



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, July 20, 2023
5:30 PM

Location: Borough Assembly Chambers
City Hall

Planning and Zoning Commission
5:30 PM

1. CALL TO ORDER

2. ROLL CALL

3. AMENDMENTS TO THE AGENDA

4. CONFLICTS OF INTEREST

5. APPROVAL OF MINUTES

- a. Approval of the June 8th, 2023 Planning and Zoning Commission Meeting Minutes.

6. CORRESPONDENCE

- a. Economic Development July Director's Report.

7. PERSONS TO BE HEARD

8. NEW BUSINESS

- a. Variance permit request for a variance to front yard setback requirements for a single-family structure on Lot 3B, Wrangell Townsite, zoned Single Family Residential, requested by William and Janell Privett
- b. Preliminary Plat review of the Privett Replat, a replat of a portion of Lot 3, Block 84, of USS 1119, Wrangell Townsite, Plat 65-87, creating Lot 3-BB and 3-CC, zoned Single-Family Residential, requested by William and Janell Privett
- c. Preliminary Plat review of the Sprehe-Neyman Replat, a replat of a portion of Lot 5, Block 20, of USS 1119, Wrangell Townsite, creating Lot 5A and 8A, zoned Multi-Family Residential, requested by Dorianne Sprehe

9. UNFINISHED BUSINESS

10. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

11. ADJOURNMENT

**Minutes of Planning & Zoning Commission
Held on June 08, 2023**

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

2. ROLL CALL

PRESENT: Chair Terri Henson, Vice Chair Don McConachie, Jillian Privett, Kathy St. Clair

ABSENT: Apryl Hutchinson- arrived during review of Section 8, Item A.

STAFF PRESENT: Kate Thomas, Matt Henson

3. AMENDMENTS TO THE AGENDA: NONE

4. CONFLICTS OF INTEREST: NONE

5. APPROVAL OF MINUTES

- a. Planning and Zoning Commission meeting minutes from May 11th, 2023.

M/S: DM/JP move to approve the minutes from May 11th, 2023.

Approved unanimously by poll vote.

6. CORRESPONDENCE

- a. Economic Development Directors Report May 2023

Director Thomas gave the Department Report. Mentions all Economic Development Department reports will include a comprehensive review of all divisions (Eco Dev, P & Z, WCVB) under the Economic Development Department heading.

7. PERSONS TO BE HEARD: NONE

8. NEW BUSINESS

- a. Final plat review of the Ostrander Replat, a replat of a portion of Lot 5, Block 84, USS 2589 (Plat No. 65-152), creating Lot 5A and Lot5B, zoned Rural Residential 1, owned, and requested by Mark and Margaret Mitchell

Staff: No discussion.

M/S: JP/DM to approve the final plat of the Ostrander Replat.

Approved unanimously by poll vote.

9. UNFINISHED BUSINESS

- a. Review and discussion of Detached Accessory Dwelling Units (ADU) draft code

Carol Rushmore provided further details regarding ADU Code prior to vacating her position. Portion of draft code in brackets are areas that need to be reviewed by commission.

Below are the issues that were discussed:

1. Shall attached and/or internal ADU be referenced under the same section? Are they allowable already? Under what terms?
 - a. TH asked for the code to state that the ADU must follow all other code requirements.
 - b. Internal and attached dwellings are not the same concept as an ADU. Single family districts do not allow for more than two dwellings. Whether the second dwelling is internal, attached or detached, there can be no more than two dwellings regardless of style and

construction. The ADU code is intended to be less restrictive and allow for more development than the current single-family code. More than one accessory dwelling would be allowable with conditions in a multi-family zone.

- c. A brief discussion was held on whether properties with ADUs would be grandfathered in if regulations changed in the future. Properties developed under past regulations are not affected until renovations or new construction plans are under review from the building official.
2. Do we want to allow two units, with one unit attached to the primary residence or if it is internal?
 - a. No.
3. How do we define subordinate? Is it necessary to have a qualifier? Do we want to insert a provision that allows for a process to approve a larger sized dwelling under certain conditions; subordinate to structure, no adverse impacts to adjacent property owners, under a CU permit and public hearing process?
 - a. Commissioners decide to strike the term subordinate and leave the remainder of the clause to state that the ADU maximum size can be no more than 800 sq ft to include all exterior finishes.
4. If the property already has an apartment, could they have an ADU, or would that bleed into the planned unit development or multifamily zone issue?
 - a. No. Only two dwellings regardless of style and construction.
5. Confirm all districts require CU permits for short term rentals.
 - a. Currently conditional use in SFMD districts.
6. Consider changing language from Mobile homes, travel trailers and recreational vehicles shall not be used as an ADU. Other language could state: Shall not be a mobile building or other nonpermanent structure. Is a mobile structure allowable?
 - a. Mobile homes and travel trailers cannot be used, modular units and prefabricated homes fixed to a foundation are allowable.
7. Should the PZ Commission review civil disputes for ADU? If not, consider eliminating section of code, otherwise commission should consider a CU permit requirement or other clear language.
 - a. Following approval of the code, ADU developments do not require a conditional use permit therefore would not come before the PZ commission for review. To that end, the commission does not have the capacity to resolve issues or make a recommendation following development. Therefore, it is a civil dispute. Maintain language encouraging care and consideration of proximate residences, avoiding adverse impacts.
8. Are shared utility hook ups allowable with the primary residence?
 - a. Public works reported that most utility stub outs at property lines are 6'. Two dwellings can function on 4" lines, therefore shared utilities for sewer and water appropriate. Electrical utilities should follow the WMC and building codes as required. Strike second half of first paragraph. Maintain opening phrase and statement after comma.
9. Are ADU's allowable on properties with access easements? How should ROWs be considered if at all?
 - a. Commissioners did not believe that it was necessary to site zoning districts regarding statement about rights-of-ways. Maintain statement that they are allowed on lots along publicly maintained ROW. If you must access your lot by crossing someone else's property, you cannot build an ADU. Example flag lots. Flag lots means a lot which does not have the required frontage on a dedicated right-of-way and where access to the lot is provided from an approved dedicated right-of-way by private road easement. Translation as it pertains to this clause in the code means that the lot along the right-of-way would allow for ADU developments, whereas other lots within the flag lot subdivision would not be allowable due to the access easement. Commissioners do not want to restrict development on lots served by rights-of-way that have not been accepted by the municipality or state of Alaska.

Director will send the final draft to the Attorney for review. The Commission will approve the final draft at the July 20th meeting prior to it being elevated to the Assembly for approval.

10. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

DM: Notes that visitor comments of city cleanliness has been rated highly more than the last 6 years.

11. ADJOURNMENT

Thomas will be out of town at the next scheduled meeting. Asks if July 20 would work. Commission agrees.

