



Thursday, June 13, 2024
5:30 PM

Location: Borough Assembly Chambers
City Hall

Planning and Zoning Commission
5:30 PM

1. CALL TO ORDER

2. ROLL CALL

3. AMENDMENTS TO THE AGENDA

4. CONFLICTS OF INTEREST

5. APPROVAL OF MINUTES

- a. Approval of the minutes from the Planning and Zoning regular meeting held on April 11, 2024.

6. CORRESPONDENCE

- a. April and May Economic Development Department Report.

7. PERSONS TO BE HEARD

8. NEW BUSINESS

- a. (PH) Petition to Rezone remainder of Lot A-2, Torgramsen-Glasner Subdivision, according to Plat 2017-1, zoned Single Family Residential changing the zoning district from Single Family (SF) to Light Industrial (LI) requested by Phillip Mach.
- b. (PH) Conditional Use Permit application request for a cottage industry business within Lot 7, Block 62 of the Wrangell Townsite, zoned Single Family Residential, according to Plat No. 2008-4, requested by Wesley Seward.
- c. Request from Steve Thomassen to purchase Borough Real Property identified as Lot 2, Block 63A, Industrial Park Subdivision II, according to Plat No. 2000-9, zoned Holding.
- d. Request from Steve Thomassen to purchase Borough Real Property identified as Lot 2, Block 63A, Industrial Park Subdivision II, according to Plat No. 2000-9, zoned Holding.

9. UNFINISHED BUSINESS

10. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

11. ADJOURNMENT

**Minutes of Planning & Zoning Commission
Held on April 11, 2024**

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

2. ROLL CALL

PRESENT: Gary Watkins, Jillian Privett, Terri Henson, Apryl Hutchinson

ABSENT: Kathy St Clair

STAFF: Kate Thomas, Matt Henson

3. AMENDMENTS TO THE AGENDA: NONE.

4. CONFLICTS OF INTEREST: NONE.

5. APPROVAL OF MINUTES

- a. Regular Meeting Minutes from March 14th, 2024

M/S JP/AH: move to approve the regular meeting minutes of March 14, 2024, as presented.

Watkins asked if Hutchinson was present at March 14 meeting. Hutchinson stated that she was not and that needs to be corrected.

M/S JP/AH move to amend the regular meeting minutes to remove AH from roll call.

Approved unanimously by polled vote.

6. CORRESPONDENCE

- a. Economic Development Department Report March 2024

Director Thomas provided report.

7. PERSONS TO BE HEARD: NONE.

8. NEW BUSINESS

- a. (PH) Conditional Use Permit Application request to operate a small-scale, home-based business with a Federal Firearms License Type 01 - "Dealer in Firearms Other than Destructive Devices", on Lot 1A of the Roberts-Massin Subdivision, zoned Single Family Residential according to Plat No. 82-9, owned by Mike and Katrina Ottesen, requested by Michael Ottesen

Public Hearing Opened

Michael Ottesen stated that he is proceeding through the steps of the FFL application process. Watkins asked if this specific license type could handle black or gunpowder. Ottesen says no, black powder is not regulated under this program. Stated he would be doing small-scale firearms processing and/or gunsmithing.

Public Hearing Closed

M/S: JP/AH move to approve the findings of fact and the conditional use permit request submitted by Michael Ottesen for a small-scale home-based business with a Federal-Firearm Type 01 License within their primary residence with the following conditions;

- 1. All laws and regulations of the Bureau of Alcohol, Tobacco, Firearms and Explosives and the Federal Firearm Type 01 License are strictly adhered to; and,**
 - 2. Two off-street parking places must be provided; and,**
 - 3. Business must be conducted during semi-normal business hours (e.g. 8:00 AM-8:00 PM).**
- Approved unanimously by polled vote.**

9. UNFINISHED BUSINESS: NONE.

10.COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Privett stated that she will be gone for the June meeting.

11.ADJOURNMENT

Adjourned at 5:42 PM.

The next meeting is scheduled for May 9th.

ATTEST: _____
Matt Henson, Secretary

Terri Henson, Chair

CITY & BOROUGH OF WRANGELL

Economic Development Report

May 7, 2024



CITY & BOROUGH OF WRANGELL
GATEWAY TO THE STIKINE

Item a.

TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY OF CITY AND BOROUGH OF WRANGELL

**CC: MASON VILLARMA, BOROUGH MANAGER
PLANNING AND ZONING COMMISSION
ECONOMIC DEVELOPMENT BOARD
WRANGELL CONVENTION AND VISITORS BUREAU**

FROM: KATE THOMAS, ECONOMIC DEVELOPMENT DIRECTOR

General Administration

- Facilitated April Planning and Zoning Meeting
- Facilitated April Wrangell Convention and Visitors Bureau Meeting
- Conducted quarterly review of Annual Workplan and documented progress
- Provided input with supporting documentation to Manager regarding evaluation procedures
- Analyzed budget detail and reviewed planned expenditures for the remainder of the year
- Attend the WPSD and Assembly joint workshop on upcoming budget
- Completed revision of Marketing and Community Development Coordinator

Economic Development

- Attended Grant Management training through the Thriving Communities program
- Started to develop the framework for a workforce development program
- Contacted the National Outdoor Leadership School to solicit them to set up a satellite campus in Wrangell for their ocean-based expedition program in the state
- Attended the Tongass Forest Plan revision cooperating agency meeting
- Participated in the Alaska Municipal League interagency transportation workshop
- Began planning for the USDOT Thriving Communities site visit scheduled for June 11-13
- Met with USFS Information Officer about the Tongass Christmas Tree
- Established an Economic Focus Group concept and initiated meetings with hospitality providers to better understand our niche selling points and opportunities for growth
- Continued planning efforts for the statewide recreation conference which will be held in Wrangell on September 18-19
- Met with Phillip Mach of Trident Seafoods to discuss future opportunities

- Met with WCA on Bridge Property developments leading to Chief Shakes tribal house
- Met with local business owners to discuss current climate and future opportunities
- Promoted Small Business Administration loan program

Planning and Zoning

- Discussed Comprehensive Plan needs with Beth McKibben at R&M Consulting
- Began planning for the Emergency Addressing project including research, outreach to Denali Borough, and facilitation of Wrangell stakeholder meeting with Police, Fire, Utilities, Public Works, Capital Facilities, AP&T and GCI
- Submitted quarterly report to the state for the Borough's SHSP grant
- Reviewed Denali Grant Funding Opportunity Announcement, drafted and submitted a grant application for \$150,000 to fund the Comprehensive Plan
- Met with Petersburg Planning Director
- Reviewed and organized GIS data for transition to ArcGIS Pro
- Conducted research on Borough Entitlement Lands, and began outlining a plan of action for zoning, surveying and productive use of those lands
- Began review of Monofil permitting needs to expand current location, or develop a new
- Completed draft MOA for Petroglyph Beach Land Use agreement
- Met with staff at Alder Top Village to discuss protective land covenants to accompany the sale agreement for all properties of the subdivision

Tourism Management

- Scheduled and facilitated tourism stakeholder meeting
- Met with Nolan Center Director on Tourism Initiatives
- Revised the Visitor Survey, identified partners and developed a schedule to draw more surveys to better inform our tourism management plan this fall
- Met with Prince of Wales Chamber of Commerce to discuss cooperative marketing and partnership opportunities in tourism

Marketing and Communications

- Met with Wander, our mobile mapping application to request an extension of our license agreement due to unmet deliverables in the first year of service. They agree to extend our license for an additional six months.
- Completed 2024/2025 Travel Guide, including Tlingit Land Acknowledgement approved by WCA
- Published Birdfest schedule and promotions, including KSTK on-air time
- Met with the Passport Unlimited program to learn about their corporate employee travel discount program
- Completed onboarding of Customer Relationship Management system, currently working towards implementation

- Completed web audit for Nolan Center, Economic Development, and Harbor Departments, currently working towards incorporating all requested revisions and updates
- Worked operations support for NCAA tournament to learn more about production
- Engaged committee group in first round of Borough Branding project
- Issued Trip Giveaway from Seattle Boat Show
- Finalized advertisements for Travel Guide of Alaska, including Breath of the Bear
- Installed new street banners downtown and facilitated ceremony with WCA
- Posted Borough social media, establishing a routine of cyclical information sharing such as jobs, meetings and events
- Conducted a media day at the Water Treatment plant, documenting the projects progress
- Obtained aerial footage of LeConte glacier
- Began distribution of Travel Guides
- Obtained aerial footage of Deep Water Port property, specifically the marine infrastructure such as the bulkhead
- Established a small design group to help with idea generation for marketing efforts
- Met with Alaska Business Magazine and Alaska Journal of Commerce to promote Port development opportunities at the former sawmill
- Finalized draft Communications Plan for implementation borough-wide
- Established marketing objectives and deliverables for the Alder Top Land sale
- Reviewed and finalized creative content for the Travel Alaska the statewide Destination Marketing Organization to ensure Wrangell is better represented on their site
- Met with Outside magazine to engage them in sponsored content to promote Wrangell as a viable place to live and work, and visit for outdoor recreation opportunities

Community Development

- Participated in See Stories with Laura Davies Class
- Facilitated USCGC John McCormick community event
- Attended Nolan Center grounds cleanup day
- Attended the USCG spring Port safety and Mass Emergency meeting
- Spoke on-air during the KSTK Pledge drive to share more about Borough Initiatives with the community
- Met with the Chamber of Commerce to discuss partner opportunities

CITY & BOROUGH OF WRANGELL

Economic Development Report

June 11, 2024



CITY & BOROUGH OF WRANGELL
GATEWAY TO THE STIKINE

Item a.

TO: HONORABLE MAYOR AND MEMBERS OF THE
ASSEMBLY OF CITY AND BOROUGH OF WRANGELL

CC: MASON VILLARMA, BOROUGH MANAGER
PLANNING AND ZONING COMMISSION
ECONOMIC DEVELOPMENT BOARD
WRANGELL CONVENTION AND VISITORS BUREAU

FROM: KATE THOMAS, ECONOMIC DEVELOPMENT DIRECTOR

SUBJECT: MAY MONTHLY ECONOMIC DEVELOPMENT REPORT

DATE: June 11, 2024

General Administration

- No Planning and Zoning Meetings in May.
- Wrangell Convention and Visitors Bureau meeting on May 21, 2024.
- Economic Development Board meeting preparation. Met with Board Chair, Bob Dalrymple.
- Participated in all Police Chief and Fire Chief interviews.
- Facilitated quarterly meetings with staff to update work plans and set priorities for the next three months of operations.
- Approved revised job description for Marketing and Community Development Coordinator.
- Reviewed year-end finances and processed credit card reconciliation.
- Filed for reimbursement from USDOT for December travel to DC.
- Updated Performance Evaluation for department staff.

Economic Development

- Met with Huna Totem Corporation staff about investment in Wrangell.
- Conducted audit of Economic Development webpages. Crafted outline for new structure and layout of information. Prioritized implementation for June.
- Met with the Chamber of Commerce to discuss joint initiatives.

- Established concept for monthly Economic Focus Groups to create more synergies within core industries of the community.
- Continued planning for the Alaska Recreation & Parks Association conference this fall.
- Sent solicitation letter to the National Outdoor Leadership School encouraging investment in Wrangell for expedition programming.
- Attended joint meetings with USDA and the Denali Commission.
- Hosted State of Alaska Small business loan staff.
- Continued meeting with downtown business owners.
- Finalized site visit agenda and invited stakeholders for USDOT visit scheduled for the week of June 11, 2024.

Planning and Zoning

- Obtained new parcel and assessment information for GIS import.
- Reviewed Alder Top Land Covenants with Attorney.
- Attended GIS transition training webinar.
- Reviewed, researched, and crafted staff reports for five Commission items for review.
- Provided resources for Timber Cruise meeting of Entitlement Lands.
- Processed three building permits to move forward to the Building Official for final approval.
- Responded to five resident inquiries regarding property issues.
- Met with the State recorder's office to review plat amendment procedures and other requirements of recording.

