



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, April 10, 2025
5:30 PM

Location: Borough Assembly Chambers
City Hall

Planning & 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 Planning and Zoning regular meeting minutes from March 27, 2025.

6. DIRECTORS REPORT

7. CORRESPONDENCE

8. PERSONS TO BE HEARD

9. NEW BUSINESS

- a. Request from William Tonsgard of Tideline Construction, LLC. to purchase Borough-owned real property and tidelands identified as; APN 03-011-15, Lot 7, of the USS 3534 Subdivision according to Plat No. 29-20; and, APN 03-011-100, Survey USS 3000; and, a portion of APN 03-011-150, Lot 6, of the USS 3534 Subdivision according to Plat No. 29-20; and, a portion of APN 03-010-216, Lot 10, of the USS 3534 Subdivision, according to Plat No. 29-20; and, a portion of APN 03-011-200, of the ATS 1249 Subdivision, according to Plat No. 83-13.
- b. Request from Ms. Jiaying Lu to purchase Borough Owned Real Property within the Wrangell Townsite, Lots 2, 3, 4, 5, 8, and 9, of the Subdivision Plat Block 54, according to Plat No. 68-81, zoned Open Space/Public.

10. UNFINISHED BUSINESS

- a. Review and discussion of the Planned Unit Development draft code provisions.

11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

12. ADJOURNMENT

Minutes of Planning & Zoning Commission
Held on March 27, 2025

1. CALL TO ORDER: 5:30 PM

2. ROLL CALL:

PRESENT: Gary Watkins, Jillian Privett, Apryl Hutchinson, Kathleen St. Clair, Terri Henson

ABSENT:

STAFF: Kate Thomas, JR Meek

3. AMENDMENTS TO THE AGENDA: None

4. CONFLICTS OF INTEREST: None

5. APPROVAL OF MINUTES:

- a. Approval of the Planning and Zoning regular meeting minutes from December 5th, 2024.
- b. Approval of the Planning and Zoning regular meeting minutes from February 13th, 2025.

M /S: Privett/Hutchinson

Poll Vote – All in favor

6. DIRECTORS REPORT:

- a. Planning and Zoning Commission Report on Entitlement Lands

Staff provided an oral review of the report and summary of the current conditions related to entitlement lands, along with information regarding the new Wrangell Timber Initiative.

7. CORRESPONDENCE: Letter from Kim Covalt stating the reason for the request to rezone the church property from open space to single-family residential is to be able to rent out the Church Manse to a single family for supplemental income to offset financial difficulties. Letter attached to the minutes.

8. PERSONS TO BE HEARD: None.

9. NEW BUSINESS:

- a. **(PH) Conditional Use Permit Application request to operate a short-term rental (Airbnb) on Lot 8, Block 6, USS 2127, according to Plat No. 29-06 (APN 01-005-418), Zoned Single Family Residential, owned and requested by Greg and Tammi Meissner.**

M / S: Privett/St. Clair

Move to approve the findings of fact and the Conditional Use Permit application submitted by Greg and Tammi Meissner for a short-term rental (Airbnb) with the following conditions:

- 1. Provide Guest Guidance or a similar document on noise and behavior, to encourage respect for the area and neighbors; and*
- 2. Two off-street parking places must be provided*

Watkins inquired about whether the apartment is above the garage. The applicant responded. The garage is 20x24 with the apartment above at 480 Sq. Ft. It is subordinate to the main structure. Watkins asked if the design and standards of the building are up to code, with proper separation in place between the garage and the apartment. Applicant Greg Meissner confirmed that it is up to the current building code.

Poll Vote– All in Favor

- b. **(PH) Petition to Rezone Lot A, Block 16 of the Ogden/Rathke Subdivision and a portion of Presbyterian Mission Reserve, according to Plat No. 2019-7 (APN 02-021-500), zoned Open Space Public, amending the zoning designation from Open Space Public to Single Family Residential, owned and requested Kim Covalt on behalf of the Presbyterian Church.**

M / S: Privett/Hutchinson

Move to approve the findings of fact and an amendment to the City and Borough of Wrangell Zoning Map to effect a change to Lot A, Block 16 of the Ogden/Rathke Subdivision and a portion of Presbyterian Mission Reserve, according to Plat No. 2019-7 (APN 02-021-500) from Open Space Public to Single Family Residential. And, to approve the findings of fact and the conditional use permit request submitted by Kim Covalt on behalf of the Presbyterian Church, allowing the Church to continue operations on a Single-Family Residential lot.

Staff provided the administrative report. The report included review of the location, the current use and structures on the property, along with an overview of the current zoning designation. Staff highlighted that the current zoning designation of Open Space Public does not allow for single family outright, although uses that are “Uses and structures which are customarily accessory and subordinate to the above uses” as per the code. However, Single-Family Districts, although for single-family dwellings, as well as Churches as a conditional use. Which led to the initial recommended motion.

Staff met with Chair Henson before the meeting in regard to amending the zoning designation of this property. In review of the code, and the existing conditions of the property use and surrounding area, Staff recommended amending the motion to maintain the zoning designation as is, Open Space/Public, and issuing a conditional use permit to the church to allow for the single-family home that exists on the property to be rented on a short too long basis. This would maintain the zone as is to ensure compatibility with the surrounding area and issue a permit for the house under the provision “Uses and structures which are customarily accessory and subordinate to the above uses.” The house (manse) has existed on the property for many decades and historically has been used to house members of the church and pastors.

Staff recommend amending the original motion. Staff open the discussion for the Commission on the topic of conditional use.

The Commission discussed the concept of issuing a Conditional Use Permit instead of amending the zone. Watkins asked if the properties nearby are zoned Open Space/Public or Single Family. Watkins commented that he observed that many churches in Wrangell are within the Single Family or Multifamily District. The residential districts do allow churches as a conditional use.

Staff clarify that this is not a new construction or development.

M/S: Privett/ Watkins

Amend the motion to issue a conditional use permit for an accessory dwelling for long-term rental on Lot A, Block 16 of the Ogden/Rathke Subdivision.

Amended Motion Poll Vote: All in favor. Motion passes.

Original Motion Poll Vote: All against. Motion fails.

- c. **Preliminary Plat review of a Replat of Lot B (APN 03-002-304) of the Torgramsen-Glasner Subdivision according to Plat No. 2016-2, and Lot C (APN 02-035-310) of the Health Care Subdivision, according to Plat 2010-4, creating Lot B-1 and Lot C-1, zoned Zimovia Highway Mixed Use, requested by the City and Borough of Wrangell on behalf of Wrangell Cooperative Association and Bruce Smith Jr.**

M / S: Privett/Hutchinson

Move to approve the preliminary plat for Lot C, a replat of Lot B of the Torgramsen-Glasner Subdivision, according to Plat 2016-2 and Lot C of the Healthcare Subdivision, according to Plat 2010-4 and to show a reduction in the width of an easement from 50 ft to 30 ft in the agreed-upon location.

Staff provided the administrative report. The preliminary plat reflects the survey required to subdivide Lot C in advance of sale to Wrangell Cooperative Association and Bruce Smith Jr. The Borough required a utility easement to be dedicated by the plat. Both parties had a chance to review the preliminary plat in advance of commission review. Bruce requested a few minor changes to the plat including a change to subdivision and reference to other plats in the notes.

Staff requested that a commissioner amend the motion to allow for a smaller width of easement after a certain point along the right – of – way. Narrowing the easement from 50 ft to 30 ft as it traverses up Wood Street beyond municipal infrastructure. This request stems from recent negotiations with Wrangell Cooperative Association. The Public Works department had an opportunity to review the change in advance of formal preliminary plat review. Staff provided a visual as to whether along the easement the width would change. Commissioners discussed change. Staff highlighted that a driveway agreement and easement agreement will accompany the plat upon recording.

Poll Vote – All in favor. Motion passes.

