



City and Borough of Wrangell  
Planning and Zoning Commission  
AGENDA

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Thursday, January 22, 2026  
5:30 PM

Location: Borough Assembly Chambers  
City Hall

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Planning & Zoning Commission  
5:30 PM

**Join Zoom Meeting**

<https://us06web.zoom.us/j/83971436577?pwd=BO0a8bzxOpDxbKn8ofzYYgZwcApPH2.1>

**Meeting ID: 839 7143 6577**

**Passcode: 99929**

**One tap mobile**

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**Join instructions**

<https://us06web.zoom.us/meetings/83971436577/invitations?signature=YbxS7uvE34K8BQhL6McdV0cM20jN59aB1gwAleGZF4>

**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 Commission regular meeting minutes from November 4, 2025.
- [b.](#) Approval of the Planning and Zoning Commission regular meeting minutes from December 1, 2025.

**6. DIRECTORS REPORT**

**7. CORRESPONDENCE**

**8. PERSONS TO BE HEARD**

## 9. NEW BUSINESS

- a. (PH) Preliminary Plat review of a Subdivision of Lot 6 (APN 03-011-150) and Lot 7 (APN 03-011-152) of USS 3534; and, Lot 10 (APN 03-010-216) and Lot PSS (APN 03-010-214) of USS 2589, and USS 3000 (APN 03-011-100), according to Plat No. 29-20, creating Lots A, B, C of the CBW Deep Water Port Subdivision, zoned Waterfront Development, owned by the City and Borough of Wrangell and requested by Tideline Construction.
- b. (PH) Preliminary Plat review of a subdivision of Lot 5A, Block 61 (APN 02-028-204) of the Industrial Park Subdivision, according to Plat No. 2001-7, creating Lots 5A-1 and 5A-2 of the Woodbury Subdivision, zoned Industrial, owned and requested by Brett Woodbury.
- c. (PH) Request from GreenSparc to lease Borough-owned real property identified as Lot 6B, USS 2589 (APN 03-10-129) of the Mitchell-Buhler Subdivision, according to Plat No. 2015-13, zoned Waterfront Development.
- d. (PH) Request from JAG Marine Group to lease Borough-owned real property identified as Lot 5 (APN 03-010-218), Lot 6 (APN 03-011-150), Lot 9B (APN 03-010-135), Lot 10 (APN 03-010-216), and Lot PSS (APN 03-010-214) of Plat No. 29-20, and Lot 20; and borough-owned tidelands identified as ATS 1249 (APN 03-011-200) of Plat 83-13, and ATS 1143 (APN 03-010-300) of Plat No. 80-10, zoned Waterfront Development.
- e. (PH) Request from Frank Warfel Jr. to purchase Borough-owned real property identified as a portion of the A Street (vacating a portion of public right of way), USS 1593, according to Plat No. 2003-8. ("A" Street is adjacent to Lot 1, Block 1, and Lot 16B).
- f. (PH) ORDINANCE NO. 1089 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE ZONING MAP TO ESTABLISH A ZONING DESIGNATION OF TIMBER MANAGEMENT FOR THE EARL WEST SUBDIVISION (ENTITLEMENT LANDS)
- g. Nomination and Appointment of Officers

## 10. UNFINISHED BUSINESS

## 11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

## 12. ADJOURNMENT



**Minutes of Planning & Zoning Commission  
Held on November 04, 2025**

**1. CALL TO ORDER: 5:30 PM**

**2. ROLL CALL:**

**PRESENT:** Kat St. Clair, Chair Terri Henson, Gary Watkins, Jillian Privett

**ABSENT:** Apyrl Hutchinson

**STAFF:** Kate Thomas, JR Meek

**3. AMENDMENTS TO THE AGENDA:**

Staff recommended amending the agenda by moving Item 10a to Item 10b, thereby placing the communication tower discussion at the end of the agenda.

***M/S: St. Clair/ Privett***

***Polled Vote – All in Favor***

**4. CONFLICTS OF INTEREST: None**

**5. APPROVAL OF MINUTES**

- a) **Approval of the Planning and Zoning Commission regular meeting minutes from October 9, 2025.**

***M/S: Privett/St. Clair***

***Polled Vote – All in Favor***

**6. DIRECTORS REPORT:**

Staff stated that the Director's Report will be deferred to the next meeting due to the length of the current agenda and in consideration of time constraints.

**7. CORRESPONDENCE:**

- a) **Item 10a: Public Comment from John and Joan Sargent regarding the 12.5 Mile Communications Tower**
- b) **Item 10a: Public Comment from Jen Hatch regarding the 12.5 Mile Communications Tower**
- c) **Item 10a: Public Comment from Elizabeth Guyor regarding the 12.5 Mile Communications Tower**
- d) **Item 10a: Public Comment from Roger Haver Stock Regarding the 12.5 Mile Communications Tower**

- e) **Item 9a: Request from Frank & Cherie Young regarding the request from Teniya Morelli to purchase a portion of Borough-owned real property**

## **8. PERSONS TO BE HEARD:**

Public comments under Persons to Be Heard will be reserved for when the related items are addressed during the agenda, specifically Items 9b and 10a.

## **9. NEW BUSINESS:**

- a) **(PH) Request from Teniya Morelli to purchase a portion of Borough-owned real property identified as Lot A-2 of the Presbyterian - CBW Replat, according to Plat No. 2025-3, zoned Open Space Public.**

**M/S: Privett/St. Clair**

***Move to approve the findings of fact and recommend that the Borough Assembly approve the sale of a portion of Lot A-2 of the Presbyterian – CBW Replat, as requested by the adjoining property owner, subject to the conditions of approval outlined in the staff report.***

Staff provided background on the property adjacent to the Church and explained its significance in relation to the applicant's request. Mr. Morelli is seeking to purchase the property for the purpose of expanding his existing residential lot to construct a garage/shop. Staff advised that any proposed structure would have to meet the requirements of the residential zoning district. Staff also noted that all appraisal and transaction costs will be the responsibility of the applicant.

For the record, staff acknowledged receipt of public comment from Frank and Cherie Young, who expressed interest in having the parcel placed into a public auction process. Staff clarified that the Assembly holds the authority to decline the sale and refund the application fee, at which point Mr. and Mrs. Young would have the opportunity to speak further on the matter.

Watkins inquired about the location and dimensions of the property. Staff confirmed that the applicant is seeking to purchase a portion of an existing lot and confirmed that it is not the entire lot. While a survey is necessary, staff anticipate that the new lot line will be drawn near an existing utility easement.

***Polled Vote – All in Favor***

- b) **(PH) Request from Alaska Marine Lines to lease Borough-owned tidelands identified as ATS 1143 according to Plat No. 80-10 (APN 03-010-300) and Borough-owned real property identified as Lot 4 of USS 3534, according to Plat No. 29-20 (APN 03-010-220), zoned Waterfront Development.**

## Public Hearing Opened

Sylvia Ettefagh spoke in regard to the item. She stated that, to her understanding, this action appears to be part of an ongoing process related to the Memorandum of Understanding (MOU), rather than a finalized agreement. She emphasized that she had attended the recent workshop and recalled that the MOU had been signed by the Assembly and Alaska Marine Lines (AML) as a commitment to continue working toward a solution for the barge, not as a finalized or binding resolution.

Joan Sargent also addressed the Commission. She inquired whether the request under consideration is being processed as a Conditional Use Permit or involves a similar type of land use action, such as a lease. Joan also commented on the desire to see a buffer in place to separate industrial use from other surrounding uses.

## Public Hearing Closed

### **M/S: Privett/Watkins**

***Move to approve the findings of fact and recommend that the Borough Assembly approve the Alaska Marine Lines application for a 30-year tidelands lease at the Six-Mile Deep Water Port (former Sawmill), subject to the conditions of approval outlined in the staff report.***

Staff reported that they received an application from Alaska Marine Lines that included both a lease request and a statement of purpose, which outlined the applicant's intent to construct marine infrastructure to serve the cargo facilities. In response to public comments, staff stated that the prospective lease does not guarantee that the freight and cargo facility will be relocated from downtown to this site. However, this is a necessary step in the continued evaluation of design options, with the former mill property serving as a viable option. Staff referenced the Borough's plans to seek funding through the EDA Disaster Supplemental Grant to support uplands infrastructure along the Waterfront and Deep-Water port. This effort would be complementary to the proposed marine infrastructure of the applicant.

Staff explained that the tidelands requested by Alaska Marine Lines (AML) are currently classified as restricted by state statute, specifically the 820-825 conveyances (Patent 392). In the case of the requested tidelands, the Borough may not sell the property or prohibit public access along the waterway. However, the Borough may lease the property or utilize it for other purposes. Additional maps and reference materials were provided for Commission review.

Staff stated that this action is the first step in getting a lease agreement in place. The land must be approved for leasing before authorizing the Borough Manager to enter into lease negotiations. Staff stated that the proposal aligns with the goals outlined in the Waterfront Development Master Plan.

Staff advised that final lease approval will be subject to legal review by the Borough Attorney, and that the applicant will be responsible for obtaining all required permits, conducting necessary surveys, and ensuring full compliance with applicable local, state, and federal regulations.

Watkins asked whether the amount of space being considered was based on a confirmed need or just an estimate. Staff provided maps that show the prospective tidelands for lease and stated that additional uplands may be included in the leased area. A survey may be conducted to determine the exact boundaries of the lease.

***Polled Vote – All in Favor***

## **10. UNFINISHED BUSINESS:**

**A) Final Review of a Planned Unit Development Application and Subdivision Plat for Lot D of the Torgramsen-Austin Subdivision according to Plat No. 2017-1, zoned Zimovia Highway Mixed Use, owned and requested by Southeast Alaska Regional Health Consortium.**

***Public Hearing Opened***

***M/S: Privett/Watkins***

***Move to approve the findings of fact and final staff report for the Southeast Alaska Regional Health Consortium Planned Unit Development and Subdivision for Lot D of the Torgramsen-Austin Subdivision (Plat 2017-1), confirming that all prior conditions of approval have been met, and to recommend that the Borough Assembly approve the final Planned Unit Development and Subdivision Plat for recordation.***

Staff provided an overview of the final review process, including updated information related to the easement and associated easement agreement, both of which were included in the meeting packet. Staff explained that the plat will be recorded first, after which the easement agreement will be finalized and filed.

Staff confirmed that they have been in ongoing communication with SEARHC to finalize and clarify plat notes that were previously discussed during earlier Planning and Zoning Commission meeting, addressing Commissioners' concerns. The final plat has been reviewed and signed, and staff notes that it is scheduled to be forwarded to the Borough Assembly for formal approval at their next regular meeting. All conditions of the preliminary review have been satisfied.

In closing, staff expressed their appreciation to SEARHC for their diligence and professionalism throughout the working PUD process, and for their willingness to collaborate on details in response to Commissioners' questions and feedback during prior reviews.

***Polled Vote – All in Favor***

**B) (PH) Conditional Use Permit application to construct a communication tower on Lot 8, Block 5 of the Wrangell Island West Subdivision, according to Plat No. 83-11 (APN**

**03-022-170), zoned Rural Residential 1, owned by Rick Andersen, requested by Central Council of Tlingit and Haida Indian Tribes of Alaska.**

**Public Hearing Opened**

Richard Peterson, President of Tlingit and Haida Central Council was the first to speak in support of the application. He provided background on the project and expressed appreciation to the City and Borough of Wrangell for its continued cooperation with Tidal Network and Central Council Tlingit & Haida. Peterson addressed recent correspondence opposing the tower, acknowledging community concerns and offering a public apology to those who may feel unheard. He emphasized that Tlingit & Haida's intent is to collaborate with the community, not to impose infrastructure without consent or discussion.

Peterson shared that he fully respects the views of those who oppose the project and welcomes the opportunity to engage directly with community members to address their concerns. He extended an open invitation for further dialogue and hoped to build mutual understanding around the goals and potential benefits of the telecommunications tower. He highlighted Tidal Network's support during the 2023 Wrangell landslide disaster, as well as previous assistance provided in Haines. He stated that the parcel was selected for its low visibility and minimal impact on surrounding properties, and that Tidal has worked closely with the U.S. Coast Guard and Alaska State Troopers on coordinating communications infrastructure.

According to Peterson, the project is not profit-driven but rather focused on improving quality of life and supporting sustainable communities, particularly through improved connectivity for remote work, healthcare, and education. Peterson closed by stating his intention to return to Wrangell for further community engagement and reiterated his desire to reverse the outmigration of residents by investing in infrastructure that supports modern living and professional opportunities, such as a remote work environment.

Leilani Sanford provided oral comments, with written support. The letter detailing her comments is included in the minutes packet.

