



Thursday, August 14, 2025
5:30 PM

Location: Borough Assembly Chambers
City Hall

Planning & 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 Planning and Zoning regular meeting minutes from July 10, 2025.
- [b.](#) Approval of the Planning and Zoning special meeting minutes from July 17, 2025.

6. DIRECTORS REPORT

7. CORRESPONDENCE

8. PERSONS TO BE HEARD

9. NEW BUSINESS

- [a.](#) (PH) Request from Brett Woodbury to purchase Borough-owned tidelands identified as Lot 12 and Lot 13, Block 12A of the Wrangell Townsite, according to Plat No 39-03, Zoned Waterfront Development.
- [b.](#) (PH) Petition to amend the zoning designation for Lot 6A of the Mitchell-Buhler Replat, according to Plat No. 2015-13, Zoned Industrial, changing the zone to Rural Residential 1, owned and requested by Kristine Mitchell and Michael Chesna.
- [c.](#) (PH) Petition to amend the zoning designation for Lot 7A of the Mitchell-Buhler Replat, according to Plat No. 2015-3, Zoned Industrial, changing the zone to Rural Residential 1, owned and requested by Duke Mitchell.
- [d.](#) (PH) Conditional Use Permit application for a retail space for a cottage industry business on Lot 19 (APN 03-009-208) of the USS3403 Subdivision, according to Plat No. 73-2, zoned Rural Residential 1, owned and requested by Lindsay McConachie.
- [e.](#) (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, zoned Rural Residential 1, owned by Rick Andersen, requested by Central Council of Tlingit and Haida Indian Tribes of Alaska.

- [f.](#) (PH) Proposed land exchange of borough real property identified as Lot 5A of the Spur Road Subdivision, according to Plat No. 98-13, zoned Industrial Development, owned by the City and Borough of Wrangell, exchanging the land with the State of Alaska Mental Health Trust Land Office.

10. UNFINISHED BUSINESS

- [a.](#) Final Plat review of a Replat of Lot 38 of US. Survey 2673 (APN 05-039-100) of the Ketchikan Recording District, Zoned Remote Mixed-Use Meyers Chuck, creating Lots 39A and 39B of the Peavey Subdivision owned and requested by Melissa Peavey.

11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

12. ADJOURNMENT

**Minutes of Planning & Zoning Commission
Held on July 10, 2025**

1. CALL TO ORDER: 5:35 PM

2. ROLL CALL:

PRESENT: Apryl Hutchinson, Kathleen St. Clair, Terri Henson, Gary Watkins

ABSENT: Jillian Privett

STAFF: Kate Thomas, JR Meek

3. AMENDMENTS TO THE AGENDA: None

4. CONFLICTS OF INTEREST: None

5. APPROVAL OF MINUTES:

- Approval of the Planning and Zoning regular meeting minutes from June 19, 2025.

M/S: Hutchinson/St. Clair

Approved by unanimous consent.

6. DIRECTORS REPORT:

Staff presented an update regarding an unresolved zoning violation that was originally brought to the Borough Assembly's attention in December 2024. To date, no corrective action has been undertaken by the property owner. Staff indicated that a formal plan for corrective action will be developed and presented in writing to the Planning & Zoning Commission for review and approval. Staff confirmed that they will investigate the matter following the current meeting, with the intention of issuing a formal recommendation for enforcement at the next scheduled session. The forthcoming recommendation will include potential penalties, including fines, and formal notice that unresolved violations may result in legal foreclosure proceedings.

St. Clair inquired about the responsible party. Staff confirmed that the violations are associated with a single residential property with three distinct zoning infractions on the property. The violations pertain to unauthorized use involving a recreational vehicle (RV) on a single-family residential parcel. Although the individual submitted an incomplete conditional use permit application to legalize the RV use, the submittal lacked sufficient documentation to be considered by the Commission and was therefore withheld from the agenda.

One of the violations also raised concerns about public health and safety due to the lack of permitted water and wastewater hookups on the site. Staff elaborated further, noting that title to the property had been transferred between private parties and involved the power of attorney. While the civil dispute between parties is outside the Borough's jurisdiction, the zoning violations must still be addressed through the City & Borough's Municipal Code Compliance policies.

Staff emphasized that the individual constructed a structure enclosing the RV without applying for or receiving a building permit. Chair Henson directed staff to review correspondence

regarding the title transfer and to verify whether adequate legal documentation had been provided to the Borough. Henson also inquired whether staff had issued a formal notification to the property owner.

