



Monday, May 11, 2026
5:30 PM

Location: Borough Assembly Chambers
City Hall

Planning & Zoning Commission
5:30 PM

Join Zoom Meeting

<https://us06web.zoom.us/j/9078749282?pwd=cWZlZVhpTmJtRTBPMXBUBGNKSjdwdz09&omn=86436084629>

- Meeting ID: 907 874 9282
- Passcode: 99929

1. CALL TO ORDER

2. ROLL CALL

3. AMENDMENTS TO THE AGENDA

4. CONFLICTS OF INTEREST

5. APPROVAL OF MINUTES

- a.** Approval of the Planning & Zoning regular meeting minutes from April 9, 2026.

6. DIRECTORS REPORT

7. CORRESPONDENCE

8. PERSONS TO BE HEARD

9. NEW BUSINESS

- a.** (PH) Zoning Ordinance of the Assembly of the City and Borough of Wrangell, amending the zoning map to establish a zoning designation of Timber Management for Thoms Place and Zarembo Island (Entitlement Lands)
- b.** (PH) Conditional Use Permit application to develop a solar field and associated utility infrastructure on Borough-owned property identified as Lot 2 of the W-2 &W-3 Subdivision, according to Plat No. 2020-5, requested by Southeast Alaska Power Agency.

- c. (PH) Variance application requesting a variance to the front yard setback reduction on Lot 18AA, according to Plat No. 2020-7, owned and requested by Paul and Ellen Zahorik.
- d. (PH) Conditional Use Permit application for a short-term rental on Lot 11, Block A, according to Plat No. 69-218, owned and requested by Solvay Gillen.
- e. (PH) Preliminary Plat review of a subdivision of Lot A-2 of Presbyterian - CBW Replat (Plat No. 2025-3), creating Lots B-1 and A-2A, owned by the City and Borough of Wrangell, requested by Teniya Morelli.
- f. (PH) Preliminary Plat review of a subdivision of Lot 6A, of the Dan Nore Subdivision (Plat No. 90-2), creating Lots 5A-1 and 6B-2, owned by the City and Borough of Wrangell, requested by Brian Ashton and Twyla Nore.
- g. (PH) Preliminary Plat review of a subdivision of Lot 6A, of the Dan Nore Subdivision (Plat No. 90-2), creating Lots 5A-1 and 6B-2, owned by the City and Borough of Wrangell, requested by Brian Ashton and Twyla Nore.

10. UNFINISHED BUSINESS

11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

12. ADJOURNMENT

**Minutes of Planning & Zoning Commission
Held on April 09, 2026**

1. CALL TO ORDER: 5:30

2. ROLL CALL:

PRESENT: Kat St. Clair, Chair Terri Henson, Gary Watkins, Apryl Hutchinson

STAFF: Kate Thomas, JR Meek

ABSENT: Jillian Privett

3. AMENDMENTS TO THE AGENDA: None

4. CONFLICTS OF INTEREST: None

5. APPROVAL OF MINUTES

- a) **Approval of the Planning and Zoning Regular Meeting Minutes from January 22, 2026.**

M/S: Hutchinson/St. Clair

Passed Unanimously by verbal confirmation

6. DIRECTORS REPORT:

Staff provided oral report.

Structure Inc. is scheduled to be presented on Tuesday, April 14th. Structure is a SCADA software and engineering team. Their presentation will be on building plans, programs, and software for utility infrastructure, with the possibility of building a manufacturing facility in Wrangell. The Assembly will review and approve an MOU that outlines the partnership between Structure and CBW. All boards and commissions, as well as members of the public, are invited to attend the presentation.

The Borough Assembly will hold a town hall with SEAPA at the Nolan Center on May 6th. Zoom will be available for those unable to attend. SEAPA will present on their grid resilience and reliability project proposed on Borough owned property.

7. CORRESPONDENCE: None

8. PERSONS TO BE HEARD:

9. NEW BUSINESS:

- a) **(PH) Request from Royce and Sherri Cowan to purchase a portion of Borough-owned property within Tract A of ASLS 94-135 and within a Portion of Section 27**

T62S, R84E, C.R.M, zoned Remote Mixed Use, Wrangell Island East (Back Channel) for the purposes of owning and maintaining a private access road.

M/S: St. Clair/Hutchinson

Move to approve the findings of fact and recommend approval to the Borough Assembly of the request by Royce and Sherri Cowan to purchase a portion of Borough-owned land within Tract A of ASLS 94-135 and a portion of Section 27, T62S, R84E, C.R.M., for the purpose of owning and maintaining a private access driveway, subject to the conditions outlined in the staff report.

Public Hearing Opened

Public Hearing Closed

Chair Henson began by inquiring with Mr. Cowan whether it is better to lease or own property for this request. Cowans stated that owning the property is better for long-term.

Staff delivered an administrative report. In February 2022, the Cowans worked with the Borough to authorize a resolution to pass a driveway easement, allowing them to construct a road to access their property. The road is approximately one mile long and terminates at the edge of their property. Since road construction has been completed, the Cowans worked with a licensed surveyor to complete an as-built providing for the exact location of the driveway.

Cowan's have requested to purchase the property of which the road improvements were built upon. A public notice was issued to all neighboring property owners. One property owner, Bill Heffernan, submitted a letter of interest, wishing to better understand the arrangement and buy in process to gain access to the road.

The Cowan's stated that they have contributed half of million dollars in development. Given their investment, they expect interested parties to buy-in to the road at a reasonable price to obtain vehicular access. Pedestrian access is allowed, by the terms of the agreement.

Staff consulted with the Borough Attorney and Manager to identify options moving forward. Three options were identified as written in the staff report. Staff is recommending that the Planning Commission approve the sale of Borough owned property, converting the road from a public access easement to a private road. Staff stated that the Borough is not in the situation to purchase the road from the Cowans and lacks the capital funds to maintain the road for select portion of property owners.

Clarification was sought on the parcel boundaries, and whether the borough has any plans to further develop property in the area. Staff stated that there are no plans to develop land in the area, however, there is the prospect of connecting roads nearby and improving existing roads. The Borough wishes to retain the right to construct new road infrastructure that may be tied to Cowan's in the future.

Staff clarified that if motion passes through, the Cowans will assume maintenance responsibility of the road. If new road construction is proposed, then the Borough and Cowan's would need to revisit and negotiate tying into the shared road system.

Chair Henson asked Cowan's if other property owners would want to buy-in for shared access. Cowan's stated that they are willing to provide access to others at a reasonable the cost, based on their investment. Due to the high costs of road construction and buy-in, no other property owners have formally requested to buy in.

Watkins asked if Cowan's plan to further develop their parcels. Cowan's answered that there are existing driveways and house pads on the lots and that they are planning to build their home on the property.

St. Clair inquired with staff if all this land needs to be developed and the need on a shared roadway system to accommodate future development. Staff clarified the shared roadway access off Spur Road and additional refining details will need to be negotiated further with the Borough Manager.

Watkins inquired about the long-term plan and the current layout for escape routes that would connect Pat's Lake Road system to the Spur Road area. Staff stated that there are still plans to connect those two road systems, but that would not affect Cowan's driveway.

Watkins inquired about how the survey will be conducted. Staff clarified that "as built" has been established and will need further survey if it is required.

Polled Vote – All in Favor

- b) (PH) Request from Richard Kaer to purchase Borough-owned tidelands identified as Lot 2, Block 84B, of the Wrangell Townsite according to Plat No 89-2, zoned Waterfront Development.**

M/S: Watkins/St. Clair

Move to approve the findings of fact and recommend that the Borough Assembly approve the request from Richard Kaer to purchase Borough-owned tidelands identified as Lot 2, Block 84B of the Tidelands Resubdivision of Wrangell Tidelands Addition, Plat 89-2, subject to applicable provisions of Wrangell Municipal Code Chapter 16.12.

Public Hearing Opened

Public Hearing Closed

Staff delivered an administrative report. Richard Kaer has requested to purchase Borough owned tidelands, adjacent to his property. Mr. Kaer has had a tidelands lease with the Borough for several decades and wishes to purchase them outright. He has made improvements to the property and would like to ensure continued use.

Chair Henson inquired if the Port Commission has approved motion, which staff confirmed.

Watkins inquired about why the need to purchase tidelands instead of negotiating for a different lease with the Borough. Staff stated that Mr. Kaer suggested that he has seen assessments and lease costs increase over the years and perceives there to be greater benefit to owning the property outright.

Watkins stated that the municipal code suggests that tideland sales are not favorable, requesting further comments from staff on the benefits of leasing versus outright sale of tidelands. Staff stated, due to the limited availability of waterfront property, it is more desirable to make them productive through lease agreements, rather than outright sale. Further, public access is protected by the "Public Trust Doctrine" which essentially says that no one can prohibit the public from traversing the highwater line between uplands and tidelands. There are specific tidelands that are not eligible for sale and are protected by State Patents.

Polled Vote – All in Favor

- c) (PH) Request from Tideline Construction to lease Borough-owned tidelands identified as ATS 1249 according to Plat No 83-13, zoned Waterfront Development, within the CBW Deep-Water Port Subdivision.**

M/S: St. Clair/Hutchinson

Move to approve the findings of fact and recommend approval to the Borough Assembly of the request from Tideline Construction, LLC to lease a portion of Borough-owned tidelands identified as Alaska Tidelands Survey 1249, according to Plat No. 83-13, containing approximately 30.87 acres and located within the CBW Deep Water Port Subdivision, zoned Waterfront Development, subject to the condition that the waterward leased area shall not extend north beyond the waterfront boundary of the parcel proposed to be acquired by Tideline Construction.

Public Hearing Opened

Public Hearing Closed

Staff delivered an administrative report. Staff clarified that the entire track of ATS 1249 is 30.87 acres whereas Tideland Construction is requesting to lease a portion up to 3.7 acres. The requested leased area will be limited in that it cannot go farther north than the parcel boundaries of Parcel A, because the northern tidelands will be reserved for JAG Marine Group and Alaska Marine Lines. A specific survey may be required for further identification if the need arises.

Polled Vote – All in Favor

10. UNFINISHED BUSINESS

- a) Final Plat review and approval of a Subdivision of Lot 6 (APN 03-011-150) and Lot 7 (APN 03-011-152) of USS 3534; and, Lot 10 (APN 03-010-216) and Lot PSS (APN 03-010-214) of USS 2589, and USS 3000 (APN 03-011-100), according to Plat No. 29-20, creating Lots A and B of the CBW Deep Water Port Subdivision, zoned Waterfront Development, owned by the City and Borough of Wrangell and requested by Tideline Construction.**

M/S: Hutchinson/St. Clair

Move to approve the Findings of Fact and the Final Plat for the CBW Deep Water Port Subdivision, creating Parcels A and B, as requested by the City and Borough of Wrangell in partnership with Tideline Construction.

Staff delivered a brief administrative report. Staff highlighted Parcels A and B. The Borough has consolidated the parcels to allow for cleaner and easier to read surveys, as the Borough continues to subdivide the remaining industrial users at the site. The easement that was originally within the boundaries of Parcel A, allowing for access to the most southern tideland parcel, has been removed. In the future, if the Borough wishes to build roadway into the southern parcel, they may seek funding and build out the road from an access point along the highway.

Polled Vote – All in Favor

- b) Final Plat review of a subdivision of Lot 5A, Block 61 (APN 02-028-204) of the Industrial Park Subdivision, according to Plat No. 2001-7, creating Lots 5A-1 and 5A-2 of the Woodbury Subdivision, zoned Industrial, owned and requested by Brett Woodbury.**

M/S: Hutchinson/Watkins

Move to approve findings of fact and the final plat for the Woodbury Subdivision, a subdivision of Lot 5A, Block 61 of the Industrial Park Subdivision, according to Plat No. 2001-7, creating Lots 5A-1 and 5A-2, as requested by Brett Woodbury, subject to the condition outlined in the staff report.

Staff delivered Administrative Report. No change from Preliminary. No Commission discussion.

Polled Vote – All in Favor

11. COMMISSIONERS’ REPORTS AND ANNOUNCEMENTS:

Tentatively, next meeting is May 7th, depending on Privett’s attendance. Alternative date set to May 11th if quorum cannot be met on May 7th.

12. ADJOURNMENT: 6:29 PM

ATTEST: _____
J.R. Meek, Secretary

Terri Henson, Chair



To: Planning and Zoning Commissioners
From: Kate Thomas, Planning Director
Date: Monday, May 11, 2026
Subject: (PH) Request from Southeast Alaska Power Agency to lease a portion of Borough-owned property identified as Lot 2, of the W-2 & W-3 Subdivision, according to Plat No. 2020-5.

Attachments: 1. Application, 2. Site Exhibit, 3. Plat

References: Title 16 – Public Lands
Title 20 – Zoning

Background

Southeast Alaska Power Agency (SEAPA) has submitted an application to lease Borough-owned real property identified as Parcel ID 03-009-600, Lot 2, USS 3790 according to Plat No. 2020-5. The property is located near 5.25 Mile Zimovia Highway and contains approximately 38 acres. The applicant is requesting a thirty (30) year lease term.

The proposed project, identified as the “Wrangell Grid Reliability & Stability Project,” includes development of a solar generation facility, battery energy storage system (BESS), control house, transformer infrastructure, and associated powerline improvements. The project is intended to improve electrical grid reliability, provide outage support, reduce reliance on barged diesel generation, and support long-term energy resiliency for the community.

The application materials indicate the project will initially consist of approximately 1.5 MW of solar generation with planned future expansion capacity up to 5 MW. Estimated project costs are approximately \$6,000,000, with construction anticipated between June 2026 and June 2028.

Pursuant to Wrangell Municipal Code Chapter 16.08, applications to lease Borough-owned property are reviewed by the Planning and Zoning Commission prior to consideration by the Borough Assembly.

Site Specific & Project Information

Applicant: Southeast Alaska Power Agency (SEAPA)
Property Owner: City and Borough of Wrangell
Legal Description: Lot 2, USS 3790, according to Plat No. 2020-5



Parcel ID (APN):	03-009-600
Acreage:	Approximately 38 acres
Zoning:	Timber Management (TM)
Location:	Approximately 5.25 Mile Zimovia Highway
Surrounding Uses:	Marine industrial activities including barge operations, aggregate storage, and maritime support services
Access:	Existing 60-foot floating public access and utility easement
Proposed Use:	Solar generation facility and battery energy storage system
Estimated Cost:	Approximately \$6,000,000
Project Timeline:	June 2026 – June 2028

Findings of Fact

1. The subject property is Borough-owned real property located within the Timber Management (TM) zoning district.
2. The property is legally described as Lot 2, USS 3790 according to Plat No. 2020-5, consisting of approximately 38 acres.
3. The applicant is requesting a thirty (30) year lease of the property for development of a solar photovoltaic and battery energy storage facility.
4. The proposed project includes photovoltaic generation, battery energy storage infrastructure, control facilities, transformers, and associated utility improvements intended to improve grid reliability and reduce reliance on diesel generation.
5. The property consists of previously harvested timber land and is currently undeveloped.
6. Access to the property is proposed through an existing recorded 60-foot floating public access and utility easement identified within Trust Land Survey No. 2018-10.
7. SEAPA has stated that any roadway improvements within the easement area will maintain existing public access rights and will not vacate or replace the existing easement framework.
8. The applicant has stated that the proposed use is expected to have minimal long-term impacts on traffic, parking, public utilities, and public services



Staff Analysis & Recommendation

The request involves the long-term lease of Borough-owned property within the Timber Management zoning district for development of renewable energy and utility infrastructure. The proposed use is generally compatible with the remote and resource-oriented character of the area and is permitted through the Conditional Use Permit process under WMC Title 20.

The project represents a substantial public utility and resiliency investment intended to improve electrical reliability, reduce reliance on diesel generation during hydroelectric outages, and support long-term community energy stability. Access to the site will utilize an existing recorded public access and utility easement, with SEAPA affirming that public access through the corridor will remain available.

In addition, the broader lease framework includes a conceptual public access easement intended to support future recreational trail infrastructure and non-motorized connectivity between the project area and Zimovia Highway, providing an additional long-term community benefit.

Based on the information provided, the request appears consistent with the intent of WMC Chapter 16.08, the Timber Management zoning district, and existing land use patterns in the area. Staff recommends that the Planning and Zoning Commission forward a recommendation to the Borough Assembly regarding the proposed lease request from Southeast Alaska Power Agency (SEAPA).

Recommended Motion

Move to approve the findings of fact and recommend that the Borough Assembly approve the request from Southeast Alaska Power Agency (SEAPA) to lease Borough-owned property identified as Lot 2, USS 3790 according to Plat No. 2020-5, zoned Timber Management (TM).

OFFICE OF THE BOROUGH CLERK

PO Box 531, Wrangell, AK, 99929 | +1 (907) 874-2381
205 Brueger Street, Wrangell, AK, 99929



Item a.

PUBLIC LAND & TIDELANDS LEASE APPLICATION

WMC 16.08.010 - 16.08.210 & WMC 16.10.010 - 16.10.210

APPLICATION FEE: \$500.00 NON-REFUNDABLE - MUST BE PAID AT TIME OF FILING

OFFICIAL USE ONLY RECEIVED BY DATE RECEIVED PAYMENT CHECK CREDIT CARD CASH

Applications for tidelands leases shall be submitted to the planning and zoning and port commissions before being presented to the borough assembly for consideration.

The applicant shall provide additional information, including a development plan, designs, and specifications, as the planning and zoning and/or port commissions may request.

SECTION I.

APPLICANT'S FULL NAME EMAIL ADDRESS PHONE NUMBER

APPLICANT'S PHYSICAL ADDRESS

APPLICANT'S MAILING ADDRESS

SECTION II.

REQUEST TO LEASE TIDELANDS OR REAL PROPERTY TIDELANDS REAL PROPERTY

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

PARCEL ID NUMBER PHYSICAL ADDRESS

LOT: 2 BLOCK: - SUBDIVISION: 2020-5

PROPOSED TERM OF LEASE (YEARS) 30 YEARS

CITY & BOROUGH OF WRANGELL
PUBLIC LAND & TIDELANDS LEASE APPLICATION
CONTINUED FROM PAGE 1

Item a.

SECTION II. (CONT)

CURRENT ZONING OF PROPERTY

Timber Management (TM)

LOT SIZE

Approx. 38 Acres

CURRENT USE OF PROPERTY

None - Clear Cut

SECTION III.

INCLUDE AND LIST HERE ANY SUPPORTING DOCUMENTS (I.E. MAPS).

Exhibit A (Attached)

STATE THE PURPOSE AND PROPOSED USE OF THE PROPERTY.

The Wrangell Grid Reliability & Stability Project will add a 5 MW battery energy storage system (BESS) with controls and interconnection upgrades, paired with expandable local generation (1.5 MW initial; expandable to 5 MW) to provide system stability, spinning reserve replacement, and outage support. The project will reduce reliance on barged diesel generation in Southeast Alaska—particularly during the annual multi-day hydro outage—and improve reliability for homes, businesses, and critical community services while lowering delivered-fuel exposure and operating cost volatility.

DESCRIBE THE IMPROVEMENTS THAT WILL BE ADDED TO THE PROPERTY.

Ground-mounted photovoltaic generation facility designed as a fixed-tilt array (40° tilt, 0° azimuth) using table-style racking on terrain and incorporates a bifacial performance model to reflect local site conditions and reflected irradiance. The facility is sized at 1,870 kWp (DC) using 3,016 JA Solar 620 W bifacial modules, and interconnects through 14 ChintPower inverters totaling 1,500 kWac, for an overall DC:AC ratio of ~1.25. The PV layout uses 26 table rows with a ~26.1% ground coverage ratio (GCR). A 5WM battery, control house, transformer and powerline will be installed to interconnect the system with SEAPA's existing adjacent transmission line. The site is planned at 1.5MW with expansion to 5MW at a future date.

WHEN WILL THE PROPOSED CONSTRUCTION IMPROVEMENTS BEGIN AND WHEN WILL THEY BE COMPLETED?

START DATE: June 2026

END DATE: June 2028

WHAT IS THE ESTIMATED COST OF IMPROVEMENTS THAT WILL BE ADDED TO PROPERTY?

COST: \$6,000,000

DESCRIBE THE EFFECTS THAT THE PROPOSED USE WILL HAVE ON PUBLIC STREETS, PUBLIC FACILITIES, PUBLIC SERVICES, PUBLIC UTILITIES, TRAFFIC, AND PARKING. INCLUDE A PLAN FOR MITIGATING ADVERSE EFFECTS ON STREETS, PUBLIC FACILITIES, PUBLIC SERVICES, PUBLIC UTILITIES, TRAFFIC CONGESTION, AND PARKING, AND A PLAN FOR PAYING ALL ASSOCIATED COSTS.

The proposed use is expected to have minimal impact on public streets, facilities, services, utilities, traffic, and parking. Access will be via the existing easement and improved road corridor, with only limited construction traffic during development and very low ongoing traffic once operational. No material increase in demand on public parking or public services is anticipated. Any temporary construction-related effects will be mitigated through contractor traffic control, scheduling of deliveries to minimize congestion, dust and road maintenance measures, protection of existing utilities, and coordination with the Borough as needed. Public access will be maintained. All costs associated with access improvements, mitigation measures, utility protection, and any required repairs will be paid by the project developer.

CITY & BOROUGH OF WRANGELL
PUBLIC LAND & TIDELANDS LEASE APPLICATION
CONTINUED FROM PAGE 2

Item a.

