



Thursday, February 15, 2024
5:30 PM

Location: Borough Assembly Chambers
City Hall

Planning and Zoning Commission
5:30 PM

1. CALL TO ORDER

2. ROLL CALL

3. AMENDMENTS TO THE AGENDA

4. CONFLICTS OF INTEREST

5. APPROVAL OF MINUTES

6. CORRESPONDENCE

7. PERSONS TO BE HEARD

8. NEW BUSINESS

- a. Final plat review of the Eilertsen Replat, a replat and subdivision of Lot 4, Block 5, of the Wrangell Island West Subdivision (A.S.L.S 83-7) according to Plat No. 83-11, creating Lots 4A and 4B, zoned Rural Residential 1, owned and requested by James and April Eilertsen.
- b. Preliminary plat review of the Pavlina-Villarma Replat, a replat of a portion of Lots 12 and 13, Block 12, within the Wrangell Townsite, according to USS1119 and a portion of Lot 14, Block 12 within Wrangell Townsite according to Plat 86-5 creating Lots 12A and 13A, zoned Single Family Residential, owned and requested by Dennis Pavlina and Carmen Villarma.
- c. Request from Mr. Wayne Johnson to purchase Borough Owned Real Property within the Wrangell Townsite, Lot 2, 3, 4, 5, 8 and 9, of the Subdivision Plat Block 54, according to Plat No. 68-81, zoned Open Space.

9. UNFINISHED BUSINESS

10. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

11. ADJOURNMENT

City and Borough of Wrangell, Alaska
Planning and Zoning Commission
Regular Meeting February 15th, 2024
Staff Report

Agenda Item: 8A

From: Kate Thomas, Economic Development Director

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

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

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

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

Review criteria:

Chapter 19: Subdivisions

Chapter 20: Standards

Attachments:

1. Final plat, 2. Aerial Map of Property

Findings of Fact:

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



Eilertsen Replat and Subdivision

Public Map



1 inch = 141.824612 feet

3 Date: 1/5/2024



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

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND INTENT TO BE BOUND BY THE SAME. WE HEREBY DEDICATE THE OPEN SPACES TO PUBLIC OR PRIVATE USE, AS NOTED.

DATE _____ JAMES EILERTSEN
DATE _____ APRIL EILERTSEN

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY QUALIFIED AND SWORN, AND AFTER PERSONAL KNOWLEDGE AND WITHOUT OBJECTION TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND THAT THE ACKNOWLEDGMENT TO ME THAT I SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

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

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

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

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

DATE _____ CHAIRMAN, PLANNING COMMISSION
SECRETARY _____

**CERTIFICATE STATE OF ALASKA
(FIRST JUDICIAL DISTRICT)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 CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF _____ AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20____ WILL BE DUE ON OR BEFORE OCTOBER 15, 20____ DATED THIS _____ DAY OF _____

ASSESSOR CITY AND BOROUGH OF WRANGELL

OWNERSHIP STATUS

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

PROPOSED OWNERSHIP

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

PREVIOUS LOT AREAS

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

NEW LOT AREAS

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

PREVIOUS LOT ZONING

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

NEW LOT ZONING

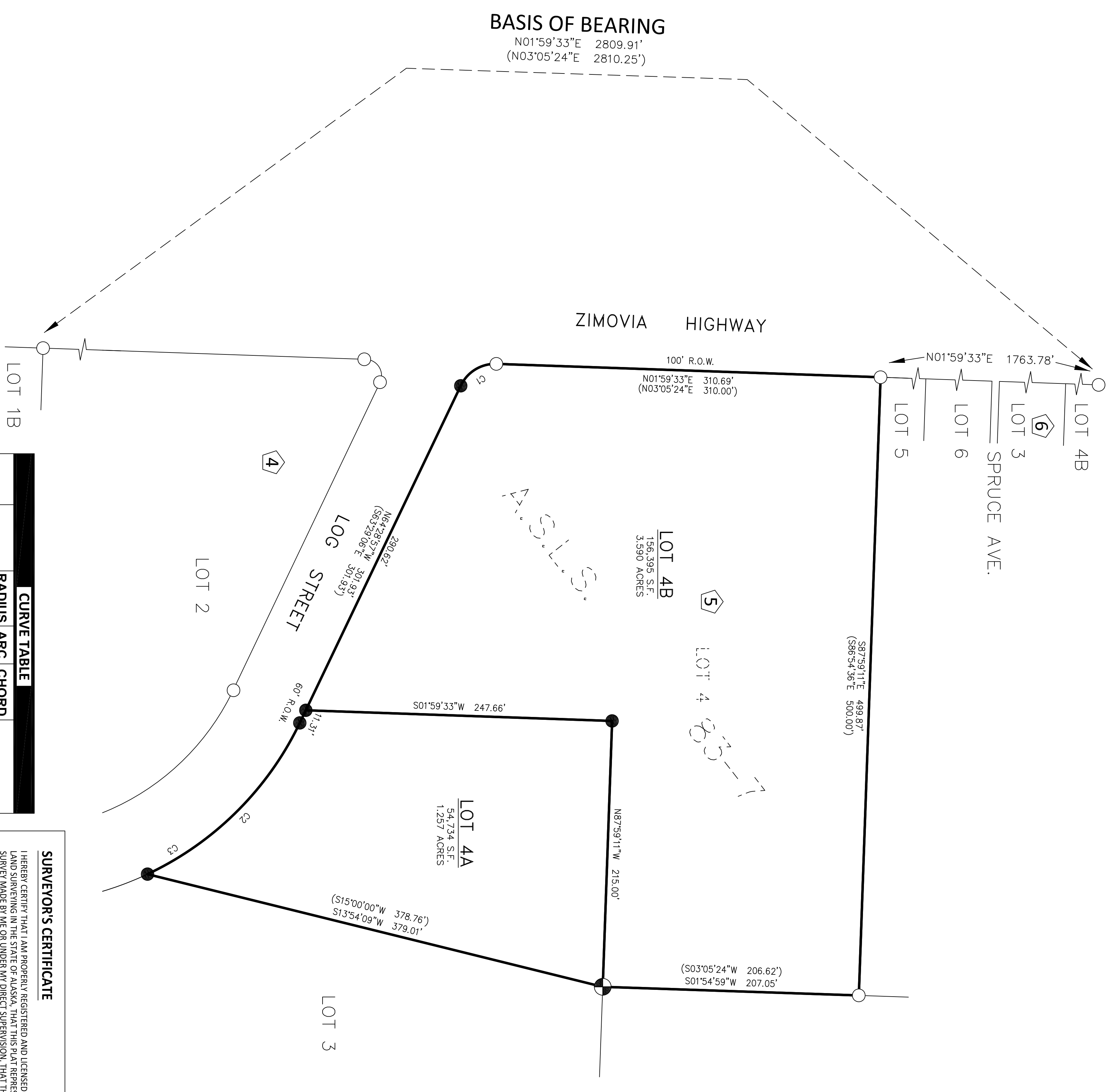
LOT 4A, EILERTSEN REPLAT (RURAL RESIDENTIAL ONE)
LOT 4B, EILERTSEN REPLAT (RURAL RESIDENTIAL ONE)

