



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, December 08, 2022
6:00 PM

Location: Borough Assembly Chambers
City Hall

PZ Meeting 12/8/22
6:00 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES (deferred)

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

1. (PH) Preliminary Plat review of the GPV Tidelands Replat, a replat of Lot A, Block 84, GPV Replat (Plat No. 2022-12), and Lots 6 and 7, Block 84D, Wrangell Tidelands Addition (Plat 65-87), creating Lot A-1 and Lot 6-1, zoned Waterfront Development, requested by Micony, LLC and owned by the City and Borough of Wrangell
2. Final Plat review of the Massin Replat, a replat of Lot B, Block 67, Edgley-Massin Subdivision (Plat No. 2015-7) and Lot AA, Block 67 of the Good/Edgley Subdivision (Plat 2018-4) creating Lots A-1 and B-1 zoned Single Family Residential, requested and owned by Michelle Massin and owned by Chloe Edgley
3. (PH) Preliminary Plat review of the Rooney Replat, a replat of Lot B of McCloskey/Rooney Replat (Plat No. 2015-4) creating Lots B1 – B6, Zoned Rural Residential 1, requested and owned by Thomas and Mary Rooney

H. OLD BUSINESS

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT

City and Borough of Wrangell

Agenda G1

Date: November 30, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of the GPV Tidelands Replat, a replat of Lot A, Block 84, GPV Replat (Plat No. 2022-12), and Lots 6 and 7, Block 84D, Wrangell Tidelands Addition (Plat 65-87), creating Lot A-1 and Lot 6-1, zoned Waterfront Development, requested by Micony, LLC and owned by the City and Borough of Wrangell

Background: Micony LLC recently purchased waterfront property on Peninsula Street to construct a marine dependent business consisting of boat construction and servicing. They requested to purchase the tidelands which the Assembly approved moving forward with during a special meeting on November 28, 2022.

Recommended Motion: Move to approve the preliminary plat of the GPV Tidelands Replat subject to the following changes:

- 1) Remove signature box of the City and Borough of Wrangell
- 2) Remove reference to ownership of the City and Borough of Wrangell within Notes
- 3) Add note reflecting the recording of a deed between the City and Borough of Wrangell and Micony LLC for Portion of Lot 6 and Lot 7 prior the recording of the Final Plat.

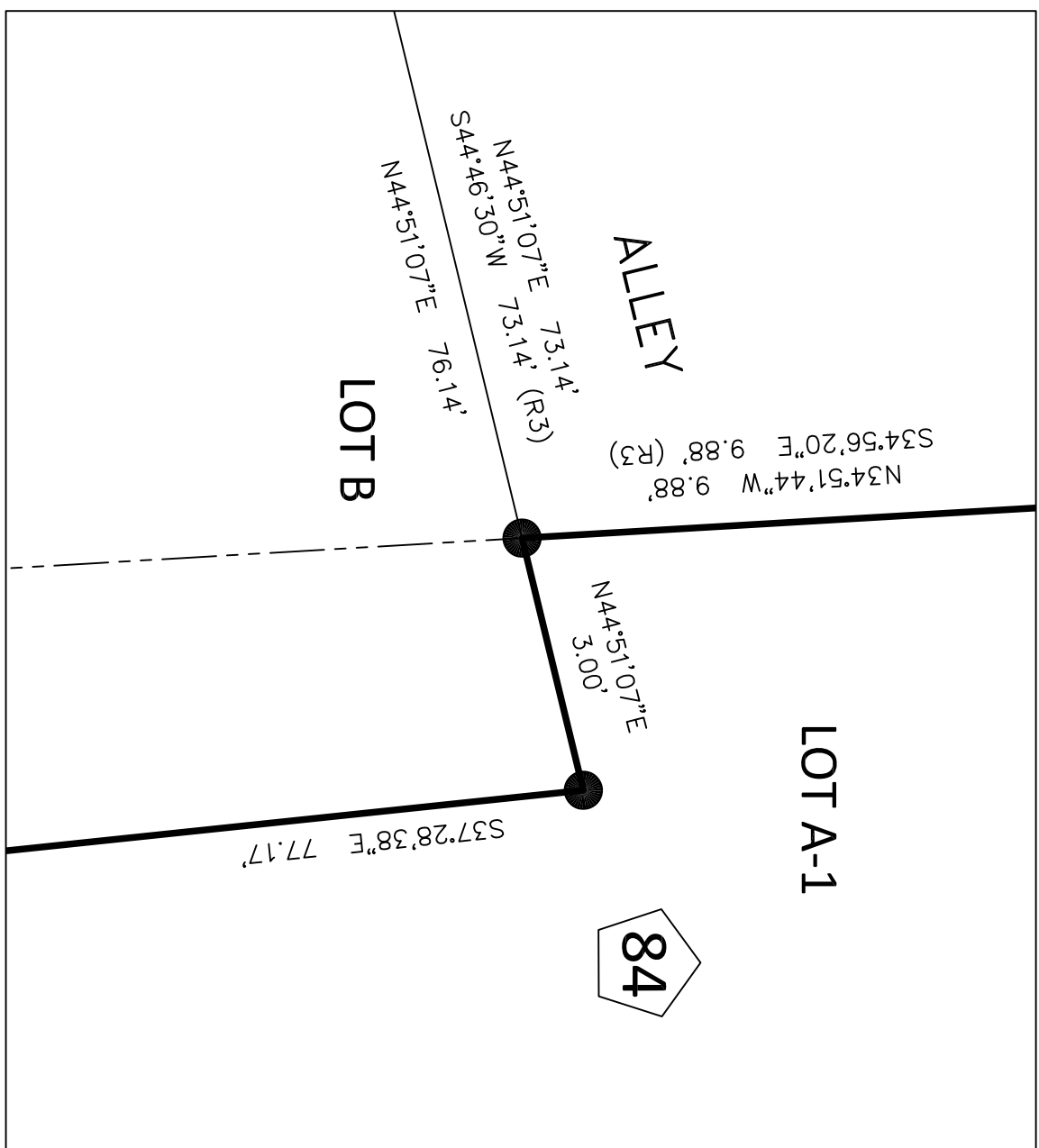
Findings of Fact:

Micony LLC requested to purchase these tidelands as described during the previous Planning and Zoning Commission meeting. The Commission recommended to the Assembly to sell the tidelands, but move the northeast outer corner of the tidelands toward shore at least 20feet. The Port Commission had made the same recommendation. On the attached photos, the lower photo shows the stake in the water currently approximately 45 feet from the Standard Oil Float. That is the corner that is moving inward 20 feet as reflected on the attached plat. This will allow the Borough to accommodate any new design changes for Standard Float in the future. Their proposed development plan for the tidelands is also attached.