SECTION IV. ACKNOWLEDGEMENT

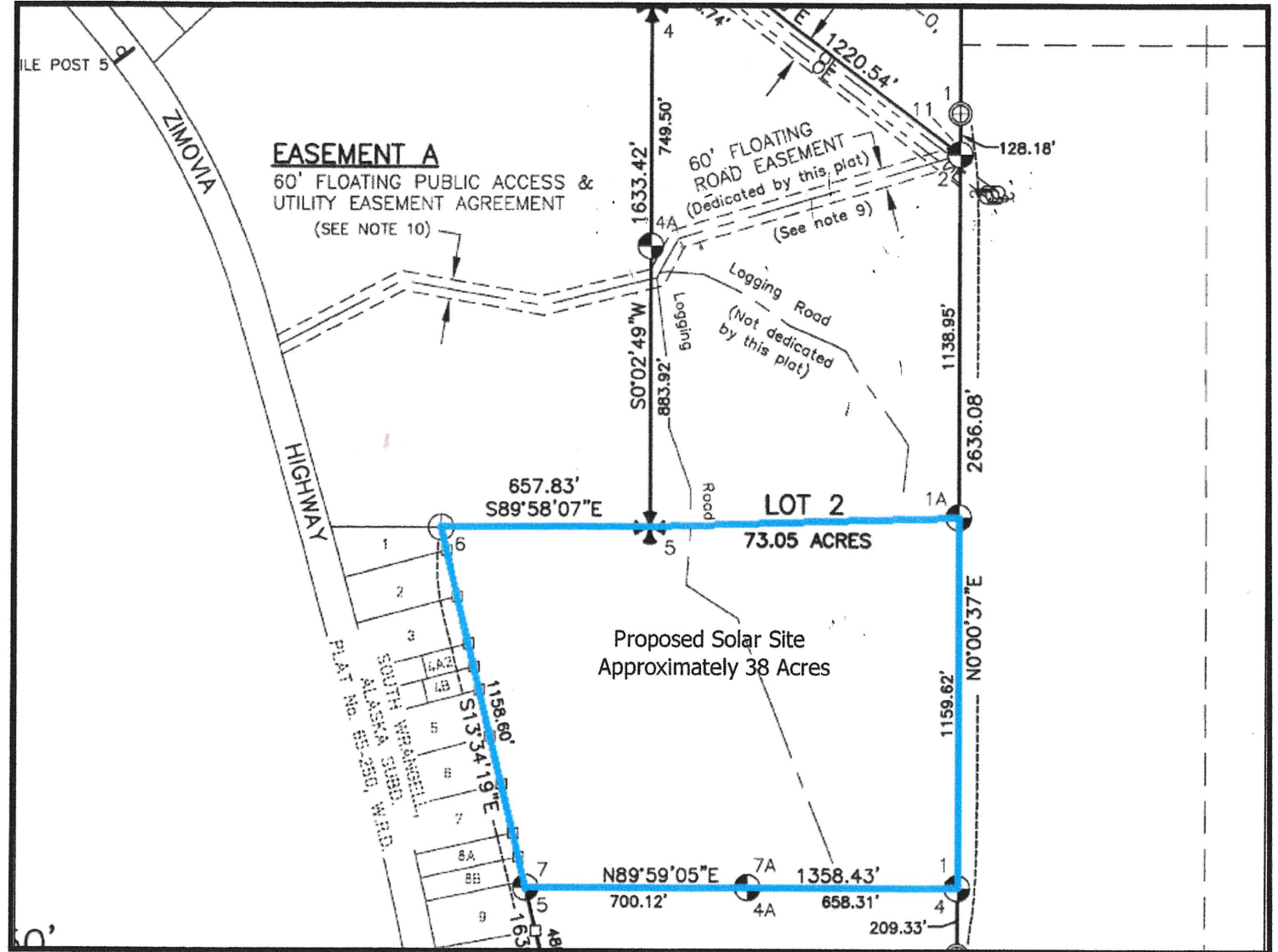
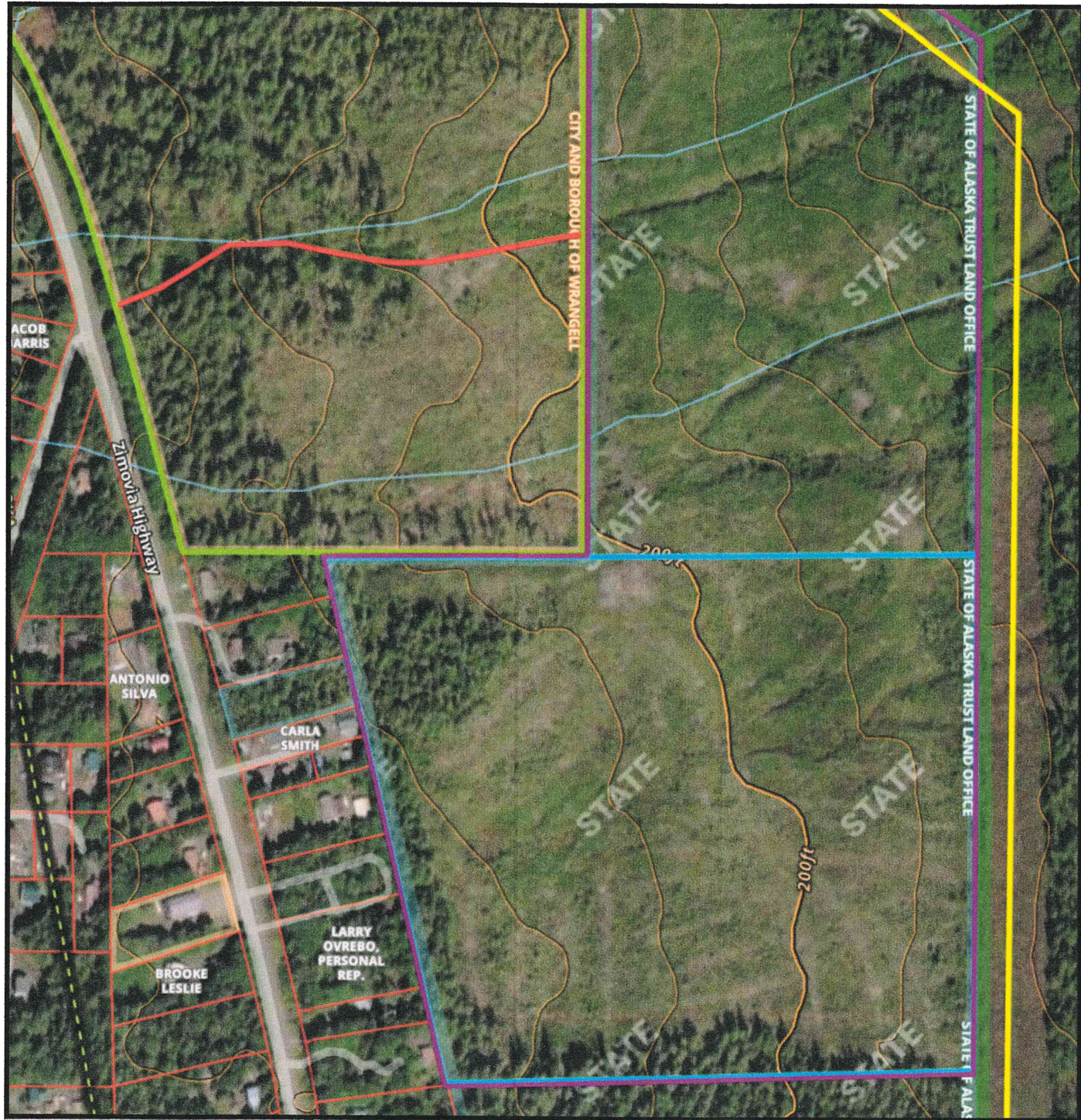
I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I also agree to fulfill the tenants of any permits or approvals required by the City and Borough of Wrangell. I understand that incomplete applications will not be accepted and that all fees must be paid prior to review of this application.

SIGNATURE OF APPLICANT

DATE



3/18/2026



PROJECT: Southeast Alaska Power Agency		
DESIGNER/PROJECT ENGINEER:		
JOB #:		
NO.	DESIGN/CONSTRUCTION/ASBUILT REVISION	REVIEWED BY/DATE
5		
4		

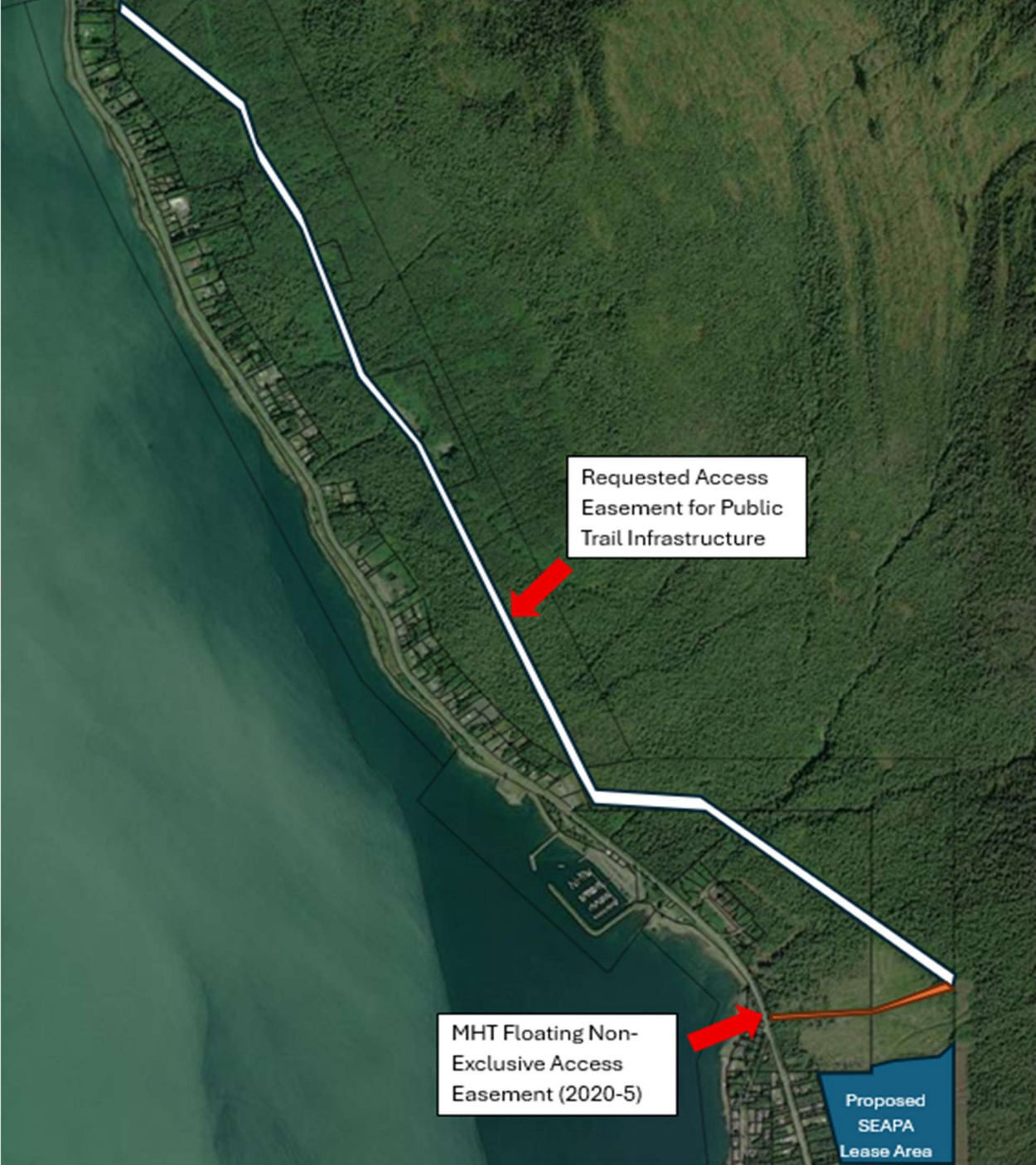


NO.	DRAWING NO./SHEET	REFERENCE DRAWING/DETAIL/PLAN/SECTION DESCRIPTION

DRAWING NAME:	Wrangell Solar Application Exhibit A
REF DWG(S):	
DRAWING NO.:	
SHEET	OF

Exhibit C
Public Access Easement for Recreational Use

The image below illustrates the proposed location of a public access easement for recreational trail infrastructure (the “Easement Area”). The Easement Area is generally located within and along the Southeast Alaska Power Agency (SEAPA) transmission line corridor and is intended to provide a continuous public access route connecting the SEAPA Lease Area to Zimovia Highway.



The Easement Area is depicted for illustrative purposes only and reflects the Parties' intent to establish a non-exclusive corridor for pedestrian and non-motorized recreational use, including the development, construction, and maintenance of public trail infrastructure.

The proposed Easement Area traverses lands owned by multiple parties, including the City and Borough of Wrangell, the United States Forest Service (USFS), and the Alaska Mental Health Trust Authority (MHT), and generally includes the following parcels:

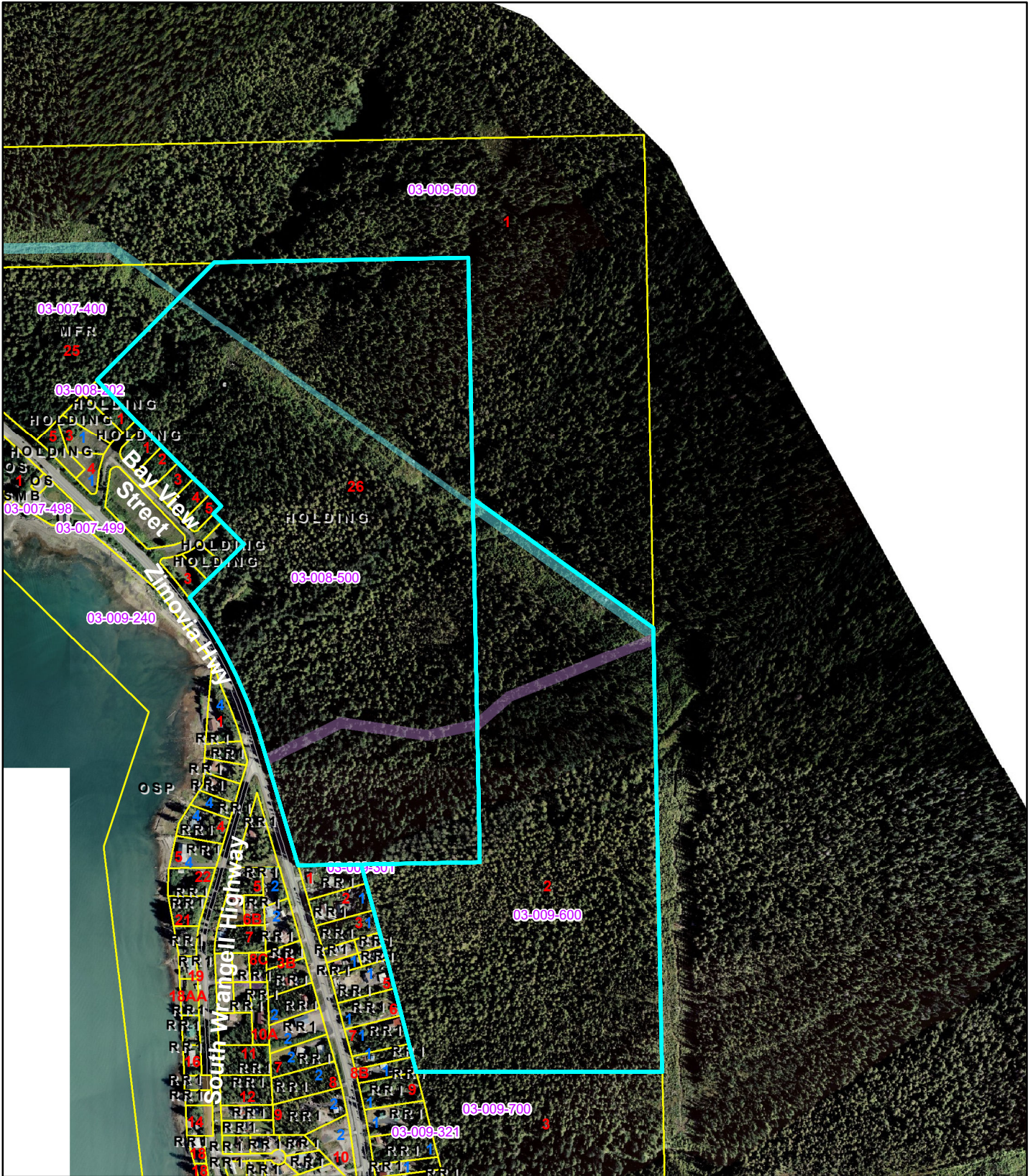
City and Borough of Wrangell: 03-009-600, 03-008-500, 03-007-400

United States Forest Service (USFS): 03-009-500

Alaska Mental Health Trust Authority (MHT): 03-001-100

The final location, width, and legal description of the Easement Area shall be established in a separately recorded easement agreement and may vary from the alignment shown here to accommodate topography, environmental considerations, land ownership boundaries, and permitting requirements.

Nothing in this Exhibit conveys a present property interest, but instead reflects the Parties' mutual intent to work in good faith to secure the necessary rights, approvals, and authorizations to establish the Easement Area as generally depicted.



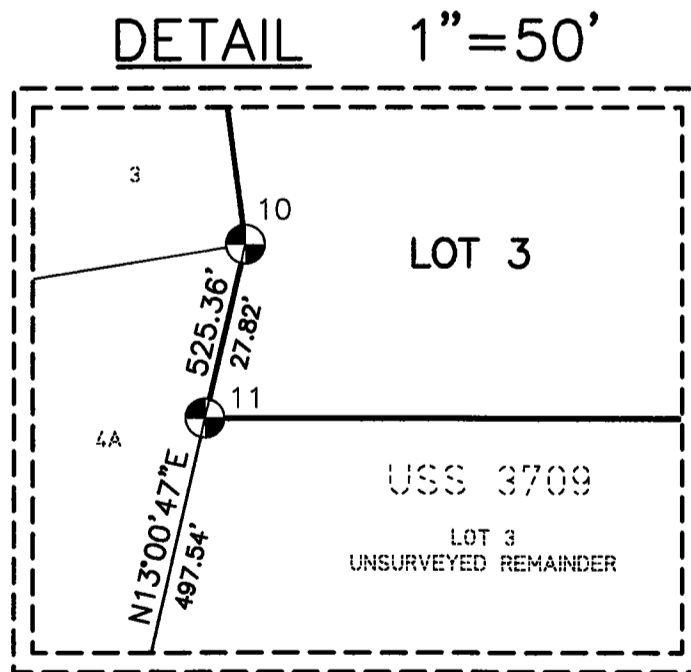
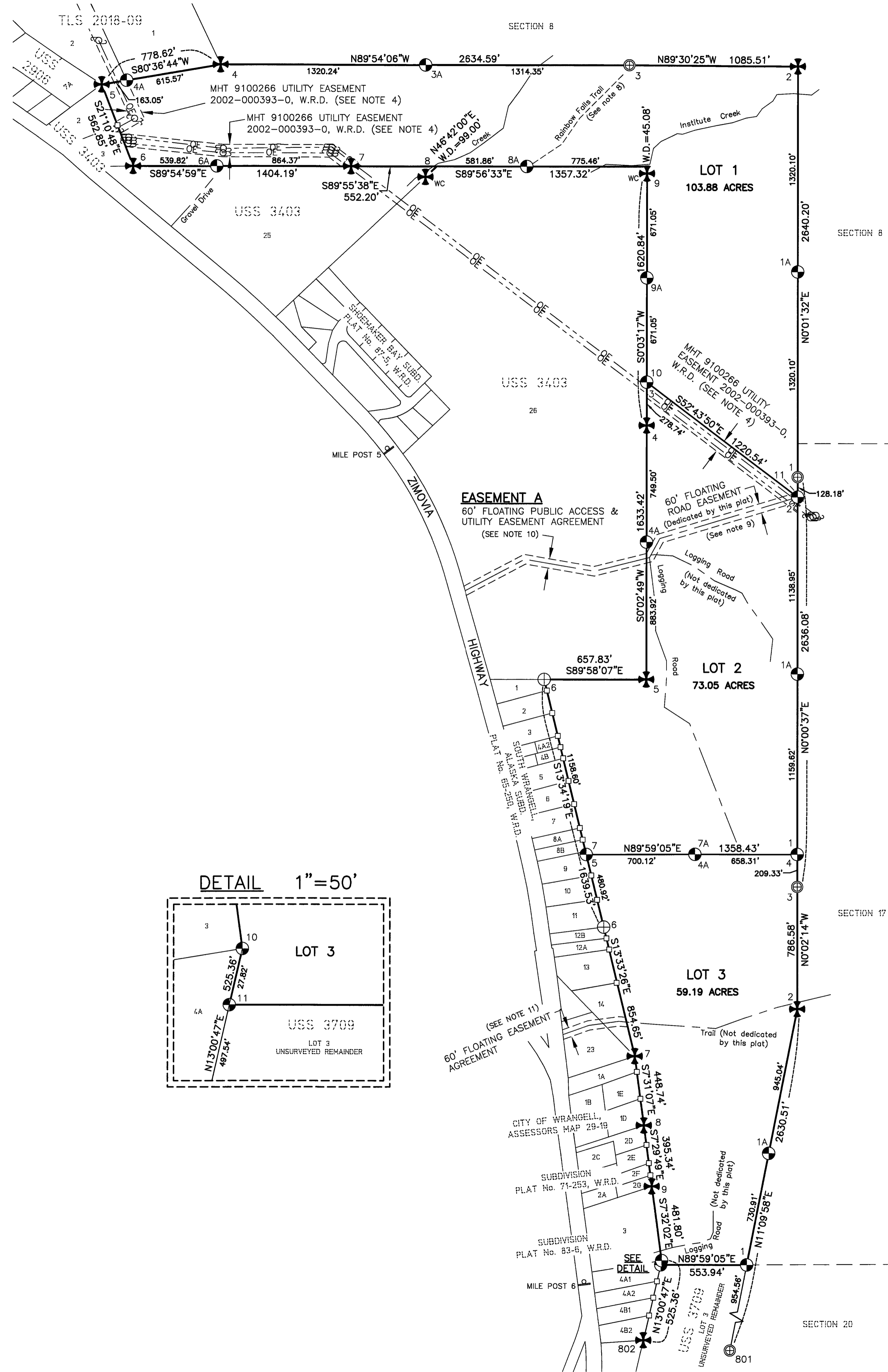
1 inch = 756.397928 feet

17 Date: 4/27/2026

Public Map



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



NOTES:

1. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5000.
2. **BASIS OF BEARING:** THE BASIS OF BEARING FOR THIS PLAT WAS DETERMINED BY HIGH PRECISION GPS SURVEY USING TOPCON GR5 SURVEY GRADE RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING MAGNET TOOLS 5.4.2 SOFTWARE.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. MHT 9100266 UTILITY EASEMENT IS RECORDED IN THE WRANGELL RECORDING DISTRICT (W.R.D.) AS 2002-000393-0 (PREVIOUSLY AUTHORIZED AS TRACT 1 IN ADL 103762 RIGHT-OF-WAY PERMIT RECORDED IN W.R.D. IN BOOK 16, PAGE 57 AND TRACT 12 IN ADL 103267 RIGHT-OF-WAY PERMIT RECORDED IN W.R.D. IN BOOK 16, PAGE 26). THIS EASEMENT IS NOT DEDICATED BY THIS PLAT.
5. LINE 4-4A AND LINE 4A-5, LOT 1 WAS SURVEYED CONCURRENTLY WITH TRUST LAND SURVEY No. 2018-09, IN 2018.
6. THIS PLAT IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT No. 1225975, RECORDED IN W.R.D. AS 2006-000136-0.
7. THIS SURVEY CREATES BOUNDARIES FOR W-2 AND W-3 IN THE ALASKA MENTAL HEALTH TRUST LAND EXCHANGE ACT OF 2017; THIS IS A SUBDIVISION OF A PORTION OF MENTAL HEALTH TRUST PARCEL CRM-2454 OF QUITCLAIM DEED 8000014, W.R.D. DOCUMENT No. 1996-000373-2.
8. A RIGHT-OF-WAY EXISTS FOR RAINBOW FALLS TRAIL #236 PER BUREAU OF LAND MANAGEMENT SERIAL No. A-061039. AN EASEMENT IS NOT DEDICATED BY THIS PLAT.
9. FOR TRUST LAND SURVEY No. 2018-10, THE 60' FLOATING ROAD EASEMENT WILL GO FROM CORNER 11, LOT 1 TO THE EASEMENT ACROSS LOT 26, U.S. SURVEY No. 3403.
10. A FLOATING PUBLIC ACCESS & UTILITY EASEMENT AGREEMENT, AS DEPICTED ON THIS PLAT AS EASEMENT A, WAS RECORDED ON MAY 4, 2020, DOCUMENT No. 2020-000111-0. IN THE WRANGELL RECORDING DISTRICT.
11. ACCESS TO LOT 3 IS PROVIDED BY A 60' FLOATING EASEMENT AGREEMENT, CROSSING LOT 14, SOUTH WRANGELL, ALASKA SUBDIVISION, RECORDED AS PLAT No. 65-250 IN THE WRANGELL RECORDING DISTRICT, AND CROSSING LOT 23, U.S. SURVEY No. 2900; SAID EASEMENT WAS RECORDED ON MAY 7, 2020, DOCUMENT No. 2020-000116-0. IN THE WRANGELL RECORDING DISTRICT.