Adjourned @ 6:50

ATTEST: _____
Matt Henson, Secretary

Terri Henson, Chair

ECONOMIC DEVELOPMENT DEPARTMENT REPORT

To: Planning and Zoning Commission;
Economic Development Board; and,
Wrangell Convention and Visitors Bureau
Cc: Borough Manager
Borough Assembly
From: Kate Thomas, Economic Development Director
Date: July 3rd, 2023

ECONOMIC DEVELOPMENT

- The Economic Development Board's next meeting will be held on Thursday, September 7th @ 5:30PM. There is one open seat on the Economic Development Board. Staff are actively recruiting a new person to fill the position. Promotional flyers have been posted online. As well the Wrangell Sentinel has reached out to inquiries for a story in the newspaper.
- The public survey for the Six-Mile-Deep Water port is open through the 4th of July. Staff decided to maintain the survey through the holiday hoping to get more responses. As of July 1, there have been 78 respondents within the survey. Staff are aiming for 100 responses before the completion of the survey. The survey results will be presented to the Assembly and the Economic Development Board with recommendations on next steps.
- A letter with proposed feedback on USFS SASS-FM has been elevated to the Borough Managers office. Upon his review and final iteration, feedback will be submitted under the current public comment period to the Forest Service.
- Things continue to progress with the Golf Course lease agreement transfer and sublease. Staff are currently working with the State of Alaska Department of Transportation and the Wrangell Golf Club, inc. on the transfer of leased land from the golf club to the Borough. The sublease has been drafted by the legal team and is currently under review by the state department. The prime lease application submitted by the Borough is under review from the Federal Aviation Administration. Once both items have been reviewed and approved, they will go before the Borough Manager and Assembly for discussion and approval. Due to the public comment period required at the state level, this process is likely to persist through the remainder of the summer.
- As the state and federal governments continue to launch planning grant programs to assist municipalities in accomplishing key elements of project development in order to be competitive in construction grants, the Borough is working to evaluate its project funding strategy and priorities. Planning grants allow communities to address things such as environmental assessments, engineering, design, benefit costs analysis, feasibility studies and more. These are the building blocks necessary to ensure that Wrangell's projects are shovel ready, enabling a more competitive edge when seeking construction funds.
- The City and Borough was not selected for RAISE grant funding to address the needs of the Inner Harbor Basin. Staff will be meeting with the RAISE grant team in the coming months, to obtain feedback that may inform future submissions. The Rural and Tribal Assistance Pilot program is a planning grant that supports RAISE eligible projects. Staff are working to determine how this program could benefit the Inner Harbor Project and what the funding request will address if a proposal is submitted in August.

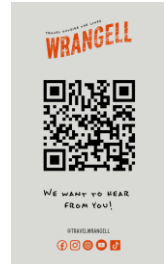
- Kate Thomas and Matt Henson are working together to build the Borough branding package that will modernize, standardize, and streamline color schemes, logo use, published documents, reports and more.
- Staff and Board Members welcomed Governor Murkowski and Frank Roppel to the June Economic Development Board Meeting. Mr. Murkowski provided insight into his perceived opportunities and considerations for development at the Alder Top Village and Six-Mile-Deep Water Port sites. He spoke of goals and cost analysis for development, attracting desirable residents to develop in residential areas and the unique aspects of the deep water port and how that might fit within different industries.
- Staff and Board Members welcomed Julie Decker of the Alaska Fisheries Development Foundation (AFDF), Inc, to a workshop in June. Julie presented on the Mariculture Cluster paving way in Alaska. She shared the status of the project, vision for the future, success stories of other countries around the world and considerations for how Wrangell may play a role. The biggest take away being that growth in production and processing, and value-added product sales must grow symbiotically in order for the industry to be viable for developers.
- Planning continues for the Alaska Recreation and Parks Association conference in September of 2023 and 2024. The Economic Development, Nolan Center and Parks and Recreation departments are working cohesively to plan, organize and facilitate the statewide conference, which falls on the 20 and 21 of September. The conference includes an e-Sports expert as the Keynote Speaker. The speaker will facilitate a workshop for recreation professionals to learn how to facilitate electronic sports activities and competition. A live public event will be held at the Nolan Center. Staff are working to coordinate the event to include students and faculty from Wrangell Public Schools.
- Staff will meet with the Wrangell Cooperative Association on July 20th, to continue the recently revitalized monthly meetings between the Borough and the Tribe.
- Saint Frances Animal Shelter was approved for conditional use specifically to erect and maintain a cat-shelter on the Boroughs impound lot in the industrial yard. With the approval of the Conditional Use permit, the next steps include establishing a lease agreement with the organization to enable them to proceed with site developments. The establishment of the shelter supports the needs of the community and offsets the burden to the Borough of managing feral cats or other animal issues that could arise from a lack of owner accountability and/or poor management.

TOURISM

- Marketing and Community Development coordinator, Matt Henson, has completed the street banner designs. Staff are ready to proceed with printing following approval from the Wrangell Cooperative Association to use the Bear Screen and Totem images selected to represent the local culture. Below is a sneak peek of the designs. There are 8 in total that will be duplicated and installed along Front Street. The Wrangell Convention and Visitors Bureau played a significant role in refining the design and supporting staff. Members of the WCVB approved the final designs.



- Staff launched an online visitor survey. QR code cards are being distributed to all front facing visitor industry businesses. Operators and others have been encouraged to promote the survey as a means for the WCVB to better understand where visitors come from, how they learned about Wrangell and any other pertinent takeaways from their experience.
- Transition to Google Analytics 4 has been completed by Matt Henson. Google Analytics 4 is an analytics service that enables you to measure traffic and engagement across your websites and apps. This documentation provides implementation instructions and reference materials geared towards a developer audience.
- Wander Maps is a user-friendly mapping software designed for State Parks, Private Destinations, and Destination Marketing Organizations. Their platform allows users to navigate a 3D interactive map on a web browser, as well as access an offline version downloadable through their app. Primarily catering to outdoor recreation and attractions. The map will serve as on-the-ground infrastructure for visitors, while allowing for one central place to find points of interest.



Wrangell's Wander Maps launched on July 1. Considerable outreach has been conducted throughout the community, requesting front facing visitor industry businesses and other agency points of interest to be listed within the mapping software. Matt Henson obtained GIS data from the USFS to upload all cabin, shelter, and trail information on federal land. All updates are live and will continue to be implemented over time. Quarterly and annual audits will take place to ensure the most up to date visitor information is reflected. Reports on user data will also be generated quarterly. This will help inform the WCVB of visitor data such as demographics, point of origin, impressions, and popular points of interest.

- Staff, Matt Henson will travel to Juneau and Sitka in July to shadow other Direct Marketing Organization staff persons during the height of their tourism season. Matt will work to better understand their systems, marketing strategies and on the supports that are in place to support the visitor while on the ground.
- Princess Cruises has approached Wrangell in the development of some on-off itineraries that Princess is looking to include in its 2025 sailings. Staff have been in discussions with Kirby Day, of the Holland America Group, to ensure that Wrangell's marine infrastructure has the capacity to support vessels exceeding 900 ft, with a carrying capacity of 2,500-3,200 passengers. Wrangell wants to ensure a positive experience for all parties and has asked for routine and detailed communications as itineraries and plans become more concrete. Information will be shared about the developing plans with the WCVB and visitor industry business. Preliminary notice to the Assembly was communicated under the Managers report at the June 27th Assembly meeting.
- Wrangell hosted a media team from Miles Partnership in June, that was arranged by the Alaska Travel Industry Association. Matt Henson, Tom Wetor and Steve Miller worked together to coordinate land-based tours for the group to acquire content for regional tourism promotions. In-kind services were provided by the Borough in exchange for the media acquired during their stay. Points of interest included the marine service center, Inner and Heritage Harbors, Petroglyph Beach, and Mount Dewey. The team also spent time at Le Conte Glacier and the Stikine River. Staff from Miles reported that care and services provided by Wrangell stood out as their top experience within the Alaska communities and beyond.

