



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, January 11, 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 Planning and Zoning meeting minutes from December 14th, 2023.

6. CORRESPONDENCE

7. PERSONS TO BE HEARD

8. NEW BUSINESS

- a. Preliminary plat review of the Eilertsen Replat, a replat and subdivision of Lot 4, Block 5, of the Wrangell Island West Subdivision (A.S.L.S 83-7) according to Plat No. 83-11, creating Lots 4A and 4B, zoned Rural Residential 1, owned and requested by James and April Eilertsen.

9. UNFINISHED BUSINESS

10. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

11. ADJOURNMENT

**Minutes of Planning & Zoning Commission
Held on December 14, 2023**

1. CALL TO ORDER: Call to order at 5:33pm.

2. ROLL CALL:

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

ABSENT: NONE

STAFF PRESENT: Kate Thomas, Matt Henson

3. AMENDMENTS TO THE AGENDA: NONE.

4. CONFLICTS OF INTEREST: NONE.

5. APPROVAL OF MINUTES

- a. Approval of the Planning and Zoning meeting minutes from October 12, 2023.

M/S: JP/KS move to approve the Planning and Zoning Regular Meeting Minutes from October 12th, 2023.

Approved by all in favor.

6. CORRESPONDENCE: NONE.

7. PERSONS TO BE HEARD: NONE.

8. NEW BUSINESS

- a. (PH) Request from Don Glasner to purchase a portion of Borough Real Property identified as Parcel 7, A.S.L.S 84-83, zoned Commercial adjacent to the Torgramsen-Glasner Subdivision.

Public Hearing Opened

Public Hearing Closed

M/S JP/KS move to recommend to the Borough Assembly to approve the sale of borough-owned real property identified as Parcel 7, A.S.L.S 84-83, zoned commercial to Mr. Don Glasner for the purposes of a land exchange to preserve a utility easement demonstrating site control on behalf of the Borough for the Water Treatment Plant Improvement project, as required by federal funding partners under the following conditions:

1. Mr. Glasner shall grant a utility easement in an area of 10' (w) x 215' (l) equating to 2,150 sq. ft. within Parcel 03-002-306 to the Borough; and

2. Mr. Glasner shall grant an extension of the utility easement to the above reference utility easement to the Borough in an area of 10' (w) x 125' (l) equating to 1,250 sq. ft.; and

3. Mr. Glasner shall receive no more than \$1.50 per square foot of land area within the established easement boundaries; and

4. A survey shall be conducted for the purpose of adjusting the back property line of Parcel 03-002-306 (owned by Mr. Glasner) acquiring a portion of Parcel 7 (owned by the Borough) not to exceed an area of 125' x 235' or 29,375 sq. ft.; and

5. Mr. Glasner shall pay no less than half of the shared survey costs with the Borough; and

6. Mr. Glasner shall pay no less than \$0.50 per square foot for the land he has requested to purchase from the Borough; and

7. Mr. Glasner shall work cooperatively with the Borough to finalize the survey and plat.

Henson stated she has an issue with the cost but that is not a concern of the commission. She also stated that this is the reason we do not want to sell property with infrastructure. Privett asked if the pipe going through land is abandoned. Thomas confirmed and stated the borough would need to gain site control for a future utility easement.

Recommendation approved by all in favor.

- b. (PH) Petition to Rezone Lot 5, Block 1, according to Plat 83-11 of Wrangell Island West, zoned Rural Residential changing the zoning district from Rural Residential (RR) to Rural Remote Unit (RMU) requested by Christian Ryll.**

Public Hearing Opened

Christian Ryll, Wrangell Resident. Stated he is requesting that like properties be zoned the same. Property tax assessment was based on not similar lots. Other lots have existing access to the highway. The primary difference between Rural Residential and Rural Mixed-Use zoning is the lack of access to the road system. The Rural Mixed-Use zoning is more restrictive but the Rural Residential is compatible with RMU. Stated he does not understand why there would be any restrictions on re-zoning.

Public Hearing Closed

M/S: JP/AH move to approve the Mr. Christian Ryll's petition to rezone Lot 5, Block 1, according to Plat No, 83-11 of the Wrangell Island West Subdivision, zoned Rural Residential 1, changing the zoning to Remote Mixed Use.

