



Thursday, August 10, 2023
5:30 PM

Location: Borough Assembly Chambers
City Hall

Planning and Zoning Commission Meeting
5:30 PM

1. CALL TO ORDER

2. ROLL CALL

3. AMENDMENTS TO THE AGENDA

4. CONFLICTS OF INTEREST

5. APPROVAL OF MINUTES

- a. Approval of the July 20th, 2023 Planning and Zoning Commission Meeting Minutes.

6. CORRESPONDENCE

- a. Citizen request to rezone property, submitted by Christian Ryll.

7. PERSONS TO BE HEARD

8. NEW BUSINESS

- a. (PH) Conditional Use Permit application request for a temporary structure for personal use on a portion of Lot 3 and Lot 4, Shoemaker Bay, zoned Shoemaker Bay Development, Plat 99-8, requested by Bernard Massin.
- b. Final Plat review of the Privett Replat, a replat of a portion of Lot 3, Block 84, of USS 1119, Wrangell Townsite, Plat 65-87, creating Lot 3-BB and 3-CC, zoned Single-Family Residential, requested by William and Janell Privett.
- c. Final Plat review of the Sprehe-Neyman Replat, a replat of a portion of Lot 5, Block 20, of USS 1119, Wrangell Townsite, creating Lot 5A and 8A, zoned Multi-Family Residential, requested by Dorianne Sprehe.
- d. Request from Wrangell Cooperative Association to purchase a portion of Borough Real Property/Tidelands identified as Lot 1, Plat 84-5, of the ATS 1209 Subdivision, zoned Open Space/Public.

9. UNFINISHED BUSINESS

10. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

11. ADJOURNMENT

**Regular Meeting Minutes of Planning & Zoning Commission
Held on July 20, 2023**

1. CALL TO ORDER: Call to order at 5:30pm.

2. ROLL CALL

PRESENT: Chair Terri Henson, Vice Chair Don McConachie, Jillian Privett, Kathy St. Clair,

ABSENT: Apryl Hutchinson

STAFF PRESENT: Kate Thomas, Matt Henson

3. AMENDMENTS TO THE AGENDA: NONE

4. CONFLICTS OF INTEREST

Commissioner Privett states she has a conflict with 8a and 8b. While there is not a direct conflict, Chair Henson stated that, to avoid any negative perception and since a quorum is present without Commissioner Privett's vote, Privett will refrain from voting. agrees and asks Privett to step down during items.

5. APPROVAL OF MINUTES

- a) Approval of the June 8th, 2023, Planning and Zoning Commission Meeting Minutes.

M/S: DM/KS move to approve the minutes from June 8th, 2023.

Approved unanimously by polled vote.

6. CORRESPONDENCE

- a) Economic Development July Director's Report.

Director Thomas gave the Department Report.

7. PERSONS TO BE HEARD: NONE

8. NEW BUSINESS

- a) Variance permit request for a variance to front yard setback requirements for a single-family structure on Lot 3B, Wrangell Townsite, zoned Single Family Residential, requested by William and Janell Privett

Public Hearing Opened.

No public comment.

Public Hearing Closed.

M/S: DM/KS move to approve findings of fact and the variance request for a 17-foot front yard setback (3 ft reduction) for an existing garage.

McConachie: They own both lots already. This is for ease of future sale.

- b) Preliminary Plat review of the Privett Replat, a replat of a portion of Lot 3, Block 84, of USS 1119, Wrangell Townsite, Plat 65-87, creating Lot 3-BB and 3-CC, zoned Single-Family Residential, requested by William and Janell Privett

Public Hearing Opened.

No public comment.

Public Hearing Closed.

M/S: DM/KS move to approve the preliminary plat of the Privett Replat as presented.

- c) Preliminary Plat review of the Sprehe-Neyman Replat, a replat of a portion of Lot 5, Block 20, of USS 1119, Wrangell Townsite, creating Lot 5A and 8A, zoned Multi-Family Residential, requested by Dorianne Sprehe.

Public Hearing Open

Public Hearing: Closed

M/S: DM/KS move to approve the preliminary plat of the Sprehe-Neyman Replat as presented.

KT: Staff has spoken with petitioners and confirmed that all parties involved are in agreement. Thomas states that neighbor will have to sign off on replat to affirm agreement.

9. UNFINISHED BUSINESS: NONE

10. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS: NONE

11. ADJOURNMENT

Next meeting is scheduled for August 10th at 5:30pm.

Adjourned at 5:37pm.

ATTEST: _____
Matt Henson, Secretary

Terri Henson, Chair

RECEIVED
AUG 03 2023
WRANGELL CITY HALL

August 3, 2023

Christian Ryll
P.O. Box 2273
Wrangell, AK 99929

City and Borough Of Wrangell
P.O. Box 2273
Wrangell, AK 99929

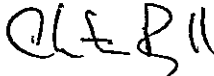
RE: Rezoning Request for Lot 5, Block 1, Wrangell Island West

Dear C & B of Wrangell official,

I am writing to request that the zoning for Lot 5, Block 1, Wrangell Island West be changed from RR1 to RMU for this remote access lot.

It appears that when the City and Borough was formed that this property was the only remote access property that was not zoned RMU. I am requesting that this oversight be corrected.

Sincerely,



Christian Ryll

Christian Ryll

City and Borough of Wrangell, Alaska
Planning and Zoning Commission
Regular Meeting August 10th, 2023
Staff Report

Agenda Item: New Business, Item 8A
From: Kate Thomas, Economic Development Director

Subject: (PH) Conditional Use Permit application request for a temporary structure for personal use on a portion of Lot 3 and Lot 4, Shoemaker Bay, zoned Shoemaker Bay Development, Plat 99-8, requested by Bernard Massin.

Review: Bernard Massin is seeking approval for a conditional use permit to construct a temporary structure for personal use on his property (Tideland Lessee), within the Shoemaker Bay Harbor parking lot.

Recommendation: Staff recommend approval of the conditional use permit for a proposed temporary structure for personal use.

Recommended Motion: Move to approve the findings of fact and the conditional use permit request for the construction of a temporary structure for personal use subject to the following conditions:

1. Construction shall not impede upon or obstruct the driving lane where it will impact harbor circulation.
2. Construction, maintenance, repair, and storage of vessels must occur indoors. WMC 20.49.040 (D and E).

Review Criteria:

Chapter 20.49: Shoemaker Bay Waterfront Development
 Chapter 20.52: Standards
 Chapter 20.68: Conditional Use Permits

Attachments:

1. Aerial Map of Property, 2. Conditional Use Permit application, 3. Proposed building plans.

Findings of Fact:

Applicant is seeking to construct a temporary structure for the purposes of personal use. The proposed structure is located on a tideland lease lot within the Shoemaker Bay Harbor parking lot on adjacent lots, Lot 3 and Lot 4, both leased by Mr. Massin. A conditional use permit is required per WMC 20.49.040 (D and E) for a non-water dependent use where there is no suitable upland alternative for nonwater dependent use and indoor facilities for construction, maintenance, repair, and storage of vessels or other like uses. Minimum off-street (out of the driving lane for the harbor) parking requirements are 1 space per structure. There are no other conditions or limitations on Lessee, other than those contained in the Wrangell Municipal Code, as per the lease agreement established in 2001.