- d. **Zimovia Highway Mixed-Use Zoning District Amendment Discussion and Recommendation.**

Staff provided an administrative report. Staff explained that Search Regional Health Consortium's (SEARHC) interest in building multi-family housing in the new Zimovia Highway Mixed Use zoning district, noting initial outreach efforts received no response until the Facilities Director, unaware of the discussions and concerned about conflicts with their housing projects, contacted the borough.

Staff outlined the organization's need for diverse housing options to attract medical professionals and their desire for uniformity across their communities, contrasting this with Wrangell's current lack of provisions for the community development approach (PUD) that other communities utilize, although a draft PUD code is nearing completion.

Chair Henson inquired about the potential number of multi-family units on the lot and suggested utilizing less buildable areas for resident space, while Watkins questioned the existing structure allowances. Staff clarified the current zoning permits duplexes on 10,000 sq ft lots but would require subdivision or a zoning amendment for multi-family use, suggesting a PUD study as a flexible approach to create a mini neighborhood with walking paths.

Chair Henson recalled past PUD discussions regarding trailer parks and proposed a cul-de-sac design for affordable housing (separate from Search's project), prompting Watkins to recommend waiting for SEARHC to present a concrete proposal before considering zone amendments.

Staff highlighted the flexibility of a PUD for tailored development but couldn't immediately clarify its jurisdictional application within the existing draft code, which dates to 2021 and contains anomalies requiring review.

The Commission decided to postpone further action on rezoning or PUD application for this specific project until SAERHC submits a formal development plan, and staff will encourage the Facilities Director to attend the next meeting to provide their perspective on the Zimovia Highway Mixed-Use Zoning District and provide more details on their development plans.

e. **Wrangell Medical Center (Old Hospital) Zoning Discussion and Recommendation.**

Staff provided an administrative report. Planning Commission discussed the future zoning of the old Wrangell Medical Center, currently zoned open space, following interest from developers for multi-family housing and a marine services retail center. Staff sought the Commission's input on potential zoning designations, considering the property's proximity to residential areas and the school district, and what uses would be acceptable or unacceptable.

Chair Henson suggested the old hospital could have been City Hall but noted the possibility of a PUD, expressing concerns about equipment rental near the school and recommending industrial uses be directed to the industrial lot. Henson cautioned against light industrial zoning near the school or residential areas. Hutchinson questioned the structural integrity of the building and the usability of its electrical components.

Staff clarified no formal proposals were on the table, but electricity was being restored for safety, stating the building could be remodeled or demolished depending on allowed uses under conditional use permits within the open space zoning, which aims to protect recreational and natural resources but conditionally permits various uses, including some commercial and light industrial types, though outright industrial was likely unsuitable.

The existence of six adjacent open space lots was noted, and while rezoning wasn't the immediate topic, future rezoning requests would be considered. Watkins suggested affordable family housing.

Chair Henson questioned the suitability of general commercial uses in the location. Staff clarified potential uses like a learning center but emphasized the need to consider adverse effects and the broad range of commercial uses possible, including retail, offices, and hotels (excluding animal establishments).

Commissioner Privett proposed subdividing the building for residential/commercial multi-use. Hutchinson and Privett also suggested senior living and single-family uses, respectively. The Commission discussed the incomplete PUD code, with staff clarifying that PUD is a development management process, not a zoning designation, and highlighted shifts in borough land sale philosophies, emphasizing the need for a clear methodology for land development.

Ultimately, the Commission did not commit to a specific zoning designation but aimed to create an informational document outlining compatible zoning options (single-family, multi-family, commercial, and potentially some conditional light industrial uses) for prospective developers interested in the old hospital site, acknowledging the need to consider the surrounding residential and school areas and the existing open space zoning's conditional uses.

10. UNFINISHED BUSINESS - None

11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS - None

12. ADJOURNMENT – 7:16 PM



PLANNING AND ZONING COMMISSION
Regular Meeting April 10, 2025
Staff Report

Agenda Item: New Business, Item 8A

From: Kate Thomas, Economic Development Director

Subject: Request from William Tonsgard of Tideline Construction, LLC. to purchase Borough-owned real property and tidelands identified as; APN 03-011-15, Lot 7, of the USS 3534 Subdivision according to Plat No. 29-20; and, APN 03-011-100, Survey USS 3000; and, a portion of APN 03-011-150, Lot 6, of the USS 3534 Subdivision according to Plat No. 29-20; and, a portion of APN 03-010-216, Lot 10, of the USS 3534 Subdivision, according to Plat No. 29-20; and, a portion of APN 03-011-200, of the ATS 1249 Subdivision, according to Plat No. 83-13.

Summary: This report summarizes the proposal from Tideline Construction, LLC, to purchase a portion of the Borough-owned Deep-Water Port Industrial Site. The proposal involves continuing and expanding existing scrap collection operations, adding scrap metal processing, and potentially developing vehicle processing infrastructure. The report also addresses relevant planning documents, existing site conditions, and environmental considerations.

Introduction: Tideline Construction, LLC, proposes to purchase approximately 11 acres on the southern end of the Deep-Water Port Industrial Site, a key waterfront property acquired by the Borough in 2022. Tideline's proposal involves continuing and expanding existing scrap collection operations (currently managed by their sister company, Channel Construction), adding scrap metal processing, and potentially developing vehicle processing infrastructure. This development aligns with community support for multi-use site development and the property's WFD zoning, offering potential economic benefits and job creation.

Criteria

Chapter 16.12: Disposition of Public Lands and Tidelands
 Chapter 20.50: Waterfront Development District

Attachments

1. Application, 2. Proposal, 3. Map, 4. Lease Termination Letter, 5. Memo from Port Commission, 6. Propose Use Map from Feasibility Study, 7. Aerial Map, 8. Plat Maps

IMPORTANT RESOURCE: [CLICK HERE FOR LINK to Borough Website providing the Deep Water Port Property Assessment and Feasibility Study.](#)

Background and Findings of Fact

The Deep-Water Port Industrial Site, formerly a logging mill (Alaska Pulp Corporation, then Silver Bay Logging Company), operated from the 1950s until 2009, employing over 200 workers at its peak. Following the mill closure, most buildings were removed, and environmental cleanup was completed in 2014. The Borough purchased the property in 2022 and has been actively seeking grant funding and prospective developers for the site. Tideline's proposed purchase focuses on the southern portion of the property.

Tideline Construction, whose sister company, Channel Construction, currently leases the property for scrap collection, proposes to continue and expand this use. Their plan includes not only continuing the existing scrap metal collection point for Southeast Alaska, with an estimated 1-2 bulk scrap barge loads exported annually, but also adding scrap metal processing capabilities and eventually installing infrastructure for vehicle processing. Maintaining existing waterside access is crucial for these operations. Tideline also intends to construct a shop for equipment maintenance, basing all its equipment assets in Wrangell under a new DBA, Stikine Recycling. This development is projected to create jobs for Wrangell residents at the recycling yard as operations expand and potentially add 1-2 mechanics and several equipment operators/laborers once the shop is built.

Community input has consistently supported multi-use development of the site. While municipal waste management/recycling are not being considered, private sector involvement and business, as demonstrated by Tideline/Channel's current operations, offers greater success and economic opportunity. The proposed purchase area is within a planned second phase of development, further from existing utilities. Wrangell's Comprehensive Plan (2010) and Waterfront Master Plan (2015) prioritize water-related industrial and commercial uses, supporting job creation and economic development.

The property is zoned Waterfront Development District (WFD), permitting water-dependent uses like the proposed scrap metal facility requiring marine access for the import and export of materials. No zoning amendments are required. WFD development standards include a 35-foot height limit (with variance), a 25-foot visual buffer, and responsible waste handling. No minimum lot coverage is specified.

