



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, December 05, 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 regular meeting minutes from November 14th, 2024.

6. CORRESPONDENCE

7. PERSONS TO BE HEARD

8. NEW BUSINESS

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

9. UNFINISHED BUSINESS

10. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

11. ADJOURNMENT



Thursday, November 14, 2024
5:30 PM

Location: Borough Assembly Chambers
City Hall

Planning and Zoning Commission
5:30 PM

1. CALL TO ORDER

Call to order: 5:30 pm

2. ROLL CALL

Commissioners Present: Gary Watkins, Jillian Privett, Kathy St. Clair, Terri Henson

Absent: Apryl Hutchinson (arrived late)

Staff Present: Kate Thomas/Economic Development Director, Rob Marshall/Borough Controller

3. AMENDMENTS TO THE AGENDA

4. CONFLICTS OF INTEREST

5. APPROVAL OF MINUTES

- a. Approval of the regular meeting minutes from October 10th, 2024.

M/ Jillian Privett

S/ Kathy St. Clair

Vote: Unanimous

6. CORRESPONDENCE

- a. Economic Development Director Report - November 2024
- b. Letter addressed to the commissioners from Carol Rushmore about Ordinance 1069.
Read into the record.

7. PERSONS TO BE HEARD

8. NEW BUSINESS

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

M/ Jillian Privett

S/ Apryl Hutchinson

Motion:

Move to recommend to the Borough Assembly approval of the sale of a portion of Lot C to the Wrangell Cooperative Association (WCA) for the purpose of expanding their campus to accommodate additional facilities and programs for the benefit of their members and the public with the following conditions:

1. Wrangell Cooperative Association consults with the Borough staff throughout the survey and re-platting process; and,
2. All expenses associated with the survey and appraisal are the responsibility of the Wrangell Cooperative Association; and,
3. A minimum of a 50-foot green belt buffer between the property and the Wood Street right-of-way is created and shown in the re-plat; and,
4. The Wrangell Cooperative Association provides for the on-site control of excess runoff resulting from any development of Lot C to prevent adverse effects on neighboring parcels; and,
5. Use of the land shall be compatible with or customarily subordinate to the provisions of the new zoning district, Zimovia Highway-Mixed Use, pending approval of Ordinance 1069 and 1070.

Discussion:

Administrative report given by Kate Thomas

Jillian Privett: Asked about the type and scope of recycling. Inquiring specifically about whether it would accommodate all types of refuse or limited to pop cans.

Ester Reese: Provided an explanation as to why the application was delayed, citing the access point for the new property. WCA wishes to gain access via Wood Street. The goal is to expand the current WCA campus based on program demands and increased capacity from the tribe. Need additional land in order to expand facilities and programs. Currently using the totem building as multi use. Once the totem building was used for its intended purpose, it was clear more space was needed. Additional explanation given on the construction of an assembly hall, with apartments on the upper level. Esther stated that the recycling would be a small-scale enclosed facility. No noise, smells or other nuisances would be created from the development. WCA wishes to acquire a glass crusher, to utilize the recycled material in replacement of ice melt. Esther restated their commitment to being good neighbors and complying with require zoning provisions. The recycling unit would have a small footprint. WCA also desires to construct a garden/greenhouse facility. Esther stated that they are amenable to the fact that recycling may not be an allowable use. Additional information was shared on a commercial kitchen within the gathering hall.

Terri Henson: Recycling is not currently allowed within the zoning district. Further, Recycling centers is incompatible with the prospective mixed-use zone. Terri stated that even if the operation is small, it is still not compatible and does not want to start out the new district with concessions or violations of the intent. Terri suggested WCA consider other municipal locations such as the dump.

Gary Watkins: Clarify that WCA wants to buy the south end of Lot C.

Kate explains the request by WCA. WCA is seeking to purchase the entirety of Lot C, excluding the 50-foot buffer the Borough is requiring. Kate explained further and referenced the Exhibit 2 from WCA showing the buffer, with a proposed subdivision initially, although the application was amended to reflect the entirety of Lot C. The only requirement of the Borough is the 50 foot buffer. Kate stated it is prerogative of the Commission to consider a subdivision. Further discussion was had regarding the access to Lot C. Kate stated that the ultimate goal is to gain access via Wood Street, although no

guarantees have been made. WCA has been informed that they may have to access Lot C through one of their existing properties along Zimovia highway via an access easement.