This proposed plat is removing all lot lines between the upland parcel already owned by Micony LLC and between the tideland parcels that is being proposed to sell to them. Since the Borough currently owns the tidelands, the lot lines cannot be removed until they own all property. They are trying to complete the sale prior to the end of the year, and thus we are on parallel tracks with the Assembly approval of deed conveyance that will likely occur at their December 20, 2022 meeting. If the Commission approves the preliminary plat, and subsequent final plat prior to that meeting, the Assembly can also approve the Final plat at the same meeting along with conveyance of the deed. The Deed of sale will be for a portion of Lot 6 and Lot 7 Block 84D, and would be recorded prior the

plat, so that the plat, with the changes made will reflect accurately that Micony LLC owns all of the property. Should the Assembly vote to not convey a deed for these tidelands, then the plat is irrelevant and will not be recorded.

DETAIL A
SCALE: 1" = 2'



OWNERSHIP STATUS

1. LOT A, GPV REPLAT (MICONY, LLC)
2. LOT 6, WITHIN BLOCK 84D, A.T.S. 83 (C&B OF WRANGELL)
3. LOT 7, WITHIN BLOCK 84D, A.T.S. 83 (C&B OF WRANGELL)

PROPOSED OWNERSHIP

1. LOT A-1, GPV TIDELANDS REPLAT (MICONY, LLC)
2. LOT 6-1, GPV TIDELANDS REPLAT (C&B OF WRANGELL)

PREVIOUS LOT AREAS

1. LOT A, GPV REPLAT (40.485 SQ. FT)(0.929 ACRES)
2. LOT 6, WITHIN BLOCK 84D, A.T.S. 83 (28.964 SQ. FT)(0.665 ACRES)
3. LOT 7, WITHIN BLOCK 84D, A.T.S. 83 (8.769 SQ. FT)(0.201 ACRES)

NEW LOT AREAS

1. LOT A-1, GPV TIDELANDS REPLAT (76,224 SQ. FT)|1.750 ACRES
2. LOT 6-1, GPV TIDELANDS REPLAT (1,993 SQ. FT)|(0.046 ACRES)

PREVIOUS LOT ZONING

1. LOT A, GPV REPLAT (WATERFRONT DEVELOPMENT)
2. LOT 6, WITHIN BLOCK 84D, A.T.S. 83 (WATERFRONT DEVELOPMENT)
3. LOT 7, WITHIN BLOCK 84D, A.T.S. 83 (WATERFRONT DEVELOPMENT)


NEW LOT ZONING

1. LOT A-1, GPV TIDELANDS REPLAT (WATERFRONT DEVELOPMENT,
2. LOT 6-1, GPV TIDELANDS REPLAT (WATERFRONT DEVELOPMENT,

NOTES

1. THE ERROR OF CLOSURE OF THE SURVEY DOES NOT EXCEED 1:5000.
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 AK ESDROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 64632.
4. REFERENCE THE FOLLOWING WITHIN THE WIRANGELL RECORDING DISTRICT:
 - USS NO. 1119 (WIRANGELL TOWNSITE)



LEGEND	
	BLOCK NUMBER

BASIS OF BEARING

BEARINGS SHOWN ARE NAD 83(2011EPOCH=2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY. USING TIMBLE R8-3 & R10 RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TIMBLE BUSINESS CENTER VERSION 4.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N56°25'1.6602 LONG: W132°20'55.74019. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

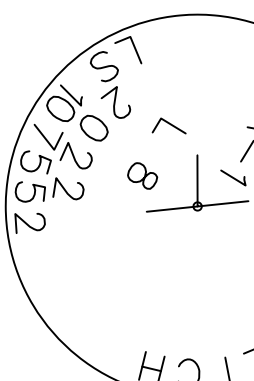
CURVE TABLE					
CURVE	DELTA	RADIUS (FT)	ARC (FT)	CHORD (FT)	CH. BEARING
C1	0°59'31"	2093.68	36.25	36.25	N32° 12.08' W
C1 (R3)	0°59'31"	2093.68	36.25	36.25	S32° 16.46' E

PRELIMINARY	
OF ALABAMA	
JAMES H. JOHNSON & ASSOCIATES REGISTERED PROFESSIONAL ENGINEERS No. 07352	
SCALE:	
DATE	8/11/16
DRAWING	