PLANNING AND ZONING

- Commissioners reviewed and provided modifications to the Accessory Dwelling Unit code. The Borough Attorney has been asked to review the code from a legal standpoint. The ADU code will be brought back to the Commission for final review and approval before going before the Assembly. Further review of the Planned Unit Development code will need to take place. To reduce staff time and create efficiencies it is the goal to bring forward the Accessory Dwelling Unit and Planned Unit Development codes at the same time for Assembly approval.
- Kate Thomas, Amber Al-Haddad, and Tom Wetor are scheduled to undergo GIS training through ESRI in August. ArcGIS is transitioning to the pro platform across all software which requires the Borough to train and implement a new version of mapping for public access and borough planning and development. The transition to the new platform will be underway shortly after the training is complete.
- Staff are researching and scheduling demos with software companies that provide zoning and building workflow modules. The onboarding of electronic software will create workflow efficiencies that allow staff to review, approve and route applications for permits are varying kinds; variance, conditional use, building permits etc. Efficiencies of this nature are beneficial to staff, while ensuring that the public has a streamlined and accessible way to seek services from the Borough.
- Staff are currently undergoing a free training program through the American Planning Association. The training is specific to Planning Commission roles and responsibilities. Components of the training program will be deployed in the on-boarding on any new and future commissioners to ensure that all parties have a similar foundation of knowledge from which they can make ethical and productive decisions that are brought forward. Commissioners, among others, will also be provided with an opportunity to participate in annual parliamentary procedure training.

City and Borough of Wrangell, Alaska
Planning and Zoning Commission
Regular Meeting July 20th, 2023
Staff Report

Agenda Item: 8A

From: Kate Thomas, Economic Development Director

Subject: Variance permit request for a variance to front yard setback requirements for a single-family structure on Lot 3B, Wrangell Townsite, zoned Single Family Residential, requested by William and Janell Privett.

Background: Applicants are proposing to move their southern property line to accommodate an existing garage that was built over the property line encroaching on the adjacent lot. A variance permit is required to address the minimum front yard setbacks, which cannot be met under the proposed preliminary plat. The applicant owns both parcels of land.

Review Criteria:

Single Family Residential: Chapter 20.16
Standards: Chapter 20.52
Variance Permits: Chapter 20.72

Recommendation:

Staff recommend approval of the variance request.

Recommended Motion:

Move to approve findings of fact and the variance request for a 17-foot front yard setback (3 ft reduction) for an existing garage.

Findings of Fact:

William and Janell Privett own adjacent properties, Lot 3B and Lot 3C. A garage was constructed over the southern property line that divides Lot 3B and Lot 3C. The location of the garage does not meet the front-yard setback requirements of 20 feet (WMC 20.52.110) for single family residential lots, thus the after the fact application for a Variance Permit. The application requests a variance of 3 feet, allowing for the front yard setback to be 17 feet. It is necessary to review and proceed with denial or approval of the application for a Variance Permit prior to reviewing and approving Privett's preliminary plat.

The applicant wants to ensure all aspects of the property meet existing code requirements.

A Variance application must meet four criteria (WMC 20.72.050)

1. That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone;

Lot 3B is adjacent to Lot 3C, both owned by the Privett's. The primary residence and detached garage building are located almost entirely on Lot 3B, with a portion of the garage encroaching on Lot 3C. The proposed new property line will address the garage encroachment onto Lot 3C, however affecting the front yard setbacks.

2. That the strict application of the provisions of this title would result in practical difficulties or unnecessary hardships. Financial difficulty shall not be considered a hardship under this provision;

Strict application would require the property owner to deconstruct and relocate the existing garage, which would create an undue burden for the property owner.

3. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity and will not be detrimental to the public health, safety or welfare;

The granting of the variance will not prejudice others in the area with similar construction. It will not create a public health, safety, or welfare issue.

4. That the granting of the variance will not be contrary to the objectives of the comprehensive plan.

Granting this variance will not have any conflicting or adversarial affects on the comprehensive plan.

5/20/23

Item a.

The request is move our south boundary line to accomodate the garage which was built over the existing property line onto the next lot.

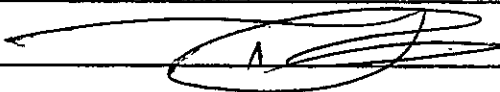
AT the time original owners owned both lots as do we currently.

We would like to ~~be~~ straighten up the properties with out tearing down the garage

Thank you for your consideration,

Respectfully

William B. Pruitt



APPLICATION FOR VARIANCE

CITY AND BOROUGH OF WRANGELL
 PLANNING AND ZONING
 P.O. BOX 531
 WRANGELL, AK 99929
 Application Fee \$100.00

I. The undersigned hereby applies to the City of Wrangell for a variance.

II. Description: (use additional paper if necessary)

Legal description of the area requested for the variance Lot 3 - BB

Lot (s) size of the petition area approximately 16,000 sq. ft.

Existing zoning of the petition area RESIDENTIAL

Current zoning requirements that cannot be met (setbacks, height, etc.): _____

Proposed change that requires this variance 5'17' to

existing property Lot 3 - BB

III. Application Information: (use additional paper if necessary)

Explain details of the proposed development subdivision

A variance may be granted only if all four of the following conditions exist:

That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

That the strict application of the provisions of this ordinance would result in practical difficulties or unnecessary hardships.

That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

That the granting of the variance will not be contrary to the objectives of the Comprehensive Plan.

Explain how your application meets these conditions: by allowing variance it will correct map to reflect actual property use and correctly make use of comprehensive plan

Note: A variance shall not be granted because of special conditions caused by actions of the person seeking relief or for reasons of pecuniary hardship or inconvenience. A variance shall not be granted which will permit a land use in a zone in which that use is prohibited.

A schematic site plat must be attached showing the type and location of all proposed uses on the site, all vehicular and pedestrian circulation patterns relevant to those uses, parking areas, and distance from property lines or other structures for a new building.

I hereby affirm that the above information is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or the authorized agent thereof for the property subject herein.

William B. Privett
 PRINT PETITIONER'S NAME

[Signature]
 SIGNATURE (S) OF THE OWNER (S) OF THE LAND IN PETITION AREA

5/20/23
 DATE

P.O. Box 775 Wrangell AK 99929
 MAILING ADDRESS

907-305-0231
 TELEPHONE

privco49.akmo@gmail.com
 EMAIL

Item a.



13

The seal of the City of Wrangell, Alaska. It features a circular design with a red border. Inside the circle, the word "WRANGELL" is at the top and "GATEWAY TO THE ALASKA" is at the bottom. The center of the seal depicts a lighthouse on a rocky shore with a small boat in the water. The date "FOUNDED AUGUST 1911" is written at the bottom of the seal.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND WITHOUT RESERVATION OF ANY RIGHTS, WALLS, FENCES, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ WILLIAM B. PRIVETT
DATE _____ JANELL R. PRIVETT

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 THEY FREELY PAID 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 _____.