Apryl Hutchinson: How long until the project starts? Esther said this is a multi-phased project. Acquisition of the land is first, then environmental planning and any other grant driven requirements. It could take several years to complete the project.

Terri: Brought up interest from other property owners in acquiring a portion of Lot C, largely due to the perception that there was going to be a subdivision and that WCA only wanted a portion of it. Since they want the entirety, Terri made the comment that other parties are interested specifically Bruce Smith. Terri stated that she would refrain from further discussion as there could be a conflict of interest because of Bruce Smith interest (son of Terri). Recommends selling property with consideration of land available to adjacent owners.

Bruce Smith: Stated interest in acquiring a portion of Lot C to square up his back property line and add an additional buffer between his property and the commercial/industrial development of the WCA. Bruce stated that he was under the impression based on Exhibit 2 that WCA was only seeking a portion of Lot C, north of his property. He explained his intent to communicate with the Borough on his interest and submit an application. Kate Thomas gives an explanation of the purchase process if the property is available.

Esther stated that she is not in a position to amend the application and that the issue would need to be brought back to the WCA council.

Kate Thomas: Any amendments to the original motion must be considered without comment and action from Terri Henson due to the conflict of interest. Kate explained that had there not been a comment or interest from Bruce there would be no conflict, but because there is personal interest in the matter Terri must abstain from the vote. Commissioners should consider their own opinion and motion to amend if they see fit. The amendment would affect the original motion. Terri may vote on the original motion as written, but not the amendment.

M/ Apryl Hutchinson (amendment to allow consideration for adjacent owners to purchase land)

S/ Kathy St. Clair

Vote: Yes 3/1 (Jillian Privett voted no, Terri abstained from the vote)

Original Motion: Approved Unanimous

9. UNFINISHED BUSINESS

- a. (PH) Review and approval of Ordinance 1069 of the assembly of the City and Borough of Wrangell, Alaska, adding Chapter 20.26, Zimovia highway mixed-use district (ZMU) and amending several sections in Title 20 – Zoning, to add and reference Zimovia highway mixed-use to the Wrangell Municipal Code

Public Hearing: None

M/ Gary Watkins

S/ Kathy St. Clair

Motion:

Move to approve Ordinance 1069 of the Assembly of the City and Borough of Wrangell, Alaska, adding Chapter 20.26, Zimovia highway mixed use district (ZMU) and amending several sections in Title 20 – Zoning, to add and reference Zimovia highway mixed-use to the Wrangell Municipal Code.

Kate Thomas: Administrative Report and discussion. Minimal discussion due to the fact that the Commission has reviewed this item over the past four meetings.

M/ Jillian Privett, amend with verbiage: "Non-residential development shall be designed to minimize impacts on adjacent residential areas. Design elements, including building placement, parking, signage, lighting, and landscaping, shall be carefully considered to ensure compatibility."

S/ Kathy St. Clair

Original Motion Vote Unanimous

Amended Motion: Vote: Unanimous

- b. (PH) Review and approval of Ordinance 1070 of the Assembly of the City and Borough of Wrangell, Alaska, amending the zoning map to effect a change to several lots of the Torgramsen Subdivisions from Single-family residential to Zimovia highway mixed-use and Lot C of the Health Care Subdivision from open space to Zimovia highway mixed-use

Public Hearing: None

M/ Jillian Privett

S/ Apryl Hutchinson

Motion:

Move to approve the findings of fact and Ordinance 1070 of the Assembly of the City and Borough of Wrangell, Alaska, amending the zoning map to effect a change to several lots of the Torgramsen Subdivision(s) from Single-family residential to Zimovia highway mixed-use and Lot C of the Health Care Subdivision from open space to Zimovia highway mixed-use.