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
Alaska Mental Health Land Trust
 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 2020 will be due on or before August 15, 2020. Dated this 18th day of May 2020.
 [Signature]
 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 May 9, 2020, and that the plat shown hereon has been approved for recording in the Office of the District Magistrate, Ex-officio Recorder, Wrangell, Alaska.
 Date 5/12/2020 [Signature]
 Chairman, Planning Commission
 [Signature]
 Secretary

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City and Borough of Wrangell Assembly and that the plat shown hereon has been approved for recording in the Office of the District Court, Ex-officio Recorder, Wrangell, Alaska.
 Date May 9, 2020 [Signature]
 Mayor, City and Borough of Wrangell
 [Signature]
 City Clerk

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, Wyn Menefee, the undersigned, do hereby certify that I am the Executive Director of the Alaska Mental Health Trust Land Office, and acting by and through the State of Alaska, Department of Natural Resources, Alaska Mental Health Trust Land Office, pursuant to AS 37.14.009, AS 38.05.801, and 11 AAC 99, as agent to the owner, the Alaska Mental Health Trust Authority, a public corporation within the Alaska Department of Revenue (AS 47.30.011 et seq.). I hereby approve Trust Land Survey No. 2018-10 for the Alaska Mental Health Trust Authority, and dedicate for public or private use as noted, all easements, public utility areas, and rights of way as shown and described hereon.

Alaska Mental Health Trust Land Office
 Wyn Menefee
 Executive Director
 Alaska Mental Health Trust Land Office
 2600 Cordova Street, Suite 100
 Anchorage, AK 99503
 Date 5/14/2020

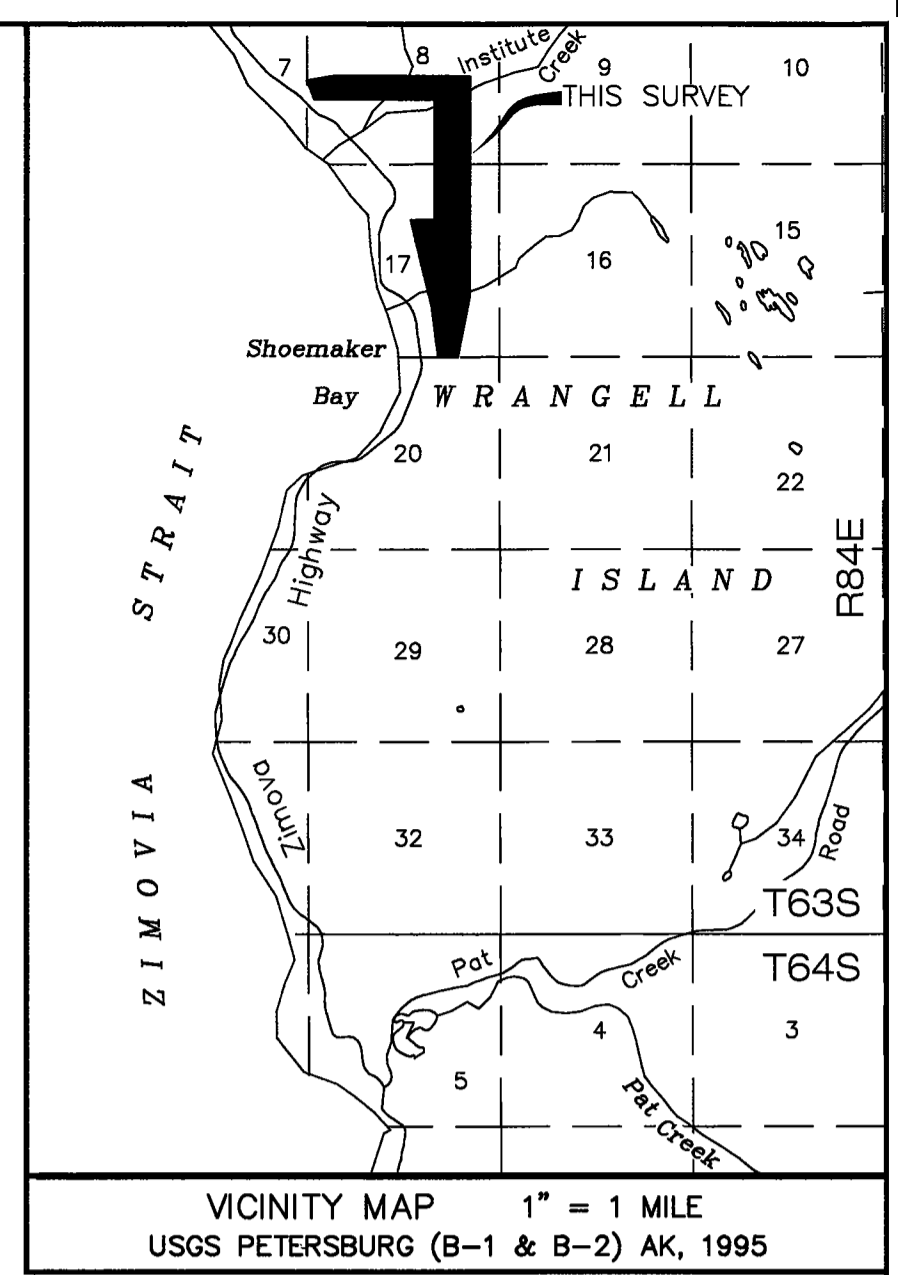
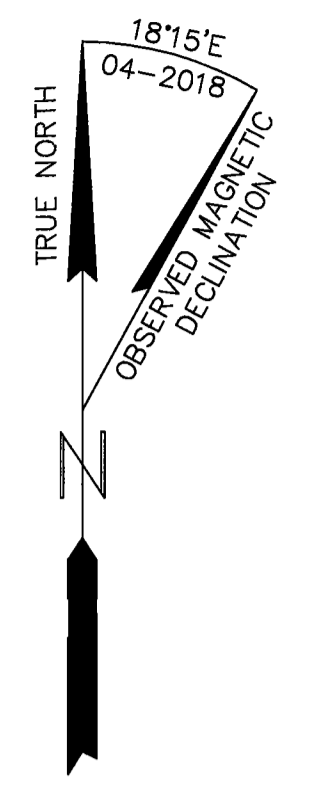
NOTARY'S ACKNOWLEDGEMENT

This is to certify that on this 14th day of MAY, 2020, before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared Wyn Menefee to me known to be the identical individual(s) mentioned and who executed the within plat and who acknowledged to me that Wyn Menefee signed the same freely and voluntarily for the uses and purposes therein specified.

Witness my hand and notary seal the day and year in which first herein written.
 [Signature]
 Notary Public-in and for the State of Alaska
 My commission expires: with Office

SURVEYOR'S CERTIFICATE

I 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 exist as described, and that all dimensions and other details are correct.
 Date 5/12/2020



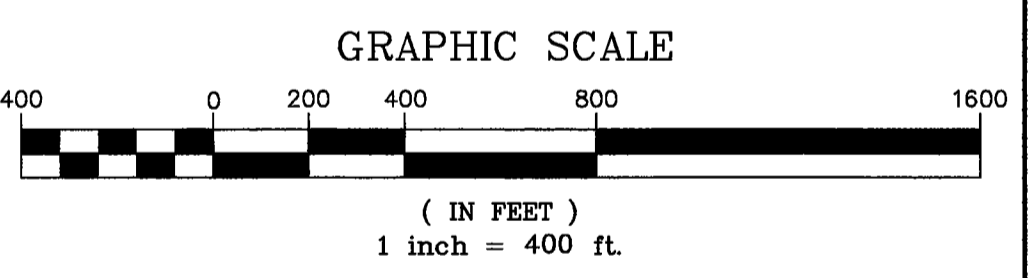
LEGEND

- BLM POST MONUMENT RECOVERED
- BLM COPPERWELD MONUMENT RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY
- RECORD MONUMENT NOT RECOVERED THIS SURVEY
- SURVEYED LINE
- UNSURVEYED LINE
- EASEMENT LINE
- PROTRACTED SECTION LINE
- W.R.D. WRANGELL RECORDING DISTRICT

GEOGRAPHIC COORDINATE:

THE GEOGRAPHIC POSITION OF C5, LOT 1, TLS 2018-10, IN NAD83(2011), (EPOCH:2010.0000), DETERMINED BY SURVEY GRADE GNSS OBSERVATIONS, PROCESSED THROUGH THE NATIONAL GEODETIC ONLINE POSITIONING USER SERVICE (OPUS), IS:

LATITUDE: 56° 25' 14.635" NORTH
 LONGITUDE: 132° 21' 04.018" WEST
 NAD 83(2011)



MULLIKIN SURVEYS
 P.O. BOX 790
 HOMER, ALASKA 99603-0790
 (907) 235-8975

TRUST LAND SURVEY No. 2018-10	
W-2 and W-3 Subdivision Creating Lot 1, Lot 2 and Lot 3	
A Subdivision of a Portion of Lot 3, U.S. Survey No. 3709 Within Sections 7, 8 and 17, Township 63 South, Range 84 East, Copper River Meridian, Alaska Containing 236.12 Acres More or Less Wrangell Recording District	
SURVEYOR	CLIENT
MULLIKIN SURVEYS 381 BONANZA AVE. P.O. BOX 790 HOMER, AK 99603 907-235-8975	ALASKA MENTAL HEALTH TRUST LAND OFFICE 2600 CORDOVA ST., STE. 100 ANCHORAGE, AK 99503
SURVEY DATE: 4/3 - 5/28/2018	SCALE: 1" = 400'
PLAT DATE: 5/12/2020	FLD. BK. Nos. 356 - 1, 2, 3, & 4
CHECKED BY: DEM/JVM	FILE: WRANGELL W2 W3
DRAWN BY: MRS	MHT FILE No.: TLS 2018-10

TLS 2018-10, LOT 1: CORNER DESCRIPTIONS

Cor. #	Corner Marking	Description	Accessories
1	USDI BLM SURVEY 3790 WP No 7 1960	Found 1 1/2" brass cap, on 3/4" copper coated iron post, 10" above the ground. Found FS post/sign, alongside	Set: 7" Spruce, S71°W, 8.90' mkd. LOT 1/LOT 2 COR 1/2 6" Hemlock, N55°W, 14.05' mkd. LOT 1/LOT 2 COR 1/2
1A	TLS 2018-10 C1A L1 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 2" above the ground. Magnet at base	Set: 10" Hemlock, N0°E, 28.39' mkd. X BT 10" Hemlock, S59°E, 17.55' mkd. X BT FS post/sign, alongside
2	U.S. CADASTRAL SURVEY NFB S3709 C3 L3 1959 BUREAU OF LAND MANAGEMENT	Found 3 1/4" brass cap, on 2 1/2" iron post, 5" above the ground. Found carsonite post and FS sign alongside	Found: 12" Hemlock, N37°E, 14.49' with healed blazes 18" Hemlock, S71-1/2°E, 6.48' with healed blazes 12" Hemlock, S76°W, 24.70' with healed blazes
3	USDI BLM SURVEY 3709 WP X No 6 1959	Found 1 1/2" brass cap, on 3/4" copper coated iron post, 9.5" above the ground. Found carsonite post and FS sign, 0.83', NE'ly	Found: 22" Hemlock, N61°E, 5.03' with healed blazes Hemlock, S36-1/2°W, 10.25' with healed blazes
3A	TLS 2018-10 C3A L1 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.3' above the ground. Magnet at base	Set: 29" Spruce, N82°E, 18.63' mkd. X BT 35" Hemlock, S15-1/2°W, 20.18' mkd. X BT FS post/sign, 1.75', NE'ly
4	U.S. CADASTRAL SURVEY NFB L1 L3 C2 S 3709 1959 BUREAU OF LAND MANAGEMENT	Found 3 1/4" brass cap, on 2 1/2" iron post, loosely set, 12" above the ground. Firm post in place. Found carsonite post, 0.6', SE'ly	Found: 15" Hemlock, S61°E, 27.08' with healed blazes painted red 17" Cedar, S18°W, 16.8' with healed blazes painted red Set: FS post/sign, 1.0', N'ly
4A	TLS 2018-9 L2 L1 C1 C21 C4A L1 TLS 2018-10 4469-S 2018	Set 3 1/4" alum cap on 5/8" alum. drive rod 0.1' above the ground. Magnet at base	Set: 17" Cedar, S58°E, 25.30' mkd. X BT 10" Cedar, N18°W, 9.36' mkd. X BT FS post/sign, 2.5', SE'ly
5	U.S. CADASTRAL SURVEY S3709 C44 L1 C3 C2 S3403 LOT2 1949 BUREAU OF LAND MANAGEMENT	Found 3 1/4" brass cap, on 2 1/2" iron post, firmly set, 6" above the ground. Found carsonite post, 0.6', E'ly	Found no evidence of original bearing trees. Set: 6" Spruce, N48°E, 23.10' mkd. X BT 10" Cedar, N31°W, 28.77' mkd. X BT FS post/sign, 1.0', S'ly
6	US GENERAL LAND OFFICE SURVEY LOT3 C3 S3403 LOT4 1955	Found 2 1/2" brass cap, on 1" iron post, 3" above the ground.	Found no evidence of original bearing trees. Set: 13" Hemlock, S17-1/2°E, 22.85' mkd. COR 6 LOT 1 14" Spruce, N84-1/2°W, 18.45' mkd. COR 6 LOT 1 FS post/sign, alongside
6A	TLS 2018-10 L1 C6A 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 2" above the ground. Magnet at base	Set: 7" Spruce, N50°E, 26.15' mkd. X BT C6A L1 15" Hemlock, S61-1/2°W, 27.71' mkd. X BT COR 6A LOT 1 FS post/sign, alongside

Cor. #	Corner Marking	Description	Accessories
7	US GENERAL LAND OFFICE SURVEY WP S3403 LOT4 1955	Found 2 1/2" brass cap, on 1" iron post, firmly set, 2" above the ground.	Found: Stump, S20°E, 12.33' Set: RM-1, 2" alum. cap on 5/8" rebar, N25°E, 4.87' RM-2, 2" alum. cap on 5/8" rebar, S44-1/2°W, 14.87' FS post/sign, alongside
8	US DEPARTMENT OF THE INTERIOR WC S3709 L3 C2 C2 L25 L26 S3403 S3403 1989 CADASTRAL SURVEY BUR OF LAND MANAGEMENT	Found 3 1/4" brass cap, on 2 1/2" stainless steel post, firmly set, 4" above the ground.	Found no evidence of original bearing trees. Set: 45" Spruce, S29°W, 52.18' mkd. COR 8 LOT 1 36" Spruce, N47°W, 5.67' mkd. COR 8 LOT 1 FS post/sign, alongside
8A	TLS 2018-10 L1 C8A 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 2" above the ground. Magnet at base	Set: 16" Hemlock, S32-1/2°E, 20.68' mkd. X BT 23" Hemlock, N54°W, 7.35' mkd. X BT FS post/sign, alongside
9	US GENERAL LAND OFFICE SURVEY S3709 WC C42 S3403 L3 C4 LOT4 C4 1955	Found 2 1/2" brass cap, on 1" iron post, 12" above the ground.	Found: 18" Cedar, S6°W, 21.68' with healed blazes 15" Hemlock, S74-1/2°W, 24.92' with healed blazes
9A	TLS 2018-10 C9A L1 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 2" above the ground. Magnet at base	Set: 36" Cedar, S75°E, 13.64' mkd. X BT 12" Hemlock, S55°W, 8.75' mkd. X BT FS post/sign, alongside
10	TLS 2018-10 L1 C10 C3 L2 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 2" above the ground. Magnet at base	Set: 5" Hemlock, S37-1/2°E, 6.39' mkd. X BT C10/3 L1/2 5" Hemlock, S13-1/2°W, 8.85' mkd. X BT C10/3 L1/2 FS post/sign, alongside
11	TLS 2018-10 L1 C11 C2 L2 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, flush with the ground. Magnet at base	Set: 7" Hemlock, S47°W, 21.26' mkd. X BT C1/2 L1/2 9" Spruce, S73-1/2°W, 11.49' mkd. X BT C1/2 L1/2 FS post/sign, alongside *Bearing trees inadvertently marked with C1, should be C11*

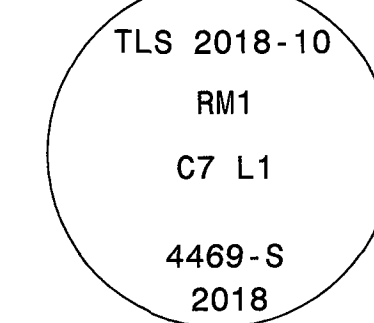
TLS 2018-10, LOT 2: CORNER DESCRIPTIONS

Cor. #	Corner Marking	Description	Accessories
1	TLS 2018-10 L2 C1 C4 L3 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 2" above the ground. Magnet at base	Set: 14" Hemlock, S3-1/2°E, 35.29' mkd. X BT C1 LOT2/3 22" Hemlock, S61°W, 7.07' mkd. X BT C1 L2/3 FS post/sign, alongside
1A	TLS 2018-10 C1A L2 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 2" above the ground. Magnet at base	Set: 22" Hemlock, N15°E, 20.33' mkd. X BT C1A L2 7" Hemlock, S27°W, 12.76' mkd. X BT C1A L2 FS post/sign, alongside
2	SEE LOT 1, CORNER 11		
3	SEE LOT 1, CORNER 10		

Cor. #	Corner Marking	Description	Accessories
4	US GENERAL LAND OFFICE SURVEY WP S3403 LOT4 1955	Found 2 1/2" brass cap, on 1" iron post, 13" above the ground and bent.	Found: 7" Hemlock, N28-1/2°E, 27.15' with healed blazes 27" Hemlock stump, S85-1/2°E, 10.69', with healed blazes Set: FS post/sign, alongside
4A	TLS 2018-10 C4A L2 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.2' above the ground. Magnet at base	Set: RM-1, 2" alum. cap on 5/8" rebar, N23°E, 32.33' RM-2, 2" alum. cap on 5/8" rebar, S15-1/2°E, 14.63' FS post/sign, 3.0', E'ly
5	US GENERAL LAND OFFICE SURVEY C5 S3403 LOT4 C3 1955	Found 2 1/2" brass cap, on 1" iron post, 9" above the ground, in good condition.	Found no evidence of original bearing trees Set: 23" Hemlock, N87°W, 33.19' mkd. LOT2 COR5 18" Hemlock, N8°W, 39.36' mkd. LOT2 COR5
6	26E ADL S3403 HAM-NOW S3709 L1 1965	Found 2 1/2" brass cap, on 2" iron post, 11" above the ground, in good condition. Found carsonite post 0.5', E'ly	Found no evidence of original bearing trees Set: 11" Hemlock, S40°E, 19.43' mkd. X BT 24" Hemlock, S24°W, 32.78' mkd. X BT 15" Hemlock, N21°W, 33.40' mkd. X BT
7	TLS 2018-10 L2 C7 C5 L3 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.1' above the ground. Magnet at base	Set: 18" Cedar, N84°E, 7.42' mkd. X BT 12" Hemlock, S59°E, 23.80' mkd. X BT FS post/sign, 0.7', E'ly
7A	TLS 2018-10 L2 C9 C4A L3 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, flush with the ground. Magnet at base *cap inadvertently marked C9, should read C7A*	Set: 20" Hemlock, S24-1/2°E, 80.10' mkd. X BT 18" Cedar, S30°W, 84.14' mkd. X BT FS post/sign, 1.0', S'ly

TYPICAL REFERENCE MONUMENT

SET 2" ALUM. CAP ON 5/8" REBAR, FLUSH WITH THE GROUND

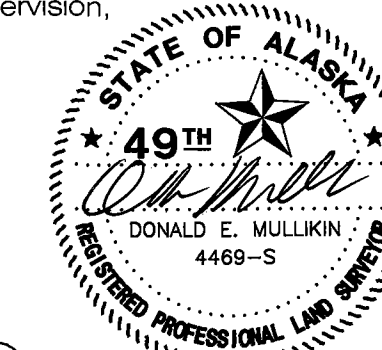


CAP MARKINGS

SURVEYOR'S CERTIFICATE

I 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 herein exist as described, and that all dimensions and other details are correct.

5/12/20
Date



MULLIKIN SURVEYS
P.O. BOX 790
HOMER, ALASKA 99603-0790
(907) 235-8975

NOTE: FS POST/SIGN AS USED WITHIN THESE DESCRIPTIONS REFERS TO A FOREST SERVICE BOUNDARY SIGN BOLTED TO AN ALUMINUM FENCE POST, FIRMLY SET AT A MINIMUM OF 18 INS. IN THE GROUND.

TRUST LAND SURVEY
No. 2018-10

W-2 and W-3 Subdivision
Creating Lot 1, Lot 2 and Lot 3

A Subdivision of a Portion of Lot 3, U.S. Survey No. 3709
Within Sections 7, 8 and 17, Township 63 South, Range 84 East,
Copper River Meridian, Alaska
Containing 236.12 Acres More or Less
Wrangell Recording District

SURVEYOR	CLIENT
MULLIKIN SURVEYS 381 BONANZA AVE. P.O. BOX 790 HOMER, AK 99603 907-235-8975	ALASKA MENTAL HEALTH TRUST LAND OFFICE 2600 CORDOVA ST., STE. 100 ANCHORAGE, AK 99503
SURVEY DATE: 4/3 - 5/28/2018	SCALE: 1" = 400'
PLAT DATE: 5/12/2020	FLD. BK. Nos. 356 - 1, 2, 3, & 4
CHECKED BY: DEM/JVM	FILE: WRANGELL W2 W3
DRAWN BY: MRS	MHT FILE No.: TLS 2018-10

TLS 2018-10, LOT 3: CORNER DESCRIPTIONS

Cor. #	Corner Marking	Description	Accessories
1	TLS 2018-10 L3 C1 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.2' above the ground. Magnet at base	Set: 20" Hemlock, N62°E, 52.32' mkd. X BT 14" Cedar, S55°E, 32.25' mkd. X BT FS post/sign, alongside
1A	TLS 2018-10 C1A L3 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.3' above the ground. Magnet at base	Set: 9" Hemlock, N86°E, 18.48' mkd. X BT 7" Pine, S38°E, 16.17' mkd. X BT FS post/sign, alongside
2	U.S. CADASTRAL SURVEY S3709 C4 L3 NFB 1960 BUREAU OF LAND MANAGEMENT	Found 3 1/4" brass cap, on 2 1/2" iron post, 3" above the ground.	Found: 8" Pine, S44°W, 54.39' with scribe marks X BT 7" Pine, N74°W, 29.10' with scribe marks X BT
3	USDI BLM SURVEY 3790 WP X No 8 1960	Found 1 1/2" brass cap, on 3/4" copper coated iron post, 0.3' above the ground, in good condition. Found FS post/sign, 1.0', E'ly	Found: 13" Pine, S32°W, 57.38' with scribe marks X BT 13" Pine, N70°W, 34.32' with scribe marks X BT Set: 11" Cedar, S1°E, 66.32' mkd. X BT
4	SEE LOT 2, CORNER 1		
4A	SEE LOT 2, CORNER 7A		
5	SEE LOT 2, CORNER 7		
6	ADL 1965 S3709 26E HAM-NOW C3 C2 L11 L12 B1 B1	Found 2 1/2" brass cap, on 2" iron post, 0.7' above the ground. Found carsonite post 0.8', E'ly	Found no evidence of original bearing trees Set: 10" Cedar, S75°E, 33.34' mkd. X BT 8" Hemlock, S29°W, 21.73' mkd. X BT 18" Cedar, N36°W, 17.16' mkd. X BT FS post/sign, alongside
7	US GENERAL LAND OFFICE SURVEY S2900 C6 S3709 LOT23 C37 S2589 L3 C5 LOT1 C2 1942	Found 2 1/2" brass cap, on 1" iron post, 2" above the ground.	Found: 9" Pine, N19°E, 6.38' with healed blazes 7" Pine, S20°W, 16.39' with scribe marks S2389 12" Pine, N60°W, 15.39' with scribe marks S2389 ROW BT Set: FS post/sign, alongside
8	US GENERAL LAND OFFICE SURVEY LOT1 C3 S2589 LOT2 C2 1942	Found 2 1/2" brass cap, on 3/4" iron post, 12" above the ground.	Found: 9" Hemlock, N57°W, 10.14' with illegible scribe marks on a partially healed blaze Set: 5" Spruce, N53°E, 10.01' mkd. X BT
9	US GENERAL LAND OFFICE SURVEY C2 LOT3 S2589 LOT2 C3	Found 2 1/2" brass cap, on 3/4" iron post, 14" above the ground.	Set: 6" Pine, N30°E, 11.96' mkd. X BT 9" Cedar, S60°E, 11.66' mkd. X BT FS post/sign, alongside
10	US GENERAL LAND OFFICE SURVEY C3 LOT3 S2589 C4 LOT4 C2 1942	Found 2 1/2" brass cap, on 1" iron post, bent and disturbed, 0.5' above the ground. Reset brass capped iron post at a computed point to be 0.5' above the ground.	Set: 10" Hemlock, S1-1/2°W, 44.45' mkd. X BT 15" Hemlock, S61°W, 54.10' mkd. X BT FS post/sign, 1.0', S'ly
11	TLS 2018-10 L3 C11 4469-S 2018	Set 3 1/4" alum. cap, on 2" I.D. alum. pipe, 0.1' above the ground. Magnet at base	Set: 9" Hemlock, S16-1/2°W, 34.98' mkd. X BT 8" Hemlock, S89°W, 40.57' mkd. X BT FS post/sign, 0.7', N'ly

MISCELLANEOUS CORNER RECOVERY DESCRIPTIONS

Cor. #	Corner Marking	Description	Accessories
801	USDI BLM SURVEY 3709 WP No 9 1960	Found 1 1/2" brass cap, on 3/4" copper coated iron post, 12" above the ground. Found FS post/sign, alongside	Found: Dead bearing tree, S29°E, 10.09' Set: 22" Hemlock, N77°E, 48.61' mkd. X BT 12" Hemlock, S40°E, 11.64' mkd. X BT
802	US GENERAL LAND OFFICE SURVEY Z761 LOTS C2 S2589 LOT4 C3	Found 2 1/2" brass cap, on 1" iron post, 0.6' above the ground, in good condition. Found carsonite post 0.8', E'ly	Found: Dead and down hemlock, S57°W, 16.00' 21" Hemlock, N60°W, 31.68' with healed blazes Set: 24" Hemlock, N68°E, 20.48' mkd. X BT

NOTE: FS POST/SIGN AS USED WITHIN THESE DESCRIPTIONS REFERS TO A FOREST SERVICE BOUNDARY SIGN BOLTED TO AN ALUMINUM FENCE POST, FIRMLY SET AT A MINIMUM OF 18 INS. IN THE GROUND.