Henson states she is not in favor of re-zoning. There are utilities that could be accessed with proper investment. Other properties in Wrangell have similar issues and have not changed the zoning. Spot zoning opens issues.

Thomas stated, per the letter received, the letter is interpreted as an issue with road access. Access could be established by extending the current driveway and this could be tied into the highway and utilities could be run to the parcel. Thomas also stated that the borough's comprehensive plan states that there are currently 41 lots in the same state as Mr. Ryll's and those lots have not been re-zoned.

See findings of fact in the staff report for the Ryll Rezone Petition.

Motion Fails with commissioners Privett, Hutchinson, St. Clair and Chair Henson voting no.

9. UNFINISHED BUSINESS: NONE.

10.COMMISSIONERS' REPORTS AND ANNOUNCEMENTS: NONE.

11.ADJOURNMENT: Adjourned at 5:52pm. Next meeting is scheduled for January 11th, 2024.

ATTEST: _____
Matt Henson, Secretary

Terri Henson, Chair

City and Borough of Wrangell, Alaska
Planning and Zoning Commission
Regular Meeting January 11th, 2024
Staff Report

Agenda Item: 8A

From: Kate Thomas, Economic Development Director

Subject: Preliminary plat review of the Eilertsen Replat, a replat and subdivision of Lot 4, Block 5, of the Wrangell Island West Subdivision (A.S.L.S 83-7) according to Plat No. 83-11, creating Lots 4A and 4B, zoned Rural Residential 1, owned and requested by James and April Eilertsen.

Review: Applicants are proposing to subdivide a parcel into two lots, creating Lot 4A and Lot 4B. This is a preliminary plat.

Recommendation: Staff recommend approval of the preliminary plat of the Eilertsen Replat.

Motion: Move to approve the preliminary plat for the Eilertsen Replat as presented, owned and requested by James and April Eilertsen.

Review criteria:

Chapter 19: Subdivisions

Chapter 20: Standards

Attachments:

1. Preliminary plat, 2. Aerial Map of Property

Findings of Fact:

The minimum lot size for lots zoned Rural Residential is 15,000 square feet (WMC 20.52.090), except that the minimum lot area may be 10,000 square feet for lots served by public water and sewer service, or for lots entirely within an area for which a local improvement district is proposed and a central sanitary sewer system is approved by the State Department of Environmental Conservation. The applicant is subdividing Lot 4 (211,130 sq. ft. or 4.847 acres) into two lots creating Lot 4A (54,734 sq. ft.) and 4B (156,395 sq. ft.). Both lots are greater than the minimum lot size.



Eilertsen Replat and Subdivision

Public Map



1 inch = 141.824612 feet

5 Date: 1/5/2024



**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 WITHOUT RESERVE. WE HEREBY DEDICATE THE STRIPS OF LAND SHOWN TO BE COMMON PUBLIC OR PRIVATE USE, AS NOTED.

DATE _____ JAMES EILERTSEN
 DATE _____ APRIL EILERTSEN

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY APPEARED _____ AND _____, KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND TO BE THE ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREBY WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

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 AND THAT THE PLAT SHOWING HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL
 ATTEST: _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL AND THAT THE PLAT SHOWING HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ CHAIRMAN, PLANNING COMMISSION
 SECRETARY _____

**CERTIFICATE STATE OF ALASKA
 (FIRST JUDICIAL DISTRICT)S**

I, THE UNDERSIGNED, AS THE PROPERTY TAX CLERK 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 _____

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 20____ WILL BE DUE ON OR BEFORE OCTOBER 15, 20____ DATED THIS _____ DAY OF _____

ASSESSOR CITY AND BOROUGH OF WRANGELL

OWNERSHIP STATUS

1. LOT 4, A.S.L.S. 83-7 (JAMES & APRIL EILERTSEN)

PROPOSED OWNERSHIP

1. LOT 4A, EILERTSEN REPLAT (JAMES & APRIL EILERTSEN)
 2. LOT 4B, EILERTSEN REPLAT (JAMES & APRIL EILERTSEN)

PREVIOUS LOT AREAS

1. LOT 4, A.S.L.S. 83-7 (211,130 SQ. FT./4.847 ACRES)

NEW LOT AREAS

1. LOT 4A, EILERTSEN REPLAT (54,734 SQ. FT./1.257 ACRES)
 2. LOT 4B, EILERTSEN REPLAT (156,395 SQ. FT./3.590 ACRES)

PREVIOUS LOT ZONING

1. LOT 4, A.S.L.S. 83-7 (RURAL RESIDENTIAL ONE)

NEW LOT ZONING

LOT 4A, EILERTSEN REPLAT (RURAL RESIDENTIAL ONE)
 LOT 4B, EILERTSEN REPLAT (RURAL RESIDENTIAL ONE)

