



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, July 14, 2022
6:00 PM

Location: Borough Assembly Chambers
City Hall

PZ Meeting 7-14-22
6:00 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

1. Approval of the minutes from the regular meetings of May 12, 2022 and June 9, 2022

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

1. Final Plat review of the Henson Replat, a replat of Lot A and Lot B of the Henson/Molitor Replat (Plat No. 2008-5) creating Lot A-1 and Lot B-1, zoned Rural Residential, owned and requested by Steve and Terri Henson
2. Final Plat review of the Kuntz Replat, a subdivision and replat of Lot 2, Healthcare Subdivision III (Plat # 2018 -7) zoned Open Space/Public, owned by SEARHC and Lot 4, Block 29, USS 1119 (Plat # 73-7) zoned Single Family Residential, owned by Robert Kuntz, creating Lots 2A and 4A, Kuntz Replat
3. Final Plat review of the Byford Replat, a subdivision and replat of a portion of Tract Y, USS 2321 (Plat 64-112) creating Lots Y-A and Y-B zoned Rural Residential 1; and Y-C zoned Light Industrial and Rural Residential, and Y-D zoned Rural Residential 1, owned by the City and Borough of Wrangell, Burrell Byford and Bob Molinek
4. (PH) A preliminary plat of the Etolin - Wrangell Subdivision, a subdivision and replat of Lot 1A, Etolin/Spruce Subdivision (Plat No. 2020-8) within Block 35, USS 1119 Wrangell Townsite creating Lots 1A-1 and 1A-2, zoned Single Family Residential, owned and requested by HaaYakaawu Financial Corporation, a subsidiary of Tlingit Haida Regional Housing Authority.
5. (PH) Conditional Use permit application for Cedar Inn, a lodge facility, on Lots 14 B&C and Lots 15 B&C, Block 83, USS 1119, zoned Light Industrial, requested by Clarissa and Josh Young, Cedar House Inn LLC, owned by Bruce and Darlene Harding

H. OLD BUSINESS

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT



Item 1.

City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, May 12, 2022
6:00 PM

Location: Borough Assembly Chambers
City Hall

PZ meeting 5-12-22
6:00 PM

A. CALL TO ORDER / ROLL CALL

Present, Jillian Privett, Apryl Hutchinson and Chair Terri Henson

Staff Present: Carol Rushmore, Robbie Marshall

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

1. Approval of Minutes of April 14, 2022 (unavailable)

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

An email was received from a Myers Chuck resident supporting manning-price subdivision

G. NEW BUSINESS

1. Preliminary Plat review of the Duncanson Point Subdivision, a subdivision of Lots 32A and 32B, T.W. Subdivision of Lot 32 Island H, USS 2673 (Plat No. 96-43, Ketchikan), creating Lots 1, 2 and 3, zoned Remote Residential Mixed Use - Meyers Chuck (RMU-MC), requested and owned by Rob Duncanson

Open Public Hearing

Close Public Hearing

Move by Jillian Privett to approve the preliminary plat Duncanson Point Subdivision, subject to the following:

- 1) All wastewater systems must be Department of Environmental Conservation approved.
- 2) Modify the access easement information to identify benefitting Lot 3 as well. It is recommended, but not mandatory, that an easement use and maintenance agreement be created and recorded for future beneficiaries to clarify use and responsibilities.

Second by Apryl Hutchinson

Unanimous

2. Preliminary Plat review of the Manning-Price Subdivision, a subdivision and alteration of USS 2573 and Lot 13, USS 2673, creating Lots 1,2 and 3, zoned Remote Residential Mixed Use - Meyers Chuck (RMU-MC), requested and owned by Jeff Price and Alan and Nancy Manning

Open Public Hearing

Close Public Hearing

Moved by Apryl Hutchinson to approve the preliminary plat Manning-Price Subdivision, subject to the following:

- 1) All wastewater systems must be Department of Environmental Conservation approved.
- 2) Zoning designation (RMU-MC) of the lots needs to be identified either in the notes or on each lot.
- 3) A minimum 4 foot easement should be created for the community trail.

Seconded Jillian Privett

Unanimous

3. Rezone of a portion of Tract Y, USS 2321, from Light Industrial to Rural Residential 1, owned by Bill and Maria Byford, requested by the City and Borough of Wrangell

Open Public Hearing

Bob Molinek (neighbor)- supports the request by Bill and Maria Byford

Close public Hearing

Moved by Jillian Privett to approve the findings and recommend to the Assembly a zone change from Light Industrial to Rural Residential 1 on a portion of Tract Y, USS 2321, owned by Burril and Maria Byford.

Second by Apryl Hutchinson

Unanimous

4. Preliminary Plat review of Byford Replat, a subdivision and replat of a portion of Tract Y, USS 2321 (Plat No. 64-112), creating Lots Y-A, Y-B, Y-C and Y-D, owned by Bill and Maria Byford, Bob Molinek, and City and Borough of Wrangell

Open Public Hearing

Close Public Hearing

Moved by Jillian Privett to approve the Preliminary plat of the Byford Replat subject to the following:

- 1) Prior to final plat approval, an Easement Maintenance and Use agreement should be recorded and signed by the Borough and Mr. Byford per the negotiated agreement, and the document number identified within the plat notes.

2) The Zone change from Light Industrial to Rural Residential 1 for Mr. Byford's property should be approved by the Assembly prior to final plat approval in order to be reflected within the plat notes.

Second by Apryl Hutchinson

Unanimous

H. OLD BUSINESS

1. Discussion of Land Use Entitlement Lands

Discussions about Wrangell Island East. Access issues from existing forest roads to remote properties and how to establish use agreements or easements. High priority for residential. Connect the road to create a loop.

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT

Adjourned: 6:31pm



City and Borough of Wrangell
Planning and Zoning Commission
MINUTES

Thursday, June 09, 2022
6:00 PM

Location: Borough Assembly Chambers
City Hall

PZ meeting 6-9-22
6:00 PM
MINUTES

A. CALL TO ORDER / ROLL CALL 6:02pm

Commissioners Present: Jillian Privett, Vice Chairman Don McConachie and Chairman Terri Henson

B. AMENDMENTS TO THE AGENDA - none

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

1. Approval of Minutes of April 14, 2022

Moved my DM to approve

Second by JP

Approved Unanimously

2. Approval of May 12, 2022 minutes (unavailable)

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

1. Final Plat review of the Stikine Knig Slough Subdivision, a subdivision of Tract A and apparent accretions to Tract A of the Swampy Creek Subdivision, zoned Remote Residential Mixed-Use -Farm Island 1 (RMU-F1), owned and requested by Michael and Kay Schwartz, Trustees for Schwartz Alaska Trust

Moved by JP to approve the final plat of the Stikine Knig Slough Subdivision.

Second by DM

Approved Unanimously

2. Final Plat review of the Duncanson Point Subdivision, a subdivision of Lots 32A and 32B, T.W. Subdivision of Lot 32 Island H, USS 2673 (Plat No. 96-43, Ketchikan), creating Lots 1, 2 and 3, zoned Remote Residential Mixed Use - Meyers Chuck (RMU-MC), requested and owned by Rob Duncanson

Moved by JP to approve the final plat of Duncanson Point Subdivision

Second by DM

Approved unanimously

3. Final Plat review of the Manning-Price Subdivision, a subdivision and alteration of USS 2573 and Lot 13, USS 2673, creating Lots 1,2 and 3, zoned Remote Residential Mixed Use - Meyers Chuck (RMU-MC), requested and owned by Jeff Price and Alan and Nancy Manning

Moved by JP to approve the final plat of the Manning-Price Subdivision.

Second by DM

Approved Unanimously

4. Request to purchase Borough land, an unsubdivided portion within Tract C, ASLS 96-12, Zoned Rural Residential 1, requested by Jim Anderson

Moved by JP to recommend to the Assembly to sell the requested land directly to Mr. Anderson.

Second by DM

Mr. Anderson has requested to purchase a triangular portion of Tract C, land between his two lots and the shoreline. Tract C is Borough land recently obtained through the Borough entitlement process. The Borough does not yet have a patent to the land, but has been told by the State that it has been surveyed and the patent should be forth coming soon. The patent would be for the full Tract C. Mr. Anderson will need to pay for a subdivision of the land he is requesting to purchase but will need to wait for the patent prior to proceeding.

The Commission wanted to ensure that the creek would remain on public lands and proper setbacks would be met (as required by the patent, entitlement decision, or other public use needs to use and enjoy access to the creek). Access and setbacks can be addressed within the required subdivision that Mr. Anderson will be responsible for and ultimately determine the size and configuration of the parcel being requested to purchase.

The parcel will need to have an easement to access or will be combined with his existing lots.

Approved Unanimous.

5. Request to purchase tidelands, Lot 6, Block 84B, ATS#83, Wrangell Tidelands Addition, requested by Shirley Wimberley and Benn Curtis

Moved by JP to recommend to the Assembly to sell the requested tidelands to Benn Curtis and Shirley Wimberley with the following conditions:

- 1) **All fill, piling, float and boat moorage need to be inside the property lines of the purchased tidelands.**

Second by DM

Always a concern to sell tidelands. Port Commission approved the sale. Wanted to make sure that all activity would happen within their tideland area so no conflicts with the City docks.

Approved Unanimously

H. OLD BUSINESS

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT

Adjourned: 6:19pm

City and Borough of Wrangell

Agenda Item G1

Date: July 11, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re. Final Plat review of the Henson Replat, a replat of Lot A and Lot B of the Henson/Molitor Replat (Plat No. 2008-5) creating Lot A-1 and Lot B-1, zoned Rural Residential, owned and requested by Steve and Terri Henson

Background: Applicants are seeking an internal lot line adjustment between the two existing lots. A draft preliminary plat that will have changes for the final is included in the packet until the surveyor can provide a pdf version of the final plat. The packet will be updated as soon as it is received.

Recommended Motion:
Move to approve the final plat of the Henson Replat.

Findings of Fact:

Minimum lot size in the Rural Residential 1 (RR-1) District is 10,000 square feet when the property is on city sewer and water. The applicant is adjusting an internal lot line to reconfigure the existing two lots. Lot A-1 will be 22,913 square feet and Lot B-1 will be 10,794 square feet. A lot line adjustment does not require a public hearing pursuant to WMC 19.04.020(B).

Mylar is not available at this time due to supply chain issues and shipping delays to the surveyor. The final plat will not go to the Assembly until the necessary signatures are obtained on the mylar.

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 APPROVAL OF ALL ADJACENT LANDS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ STEVE R. HENSON
DATE _____ TERRI A. HENSON

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, DUTY 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 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 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 THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, WRANGELL, ALASKA.

ASSESSOR CITY AND BOROUGH OF WRANGELL

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL, PLANNING COMMISSION AND THAT 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 _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE BOUNDARIES SHOWN HEREON HAVE BEEN MEASURED AND FOUND TO BE CORRECT, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552



OWNERSHIP STATUS

1. LOT A, HENSON/MOLITOR REPLAT (STEVEN R. HENSON & TERRI A. HENSON)
2. LOT B, HENSON/MOLITOR REPLAT (STEVE R. HENSON & TERRI A. HENSON)

PROPOSED OWNERSHIP

1. LOT A-1, HENSON REPLAT (STEVEN R. HENSON & TERRI A. HENSON)
2. LOT B-1, HENSON REPLAT (STEVEN R. HENSON & TERRI A. HENSON)