The structure is 30 ft. x 65 ft. (1,950 sq. ft.) with a front yard setback of 2 ft., back yard setback of 8 ft. No detached dwelling or other main building shall be less than five feet from any other detached dwelling or main building on the same site. There is 8 ft. of distance between the two buildings on Lot 4. While the Shoemaker Bay Waterfront Development district is subject to shoreline setback requirements, this parcel is not shoreline dependent as it is situated along the highway, rather than the waterfront side of the Shoemaker Bay Harbor.

Conditions of Approval for conditional use applications include:

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

Bernard Massin is the primary tenant on property within the Shoemaker Bay Waterfront Development district. Mr. Massin has existing structures on site with other improvements made in years past. The City and Borough of Wrangell is the only proximate (with 300 ft.) property owner in the area. Other parties may include liveaboards residing in the harbor or recreation users in the adjacent public and park spaces. There should be minimal impact on other parties.

2. Provisions of sewer and water:

The proposed use of the structure does not require water as per the property Lessee. However, water and sewer are available in an adjacent structure that Mr. Massin utilizes.

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

Access to the structure is via the entrance to the Shoemaker Bay Harbor off Zimovia Highway. There is more than adequate parking for the store on the tideland lease lot adjacent to the structure. There should be no impacts to the harbor parking or vehicular circulation for the harbor.



1 inch = 88.640382 feet
 Date: 7/28/2023

Public Map



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

CITY AND BOROUGH OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

RECEIVED
JUL 27 2023
WRANGELL CITY HALL

PLANNING AND ZONING COMMISSION

P.O. BOX 531

WRANGELL, ALASKA 99929

Application Fee: \$100.00

I. Applicant's Name and Address:

Bernie MASSIE

Box 1349

Wrangell AK 99929

Applicant's Phone Number:

305-8037

Applicant's Email

Bernie.MASSIE@yathooicon

II. Land Owner's Name and Address:

~~Box 1349~~

same

Land Owner's Phone Number:

305-0037

III. Legal Description: Lot 344

, Block _____

, U.S. Survey 03-007-551

Parcel ID No. _____

03-007502

IV. Zoning Classification: _____

V. Specific Request:

30X65 Temp Building
for inside storage

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

VII. Construction Schedule: BEGIN: _____

END: _____

SIGNATURE OF OWNER: _____

[Signature]

DATE: _____

7/27/23

SIGNATURE OF APPLICANT: _____

[Signature]

DATE: _____

7/27/23

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.



CITY AND BOROUGH OF WRANGELL
PO BOX 531
205 BRUEGER STREET
WRANGELL, AK 99929
PHONE: (907) 874-2381

RECEIPT # 42675
7/27/2023

Item a.

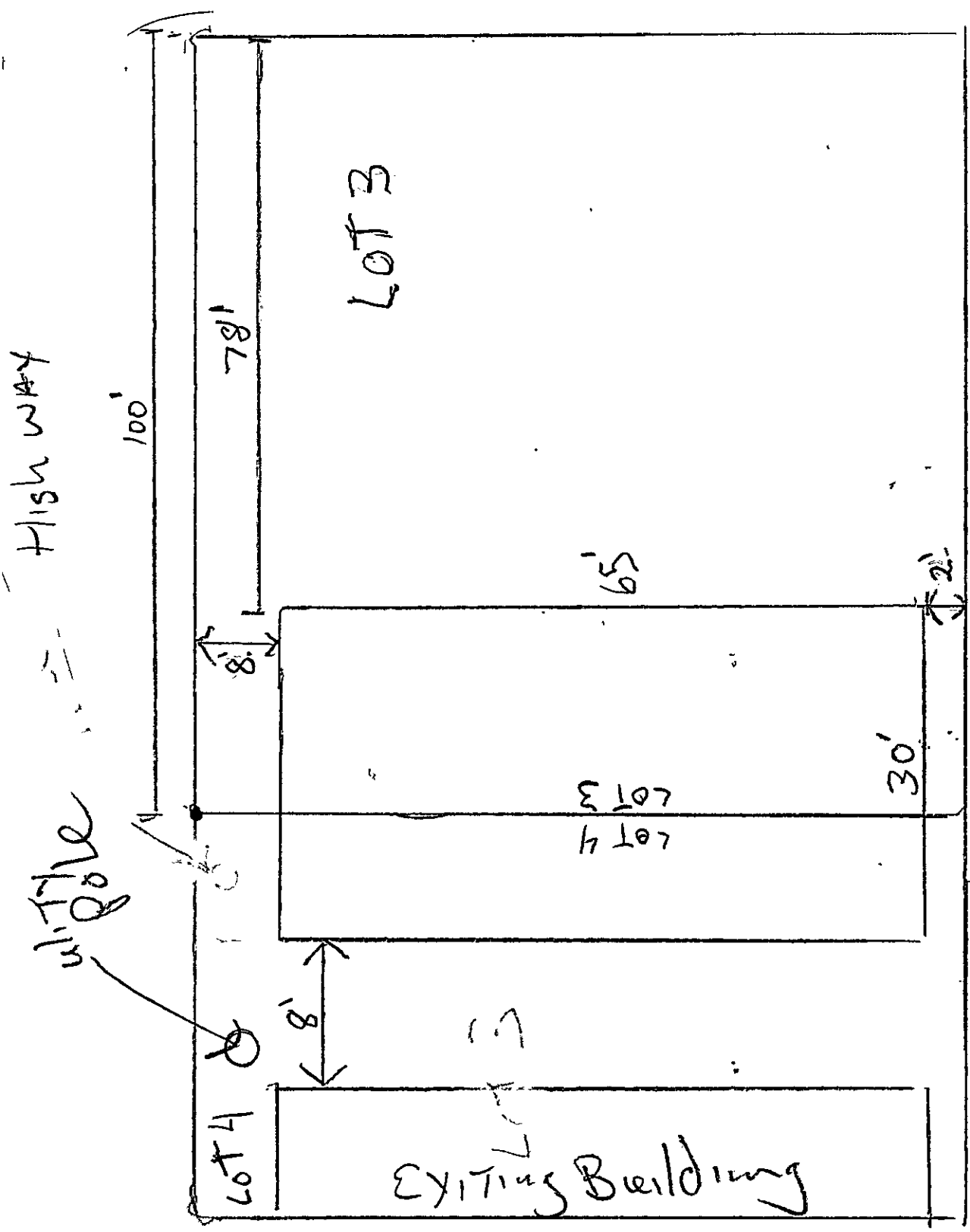
Received From BERNIE MASSIN
PO BOX 1349
WRANGELL, AK 99929

<u>Lookup</u>	<u>Name</u>	<u>Payment Type</u>	<u>Check #</u>	<u>Amount Received</u>
5265	Massin, Bernie	Credit Card	0001210	100.00

Description:

Conditional Use Permit Temp Building Lots 3&4

Planning & Zoning Permit Revenue 100.00



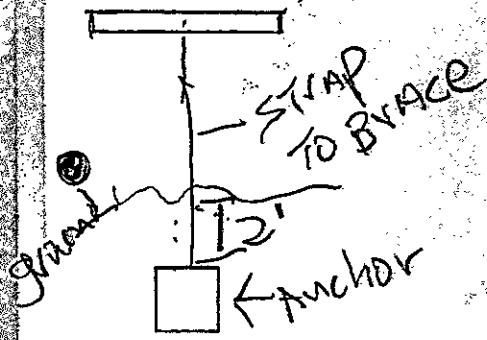
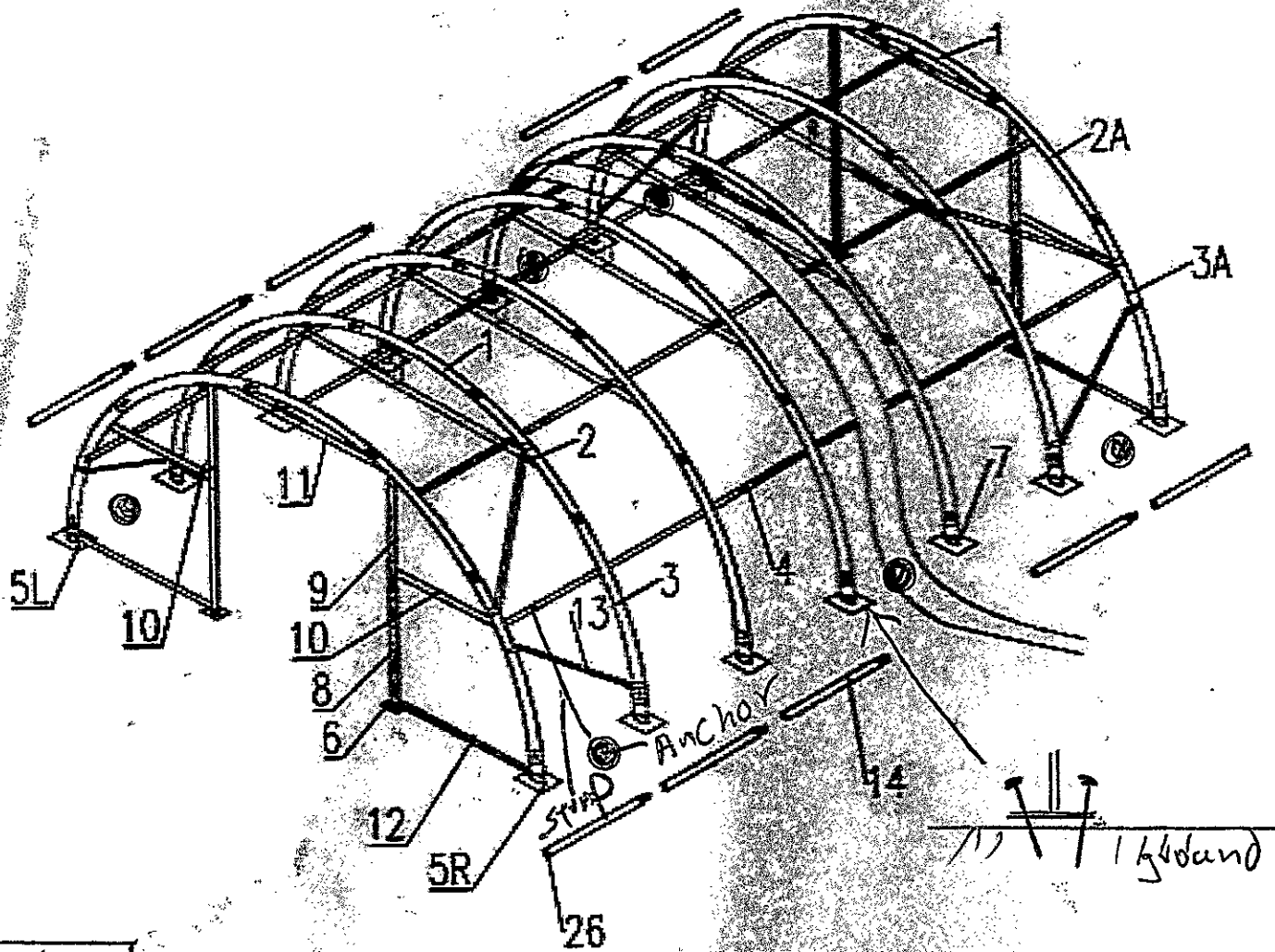
Shoemaker Temp Building

MASSIN
Box 1349
Wilmington

MASSIN
Box 1349
Winnipeg

Stoemaker Temp Building

Item a.



(W30'x H15') FRAME SKETCH

Figure 3

City and Borough of Wrangell, Alaska
Planning and Zoning Commission
Regular Meeting August 10th, 2023
Staff Report

Agenda Item: New Business, Item 8B

From: Kate Thomas, Economic Development Director

Subject: Final Plat review of the Privett Replat, a replat of a portion of Lot 3, Block 84, of USS 1119, Wrangell Townsite, Plat 65-87, creating Lot 3-BB and 3-CC, zoned Single-Family Residential, requested by William and Janell Privett.

Background: Applicants are proposing to move their southern property line to accommodate an existing garage that was built over the property line encroaching on the adjacent lot. The applicant owns both parcels of land. Commissioners reviewed the preliminary plat with no conditions for approval of the final plat. The preliminary plat was approved Thursday, July 20th, 2023.

Review Criteria:

Subdivisions: Chapter 19

Standards: Chapter 20.52

Recommendation:

Staff recommend approval of the final plat of the Privett Replat.

Recommended Motion:

Move to approve the final plat of the Privett Replat as presented.

Attachments:

1. Aerial Map of Property, 2. Final Plat of the Replat.

Findings of Fact:

William and Janell Privett own adjacent properties, Lot 3B and Lot 3C. A garage was constructed over the southern property line that divides Lot 3B and Lot 3C. The replat adjusts the property line, moving it south to allow for the required side yard setbacks to be met within the new proposed Lot 3BB and Lot 3CC. An application has been submitted along with the preliminary plat, requesting a permit for a variance of 3 feet, allowing for the front yard setback to be 17 feet, whereas front yard setbacks are required to be 20 feet as per municipal code (WMC 20.52.110). The minimum lot size for lots zoned Single Family Residential is 5,000 square feet (WMC 20.52.090). All minimum lot sizes requirements are met under the proposed replat.

All signatures will be obtained for the mylar prior to going before the Assembly for final approval.

CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



1 inch = 88.640382 feet
Date: 6/28/2023
13

Public Map



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

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND WITHOUT RESERVE. ALL STREETS, WALKS, PARKS AND OTHER OPEN SPACES TO BE PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ WILLIAM B. PRIVETT
 JANELL R. PRIVETT

NOTARY'S ACKNOWLEDGMENT

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

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

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

LIEN HOLDER CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE LIEN HOLDERS OF A PORTION OF LOT 3, WITHIN BLOCK 84, OF WRANGELL TOWNSITE, ACCORDING TO U.S.S. 1119 WITHIN THE WRANGELL RECORDING DISTRICT, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEMONSTRATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ FIRST BANK
 PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGMENT

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

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

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.

