



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, August 12, 2021
6:00 PM

Location: Borough Assembly Chambers
City Hall

PZ meeting 8-12-21
6:00 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

1. Minutes of April 14, 2021
2. Minutes of June 10, 2021
3. Minutes of July 8, 2021

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

1. Letter from Rushmore to Nelson re need for a Conditional Use application dated July 15, 2021
2. Name for the Institute Subdivision requested by Wrangell Cooperative Association

G. NEW BUSINESS

1. Final Plat review of the M.S.C Subdivision and ROW Vacation, a subdivision and replat of Lot 4BB-1 of W.S.I Subdivision II (Plat No. 2003-9); Lot 3 of Sortyard Subdivision (Plat 2001-3); and the vacation of a portion of Silvernail Work Road, creating Lots A and B of M.S.C Subdivision, zoned Waterfront Development, requested by the City and Borough of Wrangell
2. Final Plat review of a replat of a portion of Lot 14A, within Block 83 Wrangell Townsite (Plat No. 73-8); Lots 10A and 13A, within Block 83, Wrangell Townsite (Plat No. 75-7); and Lot 2 within Block 83A Tidelands Addition (Plat 75-7), creating Lots A and B, Emde Replat, zoned Waterfront Development, requested by Janice Emde
3. (PH) Conditional Use permit application for an overflow transient rental facility on Lot 1A, Block 61, zoned Industrial, owned and requested by Mike Matney
4. (PH) Variance permit application request for a 10' backyard setback reduction for a storage/shop building on Lot 7, Block 30A Lemieux Subdivision, zoned Single Family Residential, owned and requested by Darren Easterly

- [5.](#) (PH) Variance permit application request for a reduction of the 30' access easement required for flag lot access to 15' wide access easement, within the proposed Stikine Knig Slough Subdivision, a subdivision of Tract A and the apparent accretions to Tract A, of the Swampy Creek Subdivision (Plat No. 2008-2), zoned Remote Residential Mixed-Use -Farm Island 1 (RMU-F1), owned and requested by Michael and Kay Schwartz, Trustees for Schwartz Alaska Trust
- [6.](#) (PH) Preliminary Plat review of the Stikine Knig Slough Subdivision, a subdivision of Tract A and apparent accretions to Tract A of the Swampy Creek Subdivision, zoned Remote Residential Mixed-Use -Farm Island 1 (RMU-F1), owned and requested by Michael and Kay Schwartz, Trustees for Schwartz Alaska Trust
- [7.](#) (PH) Preliminary Plat review of the THRHA/Etolin Replat, a replat and subdivision of Lot B of Etolin Avenue Replat (2019-2) creating Lots B-1 and B-2, zoned Single Family Residential owned and requested by Tlingit Haida Regional Housing Authority.

H. OLD BUSINESS

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT



CITY AND BOROUGH OF WRANGELL

INCORPORATED MAY 30, 2008

Item 1.

P.O. BOX 531 (907)-874-2381
Wrangell, AK 99929 FAX (907)-874-3952
www.wrangell.com

July 15, 2021

Jimmy and Tyla Nelson
Box 1333
Wrangell, AK 99929

Re: Conditional Use permit for transient accommodations (AirBnB/Bed and Breakfast)
on Tract L2, USS 2321.

Dear Jimmy and Tyla:

Several months ago I spoke to Jimmy regarding the permitting necessary for a Bed and Breakfast or AirBnB accommodations at your property on Zimovia Highway. At that time, I informed you that a Conditional Use permit is required for transient accommodations.

I understand that you have the cabin on Tract L2, USS 2321 listed on AirBnB and in fact have been renting the facility for short term rentals. This is your official letter of notification that you need to obtain the conditional use permit per WMC 20.28.040(Q).

Enclosed is the conditional use permit form that is required. Please also be advised you are also required to collect and submit sales tax and transient tax for all short-term rentals. If you choose to rent longer than 30 days, sales tax collection and reporting is still required. The front office can provide you the necessary forms to report all previous and future rentals.

If you can return the conditional use application and fee to me by July 30, 2021, it will go before the Planning and Zoning Commission at their next meeting of August 12, 2021. Please call if you have any questions.

Sincerely,

Carol Rushmore
Economic Development Director

Named places within the kwáan included many major bays, streams, and islands, where various clans settled and from which they took their names.

Eastern Passage / Blake Channel (Dakséet, #78). Prior to settling at present day Wrangell, the early Shtax'héen villages had been situated on the mainland along this passage. According to Ronald Olson (1967, 32), the Naanyaa.aayí established the first village at Shumacher Bay (where the Wrangell Institute was later built) and called it Keishangita.áan* (Alder Top* Village, #79). Later, the group moved to Choox'as Aan (Waterfall Town, #75), which stood five miles below the mouth of the Stikine River at Mill Creek and reminded them of their earlier home. Finally, the group moved to Shaaxhít.aan (Driftwood Town, #71), where the people, lacking proper tools, built houses out of driftwood. This town name also sometimes has been translated as "Willow Town" (Ch'aal'it.aan), but elder Charles DeWitt (James Crippen, pers. comm. 2007) is certain it is "driftwood" and not willow, having heard the story of its construction from his father, Forrest DeWitt Sr., and other Shtax'héen Kwáan elders. Reportedly, the people moved here because it offered more sun, shellfish, and game birds (R. Olson 1967, 49), though Emmons (n.d.), Edward Keithahn (1945), and elders we interviewed at Wrangell suggest it was partly the result of a feud. The other Shtax'héen clans followed and this site, also known as Old Wrangell, became the principal settlement of the kwáan beginning perhaps in the early eighteenth century until 1837, when the village of Wrangell was established.

Bradfield Canal / Anan Creek (An.áan, #81). Bradfield

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City and Borough of Wrangell, Alaska

Agenda Item G1

Date: August 5, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final Plat review of the M.S.C Subdivision and ROW Vacation, a subdivision and replat of Lot 4BB-1 of W.S.I Subdivision II (Plat No. 2003-9); Lot 3 of Sortyard Subdivision (Plat 2001-3); and the vacation of a portion of Silvernail Work Road, creating Lots A and B of M.S.C Subdivision, zoned Waterfront Development, requested by the City and Borough of Wrangell

Background:

The City and Borough of Wrangell is resubdividing the Marine Service Center (MSC) to vacate the platted Silvernail Work Road Right-of-Way and replace it with an access easement where the driving lane is actually located and create a separate lot for the cold storage building.

Recommendation:

Staff recommends approving the preliminary plat.

Recommended Motion:

Move to approve the Final plat of the M.S.C Subdivision and ROW Vacation

Findings:

The actual driving lane for access to the MSC yard is not where the ROW was originally platted prior to construction of the MSC. The Port Commission and the Planning and Zoning Commission met several times to discuss jointly the vacation of the ROW and how the access easement should be platted. The easement starts at 60' wide behind the Nolan Center and per code requirement provides access to the back area of City Market and The Bay Company and to the MSC yard through the current gated entrance. The easement then narrows and turns into a 30' access easement where the actual driving lanes are located. The Port utilizes the areas adjacent to the easement for lease, work area or storage. Typically when a ROW is vacated, half of the ROW goes to each adjacent landowner, however in this case, the Borough created the ROW before the construction of the MSC and per the attorney, the Borough retains ownership. The Assembly previously approved the vacation of the ROW in April 2015.

The boundary lines for former Lot 3 abutting Front Street were eliminated and the land area is part of the larger port lot area since two lease sites were located within the lot and the easement traversed across a corner of the lot. In addition, a separate lot was created for the Cold Storage structure. This will provide a legal lot with necessary access should the Borough in the future seek and be able, per grant requirements, to dispose of the asset.

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 RESERVATIONS, EASES, WAIVERS, CLAIMS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

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

NOTARY'S ACKNOWLEDGMENT

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____.

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AS RECORDED IN WRITOUT BOOK _____ PAGE _____ DATED _____, 20____, AND THAT THE UNDERSIGNED HERON HAS NOT APPROVED OR RECORDED IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

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

CITY CLERK _____

CERTIFICATE STATE OF ALASKA
(FIRST JUDICIAL DISTRICT)ss

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

ASSESSOR CITY AND BOROUGH OF WRANGELL _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

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

DATE _____ CHAIRMAN, PLANNING COMMISSION _____

SECRETARY _____

SURVEYOR'S CERTIFICATE

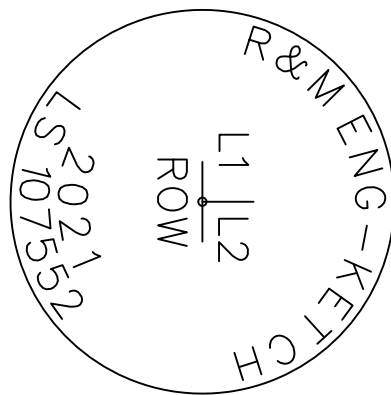
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

CHRISTOPHER G. PIBURN, PLS.# 107552



TYPICAL SECONDARY MONUMENT
SET THIS SURVEY




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

FOUND CORNER LOCATIONS

BEARINGS ARE FROM FOUND MONUMENT TO ACTUAL CORNER LOCATION		
MONUMENT #:	BEARING	DISTANCE
H&W #396	S 6°41'54" E	0.23'
H&W #397	N 8°02'43" E	0.22'
H&W #399	S 10°21'37" E	0.20'
H&W #400	S 15°46'33" W	0.22'
H&W #296	S 55°13'24" E	0.18'
H&W #295	S 55°50'38" E	0.25'

SHEET 2 OF 2



RAM ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, AK 99901

Phone: (907) 225-7917
Fax: (907) 225-3441

WRANGELL OFFICE
P.O. BOX 2286
WRANGELL, AK 99929

Phone: (907) 305-0820

CERTIFICATE OF AUTHORIZATION #: G576

M.S.C. SUBDIVISION AND ROW VACATION

A SUBDIVISION AND REPLAT OF
LOT 48B-1, OF W.S.I. SUBDIVISION II (PLAT 2003-9);
LOT 3, OF SORTYARD SUBDIVISION (PLAT 2001-3);
AND THE VACATION OF A PORTION OF SILVERMAIL WORK ROAD,
CREATING
LOTS A AND B, OF M.S.C. SUBDIVISION,
LOCATED WITHIN THE WRANGELL TOWNSITE (USS 1119),
WRANGELL RECORDING DISTRICT, ALASKA

