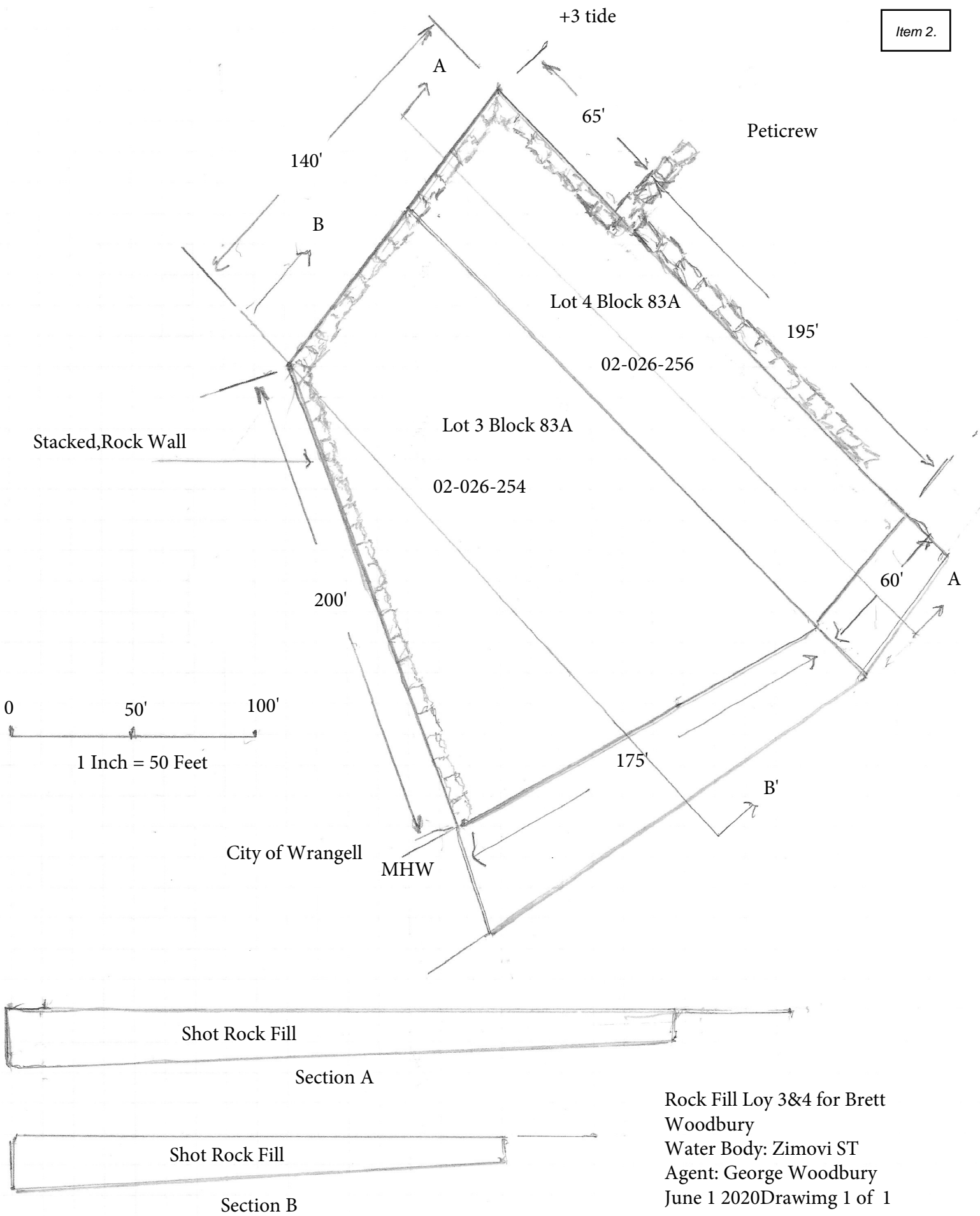
Item 2.



July 30, 2020



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



City of Wrangell, Alaska

AGENDA ITEM G1

Date: August 10, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: 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.

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.

Recommendation:

Staff recommends approving the preliminary plat subject to conditions of approval for the final plat.

Recommended Motion:

Move 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.**

Findings:

The subdivision replats 3 lots along Case with one tideland parcel to create three long lots with property boundaries between the primary structures. Two of the buildings, however, are actually connected structurally by a covered walkway. The boatshop facility was originally constructed and expanded as if all three lots were one parcel for the boat shop facility. Now that the owner is seeking to create three new lots, a new lot line cannot slice a building in half. The buildings either need to be on one lot together, or if the walkway were to be removed, then the structures would be separate and the proposed lot line would be acceptable.