Diane O'Brien also spoke in opposition. She criticized the Planning & Zoning Commission's public process, stating that residents in the area had not been given sufficient opportunities to voice opposition to the project in previous meetings and encouraged the Commission to conduct stronger outreach and communication to all parties affected by this permit and future permits. O'Brien owns property adjacent to the proposed tower site and expressed significant concern over the potential health impacts associated with RF. She concluded by urging the Commission to deny the permit.

Joan Sargent spoke next, expanding upon the concerns outlined in her previously submitted written correspondence. She reiterated her preference for Starlink as an alternative solution that offers broadband service without intrusive visual or structural impacts. Sargent questioned the applicant's claims regarding collaboration with the Coast Guard, stating she had reason to believe that coordination had not occurred. She also referenced a recent

informational meeting hosted by the applicant, stating that she “tried to be listened to” but felt she was not heard based on dismissive comments from T&H staff. Joan then presented a photograph (included in written comments) of her residence, illustrating the tower’s projected location and proximity to her home, stating the visual impact would be “unavoidable.” She also contested the staff’s findings of fact and the applicant’s submittals, emphasizing that the tower could not be obscured by vegetation due to its height.

Sargent expressed concern about outdated Federal Communications Commission (FCC) regulations and referenced an ongoing 2021 lawsuit challenging the adequacy of federal standards related to cell tower safety. She further requested that if the permit is approved, the Borough requires the applicant to provide sanitary facilities for on-site workers during construction and maintenance. Sargent concluded by stating that the tower would have a direct and negative impact on her property value and appraisal, potentially affecting her ability to sell her home at its current market value, and urged the Commission to deny the permit.

Sylvia Ettefagh addressed the Commission and began by expressing appreciation for the opportunity to hear so much public input and community feedback during the meeting. She acknowledged and commended Tlingit & Haida’s involvement during the 2023 landslide disaster, particularly their coordination of Starlink satellite service to enhance communications in the affected area. Sylvia noted that many residents relied on Starlink’s proven reliability during that time, which led to a broader adoption of the service among residents in remote areas.

Ettefagh stated that she had personally spoken with property owners residing around 12 Mile and 13 Mile and reported that she had collected 49 letters from residents in opposition of the proposed tower. She emphasized that the majority of property owners in the vicinity do not support the construction and expressed concern about long-term implications to the community. She reiterated her concerns about RF exposure, acknowledging that while scientific findings remain inconclusive, the mere presence of uncertainty should prompt caution, especially in consideration of families and children living in the area. Despite her opposition, she thanked Tlingit & Haida for their intent to partner with the community and for being open to communication.

Ettefagh suggested Woronofski Island as a potential alternative site for the tower that would minimize intrusion into residential areas. She respectfully asked the Commission to carefully consider whether the proposed tower offers a meaningful benefit and ultimately requests that the Conditional Use Permit be denied.

Rick Andersen, property owner of the parcel under consideration, addressed the Commission. He noted that the proposed tower would be well within the property boundaries and compliant with zoning requirements. Andersen states that similar towers exist throughout the country and that this could be a valuable opportunity to expand communications access for members of the community who currently lack service. He expressed appreciation for the professionalism of Tidal Network and spoke positively of their presentation and intent.

Tyler Riberio returned to speak further in opposition to the proposal. He cited specific findings of fact from the application, noting that the staff report itself had identified limited-service demand in the area. Riberio argued that the need for expanded service was unsubstantiated and that existing providers are adequately serving the community. He also read directly from sections of the Municipal Code, referencing rural zoning regulations that discourage high-intensity infrastructure incompatible with low-density, residential properties. He cited language addressing uncharacteristic land uses and potential adverse impacts on neighboring properties. He concluded his remarks by urging the Commission to reject the permit request.

Olivia Strano spoke in opposition, stating that the proposed tower would not extend coverage to her residence and expressing concern regarding the necessity and impact of the tower's construction. She requested that the Commission deny the permit.

Charlie Hazel thanked Tlingit & Haida for their support during the landslide disaster and acknowledged their desire to improve communication infrastructure. However, he expresses strong support for Starlink services, which he describes as effective and increasingly relied upon by emergency responders and remote residents alike.

Hazel expressed concern that cell towers, due to limited coverage, often require multiple installations across a region. He stated that there is no current need for an additional tower, especially with AP&T already installing fiber optic upgrades to expand high-speed internet access throughout Wrangell. He reiterated that existing services are already meeting public needs.

Sargent asked for clarification regarding whether the proposed tower site was located within Zimovia Highway Mixed Use zoning regulation. Chair Henson responded that it is not; the site is zoned Rural Residential 1 (RR-1).

## **Public Hearing Closed**

### **M/S: Privett/St. Clair**

***Move to approve the findings of fact and the Conditional Use Permit request submitted by Tidal Network (Central Council of the Tlingit & Haida Indian Tribes of Alaska) to construct a 230-foot telecommunications tower on Lot 8, Block 5, Wrangell Island West Subdivision (Plat 83-11), subject to the findings and conditions of approval identified in the staff report.***

Staff began by expressing appreciation to both community members and Tlingit & Haida for their engagement, thoughtful dialogue, and the time dedicated to discussions surrounding the proposed telecommunications tower. Staff outlined the legal framework governing the review of Conditional Use Permits within the Rural Residential 1 zoning district and emphasized the importance of maintaining consistency with the Municipal Code.

Staff clarified that the proposed tower is not considered a public facility use under the Municipal Code. The role of the Planning & Zoning Commission is to determine whether the proposed use meets the applicable criteria and to either approve or deny the application

based on the criteria detailed in the Wrangell Municipal Code. Staff emphasized that if the Commission chooses to deny the application, it cannot impose conditions or request changes as part of that denial; conditions can only be applied in the event of approval.

A background summary of the proposal was provided. Staff noted that the initial application had been rejected by the Commission due to a lack of supplemental materials addressing public concerns, particularly related to lighting and overall height of the tower. In the revised application, Tidal Network reduced the tower height from 250 feet to 230 feet and submitted additional materials, including Federal Aviation Administration (FAA)-required RF studies, enhanced lighting specifications, and visual impact assessments on surrounding neighborhoods.

Although staff did not recommend conditions in this instance, they acknowledged the public comment submitted by Joan Sargent regarding the need for sanitation facilities for workers on site. Staff reiterated that the proposed structure is a privately-operated telecommunications facility and confirmed that the materials submitted were sufficient to satisfy Borough review procedures.

Staff also highlighted that if the tower is not in use for a period exceeding twelve consecutive months, it must be deconstructed, and the site restored to its original condition, in accordance with conditions outlined in the findings report.

Watkins asks whether the permit would be forwarded to the Borough Assembly or if this is the end point for the permit's review/approval. Staff responded that if the Commission approves the Conditional Use Permit, the permit will be issued. Prior to construction, the applicant/developer would be required to submit a building permit application, which undergoes planning administrative review and approval. The Borough Assembly would not be required to review the permit. However, if the permit is denied, then the applicant has the opportunity to appeal. In that case, the Borough Assembly would sit as the Board of Adjustments.

Staff reiterated that all findings and recommendations are based strictly on compliance with the Municipal Code and its impact on the area. Chair Henson reminded the Commission that its decision should not be influenced by the profitability of the project or the applicant's business model. Rather, the Commission must focus on whether the proposal aligns with the Borough's regulatory standards.

St. Clair expressed concern that the proposed tower would have minimal impact on improving communications for the area and questioned whether the infrastructure could become obsolete in the near future. She also expressed specific concerns about the lighting and how it might negatively affect neighboring residences. Chair Henson responded that while she could not determine the future viability of the tower, she clarified that FAA lighting requirements direct the beacon light upward for visibility by aircraft and are not oriented downward toward homes.



Privett thanked Tlingit & Haida for their efforts in hosting informational hearings and for their willingness to address public concern and criticism. She echoed concerns about lighting. Privett expressed difficulty in making a final decision, recognizing both sides of the argument. She encouraged Tidal Network to host additional public meetings or workshops to explore alternative tower locations that might better address the concerns of nearby residents and meet the needs of the broader community.

Staff concluded by thanking all participants for their time, public comments, and ongoing engagement with the issue. They acknowledged the importance of community input in shaping decisions related to infrastructure and neighborhood development, particularly when evaluating potential mitigating measures. Staff reminded the Commission that they could implement additional conditions if they felt it would adequately mitigate the adverse effects of the use.

***Polled Vote – Motion denied. Watkins, Privett, St. Clair voted no. Chair Henson voted yes.***

## **11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS:**

Following the denial of the Conditional Use Permit for the telecommunications tower, staff state that they will need to submit a written analysis detailing the basis for the Commission decision. Staff conferred with the Commission to determine which criteria had not been satisfied. Because the staff report findings were not approved, a record of decision must be written and supplied to the applicant. The Commissioner confirmed that the height of the tower and the visual impacts of the structure and light were the basis of their decision.

Staff will also schedule a follow-up meeting with the Commission to review and approve the Commissioner's Report documenting the findings and formal basis for the denial of Tidal Network's application.

Chair Henson noted she will be absent from the next scheduled Planning and Zoning Meeting.

## **12. ADJOURNMENT: 7:55 PM**

ATTEST: \_\_\_\_\_  
J.R. Meek, Secretary

\_\_\_\_\_  
Terri Henson, Chair

**Minutes of Planning & Zoning Commission  
Held on December 01, 2025**

**1. CALL TO ORDER:** 5:30PM

**2. ROLL CALL:**

**PRESENT:** Gary Watkins, Jillian Privett, Apryl Hutchinson

**ABSENT:** Kat St. Clair, Terri Henson

**STAFF:** Kate Thomas

**3. AMENDMENTS TO THE AGENDA:** None

**4. PERSONS TO BE HEARD:** None

**5. NEW BUSINESS:**

- a) **Final Plat approval of the Alder Top Village, Shoemaker Bay Subdivision II, a replat of Lot 26 of U.S.S. No 3403; Blocks 1-3 and Tract A (Plat No. 87-5), creating Lots 1-22, zoned Single Family Medium Density, owned and requested by the City and Borough of Wrangell, Alaska**

***M/S: Watkins/Hutchinson***

**Move to approve the findings of fact and the final plat for the Alder Top Village, Shoemaker Bay Subdivision II.**

***Polled Vote. All in favor.***

**6. ADJOURNMENT:** 5:40PM

ATTEST: \_\_\_\_\_  
J.R. Meek, Secretary

\_\_\_\_\_  
Terri Henson, Chair



To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Tuesday, January 22, 2026

Subject: (PH) Preliminary Plat review of a Subdivision of Lot 6 (APN 03-011-150) and Lot 7 (APN 03-011-152) of USS 3534; and, Lot 10 (APN 03-010-216) and Lot PSS (APN 03-010-214) of USS 2589, and USS 3000 (APN 03-011-100), according to Plat No. 29-20, creating Lots A and B of the CBW Deep Water Port Subdivision, zoned Waterfront Development, owned by the City and Borough of Wrangell and requested by Tideline Construction.

Attachments: 1. Aerial Map, 2. Preliminary Plat – CBW Deep Water Port Subdivision and Images , 3. Deep Water Port Site Occupancy, 4. Alternate Map from Tonsgard, 4.

References: WMC Title 19 – Subdivisions  
WMC Title 20.50 – Waterfront Development District  
WMC Title 20.52 – Standards

## Background

The City and Borough of Wrangell (CBW), in partnership with Tideline Construction (William Tonsgard), has submitted a preliminary plat application for subdivision of multiple Borough-owned parcels within the former mill site at the Six-Mile-Deep Water Port. The purpose of the subdivision is twofold:

1. to facilitate the disposal of approximately 10 acres of Waterfront Development–zoned property to Tideline Construction through a separate land disposition action; and,
2. to consolidate the remaining Borough-owned lots into a single larger parcel to support coordinated redevelopment of the former mill site and allow for future phased subdivision consistent with adopted port and waterfront planning efforts.

The proposed subdivision, titled the CBW Deep Water Port Subdivision, reconfigures portions of USS 3534, USS 2589, USS 3000, and Lot 6B of the Mitchell-Buhler Subdivision (Plat No. 2015-13), as shown on Plat No. 29-20. This subdivision is part of a broader labor and land exchange arrangement and establishes a clear framework for land disposition, infrastructure planning, and long-term site redevelopment.



Municipal water and sewer infrastructure currently terminate north of the subdivision area. Extension of utilities and internal infrastructure will be addressed through future development agreements, easements, and permitting, and are not authorized by this preliminary plat, except for the easement identified in the staff-recommended conditions.