Tourism Management

- Coordinated and met with the captain of Nieuw Amsterdam and toured the ship.
- Visited downtown businesses while the 2,000 PAX ship was in port.
- Met with Brenda Schwartz on Tourism initiatives.
- Updated content and invitation to participate in the Tourism Best Management Practices.
- Created schedule and identified partners in the Visitor Survey.

Marketing and Communications

- Established goals and objectives for student on-the-job training projects for the summer. Emphasis will be placed on the Visitor Survey, data entry, and content/media acquisition.
- Obtained media content during Mayfest in Petersburg to add to a regional marketing campaign.
- Met with Build America Bureau for marketing deep water port property.
- Recorded and published kick-off video to tourism season with Borough Manager.

- Continue the design process for the borough branding project.
- Created page and information for the Port and Harbor payment portal.
- Completed design and content for the Visitor Welcome pamphlet.
- Began brainstorming the Wrangell Relocation guide for new residents and businesses.
- Captured drone footage of bulkhead at deep water port.
- Continue work with Anchorage Daily News on sponsored content advertisements for the deep-water port.
- Met with Borough Manager and Clerk on contents of the new draft communications plan.
- Received and began distribution of the Travel Guides.
- Captured and began editing Le Conte glacier footage.
- Reviewed Q4 ad buys for tourism marketing. Wrangell will soon be featured in Outside Magazine, Conde Nast, and the New Yorker.
- Worked with Borough Staff on media content and press releases.
- Set up structure and design layout of budget and continued working with Borough Manager to finalize that project.
- Continued organizing and processing edits of media.

City and Borough of Wrangell, Alaska
Planning and Zoning Commission
Regular Meeting June 13th, 2024
Staff Report

Agenda Item: New Business, Item 8A

From: Kate Thomas, Economic Development Director

Subject: (PH) Petition to Rezone remainder of Lot A-2, Torgramsen-Glasner Subdivision, according to Plat 2017-1, zoned Single Family Residential changing the zoning district from Single Family (SF) to Light Industrial (LI) requested by Phillip Mach.

Background: Mr. Phillip Mach recently purchased property within the Torgramsen-Glasner Subdivisions located along Zimovia Highway just beyond the 1-mile marker. The lot is currently zoned single-family residential, whereas Mr. Mach is requesting an amendment to rezone the property as Light Industrial.

Review Criteria:

[Single Family Residential 20.16](#)

[Light Industrial 20.51](#)

[Standards: 20.52](#)

[Amendments 20.76](#)

[Contract Zoning 20.77](#)

Finds of Fact: The applicant Mr. Mach is seeking a zoning change for 3.603-acre parcel which is currently zoned Single Family. Mr. Mach would like to change the zone from Single-Family to Light Industrial to utilize the property for vehicle and boat storage, with potential plans to build a storage unit warehouse for rent. Zoning change means the alteration or moving of a district boundary, the reclassification of a lot or parcel of land from one district to another, or the change of any of the regulations contained within the Wrangell Municipal Code.

The [Single-Family District](#) permits residential development as a principal use, with accessory uses that range from garages to greenhouses, and home occupations to accessory structures. Other uses are limited and conditional, such as schools, churches, mobile homes, and cottage industry businesses. Light Industrial District allows transportation and transshipment facilities, warehouses and storage, manufacturing, fabricating, and Auto repair as principal uses. Conditional uses range from RV parks to animal establishments, to marijuana retail and testing stores, as well as playgrounds.

The properties immediately north and south of Mr. Mach's parcel are zoned Single Family, intended for residential use. As shown in attachment number 3 "Aerial Map of Zoning", there are two proximate lots that are under Contract Zoning Agreements as Light Industrial with restrictions. Contract Zoning means a zoning reclassification to a less restricted use when the owner of the rezoned property, through an agreement with the borough assembly, places restrictions on the use of the land beyond the zoning requirements generally attaching to the new district in which the property has been placed. Also, within the same area, Commissioners will find lots zoned as Multi-Family. There are other light industrial and industrial lots nearby (Alaska Waters and Public Works) as well as Commercial (TK Mini Mart and Wrangell Cooperative Association offices).

There continues to be a need for light industrial land for storage, however industrial use may or may not be compatible with the adjacent property and principal use depending on the activities conducted on the industrial lot. Mr. Mach's proposal is specifically for vehicle and boat storage, however, if the zone changes all light industrial uses would be allowable. The Commission needs to determine the long-term potential uses in this

area and if Light Industrial continues to be appropriate for the area. While a storage unit may not impact adjacent neighbors, other businesses permitted in the Light Industrial District could generate traffic, noise, and potential conflicts with adjacent residential neighbors.

If the property is rezoned Light Industrial, because residential land abuts each side of the property, the applicant would need to maintain a 25-foot vegetated buffer between his use and the residential property per [WMC 20.52.200](#). Another option the Commission might consider is a contract zone for this specific use, rather than permitting all Light Industrial activities. This would also allow a recommendation for conditions such as buffers, setbacks, facility access, and lighting.

Attachments:

1.) Land Use Application Requesting a Zoning Change, 2.) Aerial Map of Lot, 3.) Aerial Map of Zoning, 4.) Plat No. 2017-1, 5.) Future Growth Map from Comprehensive Plan

Recommendation:

Staff **do not** recommend that the Planning and Zoning Commission approve the request to amend the zone due to the potential impacts the district's permitted uses could have on the area's residential nature.

However, suppose the Commission is considering an amendment or change to the zone. In that case, staff suggests that the Commission recommend a Contract Zoning Agreement to the Borough Assembly for the specific purpose requested by Mr. Mach with conditions for approval.

Recommended Motion:

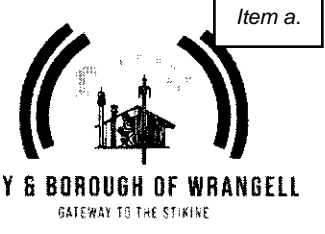
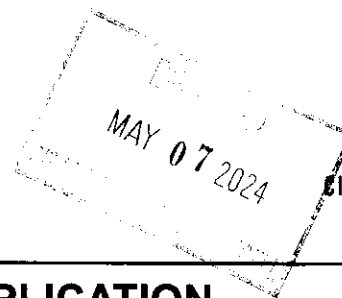
Move to approve the findings of fact with a recommendation to the Borough Assembly to approve a Contract Zoning Agreement for the specific use requested by Mr. Phillip Mach as per the application with the following conditions:

- 1) Site obscuring vegetated buffer of at least 25 feet must be maintained pursuant to WMC 20.52.200 to adjacent residential properties; and,
- 2) Lighting at the facility should be angled downward and guarded from the sides so as not to disturb adjacent residences; and,
- 3) Operating hours should be restricted to between 10 PM and 7 AM, limiting impacts during the night hours.

CITY & BOROUGH OF WRANGELL

PLANNING DEPARTMENT

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



LAND USE APPLICATION

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

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

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

OFFICIAL USE ONLY

RECEIVED BY

Erin

DATE RECEIVED

5-7-24

PAYMENT

CHECK

CREDIT CARD

CASH

SECTION I.

APPLICANT'S FULL NAME

EMAIL ADDRESS

PHONE NUMBER

Phillip Mach

phillip.mach@gmail.com

(907) 420-7755

APPLICANT'S PHYSICAL ADDRESS

306 Mission St. Wrangell, AK 99929

APPLICANT'S MAILING ADDRESS

P.O. Box 47 Wrangell, AK 99929

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

PHONE NUMBER

Phillip Mach and John Ester

(907) 420-7755

LEGAL OWNER'S MAILING ADDRESS

P.O. Box 47 Wrangell, AK 99929

SECTION II.

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

PARCEL ID NUMBER

PHYSICAL ADDRESS

03-002-300

1054 ZIMOVIA HWY

LOT: REMAIN A-2 BLOCK: 2017-1 SUBDIVISION:

LEGAL ACCESS TO LOTS (STREET NAME)

Zimovia Highway

CURRENT ZONING OF PROPERTY

LOT SIZE

Single Family Residence

3.603 acres

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

Item a.

SECTION III.

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

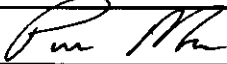
Requested new zoning - Light Industrial.
We would like to utilize the parcel for storage (vehicle, boat, etc.) and potentially building a storage unit warehouse(s) for rental.

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

SECTION IV. ACKNOWLEDGEMENT

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

SIGNATURE OF APPLICANT



DATE

5/7/24

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT)

DATE



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

RECEIPT # 47932
 5/07/2024

Item a.

Received
 From

<u>Lookup</u>	<u>Name</u>	<u>Payment Type</u>	<u>Check #</u>	<u>Amount Received</u>
6932	Mach, Phillip	Credit Card	0001594	150.00

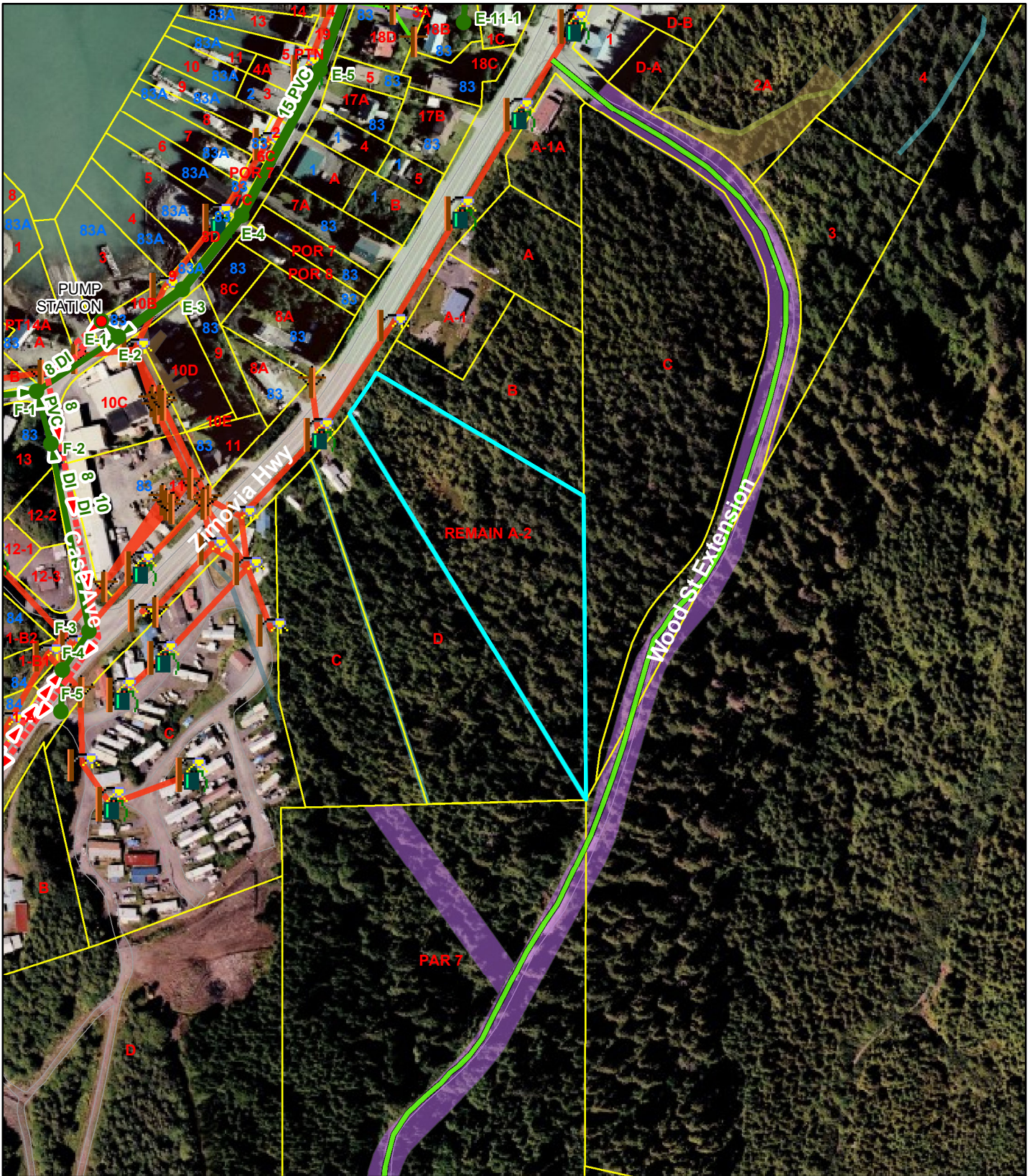
Description:

Land Use App Zoning 03-002-300

Planning & Zoning Permit Revenue 150.00

CITY AND BOROUGH OF WRANGELL, ALASKA

Item a.