PREVIOUS LOT AREAS

1. LOT A, HENSON/MOLITOR REPLAT (15,320 SQ. FT.)
2. LOT B, HENSON/MOLITOR REPLAT (18,419 SQ. FT.)

NEW LOT AREAS

1. LOT A-1, HENSON REPLAT (22,913 SQ. FT.)(0.526 ACRES)
2. LOT B-1, HENSON REPLAT (10,794 SQ. FT.)(0.248 ACRES)

PREVIOUS LOT ZONING

1. LOT A, HENSON/MOLITOR REPLAT (RURAL RESIDENTIAL, 1)
2. LOT B, HENSON/MOLITOR REPLAT (RURAL RESIDENTIAL, 1)

NEW LOT ZONING

1. LOT A-1, HENSON REPLAT (RURAL RESIDENTIAL, 1)
2. LOT B-1, HENSON REPLAT (RURAL RESIDENTIAL, 1)

NOTES

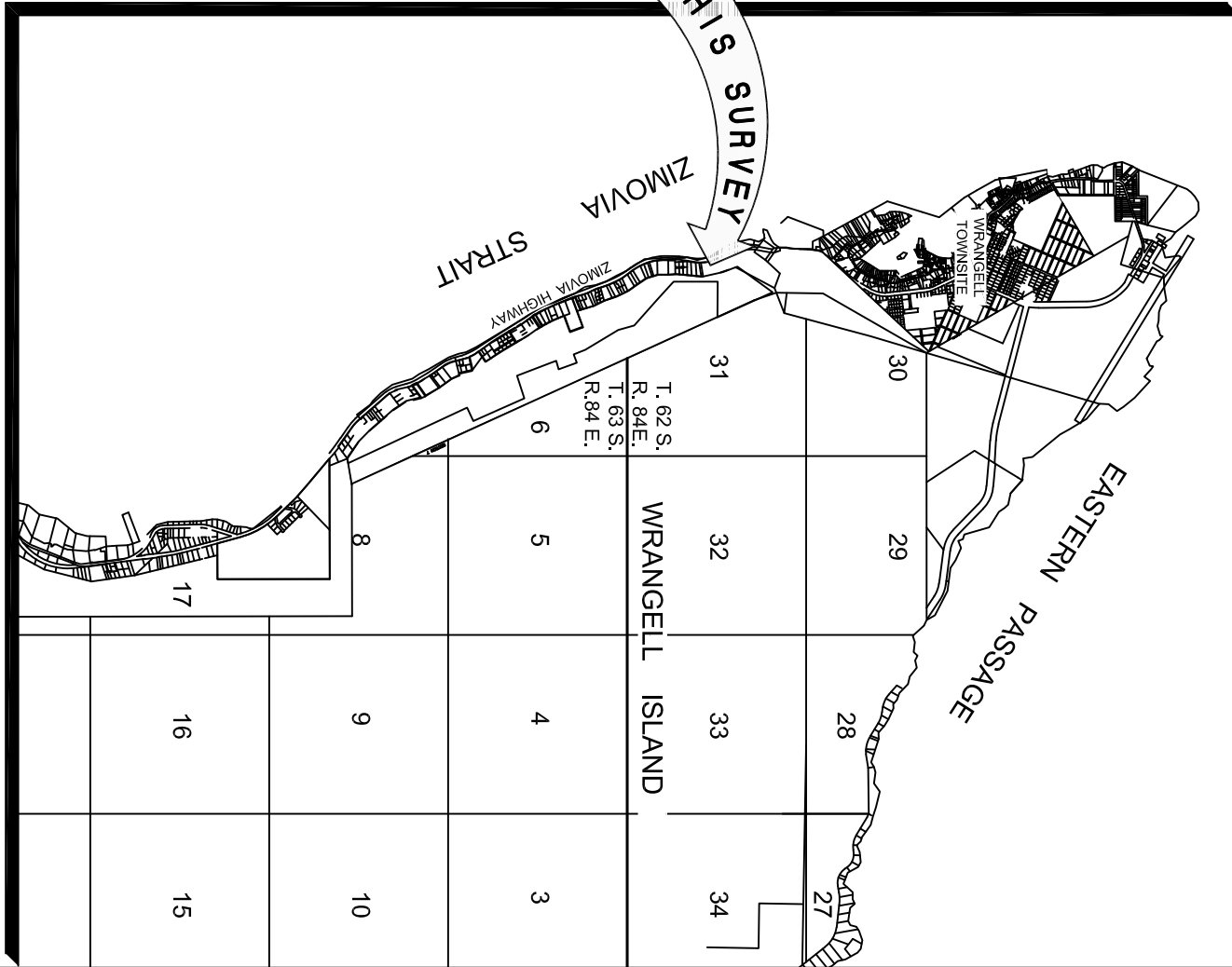
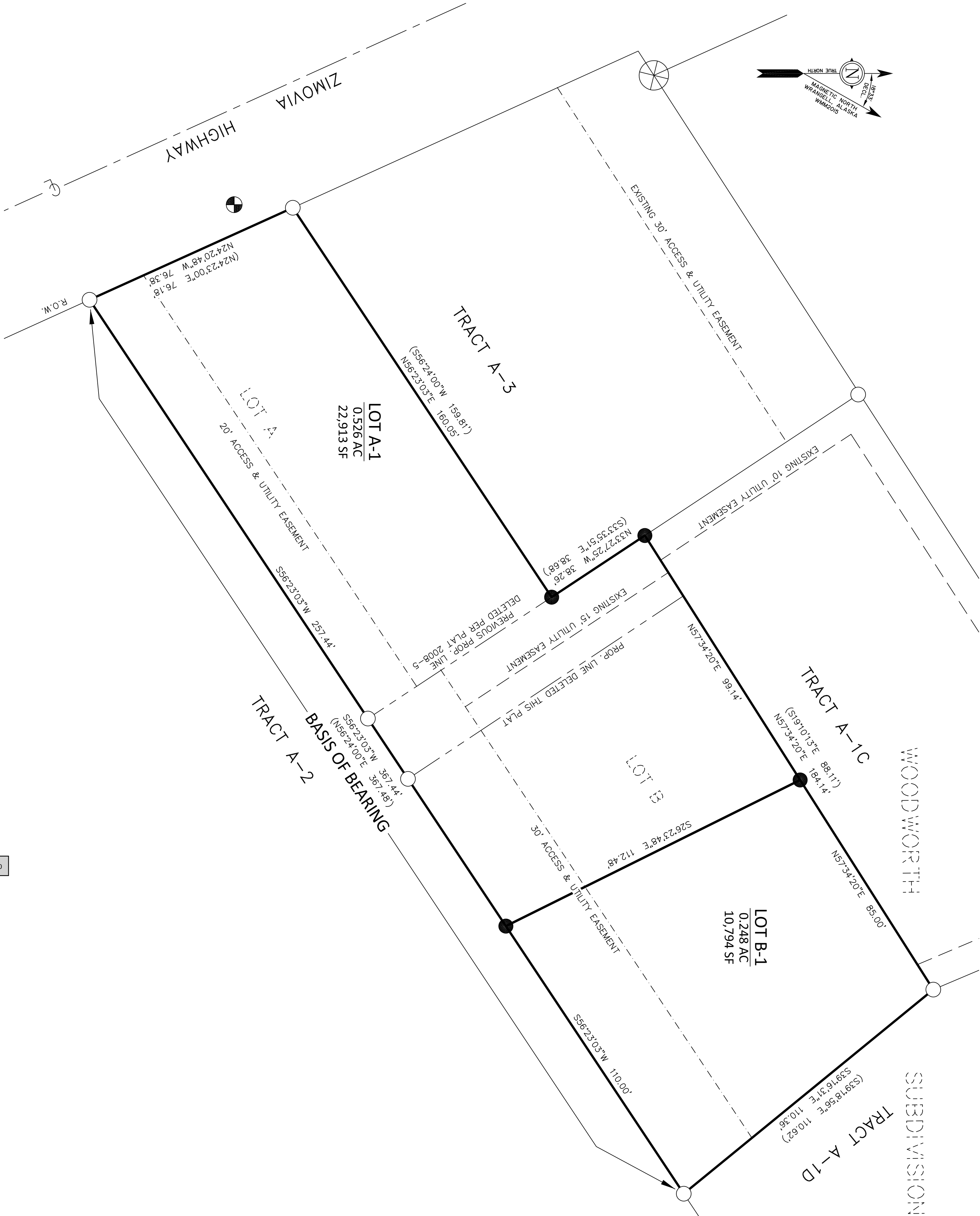
1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - PLAT 64-112 (USS 2321)
 - PLAT 89-7 (IB SUBDIVISION)
 - PLAT 98-2 (ZIMOVIYA STATE DOT ROW MAP)
 - PLAT 99-9 (WOODWORTH SUBDIVISION)
 - BOOK 34, PAGE 66
 - PLAT 2008-5 (HENSON/MOLITOR REPLAT)
 - DEED 2008-000322-0
 - DEED 2018-000178-0

BASIS OF BEARING

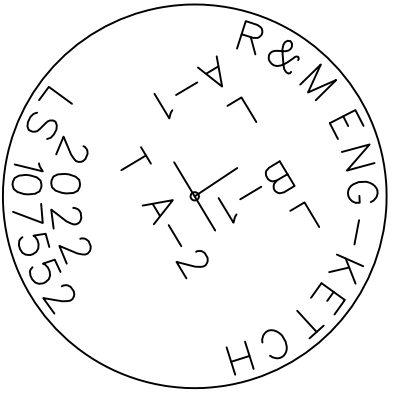
BEARINGS SHOWN ARE MAD 83/2011(JEPOCH-2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R8-3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N66°25'1.6602" LONG: W132°20'55.74019". DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

LEGEND

●	SECONDARY MONUMENT SET THIS SURVEY
○	SECONDARY MONUMENT RECOVERED
⊙	PRIMARY MONUMENT RECOVERED
---	UNSURVEYED
---	SURVEYED
---	ROW CENTERLINE
---	EXISTING ACCESS & UTILITY EASEMENT
XX	PREVIOUS PROPERTY LINE
---	MEASURED DATA
{R1}	RECORD DATA



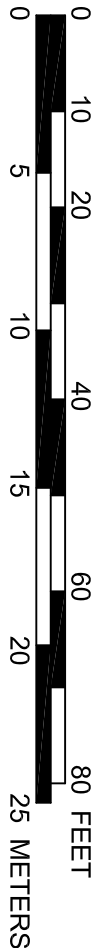
TYPICAL SECONDARY MONUMENT SET THIS SURVEY



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

SCALE 1"=20'

THIS DRAWING MAY BE REDUCED. VERIFY SCALE BEFORE USING



1 METER = 3.280833 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

SHEET 1 OF 1



PRSM DESIGN, INC.
7780 REVILLA ROAD, SUITE 300
KETCHIKAN, AK 99901
Phone: (907) 225-2917
Fax: (907) 225-3441

WRANGELL OFFICE
P.O. BOX 2206
WRANGELL, AK 99929
Phone: (907) 305-0820

CERTIFICATE OF AUTHORIZATION #: C576

HENSON REPLAT

A REPLAT OF
LOTS "A" AND "B", OF HENSON/MOLITOR REPLAT,
ACCORDING TO PLAT 2008-5.

CREATING

LOTS "A-1" AND "B-1", HENSON REPLAT
CONTAINING 0.775 ACRES MORE OR LESS

LOCATED WITHIN

TRACT A, U.S. SURVEY 2321
WRANGELL, ALASKA 99929
WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH
DATE: JUNE 2022 - JULY 2022
DRAWN BY: MCH

SCALE: 1"=20'
CHECKED: CGP
R&M PROJECT NO: 222722

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 1.



1 inch = 208.333333 feet

11

7/11/2022

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: July 11, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re. Final Plat review of the Kuntz Replat, a subdivision and replat of Lot 2, Healthcare Subdivision III (Plat # 2018 -7) zoned Open Space/Public, owned by SEARHC and Lot 4, Block 29, USS 1119 (Plat # 73-7) zoned Single Family Residential, owned by Robert Kuntz, creating Lots 2A and 4A, Kuntz Replat

Background: Applicants are addressing an encroachment of residential structures onto the SEARHC property.

Recommended Motion:
Move to approve the final plat of the Kuntz Replat.

Findings of Fact:

The proposed replat addresses an encroachment of Mr. Kuntz's residence and garage onto property owned by the Southeast Alaska Regional Health Consortium. This plat represents the agreement by both parties to resolve the encroachments. A variance was also applied for in order for the setbacks of the residence and garage to be in compliance. The land being combined with Mr. Kuntz property was approved for the zone change from OS/P to SFR.

Minimum lot size in the Single Family Residential District is 5,000 square feet.

Mylar is not available at this time due to supply chain issues and shipping delays to the surveyor. The final plat will not go to the Assembly until the necessary signatures are obtained on the mylar.

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPLAT AND ADJUST THE ADJOINING LOT LINE BETWEEN LOT 2, OF HEALTH CARE SUBDIVISION III (PLAT 2018-7), AND LOT 4, BLOCK 29 (PLAT 73-7).
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. THE BASIS OF BEARING FOR THIS PLAT IS THE MEASURED BEARING OF S43°17'28"W AND DISTANCE OF 4321.76 FEET BETWEEN CORNER NUMBER 37 OF U.S.S. 1119 AND W.C.M.C. No. 38 OF U.S.S. 125. THIS LINE WAS ALSO EXCEPTED AS THE TRUE WRANGELL TOWNSITE BOUNDARY WHICH RESULTED IN SEVERAL MONUMENTS ALONG THAT LINE TO BE SHOWN OFFLINE AS SHOWN IN THE DETAILS ON SHEET 2.
5. REFERENCE AC. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 63544.
6. SUBJECT TO EASEMENTS AND NOTES AS SHOWN ON PLAT No. 2010-4 AND PLAT 2010-6.
7. SUBJECT TO ACCESS EASEMENTS, STORM DRAIN EASEMENTS, ACCESS AND UTILITY EASEMENT AS DISCLOSED IN CORRECTIVE STATUTORY WARRANTY DEED RECORDING MAY 15, 2012 AS DOCUMENT NO. 2012-000208-0.
8. REFERENCE NOTE 2 OF PLAT 2018-7 WHERE IT STATES THAT THE CITY AND BOROUGH OF WRANGELL IS INTENDING TO VACATE THOSE PORTIONS OF THE EASEMENTS SHOWN IN DOCUMENT 2012-000208-0 THAT ARE SHOWN OUTSIDE THE BOUNDARIES OF THE EASEMENT AND RIGHT OF WAYS DEDICATED IN PLAT 2018-7.

- REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
- USS No. 1119 (WRANGELL TOWNSITE)
 - PLAT 73-7
 - PLAT 86-1 (A.S.L.S. 84-83)
 - PLAT 2010-4 (HEALTH CARE SUBDIVISION I)
 - PLAT 2010-6 (HEALTH CARE SUBDIVISION II)
 - PLAT 2015-6 (ETOLIN AVENUE BOUNDARY SURVEY)
 - CORRECTIVE NOTICE 2012-000207-0
 - CORRECTIVE NOTICE 2012-000208-0
 - BLOCK 29 (PLAT 73-7)
 - PLAT 2018-7 (HEALTH CARE SUBDIVISION III)
 - PLAT 2019-2 (ETOLIN AVENUE REPLAT)
 - PLAT 2020-9 (PRINELLA SUBDIVISION)
 - DEED 2007-000449-0
 - CORRECTIVE NOTICE OF FEDERAL INTEREST 2012-000207-0
 - DEED 2018-000306-0