Municipal water and sewer extend only to approximately 600 feet north of the northernmost boundary of the Deep-Water Port property, considerably further than Tideline's proposed purchase area at the southernmost end. The property previously used private water and sewer systems located on-site. Electrical service includes a decommissioned but still-in-place infrastructure, though the transformers are the wrong voltage, as the old mill site was fed from a dedicated "mill circuit" with a different primary voltage than the Borough currently uses. The cost of any electrical installation would be the purchaser's (applicant's) responsibility.

A subdivision survey will be required, adhering to Wrangell municipal code and state law. A legal boundary survey will be necessary. The applicant is requesting to purchase primarily two lots and a portion of two others. To ensure efficient and productive land use, staff recommends that the subdivision and survey result in parcel configurations that avoid creating small, remnant land areas to be retained by the Borough. In the case of disposal of public lands by application, the applicant is required to pay the survey and appraisal expense, along with any other associated costs related to advertising and recording.

While direct access from the Zimovia Highway right-of-way, contingent upon obtaining an approved driveway permit from the State of Alaska, is the recommended solution, a temporary easement across the northern portion of the property retained by the Borough may be considered. This would allow for access while the purchaser pursues the necessary permits and develops their access, with the understanding that the easement's terms and availability could be subject to future adjustments or removal as the Borough proceeds with further land sales or subdivision development.

In consideration of environmental assessments, existing conditions, and any necessary mitigation, all pertinent environmental documentation and information regarding known site conditions, including the DEC report, should be shared with and reviewed by Tideline, the Borough Attorney, and relevant agencies. The findings of this review should be assessed, and details incorporated into the purchase and sale agreement as necessary to protect the interests of all parties.

The area requested for purchase contains a 5' (w) x 600'+/- culvert that historically discharges surface water from the highway to the ocean. To protect this drainage feature and its function, the possibility of establishing a utility easement should be explored. Concurrently, discussions with the State of Alaska may be necessary to investigate options for redirecting the natural drainage pathway. Furthermore, the responsibility for maintaining the culvert and addressing the plugged inlet, which is causing minor flooding, needs to be determined; this may involve consulting with the State of Alaska to clarify jurisdiction and necessary actions. Staff recommend that the purchase and sale agreement include a requirement for Tideline to provide a stormwater management plan, as drainage in this area has the potential to impact neighboring property owners and future development of the site.

Waterfront access is a significant component of the property's value. The purchase and sale agreement should acknowledge this and include provisions for a comprehensive review of potential environmental and navigational policies that may arise from the development and expanded use of the waterfront, including barge ramp access. To protect public access and ensure responsible management of this critical interface, staff recommends that the Borough retain ownership of the tidelands resulting from the subdivision.

Municipal water and sewer services do not currently extend to the proposed purchase area, terminating approximately 600 feet north of the property's northernmost boundary. The property previously utilized private water and sewer systems. Existing electrical service infrastructure is present but may require significant upgrades, as the site was previously served by a dedicated "mill circuit" with a different primary voltage than the Borough's current system. Regarding future utility provisions, there are no assurances as to when and where water and sewer services would be delivered along any new property line, as routing plans have not yet been developed.

While the Planning and Zoning Commission does not typically review projects through the lens of economic development criteria, this proposal has economic development aspects. The Wrangell Municipal Code states that when Borough-owned property is sold for less than fair market value, it is often under the notion that there is an economic benefit to the community and/or that the sale is in the best interest of the Borough. To determine the best interests of the Borough, the Economic Development Board and Assembly may consider any relevant factors, which may include: the desirability of the project; the actual or potential economic benefits to the Borough, its economy and other businesses within the Borough; the proponent's contribution; the proponent's business needs; actual or potential local employment; actual and potential enhancement of tax and other revenues; and existing and reasonably foreseeable land use

patterns. In this case, Tideline's proposal outlines plans to improve economic conditions through their business expansion, including continued and expanded scrap collection operations, scrap metal processing, and potential vehicle processing infrastructure, as well as a labor exchange to catalyze land improvements on the northern end of the purchased area through a comprehensive cleanup of the site. Staff have recommended that the Borough negotiate an equal or greater value labor exchange and monetary return through the purchase and sale agreement. To better inform negotiations, an appraisal will be conducted following a subdivision survey to ascertain the fair market value of the property. This cleanup project is estimated to be worth \$710,000.00.

Staff Recommendation

Staff recommends moving forward with the sale negotiations with Tideline Construction and to obtain a detailed development plan, clarify specific parcels involved for subdivision planning, negotiate terms of sale (including consideration for site cleanup, infrastructure development, and appraisal of the land), address utility extension requirements, and address the various environmental concerns. Staff also recommends a review of potential environmental impacts related to the existing conditions and expanded operations. This review should specifically include consideration of environmental conditions identified in the Phase I Environmental Site Assessment (EAI), historical contamination, and the requirements outlined in the Prospective Purchase Agreement (PPA) with the Alaska Department of Environmental Conservation (ADEC).

Recommended Motion

Move to approve the findings of fact and a recommendation to the Borough Assembly for the sale of a portion of the Deep-Water Port Industrial Site to Tideline Construction, LLC, subject to the following conditions:

1. Prior to the sale, Tideline Construction shall provide a detailed development plan for the proposed use of the property, including specifics on building placement, processing operations, stormwater management, and site layout.
2. The specific parcels to be included in the sale shall be delineated and agreed upon by both Borough and Tideline Construction for subdivision planning and platting.
3. Negotiations for the terms of sale shall include considerations for site cleanup, infrastructure development (including road access and utility extensions), and either fair market value for the land or an equal or greater value derived from the proposed site improvements.
4. A comprehensive review of potential environmental impacts associated with both the existing site conditions and Tideline Construction's proposed expanded operations shall be conducted, and mitigation measures identified as necessary.
5. Prior to the sale closing, a subdivision plat, reflecting the agreed-upon parcel boundaries and meeting all applicable Borough and State regulations, shall be reviewed and approved by the Planning and Zoning Commission and recorded with the appropriate agency.

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"/>	DATE RECEIVED <input type="text"/>	PAYMENT TYPE CHECK <input type="checkbox"/> CREDIT CARD <input type="checkbox"/> CASH <input type="checkbox"/>
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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"/>	EMAIL ADDRESS <input type="text"/>	PHONE NUMBER <input type="text"/>
Tideline Construction, LLC	will@tidelineak.com	(907)209-8397

APPLICANT'S PHYSICAL ADDRESS <input type="text"/>
2685 Channel Drive, Juneau, AK, 99801

APPLICANT'S MAILING ADDRESS <input type="text"/>
PO Box 32121, Juneau, AK, 99803

SECTION II.

REQUEST TO PURCHASE OR EXCHANGE	PURCHASE <input checked="" type="checkbox"/>	EXCHANGE <input type="checkbox"/>
REQUEST TO PURCHASE TIDELANDS OR REAL PROPERTY	TIDELANDS <input checked="" type="checkbox"/>	REAL PROPERTY <input checked="" type="checkbox"/>

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"/>	PHYSICAL ADDRESS <input type="text"/>
See attached map	Mile 6 Zimovia Hwy
LOT: see attached BLOCK: SUBDIVISION:	

LEGAL ACCESS TO LOTS (STREET NAME) <input type="text"/>
Zimovia Hwy

CURRENT ZONING OF PROPERTY <input type="text"/>	LOT SIZE <input type="text"/>
Industrial	see attached

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

Item a.

SECTION III.

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

See attached for map

STATE THE PURPOSE AND PROPOSED USE OF THE PROPERTY.

Proposed use will initially be a scrap metal recycling area and staging area for scrap barges and construction equipment. As infrastructure is built, it will likely also evolve into processing of vehicles for the scrap operation as well as a heavy equipment repair shop.

DESCRIBE THE IMPROVEMENTS THAT WILL BE ADDED TO THE PROPERTY.