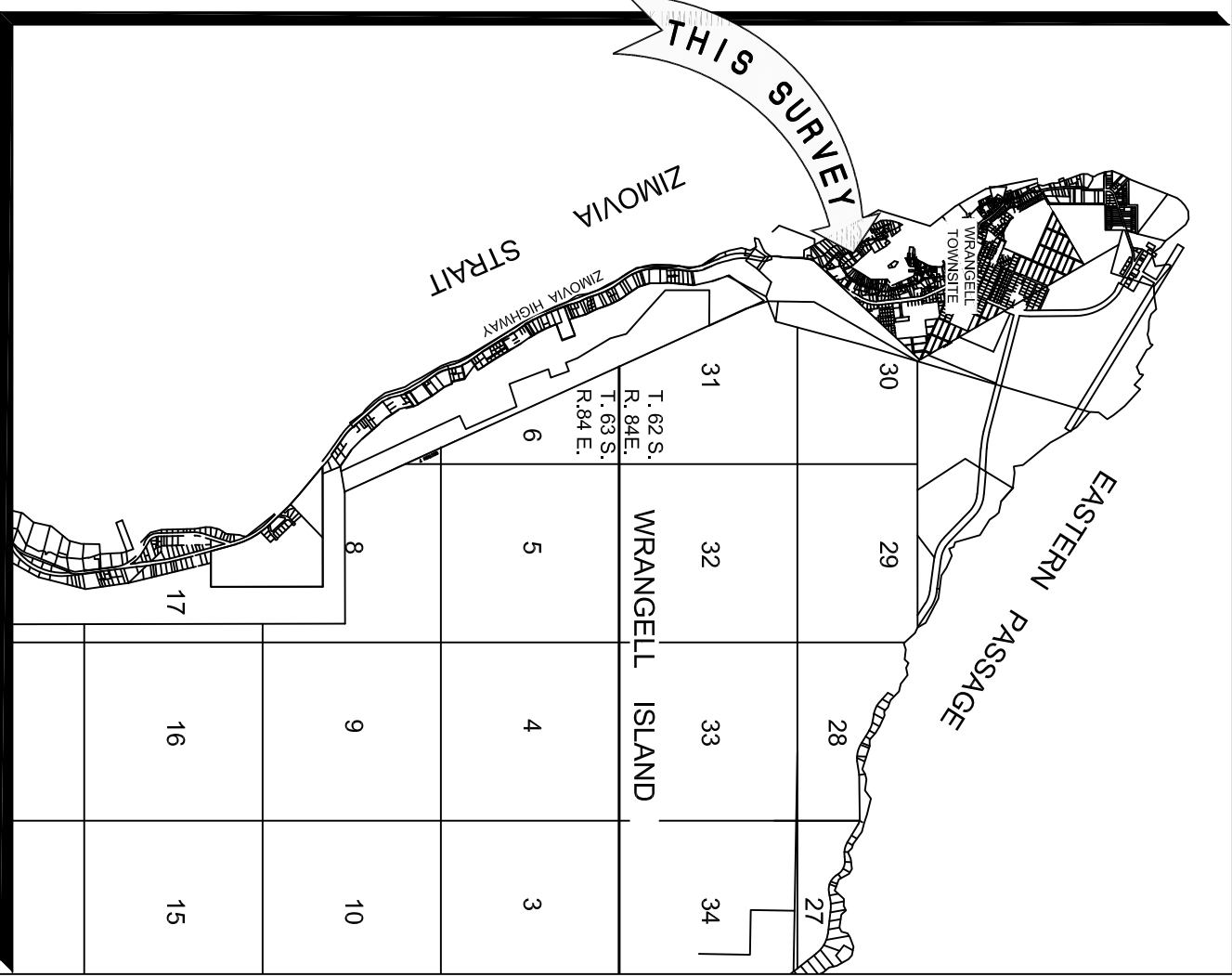
SCALE: 1"=20'	CHECKED:	CGP	R&M PROJECT NO: 222723	RAY	
				BY: MCH	V 2022 - DEC 2022
				DRAWN BY: MCH	DATE: NOV 2022 - DEC 2022
<p>WRANGELL RECORDING DISTRICT</p> <p>WRANGELL, ALASKA 99929</p> <p>& WRANGELL TIDELANDS ADDITION (PLAT 65-87)</p> <p>WRANGELL TOWNSITE (U.S.S. 1119)</p> <p>LOCATED WITHIN</p> <p>CONTAINING 1.796 ACRES MORE OR LESS</p> <p>LOTS "A-1" AND "6-1", GPV TIDELANDS REPLAT</p> <p>CREATING</p> <p>ACCORDING TO PLAT 65-87</p> <p>LOT 6 & 7, WITHIN BLOCK 84D, OF WRANGELL TIDELANDS ADDITION,</p> <p>LOT 6, WITHIN BLOCK 84, GPV REPLAT, ACCORDING TO PLAT 2022-12, AND</p>					
GPV TIDELANDS REPLAT					
A REPLAT OF					
CERTIFICATE OF AUTHORIZATION #: C576					
WRANGELL, AK 99929					
P.O. BOX 2288					
WRANGELL OFFICE					
KETCHIKAN, AK 99901					
RRB ENGINEERING-KETCHIKAN, INC.					
300 N. PENITENTIA ROAD, SUITE 300					
Phone: (907) 225-7917					
Fax: (907) 225-4441					
Phone: (907) 305-4820					

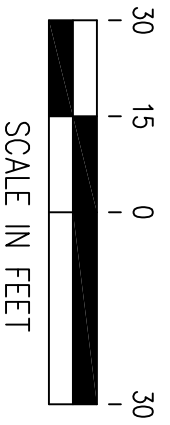
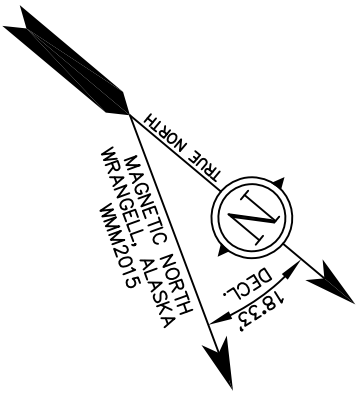
SET 5/8" X 30" LONG REBAR
(UNLESS OTHERWISE NOTED) AND
2" ALUMINUM CAP WITH PLASTIC
INSERT