OWNERSHIP STATUS

1. LOT 2, HEALTH CARE SUBDIVISION III (S.E.A.R.H.C.)
2. LOT 4, BLOCK 29 (ROBERT D. KUNTZ)

PROPOSED OWNERSHIP

1. LOT 2A, KUNTZ REPLAT (S.E.A.R.H.C.)
2. LOT 4A, KUNTZ REPLAT (ROBERT D. KUNTZ)

PREVIOUS LOT AREAS

1. LOT 2, HEALTH CARE SUBDIVISION III (229.095 SQ. FT.) (5.26 ACRES)
2. LOT 4, BLOCK 29 (16,054 SQ. FT.)

NEW LOT AREAS

1. LOT 2A, KUNTZ REPLAT (227,808 SQ. FT.) (5.230 ACRES)
2. LOT 4A, KUNTZ REPLAT (7,454 SQ. FT.) (0.171 ACRES)

ZONING STATUS

1. LOT 2A, HEALTH CARE SUBDIVISION III (OS)
2. LOT 4A, BLOCK 29 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING

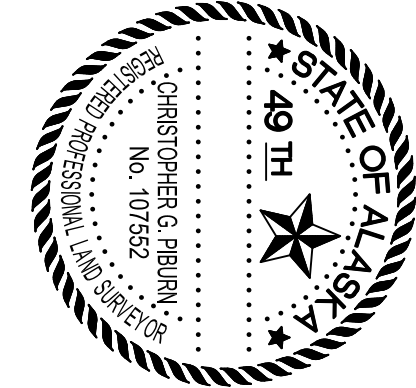
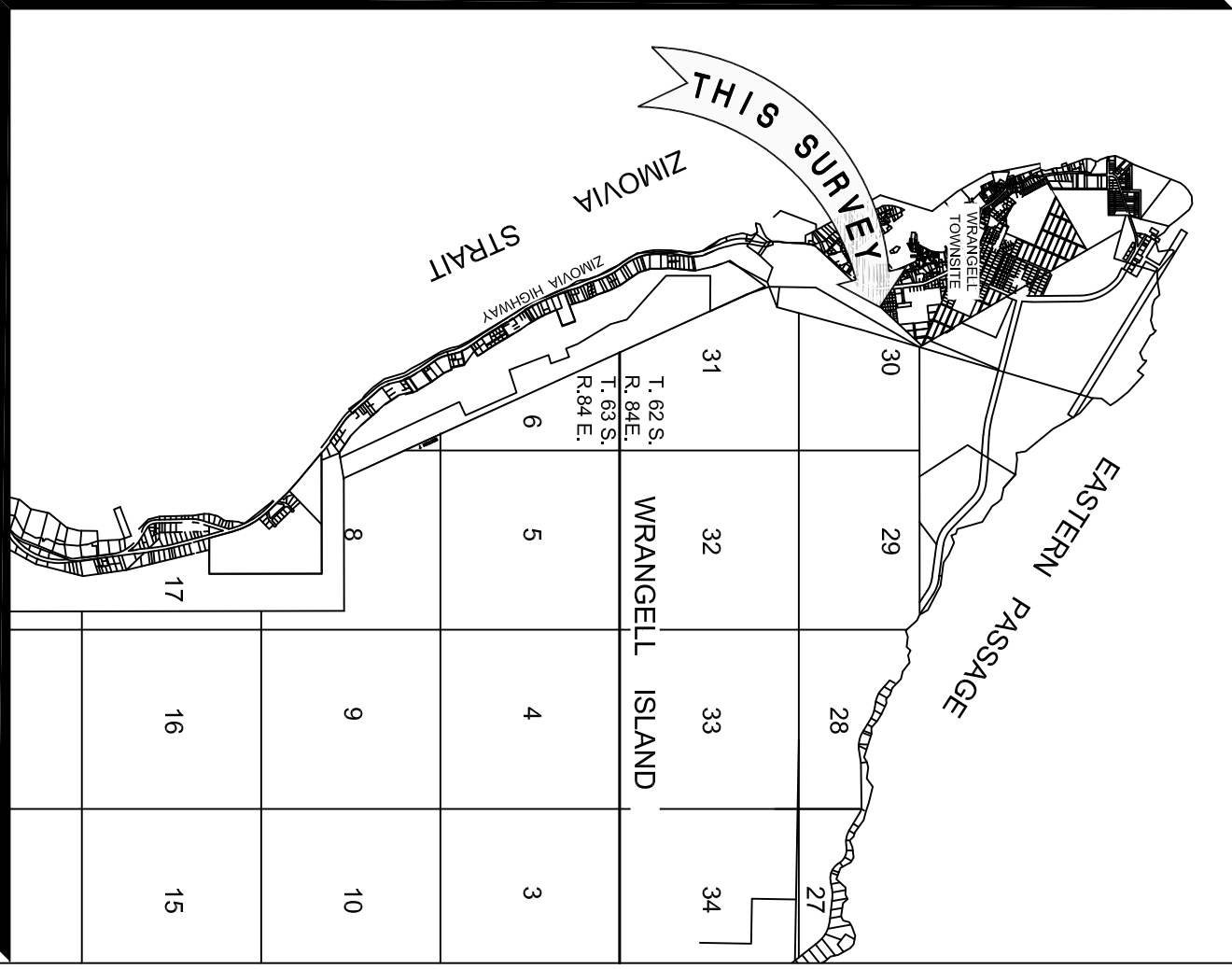
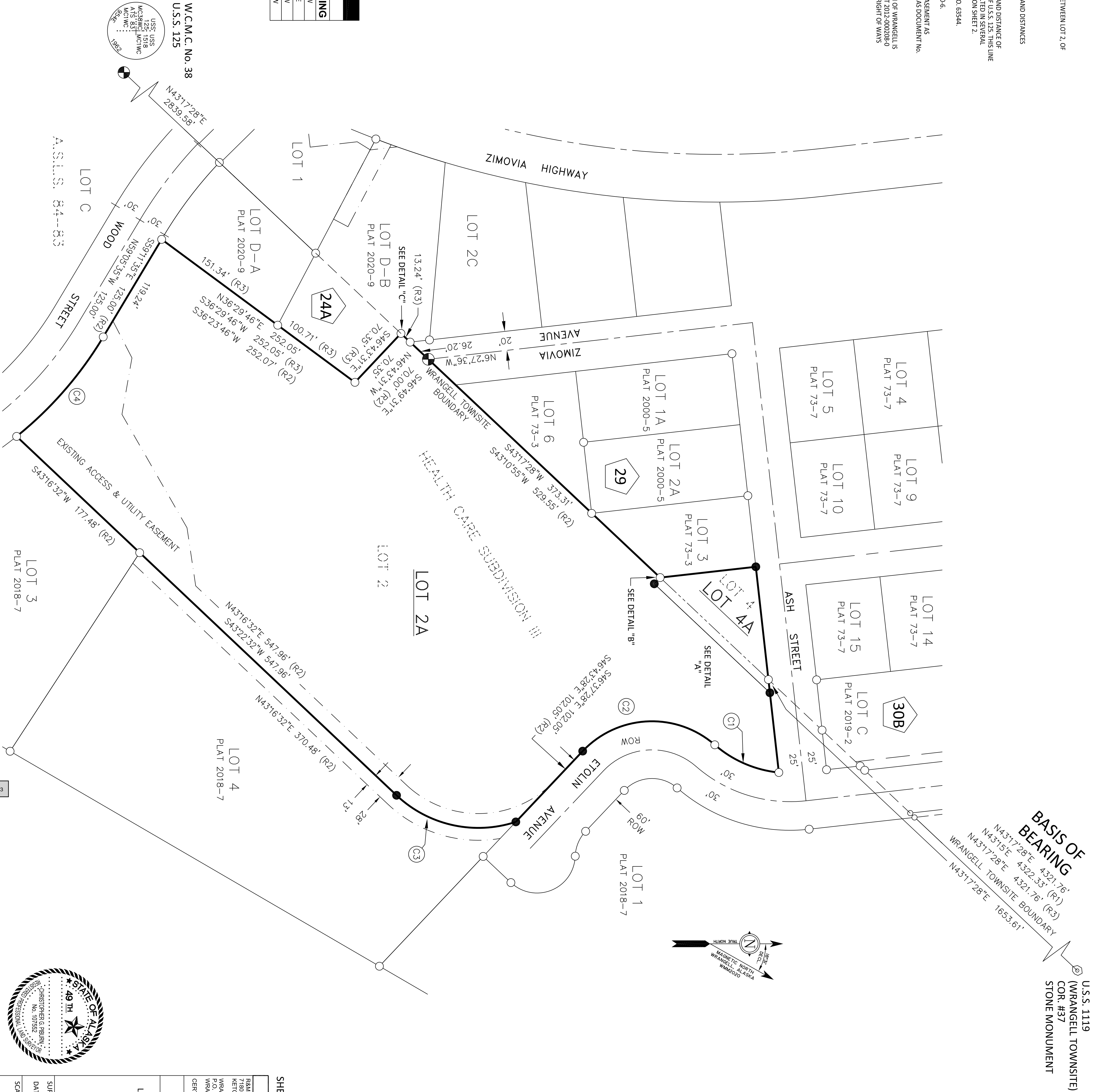
1. LOT 2A, KUNTZ REPLAT (OS)
2. LOT 4A, KUNTZ REPLAT (SINGLE FAMILY RESIDENTIAL)

BASIS OF BEARING

BEARINGS SHOWN ARE MAG. 83(2011)EPOCH-2010 GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) DATA. BEARINGS WERE MEASURED USING A TRIMBLE BUSINESS CENTER VERSION 4.1.1 CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N56°25'1.16602 LONG: W132°20'55.74019. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

CURVE TABLE				
	RADIUS	ARC	CHORD	
CURVE DELTA	(FT)	(FT)	(FT)	CH BEARING
C1	35.2959'	120.00	74.35	S23° 23' 28" W
C2	87.4555'	100.00	153.18	S02° 44' 30" E
C3	61.3833'	125.00	134.48	S12° 33' 16" W
C4	207.1618'	393.00	139.05	N48° 57' 26" W

LEGEND	
	BLOCK NUMBER
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	PRIMARY MONUMENT RECOVERED
	GLO ROCK MONUMENT RECOVERED
	UNSURVEYED
	SURVIED
	ROW CENTERLINE
	RECORD BOUNDARY LINE VACATED THIS PLAT
	EXISTING EASEMENT
	MEASURED DATA
	RECORD PER PLAT 2018-7
	RECORD PER PLAT 2020-9



THIS DRAWING MAY BE REDUCED. VERIFY SCALE BEFORE USING

SCALE 1"=50'

0 25 50 100 150 200 FEET

0 10 20 40 60 METERS

1 METER=3.2808333 U.S. SURVEY FEET

1 U.S. ACRE=0.4047 HECTARES

SHEET 1 OF 2

R&M ENGINEERING-KETCHIKAN, INC.

718 REVELLA ROAD, SUITE 300
KETCHIKAN, AK 99901

Phone: (907) 225-7917
Fax: (907) 225-3441
KETCHIKAN OFFICE
P.O. BOX 2286
WRANGELL, AK 99829

CERTIFICATE OF AUTHORIZATION #: C576

KUNTZ REPLAT

A SUBDIVISION AND REPLAT OF
LOT 2, OF HEALTH CARE SUBDIVISION III, ACCORDING TO PLAT 2018-7;
AND LOT 4, WITHIN BLOCK 29, OF WRANGELL TOWNSITE (USS 1119),
ACCORDING TO PLAT 73-7.

CREATING

LOTS 2A AND 4A,
KUNTZ REPLAT

WRANGELL RECORDING DISTRICT, ALASKA

SURVEYED BY: MCH

DATE: OCTOBER 2021 - NOVEMBER 2021

DRAWN BY: MCH

DATE: OCTOBER 2021 - NOVEMBER 2021

SCALE: 1"=30'

CHECKED: CGP

R&M PROJECT NO: 212784

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND THAT I HAVE BEEN FULLY ADVISED OF THE RIGHTS, DUTIES, AND LIABILITIES OF A PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ ROBERT D. KUNTZ

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 WRITOUT BOOK _____ PAGE _____ DATED _____, 20____, AND THAT THE SUBDIVISION HEREON HAS BEEN APPROVED BY THE ASSEMBLY OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL

ATTEST:

CITY CLERK _____

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 THE RECORDS IN MY POSSESSION, THE RECORDS 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 _____

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 PLAN 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 _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

CHRISTOPHER G. PIBURN, PLS.# 107552



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 THAT I HAVE BEEN FULLY ADVISED OF THE RIGHTS, DUTIES, AND LIABILITIES OF A PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM

NOTARY'S ACKNOWLEDGMENT

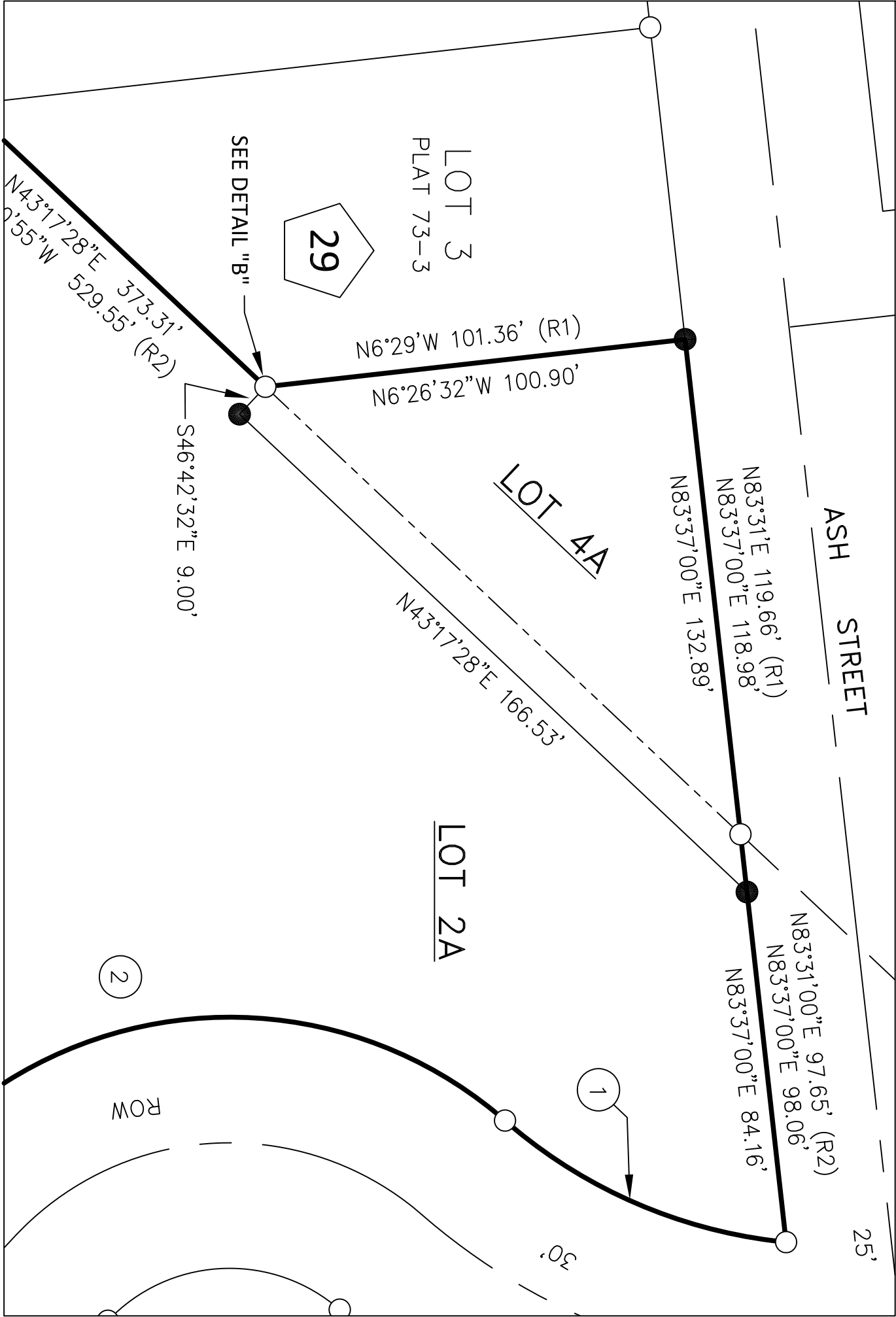
U.S. OF AMERICA
STATE OF ALASKA
CITY AND BOROUGH OF WRANGELL

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.