2020-5
Plat #
Wrangell
Rec Dist
5/26 2020
Date
Time 2:17 P.M.

TRUST LAND SURVEY
No. 2018-10

W-2 and W-3 Subdivision
Creating Lot 1, Lot 2 and Lot 3

A Subdivision of a Portion of Lot 3, U.S. Survey No. 3709
Within Sections 7, 8 and 17, Township 63 South, Range 84 East,
Copper River Meridian, Alaska
Containing 236.12 Acres More or Less
Wrangell Recording District

SURVEYOR CLIENT

MULLIKIN SURVEYS
381 BONANZA AVE.
P.O. BOX 790
HOMER, AK 99603
907-235-8975

ALASKA MENTAL HEALTH TRUST
LAND OFFICE
2600 CORDOVA ST., STE. 100
ANCHORAGE, AK 99503

SURVEY DATE: 4/3 - 5/28/2018 SCALE: 1" = 400'

PLAT DATE: 5/12/2020 FLD. BK. Nos. 356 - 1, 2, 3, & 4

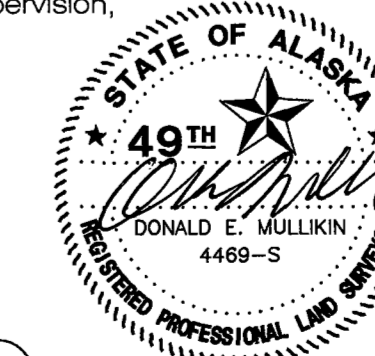
CHECKED BY: DEM/JVM FILE: WRANGELL W2 W3

DRAWN BY: IMRS MHT FILE No.: TLS 2018-10

SURVEYOR'S CERTIFICATE

I 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 exist as described, and that all dimensions and other details are correct.

5/12/20
Date



MULLIKIN SURVEYS
P.O. BOX 790
HOMER, ALASKA 99603-0790
(907) 235-8975



To: Planning and Zoning Commissioners
From: Kate Thomas, Planning Administrator
Date: Monday, May 11, 2026
Subject: (PH) Conditional Use Permit application to develop a solar field and associated utility infrastructure on Borough-owned property identified as Lot 2 of the W-2 & W-3 Subdivision, according to Plat No. 2020-5, requested by Southeast Alaska Power Agency.

Attachments: 1.) Application, 2. Plat, 3. Exhibit

References: WMC Title 20 – Zoning
WMC 20.40 Timber Management
WMC 20.52 Standards
WMC 20.68 Conditional Use Permits

Introduction

Southeast Alaska Power Agency (SEAPA) has submitted a Conditional Use Permit application to develop a solar generation facility, battery energy storage system (BESS), and associated utility infrastructure on Borough-owned property identified as Lot 2, USS 3790 according to Plat No. 2020-5.

The property is zoned Timber Management (TM), where utility, energy, and related infrastructure uses may be considered through the Conditional Use Permit process pursuant to WMC Title 20.

The proposal is associated with the broader “Wrangell Grid Reliability & Stability Project,” intended to improve local grid resiliency, reduce reliance on diesel generation during hydroelectric outages, and support long-term energy reliability for the community.

Background

The applicant proposes development of a ground-mounted solar generation facility utilizing fixed-tilt bifacial solar arrays, battery energy storage infrastructure, a control house, transformer equipment, and associated interconnection improvements adjacent to existing SEAPA transmission infrastructure.

Application materials indicate the initial solar installation is planned at approximately 1.5 MW, with future expansion capacity up to 5 MW. The facility is intended to:

- Improve electrical grid reliability and stability;
- Provide outage support and spinning reserve replacement;



- Reduce reliance on barged diesel generation; and
- Improve long-term energy resiliency and operational stability.

The proposed development area consists of approximately 38 acres of previously harvested timber land located near 5.25 Mile Zimovia Highway. Construction is anticipated between June 2026 and June 2028, with an estimated project investment of approximately \$6,000,000.

As part of the broader lease framework, the Borough and SEAPA have also negotiated a public access easement intended to support future recreational trail infrastructure and non-motorized public access opportunities.

Existing Site and Surrounding Uses

Applicant:	Southeast Alaska Power Agency (SEAPA)
Parcel ID (APN):	03-009-600
Legal Description:	Lot 2, USS 3790, according to Plat No. 2020-5
Area:	Approximately 38 acres
Location:	Approximately 5.25 Mile Zimovia Highway
Zoning:	Timber Management (TM)
Ownership:	City and Borough of Wrangell
Existing Conditions:	Previously harvested / clear-cut timber land
Surrounding Uses:	Forested lands, utility corridors, undeveloped lands, and scattered rural residential development
Utilities:	Adjacent SEAPA transmission infrastructure and utility corridor
Access:	Existing 60-foot floating public access and utility easement
Proposed Use:	Solar photovoltaic generation facility, battery energy storage system (BESS), control house, transformers, and associated utility infrastructure
Estimated Cost:	Approximately \$6,000,000
Project Timeline:	June 2026 – June 2028

Conditions of Approval and Findings of Fact (WMC 20.68.060 Criteria)

A. Appearance, Traffic, Noise, and Other Characteristics



When the appearance, traffic generated, noise, or other characteristics of the use would have an adverse effect 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.

Finding:

The proposed development area consists primarily of previously disturbed timber land with substantial surrounding vegetative buffer and limited nearby development. Long-term operational traffic is expected to be minimal and limited primarily to periodic maintenance activities. Construction impacts will be temporary in nature.

Battery storage equipment, transformers, and associated infrastructure will be located within a large remote parcel and screened by existing topography and vegetation where feasible. Any backup generation equipment associated with the project shall comply with applicable noise and operational standards.

The project is not anticipated to create substantial adverse impacts to surrounding properties.

B. Sewage Disposal and Water Service

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

Finding:

The proposed unmanned utility facility does not require permanent water or sewer service. The proposal appears consistent with applicable health and utility requirements.

C. Exits, Entrances, and Off-Street Parking

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

Finding:

Access to the site will occur through the existing recorded floating public access and utility easement framework identified within Trust Land Survey No. 2018-10. The applicant has stated that roadway improvements will occur within the existing easement framework and that public access will remain available. Long-term operational traffic is expected to be minimal and no substantial traffic congestion or parking impacts are anticipated.



D. Schools, Governmental, and Civic Buildings

Applies to schools and public facilities only.

Finding: Not applicable; this is a privately operated public utility entity.

Additional Findings

A. Utility and Community Benefit

The proposed project represents a significant public utility and resiliency investment intended to improve electrical reliability and reduce reliance on diesel generation during hydroelectric outages.

Finding:

The project provides substantial community utility benefit through enhanced grid resiliency, localized energy generation, and reduced dependence on imported fuel sources.

B. Recreational Access and Community Benefit

As part of the broader lease framework, the Borough and SEAPA have negotiated a conceptual public access easement intended to support future recreational trail infrastructure and non-motorized public access opportunities.

Finding:

The inclusion of a future recreational access corridor within the broader project framework provides an additional long-term public benefit and potential trail connectivity opportunity for the community.

C. Land Use Compatibility

The Timber Management zoning district is intended to accommodate resource management activities and compatible utility and infrastructure uses through the Conditional Use Permit process.

Finding:

The proposed solar photovoltaic and battery energy storage facility appears generally compatible with the surrounding resource and utility-oriented land use patterns and consistent with the intent of the Timber Management district.

Conditions of Approval

1. Development shall substantially conform to the application materials and site exhibits submitted by the applicant.



2. The applicant shall obtain all applicable local, state, and federal permits prior to construction activity.
3. Access improvements shall remain within the established easement framework unless otherwise authorized by the Borough.
4. Public access through the easement corridor shall be maintained unless otherwise approved by the Borough.
5. Existing vegetation buffers shall be retained where practical to minimize visual impacts.
6. Any substantial expansion or modification to the approved site plan shall require additional Borough review.
7. Any roadway, drainage, or utility damage resulting from construction activities shall be repaired by the applicant prior to final project completion.
8. If the facility is abandoned or remains unused for a period exceeding twelve (12) consecutive months, the Borough may require removal of associated improvements and site restoration.

Staff Recommendation

Staff finds that the proposal satisfies the Conditional Use Permit review criteria of WMC 20.68 and is generally consistent with the intent of the Timber Management zoning district. Staff further finds that the project provides substantial public utility and resiliency benefit through renewable energy generation, battery energy storage, and electrical grid stabilization infrastructure. Staff recommends approval of the Conditional Use Permit request submitted by Southeast Alaska Power Agency (SEAPA), subject to the conditions identified in this staff report.

Recommended Motion

Move to approve the findings of fact and the Conditional Use Permit request submitted by Southeast Alaska Power Agency (SEAPA) to develop a solar photovoltaic generation facility, battery energy storage system, and associated utility infrastructure on Borough-owned property identified as Lot 2, USS 3790 according to Plat No. 2020-5, subject to the conditions outlined in the staff report.

PLANNING DEPARTMENT

PO Box 531, Wrangell, AK, 99929 | +1 (907) 874-2381
205 Brueger Street, Wrangell, AK, 99929

Item b.



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 type="checkbox"/>
	<input type="text"/>	<input type="text"/>	CREDIT CARD <input checked="" 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

Robert Siedman (On behalf of SEAPA)

[REDACTED]

[REDACTED]

APPLICANT'S MAILING ADDRESS

55 Don Finney Lane, Ketchikan, AK 99901

APPLICANT'S PHYSICAL ADDRESS

55 Don Finney Lane, Ketchikan, AK 99901

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

PHONE NUMBER

City and Borough of Wrangell

907-874-2381

LEGAL OWNER'S MAILING ADDRESS

PO Box 531, Wrangell, AK 99929

SECTION II.

LEGAL DESCRIPTION

PARCEL ID NUMBER

LOT: 2 BLOCK: - SUBDIVISION: 2020-5

03-009-600

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

Item b.

SECTION III.

CURRENT ZONING OF PROPERTY

Timber Management (TM)

SECTION IV.

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

Solar field and associated utility infrastructure.

SECTION V.

CONSTRUCTION SCHEDULE

BEGINNING DATE: June 2026 **END DATE:** 3/18/2028

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

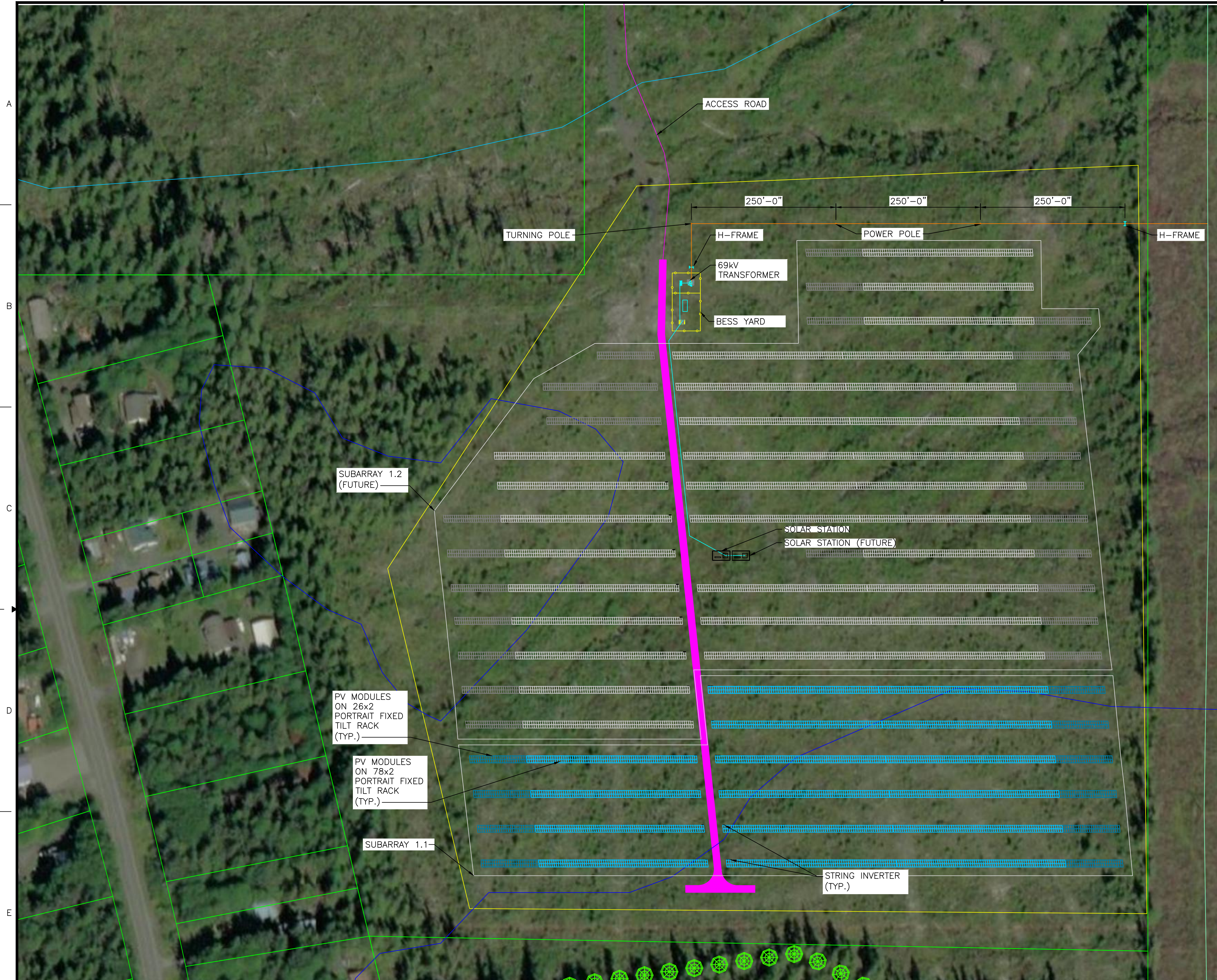


DATE

3/18/2028

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT)

DATE



NOTES:

1. SIGNED PARCELS HAVE BEEN ADJOINED TO REMOVE INTER-PARCEL OFFSETS.
2. TOTAL BUILDABLE AREA ON SITE IS 30.5 ACRES.
3. PV RACKS THAT WOULD HAVE HAD SLOPES OF 40° OR HIGHER HAVE BEEN REMOVED FROM SITE.
4. TOTAL BUILDABLE AREA SIZE MAY CHANGE DUE TO GRADING OF HIGH SLOPES, ADDITION OF ACCESS ROADS, ETC.

LEGEND:

- INDICATES PARCELS
- INDICATES BUILDABLE AREA
- INDICATES TREE AREAS (ASSUMED 80' HEIGHT, SHADOW SHOWN)
- INDICATES TRANSMISSION LINE PYLON (SHADOW SHOWN)
- INDICATES MV COLLECTION
- INDICATES GENERATOR TIE-LINE
- INDICATES ACCESS DRIVES
- INDICATES PV 6 STRING RACK
- INDICATES PV 2 STRING RACK
- INDICATES PV 6 STRING RACK (FUTURE)
- INDICATES PV 2 STRING RACK (FUTURE)
- INDICATES TRANSMISSION LINE
- INDICATES STREAMS
- INDICATES WETLAND

PV SYSTEM SPECIFICATIONS	SUBARRAY 1.1	SUBARRAY 1.2 (FUTURE)	TOTAL
CLIENT:	SEAPA		
SITE LOCATION:	WRANGELL, AK		
SYSTEM STC DC RATING (MW):	1.870	3.869	5.739
SYSTEM AC RATING (MW):	1.5	3.1	4.6
DC/AC RATIO (ILR):	1.25	1.25	1.25
MODULE MANUFACTURER:	JA SOLAR		
MODULE MODEL:	JAM6D45-620/LB		
MODULE STC DC RATING (W):	620		
MODULE COUNT:	3,016	6,240	9,256
MODULE PER STRING:	26		
STRING COUNT:	116	240	356
INVERTER MANUFACTURER:	CHINT POWER SYSTEMS (CPS)		
INVERTER MODEL:	CPS-SCH100KTL-DO-US-600 CPS-SCH125KTL-DO-US-600		
INVERTER NAMEPLATE (kVA):	100		
QUANTITY OF INVERTERS:	10	31	41
	4	0	4
DC SYSTEM VOLTAGE (V):	1,500		
SYSTEM VOLTAGE (kV):	34.5		
AC COLLECTION SYSTEM:	UNDERGROUND TRENCH		
DC COLLECTION SYSTEM:	INTERNAL DC COMBINER		
RACKING MANUFACTURER:	POLAR RACKING		
RACKING SYSTEM:	CORE (FIXED TILT)		
TILT:	40°		
AZIMUTH:	180°		
PITCH (FT):	VARIES		
6 STRING RACKS:	16	31	47
2 STRING RACKS:	10	27	37

SITE PLAN - SITE LAYOUT

SCALE: 1" = 100'-0"

NOT TO BE USED FOR CONSTRUCTION

THE DISTRIBUTION AND USE OF THE NATIVE FORMAT CAD FILE OF THIS DRAWING IS UNCONTROLLED. THE USER SHALL VERIFY TRACEABILITY OF THIS DRAWING TO THE LATEST CONTROLLED VERSION.

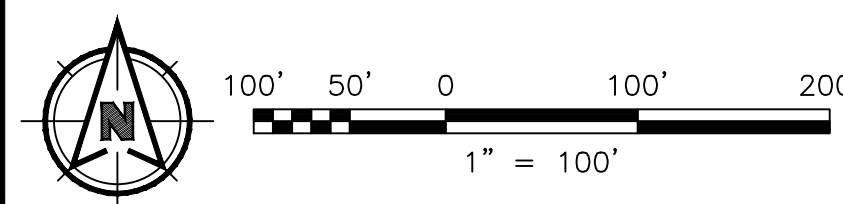
**SOUTHEAST ALASKA POWER AGENCY
WRANGELL - 5MW BESS & 5MW SOLAR**

SITE PLAN



SCALE: 1"=100'-0"	DWG. NO. OGA-C2100	REV. B
PROJ. NO. 0354.0021		

NO	DATE	REVISIONS AND RECORD OF ISSUE	DRN	ENG	CHK	APP
B	01-16-2026	ISSUED FOR FINAL REVIEW	DCW	ALP	JDM	
A	12-19-2025	ISSUED FOR 30% CLIENT REVIEW	PVJ	ALP	JDM	



MONHEALTH CLIENT CONFIDENTIAL
 DRAWING NAME: C2100-00A-0354.0021.DWG
 24:28 (LMS Tech) | ANSP-D 2x24
 JOB NUMBER: 1710/2025-494335 PM | ALP/ERG



To: Planning and Zoning Commissioners
From: Kate Thomas, Planning Administrator
Date: Monday, May 11, 2026
Subject: (PH) Variance application requesting a variance to the front yard setback reduction on Lot 18AA, according to Plat No. 2020-7, owned and requested by Paul and Ellen Zahorik.

Attachments: 1. Application, 2. Aerial Map, 3. Plat Map

References: WMC 20.72 Variances
WMC 20.08 Definitions
WMC 20.52 Standards

Background

Paul and Ellen Zahorik have submitted an after-the-fact variance application requesting a reduction to the required 20-foot front yard setback for improvements constructed on Lot 18AA, according to Plat No. 2020-7. The applicants are requesting approval for a six-inch front yard setback, representing a 19.5-foot reduction from the required setback.

The applicants originally intended to replace an existing nonconforming storage shed with an improved in-kind structure, including installation on a permanent foundation. During the building permit, inspection, and zoning review process, it was identified that the existing shed and proposed replacement area were located within the Shoemaker Loop Road right-of-way.

Research conducted during review determined that although there was intent during borough formation for ownership of the Shoemaker Loop Road right-of-way to transfer from the State of Alaska to the City and Borough of Wrangell, the deed transfer and title conveyance were never formally executed. As a result, the roadway right-of-way remains within the State of Alaska transportation inventory.

Because the right-of-way remains state-owned, neither the State nor the Borough can authorize private structures within the roadway corridor. As a result, the applicants revised the proposal to relocate the replacement storage structure entirely onto private property while requesting a reduction to the front yard setback requirement.

The applicants state that the property is constrained by steep topography, shoreline features, and the narrow configuration of the lot. The parcel is located between Zimovia



Strait and Shoemaker Loop Road and contains an average slope of approximately 20 percent. A retaining wall and existing driveway further limit the buildable area of the site.

Property & Site Conditions

- Owner:** Paul and Ellen Zahorik
- Legal Description:** Lot 18AA, Zahorik Replat, Plat 2020-7
- Parcel Numbers:** APN 03-009-210
- Zoning:** Rural Residential I
- Existing Use:** Residential
- Road Frontage:** Shoemaker Loop Road / South Wrangell Highway
- Adjacent Features:** Zimovia Strait shoreline, retaining wall, existing driveway access

Staff Analysis

Under WMC Chapter 20.72, the Planning and Zoning Commission must find that all four variance criteria are met in order to approve the request.

1. Exceptional Physical Circumstances or Conditions

The subject property contains several physical constraints that appear unique to the parcel and not generally applicable to surrounding properties in the zone. The lot is relatively narrow, steeply sloped, and constrained by shoreline conditions, an existing retaining wall, and established access improvements. The buildable area of the site is further reduced by the location of the driveway and the proximity of Shoemaker Loop Road.