LOCATED WITHIN SECTION 30, TOWNSHIP 62 SOUTH, RANGE 84 EAST COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT		
SURVEYED BY: MCH	DRAWN BY: MCH	
DATE: JULY 2020 - JULY 2021	DATE: OCTOBER 2020 - JULY 2021	
SCALE: 1"=50'	CHECKED: CGP	R&M PROJECT NO: 202725_04

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPEAL AND SUBDIVIDE LOT 48B-1 OF M.S.L. SUBDIVISION II (PLAT 2003-39, AND LOT 3 OF SOUTHWAY SUBDIVISION (PLAT 2001-31), VACATE A PORTION OF SILVERMAW WORK ROAD, AND REBATE A UTILITY AND ACCESS EASEMENT.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1/5000.
3. ALL BEARINGS AND DISTANCES ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. CENTRILINE MONUMENTS WERE USED TO CONTROL THE FRONT STREET ROW WIDTH, THE CENTRILINE MONUMENTS ALONG THE SOUTHERN END OF FRONT STREET RESETTING DURING THE FRONT STREET REVITALIZATION PROJECT IN 2010 DID NOT AGREE WITH RECORDS AND WERE NOT FIELD-SEE THE TABLE LOCATED ON SHEET 2 FOR LOCATION INFORMATION.
5. REFERENCE THE FOLLOWING WITHIN THE WRANGLER RECORDING DISTRICT:

- REFERENCE THE FOLLOWING WITHIN THE WANGELL RECORD
- PLAT 95-8 (A.W.I.C. RESUBDIVISION)
 - PLAT 2001-3 (SORTYARD SUBDIVISION)
 - PLAT 2003-1 (W.S.I. SUBDIVISION)
 - PLAT 2003-2 (NOLAN SUBDIVISION)
 - PLAT 2003-9 (W.S.I. SUBDIVISION II)
 - PLAT 2009-3 (BAY COMPANY REPLAT)
 - PLAT 2013-1 (BAY COMPANY REPLAT & ALLY VACATION II)

OWNERSHIP STATUS

1. LOT 4BB-1, W.S.I. SUBDIVISION II (CITY & BOROUGH OF WRANGELL)
2. LOT 3, SORTYARD SUBDIVISION (CITY & BOROUGH OF WRANGELL)

PROPOSED OWNERSHIP

1. LOT A, M.S.C. SUBDIVISION & R.O.W. VACATION (CITY & BOROUGH OF WRANGELL,
2. LOT B, M.S.C. SUBDIVISION & R.O.W. VACATION (CITY & BOROUGH OF WRANGELL,

PREVIOUS LOT AREAS

1. LOT 48B-1, W.S.I. SUBDIVISION (443,005 SQ. FT.) (10.17 ACRES);
2. LOT 3, SORTYARD SUBDIVISION (26,524 SQ. FT.) (0.609 ACRES)

NEW LOT AREAS

1. LOT A, M.S.C. SUBDIVISION & R.O.W. VACATION (478,524 SQ. FT.)(10.985 ACRES)
2. LOT B, M.S.C. SUBDIVISION & R.O.W. VACATION (25,876 SQ. FT.)(0.594 ACRES)

PREVIOUS LOT ZONING

1. LOT 4BB-1, W.S.I. SUBDIVISION (WATERFRONT DEVELOPMENT)
2. LOT 3, SORTYARD SUBDIVISION (WATERFRONT DEVELOPMENT)

NEW LOT ZONING






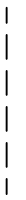



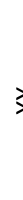
1. LOT A, M.S.C. SUBDIVISION & R.O.W. VACATION (WATERFRONT DEVELOPMENT)
2. LOT B, M.S.C. SUBDIVISION & R.O.W. VACATION (WATERFRONT DEVELOPMENT)

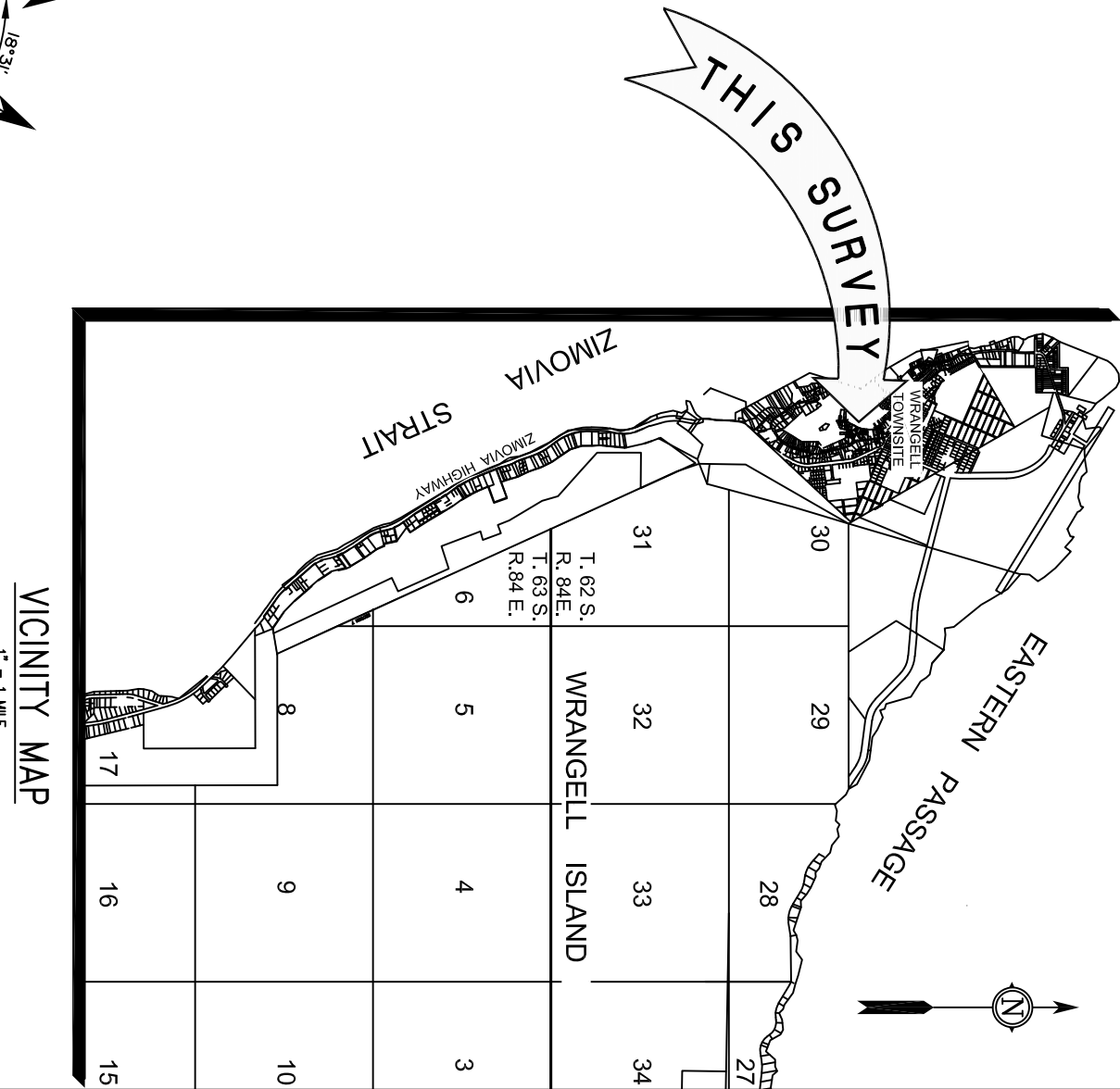
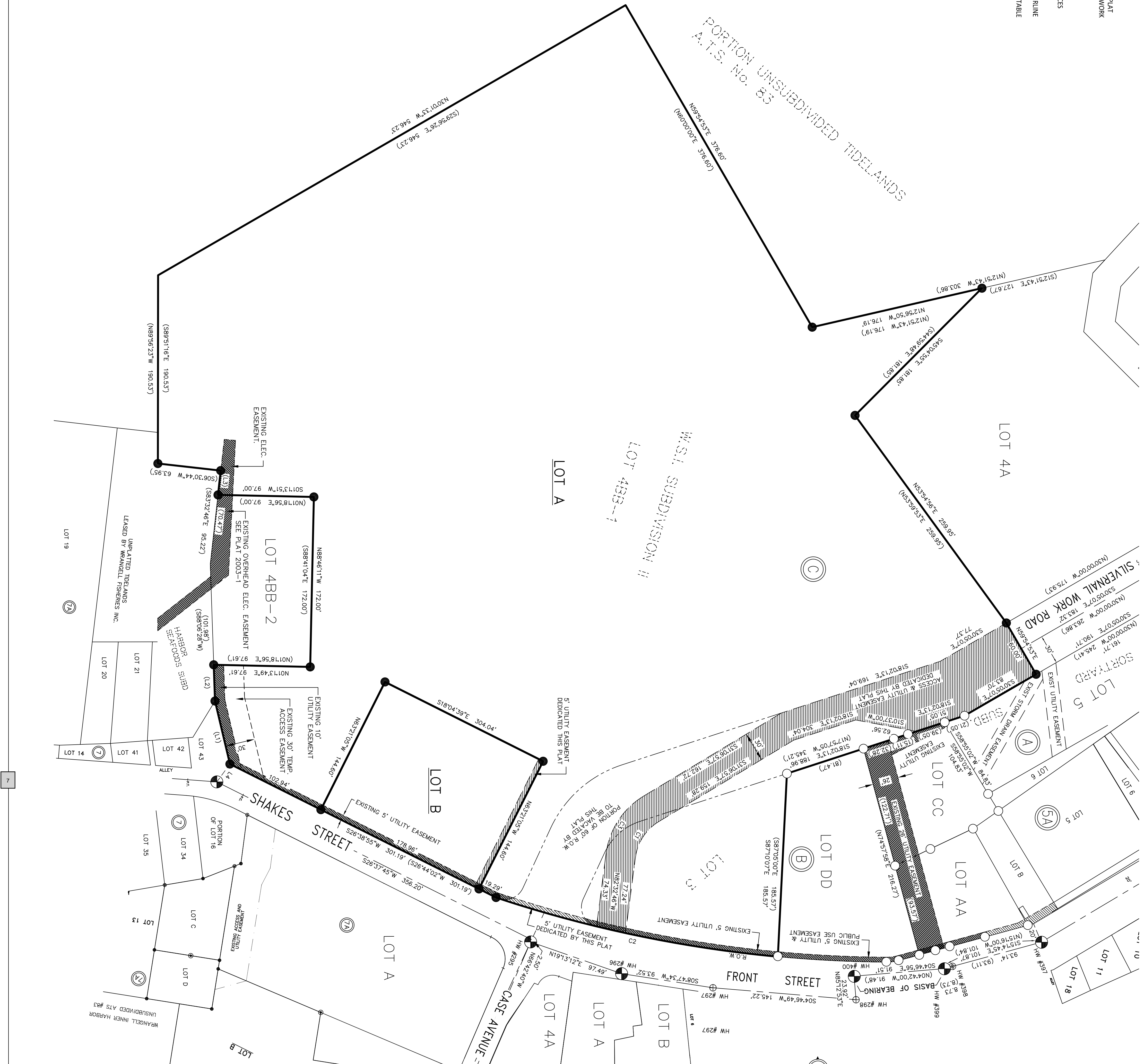
BASIS OF BEARING