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 _____ WRANGELL BOATSHOP, L.L.C.
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 AS A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DUTY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____, 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 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 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. 59009.
5. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - USJ No. 1119 (WRANGELL TOWNSITE)
 - PLAT 65-87 (TIDELANDS ADDITION TO WRANGELL TOWNSITE)
 - BOOK 9, PAGE 496- 498 (RIGHT-OF-WAY DISCRIPTION OF CASE AVENUE)
 - BOOK 4, PAGE 304 (5' SEWER PIPELINE EASEMENT ON LOT 17)
 - BOOK 4, PAGE 306 (5' SEWER PIPELINE EASEMENT ON LOT 16)
 - DEED 2007-0002364
 - 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 15A, D&P ELLIS SUBDIVISION (WRAGNELL BOATSHOP, L.L.C.)
2. LOT 16A, D&P ELLIS SUBDIVISION (WRAGNELL BOATSHOP, L.L.C.)
3. LOT 17A, D&P ELLIS SUBDIVISION (WRAGNELL BOATSHOP, L.L.C.)

PREVIOUS LOT AREAS

1. LOT 8, WRANGELL 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 15A, D&P ELLIS SUBDIVISION (7,464 SQ. FT)(0.171 ACRES)
2. LOT 16A, D&P ELLIS SUBDIVISION (14,374 SQ. FT)(0.330 ACRES)
3. LOT 17A, D&P ELLIS SUBDIVISION (14,559 SQ. FT)(0.334 ACRES)

BASIS OF BEARING

BEARINGS SHOWN ARE NAD 83 GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SYSTEMS (ELITE SYSTEM) TECHNOLOGY USING TRIMBLE (RB3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER SOFTWARE. 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

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

DATE _____ TONGASS FEDERAL CREDIT UNION

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 AS A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DUTY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____, COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED. WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

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

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

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

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

CERTIFICATE STATE OF ALASKA
(FIRST JUDICIAL DISTRICT)s

I, THE UNDERSIGNED AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF _____ AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20____ WILL BE DUE ON OR BEFORE OCTOBER 15, 20____ DATED THIS _____ DAY OF _____.

ASSESSOR CITY AND BOROUGH OF WRANGELL

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

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

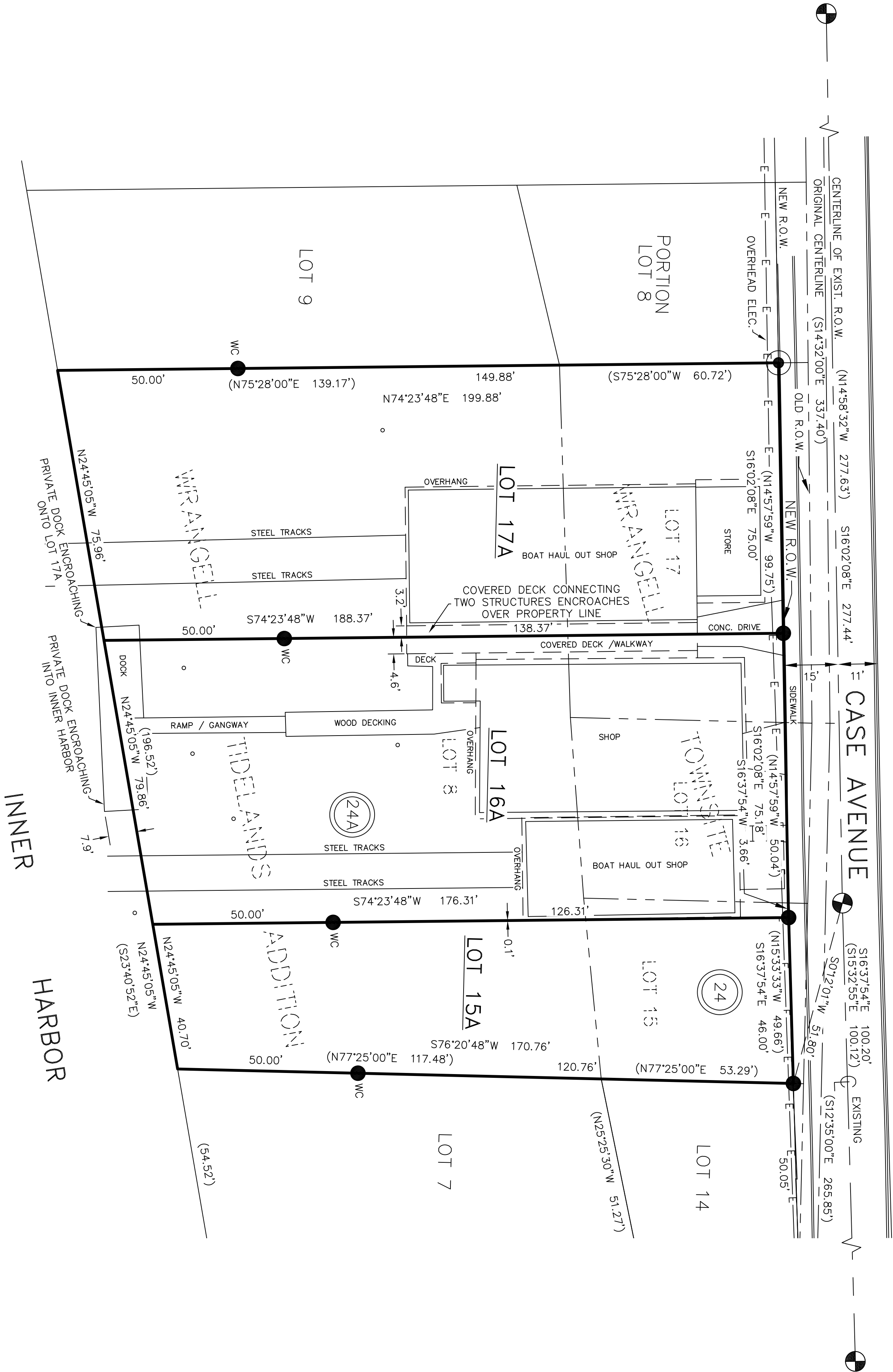
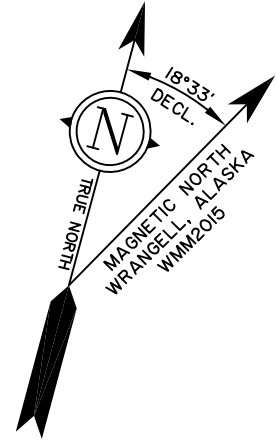
DATE _____ CHAIRMAN, PLANNING COMMISSION
SECRETARY _____