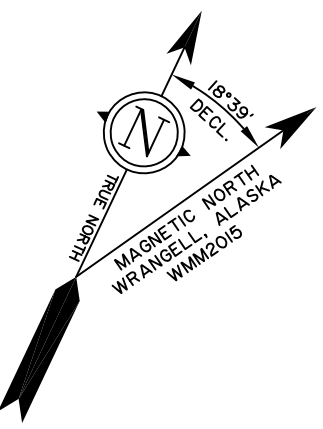
DATE _____ CHAIRMAN, PLANNING COMMISSION
 SECRETARY _____

SURVEYOR'S CERTIFICATE

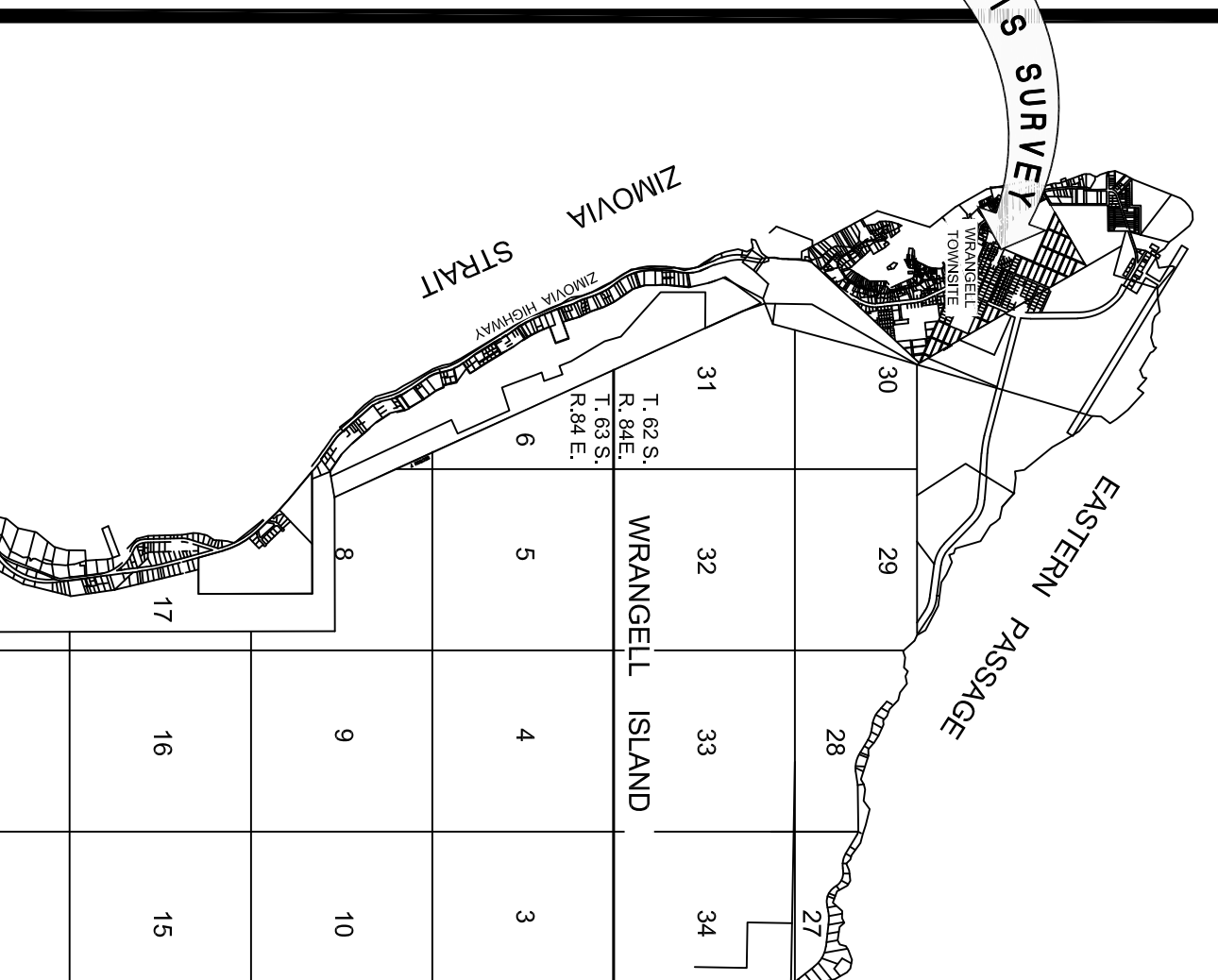
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SOUND AND CORRECT SURVEY WITH DUE CARE AND SUPERVISION, THAT THE MATHS HEREON SHOWN AND THE DIMENSIONS AND OTHER DETAILS ARE CORRECT, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

CHRISTOPHER G. BJURIN, PLS # 107552



VICINITY MAP



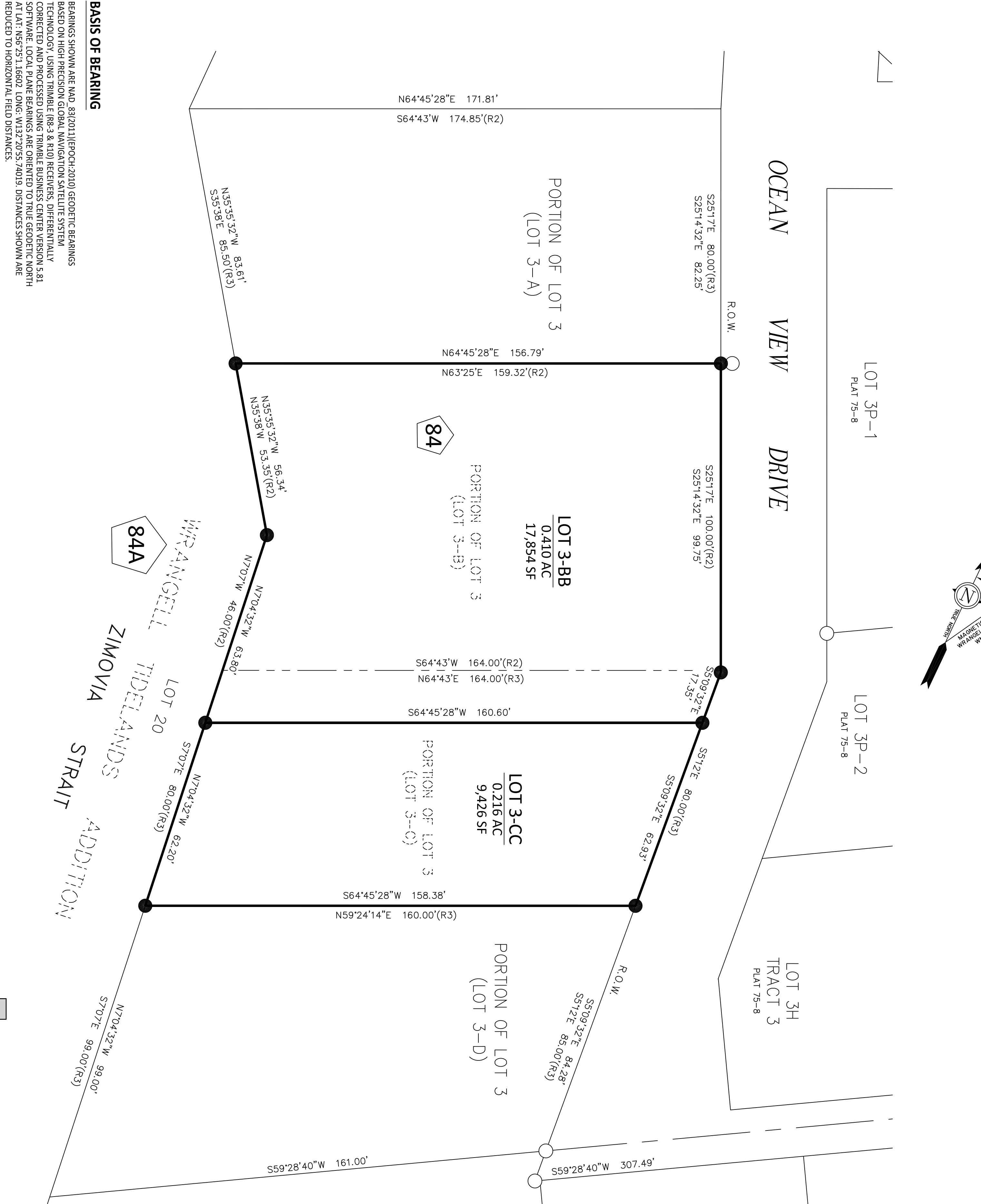
- OWNERSHIP STATUS**
1. PORTION OF LOT 3 (LOT 3-B), BLOCK 84, U.S.S. 1119 (WILLIAM & JANELL PRIVETT)
 2. PORTION OF LOT 3 (LOT 3-C), BLOCK 84, U.S.S. 1119 (WILLIAM & JANELL PRIVETT)
- PROPOSED OWNERSHIP**
1. LOT 3-BB, PRIVETT REPLAT (WILLIAM & JANELL PRIVETT)
 2. LOT 3-CC, PRIVETT REPLAT (WILLIAM & JANELL PRIVETT)
- PREVIOUS LOT AREAS**
1. PORTION OF LOT 3 (LOT 3-B), BLOCK 84, U.S.S. 1119 (15,133 SQ. FT./0.347 ACRES)
 2. PORTION OF LOT 3 (LOT 3-C), BLOCK 84, U.S.S. 1119 (12,147 SQ. FT./0.279 ACRES)
- NEW LOT AREAS**
1. LOT 3-BB, PRIVETT REPLAT (17,854 SQ. FT./0.410 ACRES)
 2. LOT 3-CC, PRIVETT REPLAT (9,426 SQ. FT./0.216 ACRES)
- PREVIOUS LOT ZONING**
1. PORTION OF LOT 3 (LOT 3-B), BLOCK 84, U.S.S. 1119 (SINGLE FAMILY RESIDENTIAL)
 2. PORTION OF LOT 3 (LOT 3-C), BLOCK 84, U.S.S. 1119 (SINGLE FAMILY RESIDENTIAL)
- NEW LOT ZONING**
1. LOT 3-BB, PRIVETT REPLAT (SINGLE FAMILY RESIDENTIAL)
 2. LOT 3-CC, PRIVETT REPLAT (SINGLE FAMILY RESIDENTIAL)