If an agreement is made on a purchase, our first improvement to the property will likely be establishing utilities such as water, sewer and electricity. Eventually for the vehicle processing, an oil water separator system will need to be installed as well as contained tank areas for temporary fluid storage. A heavy equipment repair shop is likely to be eventually built on the property.

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

START DATE **TBD**

END DATE **TBD**

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

COST: \$500000

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.

No adverse effects on traffic, parking or other utilities are expected in this property investment.

CITY & BOROUGH OF WRANGELL
PUBLIC LAND & TIDELANDS PURCHASE APPLICATION

CONTINUED FROM PAGE 2

Item a.

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

1/24/25



Proposal to Purchase Mill Property Parcels from the City of Wrangell

Date: January 3, 2025

Address: 205 Brueger St, Wrangell, AK 99929

From: William Tongard III

Owner, Tideline Construction, LLC

Address: PO Box 32121, Juneau, AK 99803

Contact: will@tidelineak.com, (907) 209-8397

Subject: Proposal to Purchase Parcels

Tideline Construction LLC is pleased to submit this proposal to purchase part of the old mill property located next to Zimovia Highway, from the City of Wrangell. We believe this land investment will be mutually beneficial and contribute to the economic development of the area.

Company Overview

Tideline Construction, LLC is a family-owned and operated construction business based in Juneau, Alaska. Founded in 2019 by William Tongard III, the company specializes in civil construction, including excavation, slope stabilization, material placement, road building, demolition, and rock crushing. Tideline has successfully completed numerous small-scale projects in Southeast Alaska and has supported larger contractors through material production, including in Juneau, Hoonah, Sitka, Prince of Wales and at the Kensington Gold Mine.

As of 2025, Tideline is a certified DBE with the State of Alaska, is SDVOSB with SBA and is progressing towards an 8a certification with SBA which we expect will result in additional workload for at least 8 years once certification is achieved.

Background and Intentions

Channel Construction, our sister company, currently leases the property for the use of scrap collection. Tideline intends to continue use of the site as scrap metal collection point for most of SE Alaska but expand the use into processing of scrap metal into different categories and eventually install infrastructure necessary to process vehicles.

We estimate that 1-2 bulk scrap barge loads per year would continue to be loaded and exported from the site as Channel has been doing since leasing the property. Additionally, when needed, equipment would be transferred to/from the site when needed for construction work. It is therefore highly important that our current waterside access is maintained so that this can continue, otherwise the operations will not make sense to implement.

We also plan to construct a shop at the location for the purpose of maintaining the construction and recycling equipment. This development will mean Tideline would base all equipment assets from Wrangell, form a new DBA (Stikine Recycling), and a certain number of jobs for Wrangell residents would be available at the resulting scrap recycling yard as operations grow.

Additionally, once a shop is constructed, Tideline would likely hire 1-2 mechanics to staff the shop and a certain number of operators/laborers on its construction projects.

Community Benefit

Construction and subsequent scrap operations will create numerous job opportunities for residents. The proposed scrap operation would eventually result in 2-3 full-time jobs for

residents of Wrangell as we will need to cut and sort different grades of scrap metal, while the shop and construction jobs will vary dependent on the volume of work Tideline acquires through bids and the construction season. We are expecting to grow our capabilities and thus our workload in both construction and recycling over the next 5 – 10 years, which will result in additional job opportunities.

Our private operation of a scrap metal collection point in Wrangell will also decrease the costs for the Public Works department in dealing with the scrap metal.

Services Offered

Tideline Construction offers a range of services, including:

1. Civil Construction:

- Excavation and grading
- Slope stabilization and erosion control
- Road and utility construction
- Demolition and site preparation
- Material placement, including crushed rock and riprap

2. Rock Crushing and Aggregates:

- On-site rock crushing for use in road building and other construction projects
- Aggregate production for sale to the public and commercial use

3. Recycling and Remediation:

- Recycling of scrap metal, including vehicles, marine vessels, and heavy equipment
- Environmental cleanup and remediation
- Asbestos Abatement

4. Future Services Planned

- Waste Shredding (tires, wood, building debris, metals, plastics)

Proposal Offer

We propose to purchase the parcels 03-011-100, 03-011-152. Additionally, small portions of parcels 03-011-200, 03-011-150 and 03-010-216 are of interest to us and would be desired to run our operations effectively, either through subdivision of them and sale or long-term leasing/lease purchase. The financial offer would be \$250,000 for the two full parcels referenced above.

Tideline would finance the purchase of these parcels of property through its bank. This offer is based on current assessed valuations available and our assessment of known current conditions

of the land, including past fill types that exist on the parcels we are interested in. Regarding the need for partial use of three larger parcels, please find our attached map and our following proposal.

In exchange for the additional portions and tideland areas shown on our attached map, Tideline would remove the large chip pile from the waterfront North of our proposed area and grade that area to match the immediate surrounding elevation. The saw dust chips would be moved to the South end of the property that we are proposing to purchase and would be spread out and used as fill, after which that area would be capped with crushed or shot rock.

With that being said, we are open to negotiating the terms of sale on the other portions to reach a mutually agreeable arrangement for the remaining area we would need. Additional items that we would be open negotiating into the sale would be demo/disposal of buildings on site such as the remaining mill buildings.

Conclusion

Tideline Construction, LLC is excited about the opportunity to contribute to the growth and development of Wrangell. We are confident that our proposal will bring significant benefits to the community and look forward to working with the City of Wrangell to make this vision a reality.

Thank you for considering our proposal. I am available to discuss this further at your earliest convenience if clarifications are needed.

Sincerely,

William Tonsgard III
Owner, Tideline Construction, LLC

Mill Area - Purchase Proposal

Area which will suit our needs for implementing proposed operation.
This area is approximately 11 acres.

Legend

TL land purchase

Item a.





Tideline Construction, LLC

PO Box 32121

Juneau, AK 99803

Item a.

Estimate

Date	Estimate #
1/6/2025	70

Name / Address

Channel Construction, Inc.
PO Box 33359
Juneau, AK 99803
USA

	P.O. No.	Terms	Project	
		Due on re...		
Description	Qty	U/M	Rate	Total
Price to MOB to work location	1	LS	60,000.00	60,000.00
Excavation, sawdust pile on site at Wrangell Mill, excavate to surrounding elevation	1	LS	21,000.00	21,000.00
Articulated Trucks, relocate material to area to be capped, spread	1	LS	31,500.00	31,500.00
Placing, sawdust	1	LS	15,000.00	15,000.00
Placed 3" Minus, 100x100' area	1,500	CY	27.00	40,500.00
Placed D1, 100x100' area	500	CY	40.00	20,000.00
Work is assuming a 3' lift of 3" minus on top of placed sawdust material. Pricing assumes sawdust spread in 100x100' area approximately 1-2' thick. 1 ' lift of D1 spread on top of area for surface course cap. Additional rock needed to cap area current sawdust pile area if desired. Pricing assumes one way trip with equipment to Wrangell by barge with all equipment needed. If the work was to be put out to bid, additional fees would be involved with mobilization. Pricing includes lodging, room & board, travel, fuel, equipment time and rock pricing to cap area where material will be placed. Equipment needed includes tug and barge, D6R, L220H, x2 A35F Articulated haulers, EC460 Excavator, Caterpillar Compactor. Additionally, crushed rock from a local quarry would be necessary for the capping material and highway trucks would likely be needed to haul it to the location. Pricing excludes any permits, additional mob that could be needed or additional rock needed. All pricing assumes above quantities are correct.				
			Total	\$188,000.00
	Proposals must be signed prior to work commencing	Signature _____		

City of Wrangell

205 Brueger St

Wrangell, AK

99929

1/31/25



Channel Construction, Inc.