Discussion:

Gary Watkins: Asks confirmation that Lot C will be included in ZMU. Kate confirms.

Kate Thomas: Administrative Report

Gary Watkins: Asks if zone changing will change the value of the property. Kate confirms that zone changes may change the value of the property.

Vote: Unanimous

10. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

11. ADJOURNMENT

Adjournment: 6:54pm

City and Borough of Wrangell, Alaska

Planning and Zoning Commission Regular Meeting December 5th, 2024 Staff Report

Agenda Item: New Business, Item 8A

From: Kate Thomas, Economic Development Director

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

Introduction: Bruce Smith Jr. has applied to purchase a portion of Lot C for residential use. However, the Wrangell Cooperative Association (WCA) has also submitted an application to acquire the entire Lot C for commercial development. Initially, Mr. Smith intended to request a larger portion of the land, but he has scaled back his request in light of the WCA's plans. His revised request aims to square his property line and create a buffer between his residential property and potential commercial development. In discussions with WCA President Ed Rilatos, the WCA has expressed openness to reducing their request and accommodating a sale of a portion of Lot C to Bruce Smith.

Review Criteria:

[Chapter 16.12 - Disposition of Public Lands and Tidelands](#)

[Chapter 20.32 - OS District - Open Space Public](#)

[Chapter 20.76 – Amendments](#)

Background and Findings of Fact:

The Wrangell Cooperative Association (WCA) has submitted an application to purchase Lot C, a vacant parcel of land zoned Open Space Public. Simultaneously, Bruce Smith Jr. has submitted a separate application to purchase a portion of Lot C (approximately 21,966 sq. ft.) for residential use. At the November 14th meeting, the Planning Commission approved a recommendation to sell Lot C to the Wrangell Cooperative Association with an amendment to consider land sales to adjacent property owners, which would require a subdivision of Lot C. As per a discussion on December 3rd, 2024, with WCA Council President, Ed Rilatos the tribe is amendable to reducing their request to accommodate Bruce Smith's interest in a portion of Lot C.

The WCA's proposed use for Lot C involves several commercial developments. This proposed use is contingent on a rezone from Open Space Public to the new Zimovia Highway-Mixed Use district, a zoning change that is currently under review. The Borough has a history of zoning changes in the surrounding area. Lot A-1A was rezoned Commercial, while Lot A was rezoned Single-Family Residential with a Contract Zone Agreement for limited Light Industrial uses. These zoning decisions aimed to balance commercial development with residential interests and mitigate potential impacts on nearby neighborhoods.

While Bruce Smith Jr. developed his property under the Single-Family Zoning District, recent zoning initiatives by the Borough may reclassify adjacent properties, including Mr. Smith's, to a Mixed-Use designation. This zoning change could accommodate a broader range of compatible uses, including restricted light industrial and commercial development. In anticipation of this potential zoning shift and to

establish a natural buffer between his property and the Wrangell Cooperative Association's proposed commercial development, Mr. Smith seeks to acquire an additional tract of land.

The Borough is committed to preserving critical infrastructure along the Wood Street right-of-way. To achieve this, the Borough is requiring a 50-foot buffer zone in the replat of Lot C. Mr. Smith's request does not impact this infrastructure.

While it is unusual for a land sale to be interrupted in this manner, staff recommends selling portions of Lot C to both parties. This recommendation is based on the recent zoning change from Single-Family to Mixed-Use, which could impact Mr. Smith's existing residential property. In contrast, adjacent properties have been developed for restricted light industrial and commercial uses, with potential for expansion. To mitigate these impacts and ensure a balanced outcome, selling portions of Lot C to both parties is deemed appropriate by the Planning Administrator.

Attachments:

- 1.) Application, 2.) Aerial Map of Properties, 3.) Plat No. 2010-4

Recommendation:

Staff recommends that the Planning and Zoning Commission approve a recommendation to the Borough Assembly to sell a portion of Lot C to Bruce Smith Jr.

Recommended Motion:

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

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



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

RECEIPT # 53700
11/22/2024

Item a.