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE GRID BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - PLAT 83-11 (A.S.L.S. 83-7)
 - ORED 2023-000235-0

LEGEND

5	BLOCK NUMBER
●	SECONDARY MONUMENT SET THIS SURVEY
○	SECONDARY MONUMENT RECOVERED
⊙	PRIMARY MONUMENT RECOVERED
---	UNSURVEYED
---	SURVEYED
---	ROW CENTERLINE
---	RECORD EASEMENT BOUNDARY
XX	MEASURED DATA
(XX)	RECORD DATA



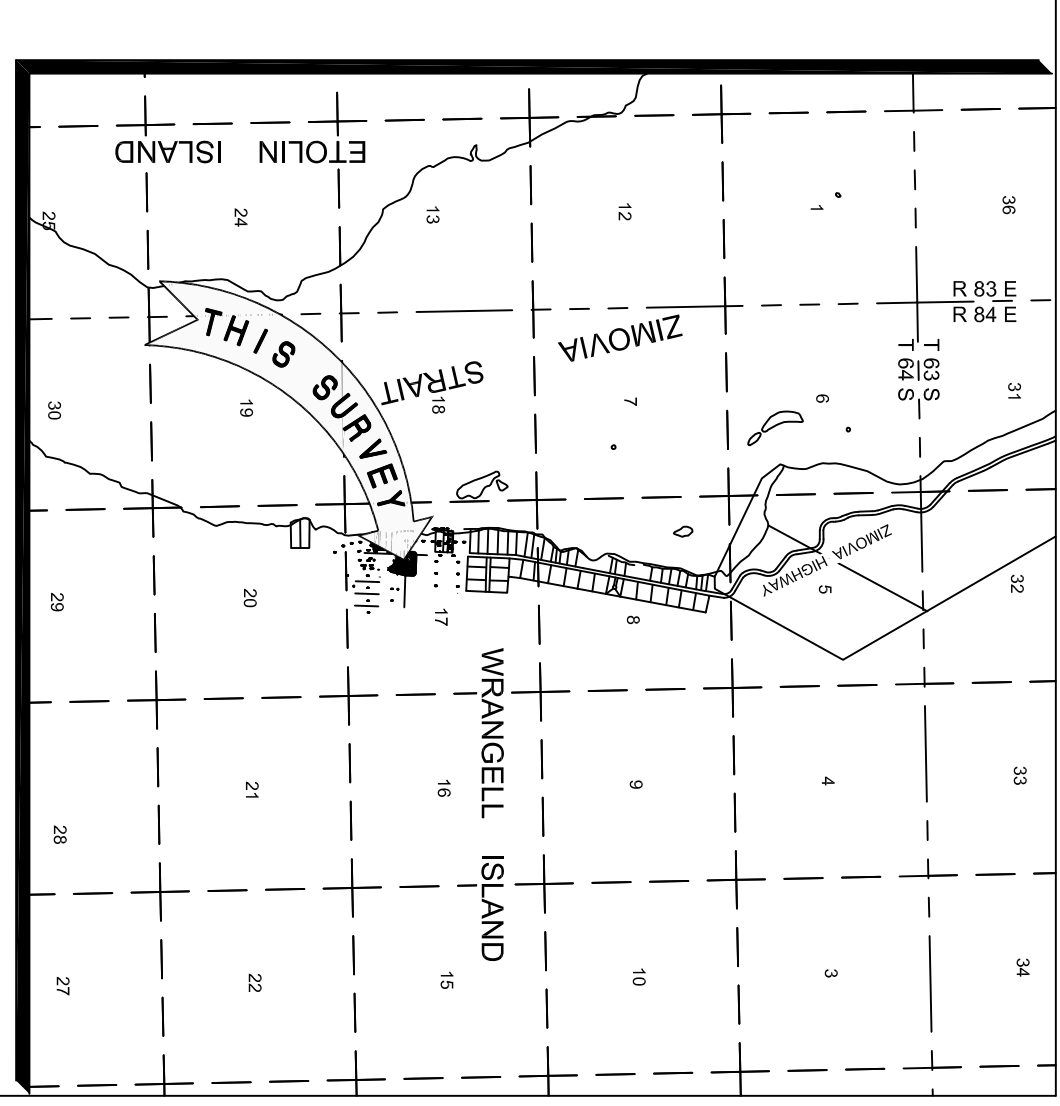
CURVE TABLE

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

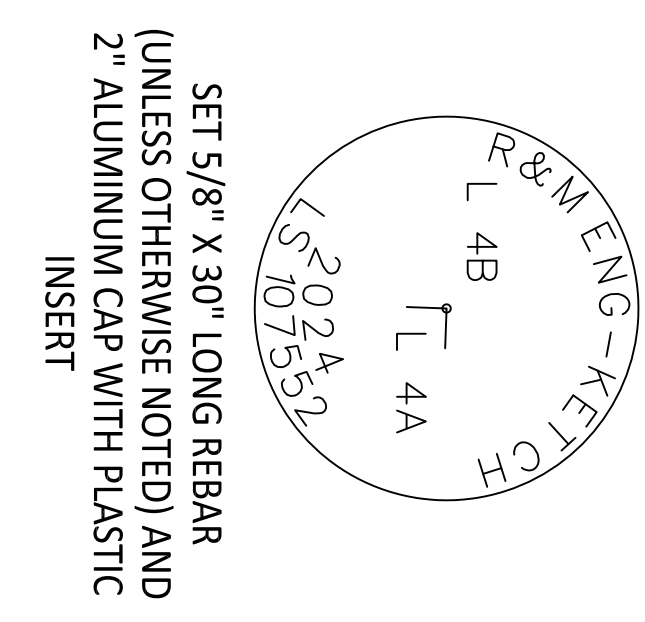
SURVEYOR'S CERTIFICATE

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

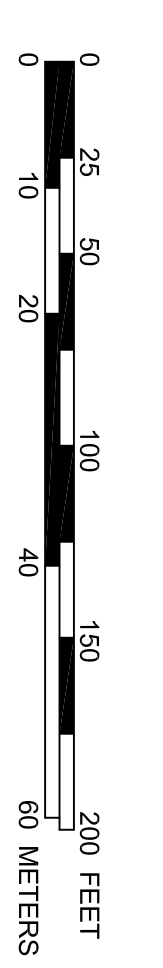
DATE _____
CHRISTOPHER G. PIRLBAUM, PLS # 107552



TYPICAL SECONDARY MONUMENT SET THIS SURVEY



SCALE 1"=50'



EILERTSEN REPLAT

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

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

SURVEYED BY: MCH	DRAWN BY: MCH
DATE: NOVEMBER 2023 - JANUARY 2024	DATE: NOVEMBER 2023 - JANUARY 2024
SCALE: 1"=50'	CHECKED: CGP
	R&M PROJECT NO.: 232820

R&M REAL ESTATE RECORDS MANAGEMENT
1780 BEVILLA ROAD, SUITE 300, KETCHIKAN, AK 99901
Phone: (907) 226-2917 Fax: (907) 226-2441
WRANGELL OFFICE: P.O. BOX 2298, WRANGELL, AK 99929 Phone: (907) 305-0920
CERTIFICATE OF AUTHORIZATION #: C578

City and Borough of Wrangell, Alaska
Planning and Zoning Commission