PO Box 33359

Juneau, Alaska

99803

Subject: Wrangell 6 Mile Mill Property Lease

Mason,

This letter is regarding Tideline Construction, LLC's recent proposal to purchase parcels of the property to include parcels that Channel is currently leasing. Our operations align with Tideline, and I fully support the proposal my son has put forth to purchase the property. Should the proposal be accepted and the City of Wrangell does move forward with a sale, Channel will agree to terminate its lease of the barge landing area upon closing of the sale. Because of Tideline's relationship with Channel, we would also plan to work alongside Tideline to further develop the property that will be economically beneficial to the Borough.

Sincerely,

William Tonsgard, Jr.

President, Channel Construction, Inc.

Alternative Proposal to Purchase Mill Property Parcels from the City of Wrangell



Date: March 28, 2025

Address: 205 Brueger St, Wrangell, AK 99929

From: William Tonsgard III

Owner, Tideline Construction, LLC

Mailing Address: PO Box 32121, Juneau, AK 99803

Contact: will@tidelineak.com | (907) 209-8397

Subject: Alternative Proposal to Purchase Property Parcels

Introduction

Tideline Construction, LLC is pleased to present this alternative proposal to purchase a portion of the former mill property located adjacent to Zimovia Highway in Wrangell, AK. This proposal represents an alternative to our previous offer and focuses on a cleanup project that will benefit both parties while advancing economic opportunities in Wrangell.

Proposed Cleanup in Exchange for Property

We propose to perform a comprehensive cleanup of the site in exchange for the parcels of land outlined in the map provided in our earlier proposal. Our goal is to improve the property and facilitate future development by addressing a variety of site issues.

Tideline will provide the necessary equipment, materials, and labor to complete the following:

- **Removal of sawdust pile** to surrounding grade
- **Removal and disposal of alders and brush** on the northern side of the 42-acre property
- **Removal and disposal of log boom sticks**
- **Removal and disposal of miscellaneous ground debris**
- **Removal and disposal of concrete footings and foundations** to surrounding grade or pavement elevation
- **Interior demolition of the "Shipping and Receiving" building** on the north end of the property, including debris removal
- **Demolition and disposal of two structures** in the middle section of the property, south of the Maintenance Shop
- **Disposal of generator and associated fluids** in its current location
- **Disposal of abandoned heavy equipment**
- **Disposal of downed electrical lines** from power poles considered "dead"
- **Site grading**
- **Removal of spud** from sunken barge north of the property
- **Removal and disposal of failed rail car bulkhead sections**

Equipment to be Provided

Tideline will provide the following equipment to complete the tasks above:

- 988B front-end loader with Surestrike attachment for breaking concrete foundations
- Two (2) A35 articulated haul trucks for hauling debris, trees, and logs to disposal and burn areas
- EC460 excavator with cleanup bucket, rock bucket, and Shearforce magnet attachment for metal and debris cleanup
- L180H and L220H front-end loaders with GP buckets, log fork attachment, and GP fork attachments for truck loading and cleanup
- Hitachi 470 for additional excavation needs
- Tug and barge for spud pile removal
- L70 front-end loader with GP bucket and forks for interior cleanup of standing buildings
- Fluid draining equipment and associated tanks for the disposal of hazardous liquids
- Mack MD642 service truck with crane, tools, parts, and diagnostic laptop for on-site breakdowns; a second service truck will serve as a backup and also as a fuel truck

Precautionary Measures

Tideline Construction adheres to MSHA and OSHA regulations, outfitting all equipment with serviceable fire extinguishers, which are inspected annually. Many of the vehicles and equipment are also stocked with spill kits in the event of accidental spills or breakdowns, including the tug and barge.

A burn permit will be obtained from the Alaska Department of Environmental Conservation (AKDEC) Division of Air Quality for any controlled burns. Two qualified air quality emissions observers employed by Tideline will monitor the burn to ensure compliance with DEC regulations. A designated attendant will remain at the burn site at all times.

The controlled burn location will be chosen to ensure maximum distance from public roads, buildings, and vegetation. The City of Wrangell will have input on the final location of the controlled burn.

Value of Proposed Cleanup

Tideline Construction estimates the value of this cleanup project to be \$710,000.00. We are committed to completing the work in exchange for the property, regardless of whether the value of the property is lower or higher than the cleanup costs.

Conclusion

Tideline Construction looks forward to receiving a favorable response to this proposal, as it

offers significant benefits to both parties. We are eager to help revitalize the site, enhance economic opportunities, and contribute to the future development of Wrangell.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Tongard III', with a stylized, cursive script.

William Tongard III
Owner, Tideline Construction, LLC

Figure 2. Conceptual Site Plan Option A



MEMORANDUM

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

FROM: Steve Miller
Port Director

SUBJECT: TIDELINE CONSTRUCTION LLC REQUEST TO PURCHASE PARCELS 03-011-100, 03-011-152 AS WELL AS A SMALL PORTION OF PARCELS 03-011-200, 03-011-150, AND 03-010-150.

DATE: February 7, 2025

BACKGROUND:

At its regular meeting on February 6, 2025, the Port Commission reviewed Tideline Construction LLC's request to purchase approximately 10 acres of property at the former 6-mile mill site. Currently, a lease agreement with Channel Construction is in effect; however, Channel Construction has provided a letter of support for the sale and agreed to terminate its lease of the barge landing area upon closing.

Further, Tideline's commitment to removing and repurposing existing materials on-site will help improve the area's overall condition at no cost to the City. The continued use of the barge landing area for industrial purposes aligns with Wrangell's long-term infrastructure and business needs. Tideline Construction LLC will be responsible for all costs associated with necessary surveys and any required environmental assessments, ensuring there is no financial burden on the City.

RECOMMENDATION:

The Port Commission voted unanimously to recommend that the Assembly and Planning and Zoning proceed with the sale to Tideline Construction LLC.



PLANNING AND ZONING COMMISSION
Regular Meeting April 10, 2025
Staff Report

Agenda Item: New Business, Item 8B

From: Kate Thomas, Economic Development Director

Subject: Request from Jiaying Lu to purchase Borough Owned Real Property within Wrangell Townsite, Lots 2, 3, 4, 5, 8, and 9 of the Subdivision Plat Block 54, according to Plat No. 68-81, zoned Open Space/Public.

Summary: Jiaying Lu has applied to purchase Borough-Owned Real Property. The applicant proposes building a 16-unit modern and affordable housing complex. The lots are currently zoned for Open Space/Public.

Criteria:

Chapter 16.12: Disposition of Public Lands and Tidelands
 Chapter 20.32: Open Space/Public District
 Chapter 20.72: Amendments

Attachments:

1. Application
2. Aerial Map
3. Plat No. 68-8

Background and Findings of Fact

Jiaying Lu proposes to develop a 16-unit multifamily housing complex as per the application form. The complex is designed to be durable and weather-resistant, using materials like metal roofing and moisture-resistant siding. Each unit will include a full kitchen, bathroom, and living space. The development will also include on-site parking, exterior lighting, and essential infrastructure. The applicant states that the design prioritizes affordability, sustainability, and quality of life for residents.

The applicant anticipates the project will have minimal impact on public streets and services. Utilities will be connected through local providers, and all necessary permits and inspections will be completed. On-site parking will mitigate street congestion, and the developer will cover all associated costs.

All six lots are currently zoned for Open Space/Public. The Open Space/Public (OS) district is intended for public facilities, recreation sites, areas subject to natural hazards, public watersheds, and critical wildlife habitat. The purpose is to protect public safety, health, and welfare, and to maintain the integrity of significant cultural, natural, and recreational resources. While the Open Space district zoning allows for certain conditional uses with an approved permit, the construction of single or multifamily dwellings is not one of those permitted uses. Therefore, developing the proposed housing complex will require a zoning amendment. The procedures for obtaining a zoning amendment are detailed in Chapter 20.76 of the Wrangell Municipal Code. Approval of a recommendation to the Borough Assembly to sell Lot 2, 3, 4, 5, 8 & 9 does not guarantee approval of any conditional use permits or zoning amendments sought by the applicant.