1 inch = 265.921147 feet
Date: 5/30/2024

Public Map



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

CITY AND BOROUGH OF WRANGELL, ALASKA

Item a.



1 inch = 221.600956 feet

16 Date: 5/30/2024

Public Map

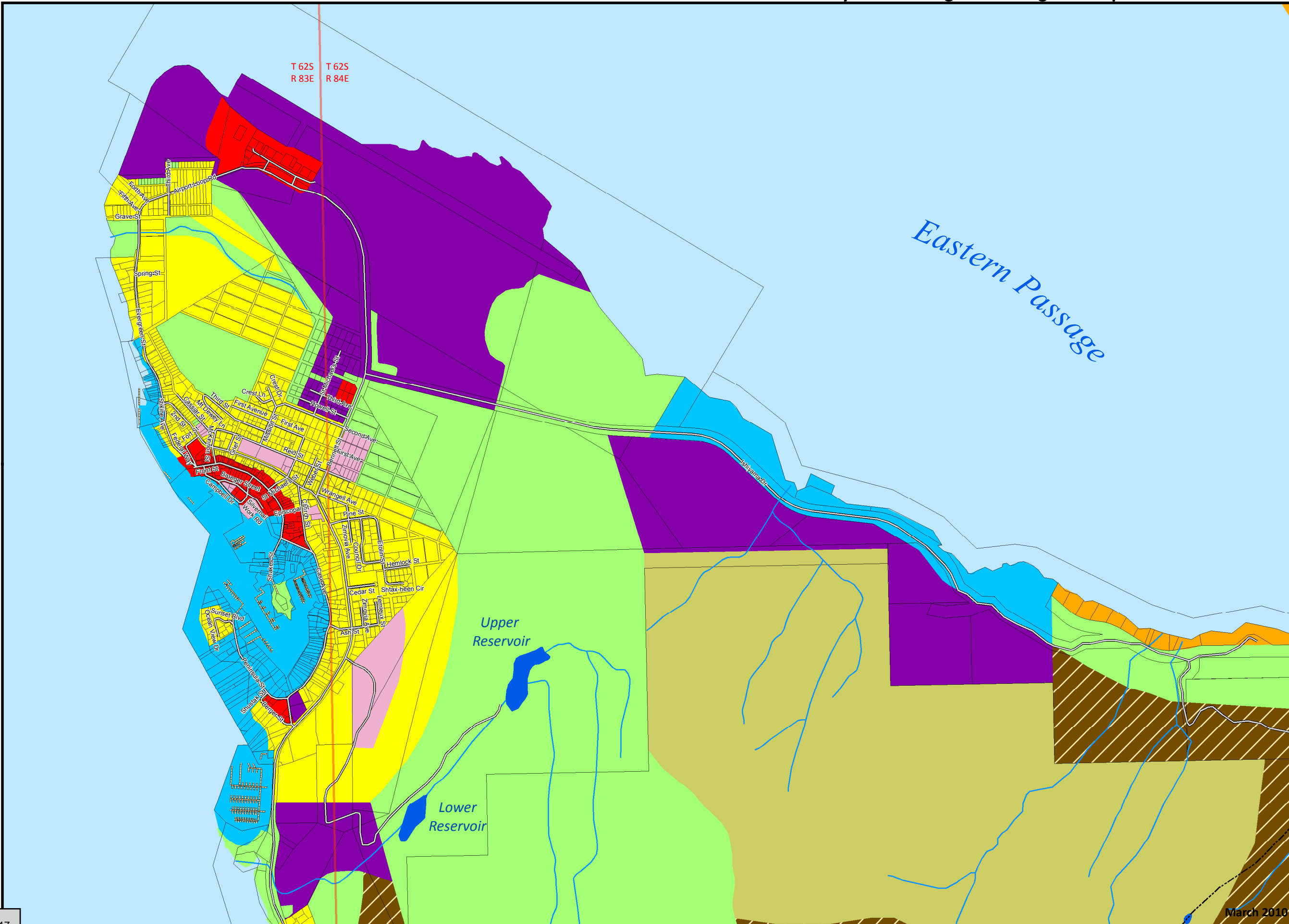
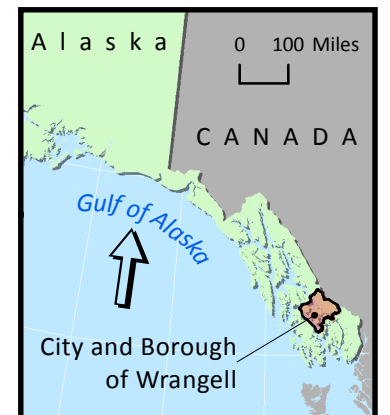
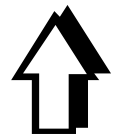


**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.**

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

0 Miles .5



March 2010

17 map was compiled using the best available data sources and is for illustration purposes only. Data may have discrepancies when compared to survey plats.

City and Borough of Wrangell, Alaska
Planning and Zoning Commission
Regular Meeting June 13th, 2024
Staff Report

Agenda Item: New Business, Item 8B

From: Kate Thomas, Economic Development Director

Subject: (PH) Conditional Use Permit application request for a cottage industry business within Lot 7, Block 62 of the Wrangell Townsite, zoned Single Family Residential, according to Plat No. 2008-4, requested by Wesley Seward.

Review: Wesley and Alisha Seward are seeking approval for a conditional use permit to operate a home-based business, specifically a hobby shop. As per the application, the Swards are proposing a “hobby store/game store where people come to play games, by cards and other hobby items.”

“Cottage industry” means a small-scale home-based business, similar to a home occupation, allowing up to two employees, involving the on-site manufacture and/or sale of goods or services or the retailing, wholesaling, and renting of real or personal property provided such activities are permitted uses and are not, in the determination of the planning commission, detrimental to surrounding properties. A day sightseeing trip to a remote piece of property is considered a cottage industry.

Review Criteria:

[Chapter 20.08: Definitions](#)

[Chapter 20.16: SF District- Single Family](#)

[Chapter 20.52: Standards](#)

[Chapter 20.68: Conditional Use Permits](#)

Attachments:

1. Aerial Map of Property, 2. Conditional Use Permit application.

Findings of Fact:

Conditions of approval for conditional use applications include:

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

Home Occupations are allowed as a permitted use within the single-family zoning district if there are no changes from the characteristics of the primary use. Also, Cottage Industry businesses are allowed as permitted uses and are not, in the determination of the planning commission, detrimental to surrounding properties. There are no changes to the property or dwelling that stray from the characteristics of the primary use. A hobby shop could see increases in traffic to the neighborhood as clients of the business come and go from the property. However, the traffic may be no different than what is typical in the area.

2. Provisions of sewer and water:

The property is connected to sewer and water.

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

Access to the property is from Second Avenue, located off Bennett Street. The residence is required to have at least 1 off-street parking place in addition to those required for primary, residential use. The property has two off-street parking places. The Seward's home-based business does not create any safety issues for the surrounding property.

Recommendation: Staff recommends approval of the conditional use permit for a hobby store at their primary residence.

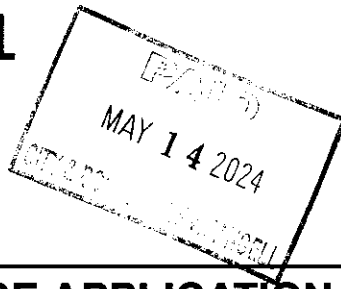
Recommended Motion: Move to approve the findings of fact and the conditional use permit request submitted by Wesley Seward to operate a hobby store which includes a space for clients to play games and cards purchased at the shop under the following conditions:

1. Two off-street parking places must be provided; and,
2. Business must be conducted during semi-normal business hours (e.g. 8:00 AM-10:00 PM)

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 <input type="text" value="Erin"/>	DATE RECEIVED <input type="text" value="5/14/24"/>	PAYMENT	CHECK <input type="checkbox"/>
			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 <input type="text" value="AK Hobby RAWICS"/>	EMAIL ADDRESS <input type="text" value="alchobbyrawics@gmail.com"/>	PHONE NUMBER <input type="text" value="907-942-1356"/>
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APPLICANT'S MAILING ADDRESS

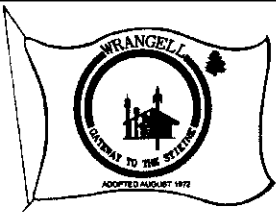
APPLICANT'S PHYSICAL ADDRESS

LEGAL OWNER'S FULL NAME (IF DIFFERENT THAN APPLICANT) <input type="text" value="Wesley Seward"/>	PHONE NUMBER <input type="text" value="907-942-1356"/>
---	---

LEGAL OWNER'S MAILING ADDRESS

SECTION II.

LEGAL DESCRIPTION LOT: <input type="text" value="7"/> BLOCK: <input type="text" value="62"/> SUBDIVISION: <input type="text" value="Wrangell Townsite"/>	PARCEL ID NUMBER <input type="text" value="02-021-415"/>
---	---



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

RECEIPT # 47987
5/14/2024

Item b.

Received From Alisha D Seward
PO Box 1257
Wrangell, AK 99929
(360) 442-8292

<u>Lookup</u>	<u>Name</u>	<u>Payment Type</u>	<u>Check #</u>	<u>Amount Received</u>
6859	Seward, Alisha & Wesley	Credit Card	0005550	100.00

Description:

AK Hobby Rawks Conditional Use App

Planning & Zoning Permit Revenue 100.00



1 inch = 49.112038 feet
23 e: 5/30/2024

Public Map



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

City and Borough of Wrangell, Alaska
Planning and Zoning Commission
Regular Meeting June 13th, 2024
Staff Report

Agenda Item: New Business, Item 8C

From: Kate Thomas, Economic Development Director

Subject: Request from Steve Thomassen to purchase Borough Real Property identified as Lot 2, Block 63A, Industrial Park Subdivision II, according to Plat No. 2000-9, zoned Holding.

Background:

The applicant, Steve Thomassen, is requesting to purchase Lot 2 within the Industrial Park Subdivision II, for the purposes of expanding the family’s sawmill operation to accommodate locals and outlying communities with another source of wood products. The application also states that it would support expansion of seafood business. The applicant owns the adjacent land and has reached maximum capacity, with no more room for expansion.

The Planning and Zoning Commission will make a recommendation to the Borough Assembly to sell the land to Mr. Thomassen or deny the request. The outcome of the Commissioner’s review will proceed to the Assembly for final approval or denial.