Regular Meeting February 15th, 2024
Staff Report

Agenda Item: 8B

From: Kate Thomas, Economic Development Director

Subject: Preliminary plat review of the Pavlina-Villarma Replat, a replat of a portion of Lots 12 and 13, Block 12, within the Wrangell Townsite, according to USS1119 and a portion of Lot 14, Block 12 within Wrangell Townsite according to Plat 86-5 creating Lots 12A and 13A, zoned Single Family Residential, owned and requested by Dennis Pavlina and Carmen Villarma.

Review: Applicants are proposing a lot line adjustment between two properties, creating Lots 12A and 13A. This is a preliminary plat.

Recommendation: Staff recommend approval of the preliminary plat of the Pavlina-Villarma Replat.

Motion: Move to approve the preliminary plat for the Pavlina-Villarma Replat as presented, owned and requested by Dennis Pavlina and Carmen Villarma.

Review criteria:

- Chapter 19: Subdivisions
- Chapter 20: Standards

Attachments:

1. Preliminary plat, 2. Aerial Map of Property

Findings of Fact:

The minimum lot size for lots zoned Single Family Residential is 5,000 square feet (WMC 20.52.090). The applicant is proposing to adjust the lot line between a portion of lot 13 and 14, creating two new lots 13A and 12A. As per the application this replat addresses a settlement between Lots 13 and 14. Both lots are greater than the minimum lot size.

CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



1 inch = 106.368459 feet

6

Date: 1/26/2024

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 WITHOUT ANY RESERVATIONS, EASES, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ DENNIS PAVLINA
DATE _____ CARMEN VILLARMA

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ 20____ BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND ACKNOWLEDGED TO ME THAT 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

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 _____ MAJOR, CITY AND BOROUGH OF WRANGELL
CITY CLERK _____

CERTIFICATE OF 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

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

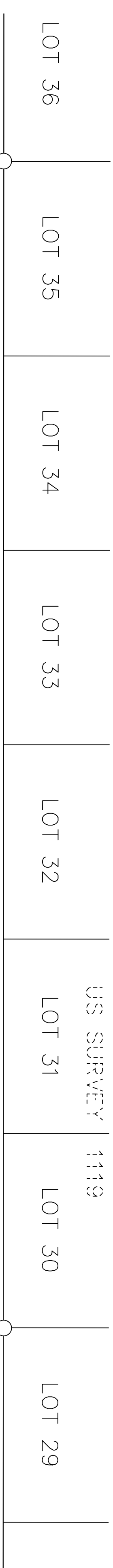
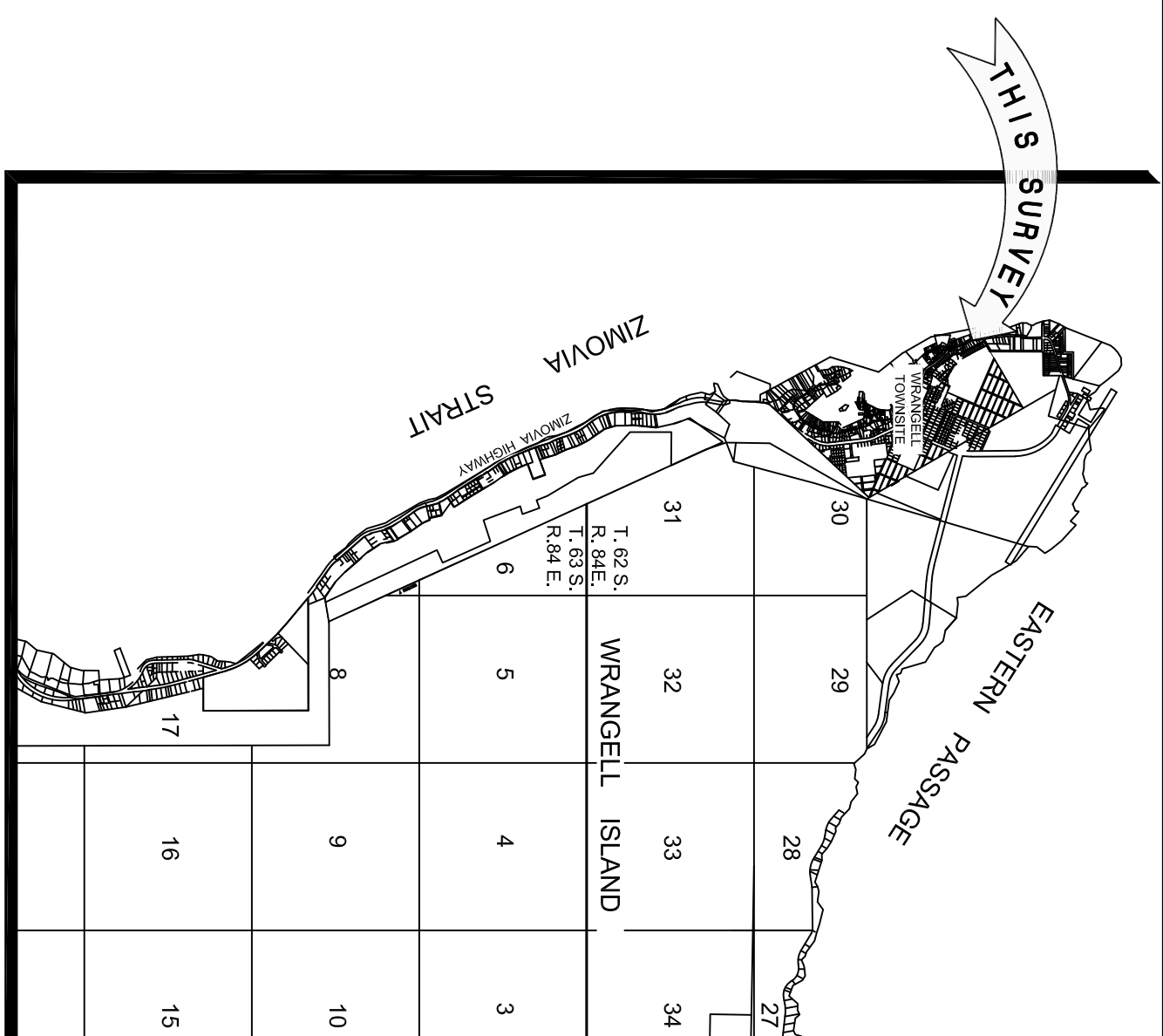
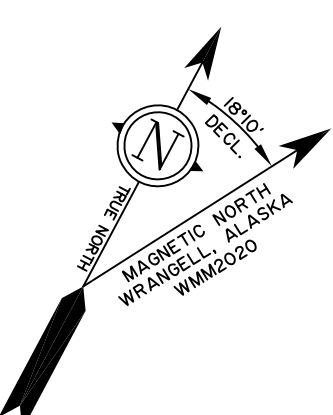
HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE IN ACCORDANCE WITH THE DIRECT REVISIONS OF THE NATIONAL CONFERENCE OF SURVEYORS AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