Staff finds that the parcel exhibits exceptional physical conditions sufficient to support consideration of a variance request.

2. Practical Difficulties or Unnecessary Hardship

The applicants indicate that strict application of the 20-foot setback would significantly limit the ability to construct replacement storage improvements on the property while maintaining reasonable use of the remaining buildable area. The proposal seeks to consolidate the storage structure with the existing residence rather than expand development further toward the shoreline.

Staff notes that this application originated through the building permit and zoning review process and qualifies as an after-the-fact variance request pursuant to WMC Chapter 20.72. The original intent of the applicants was to replace an existing shed with an improved in-kind structure rather than create a new nonconforming situation.



During review, it was determined that portions of the historic shed location extended into the Shoemaker Loop Road right-of-way. Because neither the State nor the Borough may authorize private structures within a public roadway right-of-way, the applicants revised the proposal to relocate the replacement structure fully onto private property.

Staff finds it relevant that the request is associated with relocating an existing longstanding storage use away from the public right-of-way and onto the applicants' private property, thereby improving the overall conformity of the site relative to the previous condition.

3. No Material Damage or Prejudice to Adjacent Properties or Public Welfare

The applicants state that the requested setback reduction will not interfere with roadway use, snow storage, adjacent views, or neighboring properties. The submitted materials indicate the distance from the property line and the edge of the roadway is 50' measured in slope distance.

Staff notes that the requested setback reduction is substantial. However, the proposal relocates improvements away from the public roadway corridor and onto private property, eliminating an existing conflict with the state-owned right-of-way.

Staff does not find that the reduced setback will negatively impact adjacent properties, future roadway needs, utilities, snow storage, visibility, or public safety. The proposed structure must also conform to all applicable building and fire code requirements.

4. Consistency with the Comprehensive Plan

The subject property is designated Residential on the Comprehensive Plan Future Growth Map. The request is associated with an accessory residential storage addition and does not propose a prohibited use or increase in residential density.

Staff finds the request generally consistent with the residential objectives of the Comprehensive Plan.

Findings of Fact

1. The applicants are requesting an after-the-fact variance to reduce the required 20-foot front yard setback to approximately 6 inches for an attached storage structure on Lot 18AA.
2. The subject property is located between Shoemaker Loop Road and Zimovia Strait and contains steep topographic conditions and limited buildable area.
3. The parcel contains an existing retaining wall and driveway improvements that further constrain development potential on the site.



4. The applicants originally intended to replace an existing nonconforming storage shed with an improved in-kind structure, including a permanent foundation.
5. During building permit, inspection, and zoning review, it was identified that the existing shed and proposed replacement area extended into the Shoemaker Loop Road right-of-way.
6. Research conducted during review determined that ownership of the Shoemaker Loop Road right-of-way remains with the State of Alaska, as title transfer to the Borough was never formally executed during borough formation.
7. Neither the State of Alaska nor the City and Borough of Wrangell may authorize private structures within the public roadway right-of-way.
8. The applicants revised the proposal to relocate the replacement storage structure entirely onto private property while requesting a reduction to the front yard setback requirement.
9. The requested setback reduction represents a substantial deviation from the standard front setback requirement.
10. The application materials state that the proposal will not negatively impact roadway operations, snow storage, adjacent properties, or public safety.
11. The request is associated with a permitted residential use and does not authorize a prohibited use within the zoning district.
12. The Comprehensive Plan Future Growth Map designates the property for residential use.

Recommendation

Staff recommends approval of the after-the-fact variance request for a reduction to the required front yard setback from 20 feet to 6 inches on Lot 18AA, according to Plat No. 2020-7, as staff finds that the applicants have demonstrated sufficient justification under the variance criteria established in WMC Chapter 20.72, subject to the conditions outlined below.

Conditions of Approval

1. The variance approval shall apply only to the structure and site plan substantially represented in the submitted application materials.
2. The proposed structure shall comply with all applicable building, fire, and safety regulations.

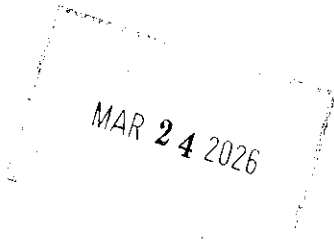


3. The variance shall not authorize encroachment into the Shoemaker Loop Road right-of-way or any other public right-of-way.
4. Drainage from the structure and site shall be managed so as not to adversely affect adjacent properties or public infrastructure.
5. Any additional expansion or modification beyond the approved variance area shall require separate review and approval.

Recommended Motion

Move to approve the findings of fact and approve the after-the-fact variance request submitted by Paul and Ellen Zahorik for a reduction of the required front yard setback from 20 feet to 6 inches on Lot 18AA, according to Plat No. 2020-7, subject to the conditions outlined in the staff report.

City & Borough of Wrangell
PLANNING DEPARTMENT
PO Box 531, Wrangell, AK, 99929 | +1 (907) 874-2381
205 Brueger Street, Wrangell, AK, 99929



VARIANCE APPLICATION

WMC 20.72.010 - 20.72.080

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 type="checkbox"/>
	<input type="text" value="sa"/>	<input type="text" value="3-24-2026"/>	CREDIT CARD <input checked="" type="checkbox"/>	CASH <input type="checkbox"/>

The variance provision is designed to allow the planning commission to adjust regulations in special cases where unusual physical features of the particular parcel involved would make a strict application of the zoning regulations unreasonable. Under no circumstances shall a variance be granted to permit a use of land or structure which is not otherwise permitted in the zone involved. Rezoning is the only legal means of changing permitted uses of land and buildings.

SECTION I.

APPLICANT'S FULL NAME	EMAIL ADDRESS	PHONE NUMBER
<input type="text" value="Paul Zahorik"/>	<input type="text" value="REDACTED"/>	<input type="text" value="REDACTED"/>

APPLICANT'S PHYSICAL ADDRESS

APPLICANT'S MAILING ADDRESS

LEGAL OWNER'S FULL NAME (IF DIFFERENT THAN APPLICANT)	PHONE NUMBER
<input type="text" value="Same"/>	<input type="text"/>

LEGAL OWNER'S MAILING ADDRESS

SECTION II.

LEGAL DESCRIPTION OF AREA	PARCEL ID NUMBER
<input type="text" value="LOT: 18AA BLOCK: Plat 73-2 SUBDIVISION: Zahorik Replat"/>	<input type="text"/>

LOT(S) SIZE OF THE PETITION AREA

EXISTING ZONING OF THE PETITION AREA

CURRENT ZONING REGULATIONS THAT CANNOT BE MET (SETBACKS, HEIGHT, ETC.)

**CITY & BOROUGH OF WRANGELL
VARIANCE APPLICATION
CONTINUED FROM PAGE 1**

SECTION II. (CONT)

PROPOSED CHANGE THAT REQUIRES THIS VARIANCE

Nonconforming/noncompliant shed that has existed on the property for years, and before we purchased and developed the property, will be removed. The storage area lost will be replaced with a storage area that is completely on our property, with portions of it lying within the front setback as measured from the property line.

SECTION III.

EXPLAIN THE DETAILS OF THE PROPOSED DEVELOPMENT

Our property size and location creates exceptional physical and topographic constraints that require the requested setback variance. Located between Zimovia Strait to the west and Shoemaker Loop Road to the east, our property is narrow and steep, with an average grade of 20%. Our lot also has a sea wall that limits the use of the site. We want to preserve the shoreline area as much as possible and with these topographic restrictions, the setback of 20' is impossible to meet. We plan to attach the new shed to the house, thereby leaving as much room as possible between the front property line and the highway right of way. We are requesting a 6" setback from the front property line. The distance from our property line and edge of roadway is 50', measured in slope distance. We believe this distance is adequate to so as not to place an undue burden upon the travelway. There is still adequate should width for snow storage along Shoemaker Loop.

A VARIANCE MAY BE GRANTED ONLY IF ALL FOUR OF THE FOLLOWING CONDITIONS EXIST:

- ⇒ That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.
- ⇒ That the strict application of the provisions of this ordinance would result in practical difficulties or unnecessary hardships.
- ⇒ That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.
- ⇒ That the granting of the variance will not be contrary to the objectives of the Comprehensive Plan.

EXPLAIN HOW YOUR APPLICATION MEETS THESE CONDITIONS

See attached narrative.

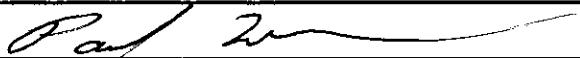
Note: A variance shall not be granted because of special conditions caused by actions of the person seeking relief or for reasons of financial hardship or inconvenience. A variance shall not be granted which will permit a land use in a zone in which that use is prohibited.

A schematic site plat must be attached showing the type and location of all proposed uses on the site, all vehicular and pedestrian circulation patterns relevant to those uses, parking areas, and distance from property lines or other structures for a new building.

SECTION IV.

I hereby affirm that the above information is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or the authorized agent thereof for the property subject herein. I understand that incomplete applications will not be accepted and that all fees must be paid prior to review of this application.

SIGNATURE OF APPLICANT



DATE

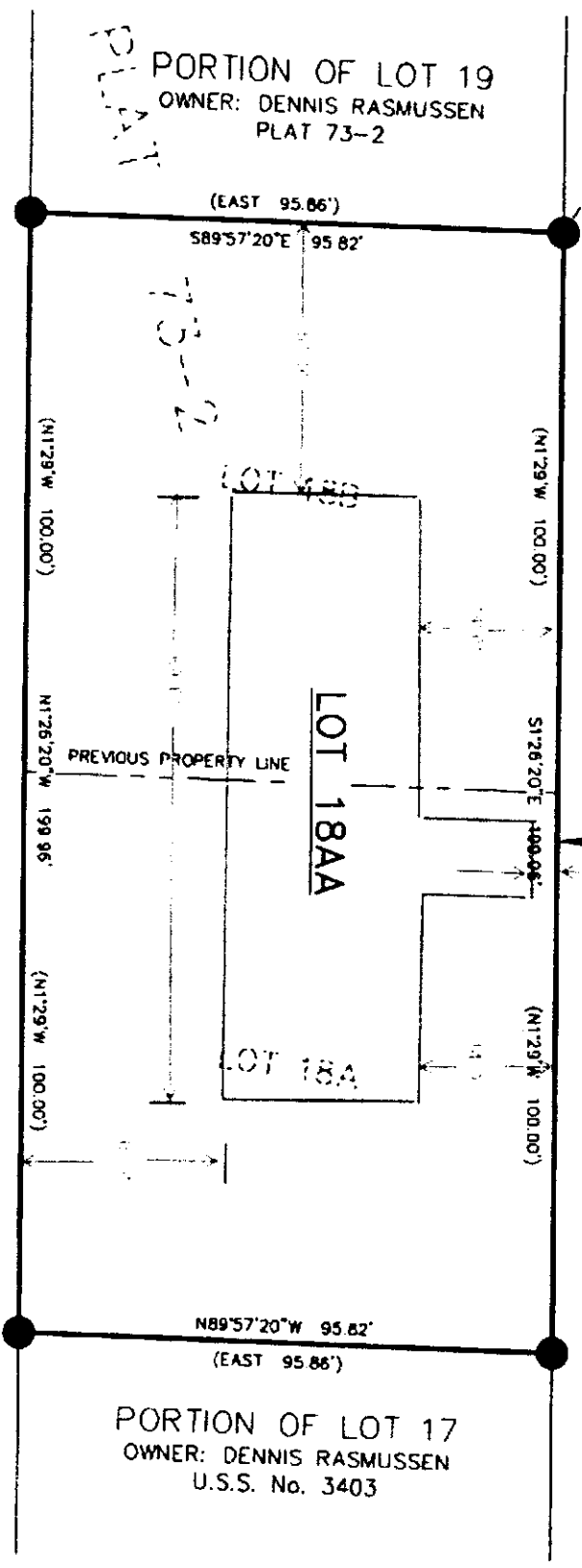
3-23-2026

SIGNATURE OF OWNER (IF DIFFERENT FROM APPLICANT)

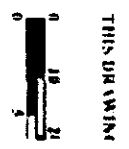
DATE

Existing House Footprint

SOUTH WRANGELL HIGHWAY
(SHOEMAKER LOOP ROAD)



ZIMOVIA STRAIT



SHEET 1 OF 2

RSW
 REAL ENGINEERING &
 SURVEYING
 7100 BETHLEHEM BLVD. N
 NETHERLAND, WA 99031
 WRANGELL OFFICE
 P.O. BOX 701
 WRANGELL, WA 99094
 CREDENTIAL #11119 AS 11

LOTS 18A AND 18B

SECTION

SURVEYED BY: NICH
 DATE: JUNE 2020

SCALE:
 1"=20'

Attachment to Variance Application for New Construction

Zahorik Property

Section II

The nonconforming/noncompliant shed that has existed on the property for years, and before we purchased and developed the property, will be removed. This shed has been completely off of our property and within the right of way of Shoemaker Loop Rd. The lost storage area will be replaced with new storage area that is completely on our property, with portions of it lying within the front setback as measured from the property line.

Section III

Our property size and location creates exceptional physical and topographic constraints that require the requested setback variance. Located between Zimovia Strait to the west and Shoemaker Loop Road to the east, our property is narrow and steep, with an average grade of 20%. Our lot also has a sea wall that limits the use of the site.

We want to preserve the shoreline area as much as possible but with these topographic restrictions, a setback of 20' is impossible to meet. We plan to attach the new storage area to the house, thereby leaving as much room as possible between the front property line and the road right of way.

We are requesting a 6" setback from the front property line. The distance from our property line and edge of roadway is 50', measured in slope distance. We believe this distance is adequate so as not to place an undue burden upon the travel way. There is still adequate width for snow storage along Shoemaker Loop.

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

As mentioned in Section III, there exists a topographic hardship on our parcel, due to the natural slope of the lot as well as the narrowness of the lot at 96' in width. Much of the lot is unbuildable to the west where the ground is supported by a large retaining wall. Additionally it's width of 300' is not fully usable due to the fact that the driveway bisects a large portion of the south side of the property.

The side and rear setbacks will be in compliance with City zoning regulations.

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

A strict application of the front setback would result in no ability to construct boat storage on this property.

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

Approval of this variance would have no detrimental effect on adjacent property and the construction of this boat storage shed would not be detrimental to the public health, safety, or welfare. It would be consistent with what has already been constructed on Shoemaker Loop and would not infringe on other property owners as the setback is a front property line, 50' from the travel way of Shoemaker Loop.

There are other properties along Shoemaker Road with structures that encroach into the setback, so it is not out of character to be closer to the required 20' front setback.

The storage addition will maintain appropriate setbacks from the neighbors to the side and to the water.

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

The Comprehensive Plan Future Growth Map designates the Subject Property as Residential. This request is consistent with residential development and will aesthetically improve the neighborhood by allowing for sight obscuring storage. The Comprehensive Plan encourages the development of and supports the opportunity for growth.

CITY AND BOROUGH OF WRANGELL, ALASKA

Item c.



1 inch = 47.274871 feet

40
e: 4/27/2026

Public Map



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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I 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 3-19-20 Paul Zahorik
PAUL ZAHORIK

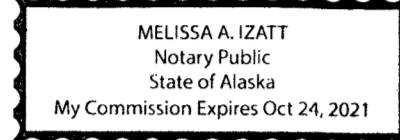
NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF August, 2020, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Paul John Zahorik TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND ACKNOWLEDGED TO ME THAT Paul John Zahorik 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.

Melissa A. Izatt
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA



MY COMMISSION EXPIRES October 24th 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 9-28-2020
MAYOR, CITY AND BOROUGH OF WRANGELL
ATTEST:
CITY CLERK

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

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

DATE 9-28-2020
CHAIRMAN, PLANNING COMMISSION
SECRETARY

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss

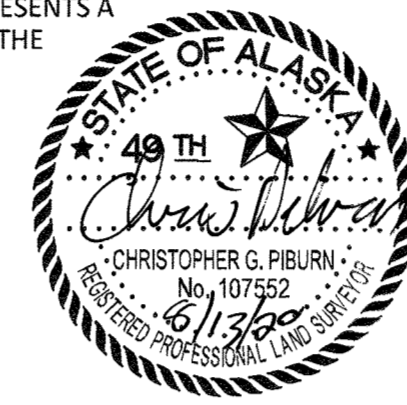
I THE UNDERSIGNED, AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 2020 WILL BE DUE ON OR BEFORE OCTOBER 15, 2020, DATED THIS 30 DAY OF November 2020
Christopher G. Piburn
ASSESSOR CITY AND BOROUGH OF WRANGELL

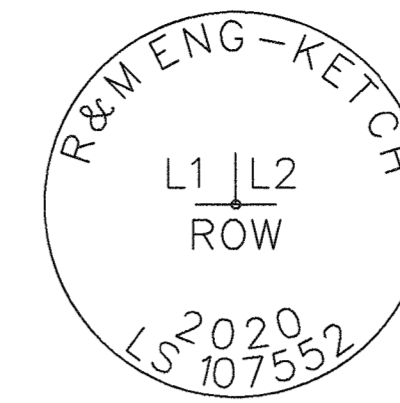
SURVEYOR'S CERTIFICATE

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

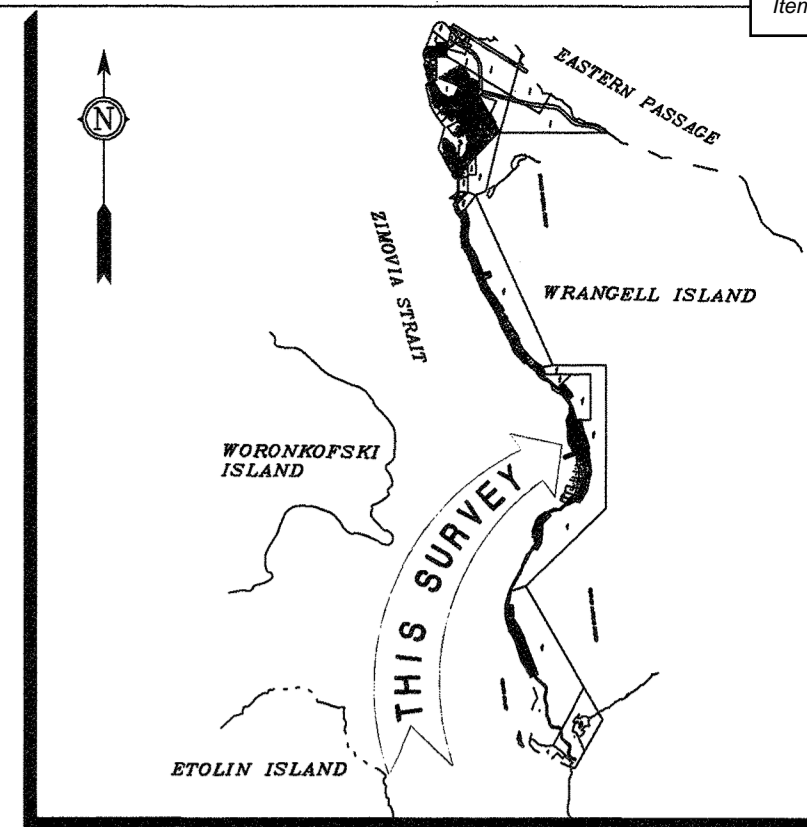
DATE 8/13/2020
Christopher G. Piburn
CHRISTOPHER G. PIBURN, PLS # 107552



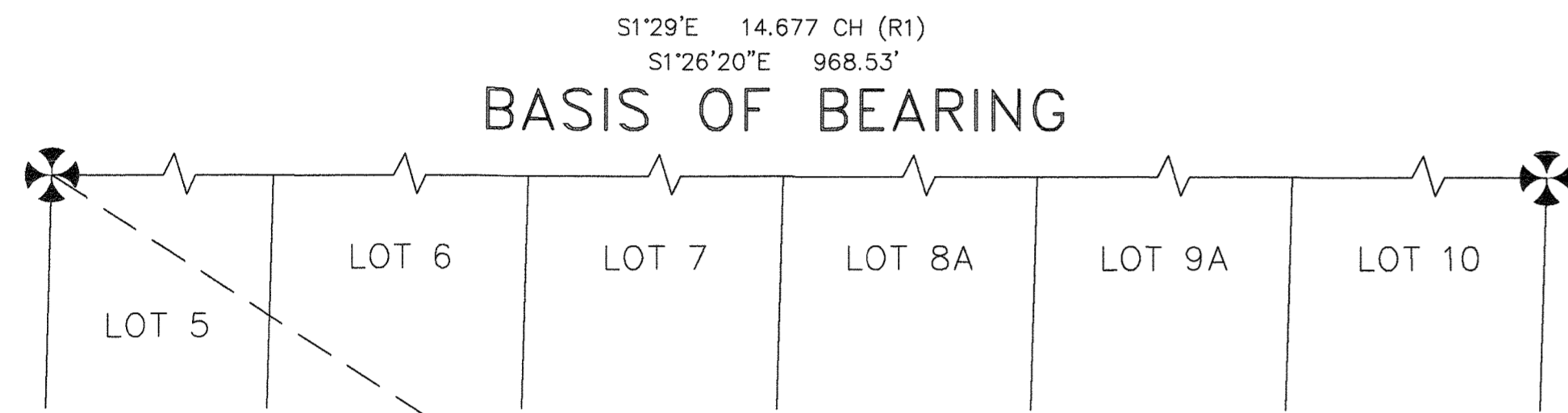
TYPICAL SECONDARY MONUMENT SET THIS SURVEY



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



VICINITY MAP
SCALE: NOT TO SCALE



NOTES

- THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 18A AND 18B OF PLAT 73-2, WITHIN ORIGINAL U.S.S. No. 3403.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITION ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 59368.
- REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - PLAT 73-1 (U.S.S. No. 3403)
 - PLAT 73-22 (U.S.S. No. 3403)
 - PLAT 73-2
 - BOOK 22, PAGE 053 (SEWER LINE EASEMENT)
 - PLAT 98-3
 - PATENT 2006-000136-0
 - EASEMENT 2007-000301-0
 - DOCUMENT 2011-000127-0
 - DEED 2019-000259-0

OWNERSHIP STATUS

- LOT 18A, PLAT 73-2 (PAUL ZAHORIK)
- LOT 18B, PLAT 73-2 (PAUL ZAHORIK)

PROPOSED OWNERSHIP

- LOT 18AA, ZAHORIK REPLAT (PAUL ZAHORIK)