Review Criteria:

[Chapter 20.48 - I DISTRICT – INDUSTRIAL](#)

[Chapter 16.12 - DISPOSITION OF PUBLIC LANDS AND TIDELANDS](#)

[Chapter 20.76 - AMENDMENTS](#)

Findings of Fact:

Steve Thomassen is seeking to purchase Borough Owned Real Property for the purpose of expanding his family’s sawmill business. Mr. Thomassen owns the lot (63A) immediately adjacent to the lot requested. The lot is in the Industrial Park, with legal access from Mission Street. Mission Street is a platted right-of-way; however, it has not been developed. Therefore, the only access to Lot 2 currently is through the Mr. Thomassen property immediately adjacent to Lot 2. Mr. Thomassen’s existing lot legal access is via Howell Street as shown on the attachment titled “Aerial Map”.

Lot 2 is currently zoned “holding”. As per section [20.36 of the Wrangell Municipal Code](#), the holding (H) district is intended to maintain future development options by setting aside large areas (in excess of short-term needs), by piecemeal development for possible future use. By preventing premature development at densities that under-utilize the land, relatively large parcels can be retained for major development projects (e.g., industrial use) when and if a need arises. Areas may be withdrawn from the holding district to meet future development needs consistent with the intent of this chapter, or to provide for a use that cannot be accommodated elsewhere. The Planning Commission may recommend areas for withdrawal by the borough assembly. Such withdrawals shall recognize long-term land use needs over immediate concern. Withdrawals from holding follow the same procedures outlined by [Title 20 - Amendments](#). Mr. Thomassen has been informed of the requirement to rezone the lot, and subsequently submitted an application to change the zone which will go before the Planning Commission in July 2024.

The Comprehensive Plan references a high need for industrial development to support business expansion, personal use and other activities allowable in the Industrial District. Referencing figure 6-18 Future Growth Map of the Comprehensive Plan, there appears to be intentions to expand the industrial park, while also creating a recreation/open space buffer between the industrial park and residential area to the west northwest of the existing industrial park. An additional lot in combination with the Mission St. right-of-way allows for an adequate buffer between industrial use and residential development.

If the City and Borough of Wrangell (CBW) were to sell this lot by public auction process, a road and services would need to be constructed to provide access to the property and services. Selling this lot to Mr. Thomassen directly eliminates those costs as access would be provided through his currently owned lot. The CBW recently published an [Invitation to Bid and Project Manual](#) for Fifth and Sixth Avenue Road construction. While Fifth and Sixth Avenue are within the same zoning district and area, construction of the roads does not equate to access of Lot 2. However, the project will allow the Borough to proceed with a sale of eight lots zoned for industrial use which benefits the public and allows further development of private land in the industrial park.

Attachments:

1.) Land Purchase Application, 2.) Aerial Map of Properties, 3.) Plat No. 2000-9, 4.) Future Growth Map from 2010 Comprehensive Plan

Recommendation:

Staff recommend that the Planning and Zoning Commission approve a recommendation to the Borough Assembly to approve the sale of Lot 2.

Recommended Motion:

Move to recommend approval of the application to purchase the Borough-owned real property identified as Lot 2, Block 63A, Industrial Park Subdivision II, according to Plat No. 2000-9, zoned Holding, requested by Steve Thomassen with the following conditions:

1. A request to withdrawal the lot from "Holding" and subsequent rezoning to "Industrial" shall be reviewed by the Planning and Zoning Commission for a recommendation for approval or denial of the request to the Borough Assembly to amend the zone prior to the procedures of disposal.
2. The withdrawal from the "Holding" zone and subsequent rezoning to "Industrial" shall comply with the procedures outlined in the [Wrangell Municipal Code Section 20](#).
3. The sale of the aforementioned lot shall have "Construction as condition of sale – Construction completion terms for industrial development" as per WMC 16.12.150. All terms of the Wrangell Municipal Code from Title 16 and Title 20 shall apply to development of the requested lots.

CITY & BOROUGH OF WRANGELL

OFFICE OF THE BOROUGH CLERK

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

205 BRUEGER STREET WRANGELL, AK, 99929

MAY 03 2024



CITY & BOROUGH OF WRANGELL
GATEWAY TO THE STIKINE

Item c.

PUBLIC LAND & TIDELANDS PURCHASE APPLICATION

WMC 16.12.010 - 16.12.180

APPLICATION FEE: \$250.00 NON- REFUNDABLE - MUST BE PAID AT TIME OF FILING

OFFICIAL USE ONLY	RECEIVED BY <input type="text" value="Erin"/>	DATE RECEIVED <input type="text" value="5-3-24"/>	PAYMENT TYPE	CHECK <input checked="" type="checkbox"/>
			CREDIT CARD <input type="checkbox"/>	CASH <input type="checkbox"/>

Applications to purchase borough-owned real property or borough-owned tidelands shall be submitted to the borough clerk. The borough clerk shall submit the application to the planning and zoning commission and if borough-owned tidelands, to the port commission for comments in favor or against the sale.

After the report(s) have been received by the borough clerk from the planning and zoning commission or the port commission (if borough-owned tidelands), the borough clerk shall place the request for purchase on an upcoming regular borough assembly agenda, as a public hearing item, for the assembly to approve moving forward with the sale. All property owners within 300 feet shall be notified by mail regarding the public hearing.

SECTION I.

APPLICANT'S FULL NAME <input type="text" value="STEVE HUGO THOMASSEN"/>	EMAIL ADDRESS <input type="text" value="CluBAK99929@gmail.com"/>	PHONE NUMBER <input type="text" value="907-305-0993"/>
--	---	---

APPLICANT'S PHYSICAL ADDRESS

APPLICANT'S MAILING ADDRESS

SECTION II.

REQUEST TO PURCHASE OR EXCHANGE PURCHASE EXCHANGE

REQUEST TO PURCHASE 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 <input type="text" value="02-020-152"/>	PHYSICAL ADDRESS <input type="text" value="Industrial Park"/>
---	--

LOT: <input type="text" value="2"/>	BLOCK: <input type="text" value="63A"/>	SUBDIVISION: <input type="text"/>
-------------------------------------	---	-----------------------------------

LEGAL ACCESS TO LOTS (STREET NAME)

CURRENT ZONING OF PROPERTY

LOT SIZE

CITY & BOROUGH OF WRANGELL
PUBLIC LAND & TIDELANDS PURCHASE APPLICATION

Item c.

CONTINUED FROM PAGE 1

SECTION III.

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

[Empty box for supporting documents]

STATE THE PURPOSE AND PROPOSED USE OF THE PROPERTY.

EXPAND OUR SAWMILL OPERATION (THOMASSEN TIMBER) SO WE CAN ACCOMMODATE THE PEOPLE OF WRANGELL AND OUTLYING TOWNS WITH ANOTHER SOURCE OF WOOD PRODUCTS. WE WOULD ALSO LIKE TO BETTER FACILITATE OUR SEAFOOD BUSINESS. AT THIS TIME WE ARE COMPLETELY OUT OF ROOM FOR ANY EXPANSION.

DESCRIBE THE IMPROVEMENTS THAT WILL BE ADDED TO THE PROPERTY.

CLEAR LOGS AND ROCK PROPERTY. IN TIME WOULD LIKE TO PUT UP ANOTHER BUILDING FOR LUMBER DRYING AND EQUIPMENT FOR SPECIALIZED LUMBER SUCH AS TUNY AND GROOVE PLANKS AND BEVEL SIDING.

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

START DATE

END DATE

WHAT IS THE ESTIMATED COST OF IMPROVEMENTS THAT WILL BE ADDED TO PROPERTY? AT THE LEAST COST: \$ 150,000. -

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.

THERE WILL BE NONE. SEWER AND WATER ARE ALREADY SUPPLIED. THE ONLY ACCESS IS THROUGH MY PROPERTY. THE PROPERTY IS A DEAD END PROPERTY. IF ANYTHING IT WILL FREE UP CONGESTION. THE PROPERTY I WOULD LIKE IS AND WILL BE ADJOINED TO THE PROPERTY I ALREADY OWN.

CITY & BOROUGH OF WRANGELL
PUBLIC LAND & TIDELANDS PURCHASE APPLICATION

Item c.

CONTINUED FROM PAGE 2

SECTION III. (CONT.)

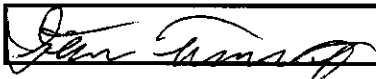
If the applicant wishes to purchase real property or tidelands for the purposes of economic development, the assembly may determine, in its sole discretion, that it is in the best interest of the Borough to dispose of the property, which has a value of \$1,000,000 or less, without requests for proposals or sealed bid procedures and at less than fair market value. In determining the best interests of the borough under the Wrangell Municipal Code, the assembly may consider any relevant factors, which may include:

- i. The desirability of the economic development project.
- ii. The actual or potential economic benefits to the borough, its economy and other businesses within the borough.
- iii. The contribution of the proponent to the economic development project in terms of money, labor, innovation, expertise, experience and otherwise.
- iv. The business needs of the proponent of the project in terms of integration into existing facilities and operations, stability in business planning, business commitments, and marketing.
- v. Actual or potential local employment due to the economic development project.
- vi. Actual and potential enhancement of tax and other revenues to the borough related to the project.
- vii. Existing and reasonably foreseeable land use patterns and ownership.

SECTION IV. ACKNOWLEDGEMENT

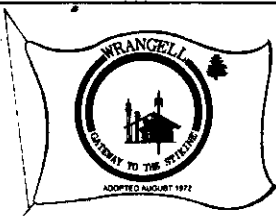
I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I understand that incomplete applications will not be accepted and that all fees must be paid prior to review of this application.

SIGNATURE OF APPLICANT



DATE

4-19-2024



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

RECEIPT # 47894
5/03/2024

Item c.

Received From STEVE & LYNDA THOMASSEN, JR
P.O. BOX 424
WRANGELL, AK 99929

<u>Lookup</u>	<u>Name</u>	<u>Payment Type</u>	<u>Check #</u>	<u>Amount Received</u>
3705	Thomassen Jr, Steve & Lynda	Check	0001036	250.00

Description:

Public Land Purchase Application Industrial Park Lot 2 Block 63A

Planning & Zoning Permit Revenue 250.00

CITY AND BOROUGH OF WRANGELL, ALASKA

Item c.



