



Thursday, March 27, 2025  
5:30 PM

Location: Borough Assembly Chambers  
City Hall

Planning and Zoning Commission  
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 Planning and Zoning regular meeting minutes from December 5th, 2024.
- b. Approval of the Planning and Zoning regular meeting minutes from February 13th, 2025.

**6. DIRECTORS REPORT**

- a. Planning and Zoning Commission Report on Entitlement Lands

**7. CORRESPONDENCE**

**8. PERSONS TO BE HEARD**

**9. NEW BUSINESS**

- a. (PH) Conditional Use Permit Application request to operate a short-term rental (Air BnB) on Lot 8, Block 6, USS 2127, according to Plat No. 29-06 (APN 01-005-418) Zoned Single Family Residential, owned and requested by Greg and Tammi Meissner.
- b. (PH) Petition to Rezone Lot A, Block 16 of the Ogden/Rathke Subdivision and a portion of Presbyterian Mission Reserve, according to Plat No. 2019-7 (APN 02-021-500), zoned Open Space Public, amending the zoning designation from Open Space Public to Single Family Residential, owned and requested Kim Covalt on behalf of the Presbyterian Church.
- c. Preliminary Plat review of a Replat of Lot B (APN 03-002-304) of the Torgramsen-Glasner Subdivision according to Plat No. 2016-2, and Lot C (APN 02-035-310) of the Health Care Subdivision, according to Plat 2010-4, creating Lot B-1 and Lot C-1, zoned Zimovia Highway Mixed Use, requested by the City and Borough of Wrangell on behalf of Wrangell Cooperative Association and Bruce Smith Jr.

[d.](#) Zimovia Highway Mixed-Use Zoning District Amendment Discussion and Recommendation.

[e.](#) Wrangell Medical Center (Old Hospital) Zoning Discussion and Recommendation.

**10. UNFINISHED BUSINESS**

**11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS**

**12. ADJOURNMENT**

**Minutes of Planning & Zoning Commission  
Held on December 05, 2024**

**1. CALL TO ORDER**

Call to order: 5:30 pm

**2. ROLL CALL**

Present: Jillian Privett, Kathy St. Clair, Terri Henson, Apryl Hutchinson

Absent: Gary Watkins

Staff: Rob Marshall, Kate Thomas

**3. AMENDMENTS TO THE AGENDA**

Add item b- election of officers

m/ Jillian Privett

s/ Kathy St. Clair

Approved Unanimous

**4. CONFLICTS OF INTEREST**

**5. APPROVAL OF MINUTES**

. Approval of the regular meeting minutes from November 14th, 2024.

m/ Apryl Hutchinson

s/ Jillian Privett

Approved Unanimous

**6. CORRESPONDENCE**

**7. PERSONS TO BE HEARD**

**8. NEW BUSINESS**

. Request from Bruce Smith Jr. to purchase Borough-owned real property identified as a portion of Lot C of the Healthcare Subdivision, according to Plat No. 2010-4, zoned Open Space Public. (Parcel No. 02-035-310)

Terri Henson- removed due to conflict of interest

m/ Apryl Hutchinson

s/ Kathy St. Clair

Move to recommend to the Borough Assembly approval of the sale of a portion of Lot C to Bruce Smith Jr. as requested with the following conditions:

1. The applicant will collaborate with Borough Staff and the Wrangell Cooperative Association to complete the survey and re-platting process; and,

- 2. The applicant will share the costs of the appraisal and subdivision process proportionally with the adjacent property owner, the Wrangell Cooperative Association; and,
- 3. The re-plat must include a minimum 50-foot buffer between the property and Wood Street right-of-way; and,
- 4. An access easement must be established through Lot B to provide legal access to Lot C; and,
- 5. The land use must be compatible with or subordinate to the provisions of the new Zimovia Highway-Mixed Use district, pending approval of Ordinances 1069 and 1070.

Kate Thomas- Administrative report

Approved Unanimous

8B. Election of Officers

M/ Jillian Privett

S/ Kathy St. Clair

Move to appoint Terri Henson as Chair, and Jillian Privett as Vice Chair

Approved Unanimous

**9. UNFINISHED BUSINESS**

**10. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS**

**11. ADJOURNMENT**

Adjourned 5:46pm

ATTEST: \_\_\_\_\_  
Rob Marshall, Secretary

\_\_\_\_\_  
Terri Henson, Chair

**Minutes of Planning & Zoning Commission  
Held on February 13, 2025**

**1. CALL TO ORDER: 5:30 PM**

**2. ROLL CALL:**

**PRESENT:** Gary Watkins, Jillian Privett, Apryl Hutchinson, Kathleen St. Clair

**ABSENT:** Terri Henson

**STAFF:** Kate Thomas, JR Meek

**3. AMENDMENTS TO THE AGENDA:**

Staff requests to remove Item E.

M / S Watkins/St. Clair

Move to remove Item E from the agenda.

**4. CONFLICTS OF INTEREST: NO**

**5. APPROVAL OF MINUTES: None**

Meeting Minutes from December and February will be provided at the March 12<sup>th</sup>, 2025 meeting for review and approval.

**6. DIRECTORS REPORT:** Staff provided a brief update on Addressing Project, highlighting that a professional service agreement is in place with DATAMARK Technologies. The project will begin with an assessment of current conditions, followed by plan development, then implementation. There will be considerable public engagement throughout the process.

**7. CORRESPONDENCE:** A letter from Carol Rushmore opposing the Villarma Land Sale and recommending a Public Auction was read into the record. Commissioner Henson provided written comments in email correspondence. See the attachment to the minutes.

**8. PERSONS TO BE HEARD:** None.

**9. NEW BUSINESS**

**9a. Final Plat review of the Rooney Replat, a replat of Lot B of McCloskey/Rooney Replat (Plat No. 2015-4) creating Lots B1 - B6, Zoned Rural Residential 1, requested and owned by Thomas and Mary Rooney**

**M/S: \_\_\_ Watkins/St Clair \_\_\_\_\_**

***Move to approve final plat for the Rooney Replat, creating Lots B1-B6 from Lot B of the McCloskey/Rooney Replat, contingent upon confirmation of the recording of the Easement Maintenance and Use Agreement and receipt of copies of the approved State driveway permits.***

Staff provided additional context for the commissioners since the preliminary plat was reviewed in 2022.

**Polled Vote. All in Favor**

**9b Request from Brian Schwartz to lease (rent) a portion of Borough-owned property identified as Lot 1A, Block 2A (APN 02-011-201) of the Wrangell Townsite, according to Plat No. 89-5, zoned Waterfront Development**

**M/S: \_\_\_\_\_ Hutchinson/Watkins \_\_\_\_\_**

**Move to recommend to the Borough Assembly approval to lease a portion of Lot 1A, Block 2A as requested by Brian Schwartz for the placement and operation of a Mobile Food Truck with the following conditions:**

- 1. Approval of a modified Land Use Agreement between the Borough and Samson Tug & Barge; and,**
- 2. Lease/land use agreement is established on a short-term basis not to exceed 12 months, with an option to renew at the Borough's discretion; and,**
- 3. Connections to water, sewer and power are at the expense of the owner; and,**
- 4. Terms of the lease include provisions addressing the following:**
  - a. A comprehensive plan for managing consumer waste, including trash receptacles, recycling options, and regular removal schedules.**
  - b. Measures to ensure pedestrian safety, including designated walkways, signage, and traffic flow management.**
  - c. Strategies to manage vehicular traffic, including designated parking areas, loading zones, and clear access to and from the site.**

Staff provided an oral report regarding Mr. Schwartz's request to operate a mobile food vendor on property leased by Samson Tug & Barge. The Borough has a use agreement with Samson for public restrooms on a portion of the leased area. Samson leadership must review and approve any changes to the existing land use agreement before the Borough Assembly can approve Mr. Schwartz's request. The property is zoned Waterfront Development. Primary concerns include parking and pedestrian traffic.

Commissioner Hutchinson inquired about the process for similar future requests. Staff noted the potential for additional mobile food vendors and proposed a short-term lease for Mr. Schwartz, allowing for a re-evaluation of conditions at the end of the season. This proposal has been discussed with the applicant. Commissioner Hutchinson also inquired about parking; staff recommended close monitoring of the area.

Mr. Schwartz clarified that he has received verbal support for his venture from neighboring property owners. He stated his 24' x 8' trailer would not impede pedestrian traffic, and that staff would direct customers to the existing public restrooms. He also noted that the trailer will be connected to a water source, facilitating maintenance of the surrounding area.

Commissioner Watkins requested an amendment to condition number 3 of Item 9B.

**M/S: Watkins/ St. Clair**

**Amendment: Move to amend the motion by striking the word "owner" from number 3 and replacing it with "applicant".**

Commissioners discussed their concerns around congestion and parking in the immediate area, especially on cruise ship days. Staff stated that the conditions would be monitored and adapted to ensure public safety. Applicant is aware of these concerns and will work cooperatively with the Borough.

**Amended motion: Poll vote. All in favor.**

**Original motion: Poll vote. All in favor.**

**9c** Request from Mason Villarma to purchase Borough-owned real property identified as Lot 4 (APN 02-031-206) and Lot 5 (APN 02-031-208), Block 49 of the Wrangell Townsite, according to Plat No. 39-31, zoned Light Industrial

**M/S:** Saint Clair/Watkins

***Move to recommend to the Borough Assembly approval of the sale of Lot 4 and Lot 5 of Block 49 as requested with the following conditions:***

- 1. Property shall be sold with the clear understanding that there are no current plans to improve or extend the roadway in this area along its road frontage; and,***
- 2. All future road and utility development considerations are shared with the applicant; and,***
- 3. Applicant shall submit a site plan to include approximate location of buildings and utility layout to ensure compatibility with public infrastructure; and,***
- 4. Any sale agreement should include a clear contingency outlying the Borough's potential future requirement (or lack thereof) for road improvements and utility installation.***

Staff reported that there are no immediate plans to develop Wrangell Avenue Right of Way or extend municipal utilities to the lot. Utilities would need to be accessed via Pine and Etolin Streets. Staff emphasized the need to consider the impact of ongoing private development in the area on future Borough development. The lots are zoned Light Industrial, surrounded by residential areas. Staff suggested a cautious approach to the sale due to potential implications for municipal utilities and the right of way.

Extensive discussion ensued regarding the lot layout and multiple access points. Commissioners inquired about access from another right of way; however, the lots lack legal access and would require an access easement across adjacent, privately owned lots to the north.

Applicant Mason Villarma suggested the Borough consider vacating the Wrangell Avenue right of way altogether. He stated his intention to build a shop on each parcel for light industrial and personal use. Mr. Villarma disagreed with comments provided in correspondence from Rushmore and Henson. He argued that the Borough has historically been slow to plan, develop, and surplus land for private development, citing 5th and 6th Avenue as examples. He requested equal treatment to past applications and circumstances, specifically mentioning Tlingit and Haida and Frank Warfel property sales and utility agreements. Mr. Villarma further suggested that if the Commission or Assembly no longer wished to consider individual applications for Borough property, the relevant provision in the municipal code should be removed.

Discussion continued regarding the value of the land sale versus potential drawbacks. Staff clarified that while well-planned and developed property typically goes to public auction, Title 16 of the municipal code allows for individual land sales initiated by the public. Each application must be reviewed against the comprehensive plan and the interests of the Borough and public. Commissioner Watkins shared his experience purchasing land in the area, noting that municipal

water and sewer were not immediately available and that the purchaser was responsible for extending utilities to the property line.

Commissioner Privett raised the topic of public auction. Staff reiterated that while public auctions are a productive and equitable option, individual public requests to purchase property are allowed. Staff noted that the Borough Clerk includes information about these provisions in her regular reports to the Assembly, and the Assembly emphasizes this opportunity during meetings. Commissioner Privett expressed concern about requiring a public auction as a result of a member of the public initiating the process and following established procedures.

Commissioner Watkins asked about requirements for construction or development within a specific timeframe. Staff confirmed that there are no covenants or conditions of sale mandating development. Staff noted that while the code allows the Borough to require construction timeframes as a condition of sale, this has not been commonly applied to public auctions or individual land sales. Staff suggested this approach might be more appropriate for larger commercial or industrial developments rather than residential.

**M/S: Watkins/ Hutchinson**

**Move to amend the motion to include a condition that states that all utilities installation expenses are paid for by the applicant/purchaser.**

**Amended Motion: Polled Vote. All in Favor.**

**Original Motion: Polled Vote. All in Favor.**

**9d (PH) Conditional Use Permit Application request to operate a cottage industry business for a micro-bakery and pickup location on Lot G-2A (APN 03-003-429) of the Ryan Miller Subdivision, zoned Rural Residential according to Plat No. 03-11, owned by Jennifer Miller, requested by Calleigh Miller.**

***Public Hearing Opened***

***No public comment.***

***Public Hearing Closed***

***M/S: \_\_\_ Watkins/Hutchinson\_\_\_\_\_ to approve the Conditional Use Permit application submitted by Calleigh Miller for a micro bakery pickup location at 2.25 Zimovia Highway (APN 03-003-429) subject to the findings of fact and following conditions:***

- 1. Two off-street parking places must be provided; and,***
- 2. The business operation shall be limited to the sale and pickup of pre-ordered baked goods. On-site baking or food preparation is prohibited from within the structure.***
- 3. The pickup location shall utilize a non-permanent structure in the driveway, easily removable if necessary.***
- 4. Customer pickups shall be scheduled and managed to minimize any potential traffic or parking impacts along the highway.***
- 5. The hours of operation for customer pickups shall be limited to 8:00AM- 10:00PM.***
- 6. The applicant shall comply with all applicable health and safety regulations related to food sales.***



Staff provided an oral report, noting that Butch Schmidt (neighbor) visited the planning office to express his support for Mr. Miller's application.

Commissioner Watkins inquired whether the permit was for constructing and placing the shed or for operating the business. Staff clarified that the conditional use permit is not required for the shed itself but is required to operate the business from the home within this district.

### **Polled Vote. All in Favor**

~~9e — (pulled from the Agenda) Request from William Tonsgard of Tideline Construction, LLC, to purchase Borough-owned real property and tidelands identified as; APN 03-011-15, Lot 7, of the USS 3534 Subdivision according to Plat No. 29-20; and, APN 03-011-100, Survey USS 3000; and, a portion of APN 03-011-150, Lot 6, of the USS 3534 Subdivision according to Plat No. 29-20; and, a portion of APN 03-010-216, Lot 10, of the USS 3534 Subdivision, according to Plat No. 29-20; and, a portion of APN 03-011-200, of the ATS 1249 Subdivision, according to Plat No. 83-13~~

### **9f Discussion of Prospective Zoning of Borough Entitlement Lands**

Staff provided an oral report summarizing the Borough Manager and Assembly memo and further detailing the partnership between the Borough and the Mental Health Trust Land Office, referencing the recently approved Memorandum of Understanding. This partnership aims to expedite the transfer of ownership and complete authority from the state to the Borough for all Borough-approved Entitlement Lands. The Borough's strategy involves partnering with the state to make economic use of these lands, recognizing the Mental Health Trust's expertise in timber economics and land valuation for timber harvesting. Staff noted that the Borough lacks the expertise to fully assess the timber value of each area and therefore seeks to continue this partnership with the Mental Health Trust, who own land within the Borough and intend to harvest timber and subdivide parcels for residential development.

Commissioner Hutchinson inquired whether the Commission's past work would be considered in the rezoning decision. Staff affirmed that it would be considered and valued, noting that the recommended uses identified in the packet include areas designated for prospective timber activity.

Commissioner Privett asked if the Tribe had been consulted. Staff stated that initial discussions have occurred between the Borough and the State, but formal notice has not yet been provided to other parties. Staff clarified that the initiative has been shared at the Assembly level and publicized in the newspaper, providing public awareness, but direct notices have not yet been sent. Staff stated that public notices will be mailed to neighboring communities once a zoning ordinance is presented to the Commission and Borough Assembly. Commissioner Privett requested that the Borough share information about rezoning entitlement lands with the Tribe.

Commissioner Privett initiated a discussion, suggesting that all areas initially be designated "Timber Management," and then refined after a better understanding of the cost to cruise the area and proceed with harvesting, if appropriate.

Staff and Commissioners reviewed each area, discussing terrain, accessibility, previously identified uses, and perceived timber value. Staff emphasized the Borough's lack of timber expertise and the need for a survey to accurately ascertain timber value. Staff recommended the Commission focus on areas they are comfortable zoning, such as "Timber Management" and allow experts to assess the overall value, suggesting a strategic selection and process to ensure a

return on investment. Staff advised identifying areas designated for "Timber Management" and excluding areas intended for other uses.

Commissioners Watkins and Privett discussed Mill Creek, suggesting its potential suitability for a recreation site. Staff noted that previously identified uses suggest habitat concerns and cultural sites in the immediate area. Staff added that the Comprehensive Plan recommends logging activity be conducted outside the immediate viewshed of the town.