Received BRUCE W SMITH JR.
From PO BOX 1551
WRANGELL, AK 99929

<u>Lookup</u>	<u>Name</u>	<u>Payment Type</u>	<u>Check #</u>	<u>Amount Received</u>
1663	Smith Jr, Bruce W	Credit Card	0004042	250.00

Description:

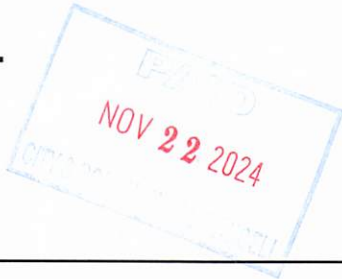
Parcel 02-035-310 Public Land & Tidelands Purchase App

Planning & Zoning Permit Revenue 250.00

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="Erin"/>	DATE RECEIVED <input type="text" value="11-22-24"/>	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="Bruce W. Smith Jr"/>	EMAIL ADDRESS <input type="text" value="bsmithwrg@gmail.com"/>	PHONE NUMBER <input type="text" value="907-305-1993"/>
APPLICANT'S PHYSICAL ADDRESS <input type="text" value="1036 Zimovia Highway"/>		
APPLICANT'S MAILING ADDRESS <input type="text" value="PO Box 1551, Wrangell, AK 99929"/>		

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="02-035-310"/>	PHYSICAL ADDRESS <input type="text" value="PLAT 2010-4"/>
LOT: C	BLOCK: SUBDIVISION: Healthcare

LEGAL ACCESS TO LOTS (STREET NAME)

CURRENT ZONING OF PROPERTY

LOT SIZE

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

SECTION III.

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

A copy of the Wrangell Cooperative Association's proposed map as provided in the November 14, 2024 Planning and Zoning Commission meeting packet with my modification to show the area of Lot C I am requesting.

STATE THE PURPOSE AND PROPOSED USE OF THE PROPERTY.

I own the adjoining lot, Lot B of the Torgransen-Smith subdivision, accessed from Zimovia Highway. The purpose and proposed use is residential use. There is a current request to purchase land in Lot C by WCA for several different commercial type uses. The back of my lot has a steep angle that puts my residence very close to lot C. The purpose of my requested 21,966 sq. ft. portion of this very large 6.7 acre lot is to square up the back property line of my existing lot and also to provide a natural buffer between my residential property and the proposed commercial uses now planned to happen behind my home. After learning that this property was potentially available for purchase, my plan was to request all the area behind my property, however after learning that WCA is requesting all of lot C, I would be content with this smaller area which will allow WCA the space to implement their proposed plans while also protecting my property.

DESCRIBE THE IMPROVEMENTS THAT WILL BE ADDED TO THE PROPERTY.

This area is to be left as a naturally wooded buffer area to protect the privacy of my residential property while helping to reduce the noise and activity of a large commercial complex coming to my area.

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

START DATE N/A

END DATE N/A

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

COST: \$ N/A

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 no effects on any public streets, public facilities, public services, public utilities, traffic or parking.