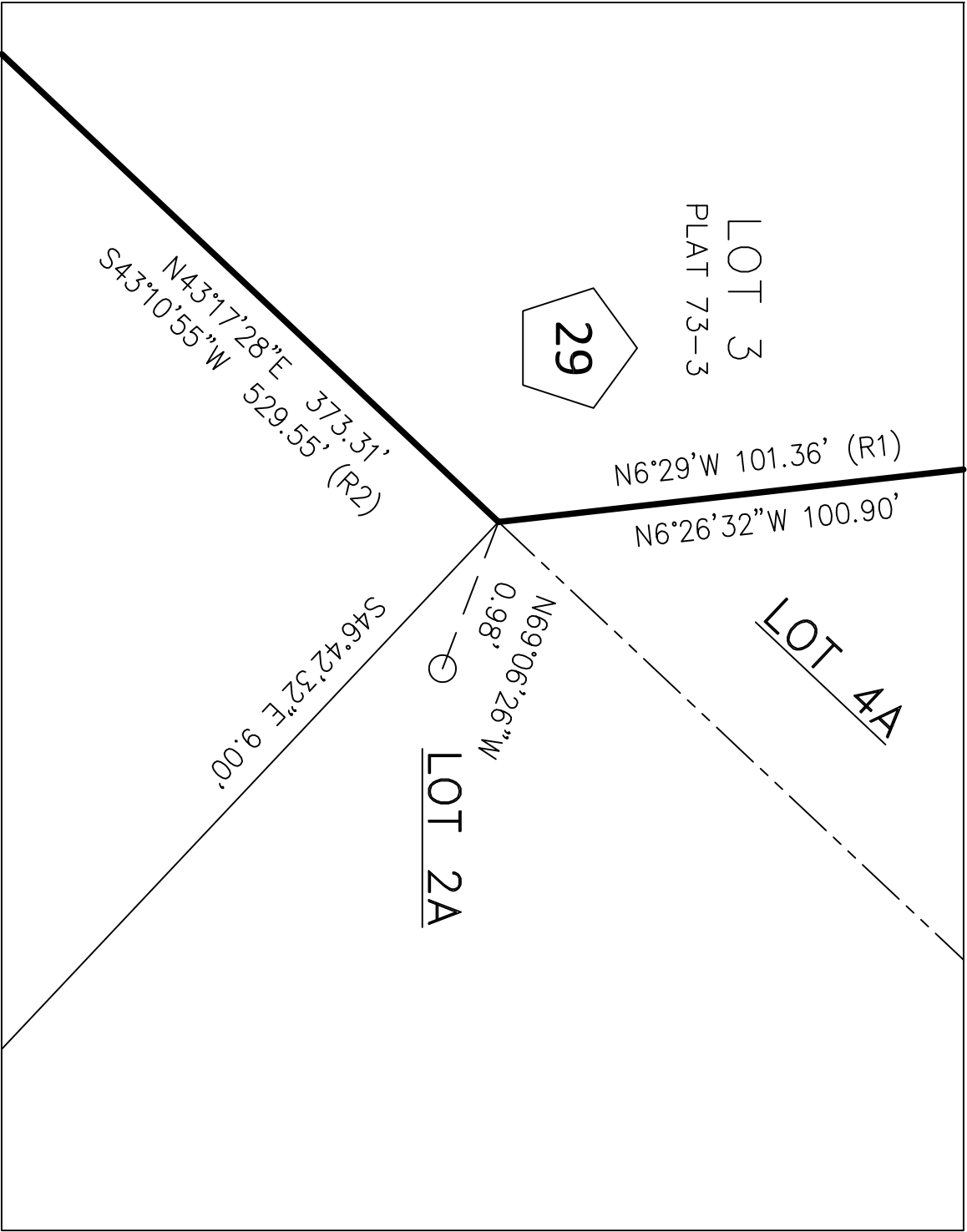
WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

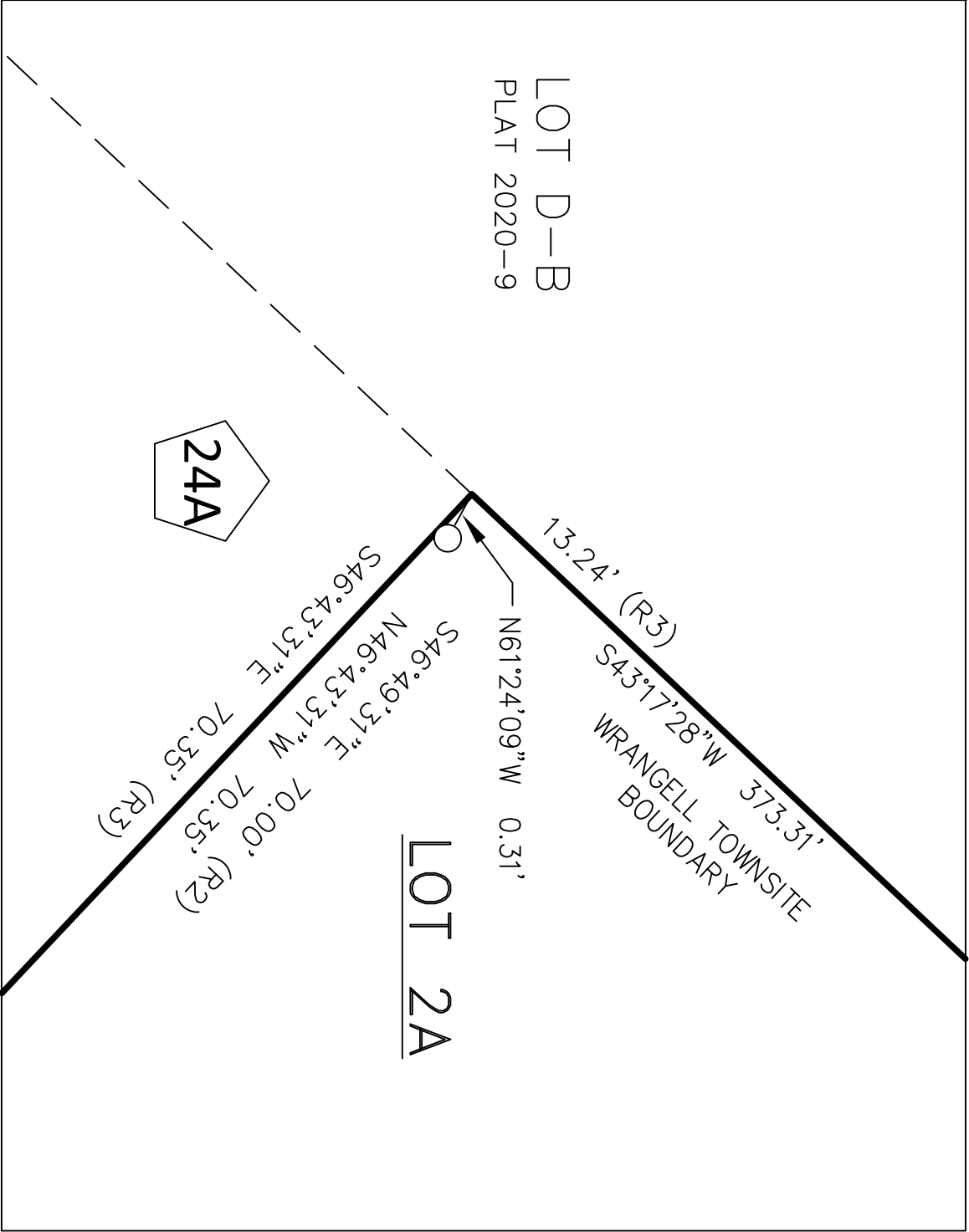
MY COMMISSION EXPIRES _____.



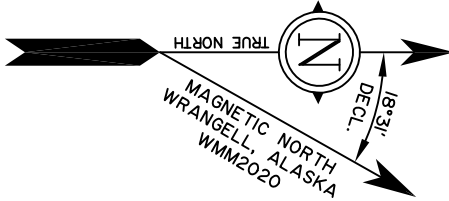
DETAIL A
SCALE: 1" = 30'



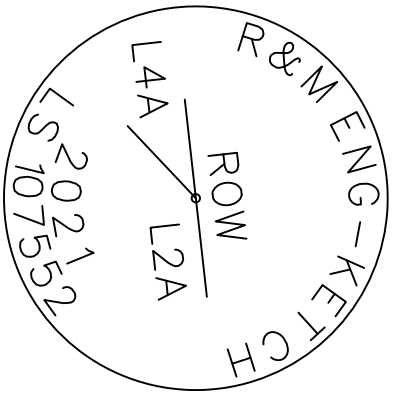
DETAIL B
SCALE: 1" = 1'
SEE NOTE 4



DETAIL C
SCALE: 1" = 1'
SEE NOTE 4



TYPICAL SECONDARY MONUMENT
SET THIS SURVEY



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

SHEET 2 OF 2

RAW ENGINEERING-KETCHIKAN, INC.
7180 REVELLA ROAD, SUITE 300
KETCHIKAN, AK 99901
WRANGELL OFFICE
WRANGELL, AK 99929

Phone: (907) 225-7917
Fax: (907) 225-9441
Phone: (907) 205-0820

CERTIFICATE OF AUTHORIZATION #: 0576

KUNTZ REPLAT

A SUBDIVISION AND REPLAT OF
LOT 2, OF HEALTH CARE SUBDIVISION II, ACCORDING TO PLAT 2018-7;
AND LOT 4, WITHIN BLOCK 29, OF WRANGELL TOWNSITE (USS 1119),
ACCORDING TO PLAT 73-7,

CREATING

LOTS 2A AND 4A,
KUNTZ REPLAT

WRANGELL RECORDING DISTRICT, ALASKA

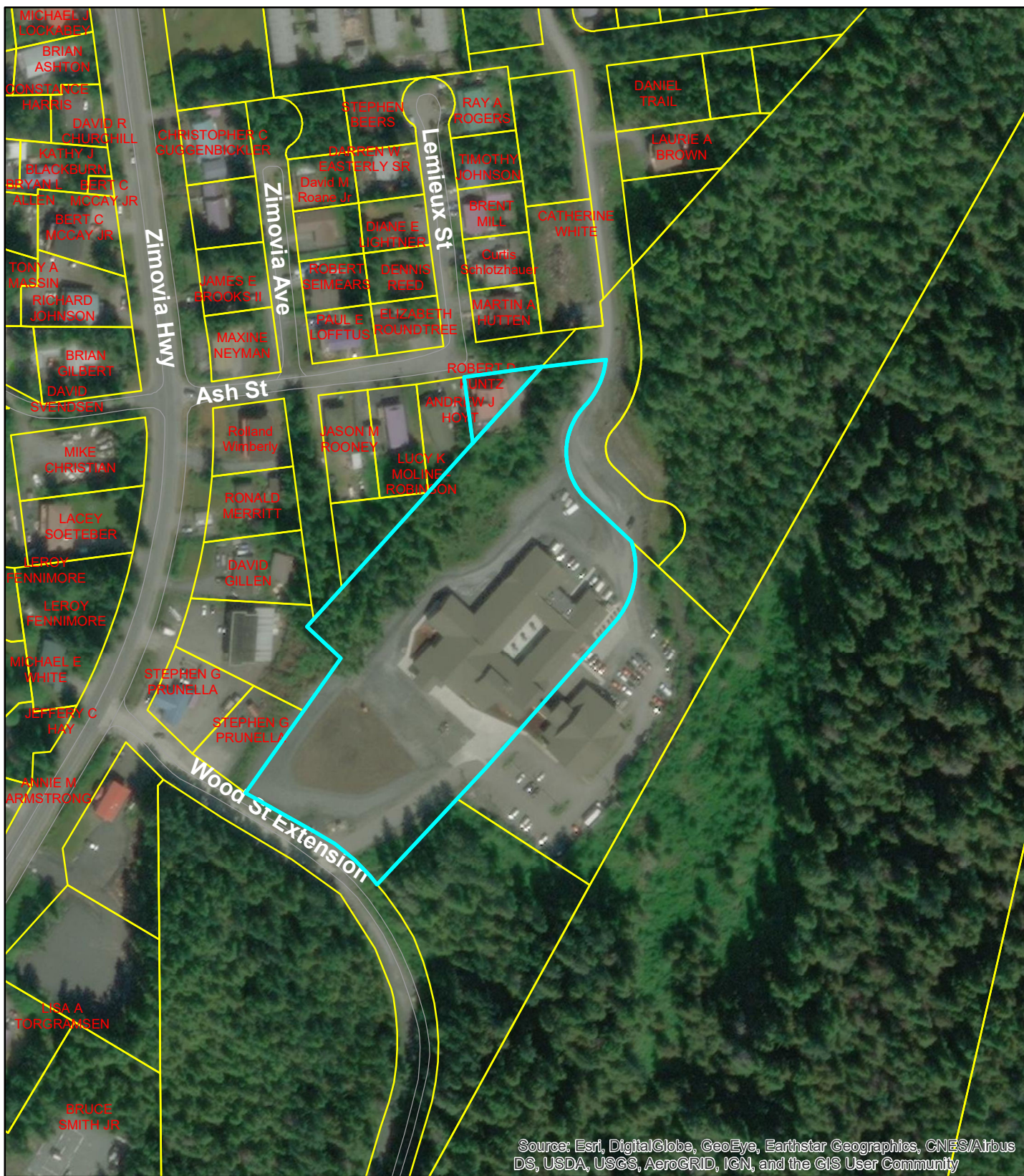
SURVEYED BY: MCH DATE: OCTOBER 2021 - NOVEMBER 2021

DRAWN BY: MCH

SCALE: AS SHOWN CHECKED: CGP R&M PROJECT NO: 212784

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 2.