## Site Specific Information

Existing Lots Included in the Subdivision (All CBW-Owned):

- Lot 4, USS 3534, (APN 03-010-220), 307,098 SF
- Lot 5, USS 3534, (APN 03-010-218), 388,555 SF
- Lot 6, USS 3534 (APN 03-011-150), 243,064 SF
- Lot 7, USS 3534 (APN 03-011-152), 145,926 SF
- Lot 10, USS 2589 (APN 03-010-216), 130,068 SF
- Lot 11, USS 2589, (APN 03-010-212), 114,127 SF
- Lot 20, USS 2589, (APN 03-010-999), 106,722 SF
- Lot PSS, USS 2589 (APN 03-010-214), 114,127 SF
- USS 3000 (APN 03-011-100), 80,150 SF
- Lot 6B, Plat No. 2015-13, (APN 03-010-129), 1.183 Acres

All properties are zoned Waterfront Development (WFD).

## Proposed Lot Configuration

*Parcel A – Approximately 10.21 Acres (±)*

Parcel A represents the portion of the subdivision intended for near-term disposition to Tideline Construction. This parcel will be accessed from the southern end of the subdivision via the Zimovia Highway right-of-way.

*Lots Vacated and Consolidated into Parcel A:*

- Lot 7, USS 3534 – 145,926 square feet
- USS 3000 – 80,150 square feet
- Lot 10, USS 2589 – 130,068 square feet
- Portion of Lot 6, USS 3534 , 243,064 SF

*Parcel B – Approximately 27.71 Acres (±)*



Parcel B consolidates all remaining lots within the subdivision into a single large parcel retained by the City and Borough of Wrangell. The purpose of Parcel B is to support long-term redevelopment of the former mill site and to allow for future phased subdivisions based on adopted redevelopment plans and infrastructure planning.

*Lots Vacated and Consolidated into Parcel B:*

- Portion of Lot 6, USS 3534 – 243,064 square feet
- Lot 5, USS 3534 – 388,555 square feet
- Lot 4, USS 3534 – 307,098 square feet
- Lot PSS, USS 2589 – 114,127 square feet
- Lot 11, USS 2589 – 114,127 square feet
- Lot 20, USS 2589 – 106,722 square feet
- Lot 6B, Plat No. 2015-13 – 1.183 acres

## Findings of Fact

1. The subject properties are owned by the City and Borough of Wrangell and are zoned Waterfront Development.
2. The proposed subdivision consolidates and vacates multiple existing lots to create larger parcels that better support industrial redevelopment of the Deep-Water Port site.
3. The subdivision is consistent with the intent of WMC Title 19 by improving lot configuration, access planning, and long-term utility coordination.
4. Parcel A is provided with legal access from Zimovia Highway, and future access and utility needs for the subdivision are addressed through proposed easements.
5. Municipal water and sewer service do not currently extend to the subdivision; future utility extensions will be addressed through subsequent agreements and permitting.
6. Approval of the preliminary plat does not authorize development or land disposal and does not approve utility extensions, construction, or site design.

## Staff Analysis

The proposed preliminary plat meets the criteria in WMC Title 19 – Subdivisions. The consolidation of existing lots into Parcels A and B improves site functionality and supports coordinated redevelopment of the former mill site consistent with Waterfront Development zoning.



The subdivision establishes a logical framework for phased development while preserving Borough discretion over future land sales, leases, and infrastructure investments. Required access and utility easements are appropriately identified for further refinement at the final plat stage in the conditions outlined below.

### **Staff Recommendation**

Staff recommends approval of the preliminary plat for the CBW Deep Water Port Subdivision, subject to the following conditions:

1. Final plat shall clearly depict access and utility easement along Parcel A property line that abuts the State Right of Way to serve the southern tideland parcel (ATS 1249, APN 03-011-200).
2. All other utility extensions, infrastructure construction, and development activities shall be subject to separate review and permitting.

### **Recommended Motion**

Move to approve findings of fact and the preliminary plat for the CBW Deep Water Port Subdivision, creating Parcels A and B, as requested by the City and Borough of Wrangell in partnership with Tideline Construction, subject to the conditions outlined in the staff report.











Record Line Table			
Line #	Length	Direction	Measured Bearing
L1	74.04	S72° 16' 40"E	S72° 05' 27"E
L2	63.49	N70° 24' 20"E	N70° 35' 33"E
L3	94.81	N67° 56' 20"E	N68° 07' 33"E
L4	93.70	N63° 00' 20"E	N63° 11' 33"E
L5	93.70	N58° 04' 20"E	N58° 15' 33"E
L6	88.13	N53° 08' 20"E	N53° 19' 33"E
L7	19.40	S72° 06' 37"E	S71° 55' 24"E
L8	57.43	N49° 13' 46"E	N49° 25' 57"E
L9	64.03	S45° 55' 46"W	S46° 06' 59"W
L10	64.43	S42° 37' 46"W	S42° 48' 59"W
L11	64.03	S39° 18' 04"W	S39° 29' 17"W
L12	64.03	S36° 00' 04"W	S36° 11' 17"W
L13	64.03	S32° 42' 04"W	S32° 53' 17"W
L14	66.07	S29° 24' 02"W	S29° 35' 15"W
L15	64.18	S26° 05' 38"W	S26° 16' 51"W
L16	64.18	S22° 47' 38"W	S22° 58' 51"W
L17	173.25	N21° 21' 09"E	N21° 09' 56"E
L18	67.98	N22° 48' 56"E	N23° 0' 9"E
L19	74.22	N26° 06' 56"E	N26° 18' 9"E
L20	47.30	N29° 24' 39"E	N29° 35' 52"E
L21	15.85	N29° 34' 16"E	N29° 45' 30"E
L22	68.37	N32° 52' 16"E	N33° 03' 30"E
L23	68.37	N36° 10' 16"E	N36° 21' 30"E
L24	31.21	N38° 01' 03"E	N38° 12' 16"E
L25	235.49	N60° 57' 24"E	N61° 8' 37"E
L26	50.93	S71° 56' 08"E	S71° 44' 55"E

#### PLAT APPROVAL

I CERTIFY THAT THIS SUBDIVISION PLAT AS SHOWN COMPLIES WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL. THIS SUBDIVISION PLAT IS APPROVED FOR THE RECORDING BY THE DISTRICT RECORDER IN THE WRANGELL RECORDING DISTRICT.

DATE CHAIR, WRANGELL PLATTING BOARD

DATE ATTEST  
SECRETARY, WRANGELL PLATTING BOARD

#### NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
(PERSON APPEARING)  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

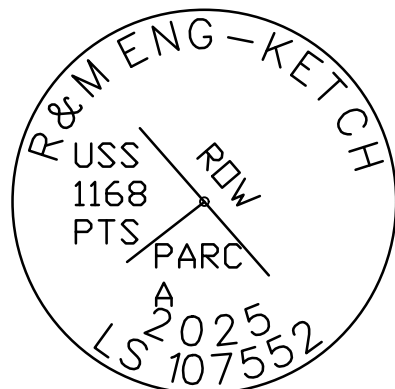
#### CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE CBW DEEP WATER PORT SUBDIVISION AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT.

XX XX XX  
WRANGELL, ALASKA 99929

DATE

TYPICAL SECONDARY  
MONUMENT  
SET THIS SURVEY



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





# alternative alternative

the alternative to the alternative

Legend

Item a.

2.31 acres

7.68 acres

acreage









To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Tuesday, January 22, 2026

Subject: (PH) Preliminary Plat review of a subdivision of Lot 5A, Block 61 (APN 02-028-204) of the Industrial Park Subdivision, according to Plat No. 2001-7, creating Lots 5A-1 and 5A-2 of the Woodbury Subdivision, zoned Industrial, owned and requested by Brett Woodbury.

Attachments: 1. Aerial Map, 2. Preliminary Plat – Woodbury Subdivision

References: WMC Title 19 – Subdivisions  
WMC Title 20.48 – Industrial District  
WMC Title 20.52 – Standards

## Background

Brett Woodbury has submitted an application for preliminary plat approval to subdivide Lot 5A, Block 61 of the Industrial Park Subdivision, according to Plat No. 2001-7. The subject property is zoned Industrial and is privately owned.

The proposed subdivision, titled the Woodbury Subdivision, would divide the existing lot into two separate parcels to allow for future use and development consistent with the Industrial zoning district. The property was recently acquired through a City and Borough of Wrangell public land auction.

## Site Specific Information

### *Existing Parcel:*

- Lot 5A, Block 61, Industrial Park Subdivision
- APN: 02-028-204
- Size: 25,491 square feet

*Zoning:* Industrial District (WMC 20.48)

*Utilities:* Municipal water and sewer are available along Bennett Street (Airport Loop Road).

### *Proposed Lots:*

- Lot 5A-1: 0.36 acres (±)
- Lot 5A-2: 0.23 acres (±)

### *Access:*

- Legal access is provided via Bennett Street and/or Fifth Avenue.
- A driveway permit will be required if access is taken from Bennett Street.



## **Findings of Fact**

1. The subject property is privately owned by Brett Woodbury and is zoned Industrial.
2. The proposed subdivision creates two lots from an existing parcel within the Industrial Park Subdivision.
3. The Industrial zoning district is intended to accommodate industrial and related uses, and the proposed lot configuration supports continued productive use of industrial land.
4. Legal access is available to both proposed lots, and municipal utilities are located within the Bennet Street/Airport Loop Road right-of-way.
5. The preliminary plat complies with the applicable requirements of WMC Title 19 – Subdivisions.

## **Staff Analysis**

1. The proposed subdivision supports higher density and productive use of industrial land consistent with the intent of the Industrial zoning district.
2. The preliminary plat complies with the subdivision design and procedural requirements of the Wrangell Municipal Code.

No adverse impacts to access, utilities, or surrounding properties have been identified as a result of this subdivision.

## **Staff Recommendation**

Staff recommends approval of the preliminary plat for the Woodbury Subdivision, subject to the following standard condition; any new driveway access to Bennett Street shall require a driveway permit in accordance with applicable Borough and State requirements.

## **Recommended Motion**

Move to approve findings of fact and the preliminary plat for the Woodbury Subdivision, a subdivision of Lot 5A, Block 61 of the Industrial Park Subdivision, according to Plat No. 2001-7, creating Lots 5A-1 and 5A-2, as requested by Brett Woodbury, subject to the condition outlined in the staff report.



# CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



1 inch = 124.47684 feet

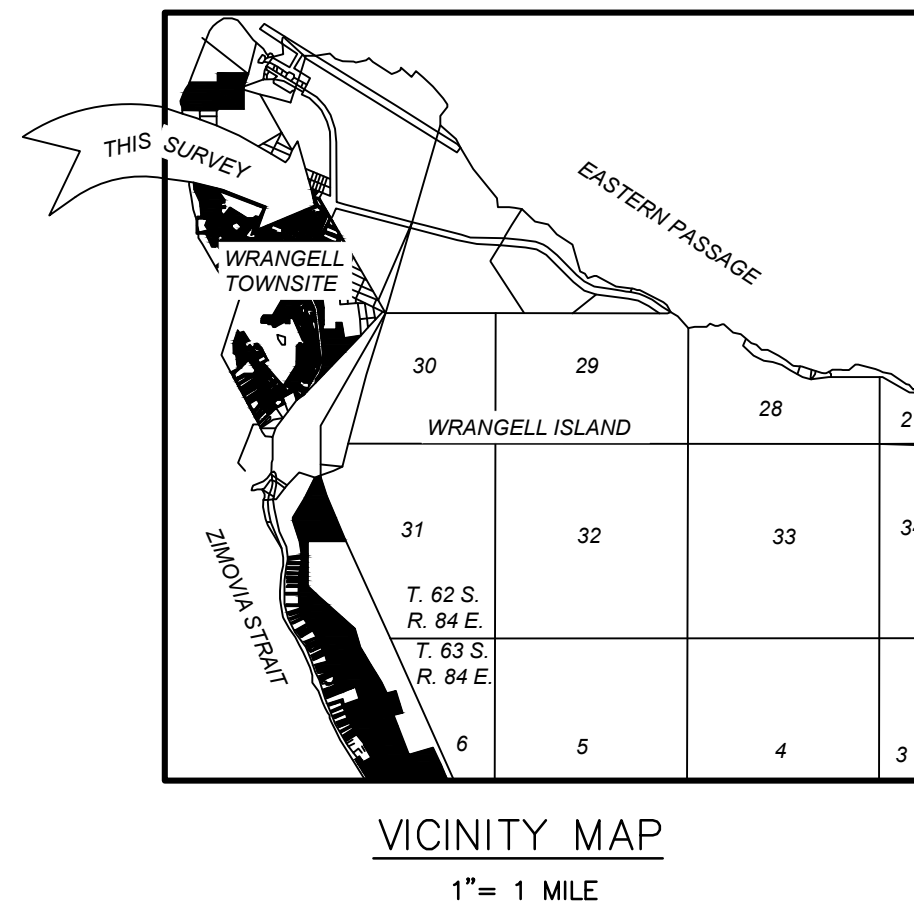
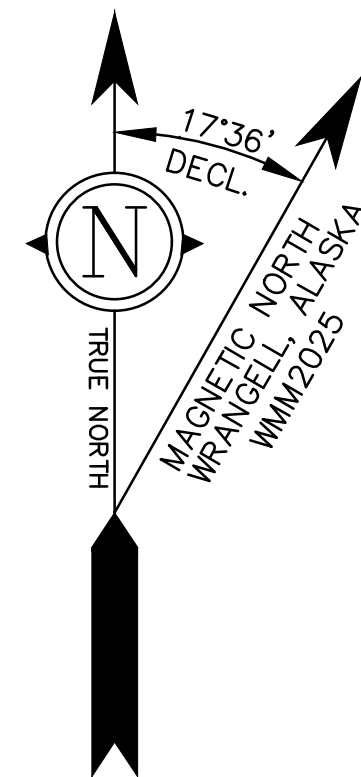
24 e: 1/8/2026