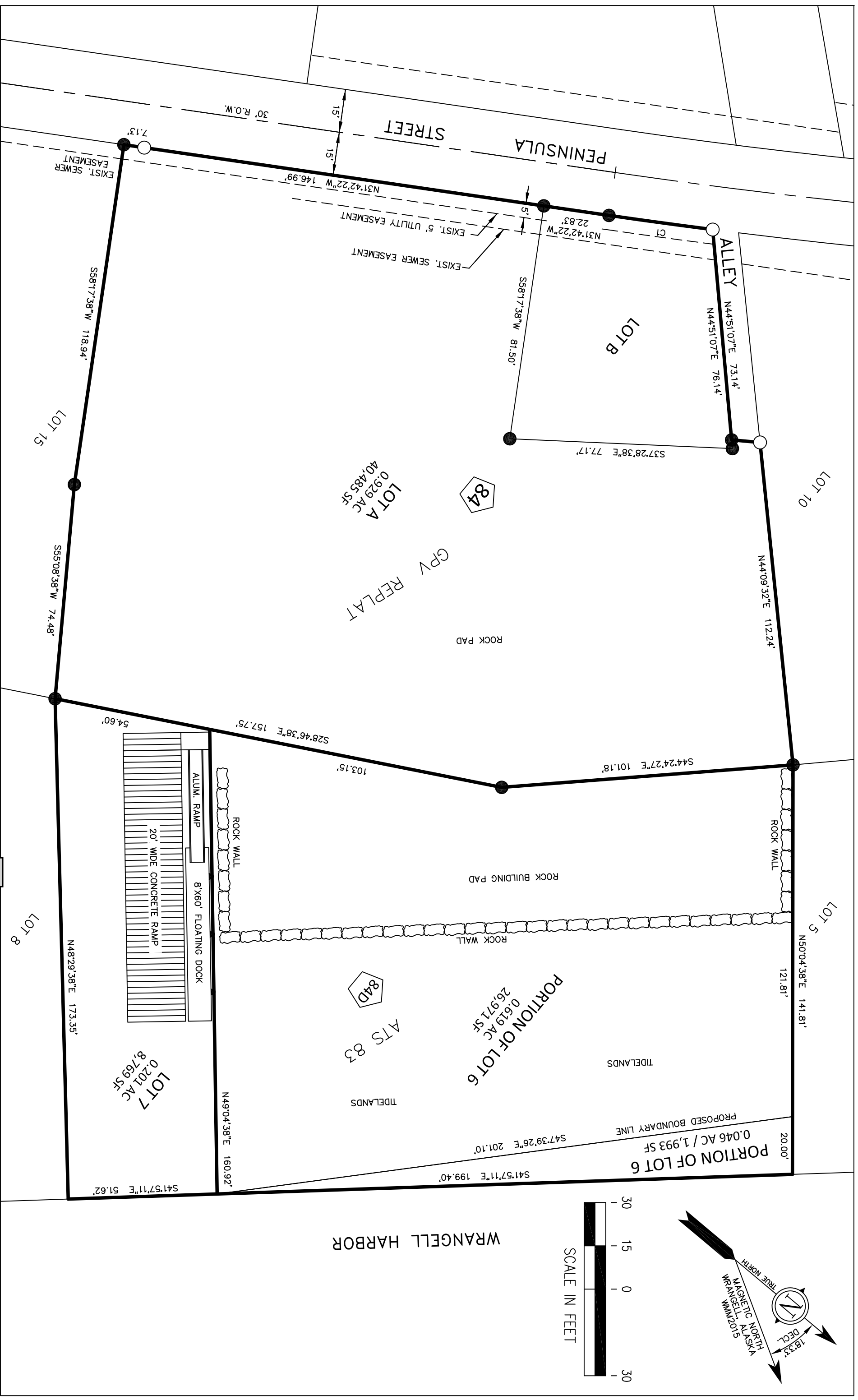
TYPICAL SECONDARY MONUMENT

SET THIS SURVEY





WRANGELL HARBOR



CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 150 feet
Date: 10/28/2022

Public Map



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



City and Borough of Wrangell

Agenda Item G2

Date: December 3, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re. Final Plat review of the Massin Replat, a replat of Lot B, Block 67, Edgley-Massin Subdivision (Plat No. 2015-7) and Lot AA, Block 67 of the Good/Edgley Subdivision (Plat 2018-4) creating Lots A-1 and B-1 zoned Single Family Residential, requested and owned by Michelle Massin and owned by Chloe Edgley

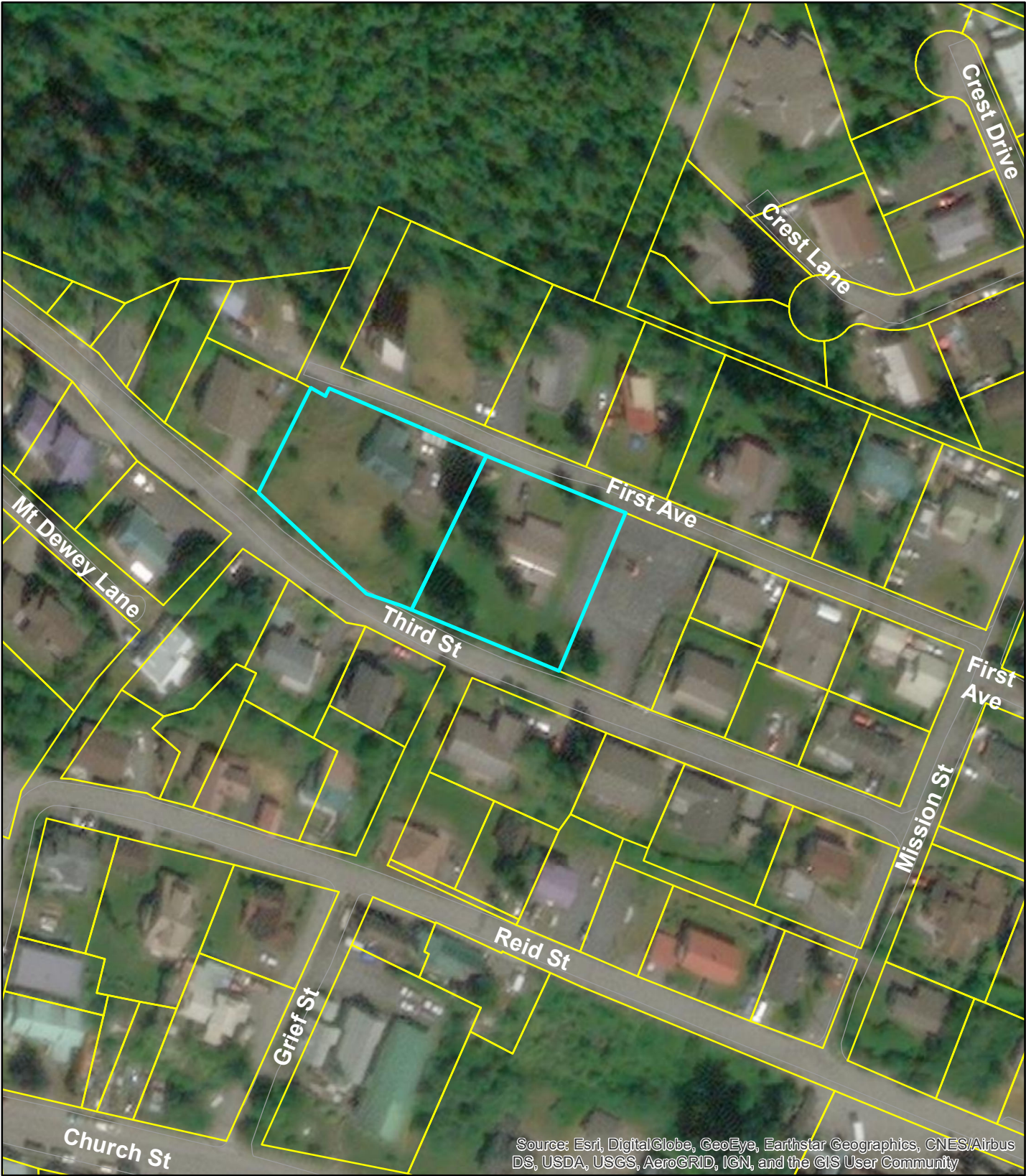
Background: Applicant is seeking to purchase additional land from her neighbor creating an internal lot line adjustment between the two existing lots.

