



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

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

- a. (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 14th, 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.



1 inch = 70.912306 feet

4 Date: 9/2/2023

Public Map



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