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 ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT #55807.
4. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - U.S.S 125
 - U.S.S 119 (WRANGELL TOWNSITE)
 - DEED 1981-000425-0
 - DEED 1983-000144-0
 - DEED 1983-000145-0
 - SALES ACT NOV 1989-000302-0
 - SALES ACT NOV 1989-000303-0
 - ORDER TITLE 1988-000977-0
 - JUDGEMENT 1988-000038-0
 - DEED 1989-000148-0
 - DEED 2000-000451-0
 - DEED 2003-000094-0



BASIS OF BEARING
560°00'32"W 2702.42'
(N59°59'E 2702.86'
560°00'32"W 248.94'
(N59°59'E 248.85')
560°00'32"W 2454.92'
WRANGELL TOWNSITE BOUNDARY

COR. 36
U.S.S. 1119
COR. 35
U.S.S. 1119

OWNERSHIP STATUS

1. PORTION OF LOT 12, BLOCK 12, U.S.S 1119 (DENNIS PAVLINA & CARMEN VILLARMA)
2. PORTION OF LOT 13, BLOCK 12, U.S.S 1119 (DENNIS PAVLINA & CARMEN VILLARMA)
3. PORTION OF LOT 13, BLOCK 12, U.S.S 1119 (DENNIS PAVLINA & CARMEN VILLARMA)
4. PORTION OF LOTS 13 & 14, BLOCK 12, U.S.S 1119 (DENNIS PAVLINA & CARMEN VILLARMA)

PROPOSED OWNERSHIP

1. LOT 12A, PAVLINA - VILLARMA REPLAT (DENNIS PAVLINA & CARMEN VILLARMA)
2. LOT 13A, PAVLINA - VILLARMA REPLAT (DENNIS PAVLINA & CARMEN VILLARMA)

PREVIOUS LOT AREAS

1. PORTION OF LOT 12, BLOCK 12, U.S.S 1119 (13,569 SQ. FT.) (0.312 ACRES)
2. PORTION OF LOT 13, BLOCK 12, U.S.S 1119 (15,270 SQ. FT.) (0.351 ACRES)
3. PORTION OF LOT 13, BLOCK 12, U.S.S 1119 (12,589 SQ. FT.) (0.059 ACRES)
4. PORTION OF LOTS 13 & 14, BLOCK 12, U.S.S 1119 (15,786 SQ. FT.) (0.362 ACRES)

NEW LOT AREAS

1. LOT 12A, PAVLINA - VILLARMA REPLAT (28,840 SQ. FT.) (0.662 ACRES)
2. LOT 13A, PAVLINA - VILLARMA REPLAT (18,375 SQ. FT.) (0.422 ACRES)

PREVIOUS LOT ZONING

1. PORTION OF LOT 12, BLOCK 12, U.S.S 1119 (SINGLE FAMILY RESIDENTIAL)
2. PORTION OF LOT 13, BLOCK 12, U.S.S 1119 (SINGLE FAMILY RESIDENTIAL)
3. PORTION OF LOT 13, BLOCK 12, U.S.S 1119 (SINGLE FAMILY RESIDENTIAL)
4. PORTION OF LOTS 13 & 14, BLOCK 12, U.S.S 1119 (SINGLE FAMILY RESIDENTIAL)

NEW LOT ZONING

1. LOT 12A, PAVLINA - VILLARMA REPLAT (SINGLE FAMILY RESIDENTIAL)
2. LOT 13A, PAVLINA - VILLARMA REPLAT (SINGLE FAMILY RESIDENTIAL)

LEGEND

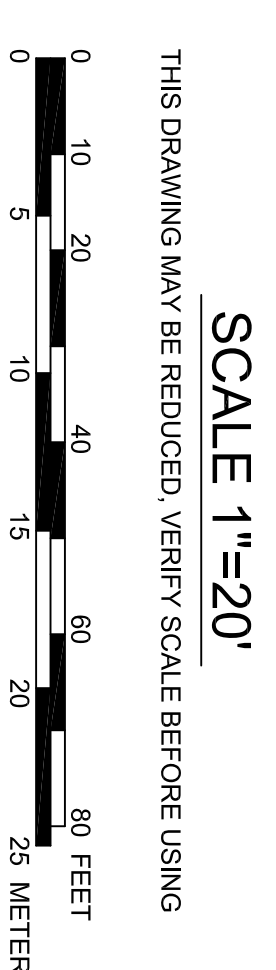
⊕	BPR PRIMARY PIPE MONUMENT
●	SECONDARY MONUMENT SET THIS SURVEY
○	SECONDARY MONUMENT RECOVERED
⊙	PRIMARY BRASS CAP MONUMENT RECOVERED
---	UNSURVEYED
---	SURVEYED
---	CENTRILINE
---	BOUNDARY THIS SURVEY
XX	MEASURED DATA
(R)	RECORD DATA

BASIS OF BEARING

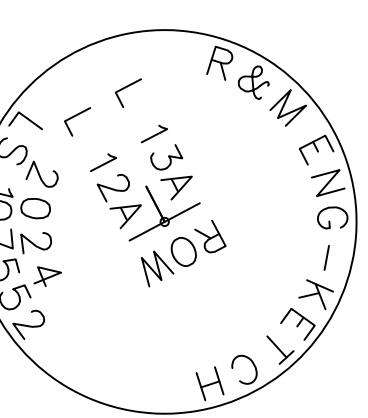
BEARINGS SHOWN ARE MAG. & AZIMUTH (11/03/2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE R8-3 (R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 5.81 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT. N56°25'1.16602" LONG. W132°20'55"74019" DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