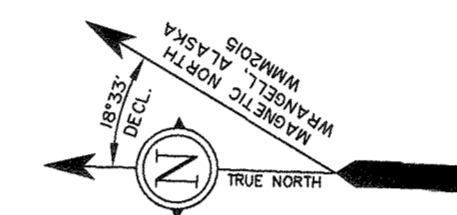
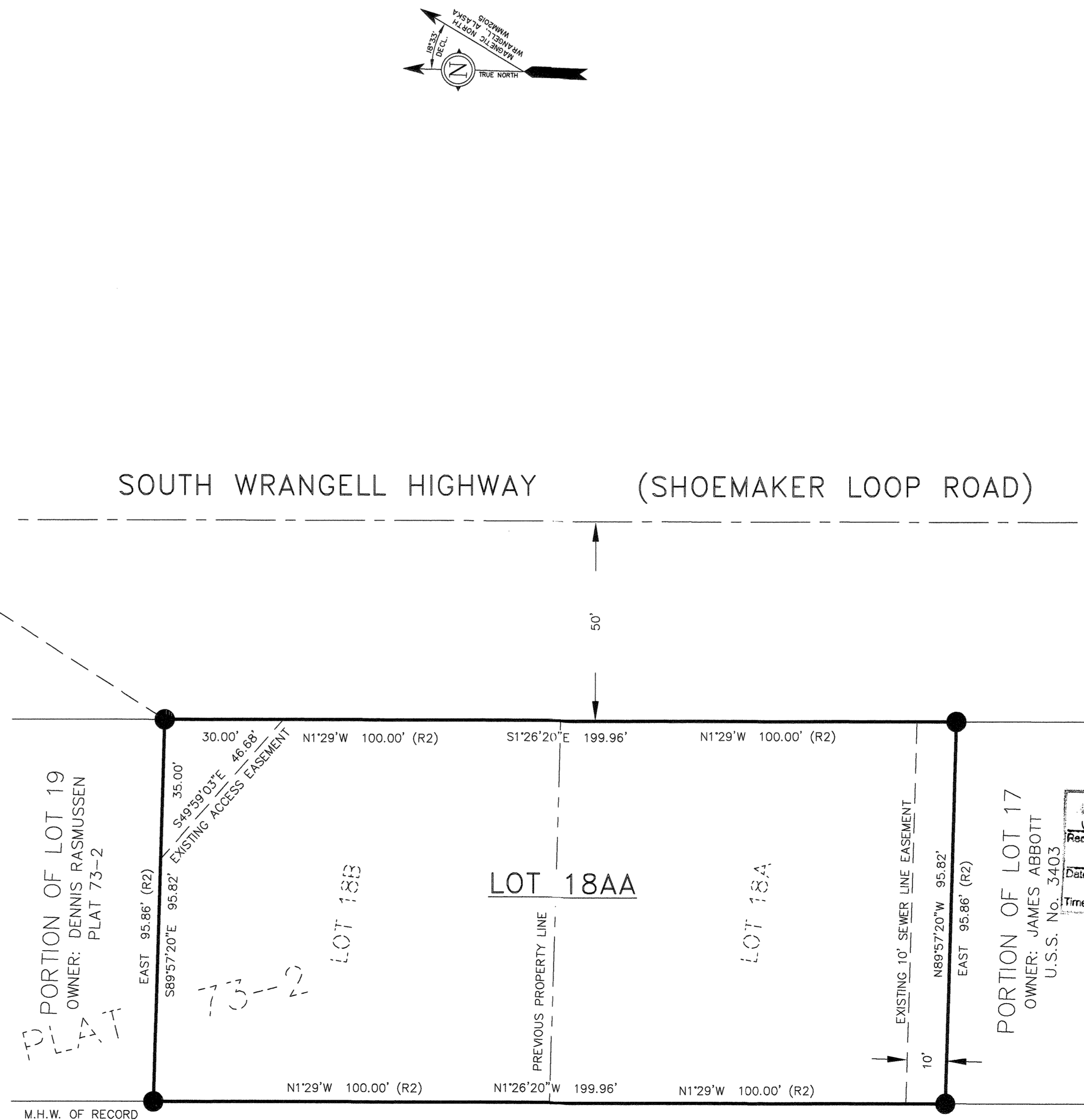
PREVIOUS LOT AREAS

- LOT 18A, PLAT 73-2 (9,560 SQ. FT)
- LOT 18B, PLAT 73-2 (9,560 SQ. FT)

NEW LOT AREAS

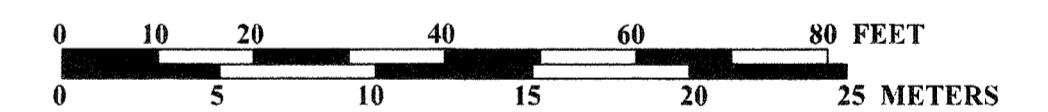
- LOT 18AA, ZAHORIK REPLAT (19,155 SQ. FT)(0.440 ACRES)

LEGEND	
	FOUND BLM/GLO MONUMENT
	SECONDARY MONUMENT SET THIS SURVEY
	UNSURVEYED
	SURVEYED
	RECORD BOUNDARY LINE ELIMINATED THIS PLAT
	ROW CENTERLINE
(R1)	RECORD DATA PER PLAT 73-1 (USS 3403)
(R2)	RECORD DATA PER PLAT 73-2
XX	MEASURED OR CALCULATED DATA



SCALE 1"=20'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



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

 R&M ENGINEERING-KETCHIKAN, INC. Phone: (907) 225-7917 7180 REVILLA ROAD, SUITE 300 Fax: (907) 225-3441 KETCHIKAN, AK 99901 WRANGELL OFFICE Phone: (907) 305-0820 P.O. BOX 701 WRANGELL, AK 99929 CERTIFICATE OF AUTHORIZATION #: C576	
ZAHORIK REPLAT A REPLAT OF LOTS 18A AND 18B, OF PLAT 73-2, A SUBDIVISION WITHIN U.S.S. No. 3403, CREATING LOT 18AA, ZAHORIK REPLAT	
LOCATED WITHIN SECTION 17, TOWNSHIP 63 SOUTH, RANGE 84 EAST COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT	
SURVEYED BY: MCH DATE: JUNE 2020	DRAWN BY: MCH DATE: APRIL 2020 - JUNE 2020
SCALE: 1"=20' CHECKED: CGP	R&M PROJECT NO: 202716



To: Planning and Zoning Commissioners
From: Kate Thomas, Planning Administrator
Date: Monday, May 11, 2026
Subject: (PH) Conditional Use Permit application for a short-term rental on Lot 11, Block A, according to Plat No. 69-218, owned and requested by Solvay Gillen.

Attachments: 1.) Previous Staff Report, 2.) Aerial Map, 3.) Application

References: WMC Title 20 – Zoning
WMC 20.16 Single Family
WMC 20.52 Standards
WMC 20.68 Conditional Use Permits

Background

The applicant is requesting approval to transfer and continue an existing Conditional Use Permit associated with operation of a short-term rental/Bed and Breakfast located on Lot 11, Block A, Dewey Heights Subdivision.

The Planning and Zoning Commission originally approved a Conditional Use Permit for operation of a Bed and Breakfast at the subject property in 2005. At that time, the property owners proposed utilizing an existing residential unit for short-term visitor accommodations while maintaining the residential character of the property.

The property has historically operated as a short-term rental use for approximately twenty years. The current property owners recently acquired the property and wish to continue the established use in substantially the same manner as previously approved.

This request is administrative in nature and intended to provide continuity of the previously authorized use. No expansion of the structure, increase in occupancy, or substantial modification to the site is proposed as part of this request. Existing access, parking, and utility services remain unchanged.

Property & Site Information

Property Address: Crest Drive
Legal Description: Lot 11, Block A, Dewey Heights Subdivision
Zoning: Single Family Residential
Existing Use: Residential dwelling with established short-term rental/Bed and Breakfast use



- Water/Sewer:** Municipal water and sewer
- Access:** Existing residential driveway access
- Parking:** Existing off-street parking available onsite

Conditions of Approval and Findings of Fact (WMC 20.68.060 Criteria)

A. Appearance, Traffic, Noise, and Other Characteristics

When the appearance, traffic generated, noise, or other characteristics of the use would have an adverse effect 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.

Finding:

The subject property has historically operated as a short-term rental/Bed and Breakfast for approximately twenty years under a Conditional Use Permit originally approved by the Planning and Zoning Commission in 2005. The request represents continuation and transfer of the existing use to the new property owners and does not include expansion of occupancy, additional dwelling units, or substantial modification to the property.

Traffic generation, noise, and activity levels are expected to remain substantially consistent with historical operations. Existing residential setbacks, parking, and site conditions remain adequate to support the continued use without adverse impacts to neighboring properties.

B. Sewage Disposal and Water Service

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

Finding:

The property is served by existing municipal water and sewer infrastructure. No expansion of use or increase in service demand beyond the historically established operation is proposed. The continued use remains consistent with applicable health and utility service requirements.

C. Exits, Entrances, and Off-Street Parking

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



Finding:

The property utilizes existing driveway access and off-street parking areas previously associated with the approved Bed and Breakfast operation. No changes to access or circulation are proposed. Staff finds the site continues to provide adequate ingress, egress, and parking accommodations without creating traffic hazards or congestion.

D. Schools, Governmental, and Civic Buildings

Applies to schools and public facilities only.

Finding: Not applicable. The request involves continuation of a residential short-term rental use and does not involve a school, governmental, or civic facility.

Conditions of Approval

1. The Conditional Use Permit shall remain associated with operation of a short-term rental/Bed and Breakfast use substantially consistent with the historical use of the property.
2. The property shall maintain adequate off-street parking and continued compliance with applicable Borough building and zoning regulations.

Staff Recommendation

Staff finds that the request represents continuation and administrative transfer of a previously approved and long-established conditional use rather than establishment of a new land use activity. The use has existed within the neighborhood for an extended period of time and historically functioned in conjunction with the surrounding residential character.

No expansion or material change to the operation is proposed, and staff finds the continued use remains consistent with the Conditional Use Permit review criteria contained within WMC 20.68. Accordingly, staff recommends approval of the transfer and continuation of the existing Conditional Use Permit allowing operation of a short-term rental/Bed and Breakfast on Lot 11, Block A, Dewey Heights Subdivision.

Recommended Motion

Move to approve the findings of fact and transfer of the existing Conditional Use Permit allowing continued operation of a short-term rental/Bed and Breakfast on Lot 11, Block A, Dewey Heights Subdivision, subject to the conditions of approval outlined in the staff report.

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 type="checkbox"/>
	<input type="text" value="Sov"/>	<input type="text" value="3-23-2026"/>	CREDIT CARD <input type="checkbox"/>	CASH <input checked="" 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="Solvay Gillen"/>	<input type="text" value="[REDACTED]"/>	<input type="text" value="[REDACTED]"/>

APPLICANT'S MAILING ADDRESS

APPLICANT'S PHYSICAL ADDRESS

LEGAL OWNER'S FULL NAME (IF DIFFERENT THAN APPLICANT)	PHONE NUMBER
<input type="text"/>	<input type="text"/>

LEGAL OWNER'S MAILING ADDRESS

SECTION II.

LEGAL DESCRIPTION	PARCEL ID NUMBER
LOT: BLOCK: SUBDIVISION:	<input type="text"/>



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

RECEIPT # 65901
3/23/2026

Item d.

Received SOLVAY GILLEN
From PO BOX 791
WRANGELL, AK 99929

<u>Lookup</u>	<u>Name</u>	<u>Payment Type</u>	<u>Check #</u>	<u>Amount Received</u>
1088	Gillen, Solvay	Cash		100.00

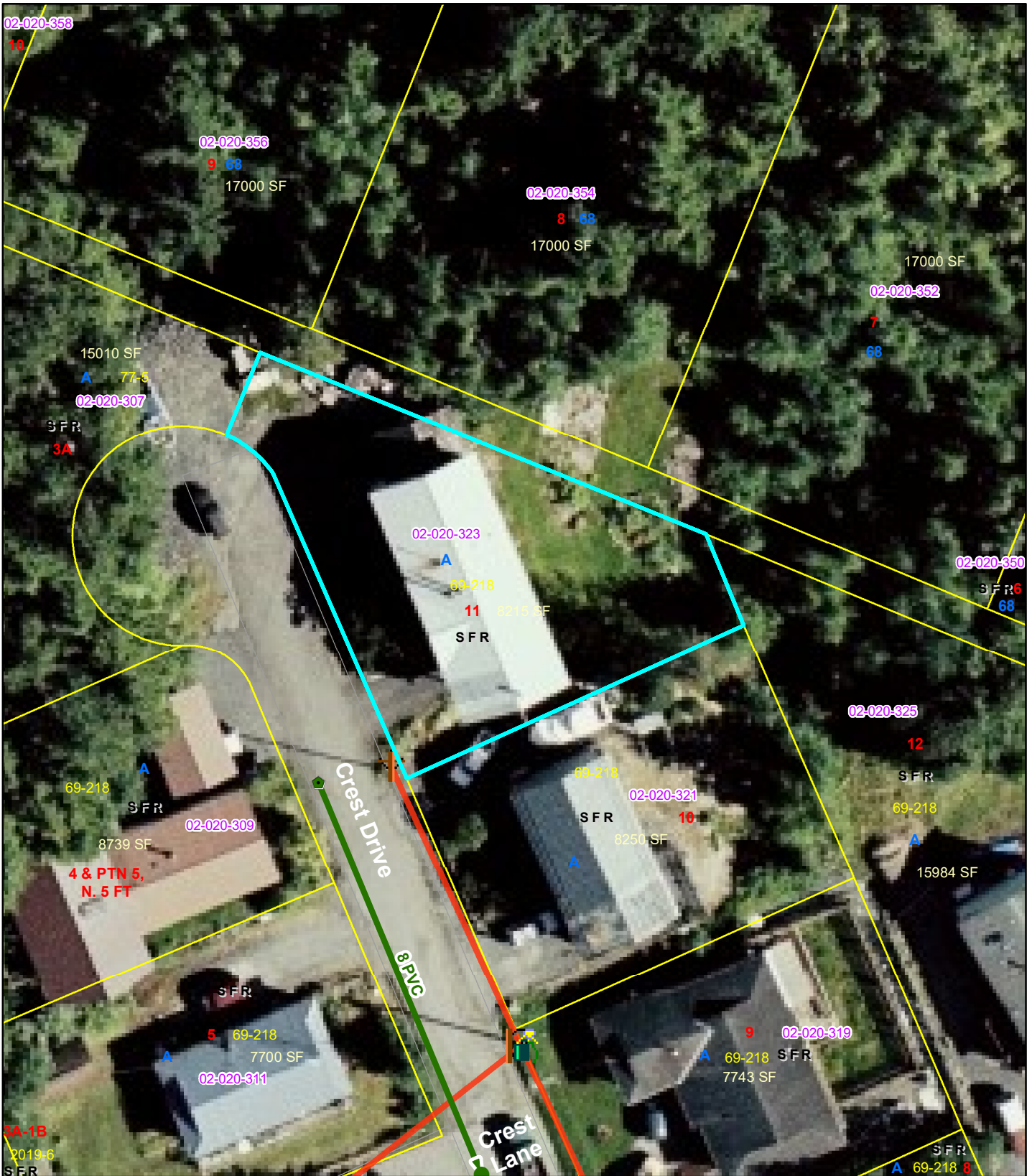
Description:

Condition Use Application
13 Crest Drive Apt

Planning & Zoning Permit Revenue 100.00

CITY AND BOROUGH OF WRANGELL, ALASKA

Item d.



1 inch = 37.726283 feet
47
e: 4/27/2026

Public Map



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



To: Planning and Zoning Commissioners
From: Kate Thomas, Planning Administrator
Date: Monday, May 11, 2026
Subject: (PH) Preliminary Plat review of a subdivision of Lot A-2 of Presbyterian – CBW Replat (Plat NO. 2025-3), creating Lots B-1 and A-2A, owned by the City and Borough of Wrangell, requested by Teniya Morelli.

Attachments: 1. Aerial Map, 2. Preliminary Plat – Morelli – CBW Replat

References: WMC Title 19 – Subdivisions
WMC Title 20 – Zoning
WMC 20.16 – Single Family Residential
WMC 20.52 – Standards

Background

Teniya Morelli has submitted an application for preliminary plat approval to replat Lot A-2 of the Presbyterian – CBW Replat and adjoining Lot B of Presbyterian Reserve Replat. The proposal would create Lots B-1 and A-2A and adjust the shared property boundary to provide approximately 50 feet of additional frontage and developable area to the Morelli property.

The proposed plat is associated with a prior Borough land sale approved in 2025 involving a portion of Borough-owned land acquired from the Presbyterian Church. The purpose of that sale was to expand the adjoining residential property and improve site usability.

During preparation of the platting certificate and title review process, two separate title issues were identified.

First, the City and Borough of Wrangell identified the need to execute a corrective deed with the Presbyterian Church to clarify and update the legal description associated with the Borough's acquisition of Lot A-2.

Separately, title research also identified that a deed associated with the 2019 transfer of property between the Presbyterian Church and the Morelli property was never formally executed and recorded following the prior subdivision process. As a result, the Presbyterian Church may still technically retain title interest in that portion of the Morelli property until a separate conveyance document is executed and recorded between the parties.



These title matters are administrative in nature and are being addressed concurrently with the subdivision process to ensure clear and marketable title prior to final plat recording.

Site Specific Information

Existing Parcels

- Lot A-2, Presbyterian – CBW Replat (Plat No. 2025-3)
- Lot B, Presbyterian Reserve Replat (Plat No. 2019-7)
- Located within Block 16, Wrangell Townsite (USS 1119)
- Existing residential and Borough-owned property
- Municipal water, sewer, and utility infrastructure are available in the area

Proposed Plat

- Replat of Lot A-2 and Lot B
- Creation of:
 - Lot B-1 – approximately 0.38 acres
 - Lot A-2A – approximately 0.466 acres
- Approximately 50 feet of additional frontage added to the Morelli property
- Existing utility easements along Reid Street remain intact

Findings of Fact

1. The applicant has submitted a preliminary plat application consistent with the subdivision procedures established in WMC Title 19.
2. The proposed plat replats existing Lots A-2 and B to create Lots B-1 and A-2A through a lot line adjustment.
3. The purpose of the subdivision is to provide additional frontage and developable area to the adjoining residential property consistent with the prior Borough land sale approval.
4. The proposal does not create any additional lots beyond those proposed and does not require any variances from Borough subdivision or zoning standards.
5. Legal access exists via Reid Street.
6. Municipal utilities are available to serve the property and existing utility easements remain preserved through the platting process.
7. During preparation of the platting certificate, separate title issues associated with prior conveyance history were identified involving both the Borough property and the adjoining Morelli property.



8. The City and Borough of Wrangell executed a corrective deed with the Presbyterian Church to clarify the legal description associated with the Borough-owned parcel.
9. Separate title research identified that a deed associated with the 2019 transfer between the Presbyterian Church and the Morelli property was never formally executed and recorded and will require separate action between those parties prior to final plat recording.
10. The proposed subdivision is consistent with the applicable requirements of WMC Title 19 – Subdivisions and does not adversely impact surrounding properties, utilities, or public access.

Staff Analysis & Recommendation

The proposed preliminary plat represents a straightforward lot line adjustment associated with a previously approved Borough land sale. The plat improves the usability of the Morelli property by increasing frontage and developable area while maintaining the Borough's retained property interests and utility infrastructure.

Staff finds that the plat complies with the dimensional and procedural requirements of the Wrangell Municipal Code. No variances are requested or required as part of the application.

Separate title matters associated with prior conveyance history were identified during preparation of the platting certificate. The Borough has completed a corrective deed process related to its acquisition from the Presbyterian Church, while the Morelli property requires separate deed execution and recording related to the 2019 subdivision history. These matters are being addressed concurrent with the platting process prior to final plat approval and recording.

Staff recommends approval of the preliminary plat for the Morelli – CBW Replat.

Recommended Motion

Move to approve the findings of fact and preliminary plat for the Morelli – CBW Replat, a replat of Lot A-2 and Lot B of Presbyterian – CBW Replat, according to Plat Nos. 2025-3 and 2019-7, creating Lots B-1 and A-2A, as requested by Teniya Morelli.

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 _____ MAYOR, CITY AND BOROUGH OF WRANGLE

NOTARY'S ACKNOWLEDGMENT

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

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 _____ TENIYA MORELLI

NOTARY'S ACKNOWLEDGMENT

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

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 AS RECORDED IN MINUTE BOOK _____ PAGE _____ DATED _____, 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL

ATTEST:

CITY CLERK

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

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

DATE _____ CHAIRMAN, PLANNING COMMISSION

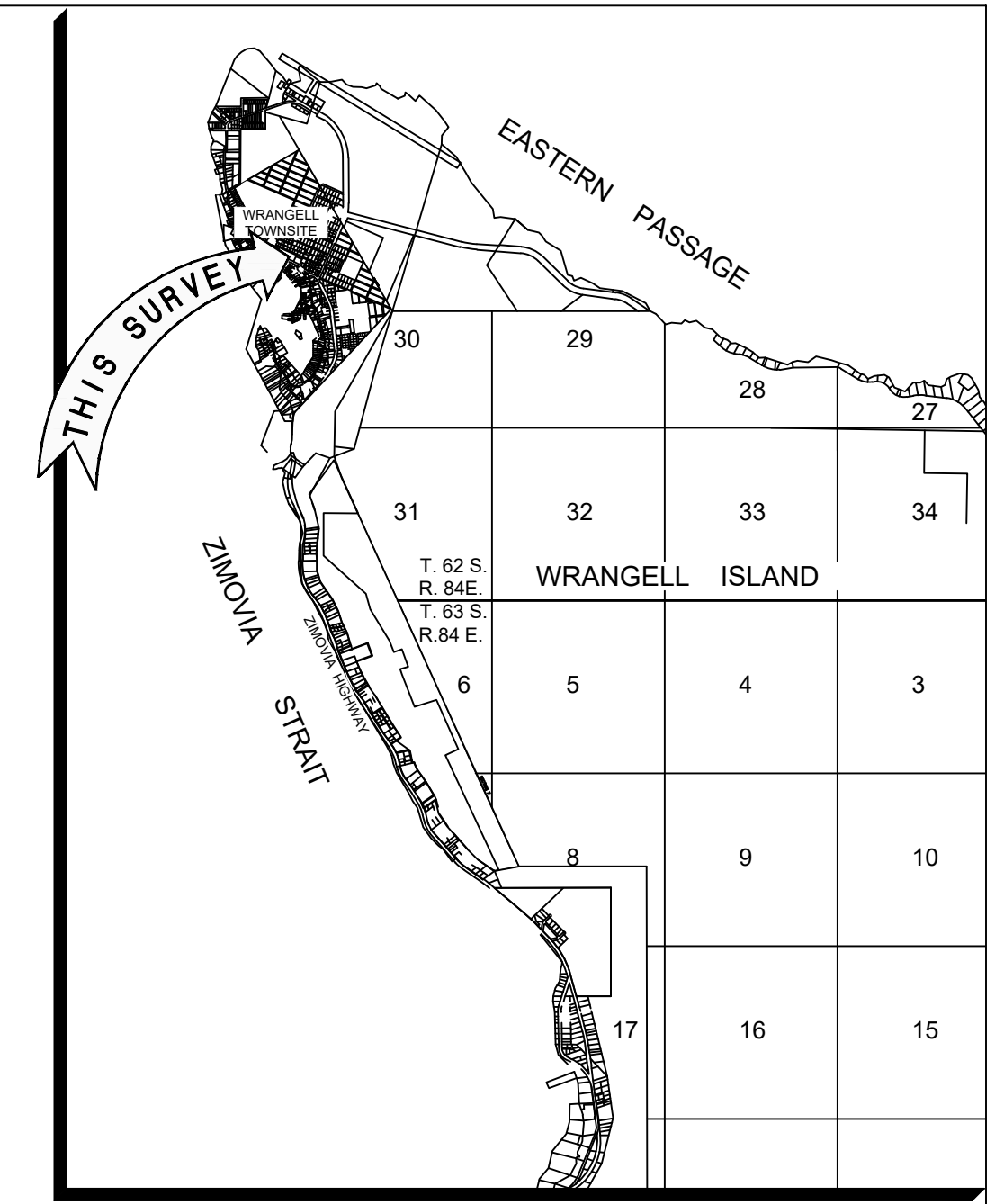
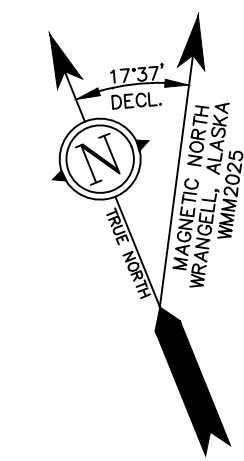
SECRETARY

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss

I THE UNDERSIGNED, AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF _____

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20____ WILL BE DUE ON OR BEFORE OCTOBER 15, 20____ DATED THIS DAY OF _____