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5900.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - PLAT 83-11 (A.S.L.S. 83-7)
 - ORED 2023-000235-0

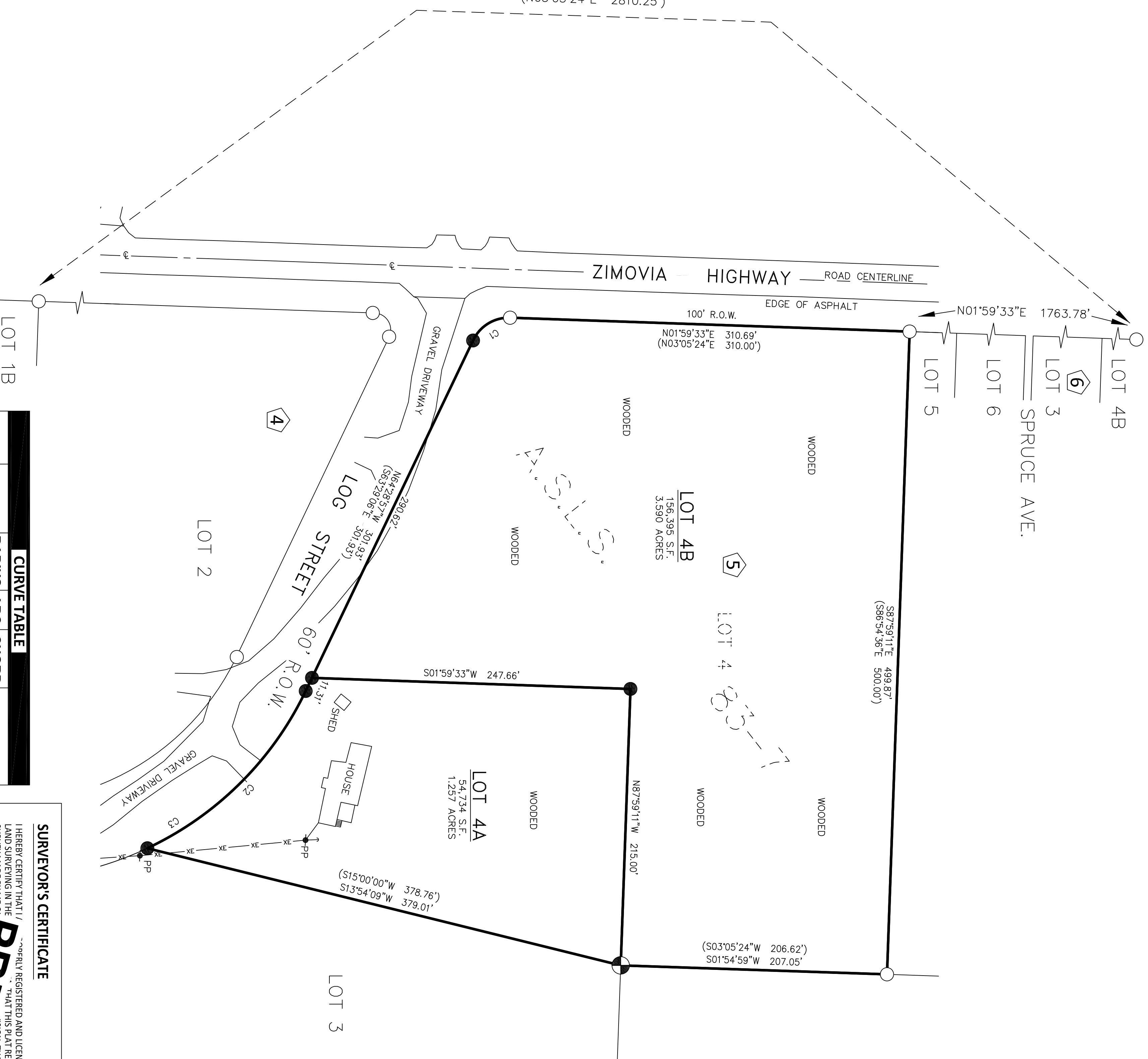
BASIS OF BEARING

BEARINGS SHOWN ARE MAD_83120111(EPOCH-2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R8-3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 5.81 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT DATUM: NAD 83, 2011. LONG WAVELENGTH GPS DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