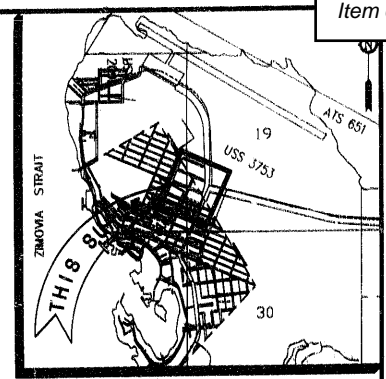
1 inch = 53.184229 feet

Scale: 5/2/2024

Public Map



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



VICINITY MAP
NOT TO SCALE

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: 12-15-00
 MAYOR, CITY OF WRANGELL

NOTARY'S ACKNOWLEDGMENT
 U.S. OF AMERICA
 STATE OF ALASKA
 CITY OF WRANGELL
 THIS IS TO CERTIFY THAT ON THIS 15th DAY OF December, 2000, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Gregory G. Scheff TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND SAID Gregory G. Scheff ACKNOWLEDGED TO ME THAT SAID Gregory G. Scheff 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.
Gregory G. Scheff
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: 1-7-2002

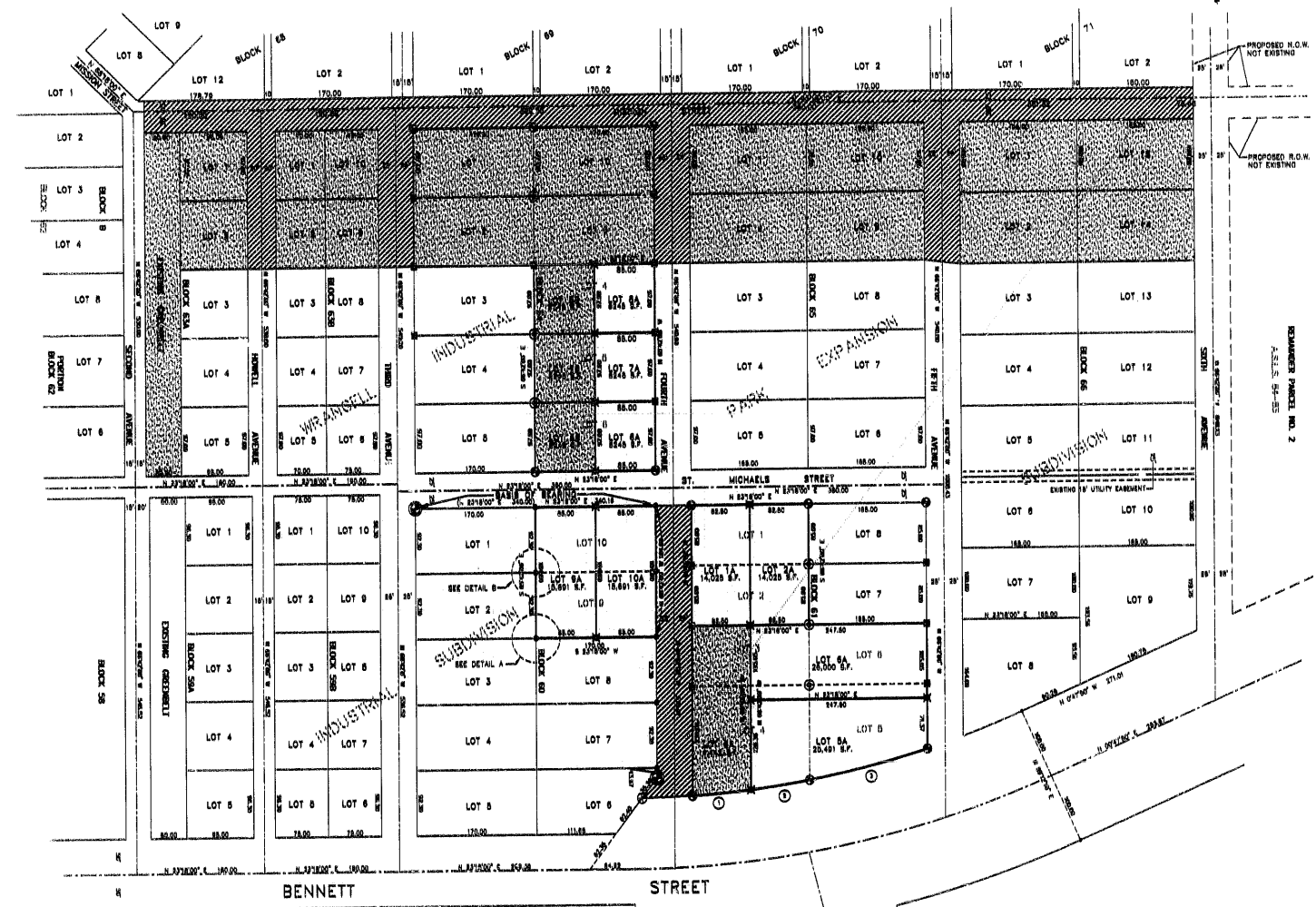
CURVE DATA

①	Δ = 03°33'48"	②	Δ = 03°35'28"	③	Δ = 07°19'40"
	R = 1332.40'		R = 1332.40'		R = 1332.40'
	L = 82.87'		L = 83.51'		L = 170.41'
	C = 82.87'		C = 83.50'		C = 70.29'
	CHD. BRG. = S18°00'54"W		CHD. BRG. = S14°28'04"W		CHD. BRG. = S08°58'47"W

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)
 I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY 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 OF WRANGELL, IN THE NAME OF City of Wrangell
 AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 2000 WILL BE DUE ON OR BEFORE AUGUST 15, 2000, DATED THIS DAY OF December
 ASSESSOR: Gregory G. Scheff
 CITY OF WRANGELL

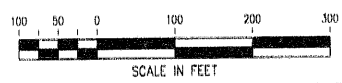
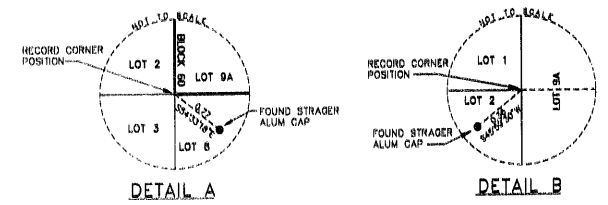
CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 20 DATED 12-15-00
 HERON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.
 DATE: 12-15-00
 CHAIRMAN, PLANNING COMMISSION
 SECRETARY

CERTIFICATE OF APPROVAL BY THE COUNCIL
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL COUNCIL AS RECORDED IN MINUTE BOOK 100 PAGE 20 DATED 12-15-00
 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.
 DATE: 12-15-00
 MAYOR, CITY OF WRANGELL
 ATTEST:
 CITY CLERK



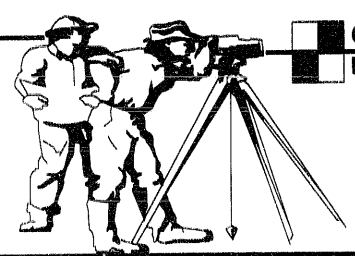
- LEGEND**
- BRAUN PRIMARY ALUMINUM CAP RECOVERED
 - STRAGER PRIMARY ALUMINUM CAP RECOVERED
 - BRAUN 4"x4" WOOD POST RECOVERED
 - ⊙ BRAUN REBAR AND ALUMINUM CAP RECOVERED
 - ⊗ STRAGER REBAR AND ALUMINUM CAP RECOVERED
 - ⊠ REBAR AND ALUMINUM CAP SET - SCHEFF L86700
 - ⊕ MURPH PRIMARY ALUMINUM CAP RECOVERED
 - CENTERLINE
 - ▨ UTILITY EASEMENTS WITHIN THE MITIGATED SET-ASIDE AREAS
 - ▩ MITIGATED SET-ASIDE PROPERTIES (NO DEVELOPMENT ALLOWED)
- (N 83°18'00" E 346.00) DATA OF RECORD
 (N 83°18'00" E 346.16) DATA MEASURED OR COMPUTED

- PLAT NOTES**
- SET ASIDE PROPERTIES, AS SHOWN IN VARIOUS HACHURES, IS THE MITIGATION REQUIRED BY THE CORPS OF ENGINEERS WETLAND FILL PERMIT TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS THAT MIGHT RESULT FROM THE FILL. THE CITY OF WRANGELL HAS A CORPS OF ENGINEER'S FILL PERMIT, PERMITTING DEVELOPMENT OF THE INDUSTRIAL PARK AS SHOWN, AND CAN SELL LOTS WITHIN THIS DEVELOPMENT.
 - TOTAL PROJECT AREA = 33.82 ACRES
 TOTAL MITIGATED SET-ASIDE AREA = 7.13 ACRES
 TOTAL MITIGATED SET-ASIDE AREA WITH UTILITY EASEMENTS = 9.99 ACRES
 - REFERENCE PLAT #92-9, WRANGELL INDUSTRIAL EXPANSION SUBDIVISION, RECORDED WITHIN WRANGELL RECORDING DISTRICT.
 REFERENCE PLAT #85-8, AMENDED INDUSTRIAL SUBDIVISION PLAT, RECORDED WITHIN WRANGELL RECORDING DISTRICT.



DESIGNED: GGS
 DRAWN: JLS
 CHECKED: GGS
 DATE OF SURVEY: OCTOBER 2000
 DATE OF PLAT: DECEMBER 2000
 SCALE: 1" = 100'
 SURVEYOR: GREGORY G. SCHEFF
 PROJECT NO. 51044-62-00

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN OCTOBER 2000, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.
 DATE: 12-5-00
 GREGORY G. SCHEFF LS 6700



GREG SCHEFF & ASSOCIATES
LAND SURVEYORS
 BOX 1331 WRANGELL, ALASKA 99929
 PHONE (907) 874-2177
 FAX (907) 874-2187

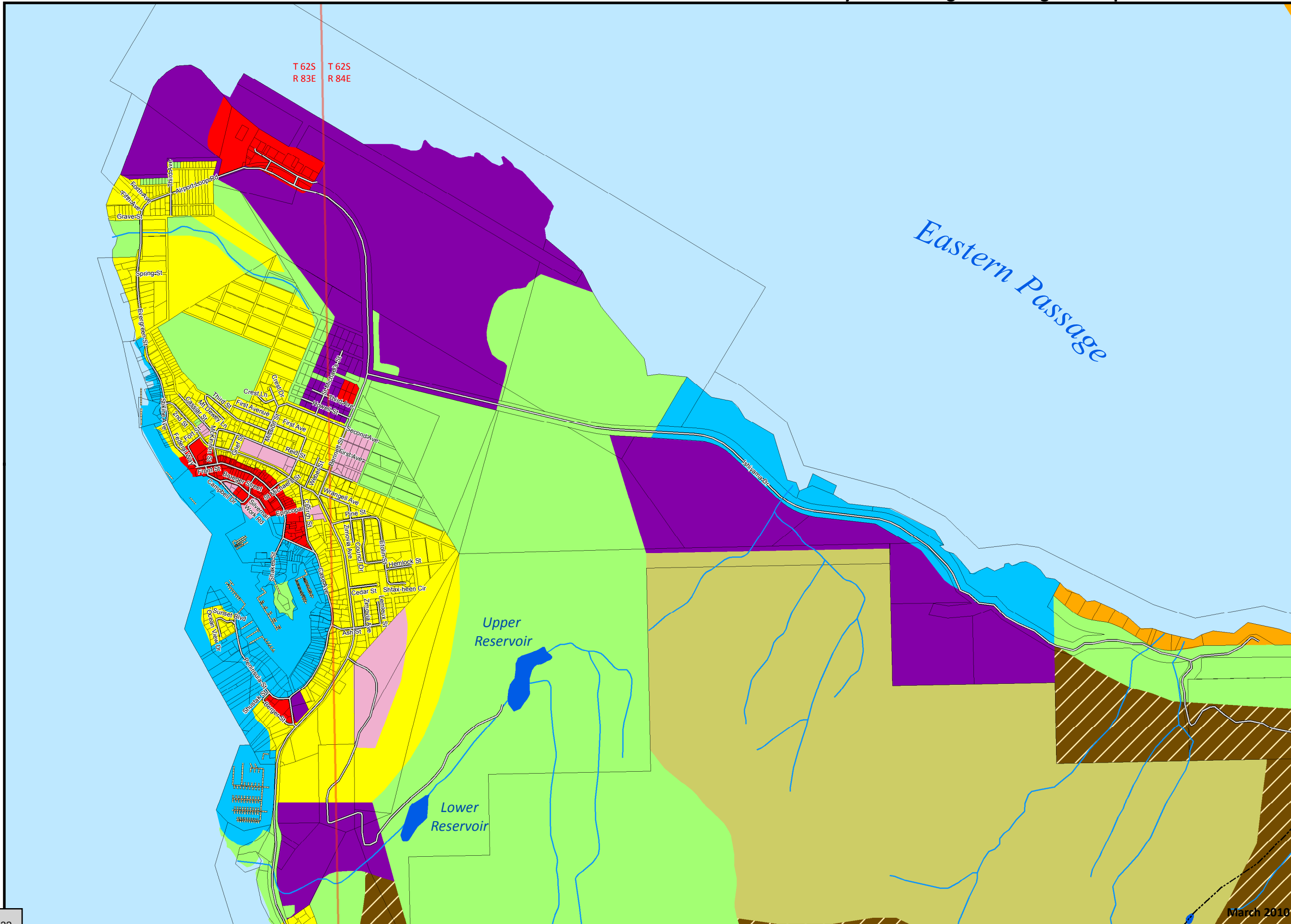
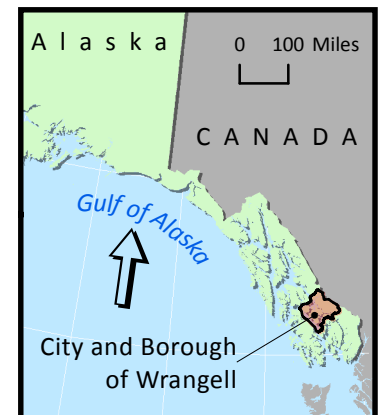
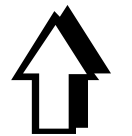
PROJECT: INDUSTRIAL PARK SUBDIVISION III
 THE REPLAT OF BLOCKS 60, AMENDED INDUSTRIAL SUBDIVISION AND BLOCKS 61 AND 64, WRANGELL INDUSTRIAL PARK EXPANSION SUBDIVISION AND MITIGATION SET-ASIDE PROPERTY FOR THE DEVELOPMENT OF THE INDUSTRIAL SUBDIVISION WITHIN BLOCKS 63A, 63B, 64, 65, 66 AND INCLUDING THE RIGHT-OF-WAYS OF HOWELL, THIRD, FOURTH, FIFTH AVENUES AND MISSION ST.
 CLIENT: CITY OF WRANGELL
 BOX 531
 WRANGELL, ALASKA 99929