Planning staff confirmed that four letters of notice had been issued, both to the individual and their legal counsel. Multiple attempts were made to resolve the matter informally, but no corrective action has been taken. Considering this, the Commission discussed potential steps, including suspension of utility services, should fines and fees remain unpaid.

Staff also noted the need to modernize Wrangell's building code in phases to ensure alignment with contemporary standards. The Borough Assembly has expressed an interest in pursuing stricter code enforcement to promote neighborhood compliance and overall community standards. Chair Henson recommended launching a coordinated public information campaign, including media engagement, to inform residents of increased code compliance activity. She advocated for a balanced approach, issuing formal warnings and communicating expectations to residents without creating undue alarm. Staff agreed that transparency and education will play a vital role in future compliance efforts.

Borough Manager recommended the scheduling of a special Planning & Zoning Commission meeting for further discussion and resolution of the violations. July 17th was proposed as the preferred date, contingent upon Privett's availability. If a quorum cannot be met on that date, July 26th was identified as an alternative. Hutchinson noted she is unlikely to attend the July 17th session.

7. CORRESPONDENCE: None

8. PERSONS TO BE HEARD: None

9. NEW BUSINESS:

- a) **Preliminary Plat review of a Replat of Lot A (APN 02-021-500) of the Presbyterian Reserve Replat, zoned Open Space Public, according to Plat No. 2019-7, creating Lots A-1 and A-2 of the Presbyterian - CBW Replat requested by Kim Covalt and the City and Borough of Wrangell.**

M/S: St. Clair/Hutchinson

Move to approve the preliminary plat for the Presbyterian – CBW Replat, a replat of Lot A of the Presbyterian Reserve Replat, according to Plat No. 2019-7, creating Lots A-1 and A-2, as requested by Kim Covalt and the City and Borough of Wrangell.

Polled Vote – All in Favor

The applicants propose to subdivide the lot into two separate parcels to facilitate future land use planning.

The subdivision will result in the following:

- Lot A-1: 0.973 acres
- Lot A-2: 0.466 acres

Two utility easements currently exist on the property and will remain on Lot A-2 following the replat. No additional easements are proposed.

10. UNFINISHED BUSINESS: None

11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS:

Hutchinson informed the Commission that she may be unable to attend the July 17 and August 14, 2025, meetings due to a family medical obligation. She will confirm her availability with the staff closer to the date.

12. ADJOURNMENT: 6:15 PM

ATTEST: _____
J.R. Meek, Secretary

Terri Henson, Chair

**Minutes of Planning & Zoning Commission
Held on July 17, 2025**

1. CALL TO ORDER: 6:00 PM

2. ROLL CALL:

PRESENT: Kathleen St. Clair, Terri Henson, Gary Watkins, Jillian Privett

ABSENT: Apryl Hutchinson

STAFF: Kate Thomas, JR Meek

3. AMENDMENTS TO THE AGENDA: None

4. CONFLICTS OF INTEREST: None

5. APPROVAL OF MINUTES: None

6. DIRECTORS REPORT:

Staff provided a brief update regarding a scheduled workshop in August focused on code enforcement and compliance procedures. The intent of the workshop is to improve procedural efficiency for both the Planning Commission and the Borough Assembly, particularly regarding legal enforcement mechanisms under Wrangell Municipal Code.

7. CORRESPONDENCE:

- a) Correspondence received from Dorothy Gladsjo, acting as Power of Attorney for Laurie I. Broad Jr., concerning ongoing zoning violations at Lot 8, Block 4, USS 2127, according to Plat No. 29-07. The letter outlined Laurie Broad's medical condition, ongoing since March 2024, and expressed concern over the unauthorized structure constructed by Erik O. Broad around a travel trailer situated on the property. Ms. Gladsjo formally requested Borough assistance in impounding the trailer, removing the unpermitted solid structure, discontinuing the water service, and holding Erik Broad financially responsible for all applicable penalties and enforcement costs stemming from the illegal placement and construction activity.

8. PERSONS TO BE HEARD:

Erik O. Broad addressed the Commission and spoke to the ongoing zoning and property encroachment issues. Mr. Broad stated that the matter originated in 2020 but claimed he was not formally notified until 2024. He acknowledged that he is a part-time resident of Wrangell and currently resides in Florida. He also indicated that Borough staff had agreed to delay enforcement actions pending court rulings that will ultimately determine legal ownership of the property.

Mr. Broad explained that scheduling conflicts have resulted in delays in the civil court case, but stated he intends to comply with all rules and directives established by the Commission once ownership is realized and determined by the court of law.