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REFERENCE ALASKA ESGROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT #65727.
4. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - PLAT 65-87
 - PLAT 68-46
 - ATLS 83
 - PLAT 75-9
 - PLAT 75-10
 - PLAT 81-4
 - PLAT 89-2
 - PLAT 94-6
 - PLAT 97-16
 - PLAT 2002-6
 - PLAT 2006-9
 - PLAT 2011-3
 - DEED 2005-000115-0
 - DEED 2005-000117-0
 - DEED 2005-000120-0

LEGEND

	BLOCK NUMBER
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	PRIMARY MONUMENT RECOVERED
	UNSURVEYED
	SURVEYED
	ROW CENTERLINE
	PROPERTY LINE DELETED BY THIS PLAT
	MEASURED DATA
	RECORD PER U.S.S. 1119 (WRANGELL TOWNSITE)
	DEED 2005-000115-0 (M&B DESCRIPTION)
	PLAT 68-46
	RECORD PER PLAT 65-87 (WRANGELL TIDELANDS ADDITION)



THIS DRAWING MAY BE REDUCED. VERIFY SCALE BEFORE USING

SCALE 1"=20'

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

TYPICAL SECONDARY MONUMENT SET THIS SURVEY

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

SCALE 1"=20'

0 10 20 40 60 80 FEET
 0 5 10 15 20 25 METERS

PRIVETT REPLAT

A REPLAT OF A PORTION OF LOT 3, ALSO KNOWN AS LOT 3-B; AND A PORTION OF LOT 3, ALSO KNOWN AS LOT 3-C, BLOCK 84, OF U.S. SURVEY 1119, ACCORDING TO PLAT 65-87

LOCATED WITHIN
 BLOCK 84, WRANGELL TOWNSITE U.S. SURVEY 1119
 WRANGELL, ALASKA 99929
 WRANGELL RECORDING DISTRICT

DESIGNED BY: MCH
 SURVEYED BY: MCH
 DATE: DEC 2022 - FEB 2023

DRAWN BY: MCH
 DATE: FEBRUARY 2023

CHECKED: CQP

R&M PROJECT NO.: 222805

R&M ENGINEERING
 R&M ENGINEERING, INC.
 7780 REVILLA ROAD, SUITE 300
 KETCHIKAN, AK 99901
 Phone: (907) 735-2917
 Fax: (907) 225-3441
 WRANGELL OFFICE
 P.O. BOX 2296
 WRANGELL, AK 99929
 Phone: (907) 395-0820
 CERTIFICATE OF AUTHORIZATION #: C578

City and Borough of Wrangell, Alaska
Planning and Zoning Commission
Regular Meeting August 10th, 2023
Staff Report

Agenda Item: New Business, Item 8C

From: Kate Thomas, Economic Development Director

Subject: Final Plat review of the Sprehe-Neyman Replat, a replat of a portion of Lot 5, Block 20, of USS 1119, Wrangell Townsite, creating Lot 5A and 8A, zoned Multi-Family Residential, requested by Dorianne Sprehe.

Background: Applicant Dorianne Sprehe is proposing to vacate the existing property line, adjusting it north, northwest, assuming a portion of the adjacent lot, owned by Marion and Barbara Neyman. Commissioners reviewed the preliminary plat with no conditions for approval of the final plat. The preliminary plat was approved Thursday, July 20th, 2023.

Review criteria:

Subdivisions: Chapter 19

Standards: Chapter 20.52

Attachments:

1. Aerial Map of Property, 2. Final Plat of the Replat.

Recommendation:

Staff recommend approval of the final plat of the Sprehe-Neyman Replat.

Recommended Motion:

Move to approve the final plat of the Sprehe-Neyman Replat as presented.

Findings of Fact:

Dorianne Sprehe owns Lot 5, whereas Lot 8 is owned by Marion and Barbara Neyman. Applicant Dorianne Sprehe has requested a replat to vacate the existing property line of Lot 5, adjusting it north, northwest assuming a portion of the adjacent property within Lot 8. As per a telephone conversation with Barbara Neyman on June 30th, 2023, the Neyman's are aware and in support of the adjustment, as they have a purchase agreement with the Sprehe's to acquire that section of the parcel within Lot 8, owned by the Neyman's. All standards and requirements set by the Zoning and Subdivision codes are met under the proposed replat.

All signatures will be obtained for the mylar prior to going before the Assembly for final approval.

CITY AND BOROUGH OF WRANGELL, ALASKA

Item c.