Public Map



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















## NOTES

1. THE EXISTING ORIGINAL CORNERS WERE RECOVERED AND USED TO CONTROL AND CALCULATE THE LOCATION OF THE SUBDIVISION BOUNDARIES, AS SHOWN ON THIS PLAT.
2. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 5; NO MONUMENTS WERE REQUIRED TO BE SET FOR THIS SURVEY.
3. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, 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 ALASKA ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT #70264.
6. REFERENCE WITHIN THE WRANGELL RECORDING DISTRICT:
  - 6.1. PLAT 2001-7
  - 6.2. PLAT 2022-1

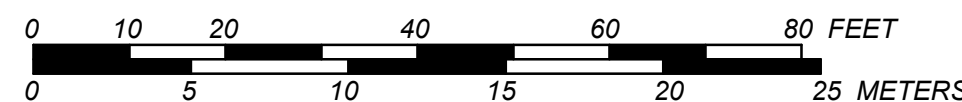
## BASIS OF BEARING

BEARINGS SHOWN ARE NAD 83 2011 EPOCH 2010.00 GEODETIC  
BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION  
SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R10 & R10-2)  
RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING  
TRIMBLE BUSINESS CENTER SOFTWARE VERSION 2025.10.  
DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD  
DISTANCES.

LEGEND	
	FOUND PRIMARY MONUMENT—3 1/4" DIA. ALUM. CAP ON 2 1/2" DIA. ALUM POST WITH MAGNET UNLESS OTHERWISE NOTED
	SECONDARY MONUMENT RECOVERED
	SECONDARY MONUMENT SET THIS SURVEY
	UNSURVIED
	SURVEYED
	LOT LINE ADDED
	OVERHEAD UTILITY LINE
	RECORD BEARING AND DISTANCE
	BLOCK NUMBER
	UTILITY POLE

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

## CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE WOODBURY  
SUBDIVISION SHOWN AND DESCRIBED HEREON AND THAT I HEREBY  
ADOPT THIS PLAN OF SURVEY WITH MY FREE CONSENT.

BRETT WOODBURY

### NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
(PERSON APPEARING)

NOTARY PUBLIC FOR 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

CHAIRMAN, PLANNING COMMISSION

DATE \_\_\_\_\_

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

## 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



DATE OF SURVEY: _____		RSM ENGINEERING-KETCHIKAN, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901 Phone: (907) 225-7917 CERTIFICATE OF AUTHORIZATION #: C576	
BEGINNING: <u>  MAY  </u> 20 <u>  25  </u>			
ENDING: <u>  OCTOBER  </u> 20 <u>  25  </u>			
A PLAT OF <b>WOODBURY SUBDIVISION</b> CREATING LOTS 5A-1 & 5A-2			
A SUBDIVISION OF LOT 5A, BLOCK 61, INDUSTRIAL PARK SUBDIVISION (PLAT 2001-7) LOCATED WITHIN SECTION 30, TOWNSHIP 62 SOUTH, RANGE 84 EAST, COPPER RIVER MERIDIAN, ALASKA			
CONTAINS .59 ACRES MORE OR LESS			
WRANGELL RECORDING DISTRICT			
DRAWN BY: EBH	CHECKED:	SCALE:	RM PROJECT NUMBER
DATE: 10/29/2025	CGP	1"=20'	252733
SURVEYOR: EBH			





To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Tuesday, January 22, 2026

Subject: (PH) Request from GreenSparc to lease Borough-owned real property identified as Lot 6B, USS 2589 (APN 03-010-129) of the Mitchell-Buhler Subdivision, according to Plat No. 2015-13, zoned Waterfront Development.

Attachments: 1. Aerial Map, 2. Plat No. 2015-13, 3. Site Occupancy Map

References: WMC Title 16 – Public Lands  
WMC Title 20.50 – Waterfront Development District  
WMC Title 20.52 – Standards

## Background

GreenSparc has submitted an application to lease Borough-owned real property identified as Lot 6B, USS 2589, within the former mill site at the Six-Mile-Deep Water Port. The parcel is owned by the City and Borough of Wrangell and is zoned Waterfront Development.

The proposed lease would allow for development of a small-scale, micro-edged data center, as described by the applicant. The proposed facility is anticipated to occupy approximately 10,000 square feet within a larger industrial lot and would support data processing operations using modular equipment enclosures and associated cooling and electrical infrastructure.

The lease request is part of the Borough's broader effort to redevelop the former mill site into a multi-tenant deep-water industrial port supporting a range of compatible industrial, marine, logistics, and infrastructure uses. The subject parcel will ultimately be incorporated into a larger lot created through the CBW Deep Water Port Subdivision Plat, which is currently under Planning review.

Water and sewer infrastructure currently terminate north of the subject property. Extension and coordination of utilities will be required as redevelopment of the site proceeds and will be addressed through future agreements and permitting processes.

## Findings of Fact

1. The subject parcel, Lot 6B, USS 2589, is owned by the City and Borough of Wrangell and is located within the Waterfront Development zoning district.





2. The Waterfront Development District is intended to accommodate water-dependent, marine-related, industrial, and infrastructure uses that require proximity to navigable waters and utility capacity.
3. The proposed lease is part of the Borough's long-term strategy to redevelop the former mill site as a deep-water industrial port with multiple compatible tenants.
4. The leased area will ultimately be incorporated into a larger subdivided lot configuration through the Deep-Water Port Subdivision Plat currently under Planning review.
5. Water and sewer service do not currently extend to the subject parcel and will require future planning, coordination, and investment to support development.
6. The proposed facility is anticipated to be relatively small in physical footprint and on-site employment, with primary impacts related to utility demand rather than traffic or public access.
7. Electrical capacity in the region is undergoing planned expansion through Southeast Alaska Power Agency improvements at the Tyee Lake Hydroelectric Station, which are intended to support growing regional power demand.
8. Approval of the lease does not authorize construction or development activities, which will be subject to separate land use review, permitting, and compliance with local, state, and federal regulations.

## Staff Analysis

The proposed lease involves Borough-owned uplands zoned Waterfront Development and intended for industrial and infrastructure-related uses. From a land use perspective, the request is consistent with the intent of the Waterfront Development District and with adopted Borough planning policies supporting redevelopment of the former mill site for industrial purposes.

Pursuant to WMC 16.08.030 and WMC 16.10.030, tidelands and real property lease applications and associated development plans are reviewed by the Planning & Zoning Commission prior to consideration by the Borough Assembly. The Commission's review is advisory and focuses on land use compatibility, zoning consistency, and alignment with adopted Borough plans. Approval of a lease does not authorize construction or development, which remains subject to subsequent permitting, detailed site review, and compliance with all applicable local, state, and federal requirements.

Given the power-intensive nature of the proposed use, future coordination related to utility capacity, backup generation, and infrastructure phasing will be important. These issues are



appropriately addressed through lease negotiations, subdivision approval, and subsequent permitting rather than at this advisory stage.

Staff finds that the proposal can be structured in a manner that allows continued Borough oversight of site layout, utility coordination, environmental compliance, and compatibility with other industrial users at the Deep-Water Port.

### **Staff Recommendation**

Staff recommends that the Planning & Zoning Commission forward a positive recommendation to the Borough Assembly regarding the GreenSparc request to lease Borough-owned real property at the Six-Mile-Deep Water Port, based on consistency with Waterfront Development zoning and adopted Borough plans, subject to the following considerations:

1. Final lease terms, site boundaries, and conditions shall be reviewed by the Borough Attorney and approved by the Borough Assembly in accordance with WMC Title 16.
2. All development shall be subject to applicable local, state, and federal permits, including zoning, building, shoreline, and environmental approvals.
3. Utility extensions, infrastructure responsibilities, and service capacity shall be addressed through subsequent agreements and permitting processes.
4. Approval of the lease does not constitute approval of specific development plans or construction activities.

### **Additional Considerations**

As redevelopment of the Deep-Water Port continues, coordination among multiple industrial tenants will be important to ensure efficient site layout, shared infrastructure planning, and long-term operational compatibility. For utility-intensive uses, the Borough may wish to consider future agreements addressing power supply coordination, backup generation, cost allocation, and phasing of infrastructure improvements.

These considerations are appropriately addressed during lease negotiation, subdivision approval, and subsequent land use and building permit review.

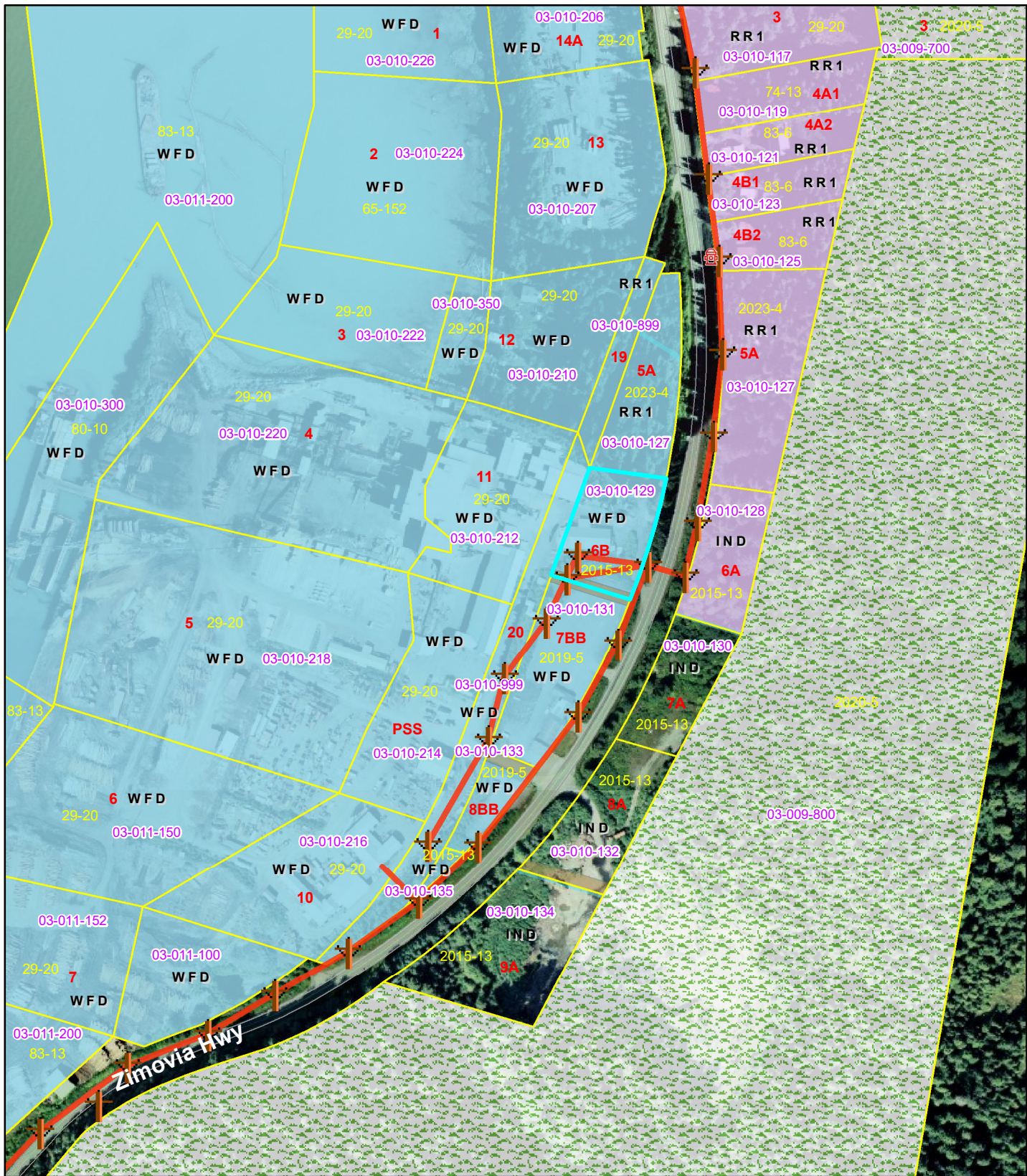
### **Recommended Motion**

Move to approve the findings of fact and recommend that the Borough Assembly approve the request from GreenSparc to lease Borough-owned real property identified as Lot 6B, USS 2589, at the Six-Mile-Deep Water Port, based on consistency with Waterfront Development zoning and adopted Borough plans, subject to the conditions outlined in the staff report.