SURVEYOR'S CERTIFICATE

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

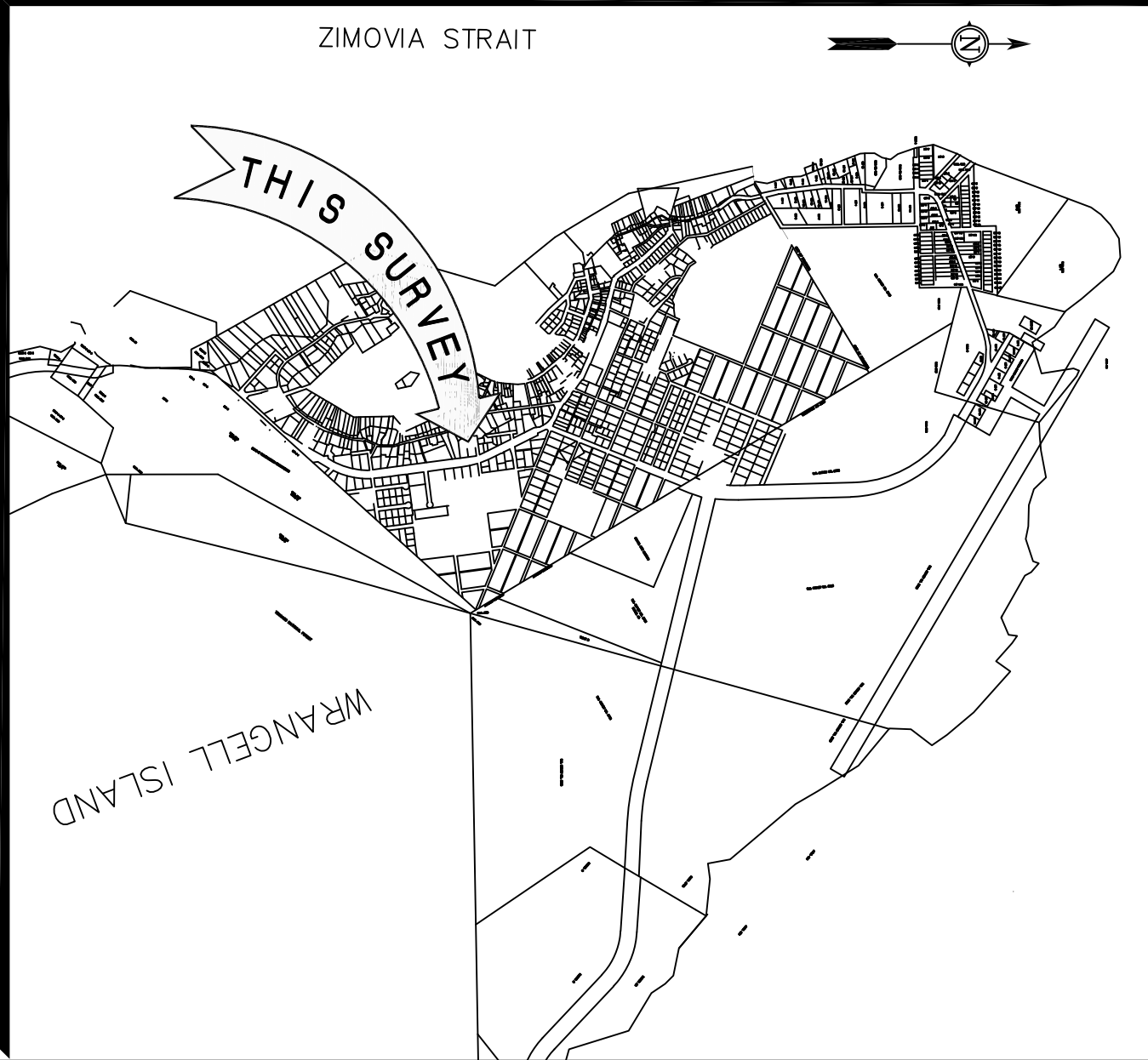
DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552