LEGEND	
	BLOCK NUMBER
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	PRIMARY MONUMENT RECOVERED
	UNSURVEYED
	SURVEYED
	ROW CENTERLINE
	RECORD EASTMENT BOUNDARY
	EXISTING OVERHEAD ELECTRICAL
	MEASURED DATA
	RECORD DATA

BASIS OF BEARING

N01°59'33"E 2809.91'
 (N03°05'24"E 2810.25')

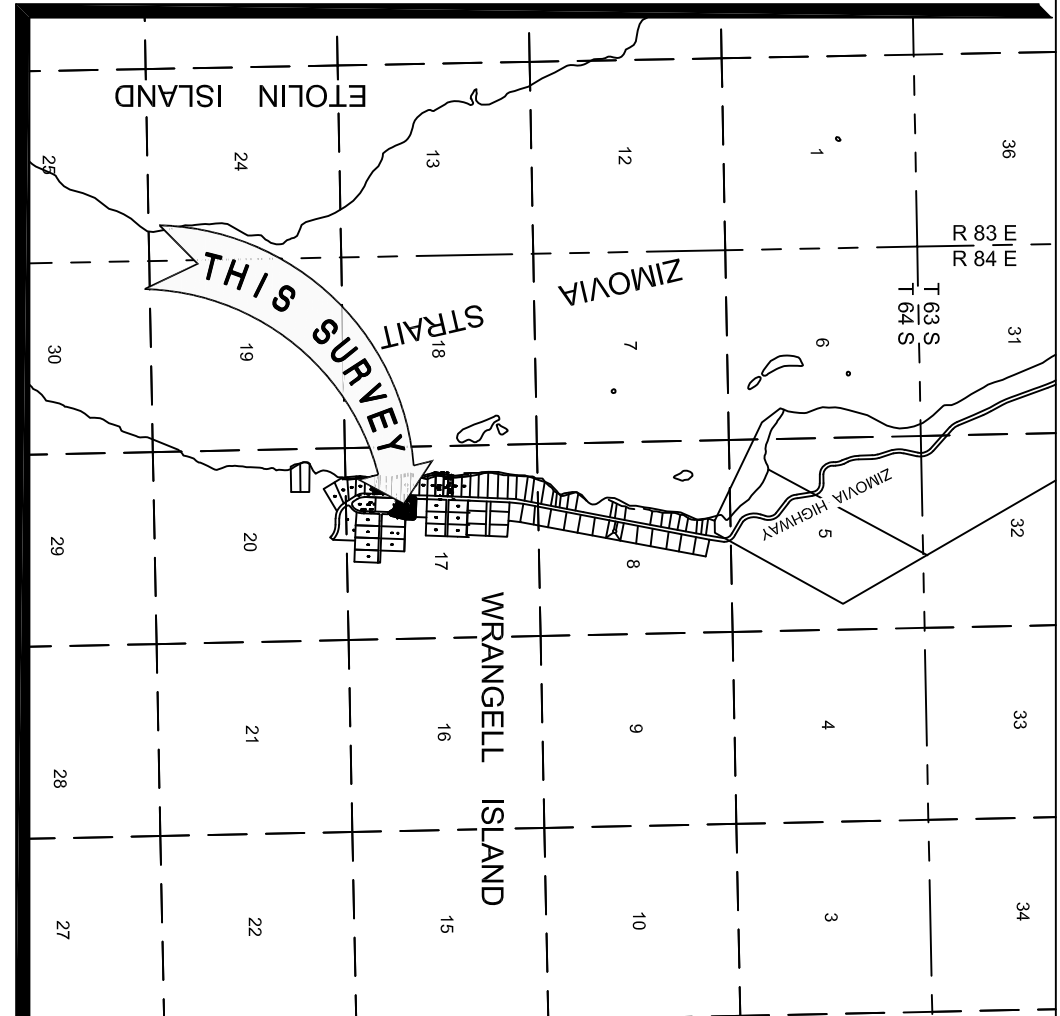


CURVE TABLE					
CURVE	DELTA	RADIUS (FT)	ARC (FT)	CHORD (FT)	CH. BEARING
C1	67°10'21"	30.52'	35.78'	33.27'	N31°55'38"W
C2	66°28'30"	30.52'	35.41'	33.46'	N30°06'51"W
C3	39°12'19"	258.49'	176.88'	173.44'	N44°47'51"W
C4	39°14'35"	258.49'	177.05'	173.60'	N43°45'48"W
C5	66°29'20"	258.49'	299.96'	283.41'	N31°09'21"W
C6	66°34'04"	258.49'	300.32'	283.27'	N30°06'04"W

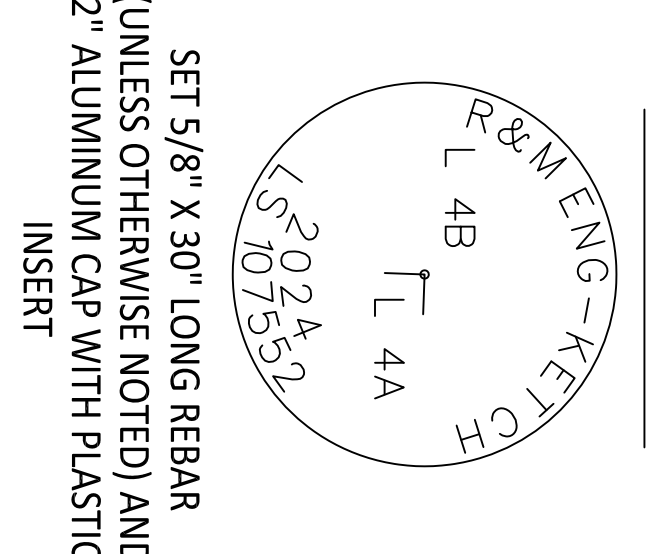
SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT I, _____, AM A PROFESSIONALLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. I HAVE THIS PLAN PREPARED AND I HAVE THE MONUMENTS SHOWN AND THAT ALL DIMENSIONS ARE CORRECT.