WRANGELL TRK 2000
 DATE: Dec 15 2000
 TIME: 3:39 PM
 Prepared by: City of Wrangell

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

0 Miles .5



March 2010

City and Borough of Wrangell, Alaska
Planning and Zoning Commission
Regular Meeting June 13th, 2024
Staff Report

Agenda Item: New Business, Item 8D

From: Kate Thomas, Economic Development Director

Subject: Request from Brett Woodbury to purchase Borough Real Property (8 lots) identified as;

Lot 5A, Block 61, Industrial Park Subdivision II, according to Plat No. 2001-7, zoned Industrial
 Lot 8, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial
 Lot 7, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial
 Lot 9, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial
 Lot 10, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial
 Lot 11, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial
 Lot 12, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial
 Lot 13, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial

Background:

The applicant, Mr. Brett Woodbury is requesting to purchase eight (8) lots within the Wrangell Industrial Park for the purposes of site development for resale to industrial users as per the application. The lots requested are adjacent to Fifth and Sixth Avenue. A road development project is currently out of bid, to construct 5th and 6th avenue. Commissioner's may review the [Invitation to Bid and Project Manual](#) on the Borough's website.

The Planning and Zoning Commission will make a recommendation to the Borough Assembly to sell the land to Mr. Woodbury or deny the request. The outcome of the Commissioner's review will proceed to the Assembly for final approval or denial.

Review Criteria:

[Chapter 20.48-I DISTRICT – INDUSTRIAL](#)
[Chapter 16.12- DISPOSITION OF PUBLIC LANDS AND TIDELANDS](#)

Findings of Fact:

Mr. Brett Woodbury is seeking to purchase Borough Owned Real Property for the purpose of developing them into suitable and ready-use industrial lots to be re-sold to interested parties in the private market. There are eight (8) lots in this request. All of the lots are located in what is locally known as the Industrial Park. Lots 9, 10, 11, 12, and 13 legal access will be via Sixth Avenue. Lots 5A, 7 and 8 legal access will be via Fifth Avenue. Fifth and Sixth Avenue will connect to the Airport Loop Road and St. Michaels Street, as shown in the attachment titled "Aerial Map". The total square footage of the lots is 155,275 or 3.56 acres.

Currently there is no developed road access to the lots within Mr. Woodbury's request. The City and Borough of Wrangell (CBW) is actively seeking bids to develop Fifth and Sixth Avenue. The Invitation to Bid and Project Manual were published on Thursday, June 6th, 2024, by the Capital Facilities and Projects department. There are no plans to develop the lots adjacent to the new roads. However, the purpose of the project is to establish access to more industrial lots for public auction. The bidding period will close on June 18th, 2024,

with an anticipated project completion date of October 30th, 2024. Following the completion of the road project, the eight lots will be offered for sale through a public auction process. This process ensures fair market value is obtained for the land and maximizes potential revenue for the community. Public auction ensures a transparent and competitive process for land acquisition.

The [Wrangell Municipal Code Chapter 16](#) allows people to apply to purchase public land (not tidelands) through the Planning and Zoning Commission. Tideland purchases require an additional review by the Port and Harbor Commission. The Commission(s) review submitted applications and make a recommendation to the Borough Assembly for final approval. If approved, the applicant shall be responsible for the costs associated with the sale, including an appraisal to determine the fair market value of the land. A land survey may also be required depending on the specific property needs.

To date there has been substantial interest in industrial lots from residents and businesses. The Comprehensive Plan references a high need for industrial development to support business expansion, personal use and other activities allowable in the Industrial District. The demand is driving the CBW investment in road development to gain access to more lots in the area.

Attachments:

1.) Land Purchase Application, 2.) Aerial Map of Properties, 3.) Plat No. 92-9, 4.) Plat No. 2001-7

Recommendation:

The Planning and Zoning Department recognizes the applicant's interest in purchasing the subject land. However, due to the imminent road project and subsequent public auction, approval of this application is not recommended at this time.

Staff **do not** recommend that the Planning and Zoning Commission approve a recommendation to the Borough Assembly to approve the sale of Lots 5A, 8, 7, 9, 10, 11, 12, and 13.

Recommended Motion:

Move to recommend to the Borough Assembly approval of Mr. Brett Woodbury's request to purchase Borough Owned Real Property identified as:

Lot 5A, Block 61, Industrial Park Subdivision II, according to Plat No. 2001-7, zoned Industrial
 Lot 8, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial
 Lot 7, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial
 Lot 9, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial
 Lot 10, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial
 Lot 11, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial
 Lot 12, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial
 Lot 13, Block 66, Wrangell Industrial Park, according to Plat No. 92-9, zoned Industrial

The sale of the aforementioned lots shall have "Construction as condition of sale – Construction completion terms for industrial development" as per [WMC 16.12.150](#). All terms of the Wrangell Municipal Code from Title 16 and Title 20 shall apply to development of the requested lots.

CITY & BOROUGH OF WRANGELL

OFFICE OF THE BOROUGH CLERK

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



PUBLIC LAND & TIDELANDS PURCHASE APPLICATION

WMC 16.12.010 - 16.12.180

APPLICATION FEE: \$250.00 NON- REFUNDABLE - MUST BE PAID AT TIME OF FILING

OFFICIAL USE ONLY	RECEIVED BY <input type="text" value="5-31-24"/>	DATE RECEIVED <input type="text"/>	PAYMENT TYPE	CHECK <input type="checkbox"/>
			CREDIT CARD <input checked="" type="checkbox"/>	CASH <input type="checkbox"/>

Applications to purchase borough-owned real property or borough-owned tidelands shall be submitted to the borough clerk. The borough clerk shall submit the application to the planning and zoning commission and if borough-owned tidelands, to the port commission for comments in favor or against the sale.

After the report(s) have been received by the borough clerk from the planning and zoning commission or the port commission (if borough-owned tidelands), the borough clerk shall place the request for purchase on an upcoming regular borough assembly agenda, as a public hearing item, for the assembly to approve moving forward with the sale. All property owners within 300 feet shall be notified by mail regarding the public hearing.

SECTION I.

APPLICANT'S FULL NAME <input type="text" value="Brett Woodbury"/>	EMAIL ADDRESS <input type="text" value="brettwoodbury@gmail.com"/>	PHONE NUMBER <input type="text" value="907-305-0083"/>
--	---	---

APPLICANT'S PHYSICAL ADDRESS

APPLICANT'S MAILING ADDRESS

SECTION II.

REQUEST TO PURCHASE OR EXCHANGE PURCHASE EXCHANGE

REQUEST TO PURCHASE 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 <input type="text" value="Various"/>	PHYSICAL ADDRESS <input type="text" value="N/A"/>
<input type="text" value="LOT: See attached BLOCK: See attached SUBDIVISION: IND PARK"/>	

LEGAL ACCESS TO LOTS (STREET NAME)

CURRENT ZONING OF PROPERTY

LOT SIZE

**CITY & BOROUGH OF WRANGELL
PUBLIC LAND & TIDELANDS PURCHASE APPLICATION**

Item d.

CONTINUED FROM PAGE 1

SECTION III.

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

See attached

STATE THE PURPOSE AND PROPOSED USE OF THE PROPERTY.

Site development for resale to industrial users.

DESCRIBE THE IMPROVEMENTS THAT WILL BE ADDED TO THE PROPERTY.

5th and 6th Avenue to be constructed with properties developed.

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

START DATE 8/1/2024

END DATE 12/31/2024

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

cost: \$ Variable

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.

Provide new infrastructure and provide access for desirable developed industrial lots.

CITY & BOROUGH OF WRANGELL
PUBLIC LAND & TIDELANDS PURCHASE APPLICATION

Item d.

CONTINUED FROM PAGE 2

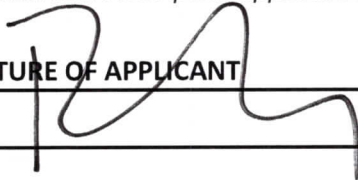
SECTION III. (CONT.)

If the applicant wishes to purchase real property or tidelands for the purposes of economic development, the assembly may determine, in its sole discretion, that it is in the best interest of the Borough to dispose of the property, which has a value of \$1,000,000 or less, without requests for proposals or sealed bid procedures and at less than fair market value. In determining the best interests of the borough under the Wrangell Municipal Code, the assembly may consider any relevant factors, which may include:

- i. The desirability of the economic development project.
- ii. The actual or potential economic benefits to the borough, its economy and other businesses within the borough.
- iii. The contribution of the proponent to the economic development project in terms of money, labor, innovation, expertise, experience and otherwise.
- iv. The business needs of the proponent of the project in terms of integration into existing facilities and operations, stability in business planning, business commitments, and marketing.
- v. Actual or potential local employment due to the economic development project.
- vi. Actual and potential enhancement of tax and other revenues to the borough related to the project.
- vii. Existing and reasonably foreseeable land use patterns and ownership.