Commissioners inquired about the next steps. Staff explained that she would draft a summary of the Commission's intent to recommend specific areas for "Timber Management." The report will include a review of the Commission's past efforts, a summary of current discussions, an overview of each area's prospective use, and whether the Commission recommends "Timber Management" as the initial zone, and if a subsequent zone is recommended following timber harvesting, or if the area should remain designated "Timber Management" for continued harvesting. Following the February 25th Assembly work session and the March 3rd- 5th interagency meeting, a draft ordinance will be returned to the Commission for review and approval before proceeding to the Assembly. Ample public notice, including direct mailings to residents in remote areas near the prospective new zoning district, will be provided throughout the zoning process.

Commissioner Hutchinson suggested offering fewer areas for timber management initially to assess the overall success and outcome before rezoning all areas for "Timber Management." Staff explained that valuing the land concurrently is likely in the Borough's best interest due to the high cost of mobilization and surveys.

Commissioner Watkins used Thoms Place as an example where the Commission would recommend selective logging, considering the previously identified cultural value and critical habitat areas.

Staff reviewed the list of recommendations based on the discussion to ensure clarity for the report:

- The Commission recommends the following areas to be considered for "Timber Management": Wrangell Island West, Wrangell East, Earl West Cove, Sunny Bay, and Zarembo Island.
- The Commission recommends a cautious approach to Thoms Place due to its proximity to the neighboring community, critical habitat areas, and cultural sites. The Commission requests that selective logging be considered in this area.
- The Commission recommends preserving Olive Cove, Crittenden Creek, and Mill Creek due to residential proximity, cultural sites, viewshed, and recreation use.

**10. UNFINISHED BUSINESS:** None.

**11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS:**

Next Meeting will be held on March 12<sup>th</sup>, 2025 – Gary Watkins will be absent, Privett will be flying in on that morning, Henson may potentially Zoom during the meeting, Hutchinson and St. Clair will be present. If a quorum cannot be met at the March 12th meeting, March 27th has been identified as an alternative option.

**12. ADJOURNMENT: 7:33 PM**

ATTEST: \_\_\_\_\_  
J.R. Meek, Secretary

\_\_\_\_\_  
Jillian Privett, Vice Chair

**PLANNING DEPARTMENT**

PO BOX 531 WRANGELL, AK, 99929 | +1 (907) 874-2381  
205 BRUEGER STREET, WRANGELL, AK, 99929



Date: February 27<sup>th</sup>, 2025

To: Honorable Mayor and Borough Assembly  
Mason Villarma, Borough Manager  
Kim Lane, Borough Clerk

From: Kate Thomas, Economic Development Director  
Planning and Zoning Commission

Subject: Prospective Zoning Designations for Borough Entitlement Lands.

**Introduction:** This report summarizes the Planning and Zoning Commission's recommendations regarding the management of Borough entitlement lands, specifically focusing on potential timber harvesting and zoning considerations. These recommendations are informed by the Commission's past work, recent discussions, and information gathered from the Borough Entitlement Lands webpage and the Mental Health Trust Land Office partnership.

### **Key Recommendations from the Commission:**

**Partnership and Expertise:** The Commission acknowledges the importance of the partnership with the Mental Health Trust Land Office. Their expertise in timber economics and land valuation is crucial for the Borough to make informed decisions about timber harvesting and land use.

**Initial Timber Management Designation:** The Commission recommends the following areas be initially designated as "Timber Management": Wrangell Island West, Wrangell East, Earl West Cove, Sunny Bay, and Zarembo Island. This designation will allow for a comprehensive assessment of timber value and potential harvesting opportunities.

**Cautious Approach to Thoms Place:** Due to its proximity to a neighboring community, critical habitat areas, and cultural sites, the Commission recommends a cautious approach to Thoms Place. Selective logging should be considered in this area.

**Preservation of Sensitive Areas:** The Commission recommends preserving Olive Cove, Crittenden Creek, and Mill Creek due to their proximity to residential areas, cultural sites, viewshed considerations, and recreational use.

**Phased Approach:** The Commission suggests a phased approach to timber management, starting with a smaller number of areas to assess the overall success and outcomes before rezoning all areas for "Timber Management."

**Survey and Valuation:** The Commission emphasizes the need for a survey to accurately ascertain timber value in each area. Concurrent land valuation is recommended due to the high cost of mobilization and surveys.

**Public Engagement:** The Commission recognizes the importance of public engagement throughout the zoning process. Ample public notice, including direct mailings to residents in remote areas, will be provided. The Commission also recommends sharing information about rezoning entitlement lands with the Tribe.

**Next Steps:** Following the February 25th Assembly work session and the March 3rd- 5th interagency meeting, a draft ordinance will be presented to the Commission for review and approval before proceeding to the Assembly.

**Conclusion:** The Commission believes that these recommendations will help the Borough make informed decisions about the management of its entitlement lands, balancing economic opportunities with environmental and cultural considerations. We urge the Borough Assembly to carefully consider these recommendations and support the Commission's efforts to ensure responsible and sustainable land use.

*The following tables provide details on each Entitlement Land Area and support information on the data provided and processes for survey instructions and final conveyance by a state-issued land patent.*

**Summary**

Municipality	Certified Entitlement	Patented	Approved	Conditional Approval	Selected	Estimated Entitlement Remaining
Wrangell	9,006	2,410	6,968	0	0	0

**Detail**

Area Name	Total Acreage	Patent	Survey Determination
Thoms Place	1306.69	No	Yes
Olive Cove	463.82	Yes	Yes
Wrangell Island West	696.32	No	Yes
Wrangell Island East	874.91	Yes	Yes
Earl West Cove	895.29	No	Yes
Crittenden Creek	405.79	No	Yes
Mill Creek	148.57	No	Yes
Sunny Bay	2507.62	No	Yes
Zarembo	1631.9	Yes	Yes

Discrepancies between the Decision and Surveys acreage is due to rounding and/or amended methods of determination. Acreage for unsurveyed parcels will be determined at the time of survey.

**Survey Status of Lands Not Patented  
(Survey Determinations Completed March 2022)**

Area Name	ACREAGE <sup>1</sup>		
	TOTAL	SURVEYED	UNSURVEYED
Thoms Place	1306.70	121.98	1184.72
Wrangell Island West <sup>2</sup>	656	0	656
Earl West Cove	893.33	0	893.33
Crittenden Creek	388.29	0	388.29
Mill Creek	148.57	0	148.57
Sunny Bay	2507.62	2507.62	0

A portion of Wrangell Island West was considered surveyed in the 2021 Survey Determination but is now considered *unsurveyed* due to identification of lands to be retained by the State in the Preliminary Decision, a new Survey Determination was issued August 8, 2024.

Surveyed lands may be requested for Patent, refer to Land Conveyance Section for process. Unsurveyed lands require a Request for Survey Instructions along with the fee (\$2,000) be provided to the DNR Survey Section, Statewide Platting. Survey Instructions will be issued to the City and Borough of Wrangell, which is required to obtain a Professional Land Surveyor licensed in the State of Alaska to perform the survey.



# ENTITLEMENT LANDS & TIMBER INITIATIVE PRESENTATION

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FEBRUARY 25, 2025

# OVERVIEW

Entitlement lands in Alaska are federal lands that were transferred to the state for various purposes, including community use, schools, and universities. The process for transferring these lands includes selection, adjudication, and surveying.

The 1959 Alaska Statehood Act granted Alaska approximately 105 million acres of federal land for economic self-sufficiency, with the state selecting lands over an extended period. While roughly 98.7 million acres have been conveyed, either surveyed and patented or tentatively approved, about 5.2 million acres remain.

The City and Borough of Wrangell was created May 20, 2008. As part of Borough formation, the new Borough was permitted to select 9,006 acres of vacant and unappropriated State Land of certain land use designations as identified in the Central Southern Southeast Area Plan, November 2000.







# PROCESS

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## STATE OF ALASKA TO MUNICIPALITIES

Municipal Entitlement conveyances, managed by the Land Conveyance Section, transfer vacant, unappropriated, and unreserved general grant land to Alaskan municipalities under state law.

- Borough Formation
- Selection
- Preliminary Decision
- Final Decision
- Survey Determination
- Survey Instructions
- Survey
- Conveyance
- Record





CITY & BOROUGH OF  
**Wrangell**

# Timeline of Entitlements

**2009**

The Borough began reviewing eligible lands.

**2011**

The Borough made its first request for land to the Department of Natural Resources.

**2013**

The Borough was granted 7,638 acres of land.

**2015**

The Borough was granted an additional 1,368 acres of land.



# WRANGELL ENTITLEMENTS

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## SUMMARY OF CURRENT CONDITIONS

Certified Entitlement	—————>	9,006 Acres
Patented	—————>	2,410 Acres
Approved	—————>	6,968 Acres

There are no remaining entitlements that fall under the categories below.

- Conditional Approval
- Selected
- Remaining





# CURRENT CONDITIONS

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## PATENTS & SURVEY DETERMINATION

The City and Borough of Wrangell holds patents for three entitlement areas; Olive Cove, Wrangell Island East, Zarembo Island.

In the context of the State of Alaska, a "survey determination" relates to the process of establishing and documenting land boundaries and features.

Sunny Bay has been surveyed. Thoms Place is partially surveyed. All other entitlement areas have been determined to be unsurveyed.





# WHAT DOES THIS MEAN?

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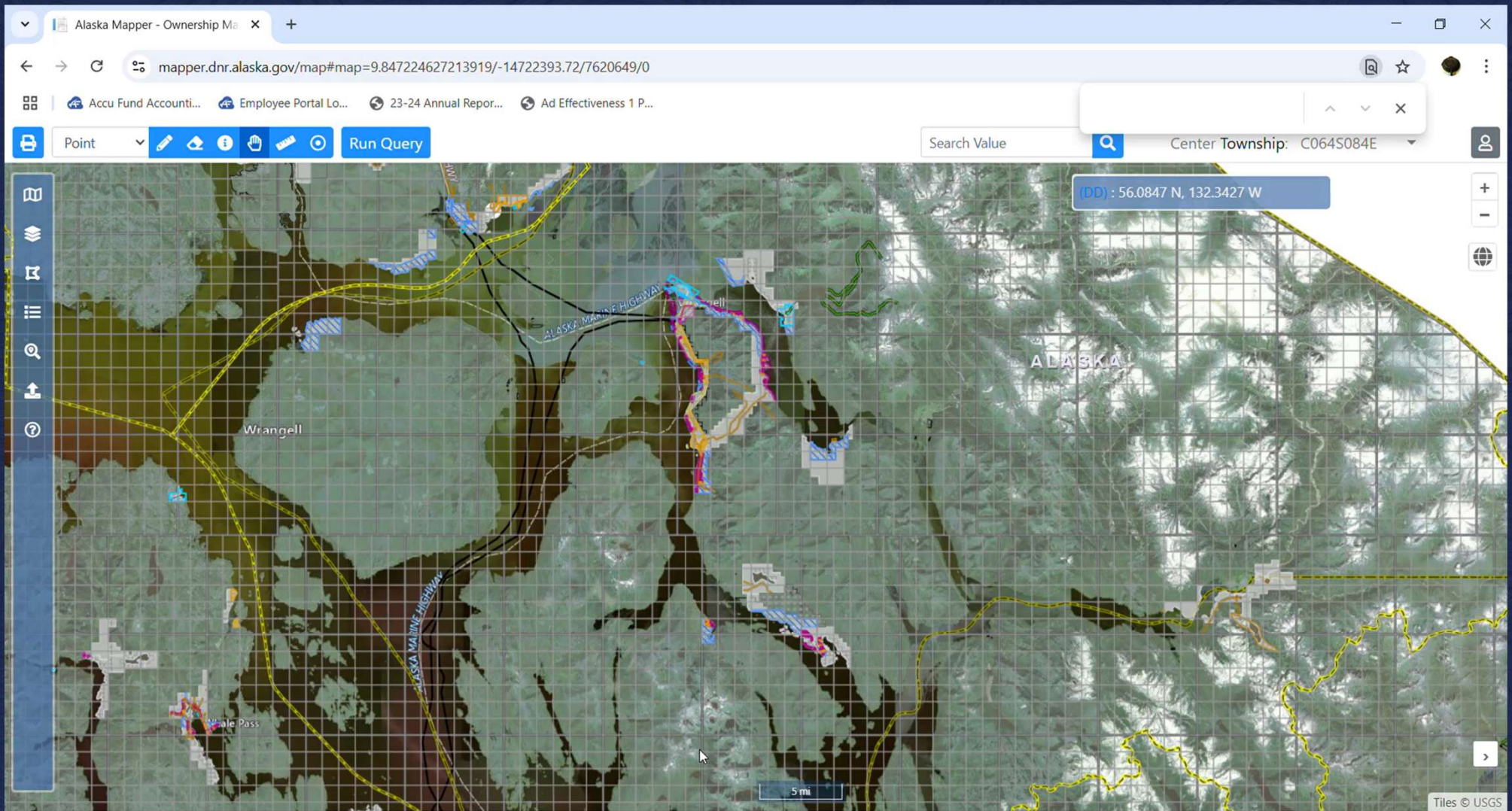
## PATENTS & SURVEY DETERMINATION

Surveyed lands may be requested for Patent, refer to Land Conveyance Section for process.

Unsurveyed lands require a Request for Survey Instructions along with the fee (\$2,000) be provided to the DNR Survey Section, Statewide Platting.

Survey Instructions will be issued to the City and Borough of Wrangell, which is required to obtain a Professional Land Surveyor licensed in the State of Alaska to perform the survey.





# WRANGELL WEST

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656 Acres  
No Patent  
Unsurveyed



This area prioritizes residential development, mirroring adjacent RR1 zoning, with commercial recreation potential like cabins and lodges.

Uses and development should consider safety, addressing landslide concerns and leveraging existing logging roads and USFS collaboration for access and potential timber harvest, while also considering limited industrial expansion near the Allen sawmill.

# WRANGELL EAST

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874.91 Acres

Patented

Partially Surveyed



This area prioritizes residential development with large lots and commercial recreation, but requires significant road improvements.

Uses and development plans should include careful analysis of steep slopes and timber resources to ensure sustainable development while maintaining spaciousness between housing areas.



# EARL WEST COVE

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895.29 Acres

No Patent

Unsurveyed



This area balances habitat protection along fish streams with residential development along the shoreline and expanded recreational opportunities, potentially including USFS camping.

Uses and development may include selective timber harvesting in coordination with future State land sales and clarify DOT road easements to ensure access.

# SUNNY BAY

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2507.62 Acres  
No Patent  
Surveyed



This area offers prime residential view and shoreline lots, with potential timber harvesting to offset development costs.

Development should prioritize community access through a dock, boat launch, and roads, while also accommodating potential mineral resource development on adjacent claims.

# ZAREMBO ISLAND

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1631.90 Acres

Patented

Partially Surveyed



This area is slated for mixed-use development, prioritizing residential view and shoreline lots, with potential timber harvesting to fund infrastructure like a community dock and boat launch.

Uses and development may include farming, pasture, and varied residential lot sizes, while also considering mineral resource development and addressing access limitations due to a shallow bay.

# THOMS PLACE

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1306.70 Acres  
No Patent  
Partially Surveyed



This area prioritizes a balanced development of residential, recreational, and selective logging activities, prioritizing habitat and cultural preservation, and leveraging existing USFS road access with shared easements.

# OLIVE COVE

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463.82 Acres

Patented

Partially Surveyed



This area prioritizes habitat protection along the stream while allowing for low-density residential development with larger lot sizes and potential lodge accommodations.

Uses and development should align with existing RMU-O zoning regulations, balancing conservation with limited, compatible development.

# CRITTENDEN CREEK

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405.79 Acres

No Patent

Unsurveyed



This area prioritizes uses designated for shoreline residential cabins and recreation, emphasizing habitat and cultural site preservation.

Consider prioritizing residential development and future road easements, with limited commercial potential and a focus on maintaining timber harvesting options in conjunction with federal and state sales.

# MILL CREEK

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148.57 Acres  
No Patent  
Unsurveyed



This area is dedicated to recreation and habitat preservation, with potential for cabin rentals similar to USFS models.

While commercial lodges are not planned, minimal commercial recreation supporting personal use will be considered, prioritizing the protection of cultural sites and fish habitat.



# TIMBER INITIATIVE OVERVIEW

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## INTERAGENCY AND LOCAL COLLABORTION

- Research of Timber Economics
- Established Partnerships
- Review of Land Use Discussion with PZ
- Upcoming Interagency Meeting
- Process Development
- Cruise Priority Entitlement Lands
- Evaluate Conditions
- Plan, Schedule and Execute







## NEXT STEPS

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### HOW DO WE MOVE FORWARD FROM HERE?