# CITY AND BOROUGH OF WRANGELL, ALASKA

Item c.



1 inch = 325.073243 feet

29 Date: 1/16/2026

Public Map



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









Shoemaker

Item c.





To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Tuesday, January 22, 2026

Subject: (PH) Request from JAG Marine Group to lease Borough-owned real property identified as Lot 5 (APN 03-010-218), Lot 6 (APN 03-011-150), Lot 9B (APN 03-010-135), Lot 10 (APN 03-010-216), and Lot PSS (APN 03-010-214) of Plat No. 29-20, and Lot 20; and borough-owned tidelands identified as ATS 1249 (APN 03-011-200) of Plat 83-13, and ATS 1143 (APN 03-010-300) of Plat No. 80-10, zoned Waterfront Development.

Attachments: 1. Aerial Map, 2. Mill Property Site Conditions 3. Site Occupancy Map

References: WMC Title 16 – Public Lands  
WMC Title 20.50 – Waterfront Development District  
WMC Title 20.52 – Standards

## Background

JAG Marine Group has submitted a request to lease Borough-owned real property and tidelands at the Six-Mile-Deep Water Port for the development and operation of a marine industrial facility. The lease area includes multiple upland parcels and tidelands zoned Waterfront Development, identified as Lots 5, 6, 9B, 10, and PSS of Plat No. 29-20; Lot 20; and Borough-owned tidelands identified as ATS 1249 of Plat No. 83-13 and ATS 1143 of Plat No. 80-10.

The lease request is part of a broader, long-term effort by the City and Borough of Wrangell to redevelop the former mill site into a deep-water industrial port supporting marine transportation, freight, ship repair, and other water-dependent and industrial uses. The Borough acquired the property in 2022 to facilitate this redevelopment and has since advanced planning, subdivision, and infrastructure efforts to support phased industrial use of the site.

The proposed lease area will ultimately form part of a larger lot configuration created through the CBW Deep Water Port Subdivision Plat, which is currently under Planning review. Utility infrastructure at the site is in various stages of planning and extension; water and sewer service currently terminate north of the subject property and will require future coordination and investment to support full site build-out.



## Findings of Fact

1. The subject properties are owned by the City and Borough of Wrangell and are located within the Waterfront Development zoning district.
2. The Waterfront Development District is intended to accommodate marine-related, industrial, transportation, and water-dependent uses that require proximity to navigable waters.
3. The proposed lease is part of a larger redevelopment strategy for the former mill site, which has been identified in multiple planning documents as appropriate for industrial port and marine uses.
4. The lease area includes uplands and tidelands that will be further configured through the Deep-Water Port Subdivision Plat currently under review by the Planning & Zoning Commission.
5. Utility infrastructure serving the site, including water, sewer, and electrical systems, will require phased planning and coordination as redevelopment proceeds.
6. Electrical capacity in the region is being expanded through Southeast Alaska Power Agency (SEAPA) investments, including installation of a third generator at the Tyee Lake Hydroelectric Facility, increasing regional power capacity to support future industrial demand.
7. Approval of the lease does not authorize construction or development activities, which will be subject to separate local, state, and federal permitting and future land use review.

## Staff Analysis

The proposed lease involves Borough-owned land and tidelands zoned Waterfront Development and intended for marine and industrial use. From a land use perspective, the request is consistent with the intent of the Waterfront Development District and with long-standing Borough planning objectives to relocate industrial activities away from the downtown waterfront and into appropriately zoned industrial areas.

Pursuant to WMC 16.08.030 and WMC 16.10.030, tidelands and real property lease applications and associated development plans are reviewed by the Planning & Zoning Commission prior to consideration by the Borough Assembly. The Commission's review is advisory and focuses on land use compatibility, zoning consistency, and alignment with adopted Borough plans. Approval of a lease does not authorize construction or development, which remains subject to subsequent permitting, detailed site review, and compliance with all applicable local, state, and federal requirements.



Because the lease area will be incorporated into a larger subdivided lot configuration, staff finds it appropriate to evaluate this request in the context of overall site redevelopment, recognizing that final parcel boundaries, utility service areas, and development standards will be refined through the subdivision and permitting processes.

### **Staff Recommendation**

Staff recommends that the Planning & Zoning Commission forward a positive recommendation to the Borough Assembly regarding the JAG Marine Group request to lease Borough-owned uplands and tidelands at the Six-Mile-Deep Water Port, based on the proposal's consistency with Waterfront Development zoning and adopted planning policies, subject to the following considerations:

1. Final lease terms, site boundaries, and conditions shall be reviewed by the Borough Attorney and approved by the Borough Assembly in accordance with WMC Title 16.
2. All development shall be subject to applicable local, state, and federal permits, including zoning, shoreline, environmental, and building approvals.
3. Utility extensions, access improvements, and infrastructure responsibilities shall be addressed through subsequent agreements and permitting.
4. Approval of the lease does not constitute approval of specific development plans.

### **Additional Considerations**

Given the scale and long-term nature of redevelopment at the Deep-Water Port, the Borough may wish to consider future coordination mechanisms, including phased development agreements, infrastructure cost-sharing, and compatibility standards among adjacent industrial users. These considerations are more appropriately addressed during lease negotiation, subdivision approval, and subsequent permitting stages.

### **Recommended Motion**

Move to approve the findings of fact and recommend that the Borough Assembly approve the request from JAG Marine Group to lease Borough-owned real property and tidelands at the Six-Mile-Deep Water Port, based on consistency with Waterfront Development zoning and adopted Borough plans, subject to the conditions outlined in the staff report.









# PLANNING & ZONING COMMISSION

## Staff Report and Findings



To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Tuesday, January 22, 2026

Subject: (PH) Request from Frank Warfel Jr. to purchase Borough-owned real property identified as a portion of A Street (vacating a portion of public right of way), USS 1593, according to Plat No. 2003-8. ("A" Street is adjacent to Lot 1, Block 1, and Lot 16B).

Attachments: 1. Aerial Map at Small Scale (overview of surrounding land and zoning), 2. Aerial Map at Large Scale (overview of ownership, ROW area and zoning), 3. Proposal from Applicant with Visual, 4. Future Growth Maps (Comp Plan), 4. Plat No 29-07, Plat No, 2003-8

References: **State Statutes**

- AS 29.35.090 – Municipal authority to manage and dispose of property
- AS 29.40.010 – Planning, zoning, and platting authority
- AS 29.40.040 – Subdivision regulations
- AS 29.40.070 – Plat approval process
- AS 29.40.080 – Authority to vacate plats and rights-of-way
- AS 40.15.305 – Effect of dedication

### **Local Code**

- Title 16 – Public Lands
- Title 19 – Subdivision Regulations
- Title 20 – Zoning (Single-Family Residential District)

## Background

The applicant seeks to acquire Borough-owned land and vacate the remaining portion of a platted but undeveloped public right-of-way ("A Street"). Approval of the request would require the Borough to permanently vacate a public ROW, triggering subdivision, access, utility, and public interest considerations that extend beyond a typical land sale.

This proposal represents the third formal request related to A Street and surrounding parcels:

- 2013 – Partial ROW vacation approved at the lower portion of A Street;
- 2022 – Borough Assembly authorized sale of three Borough-owned lots to the applicant;
- 2026 – Current request involving ROW vacation and additional land disposition.



Since the prior actions, the applicant has consolidated ownership of six lots within the area. However, longstanding issues related to access, utilities, and adjacent landlocked parcels remain unresolved.

## Existing Conditions & Context

- A Street is a platted but undeveloped public right-of-way, ranging between approximately 15 and 30 feet wide, with steep topography.
- Borough Public Works has indicated the ROW is unlikely to be constructed as a roadway.
- Water and sewer infrastructure connect to A Street from Evergreen Avenue.
- Several adjacent privately owned parcels remain without developed legal or physical access.
- No capital improvement project is planned to extend Cassiar Street or Meridian Street.
- Access challenges in this area have persisted for nearly 50 years, as documented in prior planning reports.

## Comprehensive Plan & Land Use Context

The Comprehensive Plan identifies:

- Land to the east as reserved for open space and public use within the City Park Preserve; and
- Land to the northeast as appropriate for single-family residential development.

These designations emphasize coordinated access planning, efficient infrastructure provision, protection of public assets, and avoidance of landlocked parcels.

## Options for Commission Consideration

### *Option 1 – Maintain Existing ROW (Status Quo)*

- No vacation or disposal at this time.
- Preserves all future access and utility options.
- Does not advance development planning.
- (Previously applied; applicant has returned with a revised proposal.)

### *Option 2 – Conditional Advancement with Planning Safeguards (Staff-Recommended)*



- Allow the proposal to advance only after access and utility implications are addressed through planning or legal instruments.
- May include interim access and utility easements pending long-range planning decisions.
- Balances development interest with public obligations.

*Option 3 – Unconditional ROW Vacation and Disposal*

- Vacates ROW without resolving access to adjacent parcels.
- Permanently forecloses future public access options.
- Not recommended due to public interest and legal risk.

## Staff Analysis

### *Public Interest & Access*

Under AS 29.40.080, a ROW may be vacated only when the public interest is not harmed. While A Street is unlikely to function as a roadway, it remains a critical planning corridor for access and utilities. Premature vacation would remove the Borough's ability to address access for adjacent parcels.

### *Utilities & Easements*

Public Works has identified existing and potential water and sewer infrastructure within the A Street ROW. Any vacation would require:

- Dedicated, surveyed utility easements retained or created;
- Perpetual maintenance and access rights;
- Protection for future upgrades and relocations.

### *Interim Access and Utility Easement (Intermediary Solution)*

As an intermediary step, the Borough could consider granting a surveyed access and utility easement, supported by a recorded easement agreement containing future development and relocation provisions. This approach allows limited development planning while long-range access planning is evaluated.

### *Subdivision & Platting Requirements*

Vacation of the ROW and any land conveyance would require preparation and approval of a subdivision plat, review by the Planning & Zoning Commission, Borough Assembly approval, and recording of the final plat prior to conveyance.





### *Financial Responsibilities*

Consistent with Borough practice: The applicant shall bear all costs for surveying, appraisal, platting, recording, and legal documentation. Conveyance may occur only after: Final plat approval, appraisal establishing fair market value, Assembly authorization of disposal.

### **Findings Of Fact**

1. "A Street" is a platted but undeveloped public right-of-way adjacent to Lots 1 and 8, Block 1, USS 1593, and Lots 36–38, Block 13, Wrangell Townsite.
2. Portions of A Street were vacated in 2003, and the Borough Assembly authorized the sale of three Borough-owned lots to the applicant in November 2022.
3. The remaining ROW is constrained by width and topography and is unlikely to be constructed as a roadway.
4. Evidence of slope instability exists in the vicinity of the subject area; limited topographic information indicates the subject lots are located on a mildly sloped bench, with extremely steep terrain upslope and no comprehensive slide-prone analysis conducted.
5. Adjacent parcels lack developed legal or physical access, with A Street remaining a potential corridor.
6. Water and sewer infrastructure connects to and may traverse the A Street right-of-way, and future utility access, placement, and maintenance must be preserved regardless of whether the right-of-way remains in public ownership.
7. WMC 15.04.150 allows the Borough, at its discretion, to serve two or more premises with a joint service connection provided adequate capacity is installed, and further provides that service extensions to other occupancies or ownerships are not permitted except under special considerations approved by the Borough Assembly.
8. WMC 15.04.140 requires that when a water distribution main is located within a public right-of-way, the service valve be placed at the right-of-way line nearest the property to be served, and when located within an easement or other publicly owned property, the service valve be placed at the boundary of that easement or public property.
9. Vacating the ROW without establishing dedicated utility easements would conflict with adopted municipal utility service standards.
10. Electrical service to the subject lots may be challenging due to topography and access limitations and requires stable access for utility equipment.



11. Access and utility provision through the applicant's property may address service to the applicant's lots but would not resolve access or utility service limitations for the remaining privately owned parcels.
12. Vacation of the ROW would require a subdivision plat and may necessitate consolidation of the subject lots and incorporation of the vacated ROW into an adjoining lot.
13. State law authorizes ROW vacations only when the public interest is not harmed.
14. Comprehensive Plan land use designations rely on coordinated access, infrastructure planning, and hazard-aware development practices.
15. Additional planning actions or legal instruments are necessary prior to preserve public interest.