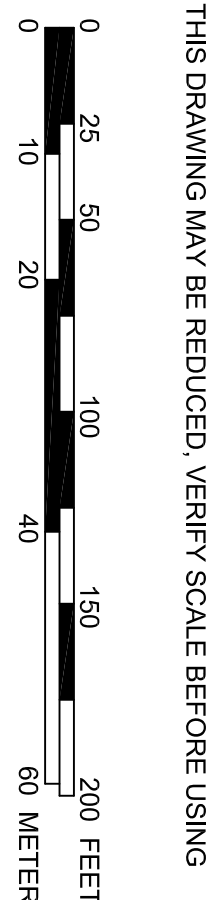
DATE _____
 CHRISTOPHER G. PILLMAN, PLS # 107552



TYPICAL SECONDARY MONUMENT SET THIS SURVEY



SCALE 1"=50'



SHEET 1 OF 1

R&M
 REAL ESTATE AND SURVEYING, INC.
 7180 BEVILL ROAD, SUITE 300
 KETCHIKAN, AK 99901
 Phone: (907) 226-2917
 Fax: (907) 226-2441
 WRANGELL OFFICE
 P.O. BOX 2298
 WRANGELL, AK 99929
 Phone: (907) 305-0220

EILERTSEN REPLAT
 A REPLAT AND SUBDIVISION OF
 LOT 4, WITHIN BLOCK 5,
 OF WRANGELL ISLAND WEST SUBDIVISION (A.S.L.S. 83-7),
 ACCORDING TO PLAT 83-11;
 CREATING

LOCATED WITHIN
 WRANGELL ISLAND WEST SUBDIVISION (A.S.L.S. 83-7)
 SECTION 17 T. 64S., R. 84E.
 WRANGELL, ALASKA 99929
 WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH DATE: NOVEMBER 2023
 DRAWN BY: MCH DATE: NOVEMBER 2023

SCALE: 1"=50' CHECKED: CGP R&M PROJECT NO.: 232820