Recommended Motion:
Move to approve the final plat of the Massin Replat

Findings of Fact:

Minimum lot size in the Single Family Residential District (SF) is 5000 square feet. The applicant is adjusting an internal lot line to add additional property to hers. Both lots remain well above the minimum square foot requirement. Existing structures meet the setback requirements. A lot line adjustment does not require a public hearing pursuant to WMC 19.04.020(B).

All signatures will be obtained for the mylar prior to this going to the Assembly for final approval.



Public Map



City and Borough of Wrangell

Agenda G3

Date: November 30, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review of the Rooney Replat, a replat of Lot B of McCloskey/Rooney Replat (Plat No. 2015-4) creating Lots B1 – B6, Zoned Rural Residential 1, requested and owned by Thomas and Mary Rooney

Background: Applicant is seeking to subdivide 4.5 acres into 6 lots.

Recommended Motion: Move to approve the preliminary plat of the Rooney Replat subject to
 1) approval of a 20' variance to the width of the easement from a required 60' width (or two 30' wide easements) to 40' wide

2) recording of an Easement Maintenance and Use Agreement per WMC19.30.020(H)

3) plat notes should include a reference to the easement maintenance and use agreement

4) easement on the plat needs to be identified as a "private" access and utility easement dedicated to this plat

5) an approved State driveway permit is required

Findings of Fact:

The applicants currently own Lot B of the McCloskey/Rooney Replat. The lot is 4.5 acres. They are proposing to subdivide the property into 6 lots. Per WMCXX, lots not on sewer and water have a minimum lot size requirement of 15,000 square feet.

A Flag Lot by definition, WMC 19.08.045 "means a lot which does not have the required frontage on a dedicated right-of-way and where access to the lot is provided from an approved dedicated right-of-way by a private road easement."

WMC19.30.020 Flag Lots (D) states that "An easement shall be created running from the dedicated right-of-way to the lots created by the flag lot subdivision. The easement shall be a minimum improved, well drained, constructed roadway surface width of 20 feet, with a 30-foot minimum road easement width.

WMC19.30.020 Flag Lots (G) goes on to state A maximum of two rear lots or parcels may be assigned to the easement, or three lots in areas where borough water and sewer are available. A maximum number of three lots can be created under a flag lot subdivision, or four lots in areas where borough water and sewer are available.

According to the Section G code above, this subdivision has too many rear lots accessed by a single easement.

The applicant could submit a subdivision plat with a 30' easement to access proposed lots B2 and

B3, and another 30' easement immediately adjacent to the first easement to access proposed lots B4 and B5, and achieve the same subdivision with a shared 60' easement. The Commission could require the 60' easement width, or approve a 20' variance to the width, allowing only one easement for all 4 back lots. This has been done once before in Plat no. 73-2, known as the Haines Subdivision on the Shoemaker Bay Loop road.

The proposed new lot sizes are ranging from 29,000sq ft to 39,000 sq ft. There could be no further subdivisions allowed due to the number of lots allowed per the easement unless the flag lot code is modified.

One lot has a marine outfall the others will require a state approved septic system. The land is lightly sloped.

A Variance application must meet four criteria (WMC 20.72.050).

1. **Exceptional Physical Circumstances:** The lot is gently sloped. It could accommodate two 30' wide easements to create an actual flag lot subdivision to access the allowed 2 back lots for each easement. However, to provide larger buildable lots, a combined 40' easement that will have a recorded management agreement provides adequate access from the State highway.
2. **Strict application would result in practical difficulties or unnecessary hardships:** Strict application would require either two different 30' easements or one 60' wide easement, which is the minimum required for a dedicated right-of-way. The wider width reduces buildable land area.
3. **That the granting of the variance will not result in prejudice to others, or be detrimental to public health, safety or welfare:** The granting of the variance will not prejudice others in the area. It will not create a public health issue as each lot is large enough per State code to handle an approved septic system. Having one access reduces the number of driveways required on Zimovia Highway.
4. **Granting of the variance is not contrary to the comp plan for residential development.**

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ THOMAS D. ROONEY, SR.

DATE _____ MARY E. ROONEY

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 COMMISSIONED AND SWORN, PERSONALLY APPEARED TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ 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 HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____.