9. NEW BUSINESS:

a) Code Enforcement Review – Continued Zoning Violation – Request for Commission Direction

M/S: Privett/St. Clair

Move to direct staff to proceed with enforcement under WMC Titles 13, 15, 18, and 20, including the potential issuance of penalty fines (WMC 20.92.020), and to refer the matter to the Borough Assembly for consideration of legal remedies and abatement of the mobile home structure and right-of-way encroachments, unless full compliance is achieved by August 15, 2025. Staff shall continue to coordinate with the Wrangell Police Department, Public Works, and the Borough Attorney's Office to ensure enforcement actions proceed in accordance with local code and applicable state law.

Polled Vote – All In Favor

Staff provided an administrative summary of the zoning violations. Staff confirmed that the Borough first notified the property owner in 2020 via official correspondence regarding encroachment and code violations. Most recently, staff verified that the water service is active at the property, although the trailer lacks a connection to the municipal sewer system, raising public health concerns. Staff reiterated that while the property is currently the subject of a private legal dispute, the Borough maintains an obligation to pursue enforcement of code violations regardless of civil proceedings.

In April 2025, staff issued reminders to all involved parties concerning the need to remedy zoning violations. Mr. Broad submitted an incomplete building permit application, which staff deemed invalid due to missing requirements and supplemental documentation. As a result, the application was not forwarded to the Commission. Communications between Mr. Broad and staff continued through May and June; however, no substantial corrective action had been undertaken by the June 30th deadline.

Mr. Broad interjected during the meeting to state that a utility bill was issued to Laurie Broad for water usage on the property. Staff confirmed the accuracy of that billing and noted the ongoing utility connection is associated with the trailer in violation.

Chair Henson stated that the underlying civil dispute is not within the purview of the Borough and affirmed that the enforcement of municipal code should proceed independently. She supported initiating the removal of the unpermitted structure and the recreational vehicle. Privett concurred, emphasizing the urgent need for full site vacancy and corrective action due to the absence of sanitary facilities, which poses a risk to public health.

Watkins inquired whether the accessory structure on site was physically connected to the travel trailer. Staff clarified that while the structure had been built around the trailer, it has not been confirmed that the structure is fixed to the trailer, although it surrounds it.

Chair Henson then asked Mr. Broad whether he had ever applied for a valid building permit prior to construction. Mr. Broad responded that he was informed by another representative that a permit was not required in accordance with the requirements for permits.

Commissioner Privett advised Mr. Broad to take initiative and resolve the violation if he did not want to be financially or legally responsible for the issue once the civil matter was resolved. Mr. Broad interjected during the Commissioner's comments, resulting in the Chair calling for order during the meeting.

Chair Henson called for a vote on the enforcement motion.

10. UNFINISHED BUSINESS: None

11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS: None

12. ADJOURNMENT: 6:27 PM

ATTEST: _____
J.R. Meek, Secretary

Terri Henson, Chair



CITY & BOROUGH OF
Wrangell
PLANNING AND ZONING COMMISSION
Regular Meeting August 14, 2025
Staff Report

Agenda Item: New Business, Item 9A

From: Kate Thomas, Economic Development Director

Subject: (PH) Request from Brett Woodbury to purchase Borough-owned tidelands identified as Lot 12 and Lot 13, Block 12A of the Wrangell Townsite, according to Plat No 39-03, Zoned Waterfront Development.

Introduction:

Brett Woodbury of BW Enterprises has applied to purchase two Borough-owned tidelands, Lots 12 and 13, Block 12A, located along Evergreen Avenue. The applicant proposes to develop the tidelands for marine construction operations, including loading and offloading of materials such as sand and gravel. The location provides deep-water access but presents several infrastructure, access, and navigational considerations.

The sale is legally permissible under the tidelands conveyance authority (AS 38.05.820), and the property is not identified for future municipal retention. This report summarizes relevant planning documents, site conditions, agency and staff comments, and applicable review criteria.

Review Criteria

- WMC Chapter 16.12: Disposition of Public Lands and Tidelands
- WMC Chapter 20.50: Waterfront Development District
- Alaska Statutes 38.05.820, as identified in Patent 60
- Comprehensive Plan goals for land management, economic development, and waterfront use

Attachments

1.) Aerial Map, 2.) Capital Projects Memo, 3.) AMHS Director Comments, 4.) Future Growth Map, 5.) Patent 60, 6.) State DOT Survey

Background and Findings of Fact

Parcel Information: Lots 12 (29,354 SF) and 13 (6,624 SF), Block 12A, Evergreen Avenue; Borough-owned tidelands, zoned Waterfront Development.