- Request Survey Instructions from DNR
- Request Patent for Surveyed Areas (Sunny Bay)
- Facilitated Interagency Timber Meeting
- Undergo the Public Process to Establish Zoning
- Timber Management Areas
  - Process Development
  - Cruise Priority Entitlement Lands
  - Evaluate Conditions
  - Plan, Schedule and Execute





**PLANNING AND ZONING COMMISSION**  
**Regular Meeting March 27, 2025**  
**Staff Report**

**Agenda Item:** New Business, Item 8B

**From:** Kate Thomas, Economic Development Director

**Subject:** (PH) Conditional Use Permit Application request to operate a short-term rental (Air BnB) on Lot 8, Block 6, USS 2127, according to Plat No. 29-06 (APN 01-005-418) Zoned Single Family Residential, owned and requested by Greg and Tammi Meissner.

**Introduction**

This staff report reviews a Conditional Use Permit (CUP) application submitted by Greg and Tammi Meissner to operate a short-term rental (Airbnb) on Lot 8, Block 6, USS 2127, Plat No. 29-06 (APN 01-005-418). The subject property is located within the Single Family Residential zoning district.

**Review Criteria**

- Chapter 20.08: Definitions
- Chapter 20.16: SF District Single Family Residential
- Chapter 20.52: Standards
- Chapter 20.68: Conditional Use Permits

**Attachments**

- 1.) Application, 2.) Aerial Map

**Background and Findings of Fact**

The subject property, Lot 8, Block 6, USS 2127, Plat No. 29-06 (APN 01-005-418), is located on Fourth Avenue and encompasses 8,681 square feet. The property is zoned Single Family Residential. The property features an apartment located above the garage, which functions as an Accessory Dwelling Unit (ADU). According to the Borough's zoning ordinance, an "Accessory dwelling unit" or "ADU" means a detached second dwelling unit that is located on the same parcel as the primary single-family dwelling unit. ADUs must provide a complete, independent residential living space and shall include permanent provisions for living, including sleeping, eating, cooking, and sanitation. The ADU on the subject property was constructed on a parcel with an existing single-family home. The applicant, Greg and Tammi Meissner, have requested a Conditional Use Permit (CUP) to operate a short-term rental (Airbnb) within the existing ADU.

## Conditional Use Permit Criteria Analysis

In considering the potential conditional use permit for the church's continued operation within the Single-Family Residential district, the following criteria are addressed:

1. *When the appearance, traffic generated, noise, or other characteristics of the use would have an adverse affect upon neighboring properties, additional yards, site area, uncleared buffer strips, fences, hedges or other safeguards shall be provided by the conditional use in a manner which is sufficient to prevent any such adverse effect.*

The proposed short-term rental use within the existing Accessory Dwelling Unit (ADU) is not anticipated to generate significant adverse effects on neighboring properties. The ADU is already established, and the proposed use is expected to generate similar levels of traffic and noise as a typical residential occupancy. While there may be a slight increase in short-term traffic, it is not anticipated to be significantly different from normal residential traffic. The applicant will be required to adhere to all noise ordinances.

2. *Provisions for sewage disposal and water service shall be acceptable to all applicable health regulations.*

The subject property is connected to existing municipal sewage disposal and water services. The ADU is already equipped with necessary plumbing and sanitation facilities. There is no indication of any existing or anticipated issues with these services.

3. *Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.*

The existing driveway and access points to the ADU will be utilized for the short-term rental. The property provides adequate off-street parking for the ADU, as it was designed to be a separate residential dwelling. The anticipated increase in traffic associated with the short-term rental is not expected to create traffic hazards or congestion on Fourth Avenue. The location and access points of the ADU do not present any foreseeable traffic concerns.

4. *In addition to the conditions of subsections (A) through (C) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and the size and character of the site shall facilitate maximum benefit and service to the public.*

While the proposed short-term rental is not a school, governmental, or civic building, it can provide a benefit to the public by offering additional lodging options for visitors to the community. This can support local tourism and contribute to the local economy. The use of the ADU as a short term rental makes use of existing infrastructure, and provides a service to the community.

## Staff Recommendation

Staff recommend that the Planning and Zoning Commission approve the Conditional Use Permit application submitted by Greg and Tammi Meissner for a short term rental (AirBnb) with conditions.

**Recommended Motion**

Move to approve the findings of fact and the Conditional Use Permit application submitted by Greg and Tammi Meissner for a short-term rental (AirBnb) with the following conditions;

1. Provide Guest Guidance or a similar document on noise and behavior, to encourage respect for the area and neighbors; and
2. Two off-street parking places must be provided.



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

**RECEIPT # 56077**  
**2/06/2025**

Item a.

**Received** GREGORY W MEISSNER  
**From** PO BOX 1523  
 WRANGELL, AK 99929

<u>Lookup</u>	<u>Name</u>	<u>Payment Type</u>	<u>Check #</u>	<u>Amount Received</u>
1478	Meissner, Gregory W	Check	0008944	100.00

**Description:**

Conditional Use App Parcel 01-005-418

Planning & Zoning Permit Revenue 100.00

# CITY & BOROUGH OF WRANGELL

## PLANNING DEPARTMENT

PO BOX 531 WRANGELL, AK, 99929 | +1 (907) 874-2381  
205 BRUEGER STREET WRANGELL, AK, 99929



### CONDITIONAL USE APPLICATION

WMC 20.68.010 - 20.68.100

APPLICATION FEE: \$100.00 / AFTER THE FACT: \$300.00  
NON-REFUNDABLE - MUST BE PAID AT TIME OF FILING

OFFICIAL USE ONLY	RECEIVED BY	DATE RECEIVED	PAYMENT	CHECK <input checked="" type="checkbox"/>
	<input type="text" value="Erin"/>	<input type="text" value="2-6-25"/>	CREDIT CARD <input type="checkbox"/>	CASH <input type="checkbox"/>

There are some uses which, because of their potential impact on neighboring properties or because of their public service nature, should receive commission review in each case. In this manner, detailed consideration can be given to factors affecting the suitability of the proposed location. These conditional uses are specified within Chapters 20.16 through 20.51 of the Wrangell Municipal Code.

The conditions of approval are as follows: A. When the appearance, traffic generated, noise, or other characteristics of the use would have an adverse affect upon neighboring properties, additional yards, site area, uncleared buffer strips, fences, hedges or other safeguards shall be provided by the conditional use in a manner which is sufficient to prevent any such adverse effect. B. Provisions for sewage disposal and water service shall be acceptable to all applicable health regulations. C. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets. D. In addition to the conditions of subsections (A) through (C) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and the size and character of the site shall facilitate maximum benefit and service to the public.

#### SECTION I.

APPLICANT'S FULL NAME	EMAIL ADDRESS	PHONE NUMBER
<input type="text" value="GREG AND TAMMI MEISSNER"/>	<input type="text" value="meissnergreg66@gmail.com"/>	<input type="text" value="907 305 0848"/>

APPLICANT'S MAILING ADDRESS

APPLICANT'S PHYSICAL ADDRESS

LEGAL OWNER'S FULL NAME (IF DIFFERENT THAN APPLICANT)	PHONE NUMBER
<input type="text" value="GREGORY WESLEY AND TAMMI YVONNE MEISSNER"/>	<input type="text" value="907 305 0848"/>

LEGAL OWNER'S MAILING ADDRESS

#### SECTION II.

LEGAL DESCRIPTION	PARCEL ID NUMBER
LOT: <input type="text" value="8"/> BLOCK: <input type="text" value="6"/> SUBDIVISION: <input type="text"/>	<input type="text" value="01-005-418"/>

CITY & BOROUGH OF WRANGELL  
CONDITIONAL USE APPLICATION  
CONTINUED FROM PAGE 1

SECTION III.

CURRENT ZONING OF PROPERTY

SFR

SECTION IV.

DESCRIBE THE REQUESTED USE FOR THE PROPERTY (I.E. SHORT TERM RENTAL, RADIO AND CELL TOWERS)

WE ARE REQUESTING TO OPERATE A RENTAL ABOVE OUR DETACHED GARAGE. IT WILL BE A 1 BEDROOM APARTMENT. WE PLAN TO OPERATE AN AIR BNB DURING THE SUMMER PEAK MONTHS FOLLOWED BY PROBABLY A 6 MONTH WINTER RENTAL IF THE AIR BNB PROVED TO BE BUSY ENOUGH WE WOULD TURN IT OVER

ROUND

SECTION V.

CONSTRUCTION SCHEDULE

BEGINNING DATE: APRIL 2024 END DATE: APRIL 2025

SECTION VI. ACKNOWLEDGEMENTS

When necessary to determine compliance with existing conditions, the planning administrator shall request a specific and detailed plan. 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 planning administrator.

I understand that incomplete applications will not be accepted and that all fees must be paid prior to review of this application. 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.

SIGNATURE OF APPLICANT

[Signature]

DATE

2/6/25

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT)

[Signature]

DATE

2/6/25

CHARLES POOL & ASS  
CONSULTING ENGINEERS & SURVEYORS  
BOX 2609, KETCHIKAN, ALASKA 99901

NO	DATE	BY	REVISIONS



A.T.S. 651

EASTERN PASSAGE

U.S. SURVEY NO. 2096  
LOT 1  
27.23 ACRES

LABOURCHERE COVE

AIRPORT  
RUNWAY

ZIMOVIA STRAIT

U.S. SURVEY NO. 2096  
LOT 2  
19.71 ACRES

AMD U.S. SURVEY NO. 9  
43.44 ACRES

TAXIWAY

WRANGELL AIRPORT APRON  
AIRPORT SPUR HIGHWAY

AMD U.S. SURVEY NO. 9

SCALE: 1" = 100'

LEGEND

- U.S. SURVEY BOUNDARY
- R.O.W. LINE
- R.O.W. CENTER LINE
- LOT BOUNDARY
- BEGIN CURVE

USS 3753

U.S. SURVEY NO. 3753

U.S. SURVEY NO. 1948

U.S. SURVEY NO. 2127

HIGHFIELD STREET EAST 838.72

ALLEY EAST 740.45

BAYVIEW STREET EAST 693.09

STIKINE HIGHWAY EAST 84.46

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BLOCK 7

BLOCK 8

BLOCK 9

BLOCK 10

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1 inch = 67.612426 feet  
Date: 3/13/2025  
41

Public Map



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



**PLANNING AND ZONING COMMISSION**  
**Regular Meeting March 27, 2025**  
**Staff Report**

**Agenda Item:** New Business, Item 8B

**From:** Kate Thomas, Economic Development Director

**Subject:** (PH) Petition to Rezone Lot A, Block 16 of the Ogden/Rathke Subdivision and a portion of Presbyterian Mission Reserve, according to Plat No. 2019-7 (APN 02-021-500), zoned Open Space Public, amending the zoning designation from Open Space Public to Single Family Residential, requested by Kim Covalt on behalf of the Presbyterian Church.

**Introduction**

This staff report addresses a petition submitted by the Presbyterian Church to rezone a property currently designated Open Space Public to Single Family Residential. The purpose of this rezoning request is to allow the church to utilize the existing Manse (formerly Hannah's Place) for month-to-month residential rentals, thereby generating revenue to support the church's operations in light of declining financial resources. It is important to note that while the Single Family Residential zoning permits single-family dwellings, the church's continued operation on the property would be considered a conditional use requiring permit approval.

**Review Criteria**

- Chapter 20.32 Open Space Public
- Chapter 20.16 Single Family Residential
- Chapter 20.52 Standards
- Chapter 20.68 Conditional Use Permits

**Attachments**

1.) Application, 2.) Aerial Map, 3.) Plat 2019-7

**Background and Findings of Fact**

The Presbyterian Church has submitted a petition to rezone a 61,691 square foot parcel of land from Open Space Public (OS) to Single Family Residential (SF). The property contains both the church building and the Manse, formerly known as Hannah's Place, and has been occupied by these structures for over two decades. The church seeks to utilize the Manse for month-to-month residential rentals to generate revenue.

The Open Space Public (OS) district is intended to provide for areas containing public facilities, existing and potential public recreation sites, areas subject to natural hazards, public watersheds, and areas of critical wildlife habitat. The purpose of this district is to protect public safety, health, and welfare, and to maintain the integrity of significant cultural, natural, and recreational resources, and provide for public uses consistent with the policies of the coastal management program. Single-family dwellings are not permitted as a matter of right within the OS district.

The Single Family (SF) residential district is established to provide for medium-density residential uses in areas with public vehicular access and major utilities available or anticipated within 10 years. This district is also established to maintain the character and integrity of existing medium-density residential neighborhoods. Churches are permitted as a conditional use within the SF district, requiring a separate permit approval. The minimum lot size for the SF district is 5,000 square feet, and the subject property significantly exceeds this requirement at 61,691 square feet. Setbacks, minimum open area, and all other standards required for single family residential are within requirements.

The property is located between the Wrangell Public School and Recreation Facility, and the Catholic Church, St. Rose of Lima, both of which are zoned Open Space Public. Immediately across the street from the property are residential lots with a mixture of single-family and multi-family homes, officially designated as multi-family residential. To the north and west of the open space area are single-family residential districts. Amending the zone for the Presbyterian church will not have an adverse effect on the neighboring lots. Staff does not perceive the proposed rezoning amendment to be in conflict with the comprehensive plan or the surrounding district.

The Presbyterian Church's rezoning request aims to transition the property from a zoning designation that does not permit single-family residential use to one that does. The proposed Single Family Residential zoning aligns with the character of the surrounding area, which includes a mix of residential uses. The property meets all applicable dimensional standards for the SF district. The church's continued operation would require a conditional use permit. Staff finds the proposed amendment to be consistent with the comprehensive plan and not detrimental to the surrounding area.

#### **Conditional Use Permit Criteria Analysis:**

In considering the potential conditional use permit for the church's continued operation within the Single-Family Residential district, the following criteria are addressed:

1. *When the appearance, traffic generated, noise, or other characteristics of the use would have an adverse affect upon neighboring properties, additional yards, site area, uncleared buffer strips, fences, hedges or other safeguards shall be provided by the conditional use in a manner which is sufficient to prevent any such adverse effect.*

The church and Manse have been present on the site for over two decades, indicating an established pattern of use. Staff anticipates that the existing use will not generate a significant increase in traffic, noise, or other characteristics that would negatively impact neighboring properties. Furthermore, the property is situated between existing public facilities (school and recreation) and another church, which already contribute to the area's traffic and activity patterns. Therefore, staff does not anticipate the need for additional yards, buffer strips, fences, or other safeguards.

2. *Provisions for sewage disposal and water service shall be acceptable to all applicable health regulations.*

The property is connected to existing municipal sewage disposal and water service. There is no indication of existing or anticipated issues with these services.

3. *Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.*

The existing driveway access points and off-street parking areas have been utilized for an extended period. Staff does not anticipate a significant increase in traffic generation that would create traffic hazards or congestion on public streets. Existing parking is sufficient.

4. *In addition to the conditions of subsections (A) through (C) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and the size and character of the site shall facilitate maximum benefit and service to the public.*

While the church is a public use, it is not a school or governmental building. The church provides a benefit and service to the public through religious services, community outreach, and potential rental of the Manse. The location is centrally located and easily accessed. The continued operation of the church in this location facilitates continued service to the public. Furthermore, adding additional single-family rental facilities, such as the Manse, supports the need for affordable and multi-bedroom housing facilities within the community.

### **Staff Recommendation**

Staff recommend that the Planning and Zoning Commission approve the request to amend the zoning designation from Open Space Public to Single Family Residential. Staff recommend that the Commission approve the issuance of a Conditional Use Permit to ensure that all buildings on the lot are in compliance with the municipal code.

### **Recommended Motion #1**

Move to approve the findings of fact and an amendment to the City and Borough of Wrangell Zoning Map to effect a change to Lot A, Block 16 of the Ogden/Rathke Subdivision and a portion of Presbyterian Mission Reserve, according to Plat No. 2019-7 (APN 02-021-500) from Open Space Public to Single Family Residential.

### **Recommended Motion #2**

Move to approve the findings of fact and the conditional use permit request submitted by Kim Covalt on behalf of the Presbyterian Church, allowing the Church to continue operations on a Single-Family Residential lot.

# CITY & BOROUGH OF WRANGELL

## PLANNING DEPARTMENT

PO BOX 531 WRANGELL, AK, 99929 | +1 (907) 874-2381  
205 BRUEGER STREET WRANGELL, AK, 99929



CITY & BOROUGH OF WRANGELL  
GATEWAY TO THE STIKINE

### LAND USE APPLICATION

WMC 19.04.010 - 19.04.020 & WMC 19.12.010 - 19.12.040 & WMC 20.76.010 - 20.76.040

**NON-REFUNDABLE FEE - MUST BE PAID AT TIME OF FILING**

TYPE OF APPLICATION ..... ZONING CHANGE \$150  SUBDIVISION/PRELIMINARY PLAT \$100

OFFICIAL USE ONLY

RECEIVED BY  
*Sherril Lowman*

DATE RECEIVED  
2/19/2025

PAYMENT CHECK   
CREDIT CARD  CASH

#### SECTION I.

APPLICANT'S FULL NAME

*Kim Covert*

EMAIL ADDRESS

*wrangel@gmail.com*

PHONE NUMBER

*907-305-0505*

APPLICANT'S PHYSICAL ADDRESS

*5.2 MILE ZIMOVIA HWY*

APPLICANT'S MAILING ADDRESS

*PO Box 2297 WRANGELL, AK 99929*

LEGAL OWNER'S FULL NAME (IF DIFFERENT THAN APPLICANTS NAME)

*FIRST PRESBYTERIAN CHURCH*

PHONE NUMBER

*907-874-3534*

LEGAL OWNER'S MAILING ADDRESS

*PO Box 439 WRANGELL, AK 99929*

#### SECTION II.

PROVIDE THE PARCEL ID NUMBER AS WELL AS EITHER THE PHYSICAL ADDRESS OR LEGAL DESCRIPTION OF THE PROPERTY.