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AS RECORDED IN MINUTE BOOK _____ PAGE _____ DATED _____ 20____ AND THAT THE PLAT SHOWN 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: _____

CITY CLERK

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. _____ DATED _____ 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ CHAIRMAN, PLANNING COMMISSION

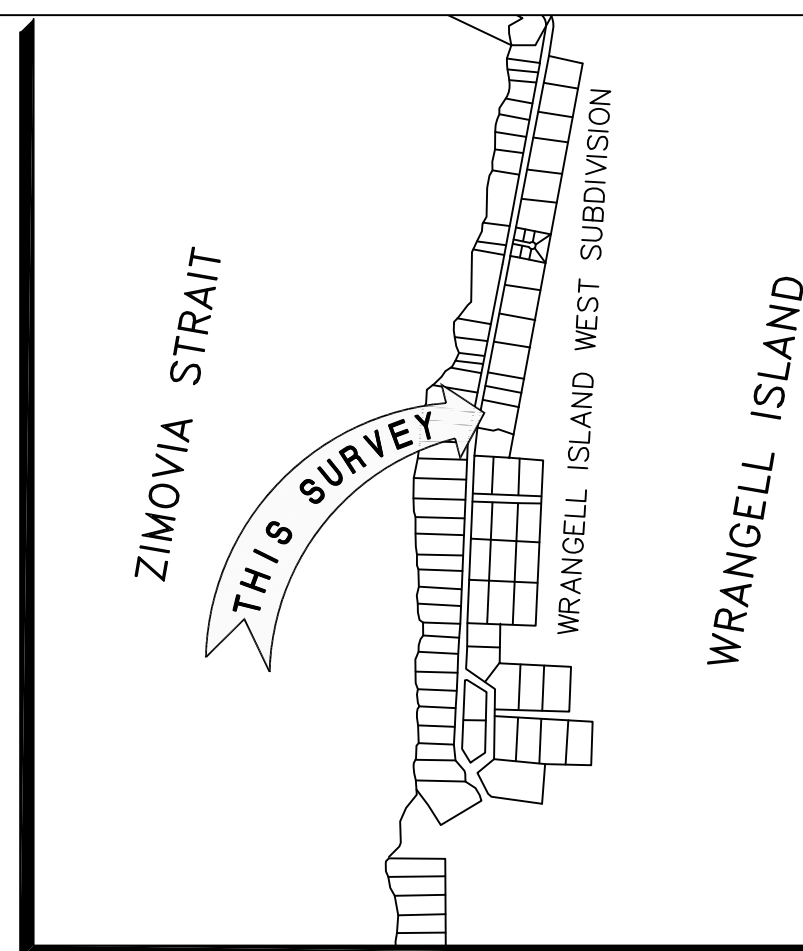
SECRETARY

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

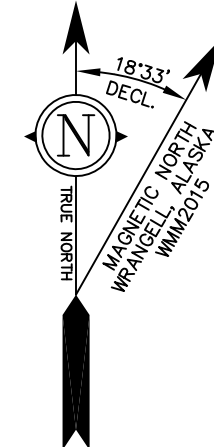
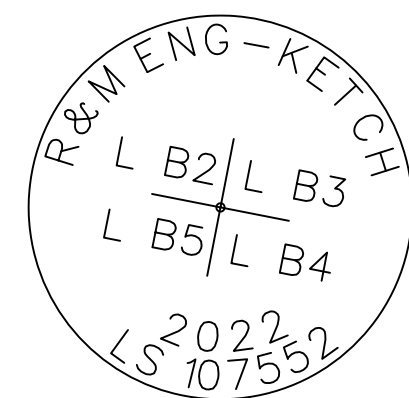
I THE UNDERSIGNED, AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF _____

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



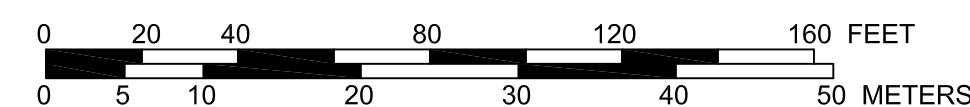
VICINITY MAP
SCALE: NOT TO SCALE

**TYPICAL SECONDARY MONUMENT
SET THIS SURVEY**

SET 5/8" X 30" LONG REBAR
(UNLESS OTHERWISE NOTED) AND
2" ALUMINUM CAP WITH PLASTIC
INSERT

SCALE 1"=40'