BEARINGS SHOWN ARE NAD_83(2011)(EPOCH=2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R8-3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4. SOFTWARE LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: 456.251116602, LONG: -113.21025574019. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

LINE TABLE		
LINE	DIRECTION	LENGTH (FT)
L1	S 76°39.55' W (5.7°46.00' W)	65.50' (65.50')
L2	S 88°01.21' W (5.66°06.28' W)	36.68' (36.68')
L3	N83°37'52" W (5.65°32.46' E)	24.75' (24.75')
L4	553°47'08" E	22.44'

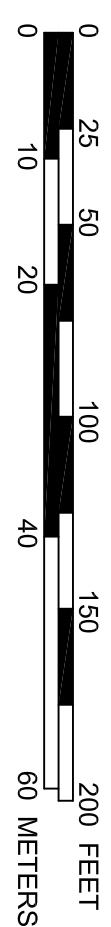
CURVE TABLE			
CURVE	DELTA	RADIUS	ARC CHORD CH. BEARING
C1	64°30'34"	65.00'	73.18' 69.38°
C2	13°03'53"	1380.26'	291.33' 511.52±05.1°W
C3	51°25'49"	80.00'	71.81' 69.42°
			556.49±5.2° E

<u>LEGEND</u>	
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	PRIMARY MONUMENT RECOVERED
	EASEMENT DEDICATED BY THIS PLAT
	EXISTING EASEMENT
	UNSURVEYED
	SURVEYED
	RECORD BOUNDARY LINE VACATED THIS PLAT
	CENTERLINE
	RECORD DATA
	MEASURED DATA



SCALE 1"=50'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



1 U.S. ACRE=0.4047 HECTARES

SHEET 1 OF 2



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

WRANGELL OFFICE
P.O. BOX 2286
WRANGELL, AK 99923
Phone: (907) 305-0820

CERTIFICATE OF AUTHORIZATION #: C576

M.S.C. SUBDIVISION AND ROW VACATION

A SUBDIVISION AND REPLAT OF
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WRANGELL RECORDING DISTRICT, ALASKA

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

DATE: JULY 2020 - JULY 2021	DATE: OCTOBER 2020 - JULY 2021
<p>1. Introduction</p> <p>2. Methodology</p> <p>3. Results</p> <p>4. Discussion</p> <p>5. Conclusion</p>	<p>1. Introduction</p> <p>2. Methodology</p> <p>3. Results</p> <p>4. Discussion</p> <p>5. Conclusion</p>

1"=50'
CGP
202725.04

City and Borough of Wrangell, Alaska

Agenda Item G2

Date: August 5, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final Plat review of a replat of a portion of Lot 14A, within Block 83 Wrangell Townsite (Plat No. 73-8); Lots 10A and 13A, within Block 83, Wrangell Townsite (Plat No. 75-7); and Lot 2 within Block 83A Tideland Addition (Plat 75-7), creating Lots A and B, Emde Replat, zoned Waterfront Development, requested by Janice Emde.

Background:

The applicant is seeking to resubdivide four lots. Commission approved the preliminary plat in July.

Recommendation:

Staff recommends approving the preliminary plat.

Recommended Motion:

Move to approve the Final plat of Emde Replat.

Findings:

The applicant is replatting four lots into two lots. Each lot will have a structure within the lot boundaries. Each lot will have access from Peninsula Street. There are no building setback requirements in Waterfront Development.

City and Borough of Wrangell

Date: August 9, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use permit application for an overflow transient rental facility on Lot 1A, Block 61, zoned Industrial, owned and requested by Mike Matney.

Background: The applicants are requesting to utilize the guard quarters area at their lot on the Industrial Park as an over flow transient rental facility.

Review Criteria:

Industrial: Chapter 20.48
Standards: Chapter 20.52
Conditional Uses: Chapter 20.68

RECOMMENDED MOTION: Move to approve findings of fact and the conditional use permit request for guards quarters to be used as transient rental overflow.

Findings of Fact:

In Chapter 20.48.040 (C), uses not permitted outright that may be compatible with the Industrial uses as determined by the Planning and Zoning Commission may be reviewed for a Conditional Use permit. The applicants have been using on occasion the guard quarter area within their shop at the Industrial Park as overflow short term accommodations for contractors that have had difficulty finding a place to stay. The living area within the shop is a 12 X 42 (504 sq. ft.) apartment and is connected to sewer and water. Access to the lot is via St. Michael Street.

Conditions of Approval for conditional use applications include:

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

Uses in the Industrial District not permitted outright that may be compatible with the Industrial uses as determined by the Planning and Zoning Commission may be reviewed for a Conditional Use permit. The property is zoned Industrial which allows guard quarters and other heavier commercial/industrial activities. If the unit is being used for overflow and clients are contractors rather than tourist and visitors, there will likely be no issues or concerns by any of the guests with the adjacent permitted uses. Likewise, short term use should not impact ongoing activities or adjacent properties.

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 from St. Michael Street. There is adequate off street parking for the unit as well as the shop.

CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

PLANNING AND ZONING COMMISSION

P.O. BOX 531

WRANGELL, ALASKA 99929

Application Fee: \$50

I. Applicant's Name and Address: Mike Matney
352 Stikine Ave (PO. Box 2095)
Wrangell Ak 99929
 Applicant's Phone Number: 907-305-1117

II. Owners's Name and Address: SAME

Owner's Phone Number: _____

III. Legal Description: Lot 1A, Block 61, U.S. Survey _____
 Parcel No. 02-029-402

IV. Zoning Classification: Industrial Park

V. Specific Request: To be able to occasionally
Rent Shop care taker quarter to people temporarily
coming to work in Wrangell for projects
for the city, power company, telephone, Roads
ect.

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: Existing END: _____

SIGNATURE OF OWNER: Mike Matney DATE: 7/22/21

SIGNATURE OF APPLICANT: Mike Matney DATE: 7/22/21

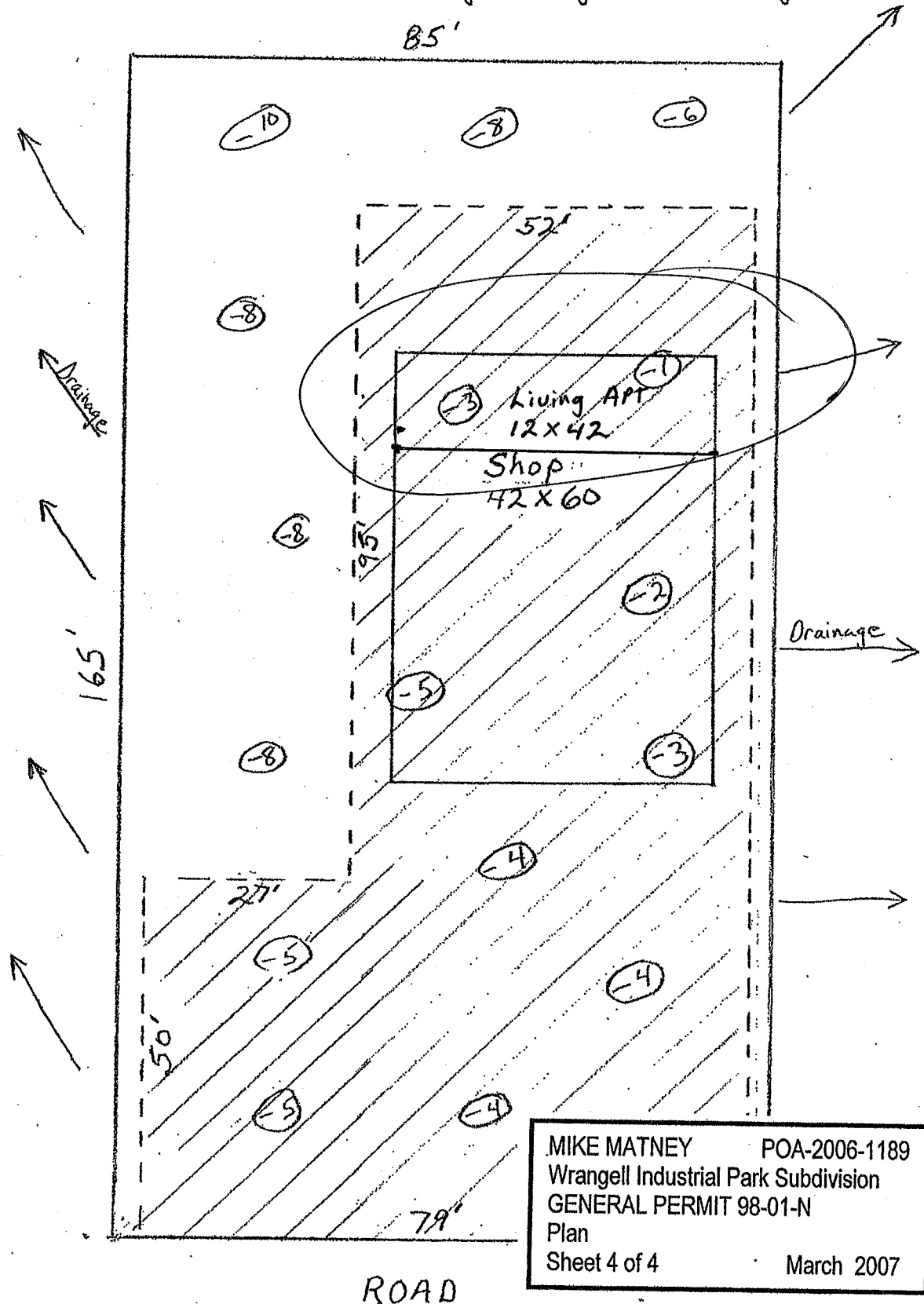
If more than one owner or if more than one parcel is involved, attach all signatures on a separate piece of paper identifying which parcels are owned by which persons.