PARCEL ID NUMBER

*02-021-500*

PHYSICAL ADDRESS

*220 CHURCH STREET*

LOT: *A* BLOCK: SUBDIVISION:

LEGAL ACCESS TO LOTS (STREET NAME)

*CHURCH STREET*

CURRENT ZONING OF PROPERTY

*OPEN SPACE*

LOT SIZE

*?*

**CITY & BOROUGH OF WRANGELL  
LAND USE APPLICATION**

Item b.

CONTINUED FROM PAGE 1

**SECTION III.**

FOR A ZONING CHANGE, PLEASE STATE THE REQUESTED NEW ZONING AND EXPLAIN THE REASON FOR THE PROPOSED CHANGE.

SINGLE FAMILY RESIDENTIAL

THE PRESBYTERIAN CHURCH WOULD LIKE TO RENT THE MANSE ON A MONTHLY BASIS TO HELP WITH THE CHURCH DECLINING REVENUE.

FOR SUBDIVISION OR PRELIMINARY PLAT APPLICATIONS, PLEASE DESCRIBE THE PROPOSED CHANGES TO THE LOT AND SUBMIT A PREPARED PLAT MAP AS REQUIRED BY THE WRANGELL MUNICIPAL CODE.

**SECTION IV. ACKNOWLEDGEMENT**

*I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein. I understand that incomplete applications will not be accepted and that all fees must be paid prior to review of this application. All application fees must be paid at the time of filing. Incomplete applications will not be accepted until all fees are paid prior to application review. Additional fees will be applied following approval of the final plat through the borough clerk's office to record the plat map with the Department of Natural Resources Recorder's Office.*

**SIGNATURE OF APPLICANT**

*Rui Coe*

**DATE**

2-19-25

**SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT)**

**DATE**



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

RECEIPT # 56209  
2/19/2025

Received From PRESBYTERIAN CHURCH  
PO BOX 439  
WRANGELL, AK 99929

<u>Lookup</u>	<u>Name</u>	<u>Payment Type</u>	<u>Check #</u>	<u>Amount Received</u>
3894	Presbyterian Church	Check	0001078	150.00

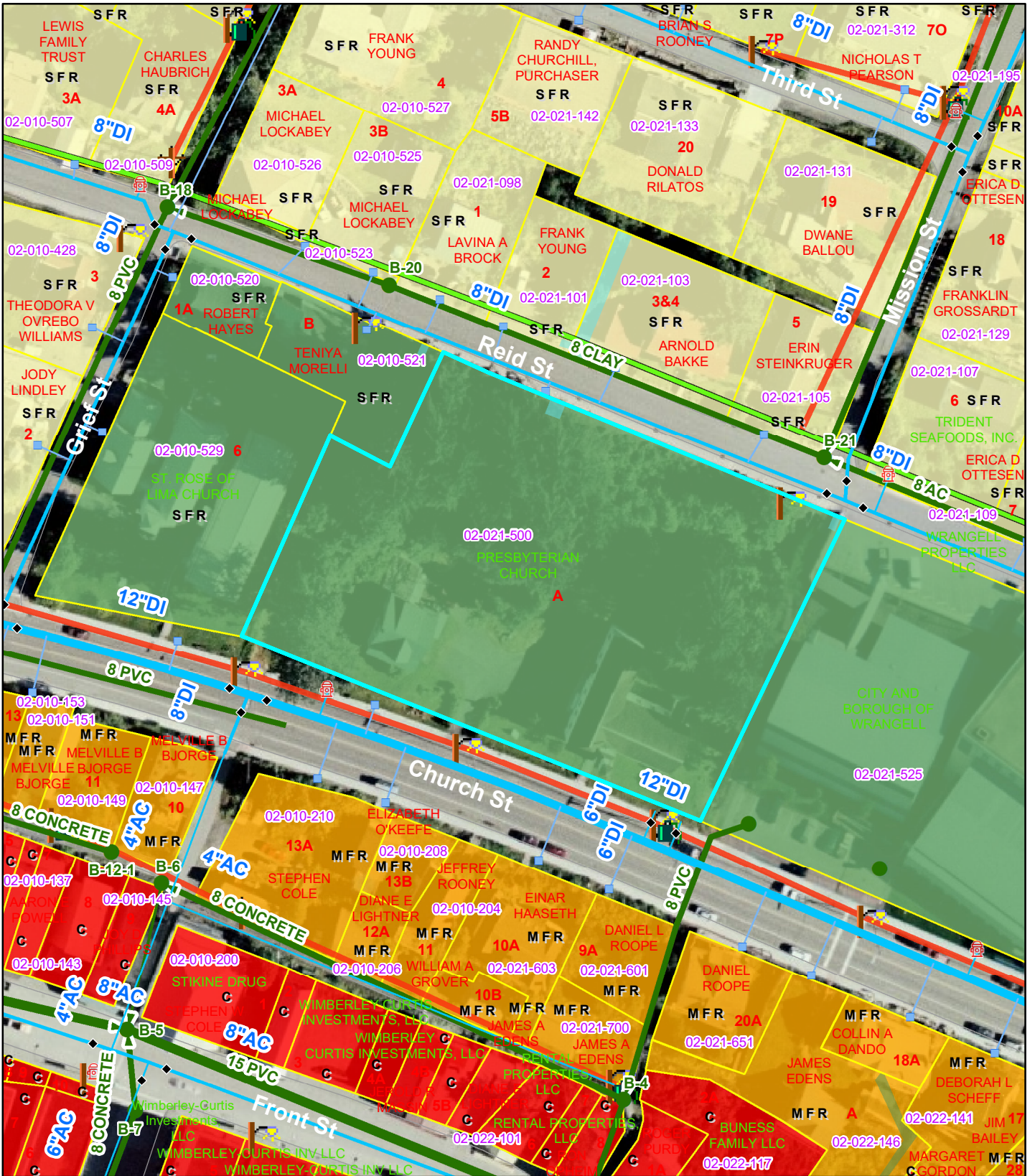
**Description:**

Land use Application-Zoning Change 02-021-500  
220 Church St

Finance Property Assessment Services 150.00

# CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



1 inch = 88.464857 feet

48 Date: 3/12/2025

Public Map



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



CERTIFICATE OF OWNERSHIP AND DEDICATION

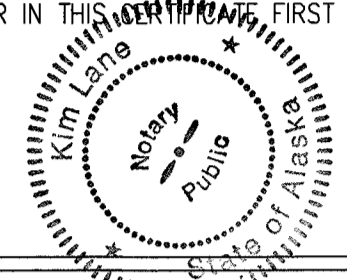
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 2/26/19 PRESBYTERIAN CHURCH OF WRANGELL REPRESENTATIVE PORTION OF PRESBYTERIAN MISSION RESERVE

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA STATE OF ALASKA CITY AND BOROUGH OF WRANGELL THIS IS TO CERTIFY THAT ON THIS 26 DAY OF February 20 19 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED William P. Vest...

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN. Kim Lane NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA MY COMMISSION EXPIRES 7-27-2021



CERTIFICATE OF OWNERSHIP AND DEDICATION

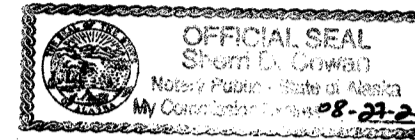
WE HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 2-15-2019 Tanya Morelli TENIYA MORELLI LOT 1B, BLOCK 16

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA STATE OF ALASKA CITY AND BOROUGH OF WRANGELL THIS IS TO CERTIFY THAT ON THIS 15 DAY OF February 20 19 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Tanya Morelli...

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN. Susan C. Cooney NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA MY COMMISSION EXPIRES 08-27-2021



CERTIFICATE OF APPROVAL BY THE ASSEMBLY

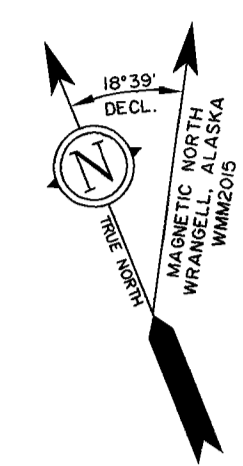
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AS RECORDED IN MINUTE BOOK PAGE DATED 20 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX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

DATE 3/18/19 Tanya Morelli MAYOR, CITY AND BOROUGH OF WRANGELL CITY CLERK

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss

I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR 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 Tanya Morelli.

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 19 WILL BE DUE ON OR BEFORE OCTOBER 15, 20 19 DATED THIS 21st DAY OF March, 2019. Chris Piburn ASSESSOR CITY AND BOROUGH OF WRANGELL



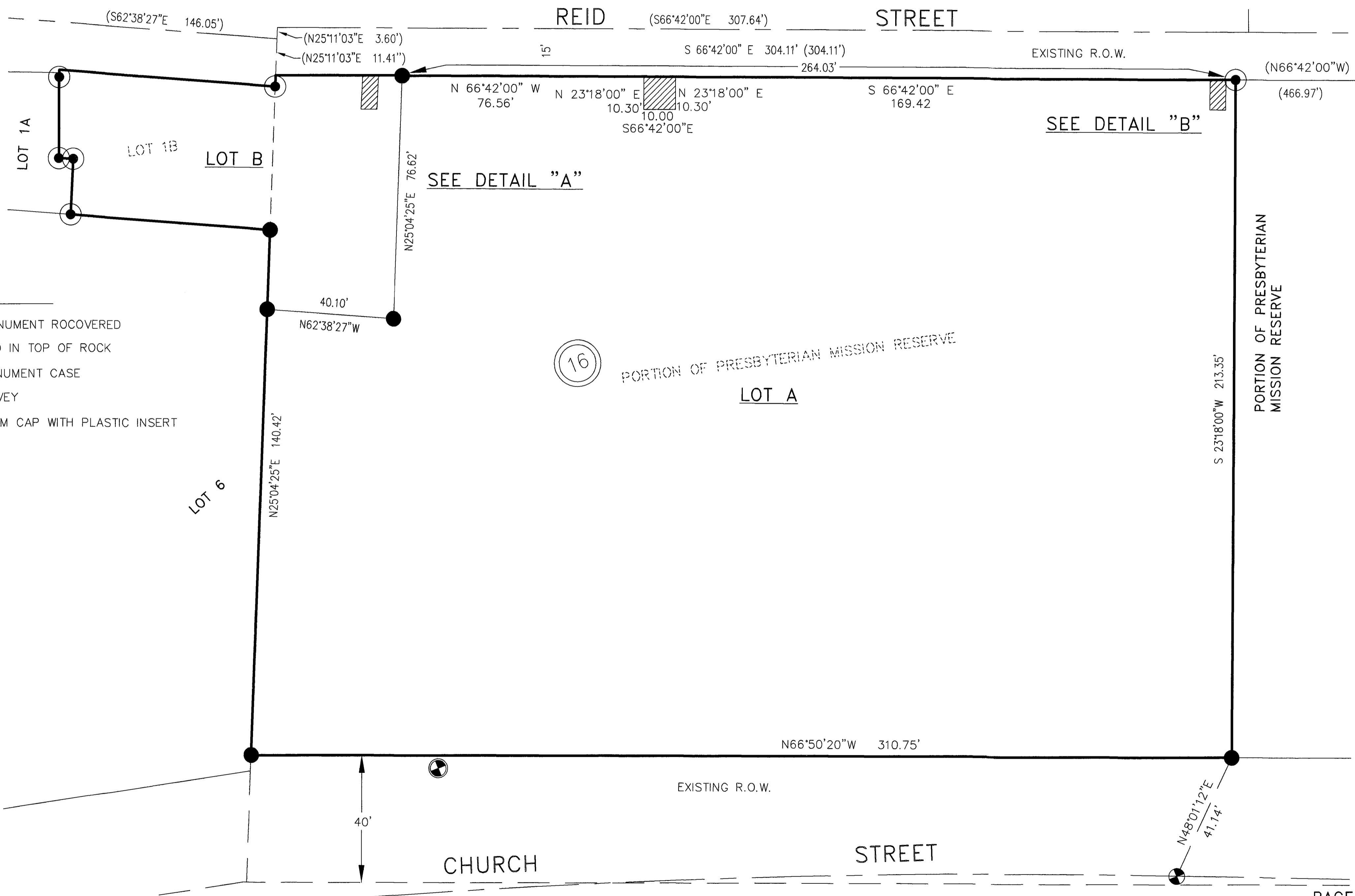
CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

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 3/18/19 Tanya Morelli CHAIRMAN, PLANNING COMMISSION SECRETARY



VICINITY MAP: SCALE: NOT TO SCALE



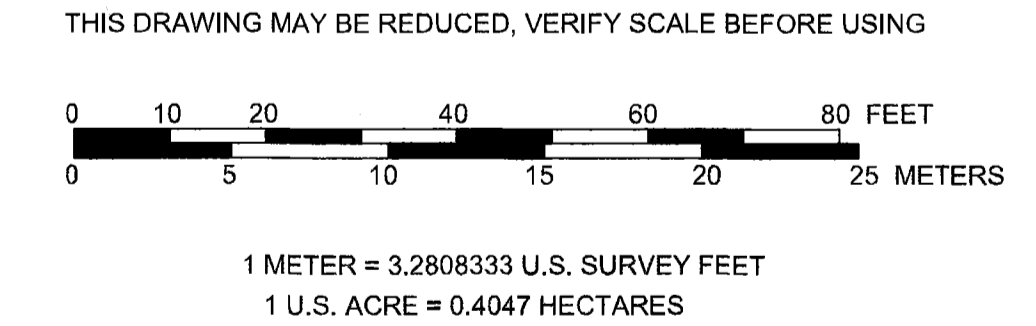
LEGEND

- ALUMINUM CAP ON 5/8 REBAR MONUMENT RECOVERED
BRASS CAP (BENCHMARK) GROUTED IN TOP OF ROCK
DOT CENTERLINE MONUMENT IN MONUMENT CASE
"x" IN ROCK RECOVERED THIS SURVEY
5/8 REBAR 30" LONG WITH 2" ALUM CAP WITH PLASTIC INSERT SET THIS SURVEY
(88.09) DATA OF RECORD
88.09 DATA MEASURED OR COMPUTED
PREVIOUS PROPERTY LINE
ROAD CENTERLINE
UTILITY EASEMENT

PLAT NOTES

- 1. THE PURPOSE OF THIS SURVEY IS TO COMBINE LOT 1B AND A PORTION OF PRESBYTERIAN MISSION RESERVE, CREATING LOT B. THE REMAINING PORTION OF PRESBYTERIAN MISSION RESERVE WILL BECOME LOT A.
2. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
USS 859 (PRESBYTERIAN MISSION RESERVE)
MISSION HILL ADDITION (APPROVED NOV. 1, 1945)
USS 1119 (WRANGELL TOWNSITE PLAT)
DEED 1979-000246-0
PLAT 82-3 (PRESBYTERIAN RESERVE RESUBD)
PLAT 92-6 (REPLAT OF PRESBYTERIAN MISSION RESERVE)
PLAT 97-5 (OGDEN/RATHKE RESUBDIVISION)
PLAT 99-6 (REID STREET ROW)
DEED 2012-000225-0
DEED 2013-000172-0
3. REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 55639.
4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL GROUND DISTANCES.
5. THE ERROR OF CLOSURE DOES NOT EXCEED 1:5000.

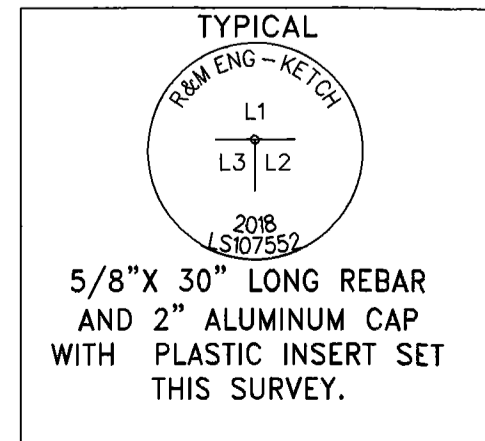
SCALE 1"=20'



WRANGELL RECORDING DISTRICT

Table with columns: No., Date, Description, Revisions. Includes contact information for RSM Engineering-Ketchikan, Inc.