1 inch = 70.912306 feet
Date: 6/28/2023
16

Public Map



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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ MARION J NEWMAN
 _____ BARBARA ANN NEWMAN

NOTARY'S ACKNOWLEDGMENT

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

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

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

LIEN HOLDER CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE LIEN HOLDERS OF A PORTION OF LOT 5, WITHIN BLOCK 20, ACCORDING TO U.S. SURVEY 1119, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALLS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ FIRST BANK
 _____ PRINT NAME AND TITLE

NOTARY'S ACKNOWLEDGMENT

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

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

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

DATE _____ DORIANNE SPREHE

NOTARY'S ACKNOWLEDGMENT

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

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

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 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.

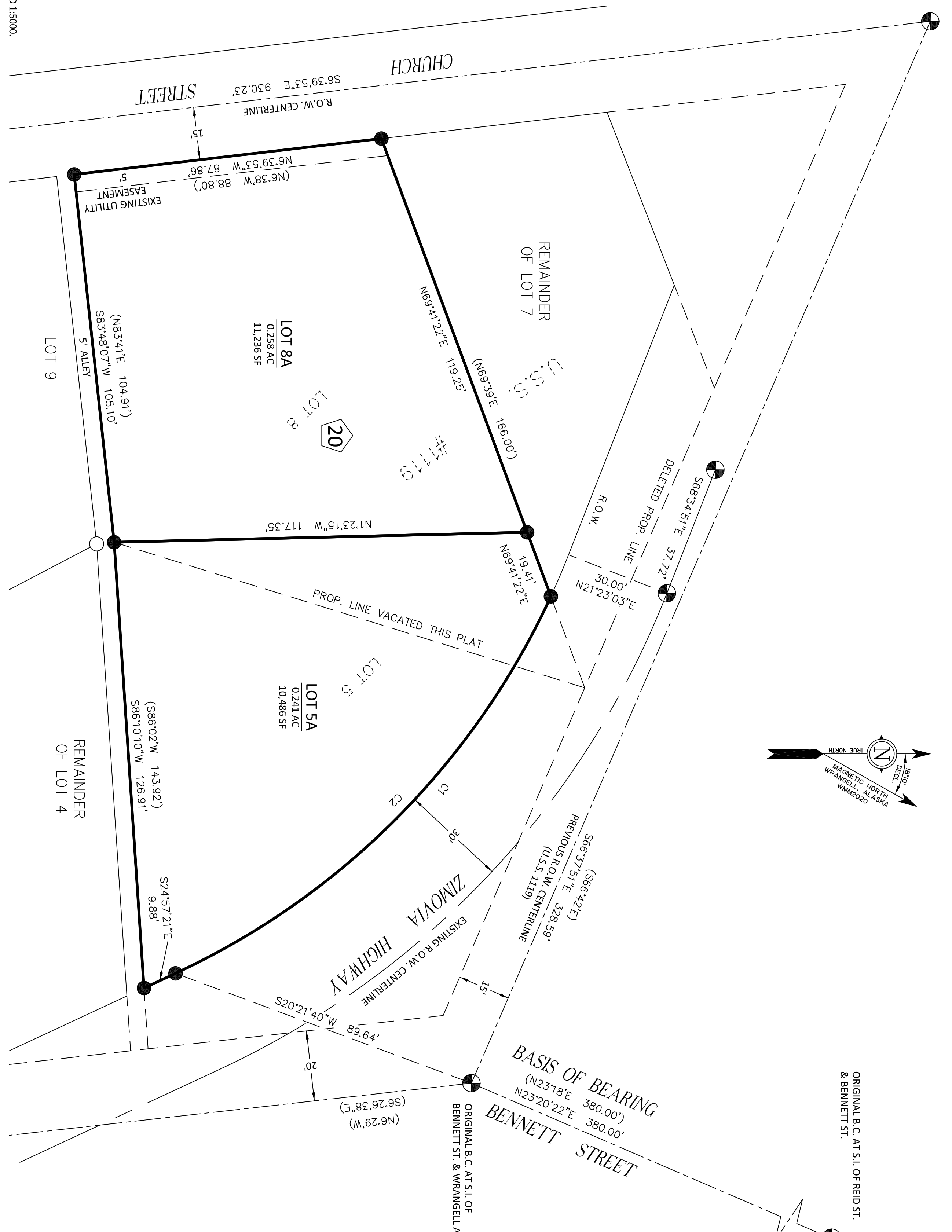
DATE _____ CHAIRMAN, PLANNING COMMISSION
 SECRETARY _____

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 SOUND SURVEY MADE ON THE BASIS OF THE MOST RECENT EDITION OF THE NATIONAL ENGINEERING SURVEYING HANDBOOK AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

CHRISTOPHER G. PIERURN, PLS # 107552



LEGEND

<input checked="" type="radio"/>	SECONDARY MONUMENT SET THIS SURVEY
<input type="radio"/>	SECONDARY MONUMENT RECOVERED
<input checked="" type="radio"/>	PRIMARY BRASS CAP MONUMENT RECOVERED
<input type="radio"/>	UNRECOVERED
<input type="radio"/>	SURVEYED
<input type="radio"/>	CENTRINE
<input type="radio"/>	BOUNDARY THIS SURVEY
<input type="radio"/>	MISAPPLIED DATA
<input checked="" type="radio"/>	RECORD DATA