SECTION IV. ACKNOWLEDGEMENT

I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. 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


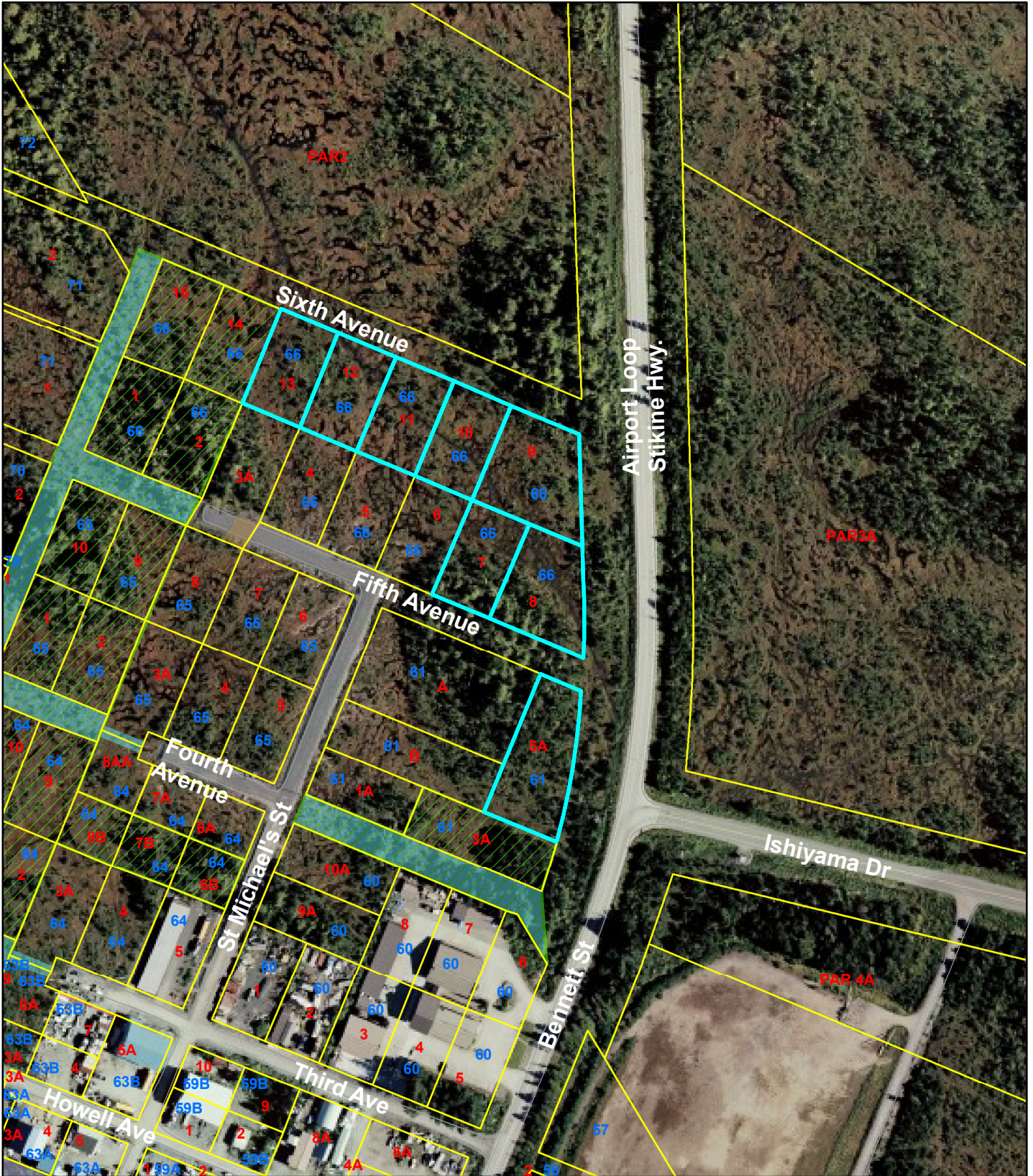
DATE
5/31/24

Requested Lots for Purchase			
Pracel	Block	Lot	Plat
02-028-204	61	5A	2001-7
02-028-113	66	8	92-9
02-028-111	66	7	92-9
02-028-115	66	9	92-9
02-028-117	66	10	92-10
02-028-119	66	11	92-9
02-028-121	66	12	92-9
02-028-12	66	13	92-9



CITY AND BOROUGH OF WRANGELL, ALASKA

Item d.



Public Map



1 inch = 221.600956 feet
Scale: 40
Date: 6/6/2024

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

GENERAL NOTES

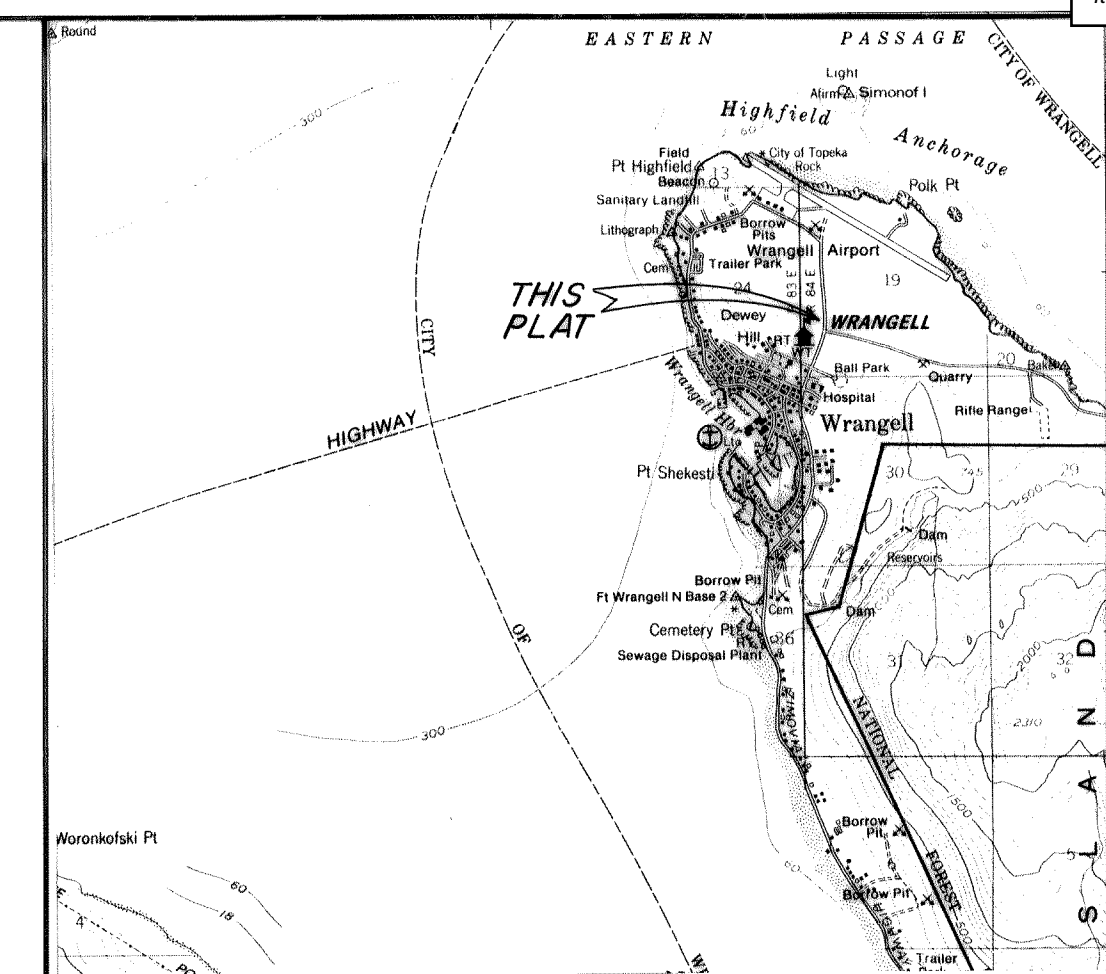
1. THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS THE COMPUTED INVERSE BETWEEN THE 3" ALUMINUM CAP ON REBAR MONUMENT AT THE NORTH WEST CORNER OF LOT 6, BLOCK 60 AND THE CROSS ON ROCK MONUMENT AT CORNER 36, U.S. SURVEY 125, HAVING AN ACCEPTED BEARING OF N 30°01'W.
2. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES, THE RECORD COURSE IS SHOWN WITHIN PARENTHESES, WHILE THE MEASURED AND/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESES.
3. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:10,000.
4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AND ARE ORIENTED TO THE BASIS-OF-BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
5. CUL DE SAC'S SHOWN ON THE WEST END OF HOWELL, THIRD, FOURTH AND FIFTH AVENUE ARE TEMPORARY EASEMENTS FOR THE CONSTRUCTION OF TURN AROUNDS. AT THE TIME MISSION STREET IS CONSTRUCTED TO THESE STREETS, THESE CUL DE SAC EASEMENTS SHALL BE CONSIDERED VACATED BY THE CITY OF WRANGELL.

CURVE DATA		CURVE DATA		CURVE DATA		CURVE DATA	
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING	
(1)	1332.40'	83.30'	166.38'	7°09'15"	166.27'	S 16°13'15"W	
(2)	1332.40'	85.32'	170.41'	7°19'40"	170.29'	S 08°58'45"W	
(3)	1332.40'	44.63'	89.22'	3°50'10"	89.21'	S 01°07'15"W	
(4)	1432.40'	79.58'	158.99'	6°21'35"	158.91'	S 02°22'55"W	
(5)	1432.40'	194.70'	387.03'	15°28'55"	385.86'	S 13°18'10"W	
(6)	1432.40'	28.21'	56.41'	2°15'25"	56.41'	S 22°10'20"W	
(7)	50.00'	114.56'	115.93'	132°50'37"	91.65'	S 66°42'00"E	
(8)	50.00'	86.60'	104.72'	120°00'00"	86.60'	S 66°42'00"E	

LEGEND

- ⊕ B.L.M. CROSS ON ROCK MONUMENT
- ⊕ CONCRETE HIGHWAY MONUMENT
- ⊙ ALUMINUM PIPE MONUMENT BY OTHERS
- 3" ALCAP ON REBAR MONUMENT LS-3337
- 1 1/2" ALCAP ON REBAR MONUMENT BY OTHERS
- ⊕ BRAUN ALUMINUM PIPE MONUMENT
- BRAUN 4"X4" WOOD POST MONUMENT
- BRAUN 1 1/2" ALCAP ON REBAR MONUMENT
- BRAUN 1 1/2" ALUMINUM STEM CAP GROUTED IN ROCK
- ⊕ BRASS CAP MONUMENT

U.S.S. No. 125
U.S.S. No. 1119



VICINITY MAP

SOURCE: USGS QUADRANGLE PETERSBURG B-2
DATE: 1986 SCALE: 1 INCH = 1 MILE

SURVEYOR'S CERTIFICATE

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



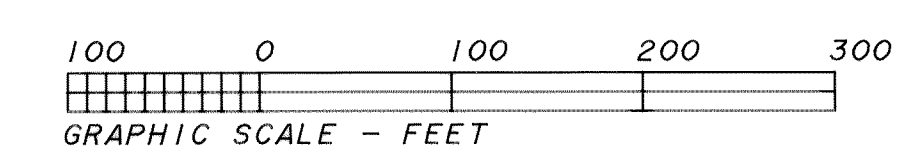
CERTIFICATE OF ACCEPTANCE

BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION
WASTE WATER DISPOSAL:
THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION HAS REVIEWED PLANS FOR THIS SUBDIVISION'S WASTEWATER DISPOSAL, AND APPROVES THIS SUBDIVISION FOR PLATTING. ALL LOTS FOR THIS SUBDIVISION SYSTEM ARE APPROVED FOR CONNECTION TO THE CITY OF WRANGELL SEWER SYSTEM ONLY.
Carol Regan, Waste Manager 6-25-92
NAME AND TITLE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVING OFFICIAL

WRANGELL INDUSTRIAL PARK EXPANSION SUBDIVISION

A PLAT OF A SUBDIVISION OF BLOCKS 61, 63, 64, 65 AND 66 OF U.S. SURVEY No. 1119 AND OF A PORTION OF PARCEL 2 OF A.S.L.S. No. 84-83 WRANGELL RECORDING DISTRICT

CLIENT: CITY OF WRANGELL
P.O. BOX 531
WRANGELL, AK 99929



SURVEYOR
RICK G. BRAUN, L.S.
P.O. BOX 211, PETERSBURG, AK 99833
PH (907) 772-3986
SURVEY COMPLETED 4/23/92 DRAWN BY R.B.
SCALE AS SHOWN PROJ. NO. COW892

RECORDED - FILED
WRANGELL REC. DIST.
DATE August 2, 1992
TIME 2:11
BY City of Wrangell
WRANGELL 92-9

CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)
I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE CITY OF WRANGELL, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY OF WRANGELL, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF: City of Wrangell
AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY OF WRANGELL ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR _____ WILL BE DUE ON OR BEFORE THE EXPIRY
DATED THIS 14 DAY OF July, 1992
AT WRANGELL, ALASKA.
Christie L. Jamies
TREASURER - CITY OF WRANGELL