CITY & BOROUGH OF WRANGELL PUBLIC LAND & TIDELANDS PURCHASE APPLICATION

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

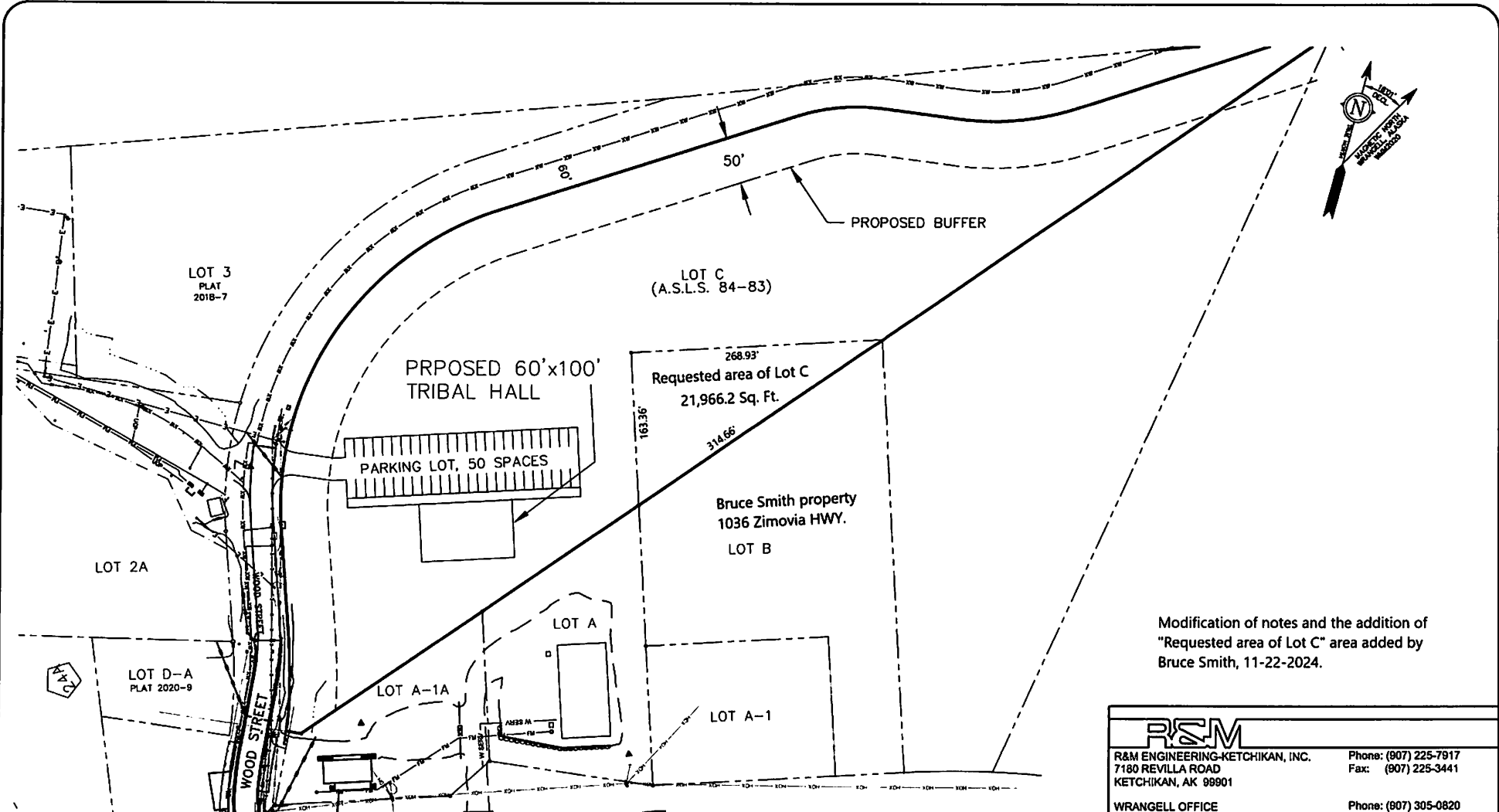
I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I understand that incomplete applications will not be accepted and that all fees must be paid prior to review of this application.

SIGNATURE OF APPLICANT



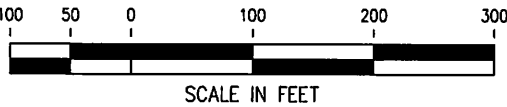
DATE





Modification of notes and the addition of "Requested area of Lot C" area added by Bruce Smith, 11-22-2024.

DRAWN BY: ISS
 CHECKED BY: IS
 DATE PLATTED: AUG. 2024
 DATE SURVEYED: DEC. 1, 2022
 SCALE: 1"=40'
 SURVEYOR: MCH
 PROJ NO.: XXX



CLIENT: WRANGELL COOPERATIVE ASSOCIATION

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

PROJECT:
WRC EXHIBIT
 PROPOSED LAND PURCHASE
 LOT C, ASLS 84-83

CITY AND BOROUGH OF WRANGELL, ALASKA

Item a.