1 inch = 208.33333 feet

15

7/11/2022

Public Map



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

City and Borough of Wrangell

Agenda Item G3

Date: July 11, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re. Final Plat review of the Byford Replat, a subdivision and replat of a portion of Tract Y, USS 2321 (Plat 64-112) creating Lots Y-A and Y-B zoned Rural Residential 1; and Y-C zoned Light Industrial and Rural Residential, and Y-D zoned Rural Residential 1, owned by the City and Borough of Wrangell, Burrell Byford and Bob Molinek

Background: This is the final plat to address encroachments as negotiated between the City and Borough of Wrangell and Mr. and Mrs. Byford. The preliminary plat is attached until the pdf version of the final plat is received from the surveyors and will then replace the preliminary.

Recommended Motion:
Move to approve the final plat of the Byford Replat.

Findings of Fact:

The Borough is proposing to subdivide the old former junkyard tract into four lots – two are stand alone lots to be sold, a portion is to be combined into Mr. Byford's existing residential lot (per the negotiated agreement) and the third portion is to be combined into Bob Molinek's current residential parcel and sold to Mr. Molinek per Assembly and former Manager agreement.

The Planning and Zoning Commission recommended approval of the borough owned property (former junk yard) zone change from Light Industrial to Rural Residential 1 on June 1, 2021 and on July 27, 2021 the Assembly approved Ordinance 1004 amending the zoning map. The Commission approved a preliminary plat in September of 2021.

The back northern portion behind Bob Molinek and Burrell Byford's land is being sold to Mr. Molinek, per his longstanding request and tentative approval by the Manager and Borough Assembly. The remaining portion of the lot is being subdivided into two lots, except for the "flag lot" portion adjacent to Mr. Byford's property. When Mr. Byford approached the Borough after approval of the preliminary plat in 2021 to resolve the encroachment issues for his house, rock wall, and shop, negotiations began with his attorney and the Borough attorney. Discussion options consisted of purchasing land, adjusting lot line, and easements. In March 2022, after negotiations of several options, the Byford's agreed to purchase approximately 8,750 square feet of the flag lot driveway access in the proposed Lot Y-B as presented in the preliminary plat from September 2021. In April, the Assembly approved the outcome of the negotiated agreement and this preliminary plat reflects the agreement. It combines the flag lot portion into Mr. Byford's existing lot. An easement is created in order to allow access by owners of proposed Lots Y-A and Y-B as well as by Mr. Byford in Lot Y-. An easement maintenance and use agreement will be signed and recorded prior to the final plat being recorded.

As part of the negotiated agreement, Mr. Byford's lot was rezoned to Rural Residential 1 in June 2022, per Ordinance 1027.

Mylar is not available at this time due to supply chain issues and shipping delays to the surveyor. The final plat will not go to the Assembly until the necessary signatures are obtained on the mylar.

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPLAT AND SUBDIVIDE A PORTION OF TRACT Y, OF U.S. SURVEY 2321 (PLAT 64-112).
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. THE CITY OF WRANGELL HAS A 10' POWERLINE EASEMENT ON EACH SIDE OF THE POWERLINE ALONG THE ZIMOVIA HIGHWAY R.O.W. (BOOK 13, PAGE 324)
5. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - DEED ON PAGE 114, VOLUME 11 (RECORDED 02/27/1957)
 - DEED ON PAGE 118, VOLUME 11 (RECORDED 09/18/1957)
 - PLAT 64-112 (U.S. SURVEY 2321)
 - PLAT 77-1 (SUBD. OF A PORTION OF TRACT X)
 - PLAT 2002-5 (ZIMOVIA HIGHWAY D.O.T. BASE MAP)
 - PLAT 2002-5 (ROAD HOUSE SUBDIVISION)
 - PLAT 2003-4 (FIGHTING ROYAL SUBDIVISION)
 - DEED 2003-000605-0
 - DEED 2005-000010-0
 - DEED 2016-000016-0

OWNERSHIP STATUS

1. PORTION OF TRACT "Y", U.S.S. 2321 (CITY & BOROUGH OF WRANGELL)
2. PORTION OF TRACT "Y", DEED 2005-000010-0 (ROBERT J. & HELEN R. MOLINEK)
3. PORTION OF TRACT "Y", DEED 2016-000016-0 (BURRELL C. & MARIA E. ANTONIZIO BYFORD)

PROPOSED OWNERSHIP

1. LOT Y-A, BYFORD REPLAT (CITY & BOROUGH OF WRANGELL)
2. LOT Y-B, BYFORD REPLAT (CITY & BOROUGH OF WRANGELL)
3. LOT Y-C, BYFORD REPLAT (ROBERT J. & HELEN R. MOLINEK)
4. LOT Y-D, BYFORD REPLAT (BURRELL C. & MARIA E. ANTONIZIO BYFORD)

PREVIOUS LOT AREAS

1. PORTION OF TRACT "Y", U.S.S. 2321 (115.076 SQ. FT.)
2. PORTION OF TRACT "Y", DEED 2005-000010-0 (18,213 SQ. FT.)
3. PORTION OF TRACT "Y", DEED 2016-000016-0 (18,111 SQ. FT.)

NEW LOT AREAS

1. LOT Y-A, BYFORD REPLAT (38,843 SQ. FT.) (0.892 ACRES)
2. LOT Y-B, BYFORD REPLAT (36,996 SQ. FT.) (0.849 ACRES)
3. LOT Y-C, BYFORD REPLAT (47,424 SQ. FT.) (1.089 ACRES)
4. LOT Y-D, BYFORD REPLAT (28,564 SQ. FT.) (0.6510 ACRES)

LOT AREA TRANSFER

1. PORTION OF NEW LOT Y-3 TO BE TRANSFERRED FROM CITY & BOROUGH TO MOLINEK (29,274 SQ. FT.) (0.672 ACRES)
2. PORTION OF NEW LOT Y-4 TO BE TRANSFERRED FROM CITY & BOROUGH TO BYFORD (8,453 SQ. FT.) (0.194 ACRES)

PREVIOUS LOT ZONING

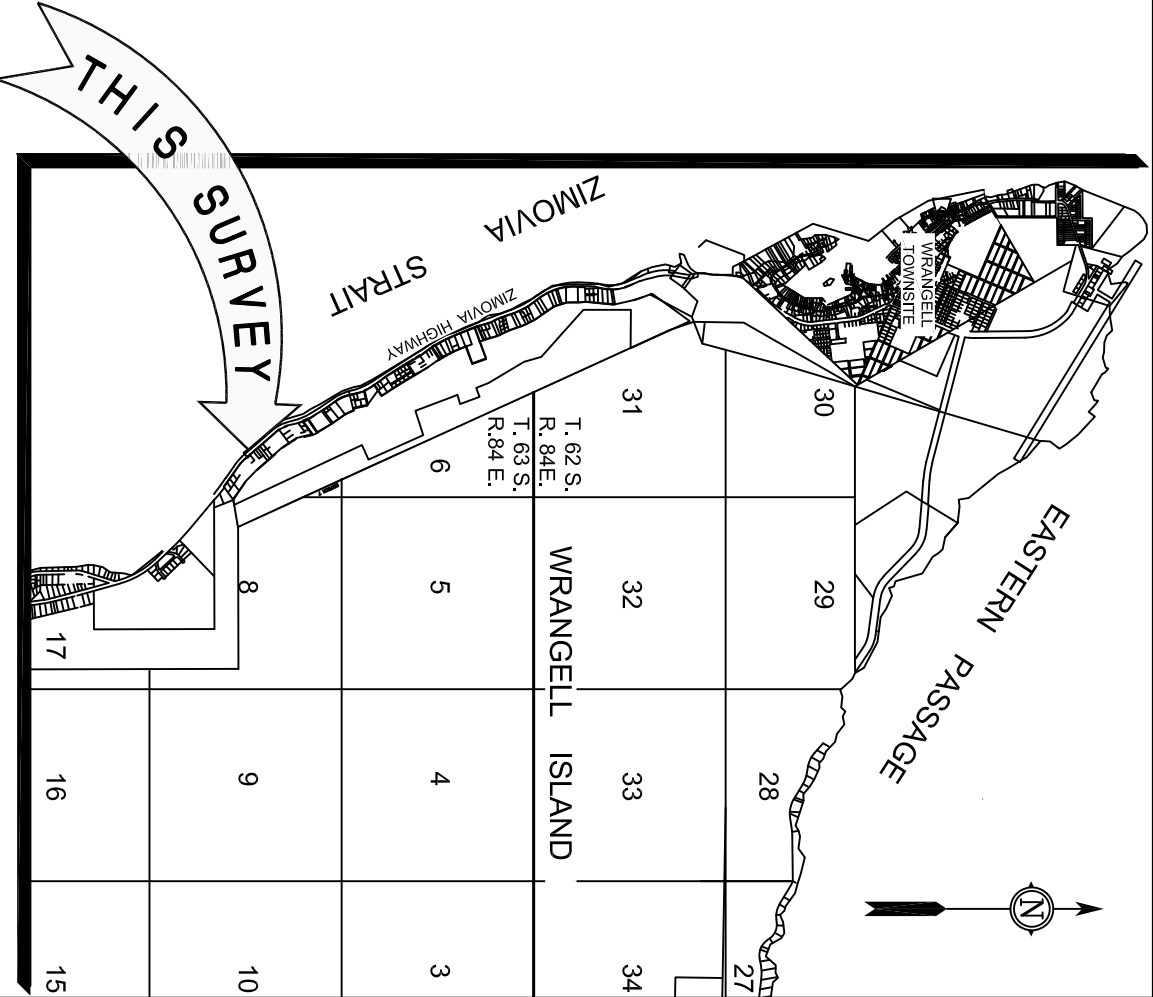
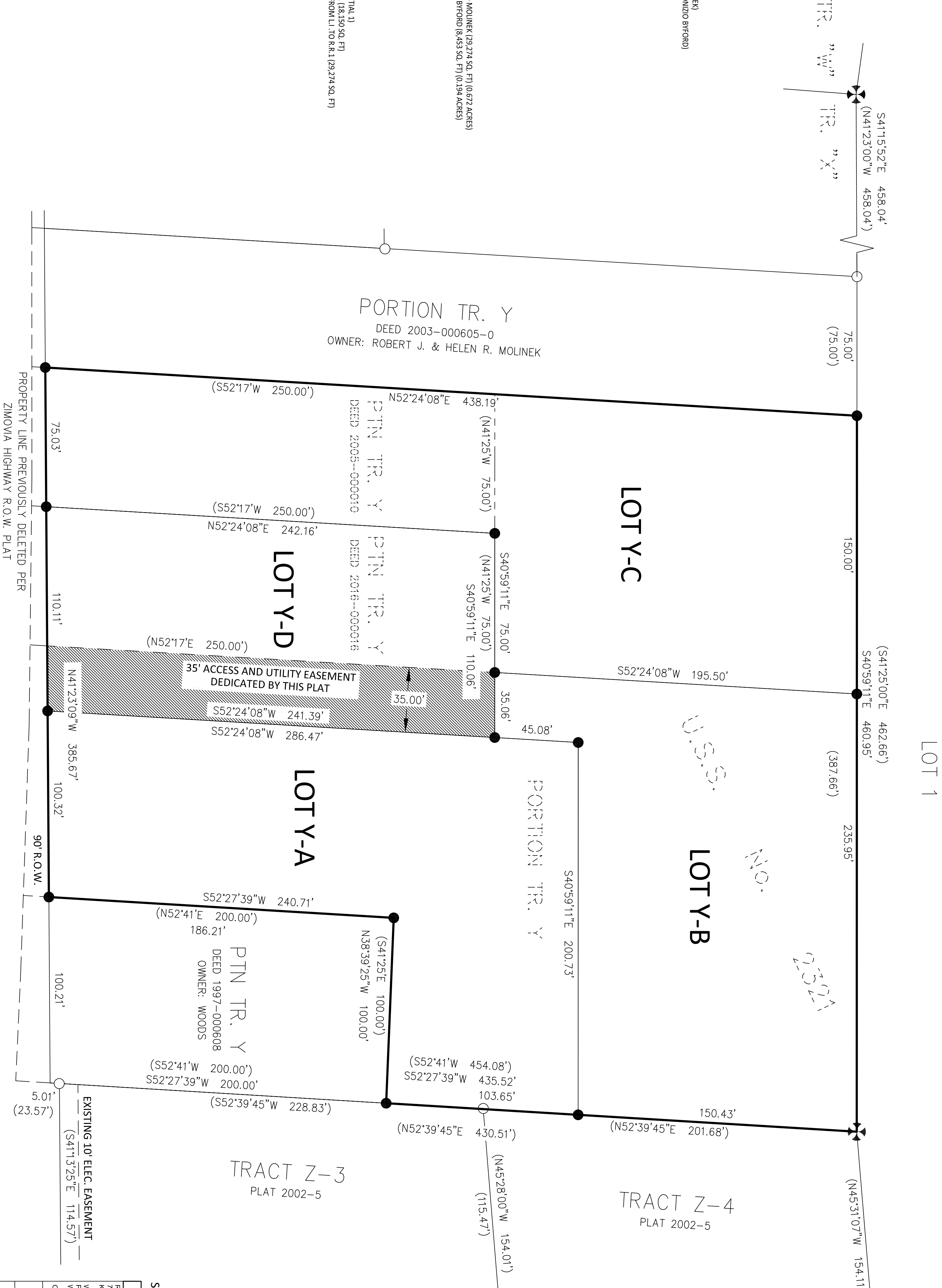
1. PORTION OF TRACT "Y", U.S.S. 2321 (LIGHT INDUSTRIAL)
2. PORTION OF TRACT "Y", DEED 2005-000010-0 (LIGHT INDUSTRIAL)
3. PORTION OF TRACT "Y", DEED 2016-000016-0 (LIGHT INDUSTRIAL)

NEW LOT ZONING

1. LOT Y-A, BYFORD REPLAT (LIGHT INDUSTRIAL)
2. LOT Y-B, BYFORD REPLAT (LIGHT INDUSTRIAL)
3. LOT Y-C, BYFORD REPLAT (MIXTURE OF LIGHT INDUSTRIAL & RURAL RESIDENTIAL 1)
PREVIOUS PORTION OWNED BY ROBERT MOLINEK WILL REMAIN L.I. (18,150 SQ. FT.)
PREVIOUS PORTION OWNED BY C&B OF WRANGELL WILL CHANGE FROM L.I. TO R.1 (29,274 SQ. FT.)
4. LOT Y-D, BYFORD REPLAT (LIGHT INDUSTRIAL)

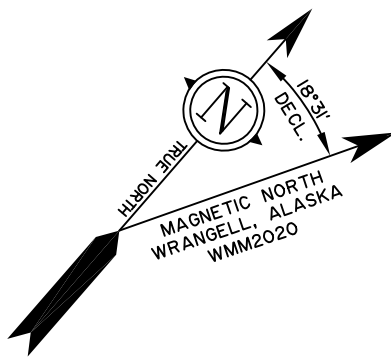
BASIS OF BEARING

BEARINGS SHOWN ARE NAD 83 (2011) FPC04-2010 GEODETIC BEARINGS. BEARINGS SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES. TECHNICAL SURVEYING (R&B & R10) REQUIRES DIFFERENTIALY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N56°25'1.16602 LONG: W137°20'55.74019. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.