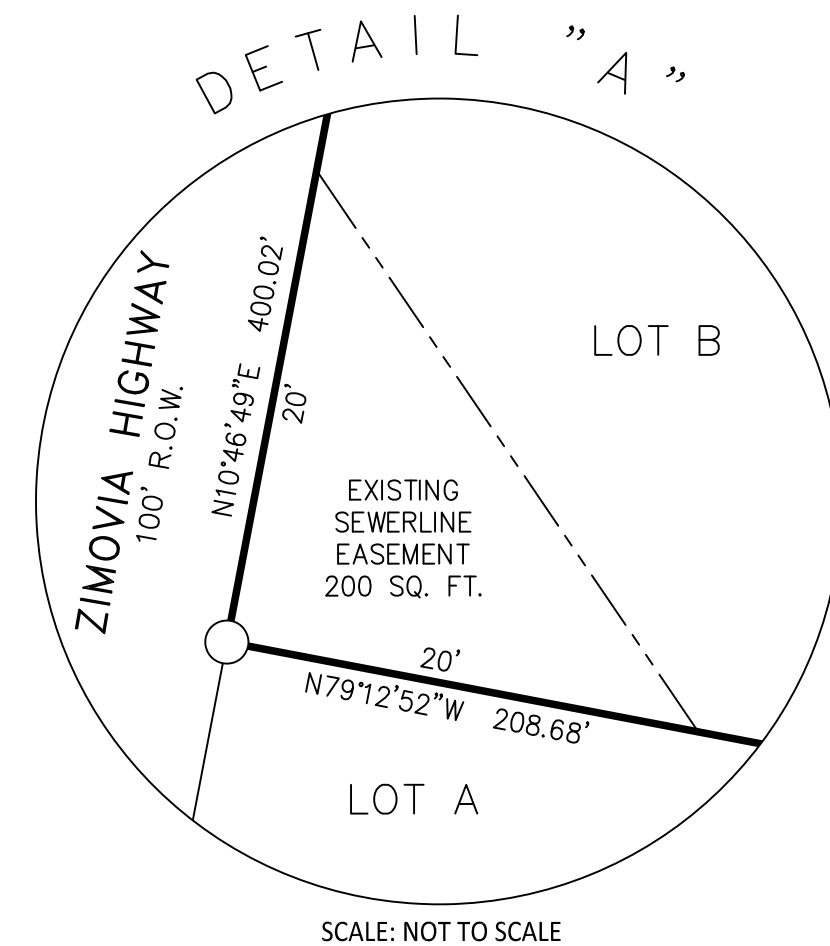
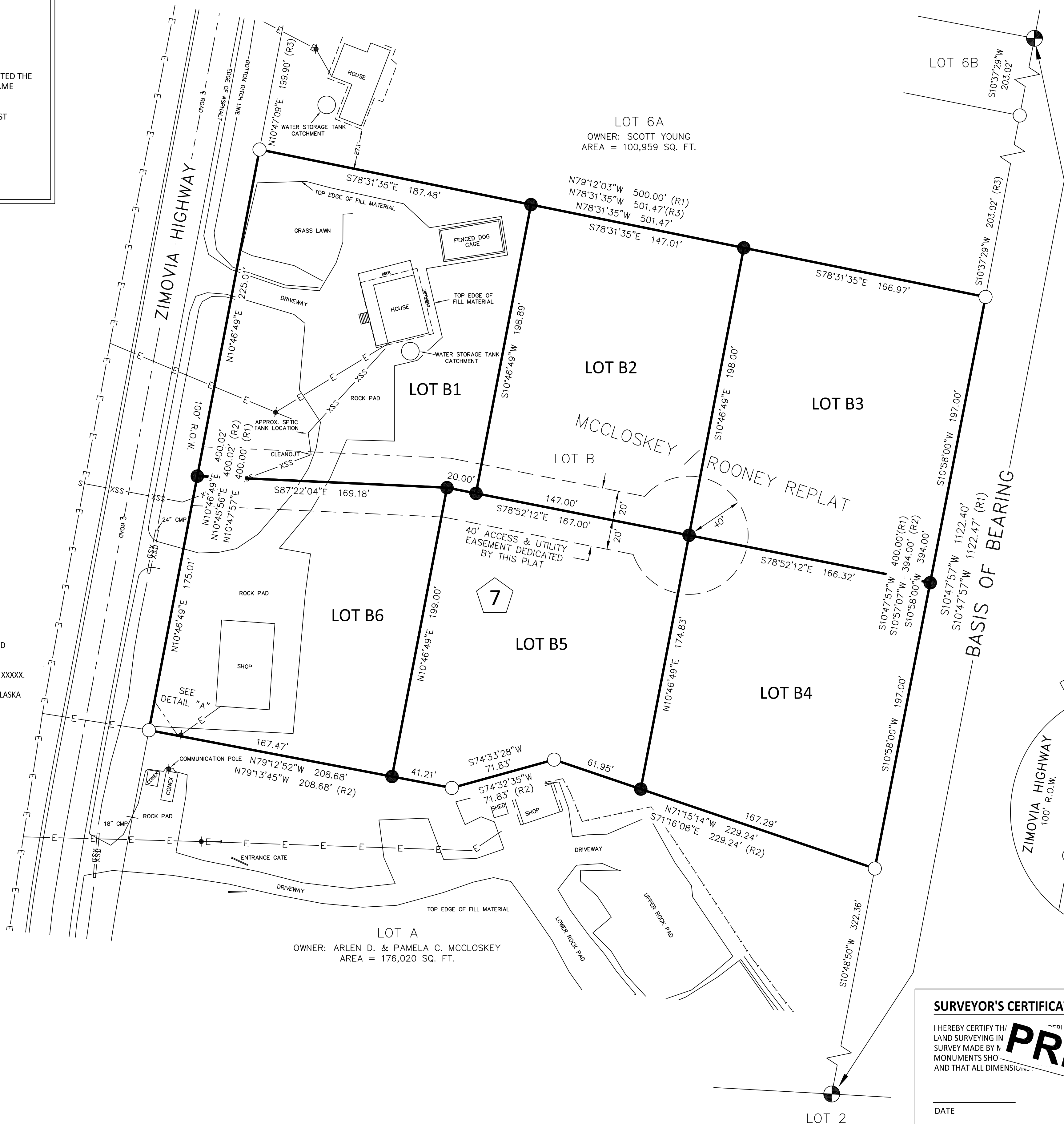
THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

SHEET 1 OF 1

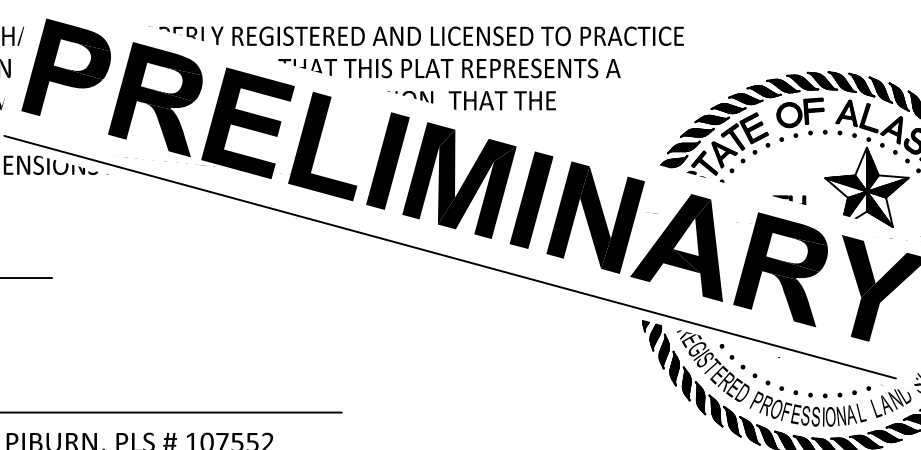
R&M R&M ENGINEERING-KETCHIKAN, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901 Phone: (907) 225-7917 Fax: (907) 225-3441	
WRANGELL OFFICE P.O. BOX 2286 WRANGELL, AK 99929 Phone: (907) 305-0820	
CERTIFICATE OF AUTHORIZATION #: C576	
ROONEY REPLAT	
A REPLAT OF LOT B, OF MCCLOSKEY/ROONEY REPLAT, ACCORDING TO PLAT 2015-4 CREATING LOTS B1, B2, B3, B4, B5, & B6, ROONEY REPLAT CONTAINING 4.548 ACRES MORE OR LESS	
LOCATED WITHIN BLOCK 7, OF WRANGELL ISLAND WEST SUBDIVISION (A.S.L.S. 83-7) UNSURVEYED SECTION 17, T64S, R84E, C.R.M. WRANGELL, ALASKA 99929 WRANGELL RECORDING DISTRICT	
SURVEYED BY: MCH DATE: SEPTEMBER 2022 -	DRAWN BY: MCH DATE: SEPTEMBER 2022 -
SCALE: 1"=40' 	CHECKED: CGP
R&M PROJECT NO: 222765	