1 inch = 223.502482 feet

13 Date: 11/8/2024

Public Map



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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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

NOTARY'S ACKNOWLEDGMENT

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

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

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

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss

I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF The City & Borough of Wrangell AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 2010 WILL BE DUE ON OR BEFORE AUGUST 15, 2010, DATED THIS 17th DAY OF June 2010.

Carol Bean
ASSESSOR CITY AND BOROUGH OF WRANGELL

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

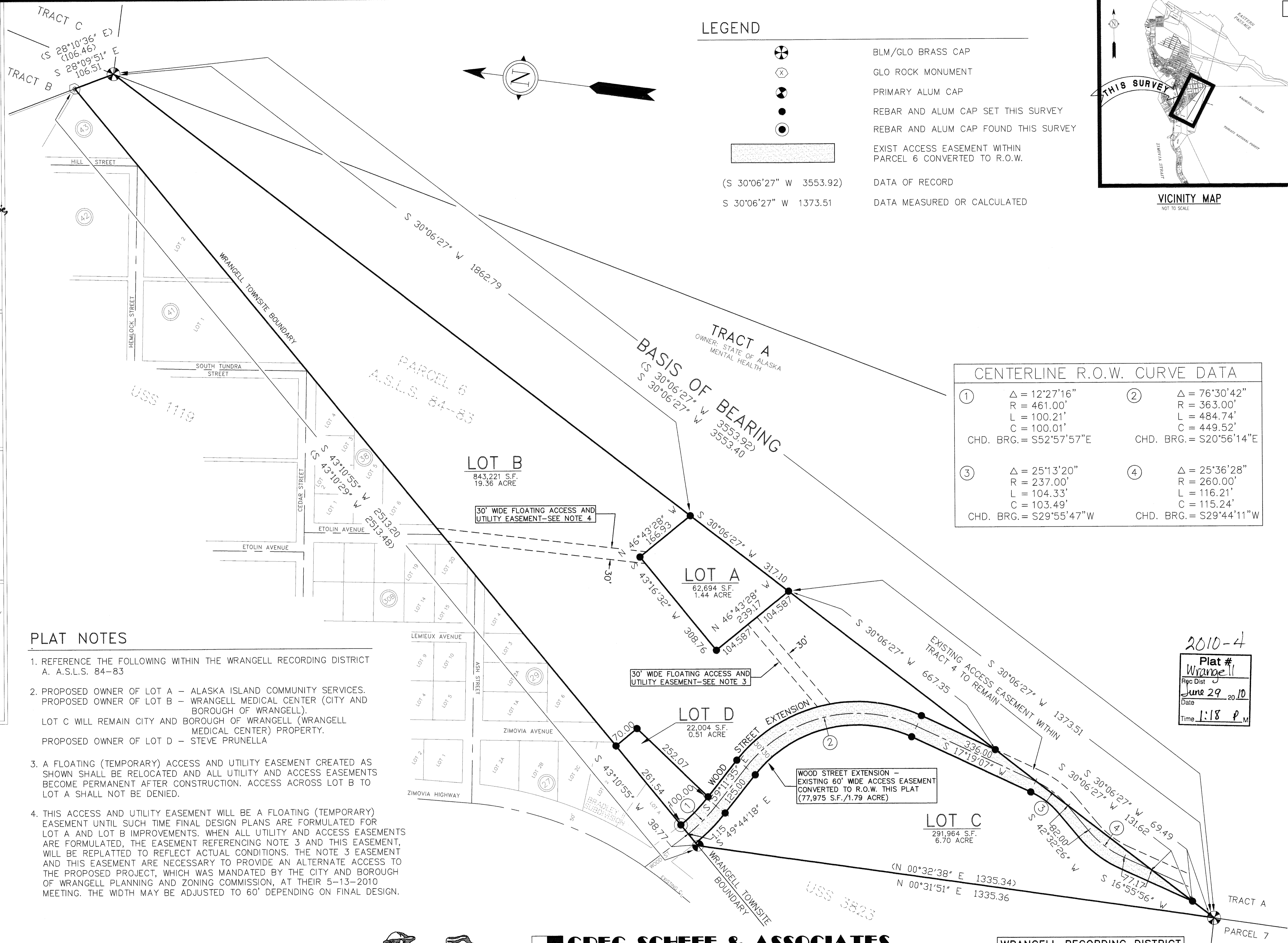
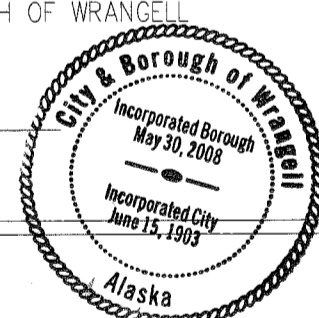
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 6-10-10 DATED 6-10-10, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