CLIENT: 1ST PRESBYTERIAN CHURCH P.O. BOX 439 WRANGELL, ALASKA 99929



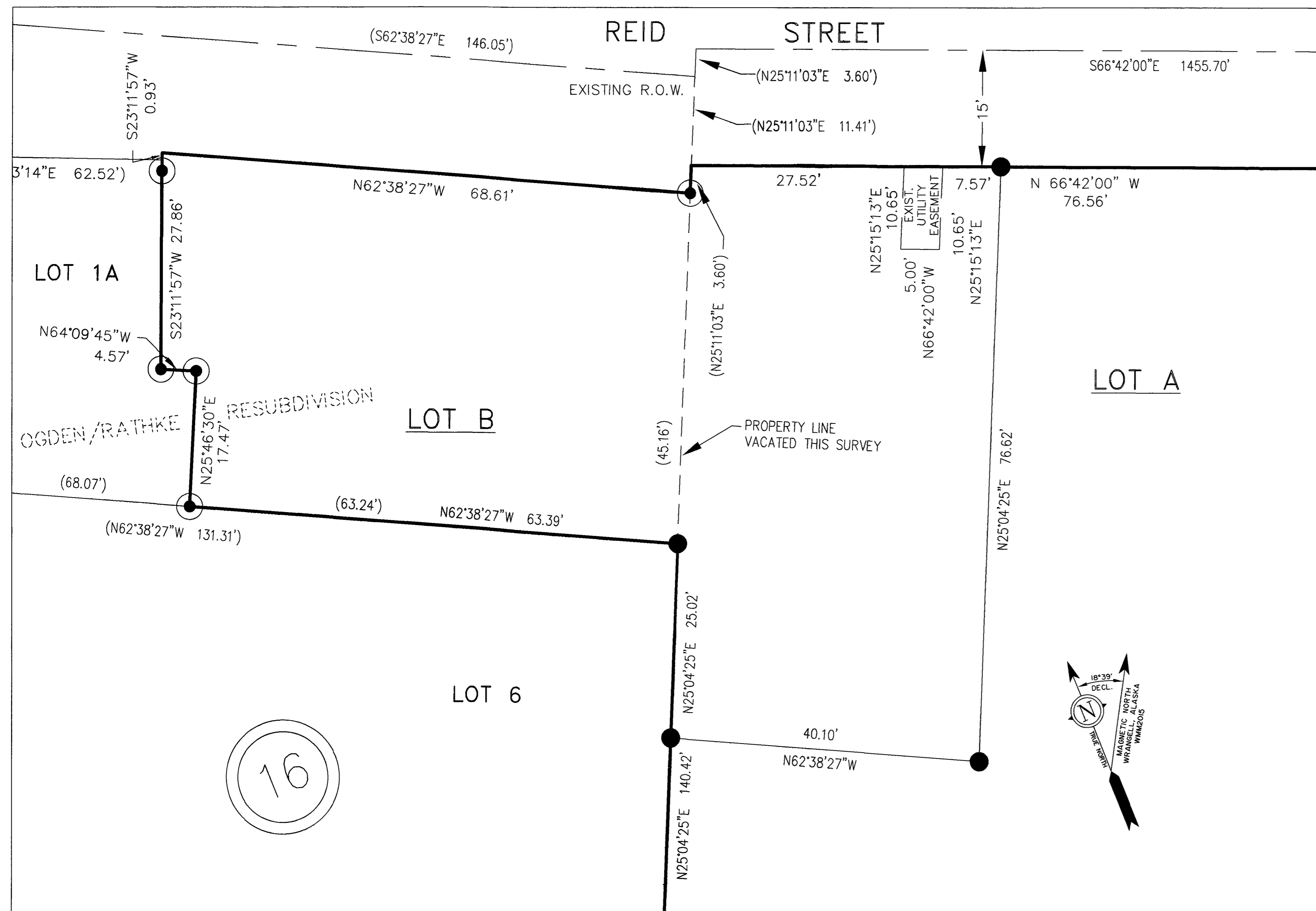
DRAWN BY: MCH CHECKED BY: CGP DATE PLATED: 2018 / 2019 DATE SURVEYED: JUNE, 2018 SCALE: 1"=20' SURVEYED BY: MCH PROJ NO.: 182702

SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN 2018 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES. DATE 2/1/19 CHRISTOPHER G. PIBURN LS 107552

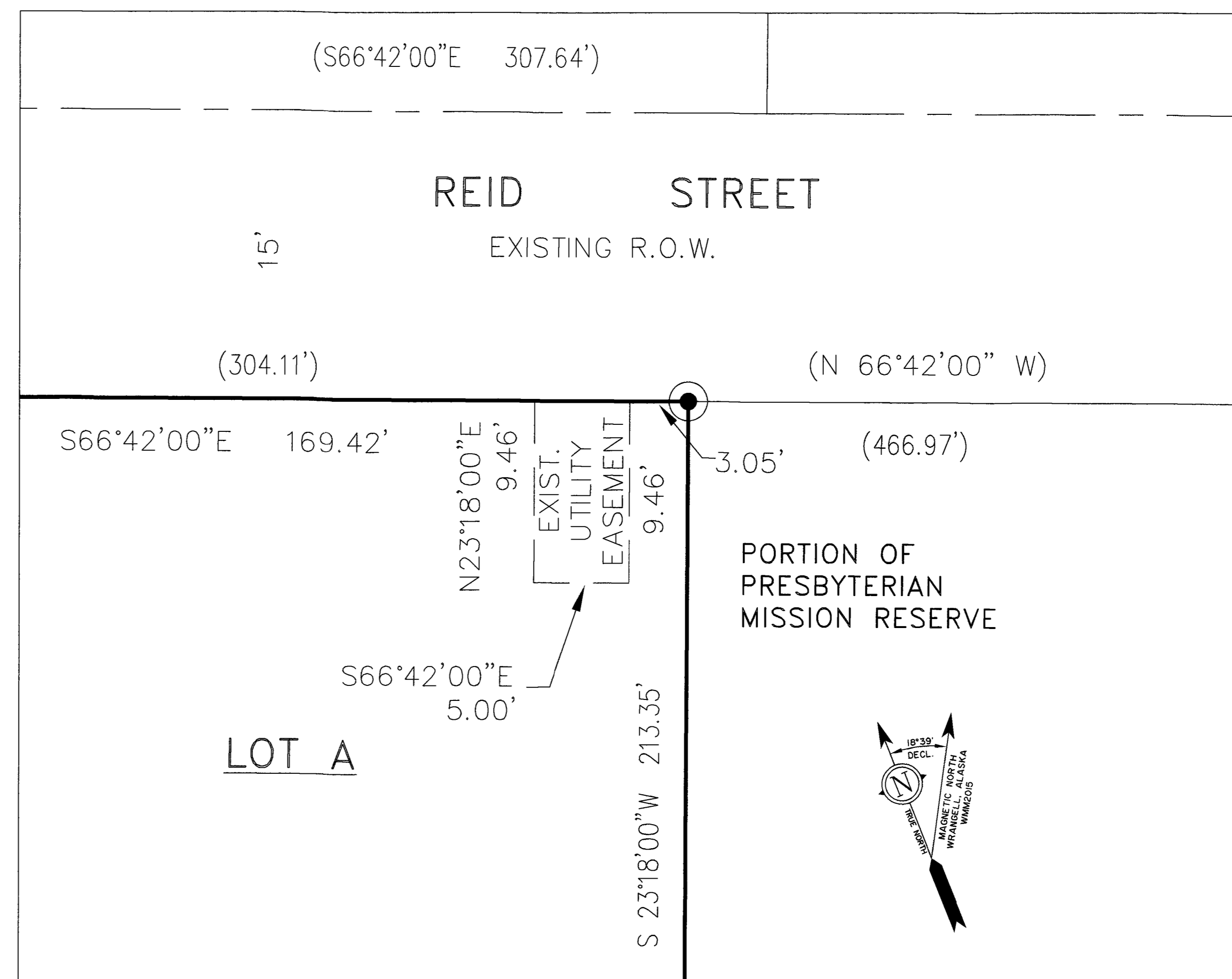


Wrangell 2019-7

### DETAIL "A" SCALE: 1" = 10'



### DETAIL "B" SCALE: 1" = 5'



#### OWNERSHIP STATUS

1. PORTION OF PRESBYTERIAN MISSION RESERVE (PRESBYTERIAN CHURCH OF WRANGELL)
2. LOT 1B (TENIYA MORELLI)

#### PROPOSED OWNERSHIP

1. LOT A (PRESBYTERIAN CHURCH OF WRANGELL)
2. LOT B (TENIYA MORELLI)

#### PREVIOUS LOT AREAS

1. PORTION OF PRESBYTERIAN MISSION RESERVE (65,705)
2. LOT 1B (2,987 SQ. FT)

#### NEW LOT AREAS

1. LOT A (61,691 SQ. FT)
2. LOT B (6,005 SQ. FT)

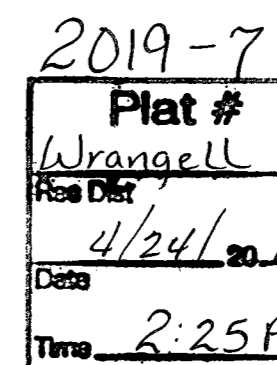
CLIENT: 1ST PRESBYTERIAN CHURCH  
P.O. BOX 439  
WRANGELL, ALASKA 99929

DRAWN BY: MCH  
CHECKED BY: CGP  
DATE PLATTED: 2018 / 2019  
DATE SURVEYED: JUNE, 2018  
SCALE: 1"=20'  
SURVEYED BY: MCH  
PROJ NO.: 182702

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN 2018 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES

DATE 2/1/19 CHRISTOPHER G. PIBURN LS 107552



PAGE 2 OF 2



#### WRANGELL RECORDING DISTRICT

Revisions		
No.	Date	Description

**RSM**  
R&M ENGINEERING-KETCHIKAN, INC. Phone: (907) 225-7917  
7180 Revilla Road Fax: (907) 225-3441  
Ketchikan, AK 99901

WRANGELL OFFICE Phone: (907) 305-0820  
P.O. BOX 701  
WRANGELL, AK 99929

CERTIFICATE OF AUTHORIZATION #: C576

#### PROJECT: PRESBYTERIAN RESERVE REPLAT

A REPLAT OF LOT 1B, BLK 16, OGDEN/RATHKE RESUBDIVISION AND PORTION OF PRESBYTERIAN MISSION RESERVE, BLK 16, WITHIN USS 1119, CREATING LOTS A & B, PRESBYTERIAN RESERVE REPLAT, WITHIN THE CITY AND BOROUGH OF WRANGELL.



**PLANNING AND ZONING COMMISSION**  
**Regular Meeting March 27, 2025**  
**Staff Report**

**Agenda Item:** New Business, Item 8C

**From:** Kate Thomas, Economic Development Director

**Subject:** Preliminary Plat review of a Replat of Lot B (APN 03-002-304) of the Torgramsen-Glasner Subdivision according to Plat No. 2016-2, and Lot C (APN 02-035-310) of the Health Care Subdivision, according to Plat 2010-4, creating Lot B-1 and Lot C-1, zoned Zimovia Highway Mixed Use, requested by the City and Borough of Wrangell on behalf of Wrangell Cooperative Association and Bruce Smith Jr.

**Introduction**

The Wrangell Cooperative Association and Bruce Smith Jr. have applied to purchase a portion of Lot C within the Health Care Subdivision. A survey is required to subdivide the property and to dedicate a 50-foot easement along the Wood Street right-of-way, ensuring future protection of Borough infrastructure.

**Review Criteria:**

Chapter 19: Subdivisions  
 Chapter 20: Standards

**Attachments**

- 1.) Preliminary Plat, 2.) Aerial Map, 3.) Reference Plats

**Background and Findings of Fact**

Lot C, located within the Health Care Subdivision, encompasses 6.7 acres. The property is zoned Zimovia Highway Mixed Use. The proposed preliminary plat facilitates a lot line adjustment, transferring approximately 21,967 square feet from Lot C to Lot B. This adjustment results in the creation of Lot B-1 and Lot C-1. The plat amends the size of Lot B-1 from 73,659 square feet to 95,646 square feet. The plat amends the size of Lot C-1 from 6.7 acres to approximately 270,001 square feet.

The plat dedicates a 50-foot access and utility easement along the Wood Street right-of-way, running along the property boundary of Lot C-1. This easement is intended to preserve and protect existing and future Borough infrastructure. A separate easement agreement, to be recorded with the plat, will detail the terms and conditions of the easement. The book and page

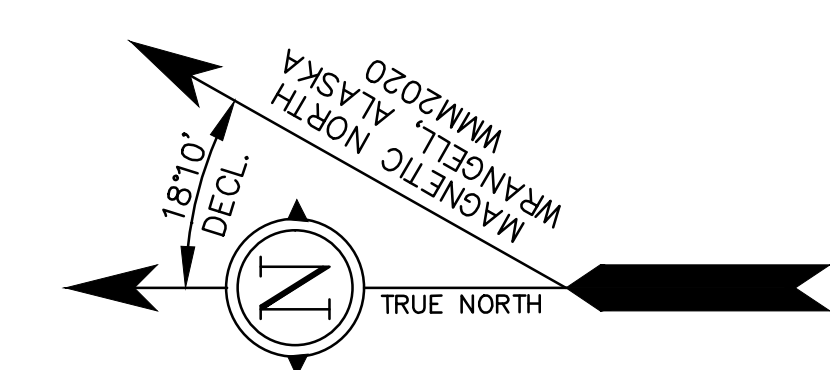
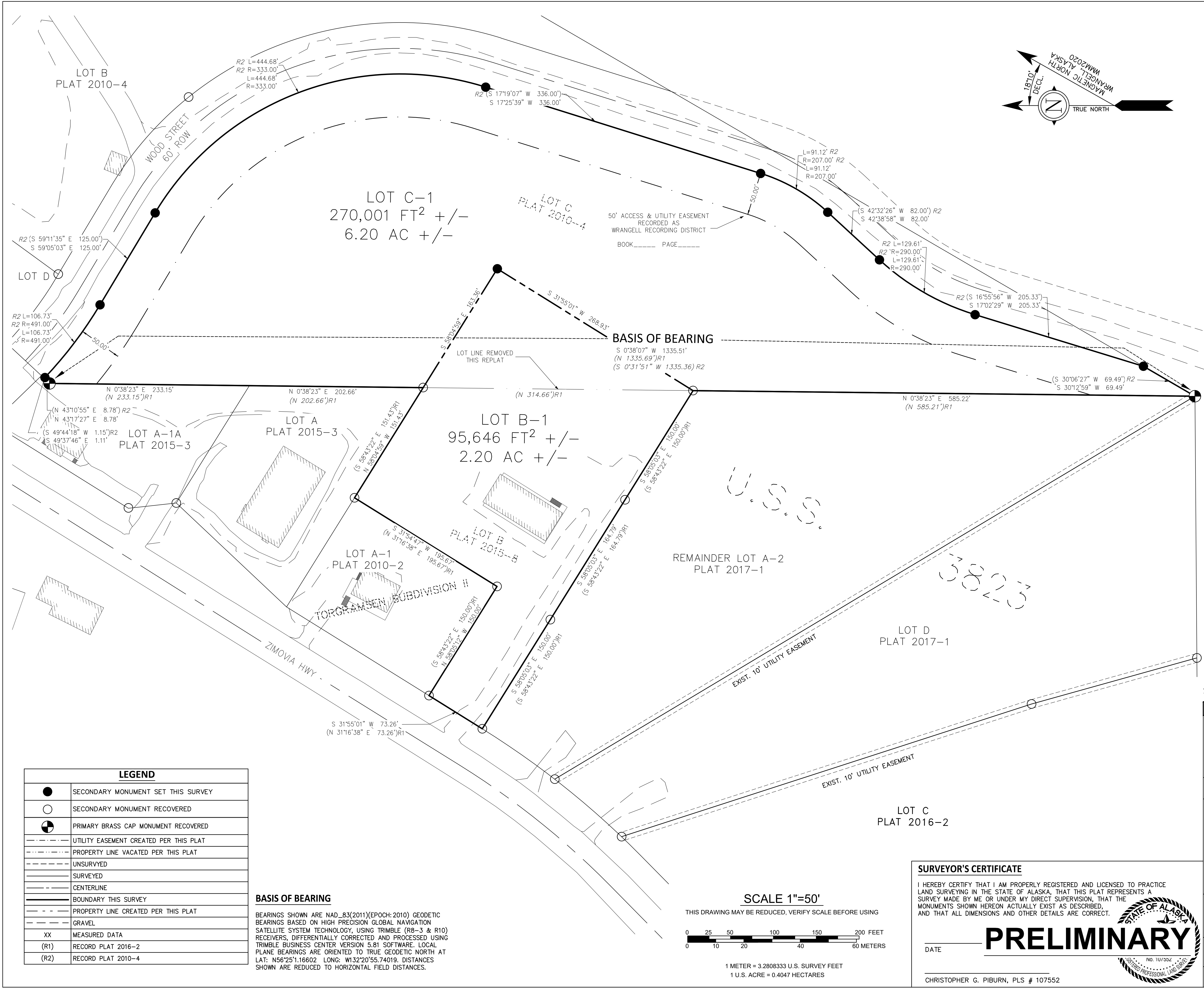
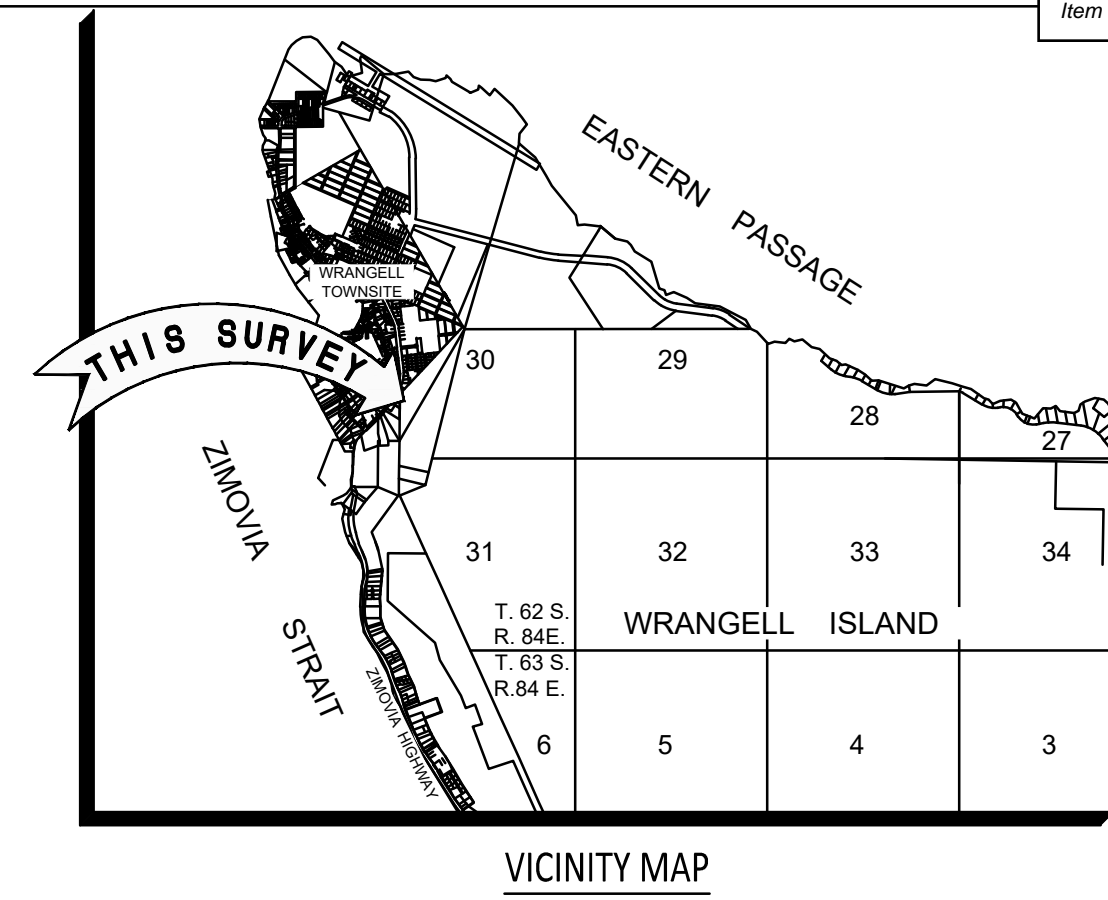
number of the recorded easement agreement will be referenced on the final plat. The exact location for driveway access from Wood Street to Lot C-1 is not designated on the preliminary plat. Driveway locations are subject to review by the Public Works Department and require approval through a separate permit process.