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

Excavation AND Fill Diagram (Scale 20)

Lot 1-A Block 61 Wrangell Ind. Park

Remove 1300 cu yds/Bring in 1800 cu yds



CITY AND BOROUGH OF WRANGELL, ALASKA

Item 3.



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



1 inch = 223.443973 feet
13 e: 8/10/2021

Public Map



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

City and Borough of Wrangell

Agenda Item G4

Date: August 6, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance permit application request for a 10' backyard setback reduction for a storage/shop building on Lot 7, Block 30A Lemieux Subdivision, zoned Single Family Residential, owned and requested by Darren Easterly.

Background:

Review Criteria:

Single Family Residential: Chapter 20.16

Standards: Chapter 20.52

Variance Permits: Chapter 20.72

Recommendation: Staff recommends approval of the setback request.

Recommended Motion: Move to approve findings of fact and the Variance requests for a ten (10) foot setback reduction to the backyard setback requirements

Findings of Fact:

The applicant is seeking to construct an 18' X 30' storage/shop building on his property on Lemieux Ave. A wood shed and a container van used for storage of gear and equipment are currently used on the property but both will be removed once the new building is constructed. The house currently meets required setbacks of 20' for the front yard and 5 feet for side yards.

The lot is 7800square feet, with the front and back yard property lines 78 feet and side 100 feet long. Property is connected to sewer and water.

A Variance application must meet four criteria (WMC 20.72.050).

1. **Exceptional Physical Circumstances:** The lot is flat and 78' wide by 100'deep. The primary physical exception is there would not be enough area between structures to maintain the existing yard if a 10' variance is not granted. The house meets the current setback requirements. The shop is proposed to be 18' deep and 30' wide.
2. **Strict application would result in practical difficulties or unnecessary hardships:** Strict application would require that the structure be moved forward 10' to meet the back yard setback requirement of 20' and loss of the existing yard area, or that it not be constructed at all and the existing container van remains in place.

3. **That the granting of the variance will not result in prejudice to others, or be detrimental to public health, safety or welfare:** The granting of the variance will not prejudice others in the area with similar construction. The variance request is consistent with other structures nearby on lots of similar size.
4. **Granting of the variance is not contrary to the comp plan for single family residential development.**

APPLICATION FOR VARIANCE

CITY OF WRANGELL
 PLANNING AND ZONING
 P.O. BOX 531
 WRANGELL, AK 99929
 Application Fee \$50.00

I. The undersigned hereby applies to the City of Wrangell for a variance.

II. Description: (use additional paper if necessary)

Legal description of the area requested for the variance Block 30A Lot 7

Parcel number 02-033-208

Lot (s) size of the petition area 75 X 100

Existing zoning of the petition area Res

Current zoning requirements that cannot be met (setbacks, height, etc.): _____

Proposed change that requires this variance See Attached letter

III. Application information: (use additional paper if necessary)

Explain details of the proposed development _____

A variance may be granted only if all four of the following conditions exist:

That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

That the strict application of the provisions of this ordinance would result in practical difficulties or unnecessary hardships.

That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

That the granting of the variance will not be contrary to the objectives of the Comprehensive Plan.

Explain how your application meets these conditions: _____

Note: A variance shall not be granted because of special conditions caused by actions of the person seeking relief or for reasons of pecuniary hardship or inconvenience. A variance shall not be granted which will permit a land use in a zone in which that use is prohibited.

A schematic site plat must be attached showing the type and location of all Proposed uses on the site, and all vehicular and pedestrian circulation patterns relevant to those uses.

I hereby affirm that the above information is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or the authorized agent thereof for the property subject herein.

Darren W. Easterly Darren Easterly
 PRINT PETITIONER'S NAME

Darren W. Easterly
 SIGNATURE (S) OF THE OWNER (S) OF THE LAND IN PETITION AREA

820 Lemieux
 ADDRESS

7/29/2021

DATE

907-723-9610

TELEPHONE

Darren & Kathleen Easterly
P.O. Box 1796
Wrangell, AK 99929

July 20, 2021

City & Borough Of Wrangell
P.O. Box 531
Wrangell, AK 99929

Do to the lot size 75 x 100 and the layout of the property, we are asking for a Property Variance for 820 Lemieux St., Lemieux Subdivision, Block 30A, Lot 7, Parcel Number 02-033-208 from 20' to 10', to build an 18 x 30 storage/shop building.

As of now we have several items, steel storage container, 4-wheelers, snowblower, greenhouse, miscellaneous tools and a woodshed, that are kept on the property as neat as possible but we believe a storage/shop, that would match the existing house, would enhance the property by keeping these items secured away and the view more appealing to us and our neighbors. Once the new building is completed, the woodshed and steel container would be removed.

Thank you for your time



10' setBack

18' x 30'
new Building

wood shed
Deme

Item 4.

67' →

steel
Containers
Remove

Fenced
yard

Deck

1400 sq ft

House

← 5' →

↑ 20' ↓

Side Drive

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 4.



1 inch = 100 feet
Scale: 8/9/2021

Public Map



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

City and Borough of Wrangell

Agenda G5

Date: August 7, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance permit application request for a reduction of the 30' access easement required for flag lot access to 15' wide access easement, and allowing more than the maximum 400' long flag lot easement, within the proposed Stikine Knig Slough Subdivision, a subdivision of Tract A and the apparent accretions to Tract A, of the Swampy Creek Subdivision (Plat No. 2008-2), zoned Remote Residential Mixed-Use -Farm Island 1 (RMU-F1), owned and requested by Michael and Kay Schwartz, Trustees for Schwartz Alaska Trust.

Background: Applicants are seeking to subdivide their property on Knig Slough into 6 Tracts. (Agenda Item G6) As part of their subdivision, they are seeking to reduce the required 30 foot flag lot access easement width. Staff has also included a recommendation for a variance to the maximum 400' required easement length due to the remote nature of the properties.

Review Criteria:

Remote Residential Mixed-Use Farm Island 1: Chapter 20.31
Standards: Chapter 20.52
Variances: Chapter 20.72

Staff Recommendation: Approve the variance request with modifications.

Recommended Motion: Move to approve the Variance request as follows:

- 1) Approve access easement reductions from the required 30 foot access easement to 15 foot, except for the Section Line easement extension which should remain at 33 feet.
- 2) Require an additional access easement from Knig Slough to Tract A4 and/or Tract A6.
- 3) Allow the additional access easement required to access Tract 4 and/or Tract 6 to be longer than 400 feet

Findings of Fact:

The subject property is located on Farm Island along Knig Slough. A proposed subdivision has been submitted for review by the Commission (Agenda Item G6). Each proposed tract is long and narrow.

This is a proposed flag lot subdivision, which allows two rear lots (parcels not on a right-of-way) for property without sewer and water. This is a subdivision that is a bit unique in that there is not a "road", but Knig Slough is considered the right-of-way access for these parcels. There are a total of three proposed rear lots. An additional easement from Knig Slough will need to be identified either centered on the property line between parcels A3 and A5 or along the outer property line of A5 to provide access to Tract A6. If two access easements (the Section Line Easement and one additional easement) are provided from Knig Slough, the Flag Lot subdivision requirement can be

met. Per WMC19.30.020(D) the easement that extends to the back lots without right-of-way frontage is 30 foot wide. The applicant is requesting a variance to the 30' wide easement requirement. Two easements are needed to provide direct access to the three back lots.

Staff spoke with Stan Brown regarding section line easements. According to the State staff, the Section Line Easement extends through the accreted lands and thus should remain at the 33' width. I am still trying to discuss this issue with another AKDNR staff and should my findings change, I will report at the meeting. Section Line easements belong to the State of Alaska.

The easement perpendicular to the Section Line Easement, because it is not a "road" and being dedicated this plat, could be reduced to 15 foot wide and still provide the pedestrian, 4wheel, or other similar access required to get to the back lots.

In order to meet the flag lot requirements of only two back lots per easement, an additional easement from Knig Slough needs to be created for the final plat. It could be centered on the property line between Tracts 3 and 5 or along Tract 5 boundary line. The Commission should determine if 15 feet is adequate for this additional easement.

In addition, due to the very unique location and circumstances of the property, Staff has added to the variance request that the easements to the back properties be longer than the 400' distance required in town due to safety and fire protection. There are no roads, there is no fire assistance, only dwellings that will need water access to come and go.

The applicants and Commission may want to consider providing a small 30' wide area at Knig Slough, prior to the easement to the back lots (if the variance is approved) in case boats are able to dock in this area at some point in the future.

A Variance application must meet four criteria (WMC 20.72.050).

1. **Exceptional Physical Circumstances:** The physical circumstance of the properties are that they are very remote, there is no road access but only boat access. In order to subdivide and create more than 4 lots, the tracts will be long and narrow.
2. **Strict application would result in practical difficulties or unnecessary hardships:** Strict application would require 30 foot wide easements be placed to provide access to and between lots. There is adequate property size to allow this, but may be considered more than is necessary for the remote use.
3. **That the granting of the variance will not result in prejudice to others, or be detrimental to public health, safety or welfare:** The granting of the variance will not prejudice others in the area. The variance request is consistent with other properties on Farm Island.
4. **Granting of the variance is not contrary to the comp plan for remote residential development.**

APPLICATION FOR VARIANCE

CITY AND BOROUGH OF WRANGELL
PLANNING AND ZONING
P.O. BOX 531
WRANGELL, AK 99929
Application Fee \$50.00

I. The undersigned hereby applies to the City of Wrangell for a variance.

II. Description: (use additional paper if necessary)

Legal description of the area requested for the variance Tract A1 accretions area, Tract A2, and Tract A4 of the Stikine Knig Slough Subdivision

Lot (s) size of the petition area Tract A1 6 acres, Tract A2 8 acres, Tract A4 8 acres

Existing zoning of the petition area RMU-F1

Current zoning requirements that cannot be met (setbacks, height, etc.): _____
30' minimum access easement width.