Location Context: Situated between two limited-visibility curves on Evergreen Avenue, with a continuous guardrail and a steep, reinforced soil slope between roadway and tidelands.

Existing Infrastructure: A Borough storm drain crosses Evergreen Avenue and outlets on Lot 13. Municipal water and sewer are not currently extended to the site.

Navigational Context: Parcels are located near the Alaska Marine Highway System (AMHS) ferry approach path to the Wrangell terminal.

Easements and Encumbrances: The State of Alaska, Department of Transportation and Public Facilities, holds a perpetual full and unrestricted easement and right-of-way over approximately 9,360 sq. ft. of Lot 12 (Parcel No. E-11A, Alaska Project No. A-803111 Stikine/Evergreen Ave) for the purpose of constructing and maintaining permanent fill slopes. The easement grants the State ongoing rights to maintain facilities and occupy the easement area as long as the right-of-way remains a public way.

Under the original State patent conveyance, the State of Alaska expressly reserves:

- All subsurface rights to oil, gas, coal, ores, minerals, fissionable materials, and fossils.
- The perpetual right of entry for exploration and extraction, including the right to construct and maintain infrastructure to support those activities.
- A restriction prohibiting the commercial sale, barter, or exchange of herring spawn harvested from waters over the tidelands, except for personal consumption or limited barter by Alaska residents under state law.

Future Municipal Need and Land Use Planning

The Wrangell Comprehensive Plan (2010) designates the tidelands along Evergreen Avenue as Waterfront Development on the Future Growth Map for Wrangell Townsite. This designation is intended for water-dependent commercial and industrial uses, including marine transport, fishing support services, marine construction, and other activities requiring direct access to navigable waters.

The Comprehensive Plan emphasizes that development in these areas should:

- Maintain safe and efficient navigation, particularly where ferry and barge operations occur.
- Avoid operational conflicts between industrial/marine traffic and the Alaska Marine Highway System.
- Provide economic benefits through job creation, local business expansion, and industrial diversification.
- Protect adjacent properties and ensure public safety in both land-based and marine operations.

Policies encourage consolidating industrial waterfront uses within designated areas to maximize infrastructure efficiency and minimize land-use conflicts with residential or recreational areas. The plan also directs the Borough to evaluate long-term municipal needs before disposing of waterfront properties to preserve future flexibility for Borough operations, marine access, and potential public facilities.

The proposed use is water-dependent, compatible with adjacent industrial waterfront activities, and consistent with the Comprehensive Plan's goals for this location, provided that navigational safety and adjacent property access are preserved.

Infrastructure and Access

Utilities: Public Works notes significant cost and engineering requirements to connect to water and sewer. Sewer service on the north end would require a grinder pump; the south end connection is less complex.

Road Access: Driveway access will require engineering design, guardrail removal/modification, and evaluation of impacts to the reinforced soil slope.

Stormwater: A permanent easement must be reserved for the storm drain crossing Lot 13, with provisions for extension as required for development.

Site-Specific Considerations

State Right-of-Way Easement: The presence of the DOT&PF easement over a portion of Lot 12 limits the Borough's and purchaser's control over that portion of the property. Any development or fill activities must not interfere with the State's rights to maintain permanent slope stabilization within the right-of-way.

Patent Reservations: The State's retained mineral rights and right of entry mean that the purchaser cannot exclude State-authorized mineral exploration or extraction from the property. This is a standard reservation in State land patents, but should be acknowledged as an encumbrance on title. The herring spawn restriction limits certain marine harvest and commercial activities within the tideland area.

Capital Infrastructure Context: The reinforced soil slope, storm drain outlet, and steep drop along Evergreen Avenue, combined with the DOT&PF easement, create engineering constraints for any proposed driveway or fill work. Development design must account for both physical constraints and legal encumbrances.

Navigation: AMHS advises that barges or vessels operating perpendicular to the beach could impede ferry approach and departure, particularly for the M/V Columbia, as well as the Kennicott. Coordination and operational parameters are necessary to avoid interference.

Adjacent Development: The sale should not limit access to or the development potential of adjacent tidelands and/or submerged lands, including Lot 15.

State ROW and Easement: Portions of Evergreen Avenue and Stikine Avenue are within State right-of-way improvement areas, which could affect access modifications.

Staff Analysis

The sale is legally permissible, and the proposed use aligns with Borough's economic development priorities for water-dependent industrial activity. However, site-specific challenges require mitigation to ensure safe access, utility provision, navigational safety, and protection of adjacent properties and infrastructure.