John Taylor
CHAIRMAN, PLANNING COMMISSION, CITY AND BOROUGH OF WRANGELL
Javone Klise
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 AS RECORDED IN MINUTE BOOK 6/24/10 PAGE 1 DATED 6/24/10, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

Chittie Blamin
CITY CLERK



LEGEND

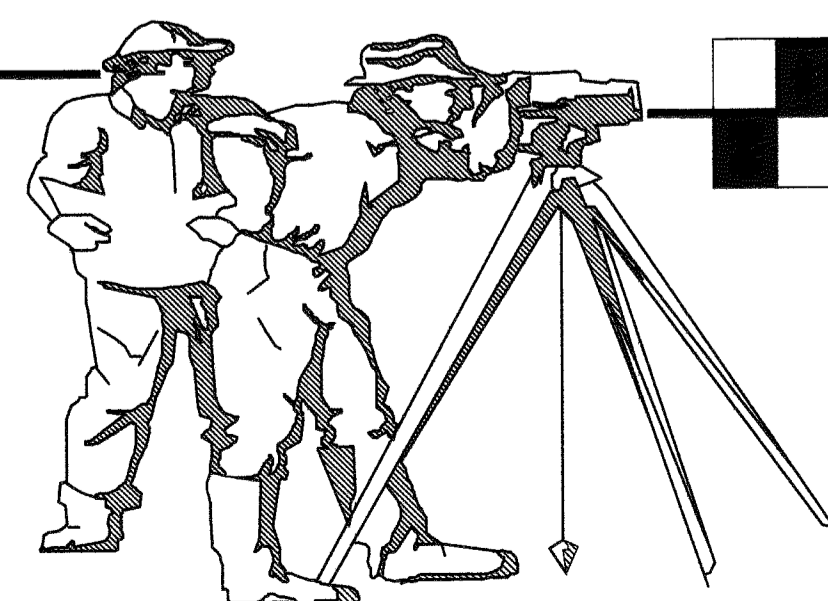
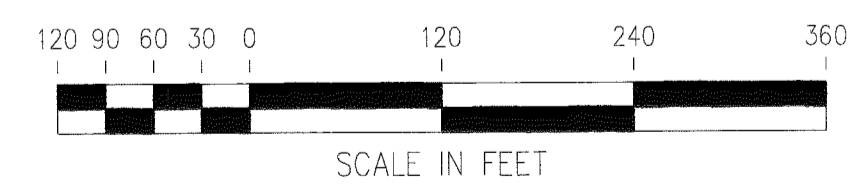
- BLM/GLO BRASS CAP
- GLO ROCK MONUMENT
- PRIMARY ALUM CAP
- REBAR AND ALUM CAP SET THIS SURVEY
- REBAR AND ALUM CAP FOUND THIS SURVEY
- EXIST ACCESS EASEMENT WITHIN PARCEL 6 CONVERTED TO R.O.W.
- DATA OF RECORD
- DATA MEASURED OR CALCULATED

CENTERLINE R.O.W. CURVE DATA

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

PLAT NOTES

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



GREG SCHEFF & ASSOCIATES
LAND SURVEYORS

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

PROJECT: HEALTH CARE SUBDIVISION

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

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

SURVEYOR'S CERTIFICATE

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



Gregory G. Scheff
DATE: 5-27-10
GREGORY G. SCHEFF LS 07300

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

2010-4
Plat # Wrangell
Rec Dist
Date June 29 2010
Time 1:18 P.M.