VICINITY MAP

SCALE: 1" = 1 MILE



SCALE 1"=30'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



SHEET 1 OF 2

PRSM PETERSON RECORDING & SURVEYING, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901 WRANGELL OFFICE P.O. BOX 2286 WRANGELL, AK 99929 CERIFICATE OF AUTHORIZATION #: C576		Phone: (907) 725-7917 Fax: (907) 225-3441 Phone: (907) 305-0820
BYFORD REPLAT		
A SUBDIVISION AND REPLAT OF A PORTION OF TRACT Y, OF U.S. SURVEY 2321 (PLAT 64-112), CREATING LOTS Y-A, Y-B, Y-C, AND Y-D, BYFORD REPLAT WRANGELL RECORDING DISTRICT, ALASKA		
LOCATED WITHIN SECTION 7, TOWNSHIP 63 SOUTH, RANGE 84 EAST COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT		
SURVEYED BY: MCH	DRAWN BY: MCH	
DATE: JUNE 2020 - JULY 2022	DATE: AUGUST 2020 - JULY 2022	
SCALE: 1"=30'	CHECKED: CGP	R&M PROJECT NO: 202725-02

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 RESERVATION OF ANY RIGHTS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ CITY & BOROUGH OF WRANGELL

DATE _____ PRINTED NAME & TITLE _____

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 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 RESERVATION OF ANY RIGHTS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ ROBERT J. MOJINEK

DATE _____ HELEN R. MOJINEK

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 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 RESERVATION OF ANY RIGHTS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ BIRELL C. BYFORD

DATE _____ MARIA ELENA ANTONIZIO BYFORD

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 _____.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAN REPRESENTS A TRUE AND CORRECT SURVEY OF THE LAND SHOWN HEREON, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552



**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 _____

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 AS RECORDED IN WITHOUT BOOK _____ PAGE _____ DATED _____, 20____, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY _____ 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 AS RECORDED IN WITHOUT BOOK _____ PAGE _____ DATED _____, 20____, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY _____ SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ CHAIRMAN, PLANNING COMMISSION _____

SECRETARY _____

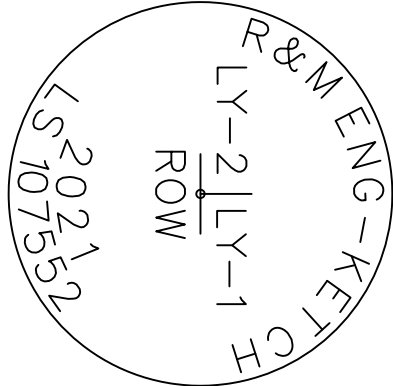
CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

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 AS RECORDED IN WITHOUT BOOK _____ PAGE _____ DATED _____, 20____, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY _____ SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ CHAIRMAN, PLANNING COMMISSION _____

SECRETARY _____

**TYPICAL SECONDARY MONUMENT
SET THIS SURVEY**



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

SHEET 2 OF 2

PRSM
REAL ESTATE SURVEYING & MAPPING, INC.
7180 REVILLA ROAD, SUITE 100
KETCHIKAN, AK 99901

Phone: (907) 225-2917
Fax: (907) 225-3441
WRANGELL OFFICE
P.O. BOX 2286
WRANGELL, AK 99293
Phone: (907) 305-0820

CERTIFICATE OF AUTHORIZATION #: C576

BYFORD REPLAT

A SUBDIVISION AND REPLAT OF
A PORTION OF TRACT Y, OF U.S. SURVEY 2321 (PLAT 64-112),
CREATING
LOTS Y-A, Y-B, Y-C, AND Y-D,
BYFORD REPLAT
WRANGELL RECORDING DISTRICT, ALASKA

LOCATED WITHIN

SECTION 7, TOWNSHIP 63 SOUTH, RANGE 84 EAST
COPPER RIVER MERIDIAN, ALASKA
WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH DRAWN BY: MCH

DATE: JUNE 2020 - JULY 2022 DATE: AUGUST 2020 - JULY 2022

SCALE: 1"=30' CHECKED: CGP R&M PROJECT NO: 202725-02

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 3.



1 inch = 303.14878 feet

19

7/11/2022

Public Map



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

*City and Borough of Wrangell,
Alaska*

Agenda Item G4

Date: July 11, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: A preliminary plat of the Etolin - Wrangell Subdivision, a subdivision and replat of Lot 1A, Etolin/Spruce Subdivision (Plat No. 2020-8) within Block 35, USS 1119 Wrangell Townsite creating Lots 1A-1 and 1A-2, zoned Single Family Residential, owned and requested by HaaYakaawu Financial Corporation, a subsidiary of Tlingit Haida Regional Housing Authority.

Background: The City and Borough rezoned the three lots of this original block to Single Family from Multi-Family at the request of nearby land owners in 2020 prior to putting the lots up for public auction in 2021.

Recommended Motion:

Move to approve preliminary plat of the Etolin - Wrangell Subdivision, a subdivision and replat of Lot 1A, Etolin/Spruce Subdivision, creating Lots 1A-1 and 1A-2.

Findings:

In 2020, the Borough proposed a subdivision of this block to create 3 lots, zoned Multi-Family Residential. Testimony from neighbors at the hearing for the subdivision were concerned of creating multiple apartment units and affecting the traffic and sense of Single Family neighborhood. At their request, the Planning and Zoning Commission held a public hearing to change the zone of the three lots to Single Family Residential and there was overwhelming support. The Assembly later approved the zone change.

The lots were put up for public auction and sold in 2021.

Minimum square footage in the Single Family Residential District is 5000 square feet. The proposed subdivision meets the code requirement creating two lots, one at 8,269 square feet and the other at 10, 556 square feet.

Staff has spoken/emailed with two neighbors that are concerned about the subdivision, creating a higher density on the former Lot 1A than what was presented in the sale information when the City sold the property. The City sold three lots, each over 15000 square feet, zoned Single Family Residential, but with no restrictions on the property beyond meeting the requirements of the SFR district.

The Commission and ultimately the Assembly approved the zone change to Single Family Residential to keep the density of the development similar to the existing neighborhood. One of the neighbor's concerns is that duplexes are permitted in Single Family, thus it could be that 4 dwelling units, or even 6 dwelling unit could be built on former Lot 1A if the proposed lot 1A-2 were subdivided further. The Planning and Zoning Commission, as the platting authority could require that the subdivision create two lots, each under 10,000 square feet to assure that neither lot could be further subdivided in order to meet the intent of the recent zone change and sense of the neighborhood. At this time, the proposal from the engineers working for the land owner have indicated two single family residences are being proposed, not duplexes, but no formal plans have been submitted for development as of yet.

Both the Public Works Director and the Electrical Supervisor have indicated that no further easements are required for utility services. Due to elevations of the former Lot 1A, there is still discussion with staff and the project engineer regarding providing utilities to these proposed two lots. Lot 1B adjacent to the lot in question, is being provided utilities by cutting into Etolin Avenue to provide a connection service. Lot 1A was sold acknowledging one service connection from Etolin. Because they are now requesting two service connections and the low elevation of the lot requires grinder pumps, how and when utility service will be provided is undetermined at this time although providing it along Wrangell Avenue is being discussed, which could also open up additional lots for the City to sell.

Please note the zoning map for the immediately surrounding area. There is Light Industrial across Wrangell Avenue from these proposed two lots, there is multifamily just behind the three lots that were rezoned, and there is additional single family closer to Volunteer Park. The Commission could and should have a discussion regarding future development in this area.

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 RESERVATION OF ANY RIGHTS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ Haa Yakaawa Financial Corporation
PRINTED NAME & TITLE
DATE _____

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, DUTY 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 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 _____.

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPLAT AND SUBDIVIDE LOT 1A OF ETOLIN / SPRUCE SUBDIVISION, WITHIN BLOCK 35 OF WRANGELL TOWNSITE (USS 1119), CREATING TWO LOTS.
2. THE BASIS OF BEARING IS THE ACCEPTED BEARING OF N06°29'00"W BETWEEN RECOVERED CENTERLINE MONUMENTS AT THE S.1. OF SPRUCE & ETOLIN, AND HENMLOCK & ETOLIN. THE RECORD DISTANCE IS 440.05 FT. WHILE THE MEASURED DISTANCE IS 440.11 FT.
3. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:3000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITION ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
5. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - US 1119 (WRANGELL TOWNSITE)
 - DEED 104-1399-000482-0
 - DEED OF CLERK OF COURT 2011-000434-0
 - PLAT 99-4 (R.A.L. SUBDIVISION)
 - PLAT 96-2 (CITY SUBDIVISION)
 - PLAT 2020-8 (ETOLIN / SPRUCE SUBDIVISION)
 - COUTCLAIM DEED 2021-000346-0

PREVIOUS LOT AREAS

1. LOT 1A, ETOLIN / SPRUCE SUBDIVISION, (18,825 SQ. FT.)0.432 ACRES)

NEW LOT AREAS

1. LOT 1A-1 (8,269 SQ. FT.)0.190 ACRES)
2. LOT 1A-2 (10,556 SQ. FT.)0.242 ACRES)

PREVIOUS LOT ZONING

1. LOT 1A, ETOLIN / SPRUCE SUBDIVISION (SINGLE FAMILY RESIDENTIAL)

NEW LOT ZONING

1. LOT 1A-1, ETOLIN / WRANGELL SUBDIVISION (SINGLE FAMILY RESIDENTIAL)
2. LOT 1A-2, ETOLIN / WRANGELL SUBDIVISION (SINGLE FAMILY RESIDENTIAL)

LEGEND	
●	SECONDARY MONUMENT SET THIS SURVEY
○	SECONDARY MONUMENT RECOVERED
⊙	FOUND PRIMARY MONUMENT
---	UNSURVEYED
---	SURVEYED
---	ROW CENTERLINE
(XX)	RECORD DATA
XX	MEASURED DATA

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 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, 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

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 ASSEMBLY AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, WRANGELL, ALASKA.

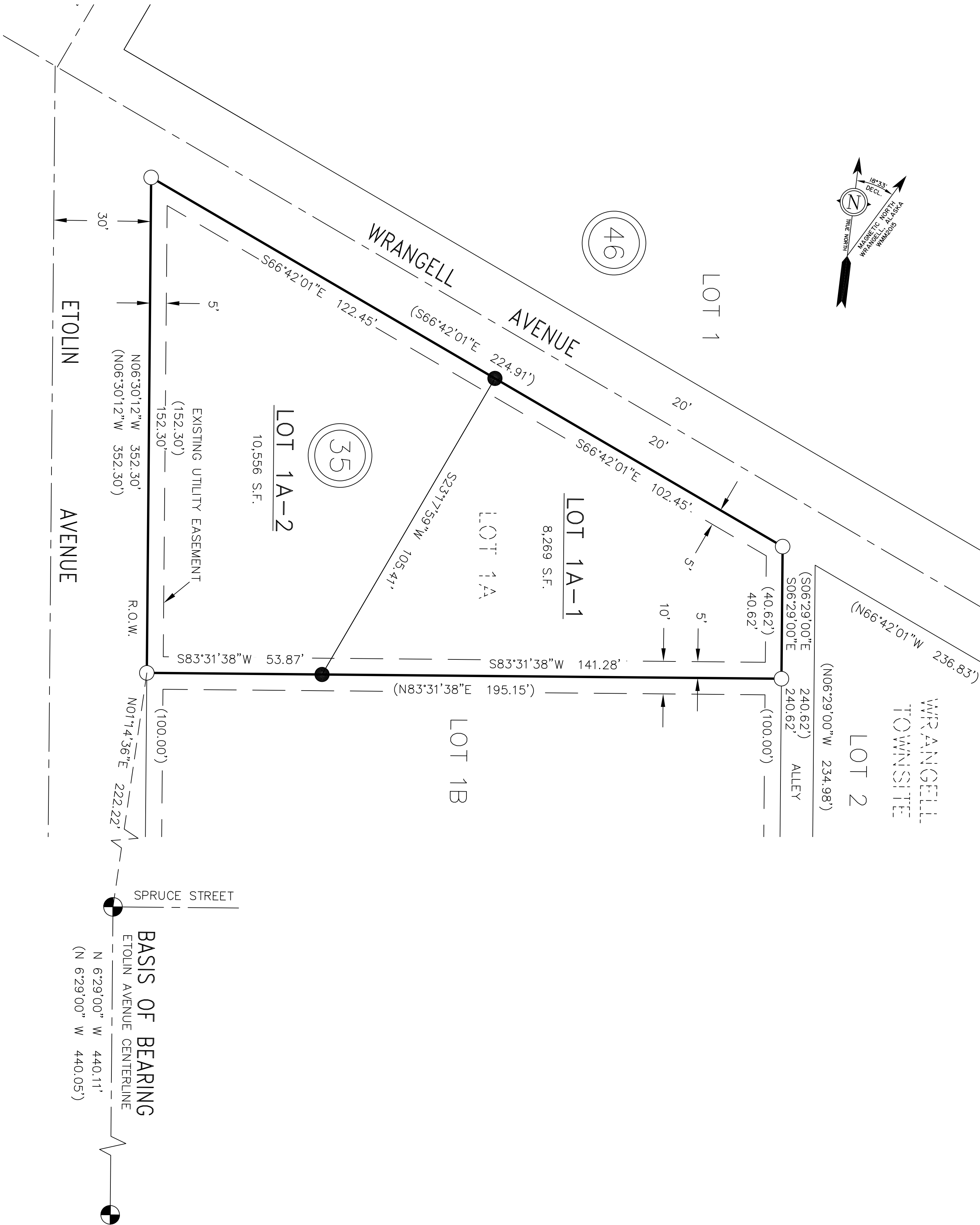
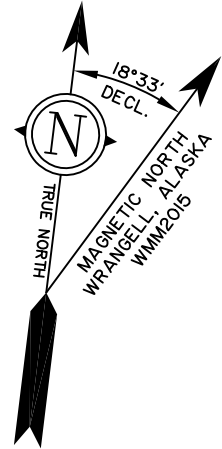
DATE _____ CHAIRMAN, PLANNING COMMISSION
SECRETARY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SOUND AND SOUNDLY MADE SURVEY, AND THAT THE SURVEYOR HAS BEEN ADVISED BY THE BOARD OF SURVEYING AND MAPPING THAT THE PLAT IS IN ACCORDANCE WITH THE ALASKA SURVEYING ACT AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