LIEN HOLDER CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE LIEN HOLDERS OF LOT D OF HEALTH CARE SUBDIVISION, ACCORDING TO PLAT 2010-4, WITHIN THE WRANGELL RECORDING DISTRICT, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALLS, FENCES AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ FIRST BANK
DATE _____ PRINT NAME AND 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, 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 THEY FREELY PAID 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 STATE OF ALASKA
(FIRST JUDICIAL DISTRICT)s

I, THE UNDERSIGNED AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF _____ AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20____ WILL BE DUE ON OR BEFORE OCTOBER 15, 20____ DATED THIS _____ DAY OF _____.

ASSESSOR CITY AND BOROUGH OF WRANGELL

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

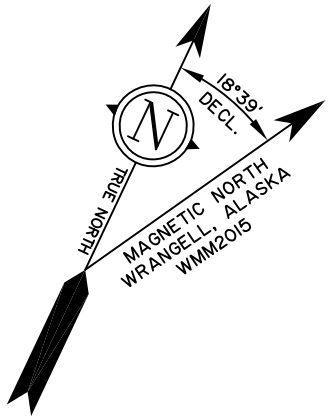
DATE _____ CHAIRMAN, PLANNING COMMISSION
SECRETARY _____

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 TRUE AND CORRECT STATEMENT OF THE SURVEY, AND THAT THE DIMENSIONS AND OTHER DETAILS ARE CORRECT.

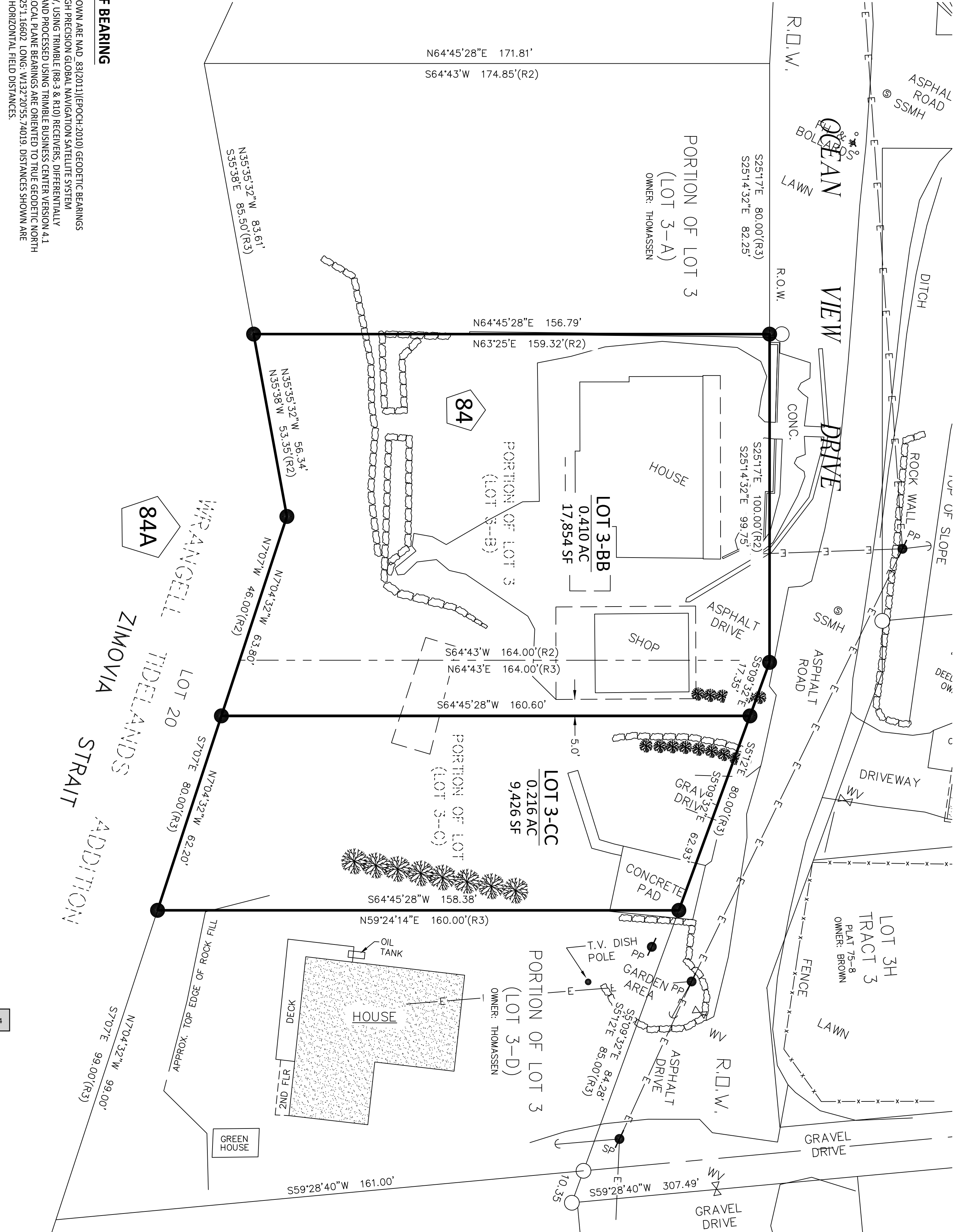
DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552



- 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 ALASKA ESGROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT #65727.
 4. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - PLAT 65-87
 - PLAT 68-46
 - PLAT 83-3
 - PLAT 75-9
 - PLAT 87-7
 - PLAT 81-6
 - PLAT 89-2
 - PLAT 94-6
 - PLAT 94-10
 - PLAT 97-16
 - PLAT 2002-6
 - PLAT 2006-9
 - PLAT 2011-3
 - PLAT 2014-9
 - PLAT 2015-0
 - DEED 2005-000117-0
 - DEED 2005-000120-0

LEGEND	
	BLOCK NUMBER
	SECONDARY MONUMENT SET THIS SURVEY
	PRIMARY MONUMENT RECOVERED
	UNSURVEYED
	SURREYED
	ROW CENTERLINE
	PROPERTY LINE DELETED BY THIS PLAT
	MEASURED DATA
	RECORD PER U.S.S. 1119 (WRANGELL TOWNSITE)
	DEED 2005-000115-0 (IMAB8 DESCRIPTION)
	PLAT 84-46
	RECORD PER PLAT 65-87 (WRANGELL TIDELANDS ADDITION)



City and Borough of Wrangell, Alaska
Planning and Zoning Commission
Regular Meeting July 20th, 2023
Staff Report

Agenda Item: 8B

From: Kate Thomas, Economic Development Director

Subject: Preliminary Plat review of the Privett Replat, a replat of a portion of Lot 3, Block 84, of USS 1119, Wrangell Townsite, Plat 65-87, creating Lot 3-BB and 3-CC, zoned Single-Family Residential, requested by William and Janell Privett.

Background: Applicants are proposing to move their southern property line to accommodate an existing garage that was built over the property line encroaching on the adjacent lot. The applicant owns both parcels of land.

Review criteria:

Subdivisions: Chapter 19
Standards: Chapter 20.52

Recommendation:

Staff recommend approval of the preliminary plat of the Privett Replat.