Staff Recommendation

Staff recommends approval of the sale of Lots 12 and 13, Block 12A, Evergreen Avenue to BW Enterprises, subject to the following conditions:

1. Development Plan: Submission of a detailed plan acceptable to the Borough, including site layout, marine access points, and operational parameters.
2. Easements: Reservation of stormwater and utility easements as determined by Public Works and Capital Projects, including extension provisions for the storm drain on Lot 13.
3. Access Engineering: Approval of a professionally engineered access plan addressing driveway feasibility, slope stability, and guardrail modifications.
4. AMHS Coordination: Agreement with AMHS establishing operational conditions to prevent interference with ferry navigation.
5. Survey and Platting (if applicable): If a change to lot configuration or legal description is required, completion of a legal survey and subdivision plat meeting Borough and State standards prior to closing. If no changes are required, only the necessary easement documentation shall be prepared and recorded.

Recommended Motion

Move to recommend that the Borough Assembly approve the sale of Lots 12 and 13, Block 12A, Evergreen Avenue to BW Enterprises, subject to the following conditions:

1. Submission and Borough approval of a detailed development plan.
2. Reservation of required utility and stormwater easements.
3. Approval of an engineered access plan ensuring slope stability and compliance with roadway safety standards.
4. Coordination with the Alaska Marine Highway System to establish operational restrictions protecting navigational safety.
5. Completion of a legal survey and plat prior to closing if necessary.

Item a.



WRANGELL
CITY OF THE FUTURE
ADOPTED AUGUST 1993

13

Expiry Date: 5/27/2025

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

MEMORANDUM

TO: Kate Thomas, Zoning Administrator
FROM: Amber Al-Haddad, Capital Projects Director
SUBJECT: Request to Purchase Borough-owned Tidelands on Evergreen Avenue
DATE: June 12, 2025

Kate:

This memo is in response to your request for a review and return of comments related to impacts on utility infrastructure, driveway access, traffic, and ROW relative to Brett Woodbury's proposed purchase of Borough-owned tidelands on Evergreen Avenue. The purchase request is specific to Lots 12 and 13, Block 12A.

Attached is a project plan set drawing from the Evergreen Avenue Rehabilitation project that reflects the associated infrastructure around the requested Tideland Lots 12 and 13. Also attached are photos from the roadway of this section to provide a visual of the existing conditions.

The roadway upland of Lots 12 and 13 is between two limited visibility curves, one at the top of the roadway section and one at the bottom of the section; however, there is a lengthy straight section in between the two curves. Due to the steep drop of the supporting road slope, there is guardrail along this entire section. Guardrails, as safety features designed to protect drivers and pedestrians from hazards, require careful planning and adherence to safety regulations when considering removal. If development of the tidelands is such that road access is requested, it is crucial to consult with Public Works and/or seek engineering support to determine the specific requirements and regulations for guardrail removal.

The supporting slope below the roadway along this section was constructed with a Reinforced Soil Slope. Details of the geogrid reinforced stabilization installed within the wall's backfill are shown on Sheet M1 of the project plan set sheets attached here. Consideration should be made as to how future tideland development might impact this supporting roadway slope.

There is a storm drain pipe that crosses the road to daylight at the roadway slope on Lot 13. This storm pipe was originally on Beth Whitmore's property to the north of Lot 13, and during project planning, it was designed to be reconstructed to cross Lot 13, a Borough owned lot. If Lot 13 is to be sold and filled, an easement would be required for this storm pipe and the new Owner would be required to extend it, as future development of Lot 13 required, to maintain storm water conveyance.

It is my understanding that tidelands were transferred to the City of Wrangell under one of two State Statutes. A review of the patent for those tidelands would determine if they were transferred under Alaska Statutes Title 38. Public Land § 38.05.820. Occupied Tide and Submerged Land, under which the municipality has management authority of the land and may sell or lease the land, or if they were transferred under AS 38.05.825. Conveyance of Tide and Submerged Land to Municipalities, under which the municipality has management authority of the land and may lease the land, but may not sell it.

With the understanding the proposed purchase application indicates the property would be developed for “marine construction work, such as loading equipment and materials (sand and gravel),” this suggests a barge may be utilized for on and off-loading material at the site. State statute requires that the tidelands covered by an application for purchase should be “suitable for occupation and development without unreasonable interference with navigation” and thus a plan (they refer to it as a plat) should be provided by the proposed purchaser, showing exterior boundaries of the land and the location and nature of all fill material, buildings, structures and improvements.