### Required Process & Sequencing

- ✓ Planning & Zoning Commission review of the applicant proposal
- ✓ Borough Assembly review of the proposal and public protest period
- ✓ Assembly authorization to proceed (conditional)
- ✓ Survey ordered at applicant's expense
- ✓ Preliminary plat (ROW vacation) review by P&Z
- ✓ Final plat approval by P&Z and Assembly
- ✓ Appraisal ordered; fair market value established
- ✓ Final conveyance (disposal) by Borough Assembly

### Staff Recommendation

Staff recommends that consideration of vacating the remaining portion of A Street and disposing of Borough-owned property proceed only in a phased and conditional manner. Any future right-of-way vacation or land conveyance should occur after access and utility arrangements are established that preserve Borough service standards, protect access to adjacent parcels, and are documented through surveyed and recorded legal instruments.

As an interim step, the Borough may consider granting a surveyed access and utility easement to allow limited applicant development planning while long-range access solutions are evaluated. Any eventual vacation and conveyance should retain necessary utility easements, address electrical service access, require appropriate lot consolidation and reconfiguration, and be supported by approved subdivision plats prior to Assembly action.



This approach allows the proposal to advance in a structured manner while preserving access, utilities, and long-term planning flexibility consistent with Alaska statute, municipal code, and adopted planning policies.

### Recommended Motion (Primary)

Move to approve the findings of fact and recommend that the Borough Assembly approve the request by Frank Warfel Jr. to vacate a portion of the A Street public right-of-way and to proceed with consideration of disposal of Borough-owned property, subject to applicable subdivision, platting, appraisal, and conveyance requirements.

### Proposed Amendment

Move to amend the motion to require that approval of the proposed right-of-way vacation and land disposal be conditioned upon the following prior to any vacation or conveyance:

1. Resolution of access, utility, geotechnical, and subdivision considerations affecting the subject and adjacent parcels;
2. Establishment of permanent or interim access and utility easements consistent with Borough utility service standards;
3. Retention or creation of dedicated utility easements;
4. Consolidation of Lots 36–38 and incorporation of the vacated right-of-way into an adjoining lot based on approved access; and
5. Approval and recording of a subdivision plat vacating the right-of-way by the Planning & Zoning Commission and Borough Assembly.



**To: City and Borough of Wrangell**

**From: Frank W. Warfel Jr.**

**Subject: Purchase of "A" Street**

My name is Frank W. Warfel Jr. I currently own lot 1, lot 8, lot 36-38, and lot 16B on Evergreen Avenue. Please refer to the attached plat notes I have provided.

Separating my current lots there is an undeveloped City and Borough of Wrangell designated street called "A" Street. At the bottom or the Evergreen Avenue side of A Street it is 15 feet wide. Eventually, A Street widens to 30 feet as it goes up the hill paralleling my lots 1 and 8 and lot 38.

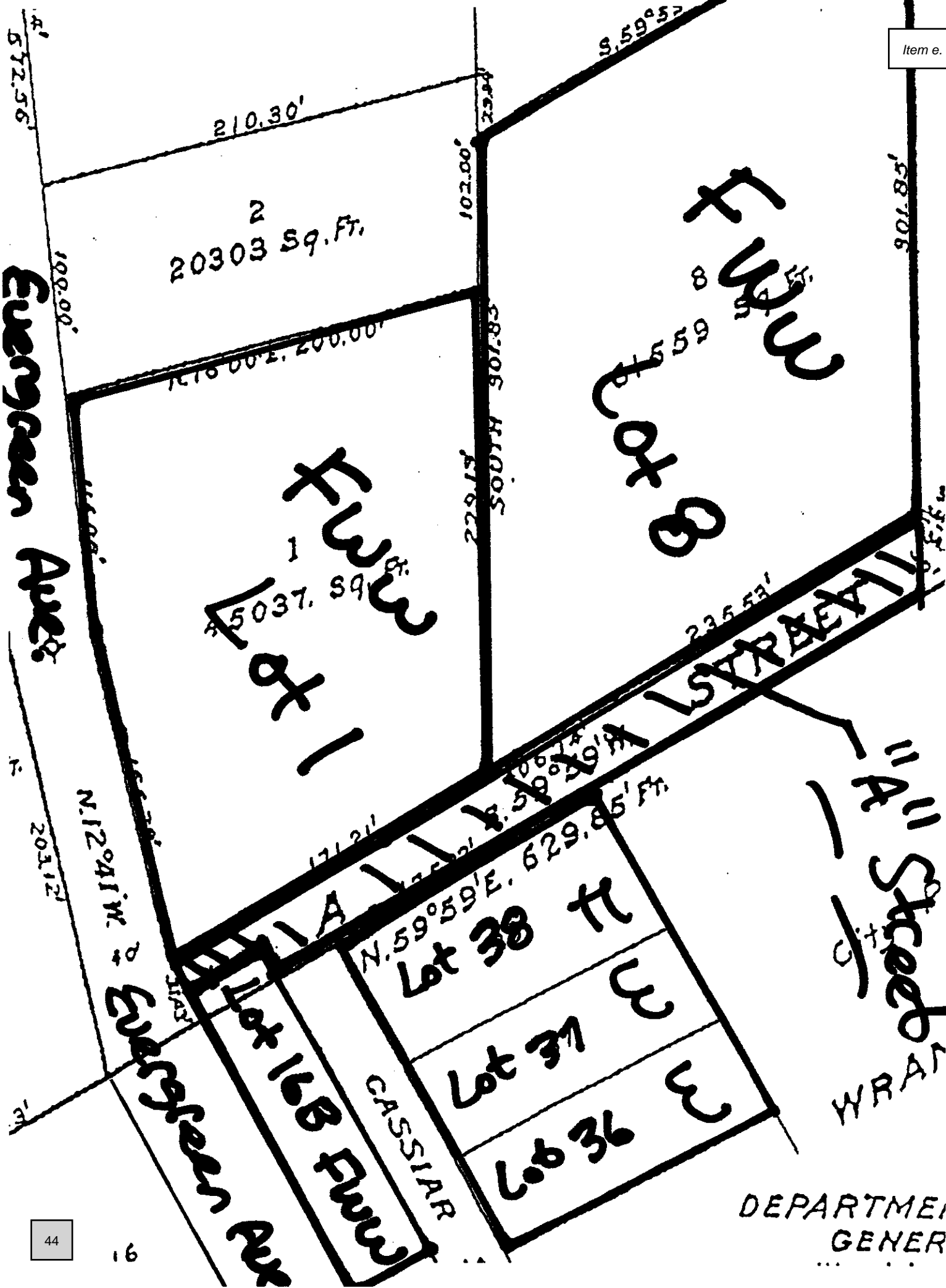
As it stands right now the City and Borough of Wrangell has not provided any access to my lots 36-38 nor will there be any in the unforeseeable future. Developing lots 36-38 is something I would like to do.

It is why I am currently submitting this letter. I would like to purchase A Street from the City and Borough of Wrangell for whatever value they deem fair. Since I currently own all the surrounding properties it only stands to reason to obtain A Street so I can access my lots 36-38 and provide a road and utilities on my own. It will rid myself and the City and Borough of Wrangell of any easement or zoning issues with my current property projects and any future projects.

Thank you for your consideration.

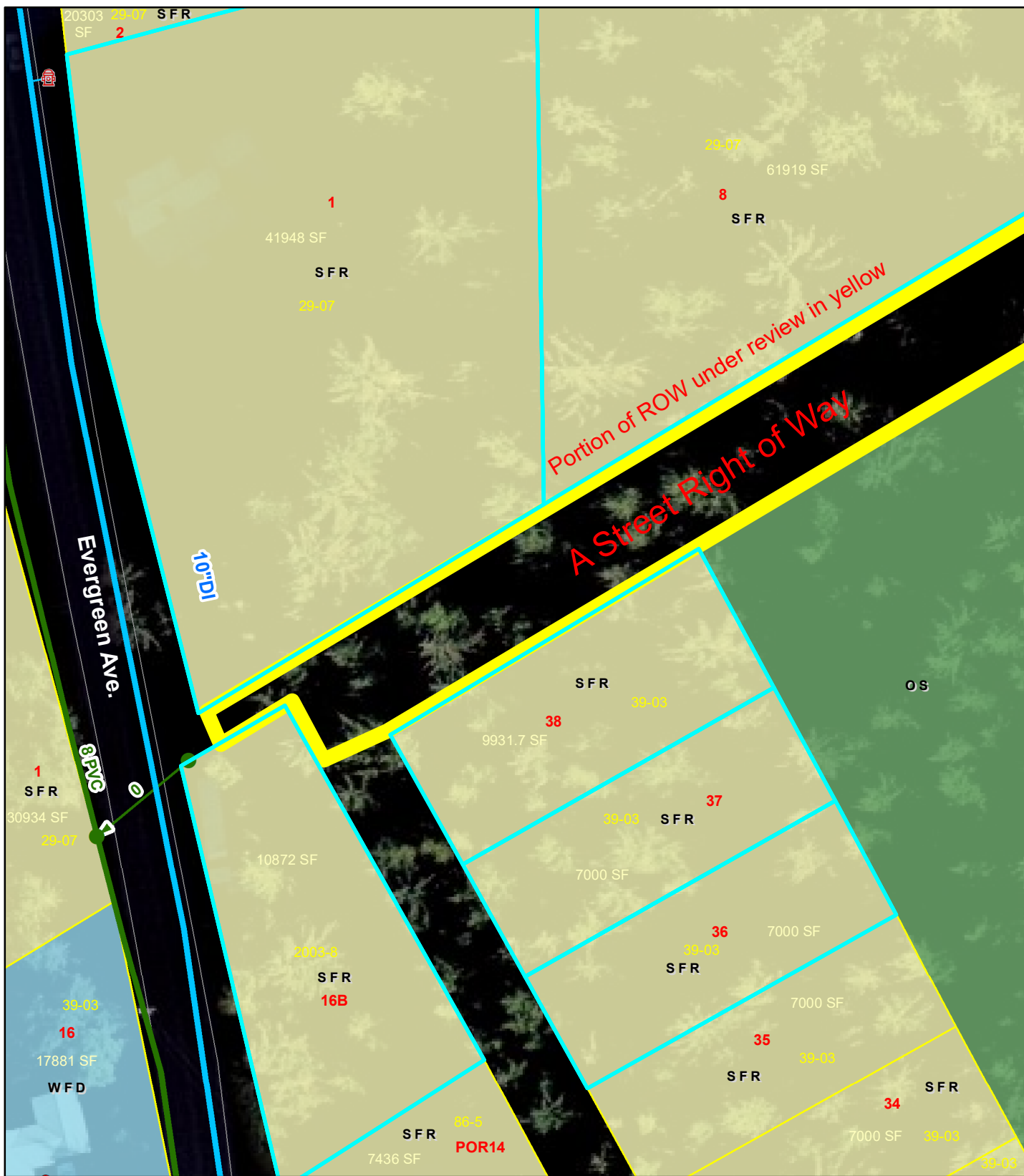
Frank W. Warfel Jr.





# CITY AND BOROUGH OF WRANGELL, ALASKA

Item e.