Proposed change that requires this variance A 15' width access easement width is more desirable/practical as there is no desire for full sized roads.

III. Application information: (use additional paper if necessary)

Explain details of the proposed development The subdivider proposes to create six lots with three nonriparian lots requiring access easements.

A variance may be granted only if all four of the following conditions exist:

That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

That the strict application of the provisions of this ordinance would result in practical difficulties or unnecessary hardships.

That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

That the granting of the variance will not be contrary to the objectives of the Comprehensive Plan.

Explain how your application meets these conditions: This remote rural setting would likely not see any full-sized vehicle traffic that would normally require a 30' wide access easement. A smaller easement would fall in line with the spirit of this zoning classification and would make no noticeable impacts on neighboring parcels.

Note: A variance shall not be granted because of special conditions caused by actions of the person seeking relief or for reasons of pecuniary hardship or inconvenience. A variance shall not be granted which will permit a land use in a zone in which that use is prohibited.

A schematic site plat must be attached showing the type and location of all Proposed uses on the site, and all vehicular and pedestrian circulation patterns relevant to those uses.

I hereby affirm that the above information is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or the authorized agent thereof for the property subject herein.

Michael Schwartz

PRINT PETITIONER'S NAME

Michael O. Schwartz

SIGNATURE (S) OF THE OWNER (S) OF THE LAND IN PETITION AREA

6/24/2021

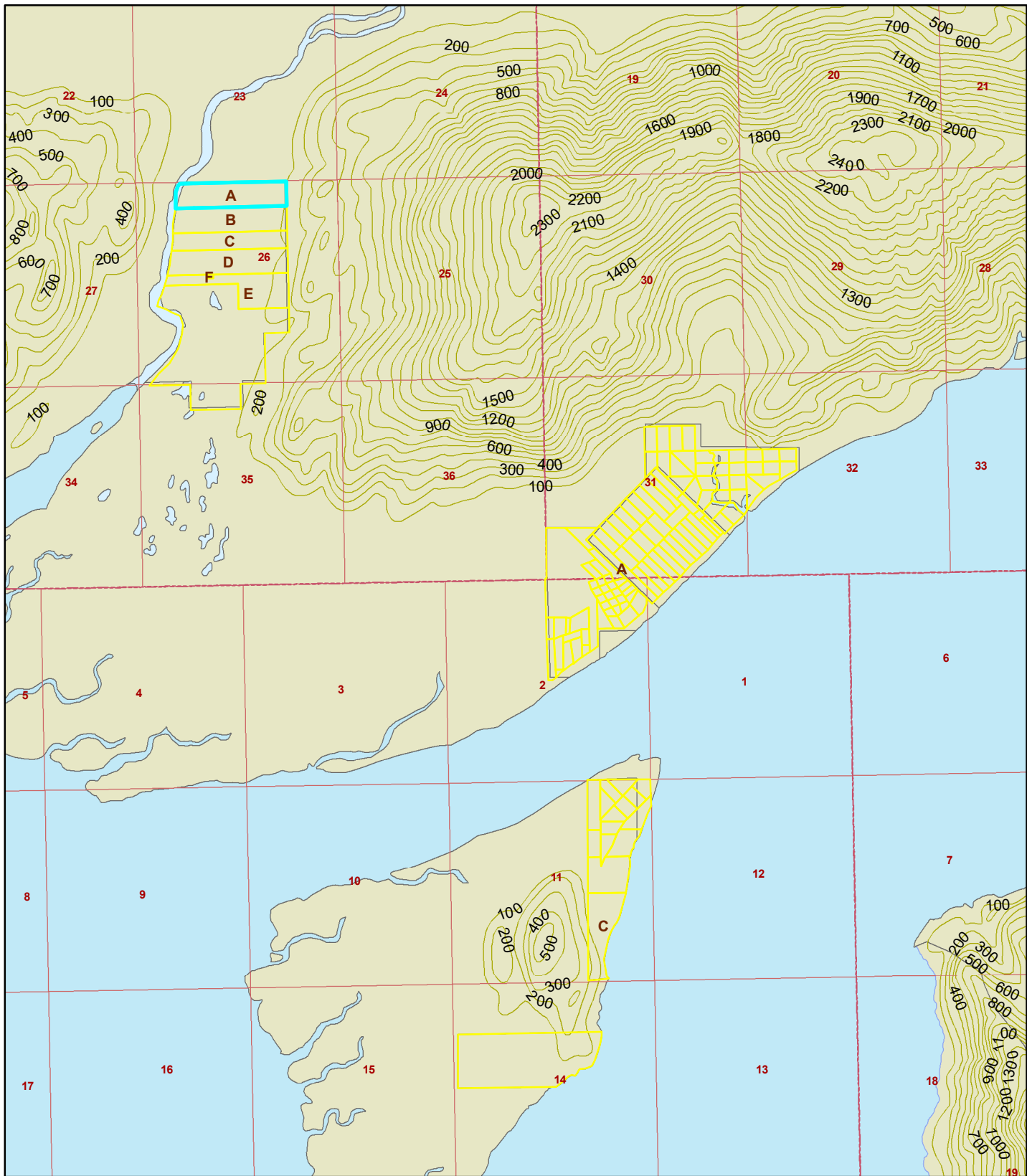
DATE

P.O. Box 436 Petersburg, Alaska 99833
ADDRESS

(907) 518-0101
TELEPHONE

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 5.



Public Map

1 inch = 3,603.187656 feet

24 e: 8/10/2021

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



City and Borough of Wrangell

Agenda G6

Date: August 6, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of the Stikine Knig Slough Subdivision, a subdivision of Tract A and apparent accretions to Tract A of the Swampy Creek Subdivision, zoned Remote Residential Mixed-Use -Farm Island 1 (RMU-F1), owned and requested by Michael and Kay Schwartz, Trustees for Schwartz Alaska Trust

Background: Applicants are seeking to subdivide their property into 6 parcels.

Review Criteria:

Remote Residential Mixed-Use Farm Island 1: Chapter 20.31
Standards: Chapter 20.52
Subdivisions: Chapter 19

Staff Recommendation: Approve preliminary plat subject to identified modifications

Recommended Motion: Move to approve the Stikine Knig Slough Subdivision subject to the following requirements:

- 1) An additional easement (15 foot or other width as determined by the Variance request decision) needs to extend from Knig Slough to Tract A4 and/or A6.
- 2) An access easement maintenance agreement shall be recorded for each easement prior to Final Plat approval and should identify responsibilities of Tract owners and purpose of the easement. The agreement itself should reference the code for flag lots WMC 19.30.
- 3) The document number of the recorded access maintenance agreement will be referenced in the Plat Notes for the Final Plat.
- 4) The Section Line Easement being dedicated this plat shall remain at 33' wide.

Findings of Fact:

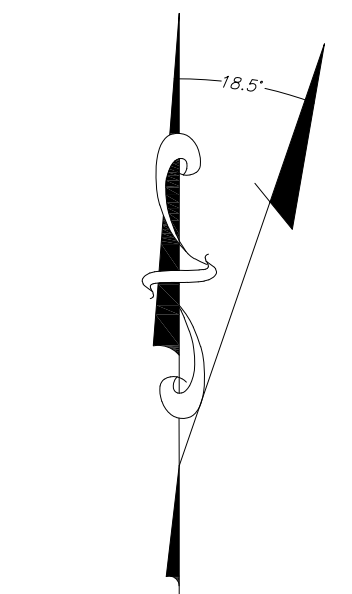
The proposed subdivision will subdivide Tract A into 6 parcels. Minimum lot size for parcels within the RMU-F1 District is 4 acres. Where in some cases the river can erode the shoreline and a landowner loses land, in this case, land has been gained to the property through accretion. Subdivisions that include land areas of what were previously State tidelands must identify on the plat the gained land as lands of Apparent Accretions. According to the Department of Natural Resources, the State could, if they so choose, argue that the land still belongs to the State. It would be up to the applicant to file a quiet title, with no challenges to assure their ownership.

At this time, all lots are a minimum of 4 acres, but it is possible, over time, that Knig Slough could change course and the lots could be eroded to less than 4 acres.

This is a proposed flag lot subdivision, which allows two rear lots (parcels not on a right-of-way). This is a subdivision that is a bit unique in that there is not a "road", but Knig Slough is considered the right-of-way access for these parcels. There are a total of three proposed rear lots. An additional easement from Knig Slough will need to be identified either centered on the property line between parcels A3 and A5 or along the outer property line of A5. Typically the easement that extends to the lots without right-of-way frontage is 30 foot wide. The applicant is requesting a variance to the 30' wide easement requirement which is being considered separately. Two easements are needed to provide direct access to the three back lots. The applicants and Commission may want to consider providing a small 30' wide area at Knig Slough, prior to the easement to the back lots (if the variance is approved) in case boats are able to dock in this area at some point in the future.

As part of a flag lot subdivision, an access easement maintenance agreement shall be recorded (WMC 19.30.020(H)) for the plat for each lot which describes purpose of the easements and how they should be maintained. This document will need to be recorded prior to the Assembly's Final Plat approval and the recorded document number for the agreement identified in the Plat notes. The Access Maintenance Agreement should also reference the specific Code for Flag Lots and that each land owner will meet all requirements within the WMC 19.30 Flag Lot Subdivisions.

As discussed in the Variance permit request for reduction in easement widths, the Section Line Easement should be maintained at the required 33' width. According Stan Brown of Alaska Department of Natural Resources (ADNR), the Section line should extend into accretions. I have additional staff I need to talk to at ADNR and if further guidance changes I will report at the meeting.