ASSESSOR CITY AND BOROUGH OF WRANGELL

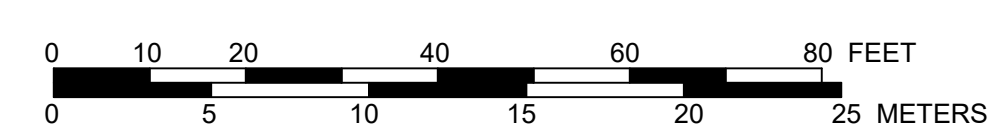


NOTES

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 AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 70907
4. 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/RATHEK RESUBDIVISION)
 - PLAT 99-6 (REID STREET ROW)
 - BOOK 31, PAGE 688 (UTILITY EASEMENT & ROW AGREEMENT)
 - DEED 2012-000225-0
 - PLAT 2019-7 (PRESBYTERIAN RESERVE REPLAT)
 - PLAT 2025-3 (PRESBYTERIAN CBW - REPLAT)

SCALE 1"=20'

THIS DRAWING MAY BE REDUCED. VERIFY SCALE BEFORE USING



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

SHEET 1 OF 1

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

WRANGELL OFFICE Phone: (907) 305-0820
P.O. BOX 2286
WRANGELL, AK 99929

CERTIFICATE OF AUTHORIZATION #: C576

MORELLI - CBW REPLAT

A REPLAT OF LOT A-2 & LOT B, OF PRESBYTERIAN CBW - REPLAT, ACCORDING TO PLAT 2025-3 & PLAT 2019-7;

CREATING

LOTS B-1 AND A-2A, PRESBYTERIAN - CBW REPLAT CONTAINING 1.439 ACRES MORE OR LESS

LOCATED WITHIN BLOCK 16, OF WRANGELL TOWNSITE (U.S.S. 1119) WRANGELL, ALASKA 99929 WRANGELL RECORDING DISTRICT

SURVEYED BY: EBH	DRAWN BY: EBH
DATE: AUGUST 2025 - APRIL 2026	DATE: APRIL 2026
SCALE: 1"=20'	CHECKED: CGP
	R&M PROJECT NO: 262712

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

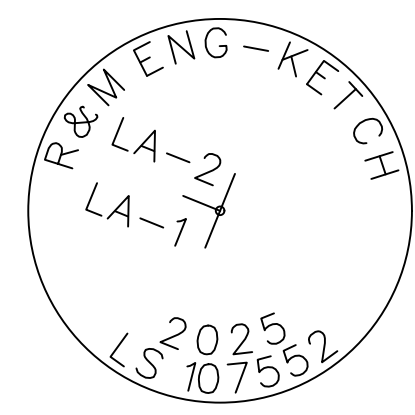
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____
CHRISTOPHER G. PIBURN, PLS # 107552



LEGEND	
1	BLOCK NUMBER
●	SECONDARY MONUMENT SET THIS SURVEY
○	SECONDARY MONUMENT RECOVERED
⊙	PRIMARY MONUMENT RECOVERED
⊕	BRASS CAP (BENCHMARK) GROUTED IN TOP OF ROCK
---	UNSURVEYED
---	SURVEYED
---	ROW CENTERLINE
XX	MEASURED DATA
(XX)	RECORD DATA
▨	EXISTING EASEMENT AREA
---X---	EXISTING OVERHEAD COMMUNICATION LINE
---X---	EXISTING OVERHEAD ELECTRICAL LINE
---XS---	EXISTING STORM LINE
---W---	EXISTING WATER LINE
---SS---	EXISTING SEWER LINE

TYPICAL SECONDARY MONUMENT SET THIS SURVEY



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

CITY AND BOROUGH OF WRANGELL, ALASKA

Item e.



1 inch = 75.639793 feet
52 e: 4/27/2026

Public Map



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



To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Monday, May 11, 2026

Subject: (PH) Preliminary Plat review of a subdivision of Lot 6A, of the Dan Nore Subdivision (Plat No. 90-2), creating Lots 5A-1 and 6B-2, owned by the City and Borough of Wrangell, requested by Brian Ashton and Twyla Nore, including a variance request to minimum lot width requirements.

Attachments: 1. Aerial Map, 2. Preliminary Plat – Nore – Ashton Replat

References: WMC Title 19 – Subdivisions
WMC Title 20.20 – Multi-Family Residential District
WMC Title 20.52 – Standards
WMC 20.52 – Minimum Lot Width Standards

Background

The applicants, Brian Ashton and Twyla Nore, previously received approval from the Borough Assembly to purchase portions of Borough-owned Lot 6A of the Dan Nore Subdivision, according to Plat No. 90-2.

The purpose of the proposed preliminary plat is to formally subdivide and convey the respective portions of Lot 6A to the adjoining property owners while preserving the existing access and utility easement serving Lot 6B-1. The replat creates two new parcels identified as Lot 5A-1 and Lot 6B-2.

As part of the subdivision configuration, proposed Lot 6B-2 does not meet the minimum lot width requirement of the Multi-Family Residential zoning district. Accordingly, the preliminary plat request also includes a variance request to the minimum lot width standard established under WMC Title 20.

The subject property is zoned Multi-Family Residential and located along Case Avenue between existing developed residential lots. The property has historically functioned as a shared access and utility corridor and is constrained by the existing easement configuration and surrounding development patterns.

Site Specific Information

Existing Parcel

Legal Description: Lot 6A, Dan Nore Subdivision, Plat No. 90-2



APN: 02-033-154
Existing Lot Size: Approximately 7,934 square feet
Zoning: Multi-Family Residential
Ownership: City and Borough of Wrangell

Proposed Lots

- Lot 5A-1: Approximately 15,691 square feet (0.360 acres ±)
- Lot 6B-2: Approximately 14,931 square feet (0.343 acres ±)
- Existing access and utility easement to remain dedicated across the southern portion of the property.

Utilities and Access

- Municipal water and sewer infrastructure are available within or adjacent to the easement corridor.
- Legal access is provided from Case Avenue through the existing access and utility easement.
- A shared access and maintenance agreement will be required prior to final plat approval and conveyance.

Criteria for Review

Preliminary Plat Review

The Commission shall review the preliminary plat for consistency with:

- WMC Title 19 – Subdivisions
- Access and utility requirements
- Public health, safety, and welfare
- Compatibility with surrounding development patterns

Variance Review

The Commission may approve a variance where:

- Special physical conditions or circumstances exist affecting the property;
- Strict application of the code would create practical difficulties or unnecessary hardship;
- The variance is the minimum necessary to provide reasonable use of the property; and
- The variance does not negatively affect surrounding properties or public interests.



Findings of Fact

1. The applicants previously received Borough approval to purchase portions of Borough-owned Lot 6A of the Dan Nore Subdivision.
2. The proposed preliminary plat subdivides Lot 6A into two parcels identified as Lots 5A-1 and 6B-2 while preserving the existing access and utility easement serving Lot 6B-1.
3. The subject property is zoned Multi-Family Residential under WMC Title 20.
4. Proposed Lot 6B-2 does not meet the minimum lot width requirement established under WMC 20.52 for lots within the Multi-Family Residential zoning district.
5. "Lot width" is defined by the Wrangell Municipal Code as the mean horizontal distance separating the side lot lines of a lot and at right angles to its depth.
6. The proposed variance is directly related to the unique configuration of the existing lot, the existing easement corridor, and the established pattern of surrounding development and access.
7. The property is constrained by an existing access and utility easement that must remain dedicated to preserve legal access and utility service to adjacent properties.
8. The proposed preliminary plat is generally consistent with the subdivision standards and intent of WMC Title 19 and Title 20.
9. Approval of the variance and preliminary plat would not adversely impact surrounding properties, public utilities, drainage, or legal access.

Staff Analysis & Recommendation

The proposed preliminary plat represents the implementation of the previously approved land conveyances between the Borough and the adjacent property owners. The replat preserves the existing access and utility easement while formalizing lot boundaries and improving long-term property management and maintenance responsibilities.

The requested variance to minimum lot width is tied directly to the physical constraints of the existing lot layout and the need to preserve the established access and utility easement corridor. Strict enforcement of the lot width standard would significantly limit the ability to reasonably subdivide and convey the property in a manner consistent with prior Borough actions and the existing development pattern.



The proposed lot configuration does not create adverse impacts to adjacent properties, utilities, or public access. The variance is limited in scope and appears to be the minimum necessary to accommodate the subdivision layout.

Conditions of Approval

Staff recommends approval of the preliminary plat and associated variance request, subject to the following conditions:

1. The existing access and utility easement shall remain dedicated on the final plat.
2. A shared access and maintenance agreement shall be recorded prior to final plat approval.
3. All required utility, drainage, and survey corrections identified during review shall be completed prior to final plat approval.

Recommended Motion

Move to approve the findings of fact, the variance to minimum lot width requirements, and the preliminary plat for the Case Avenue Replat, a subdivision of Lot 6A of the Dan Nore Subdivision, according to Plat No. 90-2, creating Lots 5A-1 and 6B-2, as requested by Brian Ashton and Twyla Nore, subject to the conditions outlined in the staff report.

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 _____ TWYLA NORE _____

DATE _____ ALBERT D. NORE _____

NOTARY'S ACKNOWLEDGMENT

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

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 _____ BRIAN L. ASHTON _____

NOTARY'S ACKNOWLEDGMENT

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

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

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL

ATTEST:

CITY CLERK _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

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

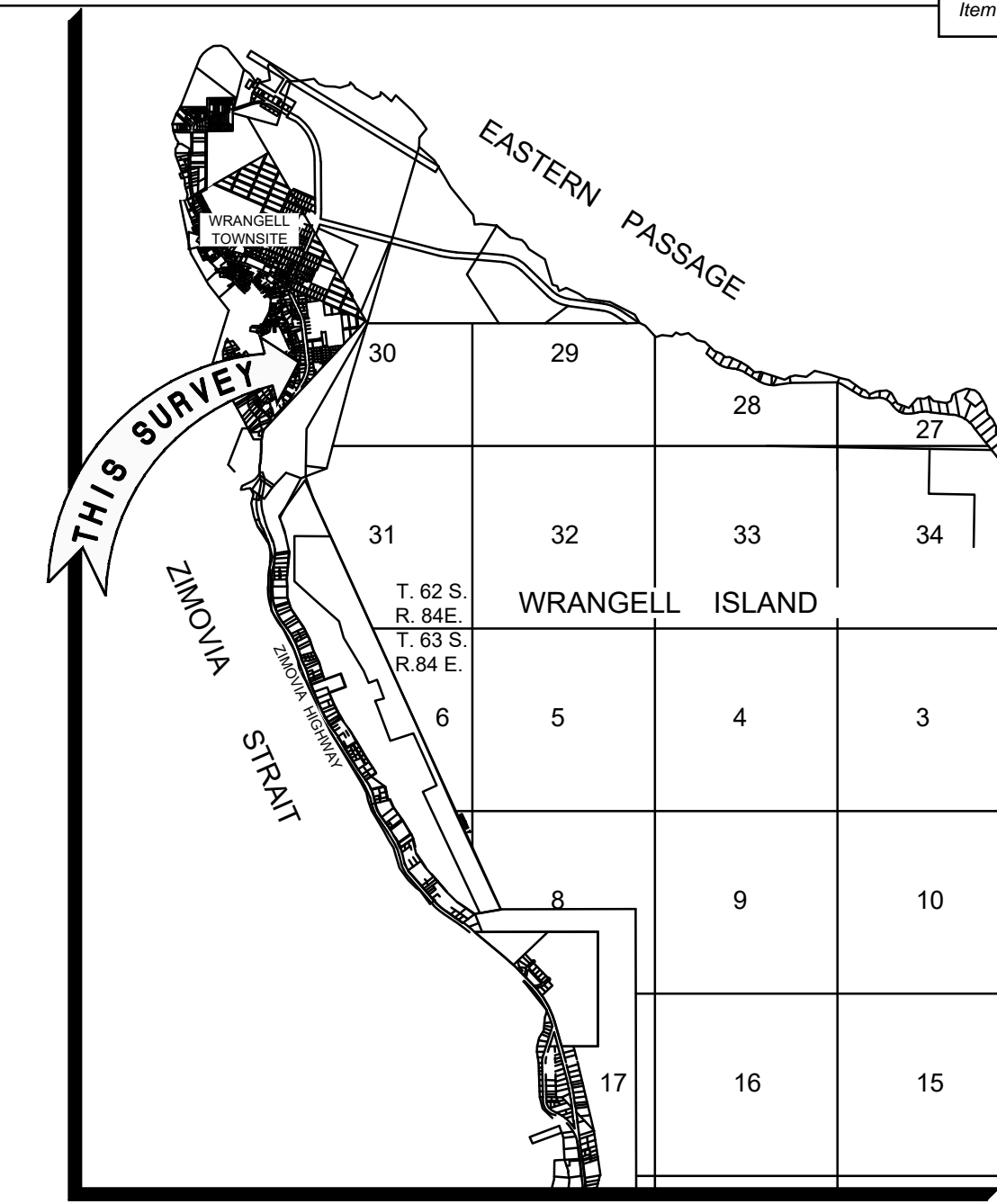
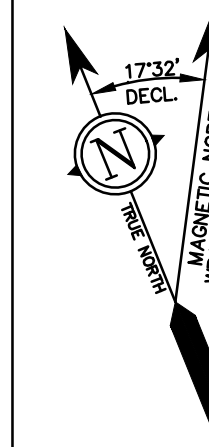
DATE _____ CHAIRMAN, PLANNING COMMISSION

SECRETARY _____

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss

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

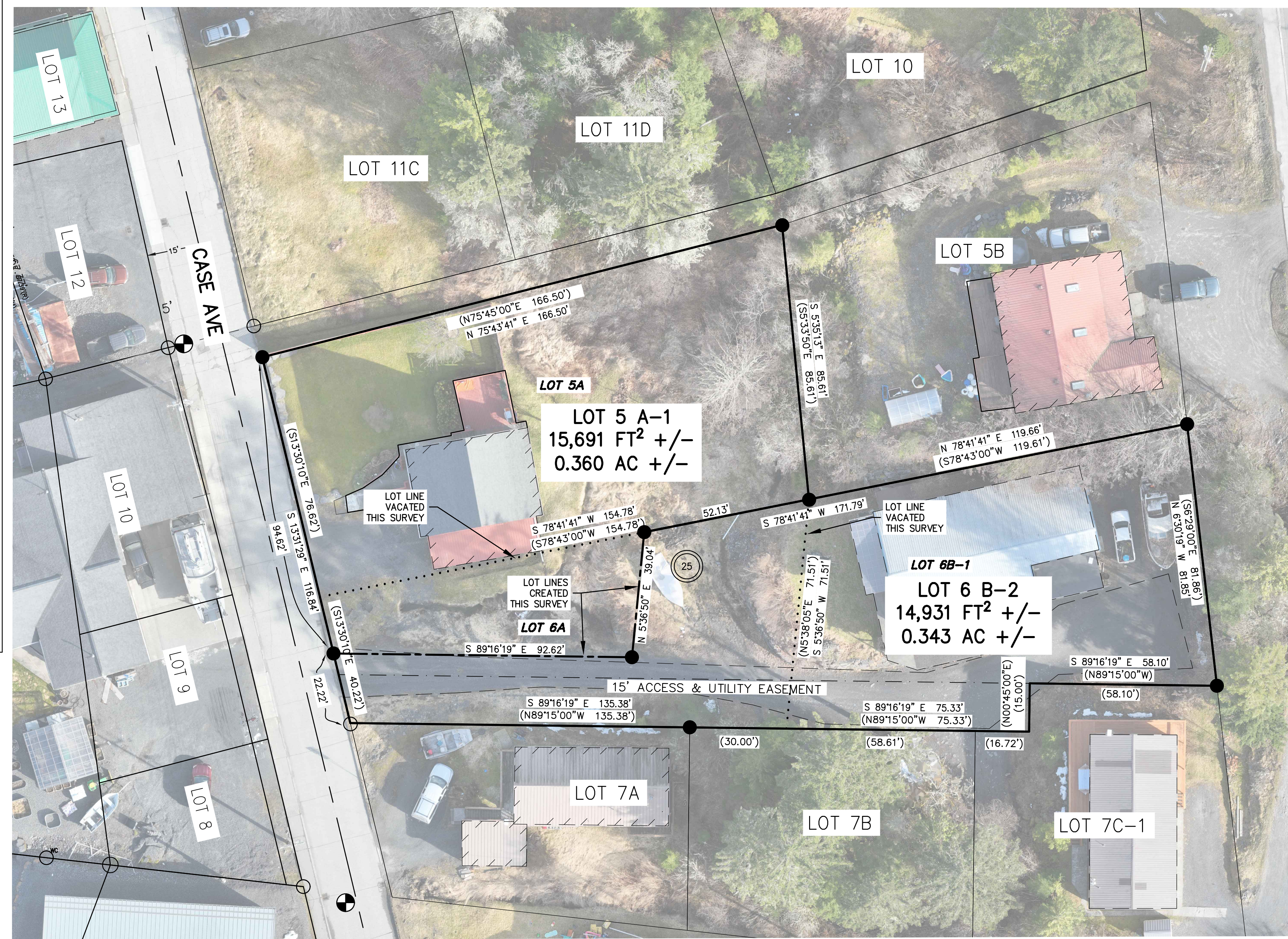
ASSESSOR CITY AND BOROUGH OF WRANGELL



VICINITY MAP
1" = 1 MILE

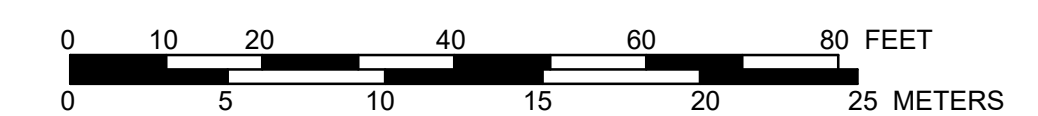
NOTES

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.
- REFERENCE AK, ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. XXXXX
4. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - PLAT 90-2
 - PLAT 92-8



SCALE 1"=20'

THIS DRAWING MAY BE REDUCED. VERIFY SCALE BEFORE USING



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

SHEET 1 OF 1

R&M
R&M ENGINEERING-KETCHIKAN, INC. Phone: (907) 225-7917
7180 REVILLA ROAD, SUITE 300 Fax: (907) 225-3441
KETCHIKAN, AK 99901
WRANGELL OFFICE Phone: (907) 305-0820
P.O. BOX 2286
WRANGELL, AK 99929
CERTIFICATE OF AUTHORIZATION #: C576

CASE AVE REPLAT

A REPLAT OF
LOT 5A, LOT 6A, AND LOT 6 B-1, BLOCK 25,
ACCORDING TO PLAT 92-8;

CREATING

LOTS 5 A-1 AND 6 B-2, CASE AVE REPLAT
CONTAINING 0.703 ACRES MORE OR LESS

LOCATED WITHIN
BLOCK 25, OF WRANGELL TOWNSITE (U.S.S. 1815)
WRANGELL, ALASKA 99929
WRANGELL RECORDING DISTRICT

SURVEYED BY: EBH DRAWN BY: EBH

DATE: APRIL 2026 DATE: MAY 2026

SCALE: 1"=20' CHECKED: CGP R&M PROJECT NO: 262712

LEGEND	
1	BLOCK NUMBER
●	SECONDARY MONUMENT SET THIS SURVEY
○	SECONDARY MONUMENT RECOVERED
⊙	PRIMARY MONUMENT RECOVERED
---	UNSURVEYED
---	SURVEYED
---	ROW CENTERLINE
XX	MEASURED/CALCULATED DATA
(XX)	RECORD DATA

TYPICAL SECONDARY MONUMENT SET THIS SURVEY



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

BASIS OF BEARING

BEARINGS SHOWN ARE NAD_83(2011)(EPOCH:2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY USING TRIMBLE (R10 & R10-2) 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 MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS

DATE _____
CHRISTOPHER G. PIBURN, PLS # 107552



CITY AND BOROUGH OF WRANGELL, ALASKA

Item f.



1 inch = 28.364922 feet

58 Date: 4/27/2026

Public Map



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



To: Planning and Zoning Commissioners
From: Kate Thomas, Planning Administrator
Date: Monday, May 11, 2026
Subject: (PH) ORDINANCE NO. 1089 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE ZONING MAP TO ESTABLISH A ZONING DESIGNATION OF TIMBER MANAGEMENT FOR THOMS PLACE SUBDIVISION AND ZAREMBO ISLAND ST JOHNS HARBOR SUBDIVISION (ENTITLEMENT LANDS)

Attachments: 1. Aerial Map, 2. Entitlement Lands Map, 3. Future Growth Maps

References: WMC Title 20 – Zoning
WMC Chapter 20.40 – Timber Management District
WMC Chapter 20.76 – Zoning Amendments
WMC Chapter 20.52 – Development Standards
Wrangell Comprehensive Plan

- Future Land Use Map
- Economic Development, Natural Resources, and Land Management Policies

Central Southern Southeast Area Plan (State of Alaska, 2000)

Introduction & Background

The City and Borough of Wrangell is proposing an ordinance to establish a Timber Management (TM) zoning designation on designated Borough entitlement lands located within the Thoms Place and Zarembo (St. John Harbor) entitlement areas. This action represents the initial zoning designation for these Borough-owned lands following conveyance and transfer of management authority from the State of Alaska under the municipal entitlement program.

Following Borough incorporation in 2008, Wrangell was entitled to select approximately 9,006 acres of vacant and unappropriated State land to support long-term community development, infrastructure, and economic self-sufficiency. While many entitlement lands have been conveyed or approved for conveyance, zoning designations for several areas have remained deferred pending survey determinations, access considerations, interagency coordination, and broader land management planning.

Over the past two decades, the Borough has undertaken extensive planning related to its entitlement lands, including review under the Central/Southern Southeast Area Plan, Comprehensive Plan policy development, and coordination with State, Federal, Tribal, and Trust land managers. More recently, these efforts have advanced through the Wrangell



Entitlement Lands and Timber Initiative, focused on timber inventory, access planning, infrastructure feasibility, and long-term land management strategies.

The Department of Natural Resources, Division of Mining, Land and Water, Land Conveyance Section (LCS), confirmed in April 2026 that management authority has transferred to the City and Borough of Wrangell for approved lands within Thoms Place and portions of the Zarembo (St. John Harbor) entitlement areas pursuant to AS 29.65.070(b). LCS further concurred with the Borough's ability to pursue timber harvest activities on approved lands where management authority has transferred.

Establishing Timber Management zoning for these entitlement lands provides a clear regulatory framework to responsibly manage timber resources while maintaining long-term flexibility for future land use decisions and protecting important environmental and habitat resources.

Findings of Fact

Timber Management Zoning Designation Purpose and Intent

The purpose of the Timber Management (TM) zoning district is to provide a regulatory framework for the sustainable management, harvest, and stewardship of timber resources, while allowing for compatible resource-based uses and preserving long-term land use flexibility.

Timber Management zoning is intended to:

- Allow for commercial timber harvesting and related resource management activities conducted in a sustainable manner;
- Support local and regional timber economies, including logging, hauling, milling, and maritime transport;
- Protect watersheds, fish habitat, wildlife resources, and scenic values through appropriate siting, standards, and review;
- Accommodate compatible low-intensity uses, including recreation, cabins, and resource-related infrastructure;
- Preserve the remote and rural character of designated areas while minimizing impacts on public services and facilities; and
- Maintain flexibility for future land use decisions, including subdivision, recreation, or other compatible development following harvest activities and site evaluation.



Establishment of Timber Management zoning does not authorize specific development or timber harvest activities. All uses within the district remain subject to applicable local, state, and federal review, permitting, and public process requirements.