Recommended Motion:

Move to approve the preliminary plat of the Privett Replat as presented.

Findings of Fact:

William and Janell Privett own adjacent properties, Lot 3B and Lot 3C. A garage was constructed over the southern property line that divides Lot 3B and Lot 3C. The replat adjusts the property line, moving it south to allow for the required side yard setbacks to be met within the new proposed Lot 3BB and Lot 3CC. An application has been submitted along with the preliminary plat, requesting a permit for a variance of 3 feet, allowing for the front yard setback to be 17 feet, whereas front yard setbacks are required to be 20 feet as per municipal code (WMC 20.52.110). The minimum lot size for lots zoned Single Family Residential is 5,00 square feet (WMC 20.52.090). All minimum lot sizes requirements are met under the proposed replat.

Item b.



16

The seal of the City of Wrangell, Alaska. It features a circular design with a red border. Inside the circle, the word "WRANGELL" is at the top and "GATEWAY TO THE ALASKA" is at the bottom. The center of the seal depicts a lighthouse on a rocky shore with a small boat in the water. The date "FOUNDED AUGUST 1911" is written at the bottom of the seal.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND WITHOUT RESERVATION OF ANY RIGHTS, WALLS, FENCES, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ WILLIAM B. PRIVETT
STATE OF ALASKA
CITY AND BOROUGH OF WRANGELL
JANELL R. PRIVETT

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 THEY FREELY PAID 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 _____.

LIEN HOLDER CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE LIEN HOLDERS OF LOT D OF HEALTH CARE SUBDIVISION, ACCORDING TO PLAT 2010-4, WITHIN THE WRANGELL RECORDING DISTRICT, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALLS, FENCES AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ FIRST BANK
DATE _____ PRINT NAME AND 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, 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 THEY FREELY PAID 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 STATE OF ALASKA
(FIRST JUDICIAL DISTRICTS)

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

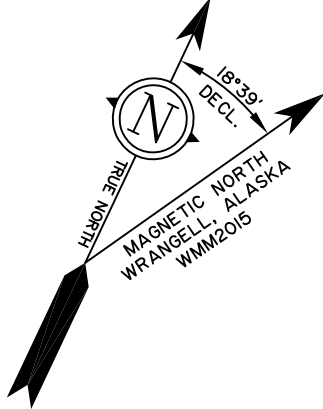
DATE _____ CHAIRMAN, PLANNING COMMISSION
SECRETARY

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 AT THE MANNER AND WITH THE ACCURACY AND PRECISION REQUIRED BY THE ALASKA SURVEYING ACT AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552