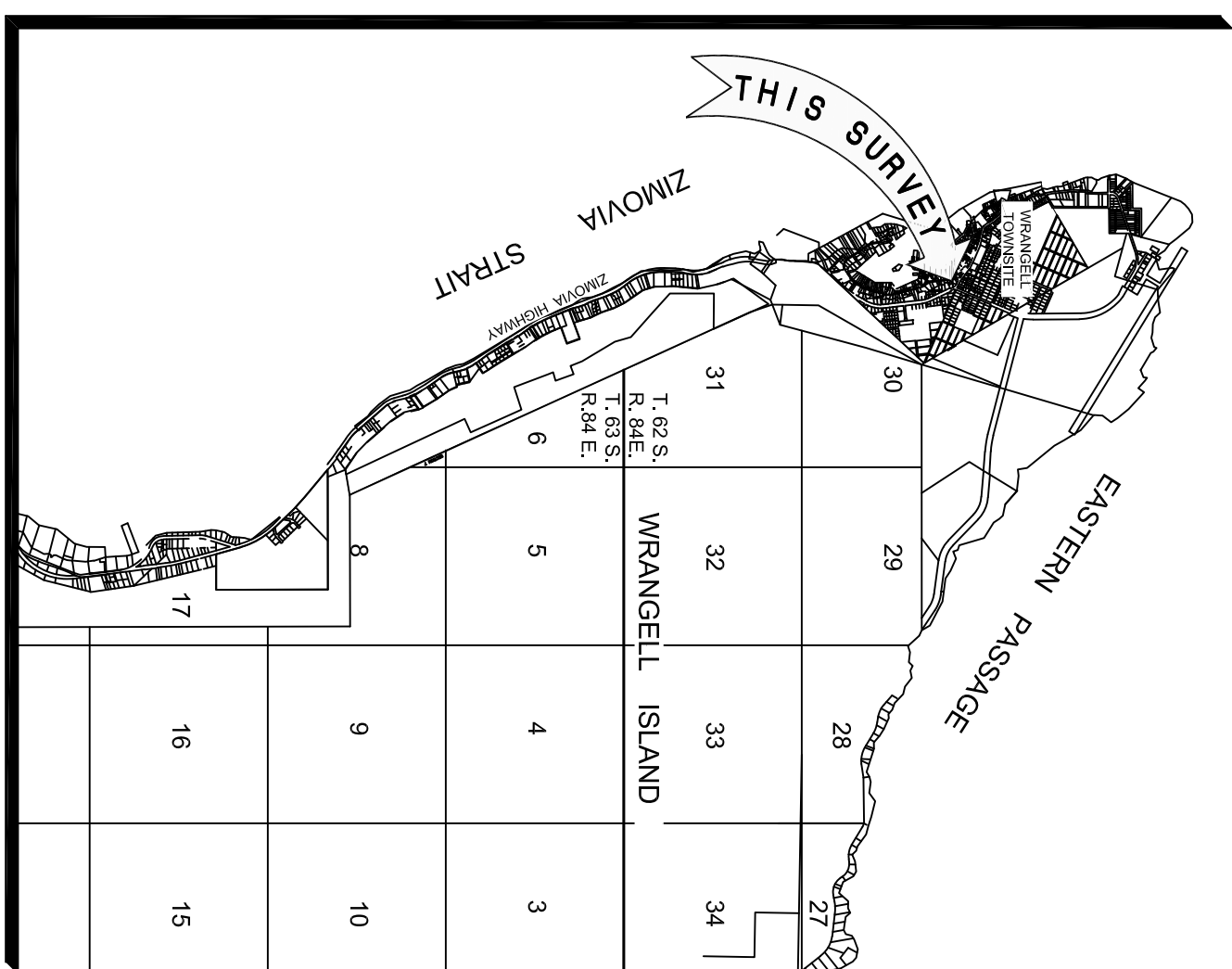
- NOTES**
1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
 2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 3. REFERENCE ALASKA ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT #69352.
 4. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - U.S.S. 1119 WRANGELL (TOWNSITE)
 - ESTATEMENT 1988-00022-0
 - BOOK 11, PAGE 428
 - DEED 1987-000322-4 (MAY BENNETT TO GISE ANE)
 - DEED 2021-000315-0
 - DEED OF TRUST 2021-000315-0
 - RECONVANCEANCE 2021-000375-0

CURVE TABLE

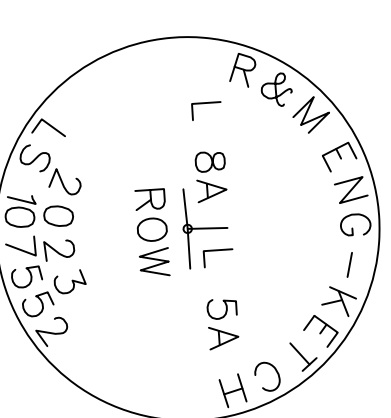
CURVE	DELTA (FT)	RADIUS (FT)	ARC (FT)	CHORD (FT)	CH. BEARING
C1	43.4150"	219.11'	167.11'	163.09'	S46°48'16"E
C2	407.2036"	219.11'	154.28'	151.11'	S45°07'39"E

BASIS OF BEARING

BEARINGS SHOWN ARE NAD 83(2011)(POACH-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 5.81 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT. N56°25'11.8602" LONG. W132°27'05.74019". DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.



TYPICAL SECONDARY MONUMENT SET THIS SURVEY



SHEET 1 OF 1

REPLAT OF THE REMAINING PORTION OF LOT 5, AND LOT 8, BLOCK 20, OF U.S. SURVEY 1119, CREATING

SPREHE - NEWMAN REPLAT

LOTS "5A" AND "8A", SPREHE - NEWMAN REPLAT CONTAINING 0.499 ACRES MORE OR LESS

LOCATED WITHIN U.S. SURVEY 1119 WRANGELL, ALASKA 99929

WRANGELL RECORDING DISTRICT

DRAWN BY: MCH DATE: APRIL 2023

CHECKED: CJP

SCALE: 1"=20'

232735

RS&M ENGINEERING-KETCHIKAN, INC. Phone: (907) 252-2917
 7780 REVELA ROAD, SUITE 300 Fax: (907) 252-3441
 KETCHIKAN, AK 99901 Phone: (907) 505-0820
 P.O. BOX 2206 WRANGELL, AK 99929
 CERTIFICATE OF AUTHORIZATION #: C578

City and Borough of Wrangell, Alaska
Planning and Zoning Commission
Regular Meeting August 10th, 2023
Staff Report

Agenda Item: New Business, Item 8D

From: Kate Thomas, Economic Development Director

Subject: Request from Wrangell Cooperative Association to purchase a portion of Borough Real Property/Tidelands identified as Lot 1, Plat 84-5, of the ATS 1209 Subdivision, zoned Open Space/Public.

Background:

The Wrangell Cooperative Association, Earth Branch is requesting to purchase a portion of Borough property as identified in the attached map for the purpose of establishing a year-round greenhouse defined in the proposal herein. Considerable internal discussion has taken place in the review of the disposal/sale of the property in question. Directors from Parks and Recreation, Capital Facilities and Public Works have had an opportunity to review the proposal and share implications of the sale as it relates to their area of expertise. Likewise, the Port and Harbor Commission will review the item at their regularly scheduled meeting in September. All supporting documents and recommendations will be elevated to the Borough Assembly through the Clerk's office under a Public Hearing.

The property identified as Lot 1 of the ATS 1209 Subdivision is zoned Open Space/ Public. The City and Borough of Wrangell owns the land, while the Parks and Recreation department is tasked with land management. Originally the parcel was entirely tidelands, however it was filled to accommodate recreation activities such as baseball and gardening. Currently the Wrangell Community Garden has a memorandum of agreement in place between the Garden Committee and the City and Borough of Wrangell (P&R) which allows for community use for the purpose of gardening within certain boundaries of the parcel. The Wrangell Cooperative Association, Earth Branch is a partner to the Garden Committee, who hosts a community compost machine inside one of the structures on site. If the property is subdivided as requested by the purchasing party and recommended by the Planning Administrator, the Community Garden activity is subject to remain on site on the southern part of parcel that would be maintained by the Borough through the terms set by the Memorandum of Agreement.

In addition to the present use occurring on site, the City and Borough has existing utility infrastructure for water, power, and waste. The wastewater systems' sewer outfall lines run (see satellite image) east to west through the property. Additional water services route to the old concession stand building on the east side of the parcel and to the City Park restroom facilities on the opposite side of the road accessing the parcel. Due to the critical nature of the infrastructure and future improvements therein it is paramount that the sale of any portion of the parcel excludes land that accommodates the access and utility easement. Coast Alaska currently holds a Special Use Permit to allow the Permittee to maintain a transmission tower and communication structure at Cemetery Point. Access to the permitted area will be maintained by way of the easement.

While land modifications and improvements took place previously, any recent developments for new uses or conditional uses have not come to fruition. In part, this is because the land is proximate to indigenous burial grounds of tribal members long since passed throughout the forested area that separates the Heritage Harbor parking lot from the cemetery and surrounding area. The City and Borough has sought approval/support from the Wrangell Cooperative Association (WCA) in review of proposals that have been submitted. WCA has objected to development due to the spiritual and cultural importance of the burial grounds. To that end, land ownership and stewardship in this area is of high importance to the WCA as described in their attached proposal. It is important to note that without agency support as required by the Alaska State Historic

Preservation Office (SHPO) the City and Borough of Wrangell is unlikely to qualify for federal funding in this area, restricting capacity to tackle any major land modifications and/or improvements on site.