**Staff Recommendation**

Staff recommend approval of the preliminary plat.

**Recommended Motion**

Move to approve the preliminary plat for Lot C, a replat of Lot B of the Torgramsen-Glasner Subdivision, according to Plat 2016-2 and Lot C of the Healthcare Subdivision, according to Plat 2010-4.



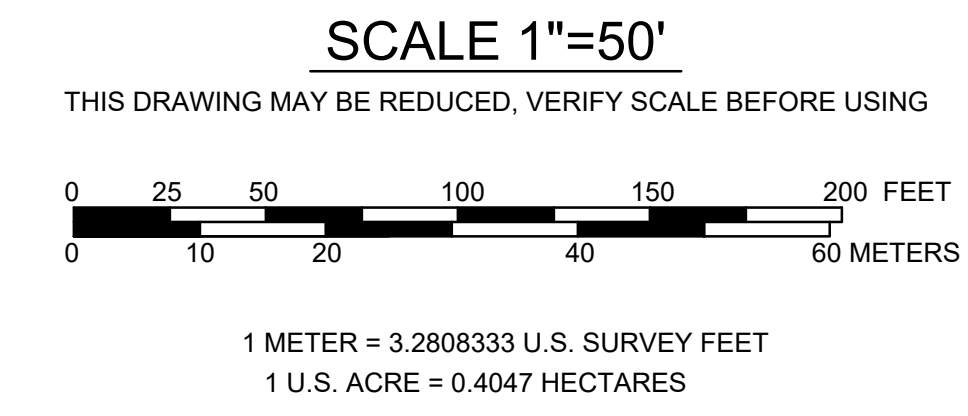
**NOTES**

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:
  - USS 1119
  - PLAT 82-15 (SPRUCE SUBDIVISION)
  - PLAT 86-1 (A.S.L.S. 84-83)
  - PLAT 97-9 (TORGRAMSEN SUBDIVISION)
  - PLAT 2000-4 (HEALTH CARE SUBDIVISION)
  - PLAT 2010-4 (TORGRAMSEN SUBDIVISION II)
  - PLAT 2015-3 (TORGRAMSEN - PRUNELLA SUBDIVISION)
  - PLAT 2015-8 (TORGRAMSEN - SMITH SUBDIVISION)
  - PLAT 2016-2 (TORGRAMSEN - GLASNER SUBDIVISION)
  - PLAT 2017-1 (TORGRAMSEN - JUSTIN SUBDIVISION)
  - UTILITY EASEMENT 2023-000277-0
  - ZONING AGREEMENT 2018-000167-0
  - ZONING AGREEMENT MODIFICATION 2020-000188-0
4. EXISTING ORIGINAL WERE RECOVERED AND USED TO CONTROL AND CALCULATE THE LOCATION OF THE SUBDIVISION BOUNDARIES, AS SHOWN ON THIS PLAT.
5. SET 30" LONG 3/8" DIAMETER REBAR WITH 2" ALUMINUM CAP WITH PLASTIC INSERT AT LOCATIONS AS INDICATED ON THIS PLAT, STAMPED AS SHOWN IN THE TYPICAL.
6. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
7. 21,967 FT MORE OR LESS, IS BEING ADDED FROM LOT C TO LOT B

**LEGEND**

	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	PRIMARY BRASS CAP MONUMENT RECOVERED
	UTILITY EASEMENT CREATED PER THIS PLAT
	PROPERTY LINE VACATED PER THIS PLAT
	UNSURVEYED
	SURVEYED
	CENTERLINE
	BOUNDARY THIS SURVEY
	PROPERTY LINE CREATED PER THIS PLAT
	GRAVEL
	MEASURED DATA
	RECORD PLAT 2016-2
	RECORD PLAT 2010-4

**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 5.81 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.



**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.

STATE OF ALASKA  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 No. 111592

**PRELIMINARY**

DATE \_\_\_\_\_  
 CHRISTOPHER G. PIBURN, PLS # 107552

SHEET 1 OF 2

**RSM**  
 R&M 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 #: C576

**WCA REPLAT**

A REPLAT OF LOT B OF TORGRAMSEN - GLASNER SUBD., ACCORDING TO PLAT 2016-2; AND LOT C OF HEALTH CARE SUBD., ACCORDING TO PLAT 2010-4  
 CREATING LOT B-1 AND LOT C-1

LOT B-1 CONTAINS 95,646 FT<sup>2</sup> OR 2.20 AC MORE OR LESS  
 LOT C-1 CONTAINS 270,001 FT<sup>2</sup> OR 6.20 AC MORE OR LESS

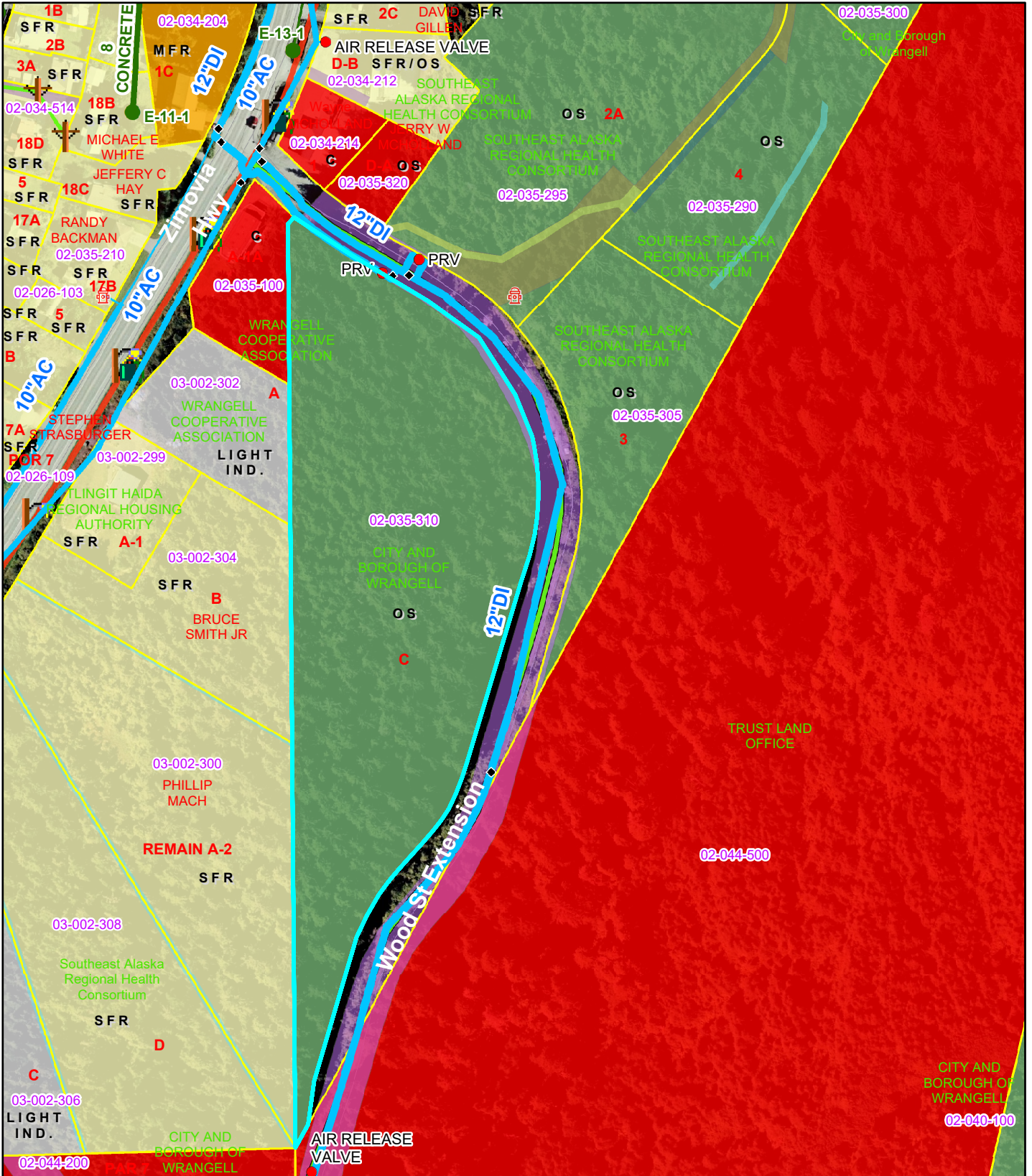
LOCATED WITHIN  
 U.S. SURVEY 3823 & U.S. SURVEY 3753  
 WRANGELL, ALASKA 99929  
 WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH  
 DATE: MAY - JUNE 2024  
 SCALE: 1"=50'

DRAWN BY: MCH, EBH  
 DATE: MARCH 12, 2025  
 CHECKED: CGP  
 R&M PROJECT NO: XXXXXX

# CITY AND BOROUGH OF WRANGELL, ALASKA

Item c.



1 inch = 199.631013 feet  
 Date: 3/12/2025

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

DATE 6/18/10  
MAYOR, CITY AND BOROUGH OF WRANGELL

**NOTARY'S ACKNOWLEDGMENT**

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

THIS IS TO CERTIFY THAT ON THIS 24<sup>th</sup> DAY OF June, 2010, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Mayor Donald J. McLaughlin, TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND he ACKNOWLEDGED TO ME THAT he SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THE HEREIN WRITTEN.  
Chittie Blamin  
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES 7-2-2014

**CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss**

I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR 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 The City & Borough of Wrangell 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 2010 WILL BE DUE ON OR BEFORE AUGUST 15, 2010, DATED THIS 17<sup>th</sup> DAY OF June 2010.

Carol Bean  
ASSESSOR CITY AND BOROUGH OF WRANGELL

**CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION**

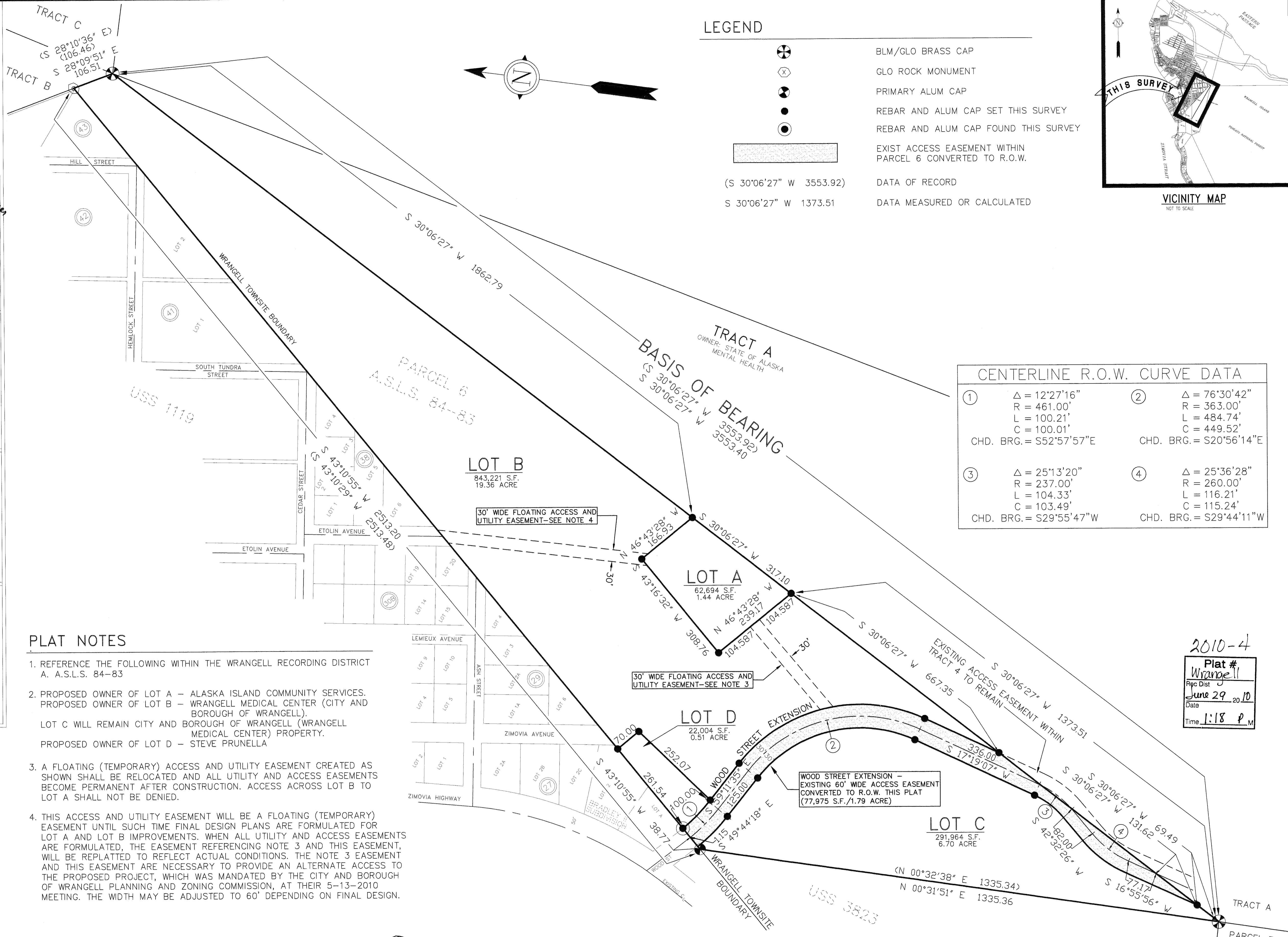
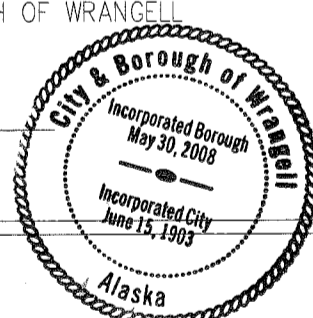
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_, AND THAT THE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