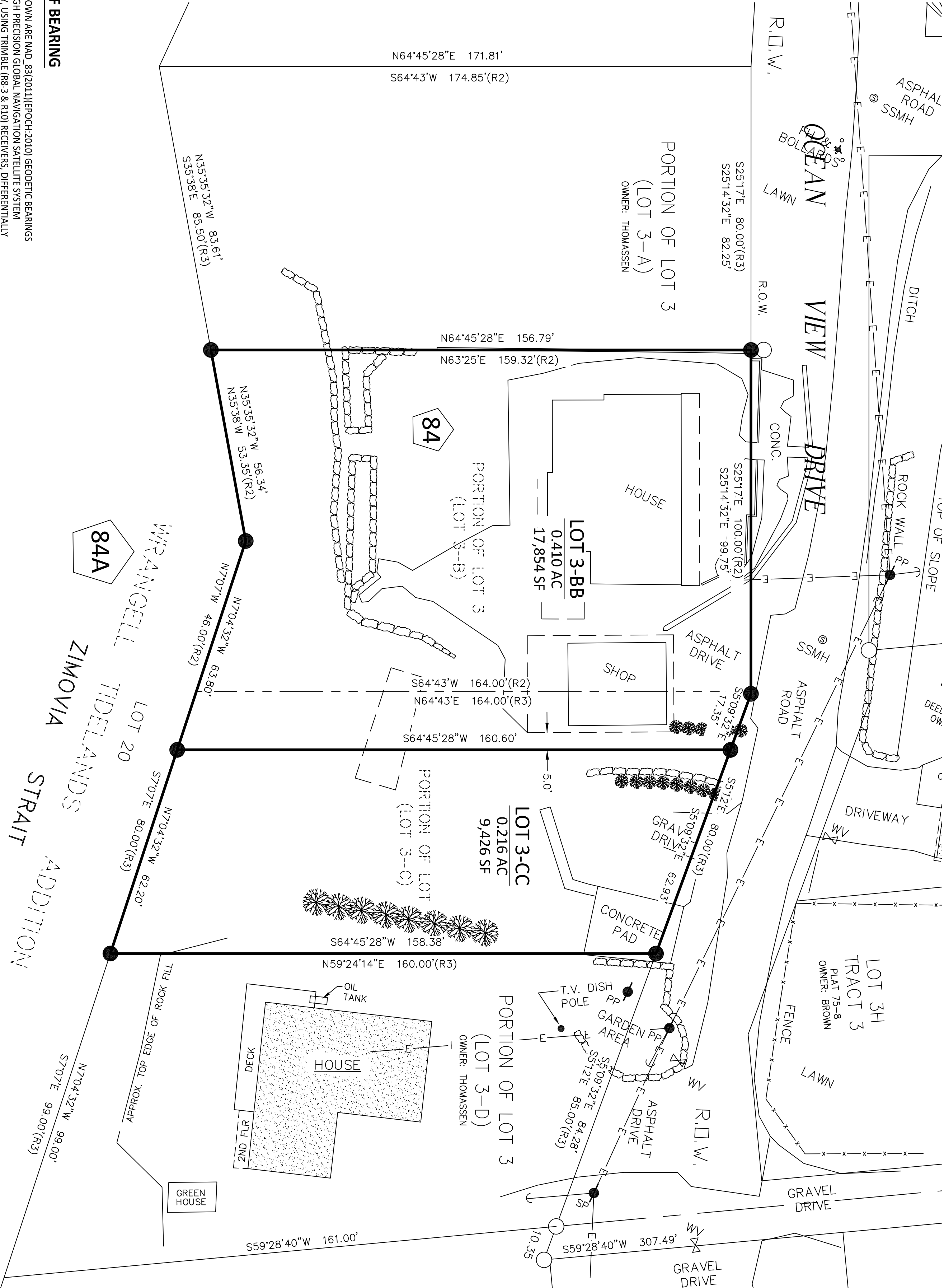


- OWNERSHIP STATUS**
1. PORTION OF LOT 3 (LOT 3-B), BLOCK 84, U.S.S. 1119 (WILLIAM & JANELL PRIVETT)
 2. PORTION OF LOT 3 (LOT 3-C), BLOCK 84, U.S.S. 1119 (WILLIAM & JANELL PRIVETT)
- PROPOSED OWNERSHIP**
1. LOT 3-BB, PRIVETT REPLAT (WILLIAM & JANELL PRIVETT)
 2. LOT 3-CC, PRIVETT REPLAT (WILLIAM & JANELL PRIVETT)
- PREVIOUS LOT AREAS**
1. PORTION OF LOT 3 (LOT 3-B), BLOCK 84, U.S.S. 1119 (15,133 SQ. FT.) (0.347 ACRES)
 2. PORTION OF LOT 3 (LOT 3-C), BLOCK 84, U.S.S. 1119 (12,147 SQ. FT.) (0.279 ACRES)
- NEW LOT AREAS**
1. LOT 3-BB, PRIVETT REPLAT (17,854 SQ. FT.) (0.410 ACRES)
 2. LOT 3-CC, PRIVETT REPLAT (9,426 SQ. FT.) (0.216 ACRES)
- PREVIOUS LOT ZONING**
1. PORTION OF LOT 3 (LOT 3-B), BLOCK 84, U.S.S. 1119 (SINGLE FAMILY RESIDENTIAL)
 2. PORTION OF LOT 3 (LOT 3-C), BLOCK 84, U.S.S. 1119 (SINGLE FAMILY RESIDENTIAL)
- NEW LOT ZONING**
1. LOT 3-BB, PRIVETT REPLAT (SINGLE FAMILY RESIDENTIAL)
 2. LOT 3-CC, PRIVETT REPLAT (SINGLE FAMILY RESIDENTIAL)

NOTES

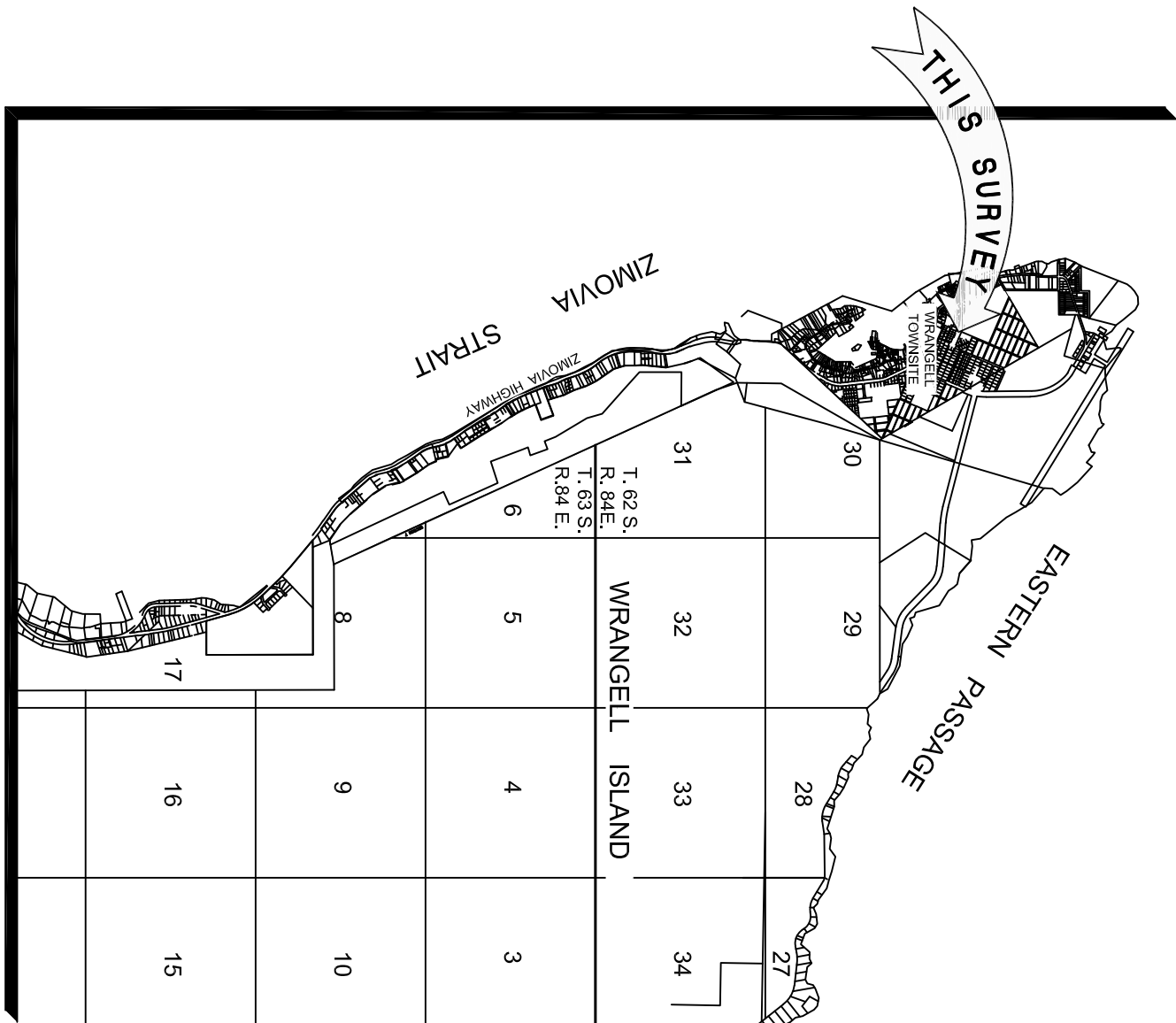
1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REFERENCE ALASKA ESGROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT #65727.
4. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - PLAT 65-87
 - PLAT 68-46
 - PLAT 83-3
 - PLAT 75-9
 - PLAT 81-7
 - PLAT 81-6
 - PLAT 89-2
 - PLAT 94-6
 - PLAT 94-10
 - PLAT 97-16
 - PLAT 2002-6
 - PLAT 2006-9
 - PLAT 2001-3
 - PLAT 2004-9
 - PLAT 2005-000115-0
 - PLAT 2005-000117-0
 - DEED 2005-000120-0

LEGEND	
	BLOCK NUMBER
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	PRIMARY MONUMENT RECOVERED
	UNSURVEYED
	SURVEYED
	ROW CENTERLINE
	PROPERTY LINE DELETED BY THIS PLAT
	MEASURED DATA
	RECORD PER U.S.S. 1119 (WRANGELL TOWNSITE)
	DEED 2005-000115-0 (M&B DESCRIPTION)
	PLAT 68-46
	RECORD PER PLAT 65-87 (WRANGELL TIDELANDS ADDITION)

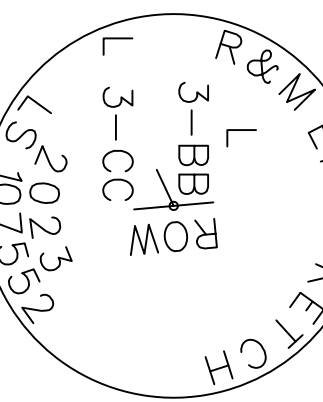


BASIS OF BEARING

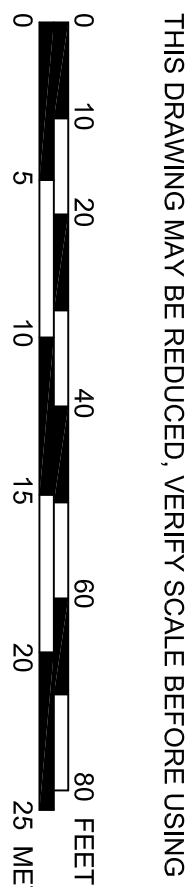
BEARINGS SHOWN ARE NAD 83/2011 (EPOCH 2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R8.3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT. N66°25'1.6602" LONG. W132°20'55.74019". DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.