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A TRUE AND ACCURATE SURVEY MADE BY ME OR UNDER MY SUPERVISION, THAT THE MONUMENTS SHOWN ON THIS PLAT ARE CORRECTLY LOCATED, AND THAT ALL DIMENSIONS ARE CORRECT.

DATE _____

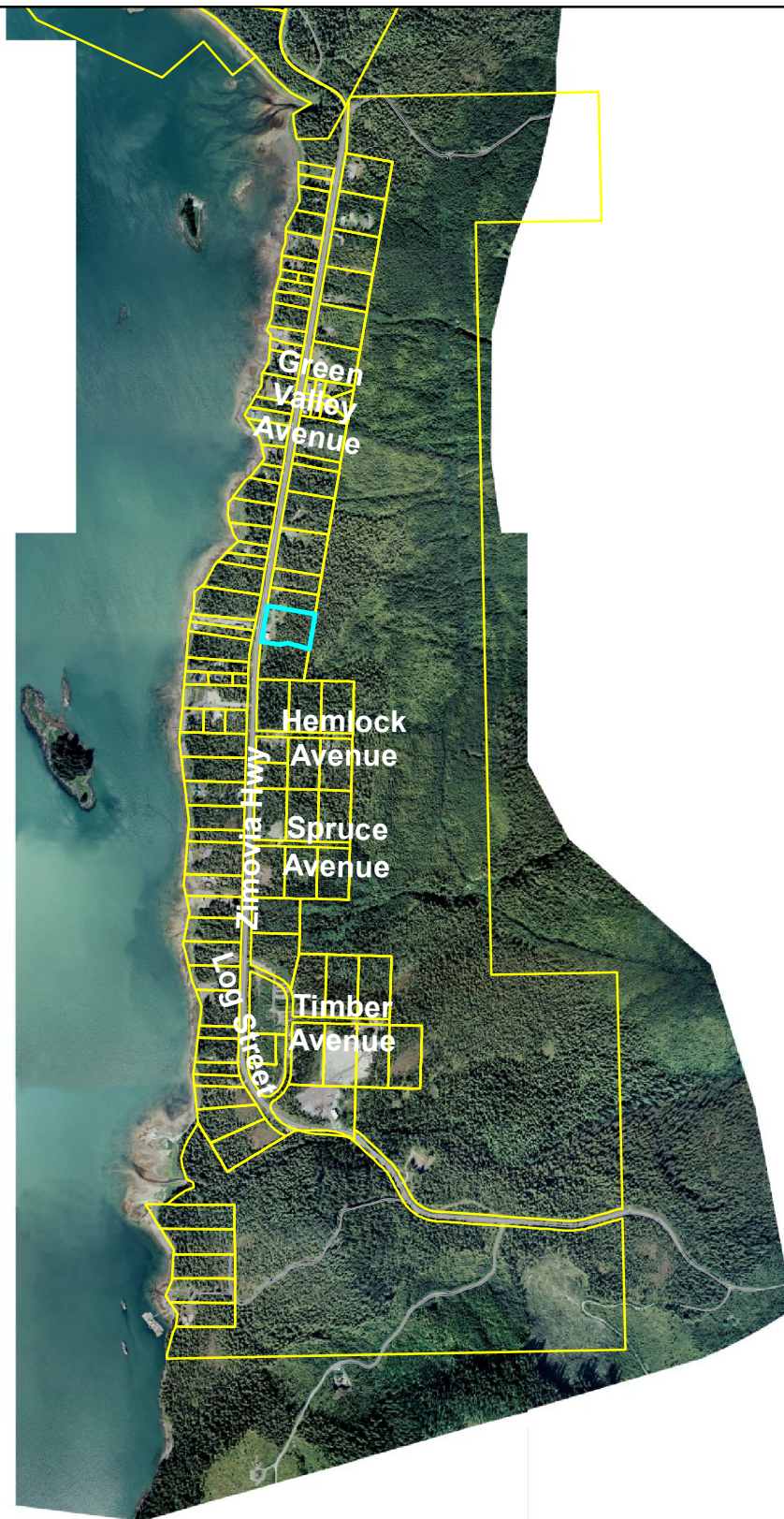
CHRISTOPHER G. PIBURN, PLS # 107552

**LEGEND**

1	BLOCK NUMBER
●	SECONDARY MONUMENT SET THIS SURVEY
○	SECONDARY MONUMENT RECOVERED
⊗	PRIMARY MONUMENT RECOVERED
----	UNSURVEYED
----	SURVEYED
----	ROW CENTERLINE
----	EXISTING EASEMENT
XX	MEASURED DATA
(R1)	RECORD PER PLAT 83-11 (A.S.L.S. 83-7)
(R2)	RECORD PER PLAT 2015-4 (MCCLOSKEY / ROONEY REPLAT)
(R3)	RECORD PER PLAT 2020-1 (SMITH / YOUNG SUBDIVISION)

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 3.



Public Map