VICINITY MAP

SCALE: NOT TO SCALE



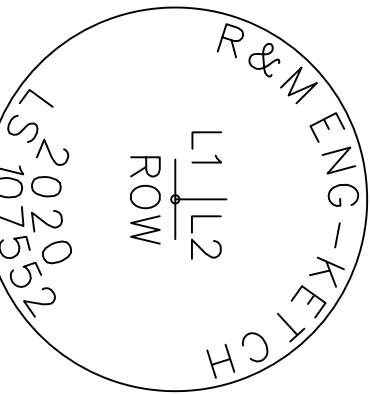
PRELIMINARY

THIS DRAWING MAY BE REDUCED TO ANY SCALE

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

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

0 10 20 30 40 50 60 70 80 90 100 FEET
0 5 10 15 20 25 METERS



SHEET 1 OF 1

R&M MENG - KETCHIKAN, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901 Phone: (907) 235-2917 Fax: (907) 235-4441	
WRANGELL OFFICE P.O. BOX 701 WRANGELL, AK 99929	Phone: (907) 306-4830
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 15A, 16A, AND 17A, 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	DRAWN BY: MCH
DATE: JUNE 2020	DATE: APRIL 2020 - JUNE 2020
SCALE: 1"=40'	CHECKED: CGP
R&M PROJECT NO: 202727	

City and Borough of Wrangell

Agenda Item G2

Date: August 7, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: 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.

Background: The applicant is seeking to operate a transient short term vacation rental unit within the structure to be used as a shop for their charter business, as well as their residence.

Recommendation: Approve the conditional use permit application for a cottage industry for a short term vacation rental.

Recommended Motion: Move 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.

Review Criteria:

Waterfront Development: Chapter 20.50

Standards: Chapter 20.52

Findings of Fact:

Applicants have recently purchased the structure to utilize the downstairs shop area for their Charter Business office and equipment and to utilize the upstairs for their residence. There is an additional apartment area downstairs that they are requesting to convert to a transient rental primarily for their clients.

Cottage Industry (WMC 20.08.200) requires a conditional use permit for uses that are compatible with the underlying zone but could potentially have impacts to the adjacent property owners. The applicants run a charter excursion and fishing business so providing a location for guests is a natural extension of their business. The owner will reside upstairs, but the downstairs will be utilized for their water dependent charter business. Potential impacts would likely be from parking.

Access to the property is via Case Avenue.

Parking is available in front of the garage/shop area as well as within the garage shop. A minimum of two offstreet parking places are required – one for the residence and one for the rental.

Conditions of Approval for conditional use applications include:

1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.*

The property is zoned Waterfront Development which allows water dependent or related uses. The properties across the street are zoned Single Family Residential.

Cottage Industry (WMC 20.08.200) requires a conditional use permit for uses that are compatible with the underlying zone but could potentially have impacts to the adjacent property owners. The owner will reside on the second floor of the building. The office/shop on the downstairs floor will be for their charter business. There is also a small apartment area they are requesting to convert into a transient rental unit, primarily for their clientele but could be for other guests as well. Potential impacts to adjacent structures from the Bed and Breakfast unit would likely be from parking or traffic.

A vacation rental for short term transient duration (under 30 days) could see an increase in traffic to the neighborhood as visitors come and go from their overnight stay. However, the traffic may be no different than a typical resident with kids. Many visitors will not have a vehicle and will be on foot, but some will have vehicles. A third parking area may be necessary as the applicants have two vehicles and the guests could have a third. The code requires a parking space for the residence and a parking space for the rental unit. There should be enough parking within the garage and outside to accommodate three but the Commission may want to consider this a condition of approval. The increase in traffic on Case Avenue is likely to be minimal for the Waterfront development district and even for the residential area across the street. The parking and access to the applicant's property is from Case Avenue.

The owner resides at the site and therefore can monitor any potential noise impacts from guests.

2) *Provisions of sewer and water:* The property is connected to sewer and water.

3) *Entrances and off-street parking available without safety issues:*

Access to the property is Case Avenue. Many visitors will not have a vehicle and will be on foot, but some will have vehicles. The increase in traffic is likely to be minimal. There may need to be parking for 3 vehicles as the applicants have two and a guest may have a third. Parking is available within the garage and between the garage and the Street. The code requires a parking space for the residence and a parking space for the rental unit. There should be enough parking within the garage and outside to accommodate three, but the Commission may want to consider this a condition of approval. Blocking the sidewalk with vehicles should be avoided.

CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

PAID

JUL 15 2020

PLANNING AND ZONING COMMISSION**P.O. BOX 531****WRANGELL, ALASKA 99929****Application Fee: \$50**

City of Wrangell

I. Applicant's Name and Address:

John & Brenda Yeager
PO Box 1996
Wrangell, AK 99929

Applicant's Phone Number:907-470-4001**II. Owners's Name and Address:**SAME AS ABOVE**Owner's Phone Number:****III. Legal Description:** Lot 5A + 12A, Block 83, U.S. Survey 1119Parcel No. 02-025-111 + 02-25-204**IV. Zoning Classification:** WFD

V. Specific Request: We would like to request a conditional
use permit to provide short term rental options
for the one bedroom apartment located on the first
floor of our home. The apartment rental option
would be primarily for clients that are directly associated
to our sightseeing tours or fishing charters.