The Borough currently has no plans to utilize the subject lots for municipal purposes. However, the Borough also recognizes that these lots represent a valuable resource for meeting community needs. The applicant's proposal to develop housing addresses a recognized need within Wrangell, and this factor weighs favorably in considering the application.

The proposed development of a housing complex will require a zoning amendment, as such use is not permitted in the Open Space district. The Borough currently has no plans to utilize the subject lots for municipal purposes. However, the Borough also recognizes that these lots represent a valuable resource for meeting community needs. The applicant's proposal to develop housing addresses a recognized need within Wrangell.

There are several factors to consider in disposing of this land to ensure responsible land management and development:

- Development must be compatible with surrounding land uses. The proximity to the old Wrangell Medical Center, which may be subject to future redevelopment, and the adjacent Tlingit and Haida Central Council's Head Start program necessitate careful consideration of potential impacts and opportunities for various uses.
- The proposed development should provide a clear benefit to the community, such as increased housing availability, economic activity, or enhanced quality of life.
- Development should align with the Borough's long-term vision for the area. This includes considering infrastructure capacity, traffic patterns, and the preservation of open space and community character.

Therefore, while the Borough does not intend to develop these lots directly, there is a strong interest in facilitating development that aligns with these principles and contributes to the overall betterment of Wrangell. Single-family and multifamily residential, along with Commercial zoning designations, have been identified as preferred uses, whereas light industrial and industrial use have been deemed less favorable by the Commission.

Staff Recommendation

Staff recommends that the Planning and Zoning Commission approve a recommendation to the Borough Assembly regarding the sale of Lots 2, 3, 4, 5, 8 & 9 to Jiaying Lu.

Recommended Motion

Move to approve the findings of fact and a recommendation to the Borough Assembly for the sale of Borough Owned Real Property within Wrangell Townsite, Lots 2, 3, 4, 5, 8, and 9 of the Subdivision Plat Block 54, according to Plat No. 68-81, zoned Open Space/Public.

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"/>	DATE RECEIVED <input type="text"/>	PAYMENT TYPE CHECK <input type="checkbox"/> CREDIT CARD <input type="checkbox"/> CASH <input type="checkbox"/>
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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"/>	EMAIL ADDRESS <input type="text"/>	PHONE NUMBER <input type="text"/>
---	---------------------------------------	--------------------------------------

APPLICANT'S PHYSICAL ADDRESS <input type="text"/>
--

APPLICANT'S MAILING ADDRESS <input type="text"/>

SECTION II.

REQUEST TO PURCHASE OR EXCHANGE	PURCHASE <input checked="" type="checkbox"/>	EXCHANGE <input type="checkbox"/>
REQUEST TO PURCHASE TIDELANDS OR REAL PROPERTY	TIDELANDS <input type="checkbox"/>	REAL PROPERTY <input checked="" type="checkbox"/>

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"/>	PHYSICAL ADDRESS <input type="text"/>
--	--

LOT:	BLOCK:	SUBDIVISION:
------	--------	--------------

LEGAL ACCESS TO LOTS (STREET NAME) <input type="text"/>
--

CURRENT ZONING OF PROPERTY <input type="text"/>	LOT SIZE <input type="text"/>
--	----------------------------------

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

Item b.

SECTION III.

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

Please see attachments in email

STATE THE PURPOSE AND PROPOSED USE OF THE PROPERTY.

The purpose of this property is to build a 16-unit modern and affordable housing complex in Wrangell, Alaska. As a nurse who has served the community for two years, and with my Native Alaskan partner who was born on this island, I've seen the urgent need for safe, updated housing. This project will provide clean, energy-efficient homes for local residents, families, essential workers, supporting both the wellbeing and growth of the community.

DESCRIBE THE IMPROVEMENTS THAT WILL BE ADDED TO THE PROPERTY.

The property will be developed into a 16-unit multifamily housing complex designed to withstand Wrangell's wet, rainy climate. Improvements will include durable, weather-resistant construction materials, such as metal roofing and moisture-resistant siding. Each unit will feature a full kitchen, bathroom, and living space. The property will also include on-site parking, exterior lighting, and essential infrastructure. The overall design prioritizes affordability, long-term sustainability, and enhanced quality of life for residents.

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

START DATE 10-01-2025

END DATE TBD

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

COST: \$TBD

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.

This affordable housing project should have minimal impact on public streets and services due to Wrangell's low traffic and population. Utilities will be connected through coordination with local providers, and all necessary permits and inspections will be completed. On-site parking will be included to reduce street congestion. All associated costs for utility hookups, infrastructure, and improvements will be covered by the developer.

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

Item b.

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

Jiaying Lu

DATE

4/3/25

CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



Public Map



1 inch = 88.640382 feet
Date: 2/12/2024
31

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

CERTIFICATION OF APPROVAL BY THE PLANNING BOARD

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF BLOCK 54 OF THE SUBDIVISION PLAT OF WRANGELL TOWNSITE, U.S. SURVEY NO. 1119, SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE WRANGELL PLANNING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY RESOLUTION NO. _____, DATED _____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 3/28, 1968

By Dorothy E. J. J. J.
CHAIRMAN OF BOARD

ATTEST: Edward J. Caem.
(CLERK)

I, _____, ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS LOCATED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE CORRECT.

DATE: 3/28, 1968 Edward J. Caem.
CITY ENGINEER

CERTIFICATION OF APPROVAL BY THE COUNCIL

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL AND THAT THE SAID PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH SUBDIVISION OF THE CITY OF WRANGELL AND SAID PLAT HAS BEEN APPROVED BY COMMON COUNCIL AS RECORDED IN MINUTES, BOOK _____, PAGE _____, DATED _____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: _____ 1968

MAYOR

CITY CLERK

SUBDIVISION OF PLAT

BLOCK 54

WRANGELL TOWNSITE

DATE: _____ SCALE 1" = 40'

PREPARED BY: CLAYTON H. SCHMITT

EXISTING STONE MONUMENT

FIRST AVENUE

UTILITY EASEMENT

EASEMENT

SCENIC STRIP

SEWER LINE

UTILITY EASEMENT

REID STREET S66°42'E

BENNETT STREET

SALES STREET N 23°18'E

EXISTING IRON PIPE MONUMENT

68-81

Filed 3:25 P.M. 4/16/68

Index of Miscellaneous Plate

Pages City of Wrangell

and King, Magistrate-Recorder
Wrangell, Alaska



PLANNING AND ZONING COMMISSION
Regular Meeting April 10, 2025
Staff Report

Agenda Item: Unfinished Business, Item 8A

From: Kate Thomas, Economic Development Director

Subject: Review and discussion of the Planned Unit Development draft code provisions.

Introduction

This report provides an overview of Planned Unit Developments (PUDs) and outlines the ongoing review of the City and Borough of Wrangell's draft code provisions related to PUDs.

Description and Purpose of Planning Unit Developments

A Planned Unit Development (PUD) is a development approach that allows for flexibility in land planning and building. Unlike traditional zoning, which often imposes strict regulations on individual lots, a PUD enables a development to be planned and built as a unified whole or in phases. This approach allows for variations in density, land use, setbacks, open space, and other design elements, as well as flexibility in the timing and sequencing of construction. PUDs are intended to encourage innovative development that can offer community benefits such as efficient land use, a mix of housing options, and the preservation of open space.

Background

The Planning Commission initiated the development of these PUD code provisions in 2021. The code was last reviewed by the Planning Commission in 2023. The Planning Administrator is now bringing the code forward to the [Governing Body - e.g., Assembly] for further review and discussion. This review is a crucial step in advance of proposing a final draft of the PUD code provisions.