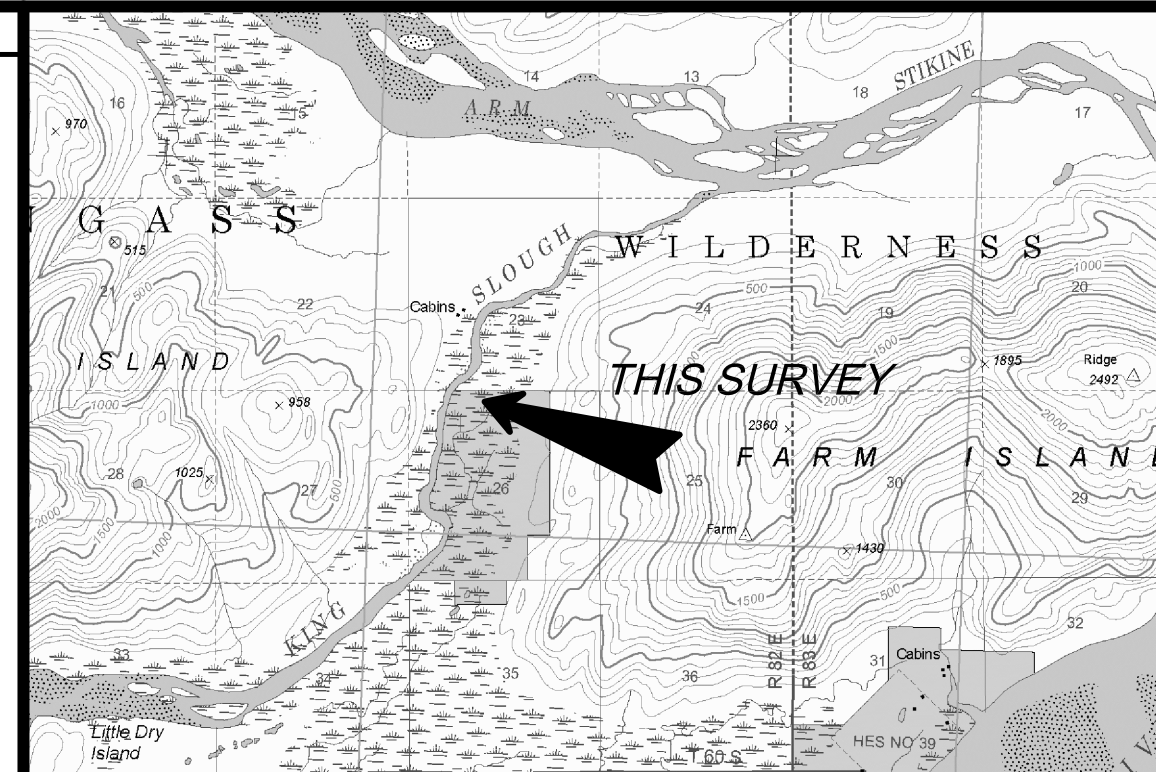
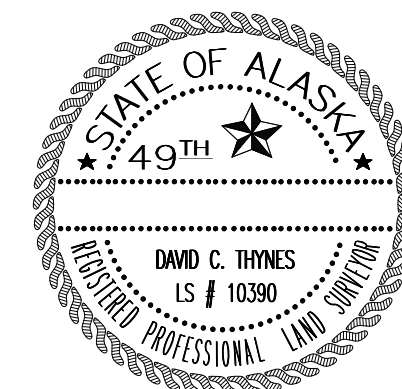
NOAA NATIONAL GEOPHYSICAL
DATA CENTER
GEOMAGNETIC CALCULATOR
CALCULATED 5/30/2021

SURVEYOR'S CERTIFICATE

I, DAVID C. THYNES, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY, AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED.

DATE _____ REGISTRATION No. AELL 10390

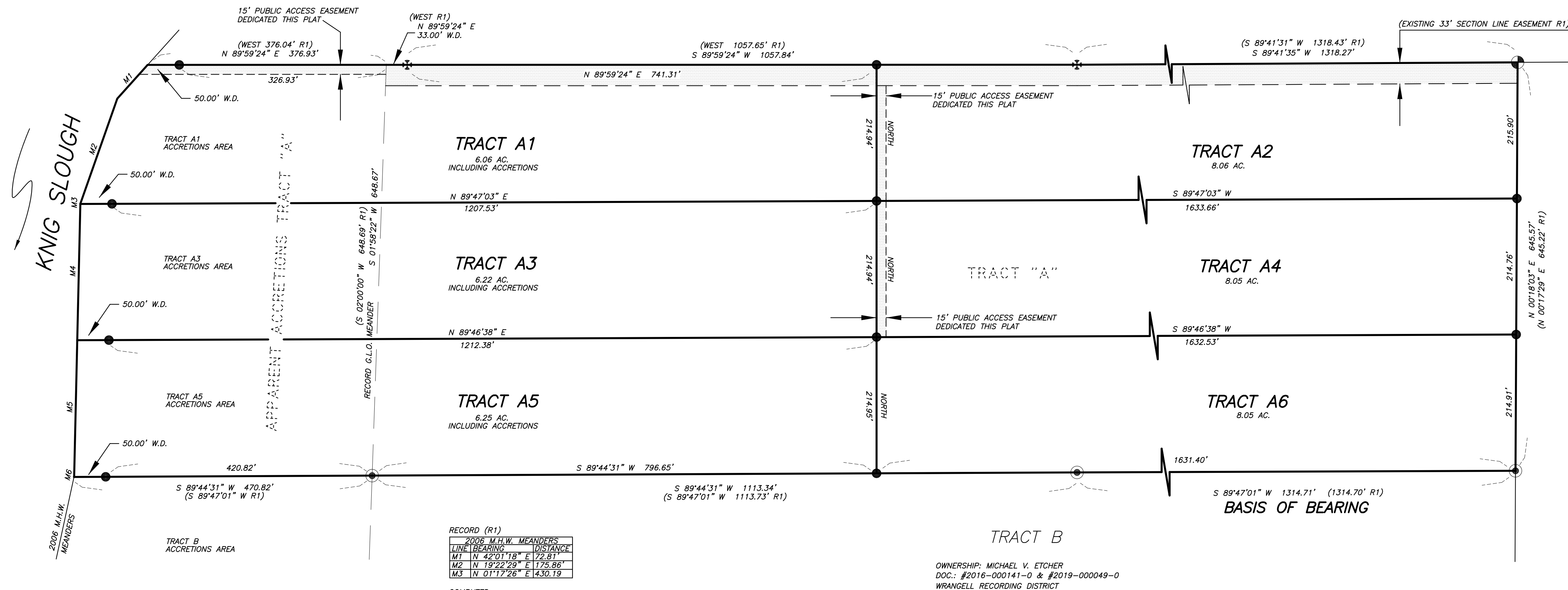
REGISTERED PROFESSIONAL LAND SURVEYOR



VICINITY MAP

SOURCE: USGS QUADRANGLE PETERSBURG (C-2) ALASKA DATE: 1997 SCALE 1" = 1 MILE

TONGASS NATIONAL FOREST



RECORD (R1)		
2006 M.H.W. MEANDERS		
LINE	BEARING	DISTANCE
M1	N 42°01'18" E	171.61'
M2	N 19°22'29" E	175.86'
M3	N 01°17'26" E	430.19'

COMPUTED		
2006 M.H.W. MEANDERS		
LINE	BEARING	DISTANCE
M1	N 42°01'18" E	171.61'
M2	N 19°22'29" E	175.86'
M3	N 01°17'26" E	0.37'
M4	N 01°17'26" E	215.16'
M5	S 01°17'26" W	214.66'
M6	S 12°17'04" W	11.18'

NOTE: THE TOTAL OF COMPUTED MEANDERS M3-M5 EQUALS THE RECORD MEANDER M3.

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. WE DEDICATE OR RESERVE FOR PUBLIC USE ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT.

DATE _____ OWNER SIGNATURE: _____
MICHAEL O. SCHWARTZ
P.O. BOX 436 PETERSBURG, AK 99833

DATE _____ OWNER SIGNATURE: _____
KAY L. SCHWARTZ
P.O. BOX 436 PETERSBURG, AK 99833

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY

OF _____, 2021, BY _____ & _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

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

DATE _____ PLANNING COMMISSION CHAIRMAN

SECRETARY

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AS RECORDED IN MINUTE BOOK _____ PAGE _____ DATED _____ 2021, AND THAT THE PLAT SHOWN, HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL

CITY CLERK

CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA } ss.
FIRST JUDICIAL DISTRICT }
I, THE UNDERSIGNED, ACTING AS PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY OF WRANGELL, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN

THE NAME(S) 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 2021 WILL BE DUE ON OR BEFORE _____

DATED THIS _____ DAY OF _____, 2021

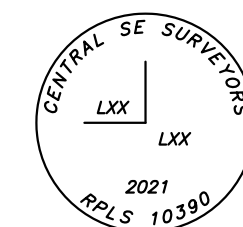
TAX RECORDS OFFICIAL - CITY AND BOROUGH OF WRANGELL

NOTES

1. THE BEARINGS OF THIS SURVEY REFER TO THE TRUE MERIDIAN. THE BASIS OF BEARING IS THE BEARING OF RECORD BETWEEN THE 2" ALCAP MON. NEAR THE MIDPOINT OF THE LINE COMMON TO TRACT A AND TRACT B AND THE 2" ALCAP MON. AT THE S.E. COR. OF TRACT A. THE ACCEPTED BEARING BEING N 89°47'01" E. ACCORDING TO RECORD INFORMATION FOUND ON THE SWAMPY CREEK SUBDIVISION PLAT #2008-2 (R1). DISTANCES ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
2. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES, THE RECORD COURSE IS SHOWN WITHIN PARENTHESES, FOLLOWED BY THE SOURCE OF THE RECORD AND THE MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESES.
3. THE FOLLOWING PLATS AND RECORDS WERE REFERRED TO IN CONDUCTING THIS SURVEY.
(R1) - SWAMPY CREEK SUBDIVISION, PLAT No. 2008-2.
(R2) - RECORD OF SURVEY, PLAT No. 93-6RS.
4. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5,000.
5. TITLE TO ACCRETIONS HAS NOT BEEN PERFECTED THROUGH QUIET TITLE ACTION. OWNER OF TRACT A IS ASSERTING CLAIM TO THE ACCRETIONS TO TRACT A SHOWN ON THIS PLAT, HOWEVER THOSE CLAIMS DO NOT PRECLUDE THE STATE FROM OPPOSING A FUTURE QUIET TITLE ACTION, THEREFORE CLOUD OF TITLE REMAINS WITH THE AREAS OF ACCRETION SHOWN HEREON.
6. THE NATURAL MEANDERS OF THE MEAN HIGH WATER LINE FORMS THE TRUE BOUNDS OF THIS SUBDIVISION. THE APPROXIMATE LINE OF MEAN HIGH WATER, AS SHOWN IS FOR AREA COMPUTATIONS ONLY.
7. ZONING FOR THIS REGION OF FARM ISLAND IS RMU-1.