The City and Borough of Wrangell has evaluated that land for cemetery expansion in future developments. The characteristics of the property are such that the Borough does not believe it would be viable for cemetery expansion in the way of burials, although a columbarium might be considered. Currently, Parks & Recreation has no improvement plans on the property, other than to transition the southern portion (existing garden area) of the parcel to natural greenspace maintaining the purpose of the zoned area and complimenting existing and proposed uses.

Lastly, greenhouse construction may require a zone change under a contract zone, unless the Commission recognizes greenhouse developments under “recreation facilities and sites” in the Open Space/Public zone that currently exists. “Contract zoning” means a zoning reclassification to a less restricted use when the owner of the rezoned property, through an agreement with the borough assembly, places restrictions on the use of the land beyond the zoning requirements generally attaching to the new district in which the property has been placed (WMC 20.77.010).

Attachments:

1.) Public map of property, 2.) Public map of proposed area with features indicating proximate location of utilities, 3.) Letter from WCA outlining proposal 4.) Photo of proposed split submitted by WCA, 5.) Sewer outfall satellite image, 6.) Plat 84-5.

Recommendation:

Staff recommend that the Planning and Zoning Commission approve a recommendation to the Borough Assembly to approve the sale of a portion of Lot 1, of the ATS 1209 Subdivision with conditions for approval.

Recommended Motion:

Move to recommend approval of the Wrangell Cooperative Association, Earth Branch’s request to purchase a portion of Borough property/tidelands Lot 1, Plat 84-5, of the ATS 1209 Subdivision, zoned Open Space/Public with the following conditions.

1. Parcel shall be surveyed and subdivided with necessary access and utility easements maintained and/or established in the replat;
2. Borough shall provide input on property lines established in the replat;
3. Contract zone shall be established under the zoning district which best aligns with greenhouse use;
4. Borough maintains ownership of the south lot created by the subdivision;
5. Tidelands lease shall be established until the proposed improvements are complete;
6. Public use is maximized to the degree possible;
7. All expenses associated with the sale of the property are the responsibility of the purchasing party.

CITY AND BOROUGH OF WRANGELL, ALASKA

Item d.



1" = 221.600956 feet
Date: 6/27/2023

Public Map



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



Public Map



1 inch = 221.600956 feet
 Date: 6/29/2023

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

Alex Angerman
Tl'átk | Earth Branch
PO Box 2021
Wrangell, AK 99929
igapcoord.wca@gmail.com
907-305-0977

City & Borough of Wrangell
205 Brueger Street
Wrangell, AK 99929

Subject: Request for Greenhouse Land

To Whom It May Concern;

I hope this letter finds you in good health and high spirits. I am writing on behalf of the Wrangell Cooperative Association Tl'átk | Earth Branch to formally request the allocation of a parcel from the City & Borough of Wrangell for a year-round greenhouse. We have secured funding to assist our branch in the build of this greenhouse but need land to build on. Our organization strongly believes in the importance of food sovereignty, and we are confident that this request aligns with the City's goals for sustainable development and environmental stewardship. Attached to this letter is the portion of the plot in which we hope to purchase (highlighted in yellow).

The Wrangell Cooperative Association Tl'átk | Earth Branch is committed to fostering a healthy and vibrant environment for the residents of Wrangell. We actively engage in various community initiatives aimed at promoting conservation, outdoor recreation, and environmental education. It is with great enthusiasm and dedication that we seek to obtain this land, which would serve as a valuable asset for our community members and future generations.

The land will be used as follows:

- The build of a four-season greenhouse with water and electrical connections. While building, we will prioritize the protection of natural habitats, sensitive ecosystems, and wildlife within the designated parcel. This will include implementing sustainable land management practices and promoting biodiversity conservation.
- The product of the greenhouse will benefit the community as a whole, to the discretion of the WCA Tribal Council. We are not seeking to compete with other local greenhouses as the more food security our island has, the better.

- More than likely, we will be able to move our commercial composter, currently housed within the old baseball concession stands adjacent to the community garden, to this land to assist with heating the greenhouse. The product from the composter will continue to benefit the community as well.
- We will eventually have the ability to hire staff to maintain the greenhouse and composter which will allow for additional economic development in Wrangell.
- The greenhouse will serve as an educational resource, offering opportunities for workshops, training, and programs focused on environmental awareness, sustainability, and gardening practices.

It has come to our attention that the land is both tidelands and maintained by the Parks & Recreation Department. It will also need to be rezoned. We are open to answering any questions. We also understand that the path to the towers behind (beach side) needs to remain open. We will be very happy to be close to the indigenous gravesites located right behind this parcel of land. We understand the responsibility that comes with the stewardship of such an area and are committed to upholding the highest standards of environmental care and community engagement.

We kindly request consideration and are open to providing additional information, addressing any concerns, and exploring potential partnership opportunities to ensure the successful implementation of this project.

Thank you for considering our request for this land. We firmly believe that this initiative will contribute significantly to the quality of life in Wrangell and promote a sustainable future for our community. We look forward to the opportunity to discuss this matter further and provide any necessary details to support our request.

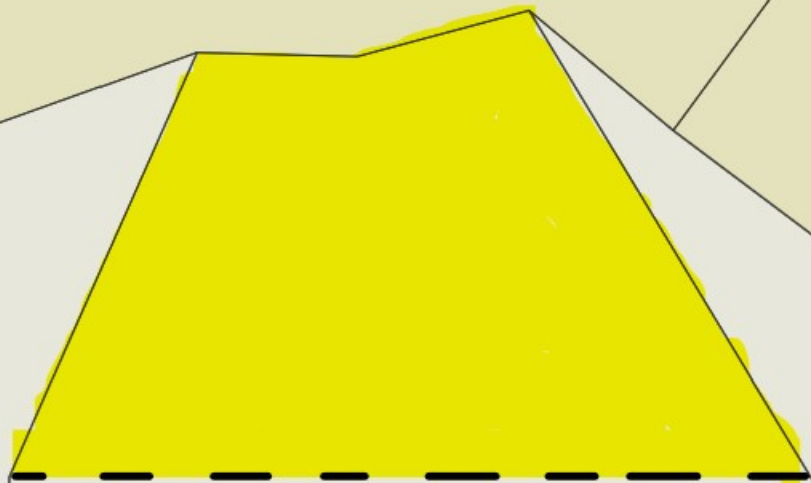
Please feel free to contact me at 907-305-0977 or igapcoord.wca@gmail.com to arrange a meeting at your convenience. Thank you for your attention, and we appreciate your support in our endeavor.

Sincerely,



Alex Angerman
Tl'átk | Earth Branch Coordinator

Item d.




Community Garden


Heritage Harbor

Harbor View Self Storage

 Outfall per NOAA Chart

 Wrangell Memorial Cemetery

 ~~Outfall per Shannon & Wilson drawings/Carson Dorn Benthic Infauna study~~

 Wrangell City Park

 Bloom's Trailer Court