Parcel Information

The proposed Timber Management zoning areas consist of Borough-owned entitlement lands located within the Thoms Place and Zarembo (St. John Harbor) entitlement areas.

According to the City and Borough of Wrangell Municipal Entitlement Land Overview, the entitlement areas include approximately:

- Thoms Place – 1,306.69 acres
- Zarembo – 1,631.9 acres

Survey determinations for Thoms Place have been completed with portions remaining unsurveyed pending future survey and patent actions.

The Borough has received confirmation from the State of Alaska that management authority has transferred for approved lands within these entitlement areas, with limited exceptions identified by the Department of Natural Resources.

Thoms Place

The Thoms Place entitlement lands are located on western Wrangell Island and generally consist of forested uplands, coastal frontage, streams, and habitat areas adjacent to Thoms Creek and Thoms Lake.

The Central/Southern Southeast Area Plan identifies portions of the area for settlement, habitat protection, recreation, and general use management. The plan recognizes Thoms Creek and surrounding tributaries as regionally significant habitat supporting sockeye salmon, cutthroat trout, Dolly Varden, bear, deer, moose, wolves, and other wildlife resources.

The area also contains portions identified for eventual settlement and community development along the southern coastal fringe. State planning documents note that timber harvest activities may occur where directly associated with subdivision development or broader land management objectives, while habitat and riparian resources require protection and mitigation.

Zarembo (St. John Harbor)

The Zarembo entitlement lands are located within the St. John Harbor area and consist primarily of remote forested lands with limited infrastructure access and adjacency to state and federal lands.

The lands are generally characterized by resource-based and remote recreational values, including timber resources, habitat areas, shoreline environments, and low-intensity



recreational opportunities. The area has historically been identified as appropriate for long-term resource management and limited infrastructure development associated with access, harvest, and maritime activity.

Existing Conditions

The Thoms Place and Zarembo entitlement lands are largely undeveloped and lack municipal water, sewer, road, and utility infrastructure. Existing access is limited and primarily associated with historical logging, marine access, trails, or undeveloped routes.

The lands contain substantial forest resources and environmental features including streams, wetlands, wildlife habitat, estuarine areas, and scenic coastal resources that warrant careful long-term management.

Public Interest and Policy Considerations

Designation of these entitlement lands for Timber Management establishes a clear and predictable regulatory framework for the responsible management of Borough-owned timber resources while protecting environmental and habitat values.

Timber Management zoning supports the Borough's economic development objectives by enabling sustainable timber harvest, supporting local operators, and creating future opportunities for value-added industry, maritime transport, and long-term municipal revenue generation.

The proposed zoning designation is consistent with the Wrangell Comprehensive Plan, which identifies municipal entitlement lands as long-term strategic assets intended to support economic development, sustainable resource use, recreation, and future community growth.

The Central/Southern Southeast Area Plan recognizes portions of Thoms Place for eventual settlement and community development while identifying significant habitat and watershed protections associated with Thoms Creek and surrounding areas.

Following timber harvest and further site evaluation, portions of these entitlement lands may be suitable for future subdivision, recreation, seasonal use, low-intensity residential development, or tourism-related opportunities where appropriate. Any such actions would require separate land use review, subdivision approval, and Borough Assembly authorization.

Staff Analysis & Recommendation

The proposed ordinance establishes Timber Management (TM) zoning for portions of the Thoms Place and Zarembo (St. John Harbor) entitlement lands as the first formal zoning designation for these Borough-owned lands. This legislative action does not authorize



specific timber harvest, road construction, infrastructure development, or land disposal activities.

The proposed zoning designation provides an appropriate framework for the responsible management of Borough entitlement lands while preserving flexibility for future land use and development opportunities. Over the past two decades, the Borough has undertaken extensive entitlement planning, interagency coordination, and policy development related to these lands. Recent coordination with the Department of Natural Resources confirmed Borough management authority for approved lands and concurrence with proposed timber management activities.

Timber Management zoning supports sustainable timber resource management while ensuring that future activities remain subject to applicable permitting, environmental review, and public process requirements. Particular attention will be required within the Thoms Place area to protect anadromous streams, riparian corridors, habitat resources, and scenic coastal areas identified within the Central/Southern Southeast Area Plan and other applicable resource management guidance.

The proposed zoning designation is consistent with the Wrangell Comprehensive Plan and broader Borough objectives related to economic diversification, sustainable resource use, and long-term land stewardship.

Staff recommends that the Planning & Zoning Commission approve the findings of fact and forward a positive recommendation to the Borough Assembly to adopt an ordinance establishing Timber Management (TM) zoning on designated Borough entitlement lands within Thoms Place and Zarembo (St. John Harbor), based on the following:

1. The proposed zoning designation is consistent with the purpose and intent of the Timber Management district as set forth in the Wrangell Municipal Code.
2. Timber Management zoning provides an appropriate and defensible framework for the sustainable management of Borough-owned timber resources while protecting environmental values and minimizing impacts on public services.
3. The designation aligns with the Wrangell Comprehensive Plan and reflects long-term entitlement planning, conveyance, and interagency coordination.
4. The ordinance establishes an initial zoning framework for portions of the Thoms Place and Zarembo entitlement lands while preserving flexibility for future land use decisions and additional planning.

Additional Considerations and Conditions

- Adoption of the ordinance does not authorize specific timber harvest activities, development, or infrastructure construction.



- All future activities within the Timber Management district shall remain subject to applicable regulations.
- Timber harvest activities within or adjacent to habitat areas, anadromous streams, estuaries, and riparian corridors shall require appropriate environmental review and mitigation.
- The Borough may initiate future zoning amendments or refinements as survey work, access planning, infrastructure planning, and land use priorities advance.

Recommended Motion

Move to approve the findings of fact and recommend that the Borough Assembly adopt an ordinance establishing Timber Management zoning on designated Borough entitlement lands within Thoms Place and Zarembo (St. John Harbor).

CITY AND BOROUGH OF WRANGELL MUNICIPAL ENTITLEMENT LAND OVERVIEW

Summary

Municipality	Certified Entitlement	Patented	Approved	Conditional Approval	Selected	Estimated Entitlement Remaining
City and Borough of 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

Survey Status of Lands Not Patented (Survey Determinations completed March 2022)

Area Name	ACREAGE ¹		
	TOTAL	SURVEYED	UNSURVEYED
Thoms Place	1306.70	121.98	1184.72
Wrangell Island West ²	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

- 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.
- Wrangell Island West: A portion 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.

NEXT STEPS: 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.



April 8, 2026

Mason F. Villarma
Borough Manager
City and Borough of Wrangell
205 Brueger Street
Wrangell, AK 99929

RE: Confirmation and Concurrence of Authority for Timber Harvest

Dear Mr. Villarma,

The Department of Natural Resources (DNR), Division of Mining, Land, and Water (DMLW), Land Conveyance Sections (LCS), has received the City and Borough of Wrangell's (CBW) request for confirmation of its authority to conduct timber harvest activities on lands which have been approved for conveyance to CBW under AS 29.65 but have not yet been patented. You also requested LCS's concurrence with the proposed harvest plans. Specifically, the request pertains to areas described as Earl West (Earl West Cove), Thoms Place, and Zarembo (St. John Harbor), under ADL 108133. LCS appreciates the information and maps you provided to aid in our review of this request.

Municipal entitlement conveyance occurs under the authority of AS 29.65. Under AS 29.65.070(b), "After approval of a selection by the director, but before patent to a municipality, the municipality may execute conditional leases and make conditional sales only with the consent of the director." The 2013 Preliminary Decision (PD) and Final Finding and Decision (FFD), along with the subsequent 2015 PD and FFD for ADL 108133, approved conveyance of approximately 3,593.55 acres to CBW within the three referenced areas. The lands approved for conveyance are accurately described in the attached 2013 and 2015 PDs and FFDs and are depicted on the 2015 FFD maps you provided, with the following clarifications.

- **Thoms Place and St. John Harbor Maps:** All areas marked as Approved (orange) and Selected (red lines) have been approved. Within Thoms Place, 120 acres—specifically Lots 3 and 17 and the NE1/4SE1/4 of Section 36—have been patented to CBW.
- **Earl Cove West Map:** All areas marked Approved (orange) have been approved for conveyance. The areas marked Selected (red lines) with a black border were rejected and are retained in State ownership

Per AS 29.65.070(b), management authority has transferred to CBW for all approved lands described above except for a 320-acre parcel within the St. John Harbor area, described as the

W1/2 of Section 4, Township 63 South, Range 85 East, Copper River Meridian. This parcel was adjudicated under ADL 108133 but was conveyed under the authority of AS 38.05.810, not AS 29.65. Management authority is only transferred upon completion of an FFD for land approved for conveyance under AS 29.65. Conveyances under AS 38.05.810, including this parcel, must be surveyed and patented to CBW to transfer management authority.

Except as noted above, LCS confirms that the remaining approved land described above have transferred management authority to CBW. LCS concurs with CBW's plans to pursue timber harvest activities on those lands where management authority has transferred, in accordance with AS 29.65. LCS encourages CBW to thoroughly review the attached 2013 and 2015 PDs, FFDs, and associated maps to ensure that timber harvest activities occur only on land approved for conveyance and for which CBW holds management authority.

LCS appreciated CBW's outreach and coordination on this matter and looks forward to continuing a positive and productive working relationship. Please do not hesitate to reach out with questions or concerns.

Sincerely,



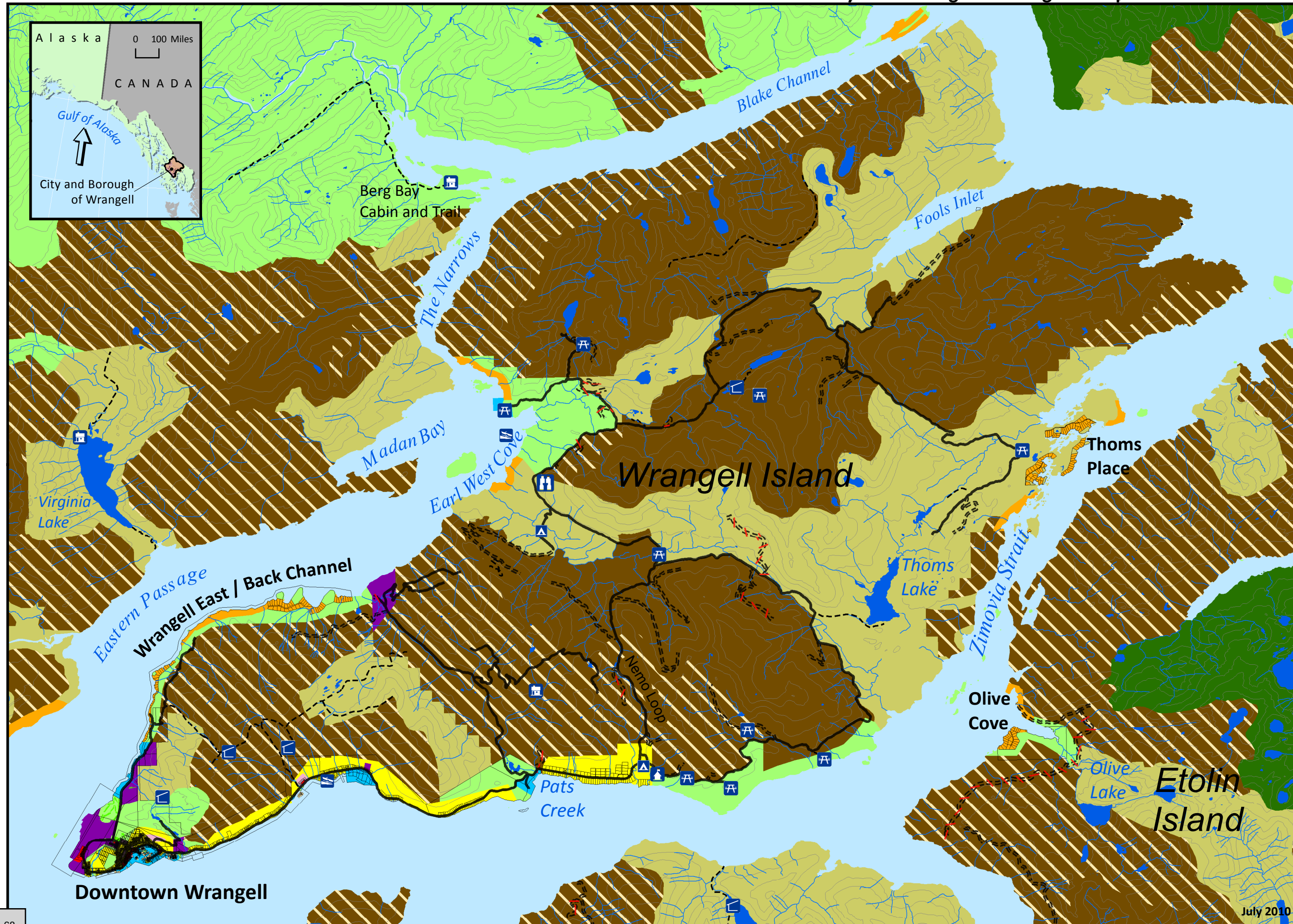
Hannah Uher-Koch
LCS, Section Chief

Cc: Andrew Miller, LCS
Mary Hermon, LCS

Attached: 2013 PD, ADL 108133
2013 FFD, ADL 108133
2015 PD, ADL 108133
2015 FFD, ADL 108133
2015 FFD Maps, ADL 108133

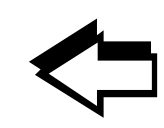
Item g.

Future Growth Map



- Residential
- Remote Residential
- Commercial
- Public and Community Facilities
- Industrial/Light Industrial
- Waterfront Development
- Resource Development
- Resource Development with Scenic Protection
- Important Habitat/Special Areas
- Recreation, Parks or Open Space
- Wilderness
- Gravel, Cars and RVs Okay
- Roads Suitable for High Clearance Vehicles Only
- Road Closed or Stored

0 0.5 1 2 Miles



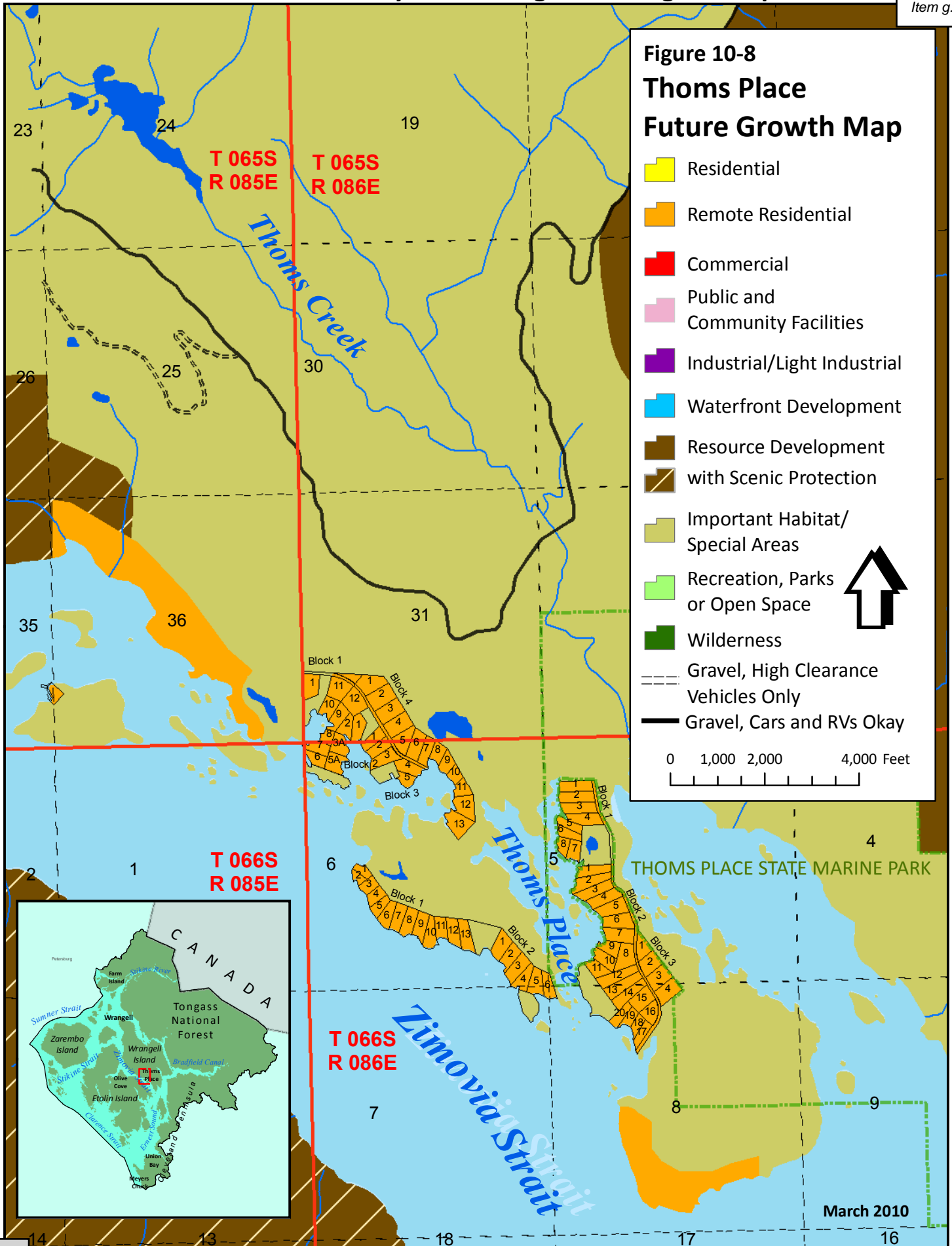
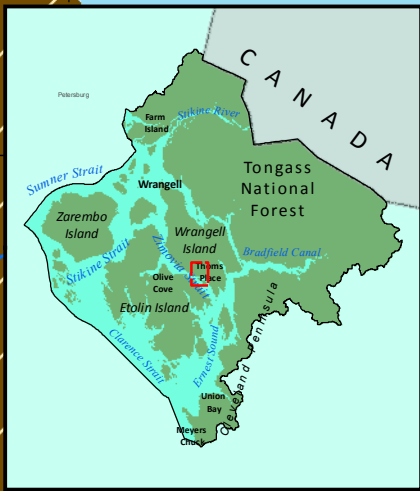


Figure 10-8
Thoms Place
Future Growth Map

- Residential
- Remote Residential
- Commercial
- Public and Community Facilities
- Industrial/Light Industrial
- Waterfront Development
- Resource Development with Scenic Protection
- Important Habitat/Special Areas
- Recreation, Parks or Open Space
- Wilderness
- Gravel, High Clearance Vehicles Only
- Gravel, Cars and RVs Okay

0 1,000 2,000 4,000 Feet



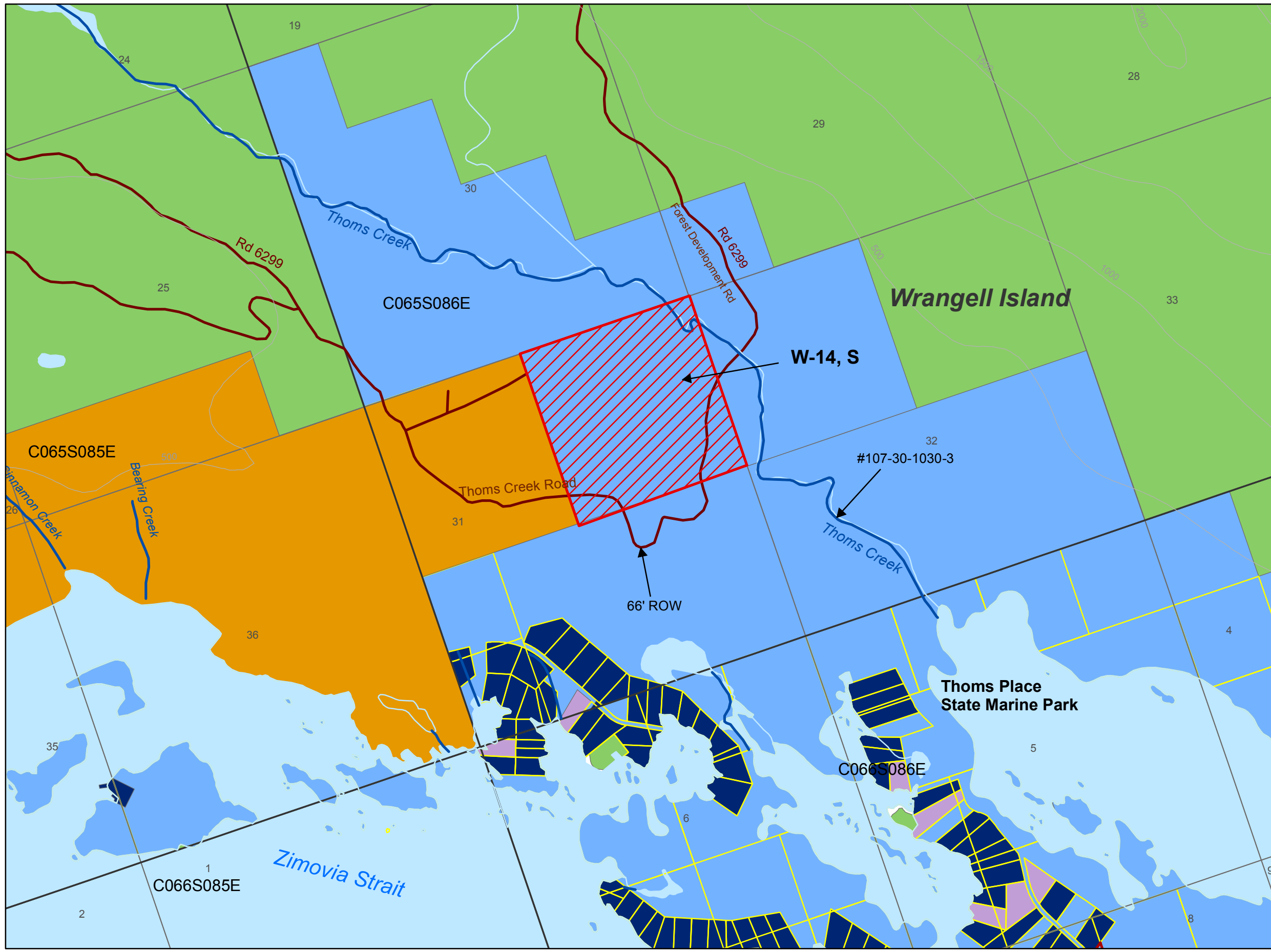
Map 2

Item g.





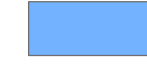




City & Borough of Wrangell Selections

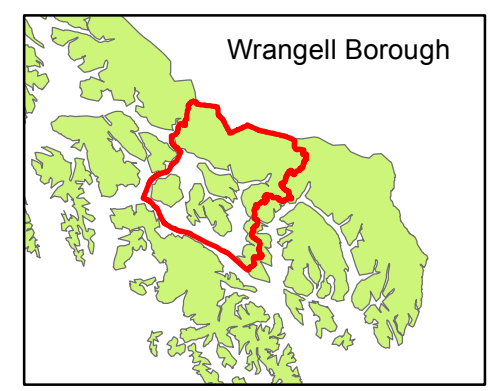
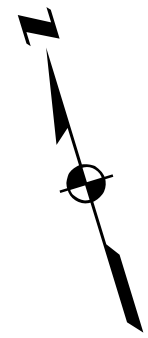
ADL 108133

Thoms Place



Legend

-  Forestry Roads
-  Anadromous stream
- Borough**
-  Selected
-  Approved
- State Land**
-  TA or Patent
- Other Land**
-  US Forest Service
-  Mental Health
-  Land Disposal
-  Surveyed Parcels



This map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record.