LEGEND

- 2" ALCAP MONUMENT ON 5/8" REBAR MURPH L.S. #6268 RECOVERED
- ⊕ 2.5" G.L.O BRASS CAP MONUMENT RECOVERED
- U.S.F.S. 3" ALUMINUM CAP MONUMENT RECOVERED
- 2" ALCAP MONUMENT ON 5/8" REBAR C.S.S. L.S. #10390 ESTABLISHED THIS SURVEY
- XXXX TRACT DESIGNATION PRIOR TO RESUBDIVISION
- SUBDIVISION BOUNDARY LINE
- EXTERNAL PRIVATE BOUNDARY LINE
- SECTION LINE EASEMENT BOUNDARY
- PUBLIC ACCESS EASEMENT BOUNDARY



TYPICAL 2" ALCAP MONUMENT ESTABLISHED THIS SURVEY

PRELIMINARY SUBDIVISION PLAN STIKINE KNIG SLOUGH SUBDIVISION A SUBDIVISION OF TRACT "A" AND THE APPARENT ACCRETIONS TO TRACT "A" OF THE SWAMPY CREEK SUBDIVISION

PLAT No. 2008-2
WRANGELL RECORDING DISTRICT

CLIENT: MIKE & KAY SCHWARTZ
P.O. BOX 436
PETERSBURG, AK 99833

100 0 100 200 300 400
SCALE IN FEET

SURVEYOR

CENTRAL SOUTHEAST SURVEYORS

P.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075
RPLS #10390

SURVEY COMPLETED 06/02/2021

DRAWN BY D.C.T. DRAWING No. SCHWARTZSUB21

City and Borough of Wrangell, Alaska

Agenda Item G7

Date: August 9, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of the THRHA/Etolin Replat, a replat and subdivision of Lot B of Etolin Avenue Replat (2019-2) creating Lots B-1 and B-2, zoned Single Family Residential owned and requested by Tlingit Haida Regional Housing Authority

Background:

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

Recommendation:

Staff recommends approving the preliminary plat.

DRAFT Recommended Motion:

Move to approve the Preliminary plat of THRHA/Etolin Replat.

Findings:

The applicant purchased Lot B of the Etolin Avenue Replat and is now further subdividing the lot into two lots, each approximately 9,730 square feet. Each lot will have access from Etolin Ave. The minimum lot size in Single Family Residential is 5000 square feet for a lot with utilities.

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

DATE _____
TUNGIT HADA REGIONAL HOUSING AUTHORITY
NOTARY'S ACKNOWLEDGMENT
U.S. OF AMERICA
STATE OF ALASKA
CITY AND BOROUGH OF WRANGELL

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

OWNERSHIP STATUS

1. LOT B, ETOLIN AVENUE REPLAT (TUNGIT HADA REGIONAL HOUSING AUTHORITY)

PROPOSED OWNERSHIP

1. LOT B-1, THRH4 / ETOLIN REPLAT (TUNGIT HADA REGIONAL HOUSING AUTHORITY)
2. LOT B-1, THRH4 / ETOLIN REPLAT (TUNGIT HADA REGIONAL HOUSING AUTHORITY)

PREVIOUS LOT AREAS

1. LOT B, ETOLIN AVENUE REPLAT (19,455 SQ. FT.)

NEW LOT AREAS

1. LOT B-1, THRH4 / ETOLIN REPLAT (9,720 SQ. FT.)@ 223 ACRES)
2. LOT B-2, THRH4 / ETOLIN REPLAT (9,727 SQ. FT.)@ 223 ACRES)

PREVIOUS LOT ZONING

1. LOT B, ETOLIN AVENUE REPLAT (SINGLE FAMILY RESIDENTIAL)

NEW LOT ZONING

LOT B-1, THRH4 / ETOLIN REPLAT (SINGLE FAMILY RESIDENTIAL)
LOT B-2, THRH4 / ETOLIN 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 THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - PLAT 73-7
 - BOOK 17, PAGE 453
 - PLAT 86-1 (A.S.U.S. 84-83)
 - PLAT 91-2 (RESUBDIVISION AND STREET VACATION)
 - PLAT 96-2 (STREET RECON SUBDIVISION)
 - PLAT 98-2 (RECON SUBDIVISION GREEN SUBDIVISION)
 - PLAT 2015-6 (ETOLIN AVENUE BOUNDARY SURVEY)
 - PLAT 2019-2 (ETOLIN AVENUE REPLAT)
 - DEED 2021-000017-0

BASIS OF BEARING

BEARINGS SHOWN ARE MAG. 8/31/2011 (EPOCH 2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R8-3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N56°25'1.16602" LONG: W132°20'55.74019" DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

LEGEND	
	BLOCK NUMBER
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	PRIMARY MONUMENT RECOVERED
	UNSURVEYED
	SURVEYED
	ROW CENTERLINE
	RECORD EASEMENT BOUNDARY
	MEASURED DATA
	RECORD PER PLAT 73-7
	RECORD PER PLAT 91-2
	RECORD PER PLAT 2015-6
	RECORD PER PLAT 2019-2

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AS RECORDED IN MINUTE BOOK _____ PAGE _____ DATED _____, 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