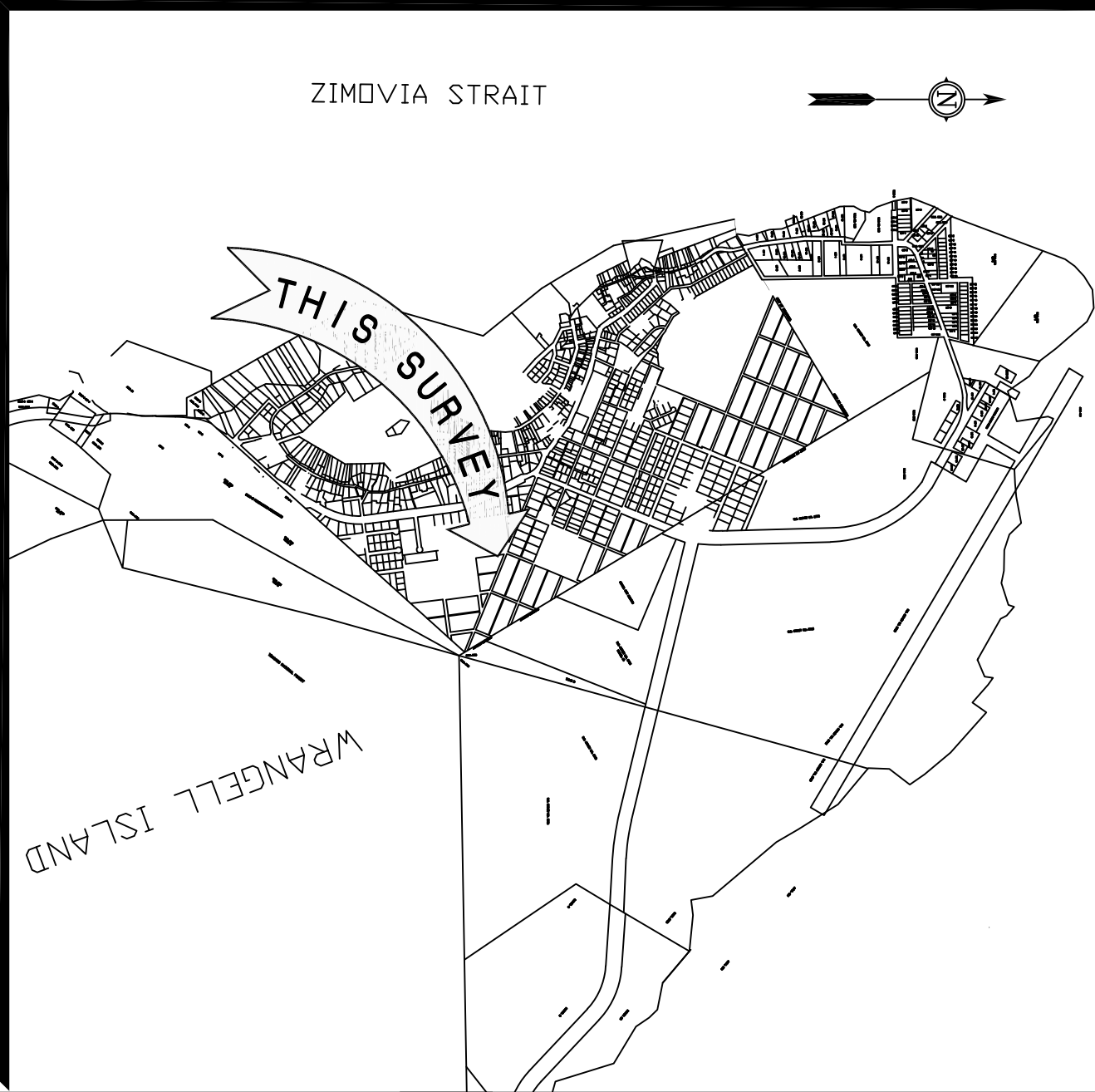
CHRISTOPHER G. PIBURN, PLS # 107552



BASIS OF BEARING
ETOLIN AVENUE CENTERLINE
N 6°29'00" W 440.11'
(N 6°29'00" W 440.05')

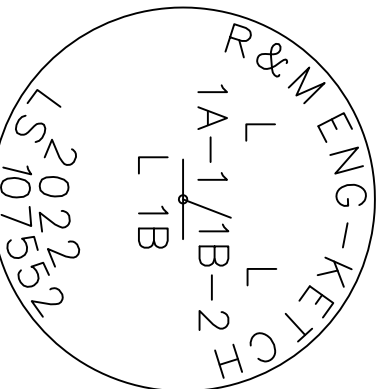
VICINITY MAP

SCALE: NOT TO SCALE



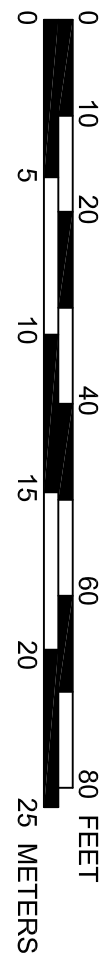
TYPICAL SECONDARY MONUMENT
SET THIS SURVEY

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



SCALE 1"=20'

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

PRELIMINARY
R&M ENGINEERING, INC.
100 SOUTH 4TH AVENUE, SUITE 100
WRANGELL, AK 99901
Phone: (907) 225-7917
Fax: (907) 225-3441
www.r&m-engineering.com
CERTIFICATE OF AUTHORIZATION No. 107552

ETOLIN / WRANGELL SUBDIVISION

A SUBDIVISION AND REPLAT OF
LOT 1A, OF ETOLIN / SPRUCE SUBDIVISION,
WITHIN BLOCK 35, OF WRANGELL TOWNSITE (USS 1119),
CREATING
LOTS 1A-1 AND 1A-2,
ETOLIN / WRANGELL SUBDIVISION

LOCATED WITHIN

SECTION 30, TOWNSHIP 63 SOUTH, RANGE 84 EAST
COPPER RIVER MERIDIAN, ALASKA
WRANGELL RECORDING DISTRICT

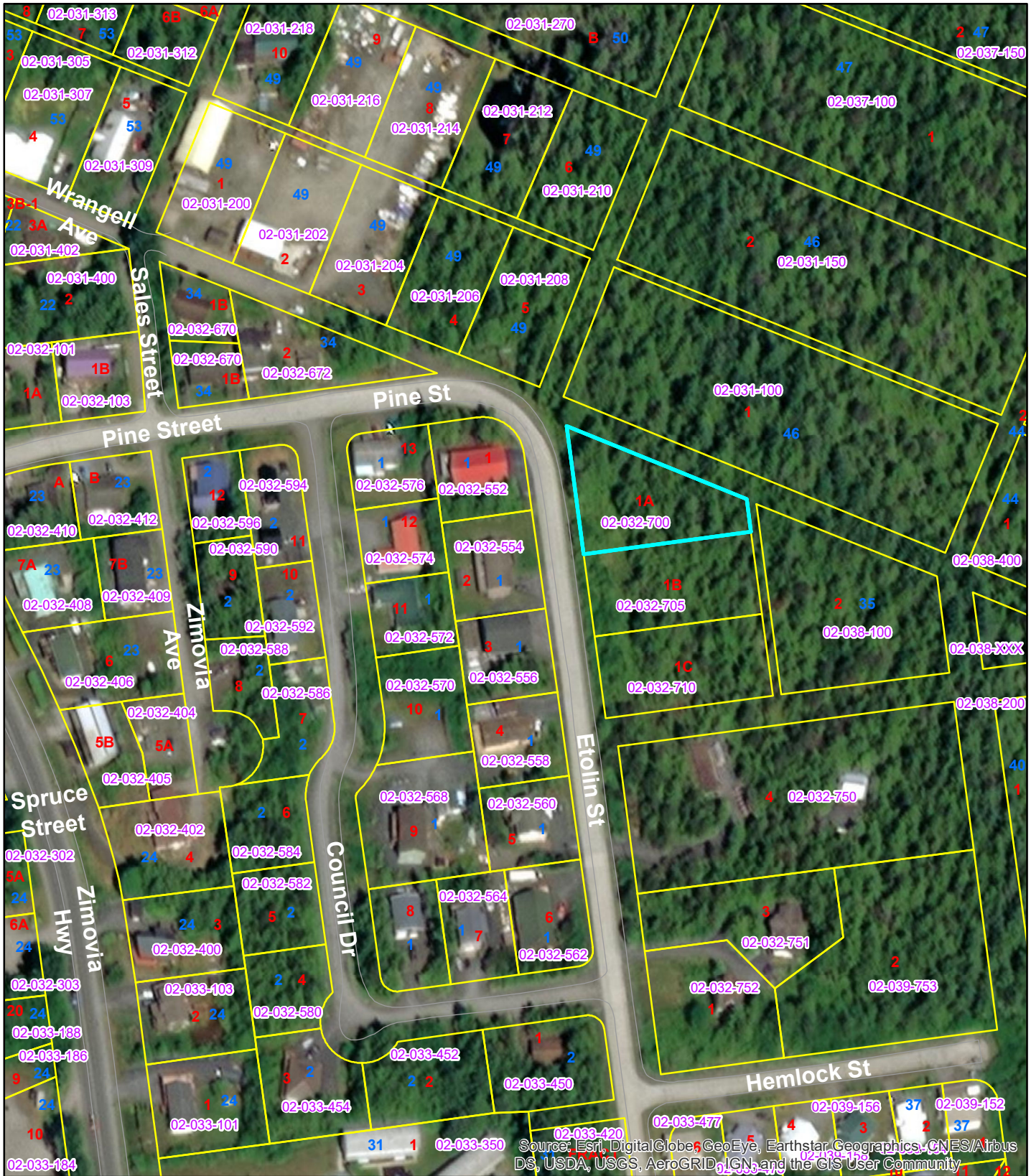
SURVEYED BY: MCH
DATE: MAY 2022

DRAWN BY: MCH
DATE: MAY 2022

SCALE: 1"=20'
CHECKED: CGP
R&M PROJECT NO: 222717

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 4.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



1 inch = 166.666667 feet

23 e: 6/24/2022

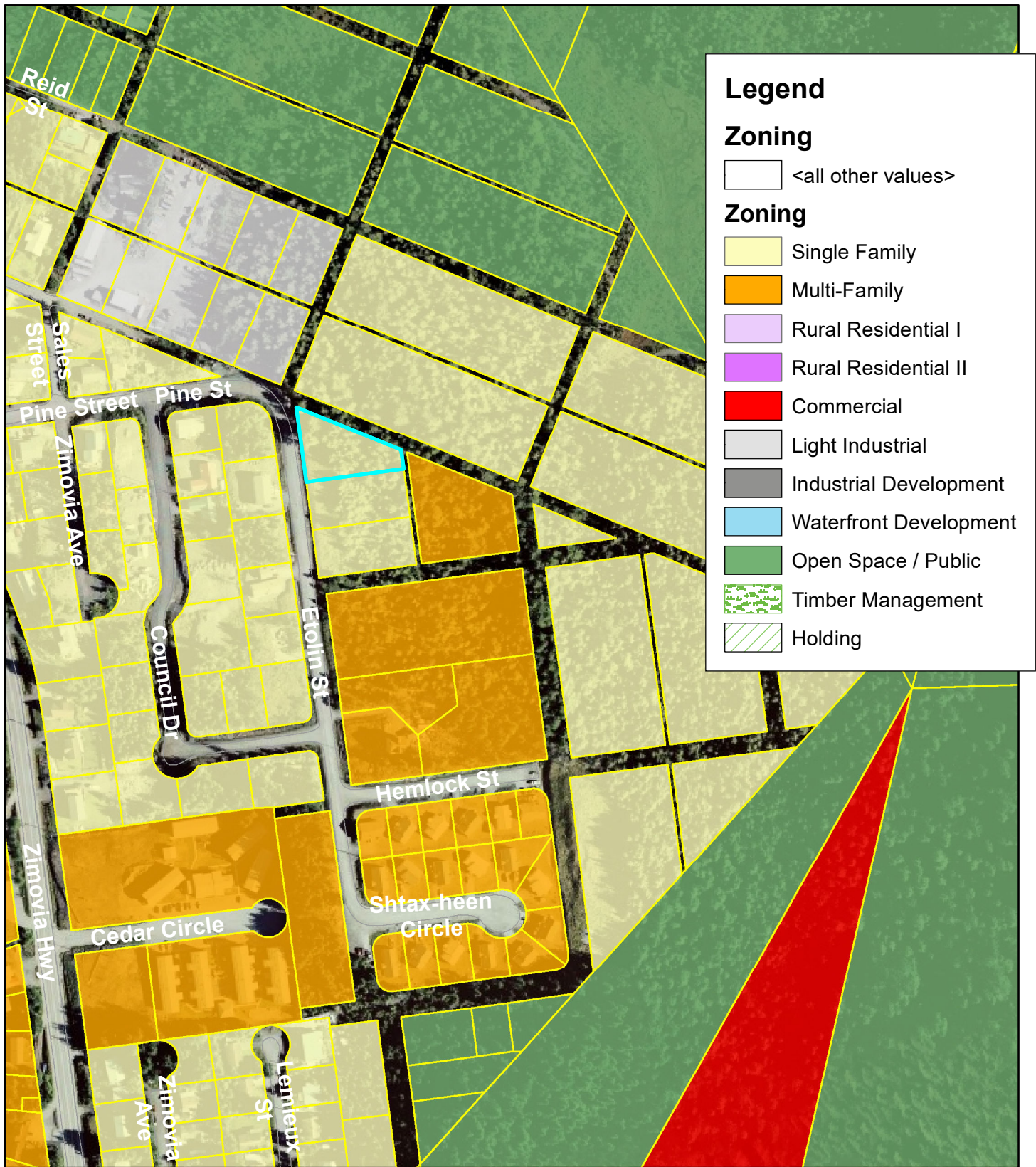
Public Map



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

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 4.