Further, the aerial map shared indicates tidelands parcel identified as Lot 15 is owned by Tidewater Investments LLC. How would this proposed sale of tidelands affect future development of these tidelands owned by others, and as well access to Lots 12 and 13 for their proposed use as an active waterfront business?





If you have any questions about the previous project work, feel free to give me a call.

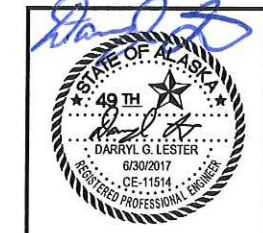
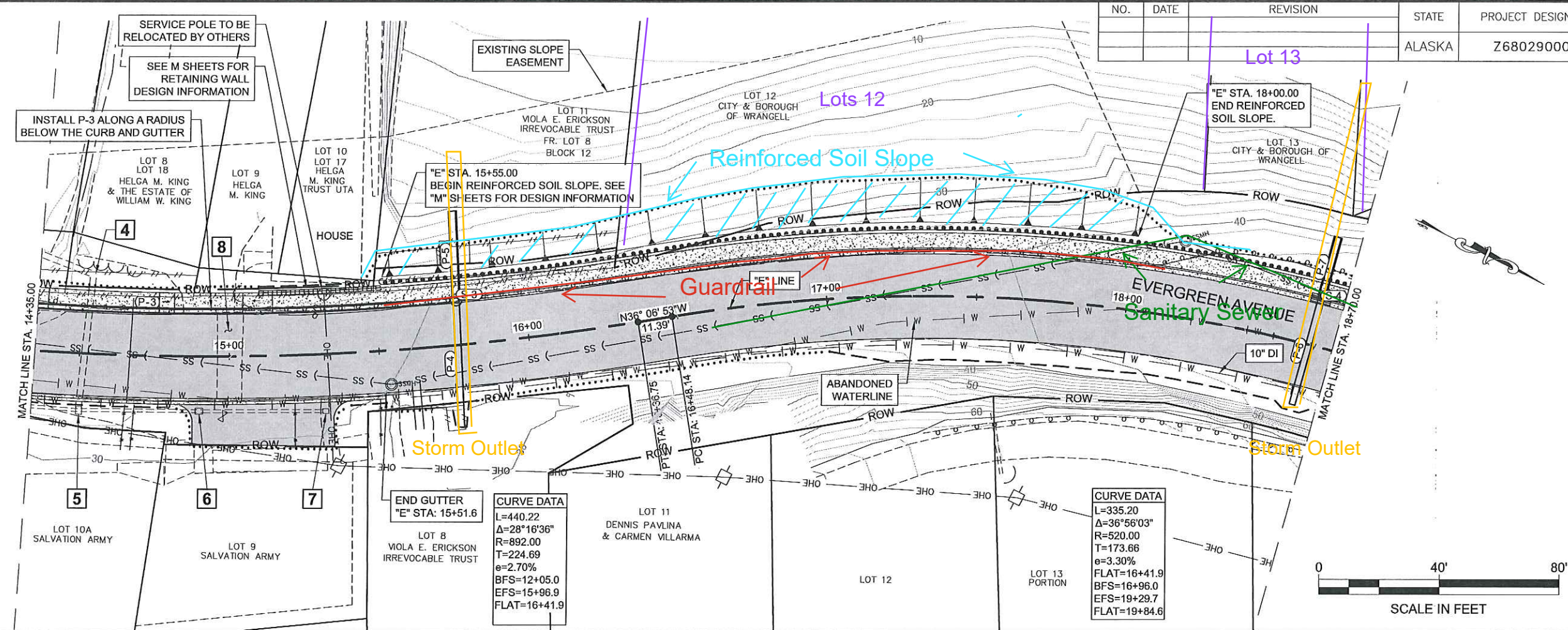
Sincerely,