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

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

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

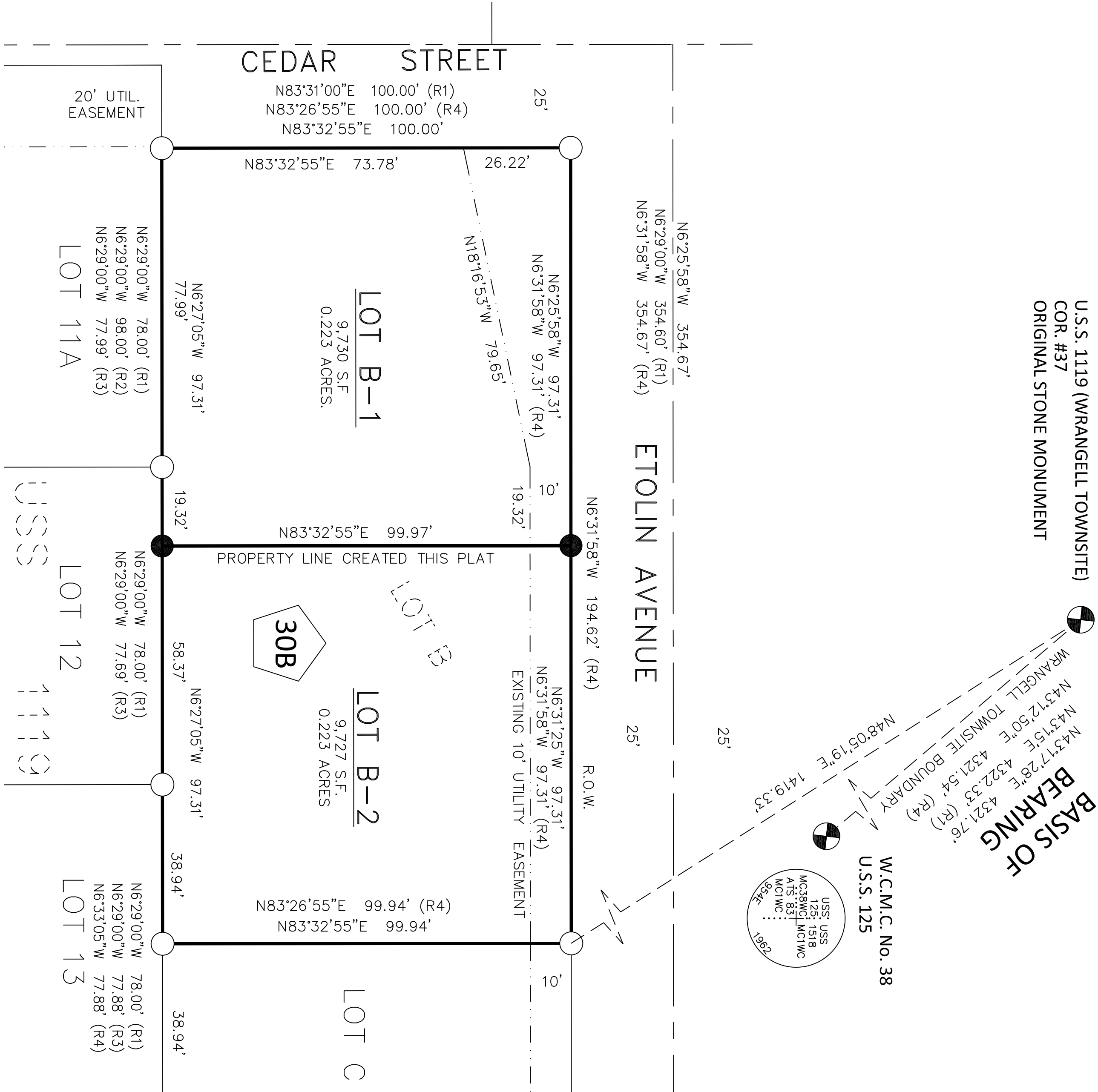
DATE _____ CHAIRMAN, PLANNING COMMISSION
SECRETARY

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

ASSESSOR CITY AND BOROUGH OF WRANGELL

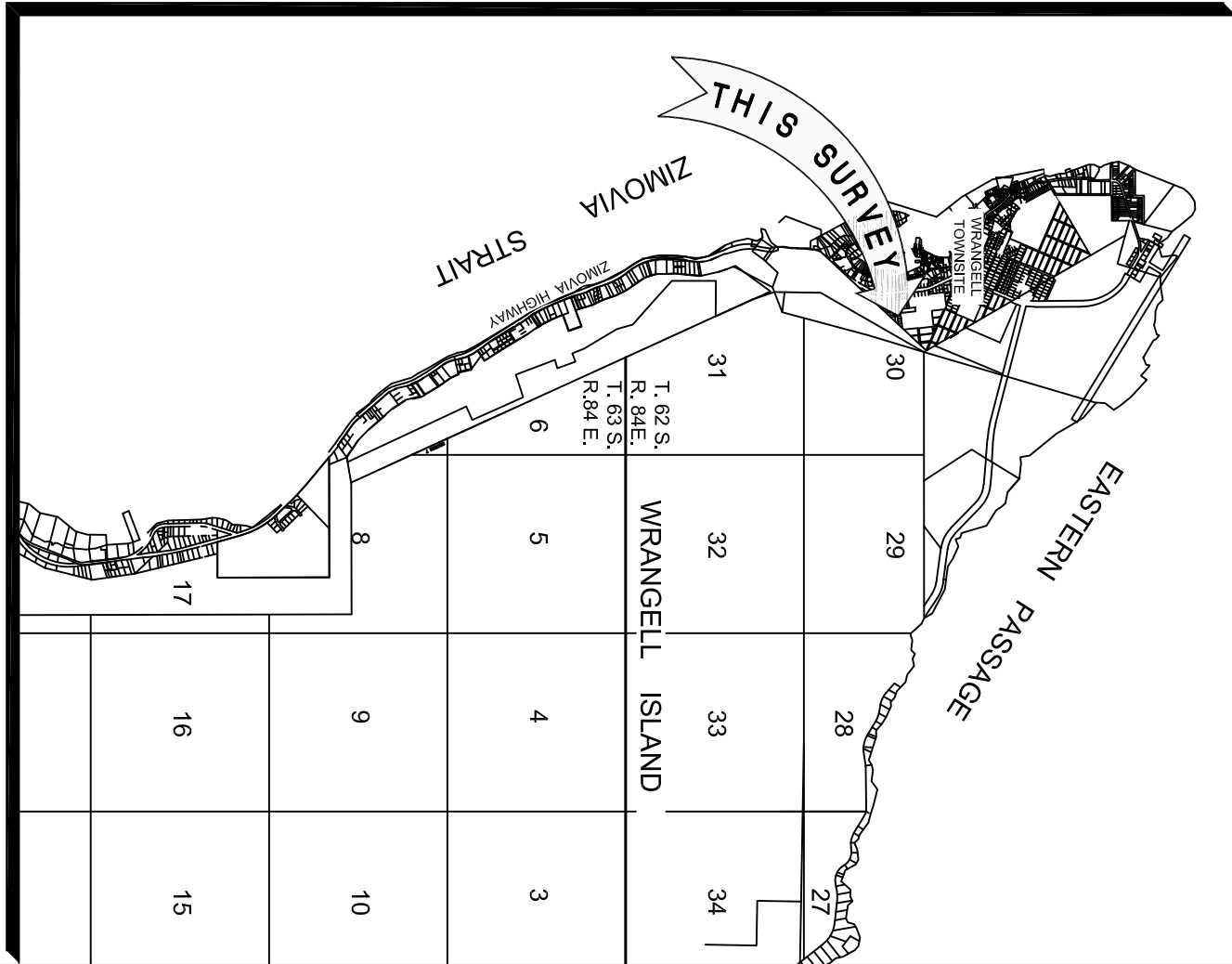


SURVEYOR'S CERTIFICATE

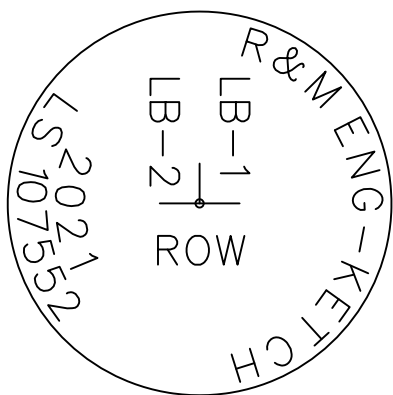
I HEREBY CERTIFY THAT I AM REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE MONUMENTS SHOWN HEREON ARE THE SAME AS SHOWN ON THE PLAT AND THAT ALL DIMENSIONS ARE CORRECT.

PRELIMINARY
STATE OF ALASKA
REGISTERED SURVEYOR
No. 14394
JULY 1994

CHRISTOPHER BURN, PLS # 107552



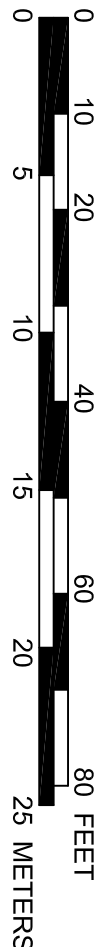
TYPICAL SECONDARY MONUMENT SET THIS SURVEY



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

SCALE 1"=20'

THIS DRAWING MAY BE REDUCED. VERIFY SCALE BEFORE USING



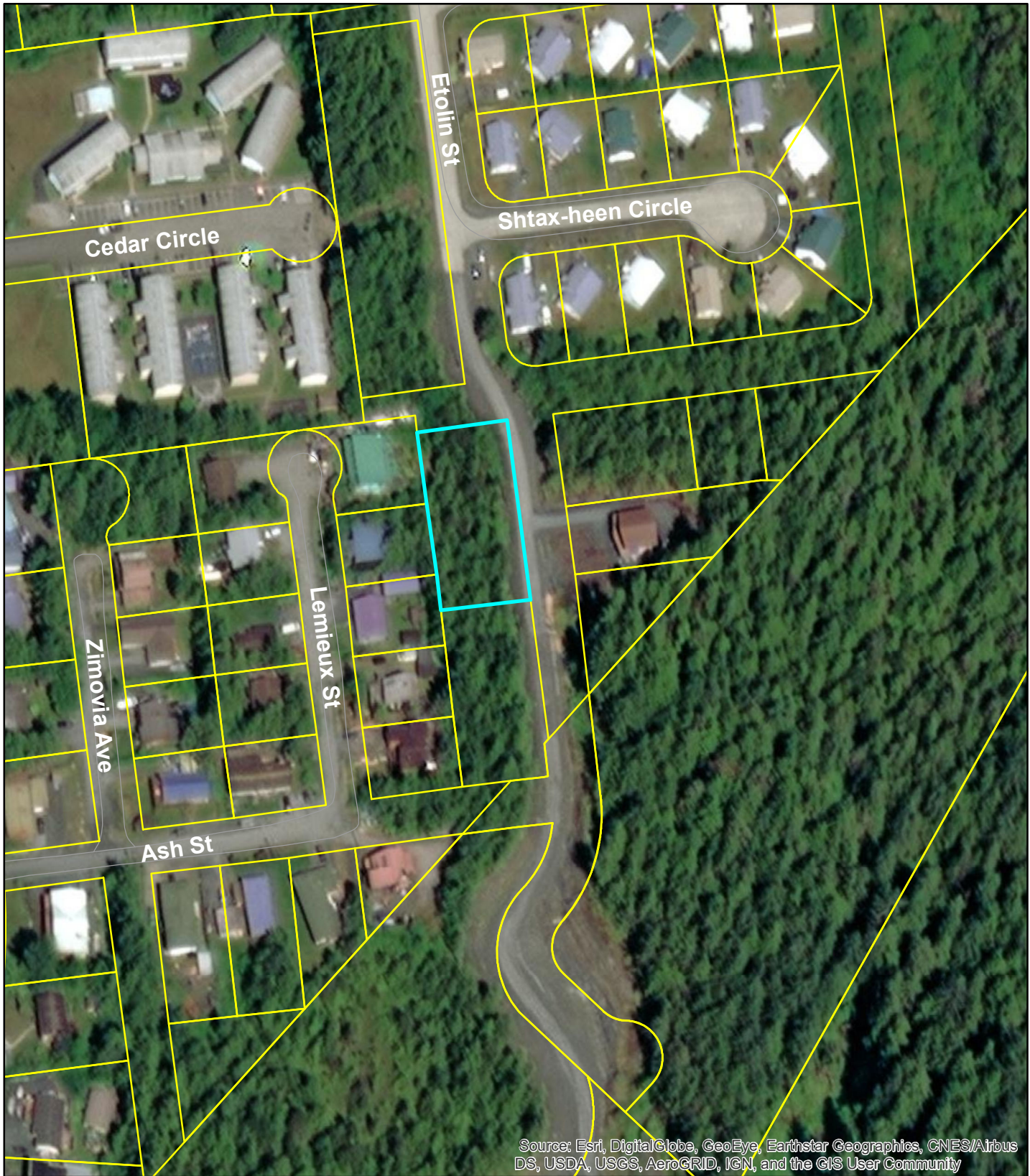
1 METER = 3.2808333 U.S. SURVEY FEET

1 U.S. ACRE = 0.4047 HECTARES

PS&M R&M ENGINEERING-KETCHIKAN, INC. 1000 W. 10TH ST., SUITE 300 KETCHIKAN, AK 99901 WRANGELL OFFICE WRANGELL, AK 99929		Phone: (907) 226-7917 Fax: (907) 226-2441 Phone: (907) 306-0820
CERTIFICATE OF AUTHORIZATION # C576		
THRH4 / ETOLIN REPLAT		
A REPLAT AND SUBDIVISION OF LOT B, OF ETOLIN AVENUE REPLAT, WITHIN BLOCK 30B, OF WRANGELL TOWNSHIP (U.S.S. 1119), ACCORDING TO PLAT 2019-2;		
CREATING		
LOCATED WITHIN WRANGELL TOWNSHIP (U.S.S. 1119) WRANGELL, ALASKA 99929 WRANGELL RECORDING DISTRICT		
SURVEYED BY: MCH	DATE: JULY 2021	DRAWN BY: MCH
SCALE: 1"=20'	CHECKED: CGP	R&M PROJECT NO: 202792.01

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 7.



1 inch = 150 feet
Scale: 8/10/2021

Public Map



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