

Monday, September 25, 2023 12:00 PM Location: Borough Assembly Chambers City Hall

# Planning and Zoning Commission Public Hearing Special Meeting 12:00 PM

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. AMENDMENTS TO THE AGENDA
- 4. CONFLICTS OF INTEREST
- 5. APPROVAL OF MINUTES
- 6. CORRESPONDENCE
- 7. PERSONS TO BE HEARD
- 8. NEW BUSINESS
  - <u>a.</u> (PH) Preliminary plat review of the White-Etolin Replat, a replat of a portion of Lot C, Block 30B, USS 1119 (Plat No. 2019-2), Wrangell Townsite, creating Lot C1 and Lot C2, zoned Single Family Residential, owned and requested by Todd and Catherine White.
- 9. UNFINISHED BUSINESS
- 10. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS
- 11. ADJOURNMENT

### City and Borough of Wrangell, Alaska

Planning and Zoning Commission Regular Meeting September 14<sup>th</sup>, 2023 Staff Report

**Agenda Item: 8C** 

From: Kate Thomas, Economic Development Director

**Subject**: Preliminary plat review of the White-Etolin Replat, a replat of a portion of Lot C, Block 30B, USS 1119 (Plat No. 2019-2), Wrangell Townsite, creating Lot C1 and Lot C2, zoned Single Family Residential, owned and requested by Todd and Catherine White.

**Review:** Applicants are proposing to subdivide a parcel into two lots, creating Lot C1 and Lot C2. This is a preliminary plat.

**Recommendation:** Staff recommend approval of the preliminary plat of the White-Etolin Replat.

**Motion:** Move to approve the preliminary plat for the White-Etolin Replat as presented, owned and requested by Todd and Catherine White.

#### Review criteria:

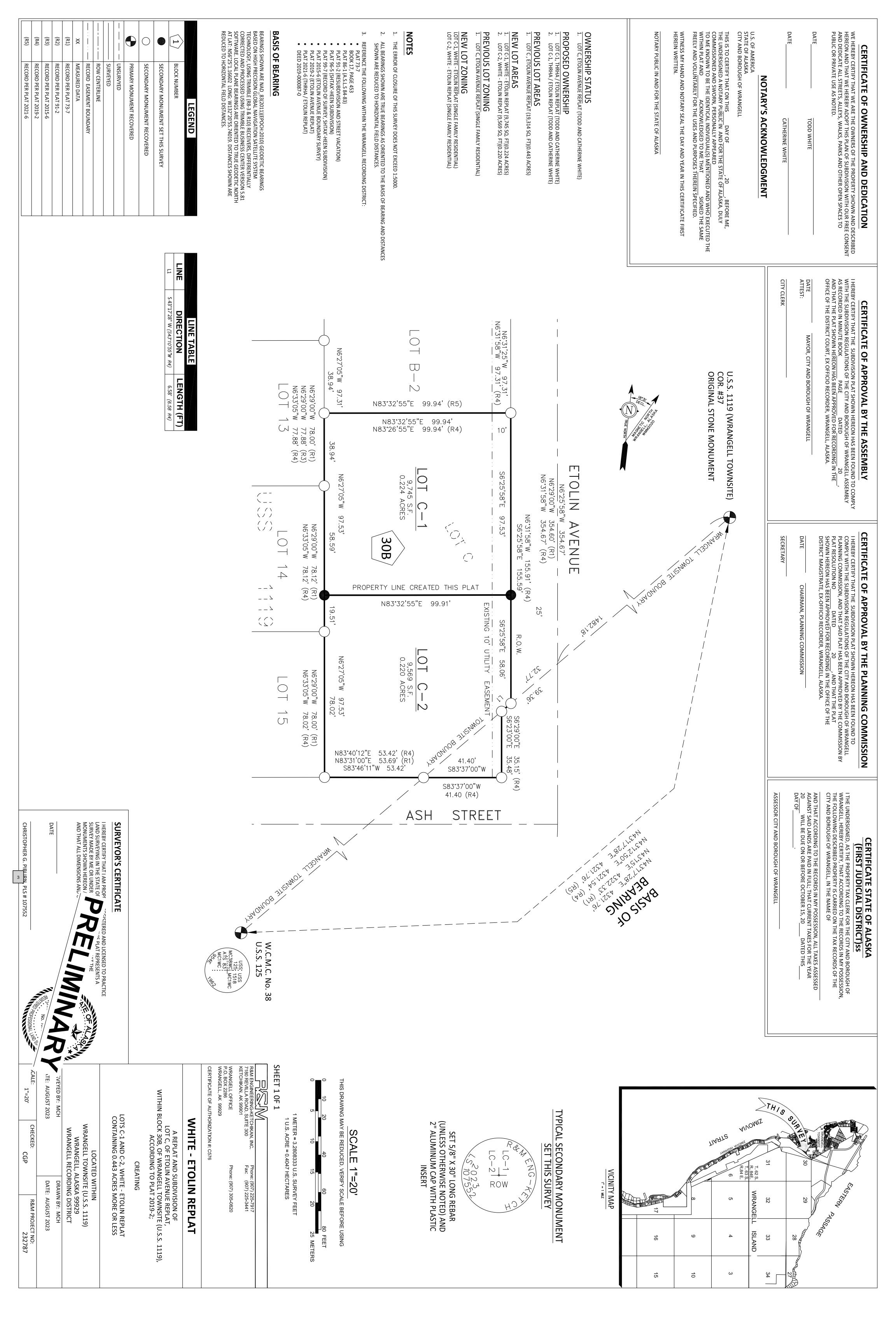
Chapter 19: Subdivisions Chapter 20: Standards