DATE 6-10-10  
Janeen Glide  
SECRETARY  
John Taylor  
CHAIRMAN, PLANNING COMMISSION, CITY AND BOROUGH OF WRANGELL

**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 6/24/10  
MAYOR, CITY AND BOROUGH OF WRANGELL  
ATTEST:  
Chittie Blamin  
CITY CLERK



**LEGEND**

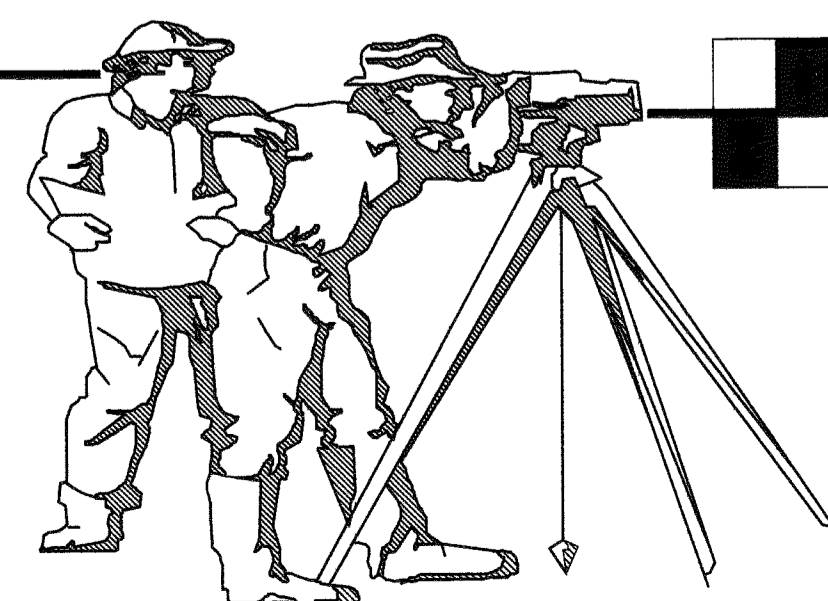
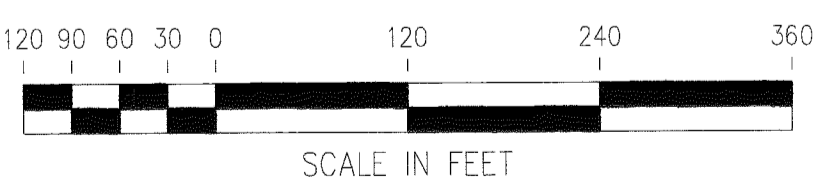
- BLM/GLO BRASS CAP
- GLO ROCK MONUMENT
- PRIMARY ALUM CAP
- REBAR AND ALUM CAP SET THIS SURVEY
- REBAR AND ALUM CAP FOUND THIS SURVEY
- EXIST ACCESS EASEMENT WITHIN PARCEL 6 CONVERTED TO R.O.W.
- DATA OF RECORD
- DATA MEASURED OR CALCULATED

**CENTERLINE R.O.W. CURVE DATA**

①	Δ = 12°27'16"	②	Δ = 76°30'42"
	R = 461.00'		R = 363.00'
	L = 100.21'		L = 484.74'
	C = 100.01'		C = 449.52'
	CHD. BRG. = S52°57'57"E		CHD. BRG. = S20°56'14"E
③	Δ = 25°13'20"	④	Δ = 25°36'28"
	R = 237.00'		R = 260.00'
	L = 104.33'		L = 116.21'
	C = 103.49'		C = 115.24'
	CHD. BRG. = S29°55'47"W		CHD. BRG. = S29°44'11"W

**PLAT NOTES**

- REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT A. A.S.L.S. 84-83
- PROPOSED OWNER OF LOT A - ALASKA ISLAND COMMUNITY SERVICES. PROPOSED OWNER OF LOT B - WRANGELL MEDICAL CENTER (CITY AND BOROUGH OF WRANGELL). LOT C WILL REMAIN CITY AND BOROUGH OF WRANGELL (WRANGELL MEDICAL CENTER) PROPERTY. PROPOSED OWNER OF LOT D - STEVE PRUNELLA
- A FLOATING (TEMPORARY) ACCESS AND UTILITY EASEMENT CREATED AS SHOWN SHALL BE RELOCATED AND ALL UTILITY AND ACCESS EASEMENTS BECOME PERMANENT AFTER CONSTRUCTION. ACCESS ACROSS LOT B TO LOT A SHALL NOT BE DENIED.
- THIS ACCESS AND UTILITY EASEMENT WILL BE A FLOATING (TEMPORARY) EASEMENT UNTIL SUCH TIME FINAL DESIGN PLANS ARE FORMULATED FOR LOT A AND LOT B IMPROVEMENTS. WHEN ALL UTILITY AND ACCESS EASEMENTS ARE FORMULATED, THE EASEMENT REFERENCING NOTE 3 AND THIS EASEMENT, WILL BE REPLATTED TO REFLECT ACTUAL CONDITIONS. THE NOTE 3 EASEMENT AND THIS EASEMENT ARE NECESSARY TO PROVIDE AN ALTERNATE ACCESS TO THE PROPOSED PROJECT, WHICH WAS MANDATED BY THE CITY AND BOROUGH OF WRANGELL PLANNING AND ZONING COMMISSION, AT THEIR 5-13-2010 MEETING. THE WIDTH MAY BE ADJUSTED TO 60' DEPENDING ON FINAL DESIGN.



**GREG SCHEFF & ASSOCIATES**  
LAND SURVEYORS

BOX 1331 WRANGELL, ALASKA 99929  
PHONE (907) 874-2177  
FAX (907) 874-2187

**PROJECT: HEALTH CARE SUBDIVISION**

THE SUBDIVISION OF PARCEL 6, A.S.L.S. 84-83  
CREATING LOTS A, B, C AND D

CLIENT: A.I.C.S.  
BOX 1231  
WRANGELL, ALASKA 99929

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN MAY 2010 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.



DATE 5-27-10  
G. G. Scheff  
GREGORY G. SCHEFF LS 0700

1 OF 1 SHEET	DESIGNED: <u>GGS</u>
	DRAWN: <u>TLS</u>
	CHECKED: <u>GGS</u>
	DATE OF SURVEY: <u>APRIL/MAY 2010</u>
	DATE OF PLAT: <u>MAY 25, 2010</u>
	SCALE: <u>1"=120'</u>
SURVEYOR: <u>GREGORY G. SCHEFF</u>	
PROJECT NO. <u>51575-02-00</u>	

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 7-5-2016

Signature of Lisa Anne Torgransen

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS 5 DAY OF July 2016, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Lisa Anne Torgransen TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND SHE ACKNOWLEDGED TO ME THAT SHE 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.

Signature of Lorraine Klinke, Notary Public in and for the State of Alaska, My Commission Expires 4-13-2019



CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss

I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR 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 Lisa Anne Torgransen

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 2016 WILL BE DUE ON OR BEFORE AUGUST 15, 2016, DATED THIS 19 DAY OF July 2016

Signature of Lorraine Klinke, Assessor City and Borough of Wrangell

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 2016 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

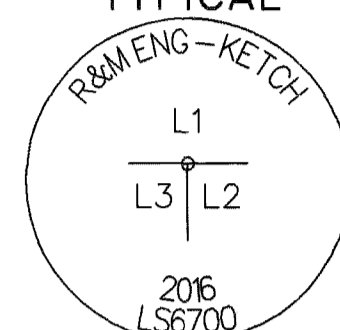
Signature of Greg Scheff, Mayor, City and Borough of Wrangell

RECORD CURVE DATA

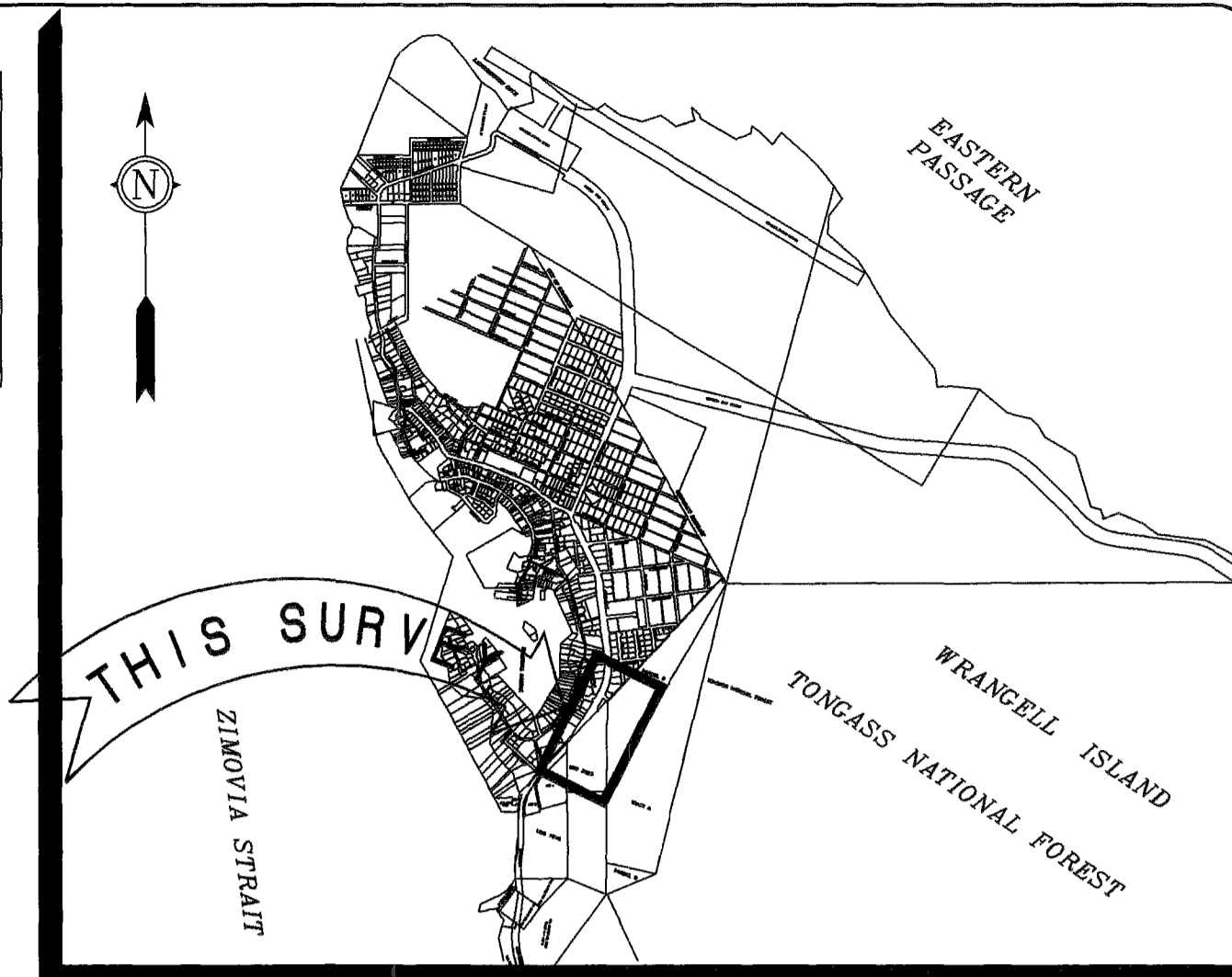
Table with 2 columns of curve data including angles, radii, lengths, and bearings.

MR. GREG SCHEFF (LS 6700) WAS THE CORPORATE SURVEYOR FOR R&M DURING THIS SURVEY AND NOW MR. PIBURN (LS 107552) IS THE CORPORATE SURVEYOR FOR R&M, AS SUCH, I AM ACCEPTING THE MONUMENTS AS SHOWN AND PLACED THIS SURVEY.

TYPICAL



5/8"X 30" LONG REBAR AND 2" ALUMINUM CAP WITH PLASTIC INSERT SET THIS SURVEY.

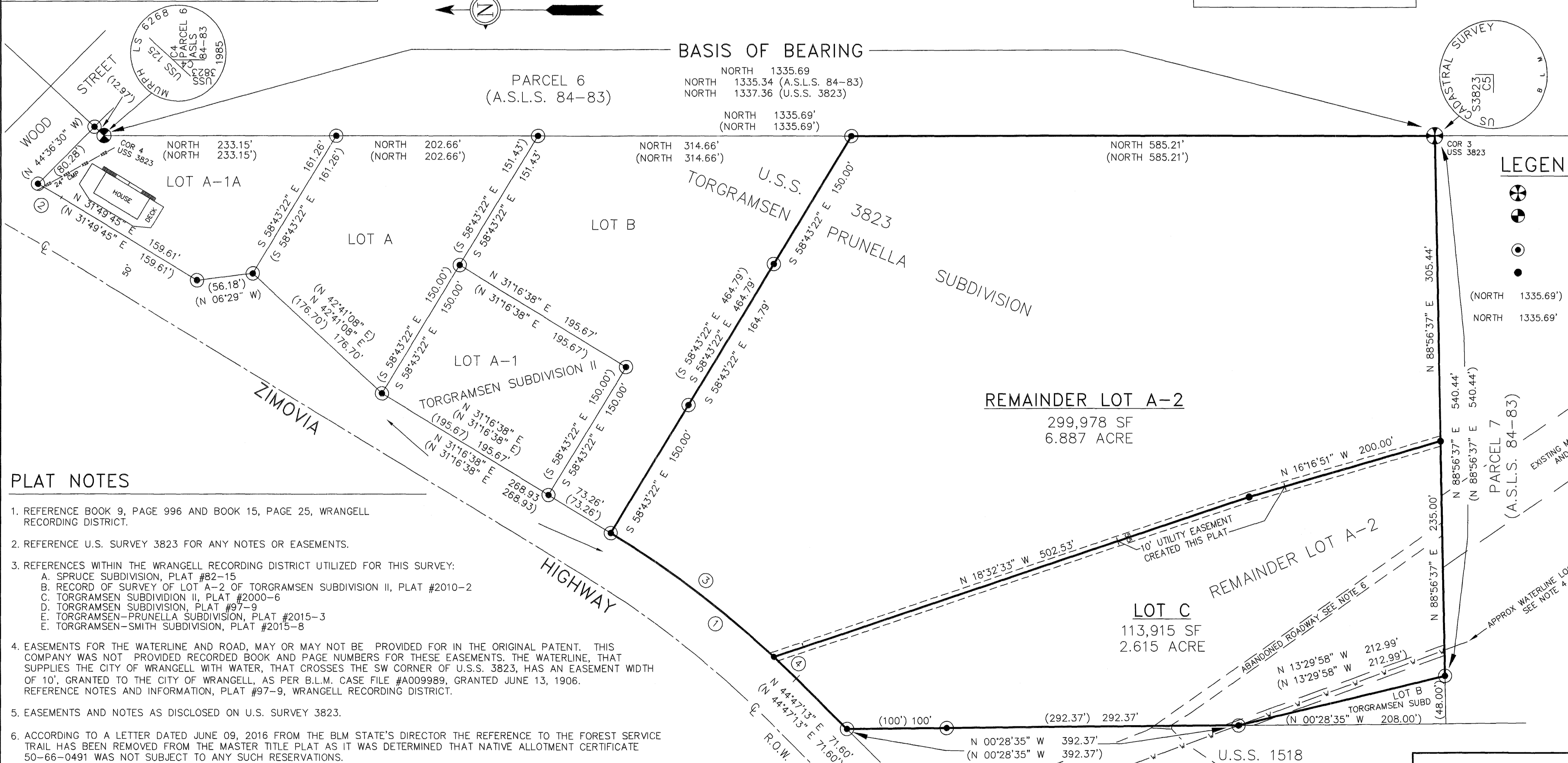
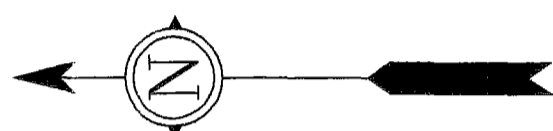


VICINITY MAP NOT TO SCALE

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 2016, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