Amber Al-Haddad

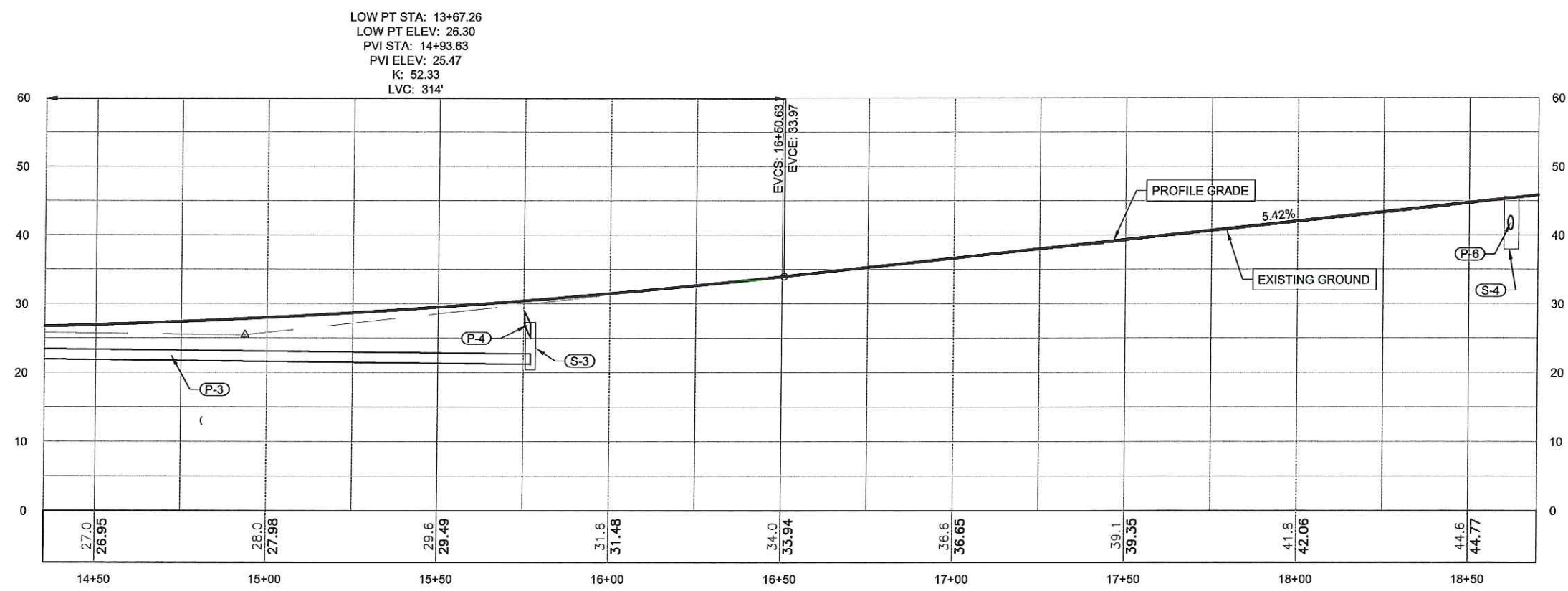
Amber Al-Haddad, Capital Projects Director

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DATE 6/30/2017 11:04 AM LAYOUT F2 DESIGNED D.B., D.L. CHECKED K. K. DRAFTED R. G.