CURVE TABLE

CURVE	DELTA	RADIUS (FT)	ARC (FT)	CHORD (FT)	CH. BEARING
C1	16°34'40"	224.61'	64.99'	64.76'	N02°55'21"W
C2	11°30'24"	224.61'	43.80'	43.73'	N10°57'11"E



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



TYPICAL SECONDARY MONUMENT SET THIS SURVEY

RS&M ENGINEERING
 7780 REVILLA ROAD, SUITE 300
 KETCHIKAN, AK 99801
 Phone: (907) 252-2917
 Fax: (907) 252-3441
 Phone: (907) 306-0820

PAVLINA - VILLARMA REPLAT
 A REPLAT OF A PORTION OF LOTS 12 AND 13 OF BLOCK 12, WITHIN WRANGELL TOWNSITE, ACCORDING TO U.S.S 1119, AND A PORTION OF LOT 14, OF BLOCK 12, WITHIN WRANGELL TOWNSITE, ACCORDING TO PLAT 86-5

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

SURVEYED BY: MCH
 DATE: JANUARY 2024

DRAWN BY: MCH
 DATE: JANUARY 2024

SCALE: 1"=20'
 CHECKED: CGP
 R&M PROJECT NO: 242701

City and Borough of Wrangell, Alaska
Planning and Zoning Commission
Regular Meeting February 15th, 2024
Staff Report

Agenda Item: New Business, Item 8C

From: Kate Thomas, Economic Development Director

Subject: Request from Mr. Wayne Johnson to purchase Borough Owned Real Property within the Wrangell Townsite, Lot 2, 3, 4, 5, 8 and 9, of the Subdivision Plat Block 54, according to Plat No. 68-81, zoned Open Space.

Background:

The requestor Mr. Wayne Johnson is seeking to purchase six parcels of Borough Owned Real Property located proximate to the Wrangell Medical Center (old hospital) on Bennett Street. As per the letter of interest, Mr. Johnson is also attempting to purchase the old hospital property through a separate Sale Agreement with the Borough. The old hospital was previously owned and operated by the Borough before it was sold to SEARHC. SEARHC relocated operations in 2020, leaving the structure vacant. After a series of attempts to sell the property through surplus, the Borough opted to contract with a broker for real estate services. The property has been on the real estate market for over 7 months.

Mr. Johnson states in his letter that he ventures to develop housing units to support solutions to the crisis affecting the region and Wrangell. Through further discussion with Mr. Johnson, he also stated that he would like to build storage and parking facilities on the property, driving his interest in acquiring the six lots proposed in his letter. There are two adjoining lots to lots 9 and 8, that are not included in the proposal. These lots are owned by Tlingit and Haida Central Council and used for educational purposes with Head Start which is a nationwide, federally funded program whose purpose is to promote school readiness by enhancing the social, physical, and cognitive development of children.

All six lots are currently zoned for Open Space. As per the Wrangell Municipal Code ([Chapter 20.32](#)) the open space/public (OS) district is intended to provide for areas containing public facilities, existing and potential public recreation sites, areas subject to natural hazards, public watersheds and areas of critical wildlife habitat. The purpose of this district is to protect public safety, health, and welfare, and to maintain the integrity of significant cultural, natural and recreational resources and provide for public uses consistent with the policies of the coastal management program. While there are conditional uses that are allowable by approved permit within open space districts, the development of single or multifamily dwellings will require a zoning amendment. The procedures for a zoning amendment are detailed in [Chapter 20.76](#). Approval of a recommendation to the Borough Assembly to sell Lot 2, 3, 4, 5, 8 & 9 does not constitute approval of any conditional use permits or zoning amendments sought by the requestor, Mr. Johnson.

The Borough does not have plans to develop the lots currently being requested by Mr. Johnson. The Borough does have an interest in seeing these lots sold and developed in a way that is synergetic with any developments on the property where the Wrangell Medical Center (old hospital) is situated.

Attachments:

1.) Letter of Interest, 2.) Aerial Map, 3.) Plat 68-8.

Recommendation:

Staff recommend that the Planning and Zoning Commission approve a recommendation to the Borough Assembly to approve the sale of Lots 2, 3, 4, 5, 8 and 9.

Recommended Motion:

Move to recommend approval of Mr. Wayne Johnson request to purchase Borough Owned Real Property within the Wrangell Townsite, Lot 2, 3, 4, 5, 8 and 9, of the Subdivision Plat Block 54, according to Plat No. 68-81, zoned Open Space with the condition that the Wrangell Medical Center (old hospital) property sale agreement between Mr. Wayne Johnson and the City and Borough of Wrangell is approved and executed.