1 inch = 54.178874 feet

45 Date: 1/20/2026

Public Map

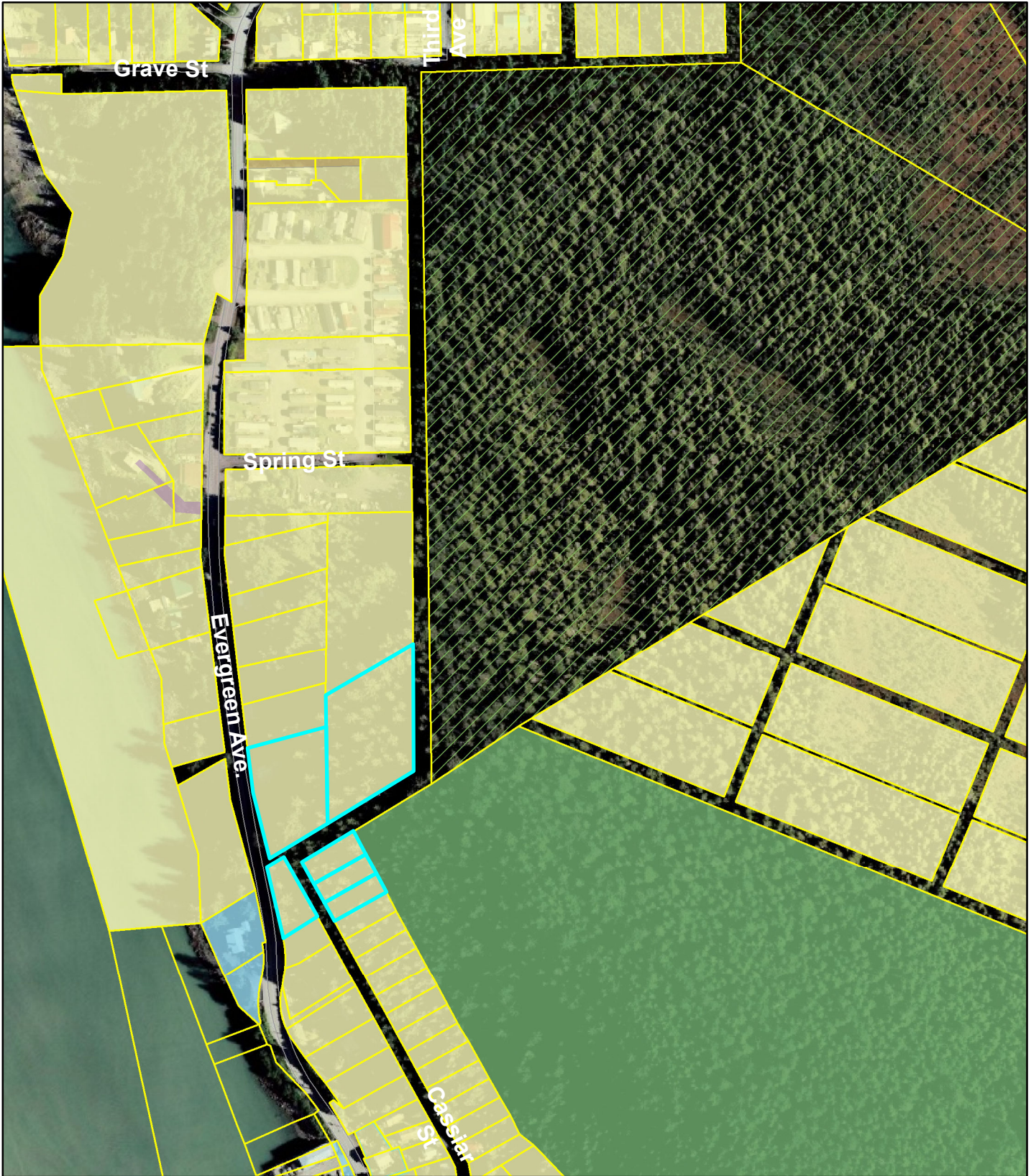


**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.  
PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.**



# CITY AND BOROUGH OF WRANGELL, ALASKA

Item e.



1 inch = 325.073243 feet

46

1/20/2026

Public Map



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



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

DATE 7-3-03 Charles R. Biastoch  
CHARLES R. BIASTOCH

DATE 7-3-03 Valerie J. Biastoch  
VALERIE J. BIASTOCH

**NOTARY'S ACKNOWLEDGMENT**  
U.S. OF AMERICA  
STATE OF ALASKA  
CITY OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS 3<sup>rd</sup> DAY OF July, 2003, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Charles R. Biastoch TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND Valerie J. Biastoch ACKNOWLEDGED TO ME THAT they 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.

Gregory G. Scheff  
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES 2-15-05

**CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)**  
I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING Notary Public FOR THE CITY 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 OF WRANGELL, IN THE NAME OF Charles R. Biastoch 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 2003 WILL BE DUE ON OR BEFORE AUGUST 15, 2003, DATED THIS 11<sup>th</sup> DAY OF July, 2003.

Gregory G. Scheff  
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

**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 OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 20, DATED 7/10/03, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE 7/10/03 Gregory G. Scheff  
CHAIRMAN, PLANNING COMMISSION

Christine Craige  
SECRETARY

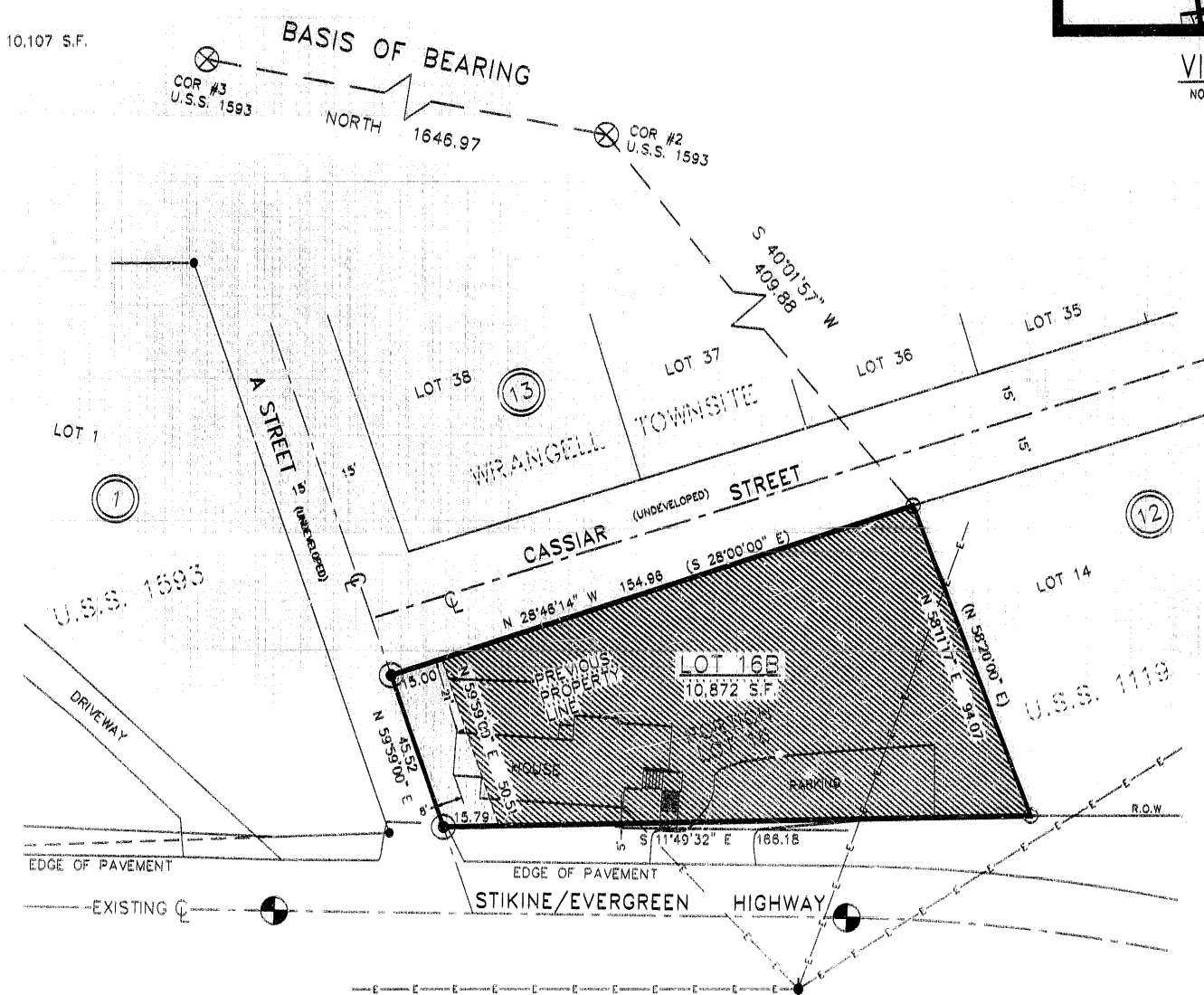
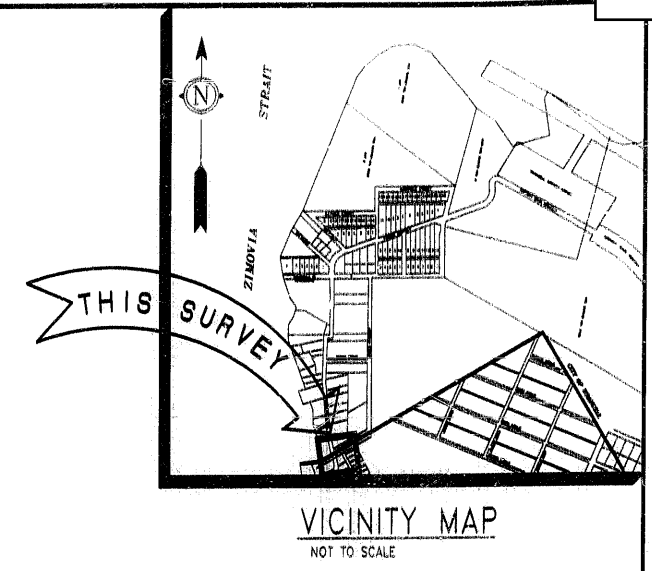
**CERTIFICATE OF APPROVAL BY THE COUNCIL**  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL COUNCIL AS RECORDED IN MINUTE BOOK 20, PAGE 20, DATED 7-23-03, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE 7-23-03 Gregory G. Scheff  
MAYOR, CITY OF WRANGELL

Christine Craige  
CITY CLERK

**LEGEND**

- CENTERLINE BRASS CAP - RECOVERED
- GLO/BLM ROCK MONUMENT - RECOVERED
- REBAR AND ALUM CAP - RECOVERED (LS6700)
- REBAR AND YELLOW PLASTIC CAP - RECOVERED (LS6700)
- REBAR AND ALUM CAP - SET THIS SURVEY (LS6700)
- POWER POLE
- OVERHEAD ELECTRICAL SERVICE
- DATA OF RECORD
- DATA MEASURED OR COMPUTED
- PORTION OF "A" STREET TO BE VACATED 718 S.F.
- ORIGINAL LOT 16 - APPROX. 10,107 S.F.



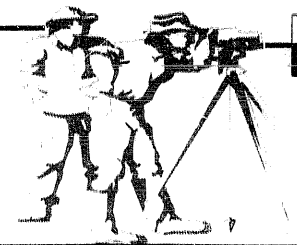
- PLAT NOTES**
1. PORTION LOT 16 IS ZONED SINGLE FAMILY RESIDENTIAL
  2. THIS PLAT WILL CREATE LOT 16B, BLOCK 12, WRANGELL TOWNSITE, U.S. SURVEY 1119.



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN JULY 2003, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE 7/3/03 Gregory G. Scheff  
GREGORY G. SCHEFF (LS6700)



**GREG SCHEFF & ASSOCIATES**  
LAND SURVEYORS

BOX 1331 WRANGELL, ALASKA 99929  
PHONE (907) 874-2177  
FAX (907) 874-2167

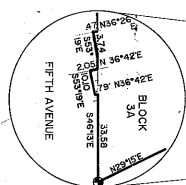
**PROJECT: BIASTOCH RESUBDIVISION**  
THE REPLAT OF A PORTION LOT 16, BLOCK 12, U.S. SURVEY 1119 AND A VACATION OF A PORTION OF "A" STREET, U.S. SURVEY 1593 WRANGELL RECORDING DISTRICT

CLIENT: CHARLES AND VALERIE BIASTOCH  
BOX 1589  
WRANGELL, ALASKA 99929

2003-8  
Wrangell REC DIST 1119  
DATE 7-28-03  
TIME 11:55 AM  
Prepared by: Gregory G. Scheff  
Reviewed by: Valerie J. Biastoch  
Wrangell, AK 99929

CHARLES POOL & ASSOCIATES  
CONSULTING ENGINEERS & SURVEYORS  
BOX 2609, KETCHIKAN, ALASKA 99901

NO.	DATE	BY	REVISIONS



ZIMOVI STRAIT

U.S. SURVEY NO 1240  
57.1 ACRES

U.S. SURVEY NO. 1593  
BLOCK 2

U.S. SURVEY NO. 3753  
572.28 ACRES

U.S. SURVEY NO. 2096

A.M.D. U.S. SURVEY NO. 9  
43.44 ACRES

WRANGELL AIRPORT  
AIRPORT SPUR HIGHWAY

PLAT REVISIONS				
NO.	DATE	BY	PLAT NO.	SUBDIVISION NAME
1	MAR 1991	JM	86-4	APPLEMAN SUBDIVISION LOT 3 BLOCK 1 USS 1593
2	MAR 1991	JM	87-2	HALL SUBDIVISION BLOCK 2 USS 1948
3	MAR 1991	JM	85-6	EASTAUGH SUBDIVISION LOTS 6 & 7 BLOCK 3 USS 1593
4	MAR 1991	JM	82-12	FIFTH AVENUE VACATION BLOCK 3A USS 1948
5	MAR 1991	JM	83-2	PLAT ALTERATION OF LOT 14, BLK 1, USS 2127, FIRST AVE. & STIKINE HIGHWAY
6	MAY 1992	JM	92-3	THIRD AVENUE SUBDIVISION LOTS 10 & 11 BLK 5 USS 2127

LEGEND	
---	U.S. SURVEY BOUNDARY
---	R.O.W. LINE
---	R.O.W. CENTER LINE
---	LOT BOUNDARY
---	BEGIN CURVE

SCALE: 1" = 100'

U.S. SURVEY NO. 3753

U.S. SURVEY NO. 125

Item e.