Staff Recommendation

Review the draft code provisions for Planned Unit Developments. Review the provided prompts for discussion in advance of the meeting. Provide recommendations to the Planning Administrator regarding any revisions they suggest to the draft code.

PROMPTS FOR CRITICAL THOUGHT AND DISCUSSION

Zoning District Authorization

- Does the existing Wrangell Municipal Code clearly specify *which* zoning districts allow PUDs, as stated in Section XX.s? If not, where should this be specified, and what criteria should guide that decision in Wrangell?
- Given Wrangell's size, should PUDs be allowed in all zoning districts to encourage flexibility, or should they be limited to specific districts to guide certain types of development?

Minimum Acreage

- The draft states that PUDs may only be developed on parcels one acre or larger. Is one acre appropriate for Wrangell? Should this be smaller or larger to reflect the typical parcel sizes and development patterns in the community?

Cluster Development Density

- Should the code allow for cluster development projects to reduce residential lot sizes, provided the average density doesn't exceed the zoning district's density. Is this provision clear enough to prevent overdevelopment or a drastic change in neighborhood character? Should there be additional limits on the reduction of lot sizes?

Common Space Maintenance

- The code emphasizes the maintenance of common areas. Is it clear who is ultimately responsible if an HOA fails? Should the city have a backup mechanism to ensure maintenance of common space in the long term?

Public Access

- The code mentions public access easements. How will public access be balanced with the privacy and security of PUD residents, especially in a small community where these issues can be sensitive?

Condominium Developments

- Zero setbacks are allowed for condominium developments within PUDs. Is this appropriate for Wrangell? Could this lead to conflicts with the character of existing neighborhoods?

City and Borough of Wrangell
 Planned Unit Development and Cluster Subdivisions
 Chapter 20.XX

Chapter 20.xx

PLANNED UNIT DEVELOPMENT AND CLUSTER SUBDIVISIONS

Sections:

Section XX.s Scope and Purpose
 Section XX.s Applicability
 Section XX.s Cluster development projects.
 Section XX.s Ownership.

Section XX.s Procedure.
 Section XX.s Concept plan.
 Section XX.s Permitted construction.
 Section XX.s Changes in concept plan.
 Section XX.s Staged development.
 Section XX.s Common space
 Section XX.s Condominium developments.

Section XX.s Scope and Purpose

This chapter applies to all planned unit developments in the City. A planned unit development (PUD) is a device that allows a development to be planned and built as a unit, or as phased units, and permits flexibility and variation in many of the traditional controls related to density, land use, setback, open space and other design elements, and the timing and sequencing of the construction.

Planned unit development proposals shall include information regarding design and construction elements, common use facilities, open space, private housing and land management maintenance, ~~etc.~~, subject to requirements of the all-existing City and Borough of Wrangell city and borough code of ordinances, except as modified by this chapter to create development qualities different from those that result from conventional design. Planned unit development projects ~~Projects developed under the provisions of this chapter~~ should:

- A. ~~Propose~~Create an alternative method for property development ~~not involving other than~~ the strict application of subdivision standards to allow for combined residential and commercial development, mixed uses and densities, greater design features, and alternative land development techniques;
- B. Provide for ~~more~~ efficient use of land, resulting in ~~better~~ coordinated utility networks ~~networks of utilities~~ and safe ~~street~~ networks of streets, lower construction and maintenance costs to the general public, promotion of ~~ing~~ greater opportunities for public and private recreational open space, and ~~resulting in~~ lower construction and maintenance costs to the general public;

{01339824} Ver. 4-21-2021

City and Borough of Wrangell
Planned Unit Development and Cluster Subdivisions
Chapter 20.XX

- C. Encourage harmonious and coordinated development of the site, considering the natural features, community facilities, pedestrian and vehicular circulation in conformance with overall transportation plans, and the land use relationship with surrounding properties and the general community.
- D. Encourage innovative planning that results in projects that benefit the community, for example, through greater efficiency in land use, improved protection of open spaces, transportation efficiency, and housing choices;
- E. Encourage housing options for a range of household sizes, incomes, and lifestyles;
- F. Encourage mixed-use development and diversified employment opportunities;
- G. Promote an economic arrangement of land use, buildings, circulation systems, open space, and utilities;

Departure from the subdivision regulations and development standards requires a proposer to demonstrate that adequate provisions will be made for sufficient light and air, that the density of development is compatible with surrounding land uses, that pedestrian and vehicular traffic circulation systems are safe and efficient, that the development will progress in orderly phases, and that the public health, safety, and general welfare will be protected.

Section XX.s Applicability

PUDs are allowed in a zoning district only when authorized by the Wrangell Municipal Code provisions specifically applicable to that district. A PUD may consist of uses permitted or conditionally permitted in the zoning district where it is located. PUDs may only be developed on parcels one acre or larger in size.

Section XX PROCEDURE

PUDs which include conditionally permitted uses shall follow the conditional use permit application process in WMC 20.68. PUDs requiring and subdivision platting shall comply with the procedures in WMC 19.12 and 19.16 subdivision review and approval process in Chapter xx.x. These procedures may include review and approval of a final plat by both the Planning Commission and the Assembly.

A. A conditional use permit application and a development plan for a PUD shall be submitted to the City and Borough for administrative review and recommendation to the Commission.

B. The PUD development plan shall include the following:

City and Borough of Wrangell
 Planned Unit Development and Cluster Subdivisions
 Chapter 20.XX

1. A narrative description of the purpose and object for the PUD as a whole and for any development areas it contains:
 - a. The uses to be allowed as principal, accessory, or conditionally permitted; and
 - b. The development standards that apply to lands contained within the PUD and development areas; and
 - c. Any specific development standards for all proposed uses; and
 - d. Such other requirements as may be applicable to the establishment of the particular district; and
 - e. Perimeter Requirement. Property adjacent to the perimeter proposed for nonresidential use and adjacent to property outside of the PUD area and within a residential zone shall maintain all specific setback or buffer requirements typically required for such uses when adjacent to property within a residential zone.
2. A surveyed map drawn to scale and showing the external boundaries of the PUD and the boundaries of any development areas contained within the PUD. Development areas shall be labeled so as to be differentiated in the narrative description.
3. A program of development outlining the stages of future development and the phase for current approval;
4. The time schedule for construction and completion of all stages and all phases;
5. A narrative description demonstrating the independence of each stage;
6. The general location and size of the area involved and the nature of the land owner's interest in the land to be developed;
7. The density of land use to be allocated to parts of the area to be developed;
8. The location, function, ownership and manner of maintenance of common open space for the management during construction; and management during each phase of development, the final management of the completed development;
9. The use, height, bulk and location of buildings and other structures;
10. A utilities and drainage plan;
11. The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures, including proposed easements for public utilities and public access;

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12. A plan showing parking; loading areas; snow removal and storage areas; the location and width of proposed streets and public ways; and the relationship of new or existing streets and other public facilities in proximity to the planned development;

13. In the case of plans that call for development over a period of years, a schedule showing the time within which application for final approval of all parts of the planned development is intended to be filed;

14. A list of all permits required from local, State and Federal agencies for the uses and site development proposed in the PUD;

15. Site plans sufficient to depict above listed requirements or other conditions required by staff;

16. A description of methods to be employed to assure maintenance of any common areas and facilities shall be submitted;

17. Where practical and safe, and where other means of access have not been provided, public access easements or dedications may be required to provide access to contiguous public lands or connections with existing or proposed non-motorized transportation corridors.

C. The Zoning Administrator will review the conditional use permit application and development plan to determine their completeness. After the initial review ~~by staff~~ the applicant may request a preliminary review ~~of the preliminary development concept~~ by the Planning and Zoning Commission to identify ~~any many of the~~ planning and platting complications posed by the development and to provide the applicant with an early indication of the platting board's concerns regarding the proposal before the applicant proceeds with extensive planning and engineering studies. If all information required is provided, the proposal may move forward following the conditional use permit application procedures.