Portion 5 of 83
 USS 1119
 + Lot 12 A
 Deut-Bakke
 Resubdiv.

VI. Site Plan shall be submitted with the application. The plan shall show existing and proposed structures, driveways, roadways, existing and proposed grading. Additional information shall be furnished upon request of the Zoning Administrator.

VII. Construction Schedule: BEGIN: _____ END: _____**SIGNATURE OF OWNER:**DATE: 7-14-20**SIGNATURE OF APPLICANT:**DATE: 7-14-20

If more than one owner or if more than one parcel is involved, attach all signatures on a separate piece of paper identifying which parcels are owned by which persons.

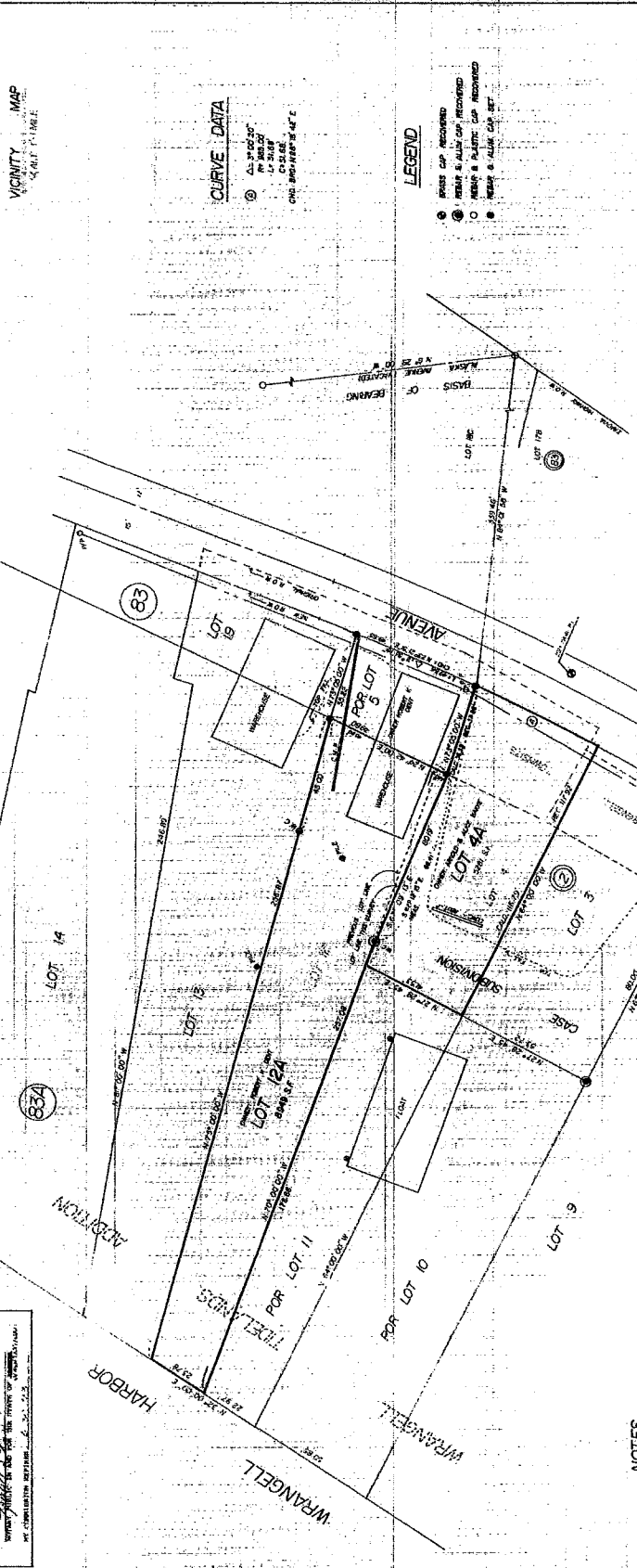
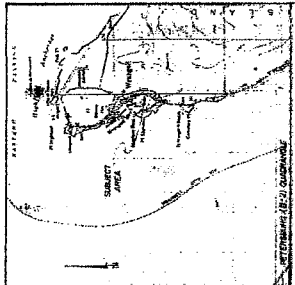
Written authorization of the property owner must be submitted with this application if the applicant is other than the owner.

CERTIFICATE OF KNOWLEDGE
I, the undersigned, Notary Public for the State of Alaska, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.

CERTIFICATE OF APPROVAL
I, the undersigned, Notary Public for the State of Alaska, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.

CERTIFICATE OF APPROVAL
I, the undersigned, Notary Public for the State of Alaska, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.