Future Growth Map

- Residential
- Remote Residential
- Commercial
- Public and Community Facilities
- Industrial/ Light Industrial
- Waterfront Development
- Resource Development
- Resource Development with Scenic Protection
- Important Habitat/ Special Areas
- Recreation, Parks or Open Space
- Wilderness

0 Miles .5



March 2010

T 62S  
R 83E  
T 62S  
R 84E

Eastern Passage

Upper Reservoir

Lower Reservoir



To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Tuesday, January 22, 2026

Subject: (PH) ORDINANCE NO. 1089 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE ZONING MAP TO ESTABLISH A ZONING DESIGNATION OF TIMBER MANAGEMENT FOR THE EARL WEST SUBDIVISION (ENTITLEMENT LANDS)

Attachments: 1. Aerial Map, 2. Entitlement Lands Map, 3. Future Growth Maps

References: WMC Title 20 – Zoning  
WMC Chapter 20.40 – Timber Management District  
WMC Chapter 20.76 – Zoning Amendments  
WMC Chapter 20.52 – Development Standards  
Wrangell Comprehensive Plan

- Future Land Use Map
- Economic Development, Natural Resources, and Land Management Policies

Central Southern Southeast Area Plan (State of Alaska, 2000)

## Introduction & Background

The City and Borough of Wrangell is proposing an ordinance to establish a Timber Management (TM) zoning designation on the Earl West Entitlement Lands. This action represents the first formal zoning designation applied to this area since the lands were conveyed by the State of Alaska under the municipal entitlement program.

Following Borough incorporation in 2008, Wrangell was entitled to select approximately 9,006 acres of vacant and unappropriated State land to support long-term community development, infrastructure, and economic self-sufficiency. While entitlement lands have been conveyed and managed by the Borough for many years, zoning of these lands has remained deferred pending survey determinations, access considerations, interagency coordination, and policy development.

Over the past two decades, the Borough has undertaken extensive planning related to its entitlement lands, including Comprehensive Plan policy development, review under the Central Southern Southeast Area Plan, and coordination with State, Federal, and Trust land managers. More recently, these efforts have been advanced through the Wrangell Entitlement Lands and Timber Initiative, which has focused on timber inventory, access planning, and infrastructure feasibility.





Establishing Timber Management zoning at Earl West provides a clear regulatory framework to responsibly manage timber resources while maintaining long-term flexibility for future land use decisions.

## Findings of Fact

### *Timber Management Zoning Designation Purpose and Intent*

The purpose of the Timber Management (TM) zoning district is to provide a regulatory framework for the sustainable management, harvest, and stewardship of timber resources, while allowing for compatible resource-based uses and preserving long-term land use flexibility.

Timber Management zoning is intended to:

- Allow for commercial timber harvesting and related resource management activities conducted in a sustainable manner;
- Support local and regional timber economies, including logging, hauling, milling, and maritime transport;
- Protect watersheds, fish habitat, wildlife resources, and scenic values through appropriate siting, standards, and review;
- Accommodate compatible low-intensity uses, including recreation, cabins, and resource-related infrastructure;
- Preserve the remote and rural character of designated areas while minimizing impacts on public services and facilities; and
- Maintain flexibility for future land use decisions, including subdivision, recreation, or other compatible development following harvest activities and site evaluation.

Establishment of Timber Management zoning does not authorize specific development or timber harvest activities. All uses within the district remain subject to applicable local, state, and federal review, permitting, and public process requirements.

### *Parcel Information*

The Earl West Entitlement Lands consist of approximately 895 acres of Borough-owned land conveyed by the State of Alaska as part of the municipal entitlement program following Borough formation.



The Earl West Entitlement Lands are unsurveyed and unpatented, with survey determinations completed, positioning the Borough to proceed with planning, zoning, and future land management actions.

#### *Location & Context*

The Earl West Entitlement Lands are located on the eastern side of Wrangell Island and are generally characterized by forested terrain, limited existing infrastructure, and adjacency to State, Federal, and other large land ownerships.

The area has historically been identified through Borough and State planning efforts as suitable for resource-based uses, including timber management, recreation, and limited future development outside of suitable Waterfront Development uses.

#### *Existing Conditions*

The Earl West Entitlement Lands are largely undeveloped, with forest resources, limited access, and environmental features including streams and habitat areas that warrant careful management. No municipal water, sewer, or road infrastructure currently serves the Earl West Entitlement Lands.

#### *Public Interest and Policy Considerations*

Designation of the Earl West Entitlement Lands for Timber Management establishes a clear regulatory framework to allow the Borough to responsibly manage timber resources while protecting environmental values.

Timber Management zoning supports the Borough's economic development objectives by enabling sustainable timber harvest, supporting local operators, and providing a potential long-term revenue source for the Borough.

The Wrangell Comprehensive Plan and associated Future Land Use and Waterfront Development maps identify the Earl West area as having long-term potential for resource-based management, recreation, and waterfront-oriented development, subject to access, environmental constraints, and infrastructure feasibility.

Following timber harvest and further site evaluation, portions of the Earl West Entitlement Lands may be suitable for future subdivision, recreational use, seasonal or low-intensity development, and limited tourism-related opportunities. Any such actions would require separate land use review, subdivision approval, and Borough Assembly action.

### **Staff Analysis**

The proposed ordinance establishes Timber Management (TM) zoning for the Earl West Entitlement Lands as the initial zoning designation for this area. This action is legislative in



nature and does not authorize any specific timber harvest, road construction, or development activity.

The Earl West Entitlement Lands have been identified through decades of Borough, State, and interagency planning as suitable for resource-based management, including timber harvest. The lands are largely undeveloped, lack municipal infrastructure, and are not currently zoned. Establishing Timber Management zoning provides clarity and predictability for land use regulation while allowing the Borough to responsibly manage its timber assets in coordination with state, federal, and trust partners.

This zoning designation aligns with the Wrangell Comprehensive Plan, which recognizes municipal entitlement lands as a long-term asset intended to support economic development, infrastructure investment, and sustainable resource use. Timber Management zoning supports these objectives by enabling locally controlled timber harvest while maintaining flexibility for future land use decisions, including potential subdivision, recreation, or residential development following harvest activities and further site evaluation.

All future timber sales, access improvements, infrastructure projects, or development proposals within the Timber Management district will remain subject to applicable local, state, and federal permits, additional land use review, and public process.

### Staff Recommendation

Staff recommends that the Planning & Zoning Commission approve the findings of fact and forward a positive recommendation to the Borough Assembly to adopt an ordinance establishing Timber Management (TM) zoning on the Earl West Entitlement Lands, based on the following:

1. The proposed zoning designation is consistent with the purpose and intent of the Timber Management district as set forth in the Wrangell Municipal Code.
2. Timber Management zoning provides an appropriate and defensible regulatory framework for the sustainable management of Borough-owned timber resources while protecting environmental values and minimizing impacts on public services.
3. The designation aligns with the Wrangell Comprehensive Plan and reflects nearly two decades of planning, entitlement conveyance, and interagency coordination.
4. The ordinance establishes the initial zoning designation for the Earl West Entitlement Lands while preserving long-term flexibility for future land use decisions following timber harvest and further planning.

*Additional Considerations and Conditions*





- Adoption of the ordinance does not authorize specific timber harvest activities, development, or infrastructure construction.
- All future activities within the Timber Management district shall be subject to applicable local, state, and federal permitting and review.
- The Borough may initiate future zoning amendments or refinements for the Earl West Entitlement Lands as survey work, access planning, and land use priorities advance.

### **Recommended Motion**

Move to approve the findings of fact and recommend that the Borough Assembly adopt an ordinance establishing Timber Management zoning on designated Borough entitlement lands, recognizing this action as the initial zoning designation of these lands and as consistent with the Wrangell Comprehensive Plan and long-term land management objectives.

# CITY AND BOROUGH OF WRANGELL, ALASKA

Item f.



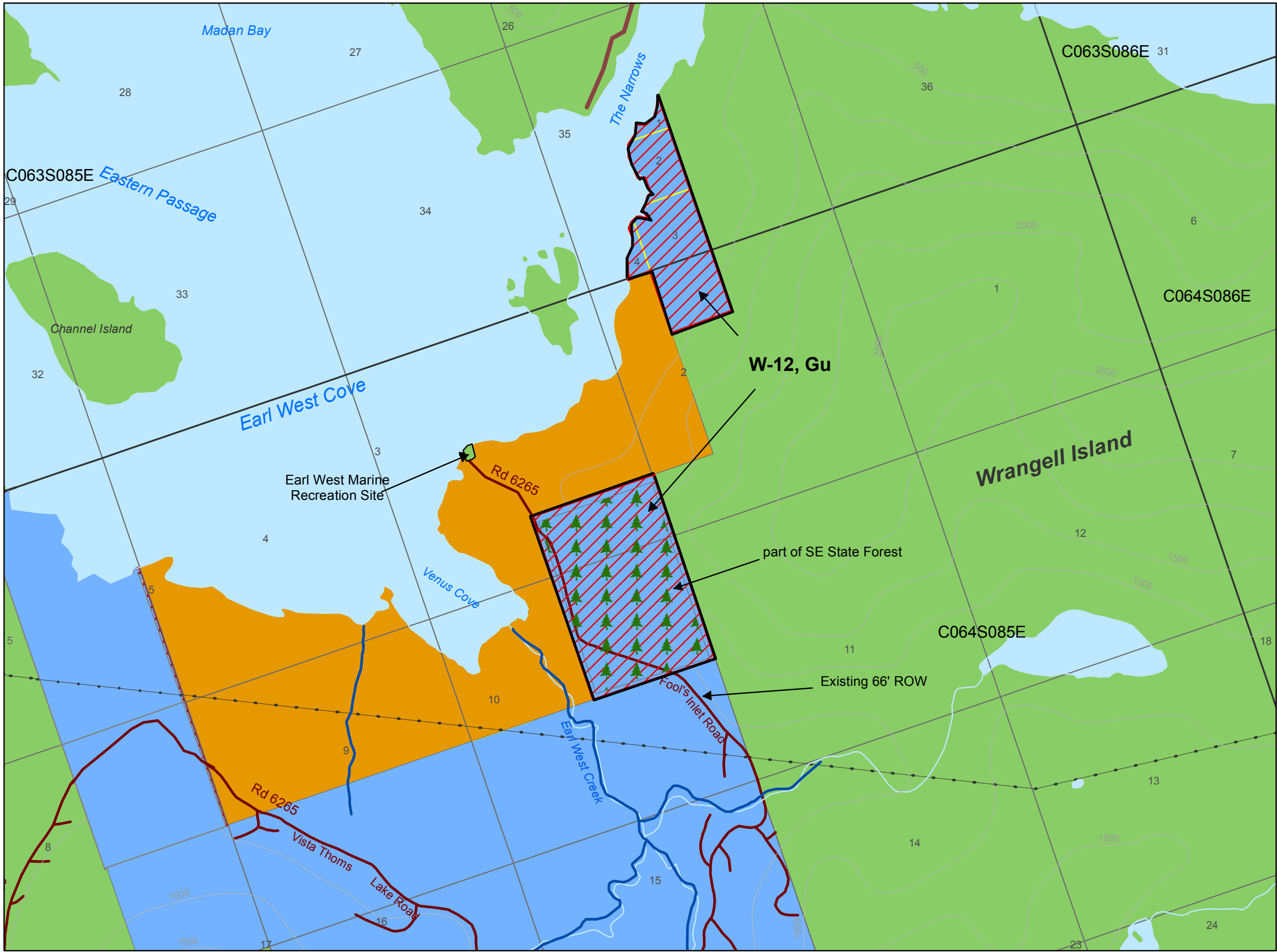
1 inch = 7,966.517784 feet

55 e: 1/8/2026

Public Map



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**Map 1**

City & Borough of  
Wrangell Selections

ADL 108133

Item f.

**Earl West Cove**

**Legend**

- Forestry Roads
- Anadromous stream
- Transmission Line

**Borough**

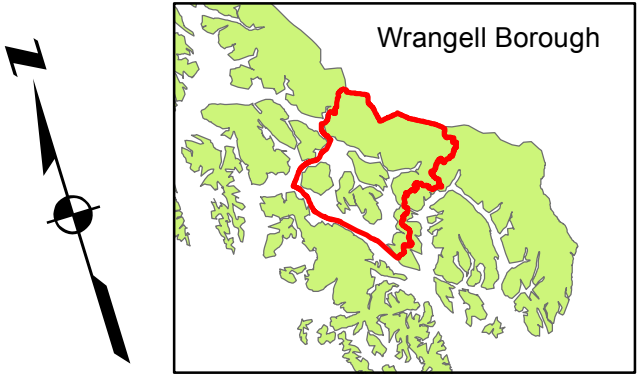
- Selected
- Approved

**State Land**

- TA or Patent
- SE State Forest
- Rejected

**Other Land**

- US Forest Service
- Surveyed Parcels



This map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record.