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
7-30-92
DATE *David R. Blahnik*
MAYOR, CITY OF WRANGELL

NOTARY'S ACKNOWLEDGMENT
U.S. OF AMERICA
STATE OF ALASKA

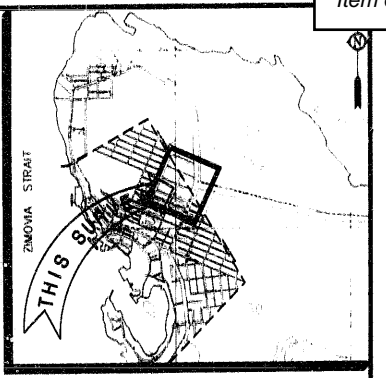
CITY OF WRANGELL
THIS IS TO CERTIFY THAT ON THIS 30th DAY OF July, 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Christie L. Jamies TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND WHO ACKNOWLEDGED TO ME THAT he SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.
WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.
Christie L. Jamies
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 10-24-94

CERTIFICATE OF APPROVAL BY THE PLATTING BOARD

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 192, DATED 5-22-1992 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, WRANGELL, ALASKA.
7-14-92 *Mallice Schmidt*
DATE CHAIRMAN, WRANGELL PLATTING BOARD
Christie L. Jamies
CLERK, WRANGELL PLATTING BOARD

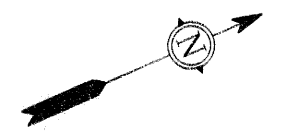


WRANGELL 92-9

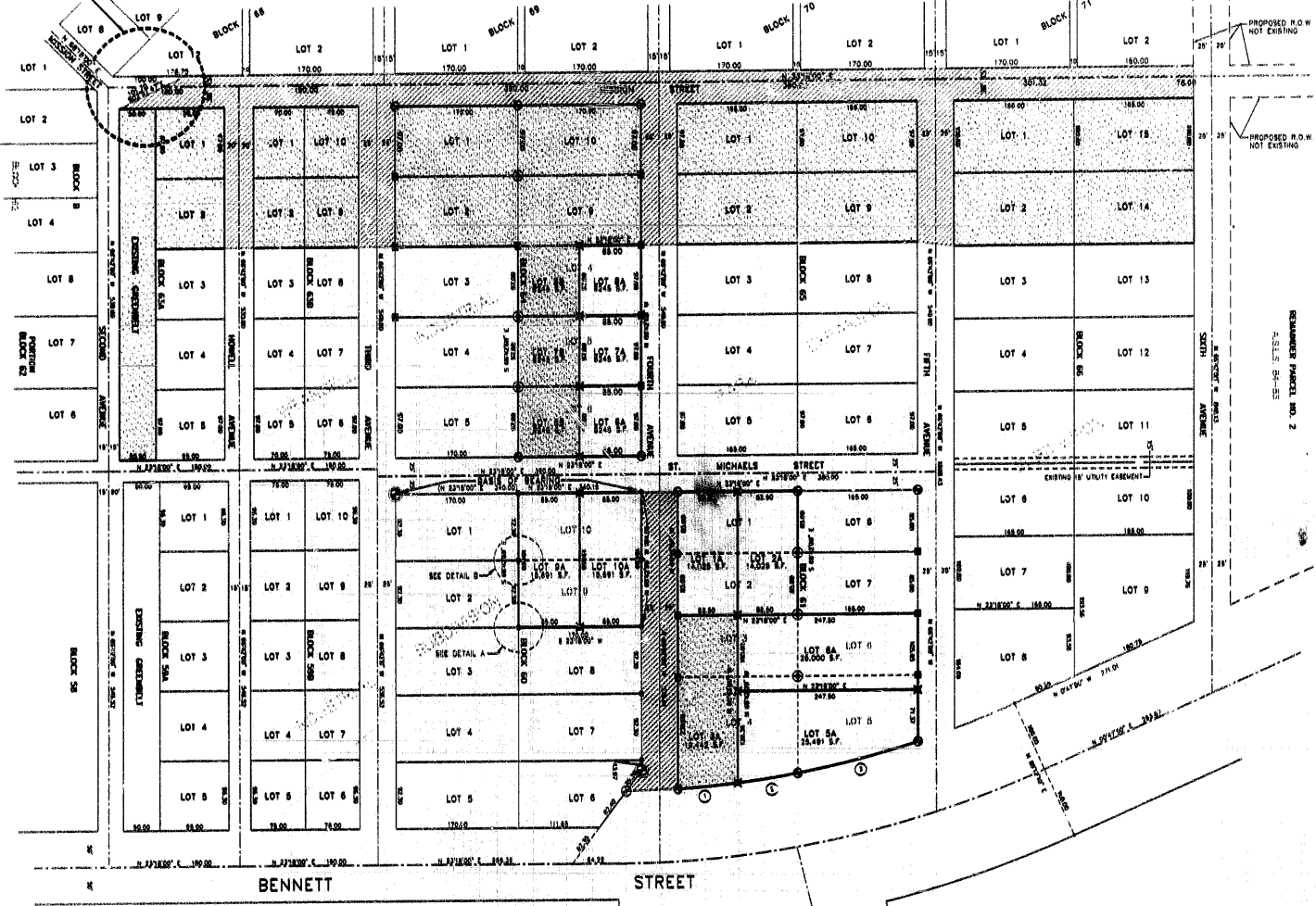


VICINITY MAP
NOT TO SCALE

CURVE DATA		
①	Δ = 03°33'48" R = 1332.40' L = 82.87' C = 83.50'	CHD BRG = S18°00'54"W
②	Δ = 03°35'28" R = 1332.40' L = 83.51' C = 83.50'	CHD BRG = S14°26'04"W
③	Δ = 07°19'40" R = 1332.40' L = 170.41' C = 170.29'	CHD BRG = S08°30'47"W



AMENDED PLAT REVISION

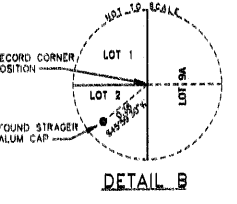
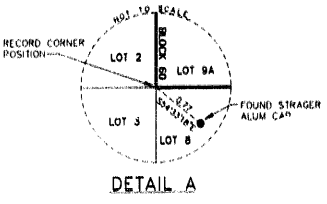


- LEGEND**
- BRAUN PRIMARY ALUMINUM CAP RECOVERED
 - ⊙ STRAGER PRIMARY ALUMINUM CAP RECOVERED
 - BRAUN 4"x4" WOOD POST RECOVERED
 - ⊙ BRAUN REBAR AND ALUMINUM CAP RECOVERED
 - ⊙ STRAGER REBAR AND ALUMINUM CAP RECOVERED
 - ⊙ REBAR AND ALUMINUM CAP SET - SCHEFF LS6700
 - ⊙ MURPH PRIMARY ALUMINUM CAP RECOVERED
 - CENTERLINE
 - ▨ UTILITY EASEMENTS WITHIN THE MITIGATED SET-ASIDE AREAS
 - ▨ MITIGATED SET-ASIDE PROPERTIES (NO DEVELOPMENT ALLOWED)
 - (N 82°18'00" E 340.00) DATA OF RECORD
 - (N 82°18'00" E 340.16) DATA MEASURED OR COMPUTED

PLAT NOTES

- SET ASIDE PROPERTIES, AS SHOWN IN VARIOUS HATCHURES, IS THE MITIGATION REQUIRED BY THE CORPS OF ENGINEERS WE LAND FILL PERMIT TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS THAT MIGHT RESULT FROM THE FILL. THE CITY OF WRANGELL HAS A CORPS OF ENGINEER'S FILL PERMIT, PERMITTING DEVELOPMENT OF THE INDUSTRIAL PARK AS SHOWN, AND CAN SELL LOTS WITHIN THIS DEVELOPMENT.
- TOTAL PROJECT AREA = 33.82 ACRES
TOTAL MITIGATED SET-ASIDE AREA = 7.13 ACRES
TOTAL MITIGATED SET-ASIDE AREA WITH UTILITY EASEMENTS = 9.94 ACRES
- REFERENCE PLAT #92-9, WRANGELL INDUSTRIAL EXPANSION SUBDIVISION, RECORDED WITHIN WRANGELL RECORDING DISTRICT.
REFERENCE PLAT #95-8, AMENDED INDUSTRIAL SUBDIVISION PLAT, RECORDED WITHIN WRANGELL RECORDING DISTRICT.
- THE PURPOSE OF THIS AMENDED PLAT IS TO ELIMINATE THE UTILITY EASEMENT AS SHOWN ON MISSION STREET BETWEEN BLOCK 63A AND 65, BECAUSE THAT AREA HAS ALREADY BEEN FILLED AND/OR IMPROVED.

2001-7
Wrangell, REC DIST 30th
DATE: May 2, 2001
TIME: 11:56 P.M.
Prepared by: City of Wrangell
As to map:



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: 4-26-01
Christie L. Spence
MAYOR, CITY OF WRANGELL

NOTARY'S ACKNOWLEDGMENT
U.S. OF AMERICA
STATE OF ALASKA
CITY OF WRANGELL
THIS IS TO CERTIFY THAT ON THIS 26th DAY OF April, 2001, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Christie L. Spence TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND Christie L. Spence ACKNOWLEDGED TO ME THAT Christie L. Spence 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.
Christie L. Spence
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 12-01

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)
I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING AGENT FOR THE CITY 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 OF WRANGELL, IN THE NAME OF City of Wrangell
AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL. THAT CURRENT TAXES FOR THE YEAR 2001 WILL BE DUE ON OR BEFORE AUGUST 16, 2001. DATED THIS 16th DAY OF April, 2001.
Christie L. Spence
AGENT CITY OF WRANGELL

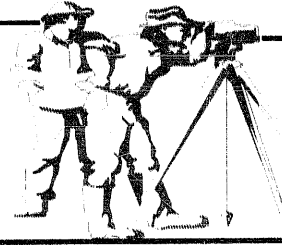
CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 2001-10, DATED 4-20-01, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.
DATE: 4-20-01
William Schmitt
CHAIRMAN, PLANNING COMMISSION
Ruth Crayne
SECRETARY

CERTIFICATE OF APPROVAL BY THE COUNCIL
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL COUNCIL AS RECORDED IN MINUTE BOOK 1156, PAGE 10, DATED 4-20-01, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.
DATE: 4-27-01
Christie L. Spence
MAYOR, CITY OF WRANGELL
ATTEST:
Christie L. Spence
CITY CLERK



DESIGNED: GGS
DRAWN: TJS
CHECKED: GGS
DATE OF SURVEY: OCTOBER 2000
DATE OF PLAT: MARCH 2001
SCALE: 1"=100'
SURVEYOR: GREGORY G. SCHEFF
PROJECT NO. _____

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN OCTOBER 2000, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.
3-26-01
GREGORY G. SCHEFF LS 6700



GREG SCHEFF & ASSOCIATES
LAND SURVEYORS

BOX 1331 WRANGELL, ALASKA 99929
PHONE (907) 974-2177
FAX (907) 974-2187

AMENDED INDUSTRIAL PARK SUBDIVISION III
THE REPLAT OF BLOCKS 60, AMENDED INDUSTRIAL SUBDIVISION AND BLOCKS 61 AND 64, WRANGELL INDUSTRIAL PARK EXPANSION SUBDIVISION AND MITIGATION SET-ASIDE PROPERTY FOR THE DEVELOPMENT OF THE INDUSTRIAL SUBDIVISION WITHIN BLOCKS 63A, 63B, 64, 65, 66 AND INCLUDING THE RIGHT-OF-WAYS OF HOWELL, THIRD, FOURTH, FIFTH AVENUES AND MISSION ST.
CLIENT: CITY OF WRANGELL
BOX 531
WRANGELL, ALASKA 99929