NOTARY'S ACKNOWLEDGEMENT
Notary Public for the State of Alaska
My Comm. Expires 12/31/2010
I, the undersigned, Notary Public for the State of Alaska, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.



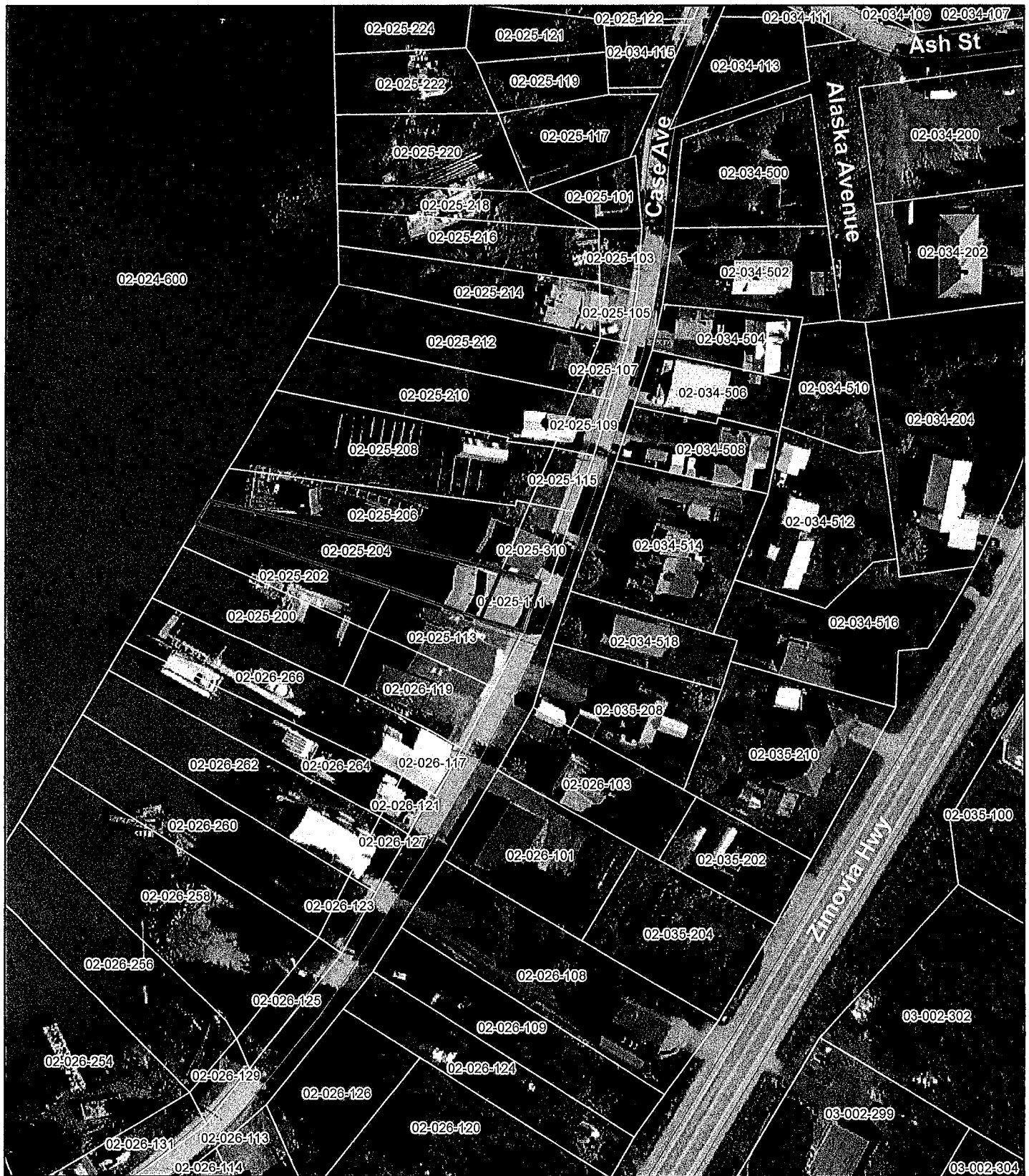
- NOTES.**
- 1) OWNER LOT 5 BLOCK 83 - WRANGELL, ALASKA
 - 2) OWNER LOTS 24-4 BLOCK 2 - ANCHORAGE, ALASKA
 - 3) OWNER LOTS 10-11 BLOCK 11 - ANCHORAGE, ALASKA
 - 4) OWNER LOT 12 BLOCK 12 - ANCHORAGE, ALASKA
 - 5) OWNER LOT 13 BLOCK 13 - ANCHORAGE, ALASKA
 - 6) OWNER LOT 14 BLOCK 14 - ANCHORAGE, ALASKA
 - 7) OWNER LOT 15 BLOCK 15 - ANCHORAGE, ALASKA
 - 8) OWNER LOT 16 BLOCK 16 - ANCHORAGE, ALASKA
 - 9) OWNER LOT 17 BLOCK 17 - ANCHORAGE, ALASKA
 - 10) OWNER LOT 18 BLOCK 18 - ANCHORAGE, ALASKA
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 - 16) OWNER LOT 24 BLOCK 24 - ANCHORAGE, ALASKA
 - 17) OWNER LOT 25 BLOCK 25 - ANCHORAGE, ALASKA
 - 18) OWNER LOT 26 BLOCK 26 - ANCHORAGE, ALASKA
 - 19) OWNER LOT 27 BLOCK 27 - ANCHORAGE, ALASKA
 - 20) OWNER LOT 28 BLOCK 28 - ANCHORAGE, ALASKA
 - 21) OWNER LOT 29 BLOCK 29 - ANCHORAGE, ALASKA
 - 22) OWNER LOT 30 BLOCK 30 - ANCHORAGE, ALASKA
 - 23) OWNER LOT 31 BLOCK 31 - ANCHORAGE, ALASKA
 - 24) OWNER LOT 32 BLOCK 32 - ANCHORAGE, ALASKA
 - 25) OWNER LOT 33 BLOCK 33 - ANCHORAGE, ALASKA
 - 26) OWNER LOT 34 BLOCK 34 - ANCHORAGE, ALASKA
 - 27) OWNER LOT 35 BLOCK 35 - ANCHORAGE, ALASKA
 - 28) OWNER LOT 36 BLOCK 36 - ANCHORAGE, ALASKA
 - 29) OWNER LOT 37 BLOCK 37 - ANCHORAGE, ALASKA
 - 30) OWNER LOT 38 BLOCK 38 - ANCHORAGE, ALASKA
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 - 82) OWNER LOT 90 BLOCK 90 - ANCHORAGE, ALASKA
 - 83) OWNER LOT 91 BLOCK 91 - ANCHORAGE, ALASKA
 - 84) OWNER LOT 92 BLOCK 92 - ANCHORAGE, ALASKA
 - 85) OWNER LOT 93 BLOCK 93 - ANCHORAGE, ALASKA
 - 86) OWNER LOT 94 BLOCK 94 - ANCHORAGE, ALASKA
 - 87) OWNER LOT 95 BLOCK 95 - ANCHORAGE, ALASKA
 - 88) OWNER LOT 96 BLOCK 96 - ANCHORAGE, ALASKA
 - 89) OWNER LOT 97 BLOCK 97 - ANCHORAGE, ALASKA
 - 90) OWNER LOT 98 BLOCK 98 - ANCHORAGE, ALASKA
 - 91) OWNER LOT 99 BLOCK 99 - ANCHORAGE, ALASKA
 - 92) OWNER LOT 100 BLOCK 100 - ANCHORAGE, ALASKA