January 26, 2024

Attn: Kim Lane
Borough Clerk
City & Borough of Wrangell
205 Brueger Avenue
Wrangell, Alaska 99929

Dear Mrs. Lane,

I am contacting you today to express my interest in purchasing six parcels of undeveloped land from the City and Borough of Wrangell. Please consider this letter as a formal request to purchase the following parcels of land:

Parcel 02-030-252, Lot 9, Plat 68-81
Parcel 02-030-250, Lot 8, Plat 68-81
Parcel 02-031-357, Lot 2, Plat 68-81
Parcel 02-031-359, Lot 3, Plat 68-81
Parcel 02-031-361, Lot 4, Plat 68-81
Parcel 02-031-363, Lot 5, Plat 68-81

**See attached Schedule A*

As per WMC 16.12.040, it is necessary for me to outline my purpose and the intended use of the land I am requesting to purchase. The aforementioned parcels are adjacent to the Old Wrangell Medical Center which I am simultaneously attempting to purchase. My vision is to demolish the Old Wrangell Medical Center and utilize that land and these adjacent six parcels to develop housing units. With the current housing crisis affecting Wrangell and the rest of the State, I believe this to be of great benefit to the community of Wrangell as it will help offer a housing solution and aid in spurring further economic growth in the Borough. The Borough would also benefit from this transaction as it would expand its tax base. It is my understanding that the Borough has no plans to develop these properties, and I believe such a transaction is mutually beneficial.

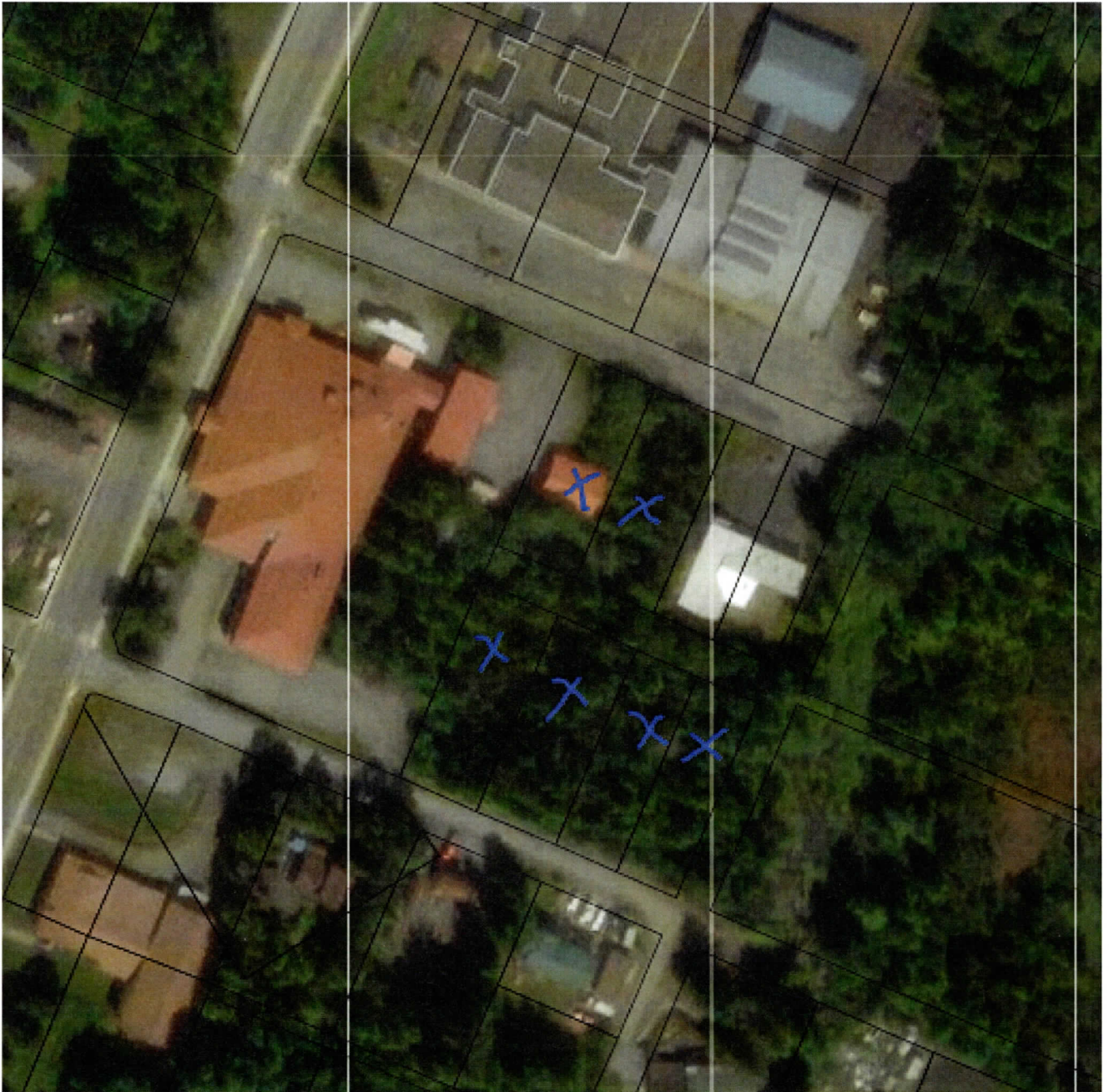
Please feel free to contact me directly at (404) 316-1365 regarding next steps. I sincerely hope you consider this request to purchase.

Respectfully,



Wayne Johnson
Wrangell Heritage House LLC

Schedule A – Request to Purchase



CITY AND BOROUGH OF WRANGELL, ALASKA

Item c.