Public Map



1 inch = 283.415189 feet
Date: 7/12/2022

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

City and Borough of Wrangell

Agenda Item G5

Date: July 11, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use permit application for Cedar Inn, a lodge facility, on Lots 14 B&C and Lots 15 B&C, Block 83, USS 1119, zoned Light Industrial, requested by Clarissa and Josh Young, Cedar House Inn LLC, owned by Bruce and Darlene Harding

Background: Applicants are in the process of purchasing the property from the owner to open the Cedar House Inn, a short term lodging facility.

Review Criteria:

Light Industrial: Chapter 20.51

Standards: Chapter 20.52

Recommended Motion:

Move to approve the findings of fact and the conditional use permit application for a short term lodging facility, Cedar House Inn LLC, subject to the following conditions:

- 1) All state and federal requirements and permits will be obtained for the operation of the facility;
- 2) Applicants will be responsible for reporting sales tax and transient tax quarterly per Wrangell Municipal Code.
- 3) Guest guidance regarding noise and access will be provided to all patrons to ensure compatibility with adjacent residential development

Findings of Fact:

The property was used as a lodge facility from the early 1980's up until about 2017 when the use was converted to an Assisted Living Facility.

Conditions of Approval for conditional use applications include:

1) Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.

The property is zoned Light Industrial which allows heavy commercial and industrial type uses. WMC 20.51.040 (A) allows commercial uses specific in WMC20.44.020, which includes hotels and motels, but requires applicants obtain a Conditional Use Permit. The property is comprised of 4 lots. Front access to the facility is from Shustak Street between Berger Street and Peninsula Ave. Parking is currently in the front of the building. There is access to the rear of the structure from Berger Street and Peninsula. The zoning surrounding the property includes single family residential across Berger Street; waterfront development across Shustak and across Peninsula Street; and Light Industrial behind the current Lodge.

The facility will be utilized by short term renters. Many visitors will not have vehicles but others may have rental cars or traveling with their own vehicles. Applicants have indicated they have at least 12 onsite parking places in the front of the facility. The activity at the lodge and traffic to the lodge will likely increase during the spring/summer/fall months due to the active visitor season with clients coming and going. The majority of visitors to the lodge access the facility via Peninsula to Shustack, but via Berger Street to Shustack is an alternative route. The Lodge will have a large room able to host receptions and meetings that can create a parking issue due to the overflow of attendees and vehicles.

Noise generated from the lodge facility may be slightly higher than the adjacent residential homes mostly due to the arrival and departures of guest. There are some allowable industrial activities occurring in the waterfront development zoned properties across Peninsula Street that likely create more noises than the proposed facility.

Landscaping of the Lodge was provided by the previous Lodge owners and it is the intent of the applicants to maintain the landscaping to provide some surrounding greenery and a garden setting.

2) Provisions of sewer and water: The property is connected to sewer and water.

3) Entrances and off-street parking available without safety issues:

Front vehicular access to the facility is from Shustak Street between Berger Street and Peninsula Ave. There is a stop sign on Shustak Street with the intersection of Peninsula Street to provide safety leaving the facility. There is also access to the rear of the structure from Berger Street and Peninsula. Parking is currently in the front of the building. Visitor parking and employee parking also need to be considered. WMC 20.52.190 (H) Off Street Parking, hotels/motels require 1 space per 5 rental units. Not all guests will be driving or have vehicles. The lodge should have no more than 24 rooms maximum, which would require 5 parking places. Applicants have indicated they have at least 12 parking places in front. The Planning and Zoning Commission may require fewer or additional parking based on proposed use.

CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

PLANNING AND ZONING COMMISSION

P.O. BOX 531

WRANGELL, ALASKA 99929

Application Fee: \$50

RECEIVED
JUN 24 2022
WRANGELL CITY HALL

I. Applicant's Name and Address:

The Cedar House Inn, LLC.
Clarissa Young
Box 744 WEG 99929

Applicant's Phone Number:

907 204 0856

II. Owners's Name and Address:

Bruce Harding

Owner's Phone Number:

907 305 0108

III. Legal Description: Lot 1581C, Block 83, U.S. Survey 1119

Parcel No. _____

IV. Zoning Classification: _____

V. Specific Request:

We would like to re-open
the lodge as an Inn (like a hotel.)
We have 12 parking spaces and
do not anticipate needing more since
most guest will be from out of
town and probably will not have
a vehicle.

VI. Site Plan shall be submitted with the application. The plan shall show existing and proposed structures, driveways, roadways, existing and proposed grading. Additional information shall be furnished upon request of the Zoning Administrator.

VII. Construction Schedule: BEGIN: _____

END: _____

SIGNATURE OF OWNER:

Marlene M Harding
Bruce E Harding

DATE: 6/22/2022

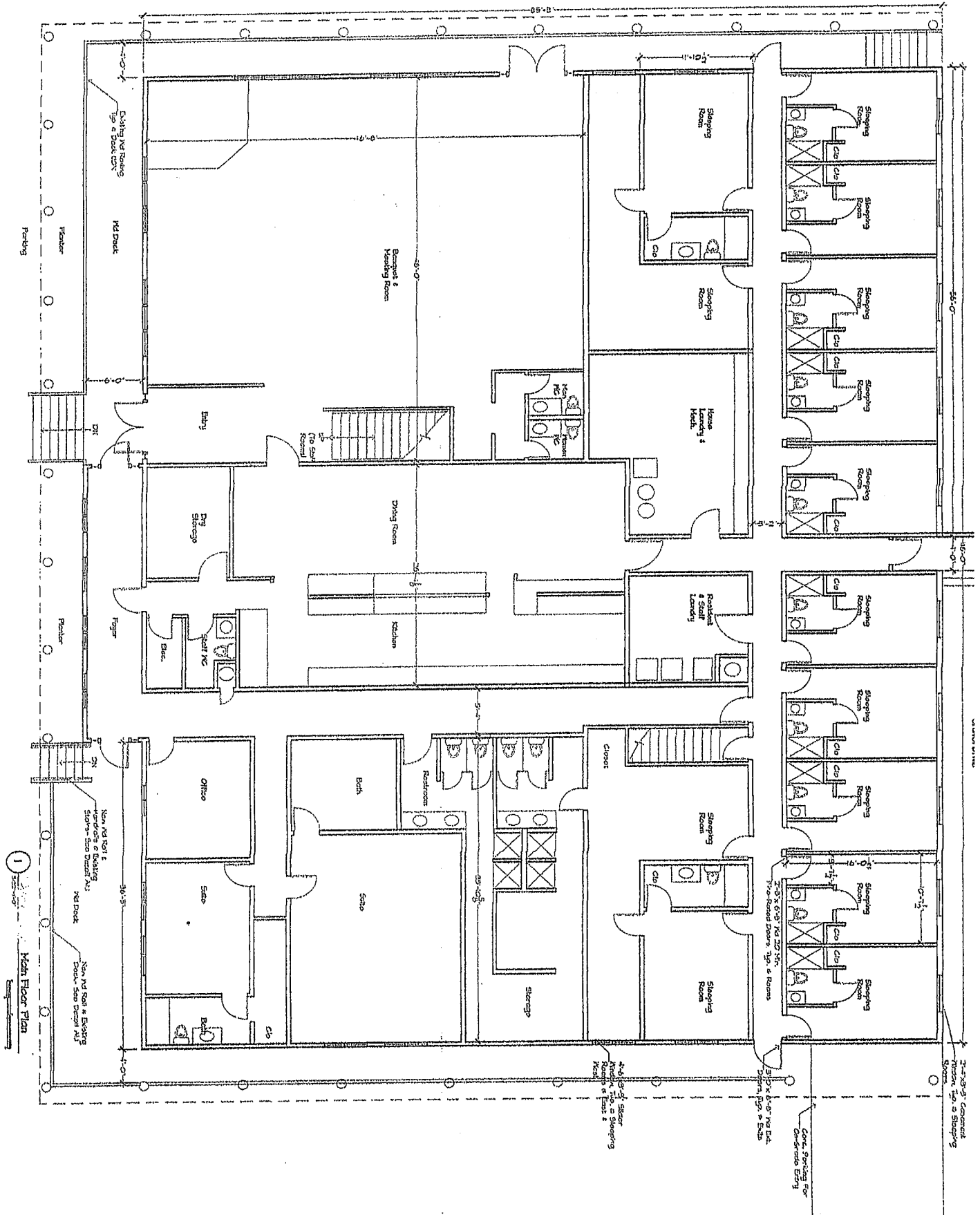
SIGNATURE OF APPLICANT:

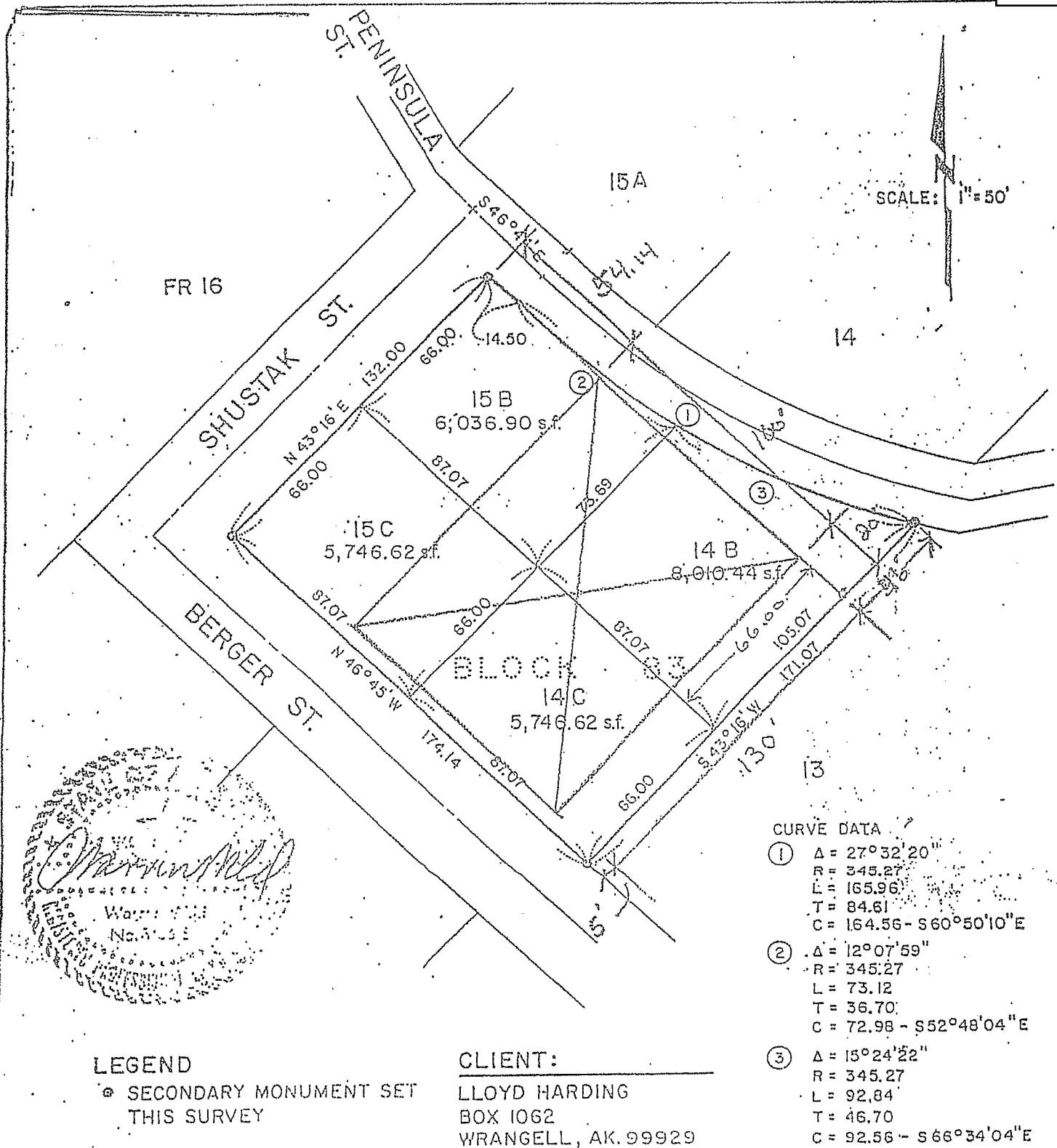
[Signature]

DATE: 6/22/2022

If more than one owner or if more than one parcel is involved, attach all signatures on a separate piece of paper identifying which parcels are owned by which persons.

Written authorization of the property owner must be submitted with this application if the applicant is other than the owner.



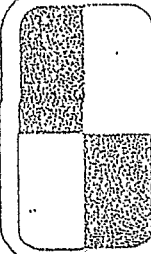


DRAWN BY S. SANDERS
CHECKED BY T. KIRCHNER
DATE 1-6-82
FIELD BOOK _____

SCALE 1" = 50'

30

B NO. 630, A1



emps

CITY OF WRANGELL
APPROVED PLANS

Juneau, Alaska

Approval of submitted plans is not approval of omissions or corrections by this office or of non-compliance with any applicable regulations of the municipality.

LOTS 15B & C, 14B & C OF BLOCK 83

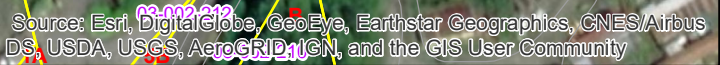
2-7-82 WRANGELL TOWNSITE

DATE

SIGNED



Item 5.



32 | e: 6/24/2022

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