DENT-BAYE RESURVEY
LOT 4, BLOCK 2, CASE SUBDIVISION, LOT 12, BLOCK 12, WRANGELL, ALASKA
GREG SCHAFER & ASSOCIATES
1000 1ST AVE, SUITE 100
ANCHORAGE, ALASKA 99501
907-551-1111

Item 2.
WRANGELL 92-2

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 2.



Public Map



1 inch = 117.859529 feet

ate: 8/3/2020

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



1 inch = 100 feet
Date: 8/11/2020

Public Map



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

City and Borough of Wrangell

Agenda Item G3

Date: August 7, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

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

Background: The applicant is seeking to purchase the above described City owned parcel in the Industrial Park adjacent to his existing lots.

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

Recommendation: Staff recommends to sell the lot to Mr. Woodbury unless there is interest in the lot by Mr. Matney.

The applicant is requesting to purchase the above described City owned parcel. It is adjacent to one of two lots that he currently owns in the Industrial Park. The property would allow him to expand the operational site of his construction business. Half of the lot is also adjacent to property owned by Mr. Matney.

Mr. Woodbury had requested to purchase the lot a couple of years ago and at the time there was discussion regarding putting 5 Industrial Park lots out to bid to sell. There was also some discussion about trading a lot for Sixth Avenue road construction. After analyzing the cost of road construction and utility installation to serve 4 lots, or the cost to construct Sixth Avenue, the City has not yet issued a bid to sell the lots. At that time, there had been several businesses interested in purchasing lots on Fifth Avenue, but no inquiries other than Mr. Woodbury's has been received recently. There was also discussion about only selling the lots along Zimovia Highway as utility construction and road access would not be needed.

The lot that Mr. Woodbury is requesting has no road access or utilities but they could be extended through his existing lot if necessary. Sale could be dependent on combining the lots together such that it would not be sold separately later with a new owner requiring utilities and access. Half of the requested lot abuts the back of Mr. Matney's property and at the time of the staff report, staff has not yet spoken to Mr. Matney regarding the request to purchase by Mr. Woodbury.

If the City were to sell this lot and the other 3 lots on Fifth Avenue by a bid process, a road plus utilities would need to also be constructed. Selling this lot to Mr. Woodbury directly eliminates that cost as access would be provided through his currently owned lots.

BW Enterprises LLC
PO Box 2121
Wrangell, AK 99929
907-305-0083
brettwoodbury@gmail.com

Item 3.