D. Commission review.

a. The Commission will review the application and development plan according to provisions applicable to conditional use permits, planned unit developments and the zoning district in which the PUD is to be located.

b. If the Commission determines that the PUD development plan does not satisfy the conditional use permit standards and requirements or is not consistent with good design, efficient use of the site, or community standards, the Commission shall deny the application.

c. If the Commission determines that the PUD development plan does satisfy the conditional use permit standards and requirements, and is consistent with good design, efficient use of the site and community standards, the Commission may approve the development plan and a

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conditional use permit with such modifications or conditions that it deems necessary to protect the public health, safety, and welfare of the community and the surrounding area.

d. ~~In any event, the~~ Commission shall issue a written decision regarding the PUD application setting forth ~~shall adopt written~~ findings of fact and conclusions that are supported by substantial evidence in the record and adequately set forth the basis for the decision.

E. Additional Review Criteria. The Commission shall employ the following review criteria ~~are~~ in addition to ~~the~~ Wrangell Municipal Code provisions related to conditional use permit application requirements and ~~the~~ subdivision requirements:

- (1) The design effectively provides for clustered buildings, mixed uses, or mixed housing types; ~~and~~
- (2) The development incorporates boundary buffers sufficient to separate adjacent property from dissimilar uses; ~~and~~
- (3) The configuration of the development provides for economy and efficiency in utilities, housing construction, streets, parking and circulation; and
- (4) The PUD must be integrated with surrounding land uses and minimize any negative impacts on them.

F. Commercial and industrial PUDs.

a. A PUD planned unit development that includes commercial, ~~noncommercial~~ or industrial uses shall comply with the following requirements and conditions:

1. The PUD site shall have direct access to an arterial or collector street.
2. Utilities, roads and other essential services must be constructed, installed and available for the immediate use of occupants of the PUD.

Commented [MDH1]: Do these terms need to be defined?

b. If the Commission determines that topographical or other barriers do not provide adequate privacy for uses adjacent to the PUD, the Commission may impose conditions to provide adequate privacy, including without limitation the one or both of following requirements:

1. Structures located on the perimeter of the PUD planned development must be set back a distance sufficient to protect the privacy of adjacent uses;
2. Structures on the perimeter of the PUD must be permanently screened by a fence, wall or planting, ~~or~~ other measures sufficient to protect the privacy of adjacent uses.

G. Preliminary Plat: The preliminary plat submittal shall contain the same information required in the regular platting procedure under WMC 19.12 and 19.16 ~~Section xx.xx~~, shall include the

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concept plan and site conditions map, and shall ~~also~~ contain a written statement identifying all subdivision ordinance standards which are proposed to be modified. Draft covenants and restrictions shall be submitted with the preliminary plat.

H. Final Plat Approval. A final plat must follow the regular platting procedures and final plat standards except as modified by this chapter and may be submitted only after zoning changes, if any, have been completed. The final concept plan shall be submitted with the final plat. After receiving approval from the platting board, all PUDs planned-unit developments must receive final approval from the Borough Assembly. The Assembly shall:

1. Consider whether to aApprove the plan and methods utilized to carry out the plan concept;
2. Consider whether to aApprove the subdivision plat. Within 30 days of its decision, the Assembly shall issue a written decision setting forth findings of fact and conclusions that are supported by substantial evidence in the record and adequately set forth the basis for the decision, giving findings of fact and reasons for acceptance. Should the planned unit development be rejected, the council will adopt findings of fact and give reasons for such rejections within thirty days of its action.

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Section XX.s Cluster development projects.

A. Planned unit developments may include residential cluster development projects. Cluster Development Projects ~~which~~ permits the size of residential lots within a subdivision to be reduced below the minimum lot size required by the zoning district within which the subdivision is located; provided, that the average dwelling density of the entire subdivision does not exceed the density permitted by the applicable zoning and comprehensive plan classification.

1. The density and maximum lot coverage for the project area as a whole shall be the same as allowed for the zoning district where it is located, unless a variance is approved by the Commission.
2. All ~~of~~ such open space shall be dedicated to scenic or recreational purposes, ~~and~~ to be enjoyed in common by all residents of the development, their guests and where applicable, by the general public.

B. Advantages of such a cluster development is to allow residences in a portion or portions of the development site to be built at greater density than allowed in Title 20 of this code, but with substantially larger total open space to provide better use of land contours and protection and conservation of drainage channels, steep slopes and other environmentally sensitive areas within the subdivision; and a reduction in road and utility installation and maintenance costs.

All such cluster developments shall include provisions as follows:

Commented [MDH2]: This is more of a general commentary. It may work better in informational materials than in the code.

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1. Appropriate provisions for continued use and maintenance of open areas. These provisions shall include a contract commitment between owners to maintain common areas, a provision for its administration and specification of uses. Equivalent provisions for the above may be accepted by the platting board.
2. The common areas shall be utilized primarily for in a feasible manner beneficial to the residents' use primarily, but consideration shall be given to the public's use as well.
3. If there are to be individual owners of the cluster development units, then appropriate and adequate provisions must be made concerning the future sale of such units to provide for the maintenance and upkeep of the open space as stated in subsection 1 of this section above as well as the free alienation of said units.
4. A binding contractual commitment to maintain the common areas and provide their for its administration and specification of uses. This commitment shall include provisions for the transfer of ownership shares in common areas when individual residential, office, or other uses are sold.

Commented [MDH3]: Not sure what this means.

Section XX.s Ownership.

All land proposed for a PUDplanned unit development shall be owned or be under the control of the applicant, whether that applicant is an individual, partnership or corporation, or groups of individuals, partnerships or corporations. The applicant shall present proof of ownership and control and shall:

- A. Provide agreements, contracts, and proposed deed restrictions acceptable to the Boroughmunicipality for the completion of the undertaking in accordance with the adopted concept plan as well as for the continuing operation and maintenance of such areas, functions and facilities not intended to be provided, operated, or maintained at general public expense;
- B. Bind any developer successors in title to any commitments made under subsection (A) of this section.
- C. All expenses incurred in receiving approval under subsections A and B, B and C of this section, shall be the applicantdeveloper's responsibility.

Section XX.s Permitted construction.

After submission and approval of the preliminary plat and concept plan, the applicant may submit prepared construction documents may be submitted to the Public Works Department and any other appropriate Borough staff. Construction may proceed for public and/or approved private roads, utility installation, community-serving open space, and recreational facilities. No lots or rights shall be sold until final plat recording.

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Section XX.s Changes in concept plan.

It is not intended that the ~~PUDplanned unit development~~ concept plan so approved shall be inflexibly applied, but rather the ~~PUDplanned unit development~~ should be in conformance with the concept plan, subject to modification upon approval of the planning commission.

Section XX.s Staged development.

A ~~PUDplanned unit development~~ subdivision proposed for completion in stages shall be designed and constructed so that each stage will be self-supporting should future proposed stages not occur. The concept plan ~~should~~^{is to} include details as to each development stage and the expected timing of each stage.

Section xx.xx - Common space.

~~Each PUD development shall c~~Clearly identify ~~the~~ responsibilities ~~must be established~~ ~~of between~~ the ~~public,~~ homeowner's association, and other owners, ~~for the ownership,~~ maintenance, management, and use of all common space.

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Section XX.XX - Condominium developments.

A ~~PUDplanned unit development~~ utilizing a condominium development shall follow the same procedures as cluster developments with zero setbacks allowed, provided it is consistent with the concept plan (reference Section xx.xx below). The concept plan shall include specific provisions concerning the division of ownership of the individual dwelling units, as well as provisions for maintenance, utility costs, ownership of common areas, appearance and cleanliness, violations of agreement provisions, along with such other provisions as may be required by the platting board consistent with the provisions of this chapter.