Signature of Tom Jensen, Chairman, Planning Commission



PLAT NOTES

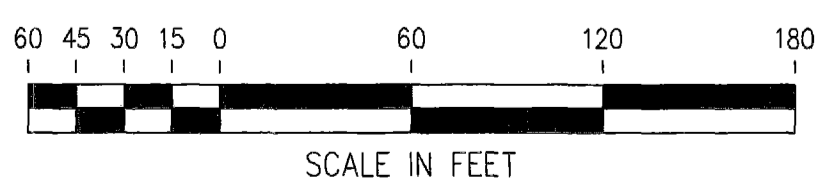
- 1. REFERENCE BOOK 9, PAGE 996 AND BOOK 15, PAGE 25, WRANGELL RECORDING DISTRICT.
2. REFERENCE U.S. SURVEY 3823 FOR ANY NOTES OR EASEMENTS.
3. REFERENCES WITHIN THE WRANGELL RECORDING DISTRICT UTILIZED FOR THIS SURVEY:
4. EASEMENTS FOR THE WATERLINE AND ROAD, MAY OR MAY NOT BE PROVIDED FOR IN THE ORIGINAL PATENT.
5. EASEMENTS AND NOTES AS DISCLOSED ON U.S. SURVEY 3823.
6. ACCORDING TO A LETTER DATED JUNE 09, 2016 FROM THE BLM STATE'S DIRECTOR THE REFERENCE TO THE FOREST SERVICE TRAIL HAS BEEN REMOVED FROM THE MASTER TITLE PLAT AS IT WAS DETERMINED THAT NATIVE ALLOTMENT CERTIFICATE 50-66-0491 WAS NOT SUBJECT TO ANY SUCH RESERVATIONS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN OCTOBER 2015 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED BY R&M ENGINEERING-KETCHIK, INC. AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

Signature of Christopher G. Piburn, Surveyor

DRAWN BY: MCH
CHECKED BY: CGB
DATE PLATTED: 07/30/2015
DATE SURVEYED: JUL-OCT 2015
SCALE: 1"=60'
SURVEYED BY: GREGORY G. SCHEFF
PROJ NO.: 152726



CLIENT: DON GLASNER
BOX 192
HILLSDALE, NEW JERSEY 07642



LEGEND

- BLM/GLO BRASS CAP MONUMENT RECOVERED THIS SURVEY
PRIMARY ALUM. CAP PIPE MONUMENT MURPH LS 6268 RECOVERED THIS SURVEY
SECONDARY MONUMENT RECOVERED THIS SURVEY
REBAR AND ALUM. CAP SET THIS SURVEY, LS 6700
(NORTH 1335.69') DATA OF RECORD
(NORTH 1335.69') DATA MEASURED OR CALCULATED

2016-2
Plat #
Wrangell
Rec Dist
8-2
Date
2016
Time
10:22AM

WRANGELL RECORDING DISTRICT

Table with columns for Revisions (No, Date, Description) and contact information for R&M Engineering-Ketchikan, Inc.

PROJECT: TORGRAMSEN-GLASNER SUBDIVISION
A SUBDIVISION OF REMAINDER LOT A-2, TORGRAMSEN-SMITH SUBDIVISION. CREATING LOT C OF REMAINDER LOT A-2 TORGRAMSEN-GLASNER SUBDIVISION WITHIN U.S. SURVEY 3823, WRANGELL RECORDING DISTRICT





**PLANNING AND ZONING COMMISSION**  
**Regular Meeting March 27, 2025**  
**Staff Report**

**Agenda Item:** New Business, Item 8D

**From:** Kate Thomas, Economic Development Director

**Subject:** Zimovia Highway Mixed-Use Zoning District Amendment Discussion and Recommendation.

**Introduction and Background**

Staff is bringing forth a discussion regarding potential revisions to the recently established Zimovia Highway Mixed-Use (ZHMU) Zoning District, prompted by a proposal from Southeast Alaska Regional Health Consortium (SEARHC) to develop multi-family housing on their property at 1064 Zimovia Highway.

The ZHMU district was created through a comprehensive planning process involving both staff and the Planning Commission, with the intent of fostering a mixed-use environment that could accommodate residential, industrial, and commercial development. During the drafting phase, staff attempted to engage SEARHC's housing division, anticipating their interest in contributing recommendations, given their past expressed interest in constructing duplexes and fourplexes. Unfortunately, SEARHC did not participate in the process. Consequently, and in alignment with the Commission's desire to avoid arbitrarily inserting principal uses without developer input, provisions for duplexes or multi-family units were intentionally omitted from the ZHMU district's principal uses.

Recently, Mike Pountney, Director of Facility Services at SEARHC, approached staff to express SEARHC's renewed interest in developing multi-family housing on their property. Mr. Pountney acknowledged that internal communication failures within SEARHC prevented their earlier involvement in the zoning process. He articulated SEARHC's commitment to addressing local housing shortages by constructing up to 12 individual living units for traveling and mid-term medical providers, with initial construction planned for a minimum of four units. SEARHC is working with Respec Engineers on geotechnical and site design and anticipates potential subdivision of the property, potentially through a flag lot configuration, to accommodate multiple multi-family buildings. They are considering a fourplex design but may adjust based on community needs and are aiming to finalize floor plans by May 2025.

Mr. Pountney emphasized the critical role of adequate housing in attracting qualified medical professionals to Wrangell and requested staff support in navigating the zoning requirements. He specifically inquired about minimum lot sizes, setbacks, and other zoning regulations.

To facilitate SEARHC's development, the Commission must consider amending the ZHMU district to 1) include duplexes, fourplexes, or multi-family dwellings as principal uses, and 2) revise the residential lot size requirements. Currently, the district specifies a 10,000-square-foot minimum for single-family residential and a two-acre minimum for industrial use. To accommodate SEARHC's proposal, the Commission will need to either eliminate the single-family residential designation or create a multi-family residential lot size standard. Staff is presenting this matter to initiate a discussion on the necessary revisions to support SEARHC's multi-family housing development.

### **Staff Recommendation**

Staff recommends that the Planning Commission review the public benefit of additional housing, particularly in support of Southeast Alaska Regional Health Consortium (SEARHC), the largest employer in Wrangell. SEARHC's initiative to construct multi-family housing units aims to alleviate the burden on local housing availability, which is critical for attracting and retaining medical professionals and other essential staff. Furthermore, the Planning Commission should review the compatibility of this type of multi-family housing use within the immediate surrounding area to ensure it aligns with the existing neighborhood character and land use patterns.

Therefore, staff requests that the Commission consider directing staff to prepare and bring back a draft ordinance that seeks to amend the Zimovia Highway Mixed-Use (ZHMU) zoning district.

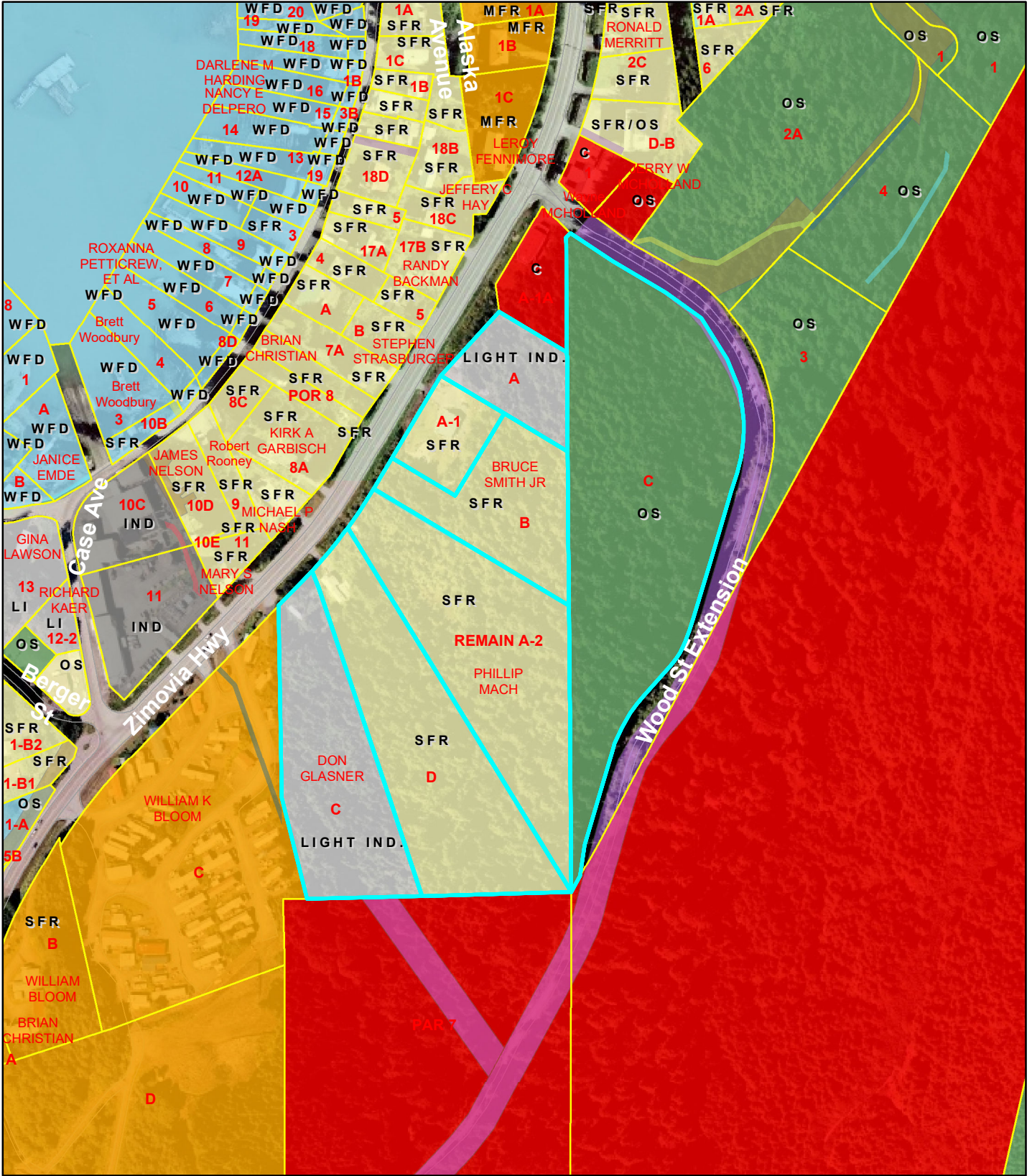
This ordinance should address the following:

- Inclusion of Duplexes, Fourplexes, and/or Multi-Family Dwellings: Amend the ZHMU district to explicitly include these housing types as permitted principal uses.
- Lot Size Requirements: Amend the lot size requirements within the ZHMU district to accommodate multi-family residential development, potentially by either eliminating the single-family residential designation or establishing a new multi-family residential lot size standard, thus facilitating the flag lot subdivision as proposed by SEARHC.

Staff believes that these amendments are essential to support SEARHC's development plans and to address the pressing need for additional housing in Wrangell. We request the Commission's guidance and direction on this matter. Staff believes that this development has synergies with the existing light industrial area, will have a limited impact on single-family properties due to its location between two industrial lots, and offers a significant public benefit through the provision of much-needed housing. Therefore, staff requests the Planning Commission review the compatibility of this type of multi-family housing use within the immediate surrounding area, noting the unique context of its location, to ensure it aligns with the existing neighborhood character and land use patterns while maximizing the potential public benefit.

# CITY AND BOROUGH OF WRANGELL, ALASKA

Item d.



1 inch = 281.718442 feet

59

3/12/2025

Public Map



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



**PLANNING AND ZONING COMMISSION  
Regular Meeting March 27, 2025  
Staff Report**

**Agenda Item:** New Business, Item 8E

**From:** Kate Thomas, Economic Development Director

**Subject:** Wrangell Medical Center (Old Hospital) Zoning Discussion

**Introduction and Background**

The City and Borough of Wrangell owns the former Wrangell Medical Center, a vacant facility located on a significant parcel of land. Information available through the Public Surplus website indicates the property comprises a large, multi-story building with approximately 38,000 square feet, featuring various rooms, offices, and infrastructure typical of a former medical facility. The site also includes ample parking and is situated within a location that offers relatively easy access to key areas within Wrangell.

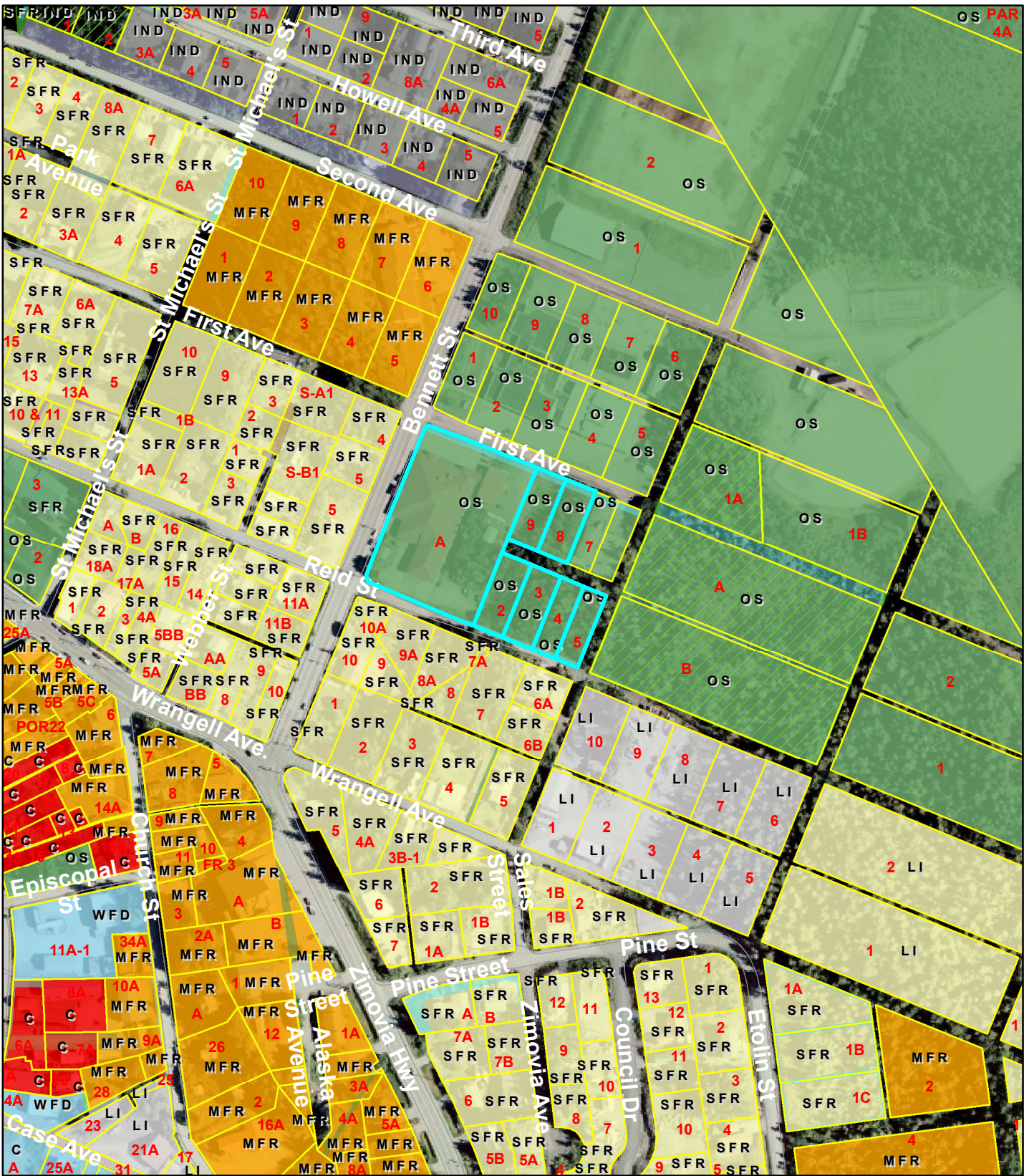
To date, the Borough has received inquiries from developers proposing a range of potential uses for the property, including multi-family condominiums, business centers, retail facilities, storage units, and most recently, a marine service center supply store with heavy equipment rentals, similar to Tyler Rental. These diverse proposals highlight the property's potential for various development types.

The property and the adjacent six lots at the rear are currently zoned Open Space Public. This designation may not be suitable for the proposed development concepts, which encompass multi-family residential, commercial, light industrial, and industrial uses. The property is situated near Wrangell Elementary School to the north and is surrounded by residential neighborhoods, necessitating careful consideration of potential impacts from any development.

As the Borough moves forward with evaluating these proposals and aims to finalize a sale, staff believes it is crucial to ensure the zoning designation aligns with the intended use. Given the variety of zoning districts available within Wrangell, staff seeks to initiate a discussion with the Planning Commission to determine the most appropriate zoning designations for the property and the adjacent lots. This discussion will focus on the suitability of multi-family residential, commercial, light industrial, and industrial zoning to accommodate the diverse development proposals while mitigating potential impacts on the surrounding community.

# CITY AND BOROUGH OF WRANGELL, ALASKA

Item e.



Public Map



1 inch = 281.718442 feet  
61 e: 3/12/2025

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PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.**