June 19, 2020

Economic Development Director
Carol Rushmore
P.O. Box 531
Wrangell, AK 99929

Dear Mrs. Rushmore,

I am writing to express my interest in the immediate purchase of Lot Block 61 Lot 6A Plat 2001-7, Parcel 02-0280-206. My business, BW Enterprises LLC, is currently in need of more space at my shop in the Industrial Park. The adjoining Lot Block 61 Lot 6A Plat 2001-7, Parcel 02-0280-206 would provide the space needed to serve my crew and fleet of equipment. I have worked hard to acquire various types of equipment in order to serve a broader customer base and keep my crew employed more in the off-season months. This has resulted in the need for more space.

Purchasing Lot 6A will give me the space necessary to keep operating and expanding my business, serve more customers, keep my crew working, and put Lot 6A on the tax rolls. This will also result in a larger contribution to the Wrangell Economy.

This is a request for the City and Borough of Wrangell to allow me to purchase Lot 6 A. Please let me know if you are agreeable to this purchase as soon as possible.

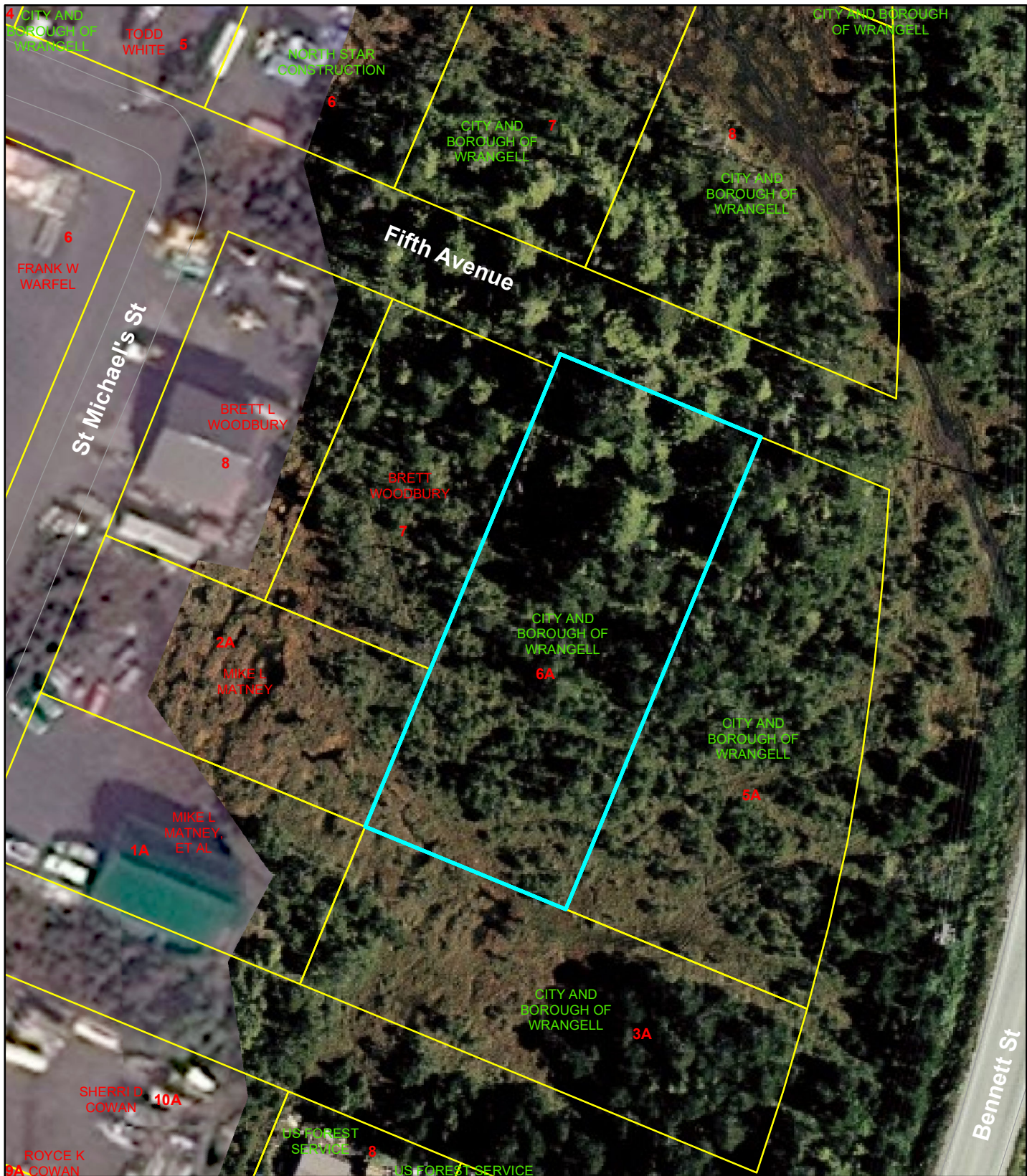
Sincerely,



Brett Woodbury
BW Enterprises, LLC

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 3.



1 inch = 66.666667 feet

32 e: 6/19/2020

Public Map



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