TYPICAL SECONDARY MONUMENT
SET THIS SURVEY



SCALE 1"=20'



SHEET 1 OF 1

1 U.S. ACRE = 0.4047 HECTARES



PRSM
PRSM, INC.
7780 REVILLA ROAD, SUITE 300
KECHIKAN, AK 99801
Phone: (907) 225-2917
Fax: (907) 225-2441
WRANGELL OFFICE
P.O. BOX 2206
WRANGELL, AK 99299
Phone: (907) 305-0820
CERTIFICATE OF AUTHORIZATION #: C576

PRIVETT REPLAT

A REPLAT OF A PORTION OF LOT 3, ALSO KNOWN AS LOT 3-B; AND A PORTION OF LOT 3, ALSO KNOWN AS LOT 3-C, BLOCK 84, OF U.S. SURVEY 1119, ACCORDING TO PLAT 65-87

CREATING

LOCATED WITHIN

BLOCK 84, WRANGELL TOWNSITE U.S. SURVEY 1119
WRANGELL, ALASKA 99929
WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH	DRAWN BY: MCH
DATE: DEC 2022 - FEB 2023	DATE: FEBRUARY 2023
SCALE: 1"=20'	CHECKED: CQP
	R&M PROJECT NO: 222805

City and Borough of Wrangell, Alaska
Planning and Zoning Commission
Regular Meeting July 20th, 2023
Staff Report

Agenda Item: 8C

From: Kate Thomas, Economic Development Director

Subject: Preliminary Plat review of the Sprehe-Neyman Replat, a replat of a portion of Lot 5, Block 20, of USS 1119, Wrangell Townsite, creating Lot 5A and 8A, zoned Multi-Family Residential, requested by Dorianne Sprehe.

Background: Applicant Dorianne Sprehe is proposing to vacate the existing property line, adjusting it north, northwest, assuming a portion of the adjacent lot, owned by Marion and Barbara Neyman.

Review criteria:

Subdivisions: Chapter 19
Standards: Chapter 20.52

Recommendation:

Staff recommend approval of the preliminary plat of the Sprehe-Neyman Replat.

Recommended Motion:

Move to approve the preliminary plat of the Sprehe-Neyman Replat as presented.

Findings of Fact:

Dorianne Sprehe owns Lot 5, whereas Lot 8 is owned by Marion and Barbara Neyman. Applicant Dorianne Sprehe has requested a replat to vacate the existing property line of Lot 5, adjusting it north, northwest assuming a portion of the adjacent property within Lot 8. As per a telephone conversation with Barbara Neyman on June 30th, 2023, the Neyman's are aware and in support of the adjustment, as they have a purchase agreement with the Sprehe's to acquire that section of the parcel within Lot 8, owned by the Neyman's. All standards and requirements set by the Zoning and Subdivision codes are met under the proposed replat.

Item c.



WRANGELL
CITY
AUGUST 1913

13

e: 6/28/2023

**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 THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ MARION J NEWMAN
DATE _____ BARBARA ANN NEWMAN

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 _____.

LIEN HOLDER CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE LIEN HOLDERS OF A PORTION OF LOT 5, WITHIN BLOCK 20, ACCORDING TO U.S. SURVEY 1119, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALLS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ FIRST BANK
DATE _____ PRINT NAME AND 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, 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 OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ DORIANNE SPREHE
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 _____.

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 STATE OF ALASKA
(FIRST JUDICIAL DISTRICT'S)

I THE UNDERSIGNED AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF _____ AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL. THAT CURRENT TAXES FOR THE YEAR 20____ WILL BE DUE ON OR BEFORE OCTOBER 15, 20____ DATED THIS _____ DAY OF _____.

ASSESSOR CITY AND BOROUGH OF WRANGELL

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.

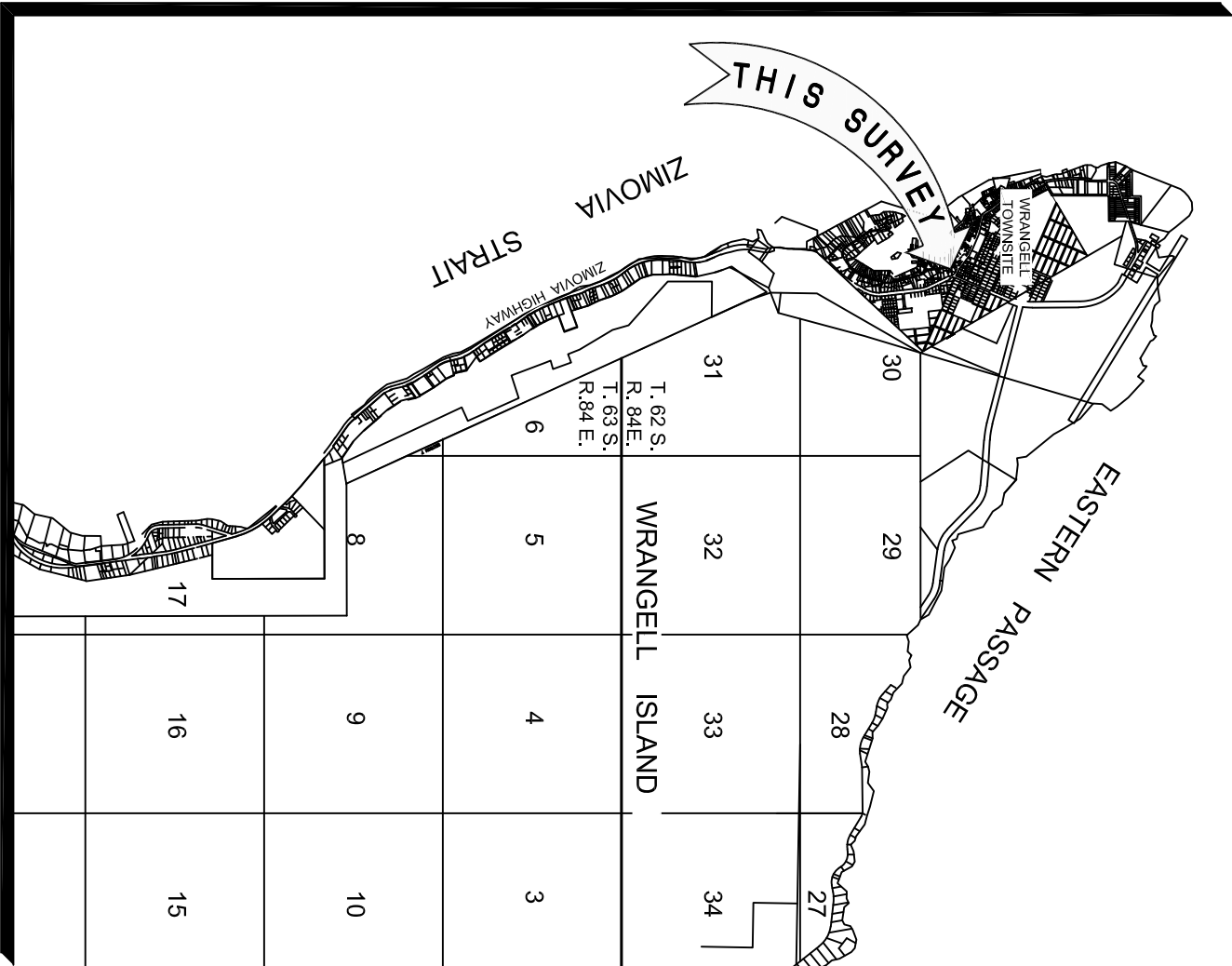
DATE _____ CHAIRMAN, PLANNING COMMISSION
SECRETARY _____

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 TRUE AND CORRECT STATEMENT OF THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT.