Public Map



1 inch = 88.640382 feet
Date: 2/12/2024

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

CERTIFICATION OF APPROVAL BY THE PLANNING BOARD

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF BLOCK 54 OF THE SUBDIVISION PLAT OF WRANGELL TOWNSITE, U.S. SURVEY NO. 1119, SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE WRANGELL PLANNING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY RESOLUTION NO. _____, DATED _____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 3/28, 1968

Dorothy E. Grandson
CHAIRMAN OF BOARD

ATTEST: Edward J. Coen
CLERK

I, _____, ENGINEER, IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL TO ALL PARTIES INTERESTED IN TITLE TO PRESENTLY SURVEYED. I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS LOCATED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE CORRECT.

DATE: _____, 1967

CITY ENGINEER

CERTIFICATION OF APPROVAL BY THE COUNCIL

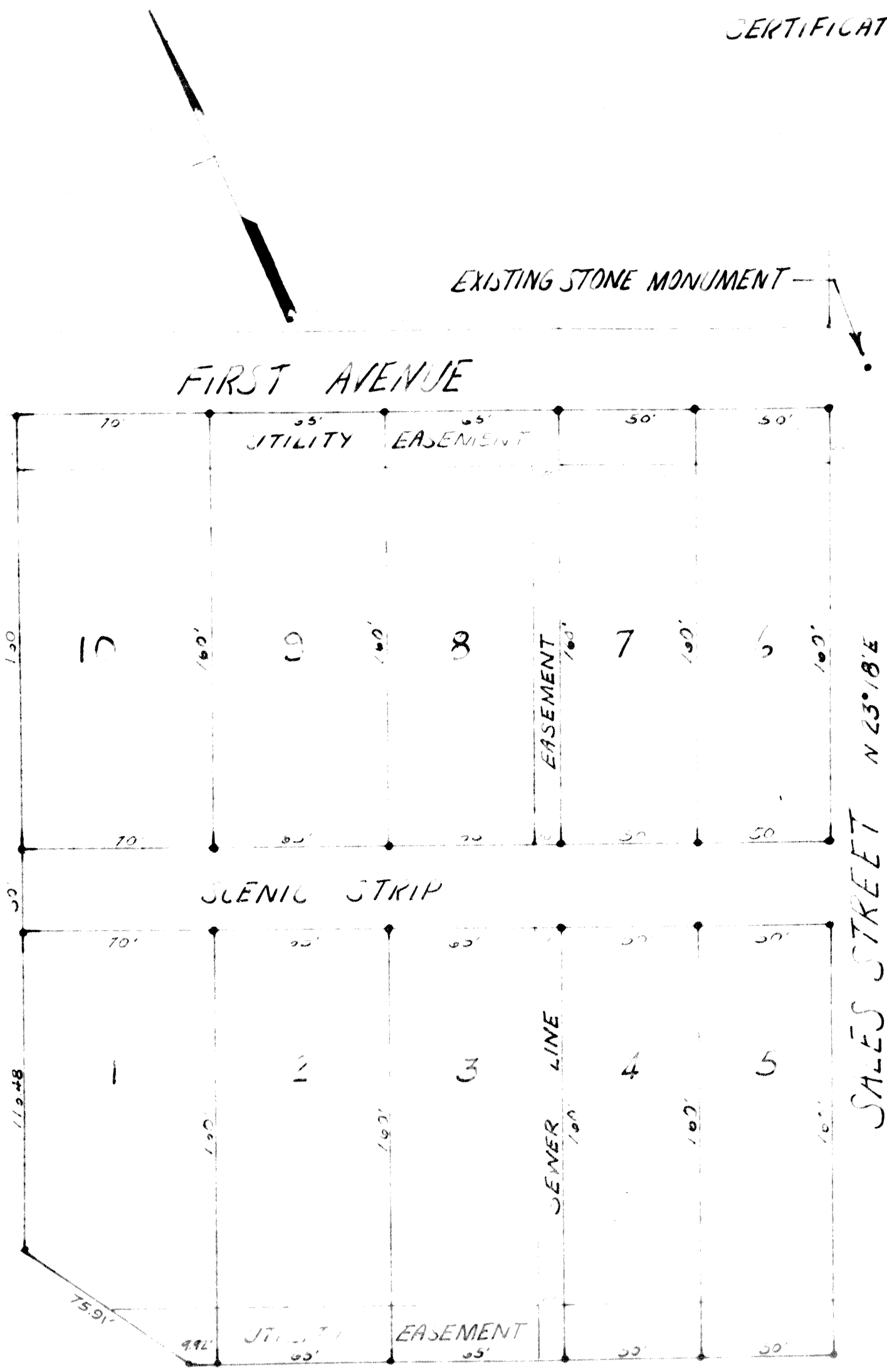
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL AND THAT THE SAID PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH SUBDIVISION OF THE CITY OF WRANGELL AND SAID PLAT HAS BEEN APPROVED BY COMMON COUNCIL AS RECORDED IN MINUTES, BOOK _____, PAGE _____, DATED _____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: _____ 1967

MAYOR

CITY CLERK

SUBDIVISION OF PLAT
OF
BLOCK 54
WRANGELL TOWNSITE
DATE: _____ SCALE 1" = 40'
PREPARED BY: CLAYTON H. SCHMITT



REID STREET S66°42'E

BENNETT STREET

SALES STREET N 23°18'E

EXISTING IRON PIPE MONUMENT

EXISTING STONE MONUMENT

68-81
Filed 3²⁵ P.M. 4/16/68
Index of Miscellaneous Plats
Pages City of Wrangell
and King, Magistrate-Recorder
Wrangell, Alaska