#### **Attachments:**

1. Preliminary plat, 2. Aerial Map of Property

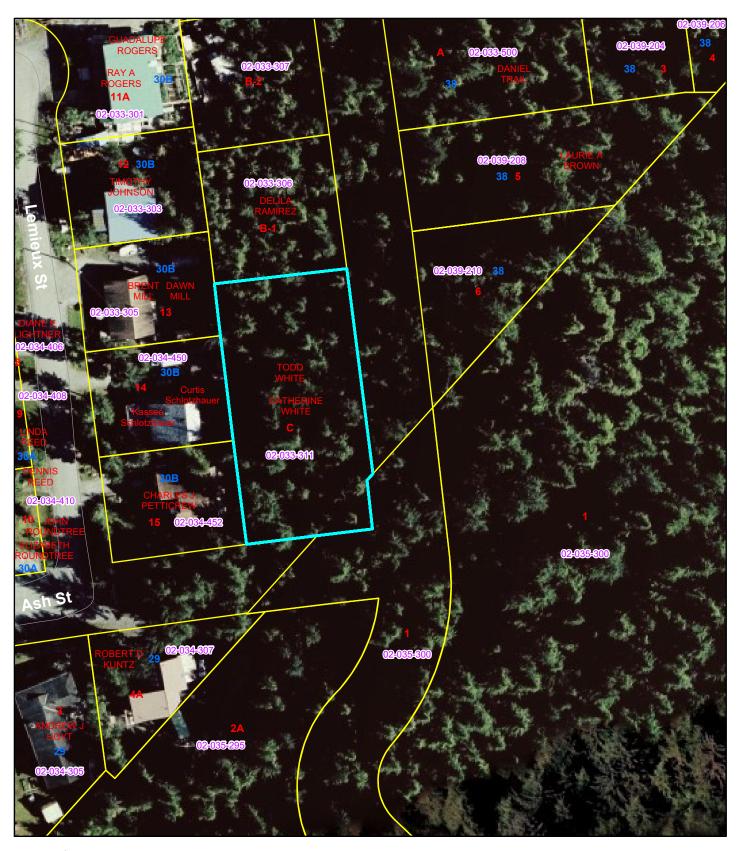
#### **Findings of Fact:**

The minimum lot size for lots zoned Single Family Residential is 5,000 square feet (WMC 20.52.090). The applicant is subdividing Lot C (19,314 SF) into two lots creating Lot C1 (9,745 sq. ft.) and C2 (9,569 sq. ft.). Both lots are greater than the minimum lot size. There is a 10 ft. wide utility easement that will continue through both lots along the right-of-way.



## CITY AND BOROUGH OF WRANGELL, ALASKA

Item a.





= 70.912306 feet te: 9/2/2023