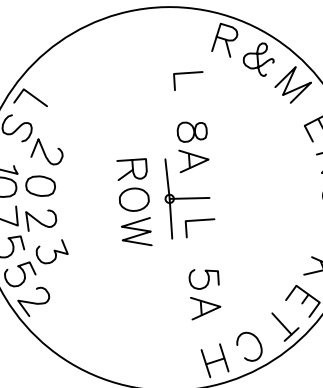
DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552



VICINITY MAP
1" = 1 MILE

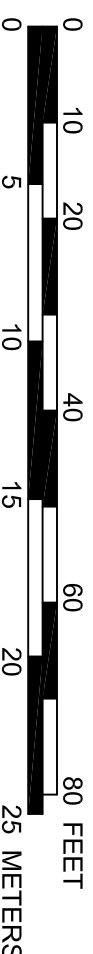
TYPICAL SECONDARY MONUMENT
SET THIS SURVEY



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

SHEET 1 OF 1

R&M ENGINEERING, INC.
7780 REUBEN ROAD, SUITE 300
KETCHIKAN, AK 99901
Phone: (907) 225-2917
Fax: (907) 225-2441

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

CERTIFICATE OF AUTHORIZATION #: C576

SPREHE - NEWMAN REPLAT

A REPLAT OF THE REMAINING PORTION OF LOT 5, AND LOT 8, BLOCK 20, OF U.S. SURVEY 1119,

CREATING

LOTS "5A" AND "8A", SPREHE - NEWMAN REPLAT CONTAINING 0.499 ACRES MORE OR LESS

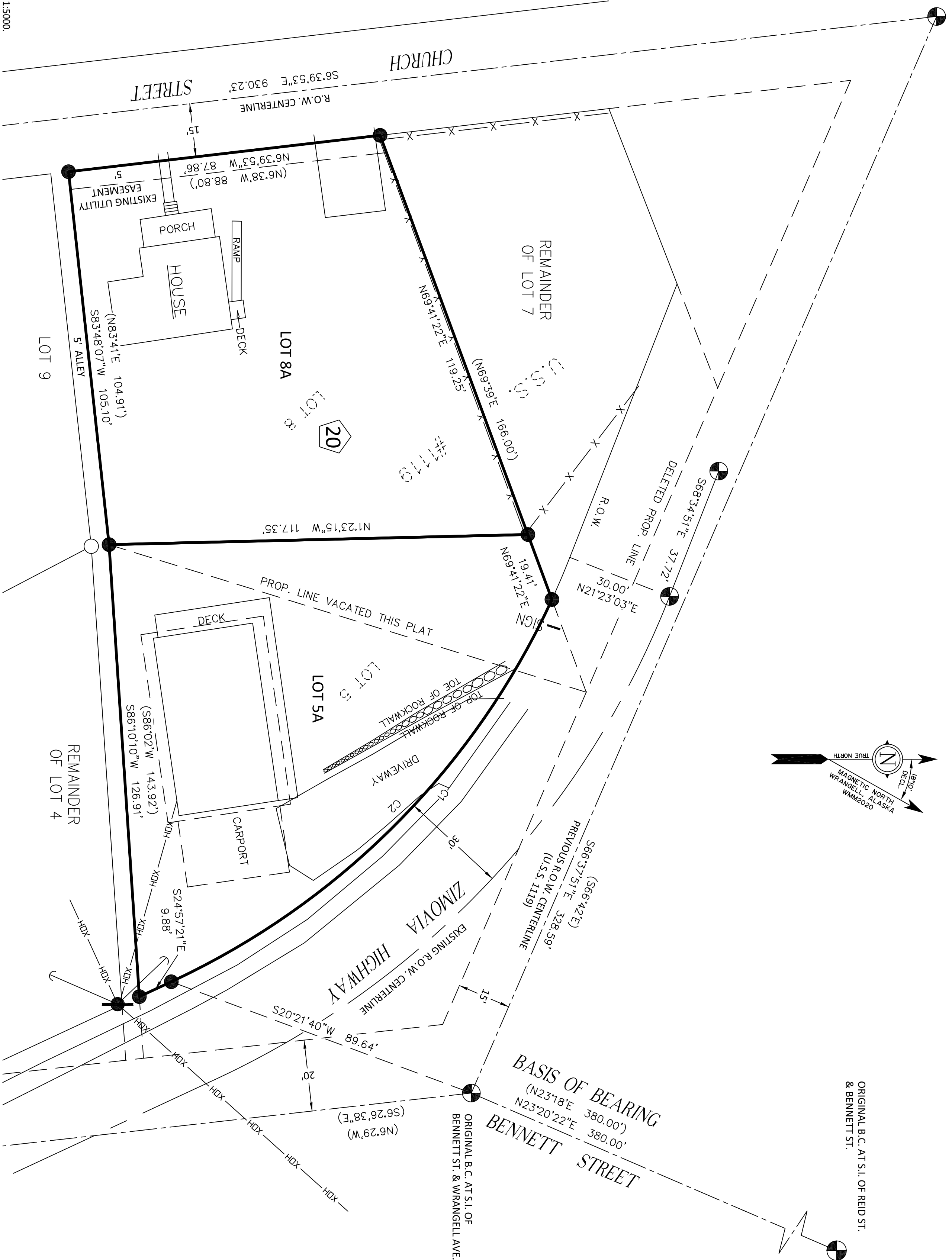
LOCATED WITHIN
U.S. SURVEY 1119
WRANGELL, ALASKA 99929

WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH
DATE: APRIL 2023
DRAWN BY: MCH
DATE: APRIL 2023

SCALE: 1"=20'
CHECKED: CGP
R&M PROJECT NO: 232735

CURVE TABLE				
CURVE	DELTA	RADIUS (FT)	ARC (FT)	CHORD (FT)
C1	43°41'50"	219.11'	167.11'	163.09'
C2	40°20'36"	154.28'	154.28'	54°07'39"E



NOTES

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 15.000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- REFERENCE ALASKA ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT #66952.
- REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - U.S.S. 1119 WRANGELL (TOWNSITE)
 - ESGMENT 1988-000422-0
 - BOOK 11, PAGE 426
 - DEED 1987-000323-0 (N.W. BENNETT TO C&E AVE)
 - DEED 2021-000315-0
 - DEED OF TRUST 2021-000316-0
 - RECONVANCE 2021-000375-0

LEGEND

	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	PRIMARY BRASS CAP MONUMENT RECOVERED
	UNSURVEYED
	SURVEYED
	CENTERLINE
	BOUNDARY THIS SURVEY
	MEASURED DATA
	RECORD DATA