PLAN & PROFILE



PROFILE

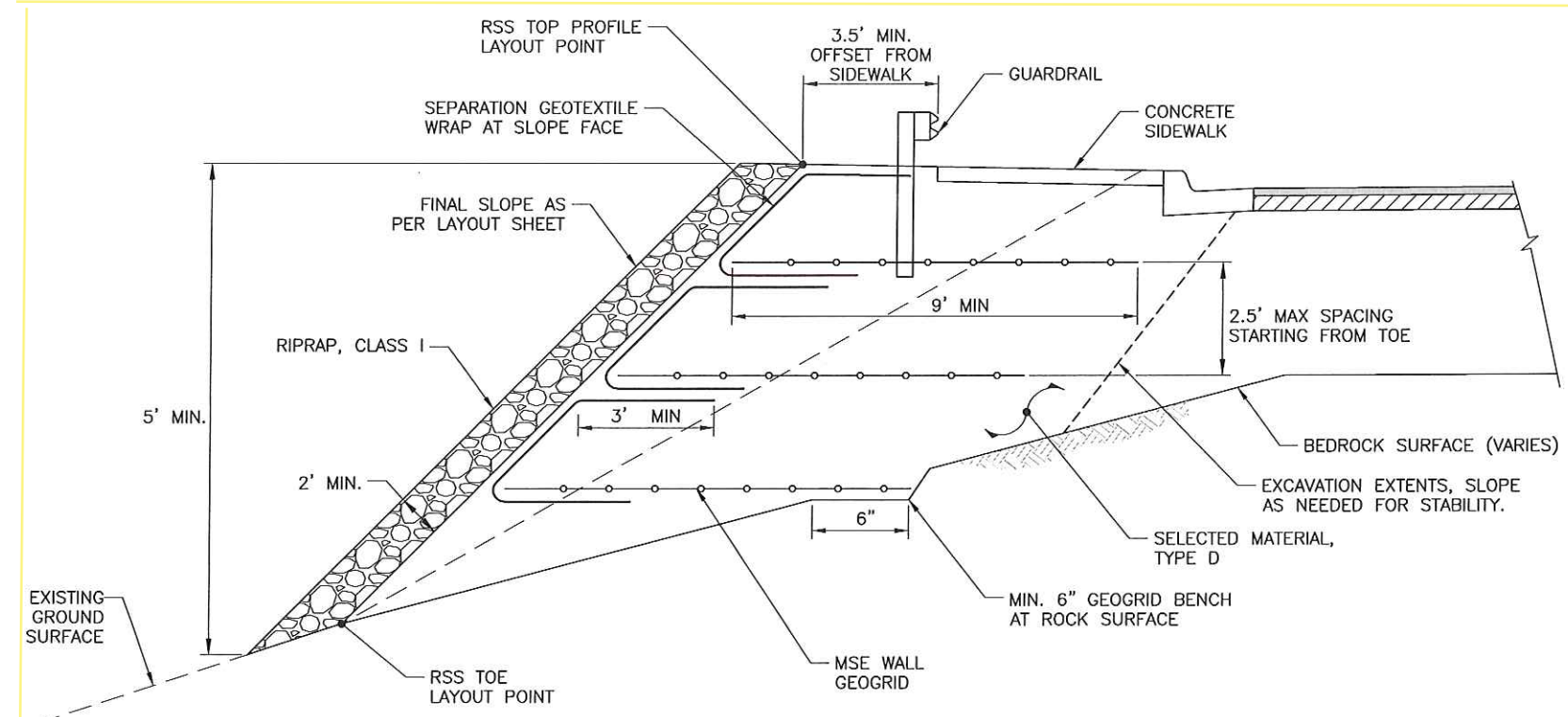
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DATE 7/20/2017 11:00 AM LAYOUT MI
DESIGNED L.C., D.B. CHECKED K. K. DRAFTED R. G.
18

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SH
			ALASKA	Z680290000	2017	MT
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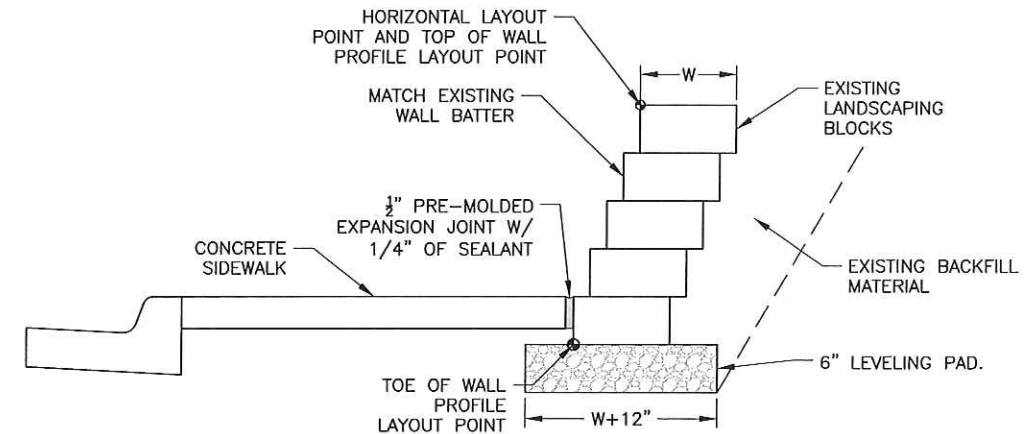
Item a.

RSS NOTES:

- GEOGRID REINFORCEMENT AND GEOTEXTILE WRAP IS ONLY NEEDED FOR SLOPES GREATER THAN 5 FEET IN HEIGHT.
- EXTEND GEOGRID A MINIMUM OF 9' FROM THE FACE OF THE TYPE D MATERIAL OR UNTIL BEDROCK IS ENCOUNTERED. BENCH GEOGRID INTO BEDROCK IF ENCOUNTERED. GEOGRID CAN BE OMITTED IN LOCATIONS WHERE THE ROCK SURFACE WOULD RESULT IN GEOGRID LENGTHS LESS THAN TWO FEET.
- INSTALL GEOGRID AND GEOTEXTILE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.



REINFORCED SOIL SLOPE (RSS) TYPICAL SECTION
"E" STA. 15+55.00 TO STA. 18+00.00



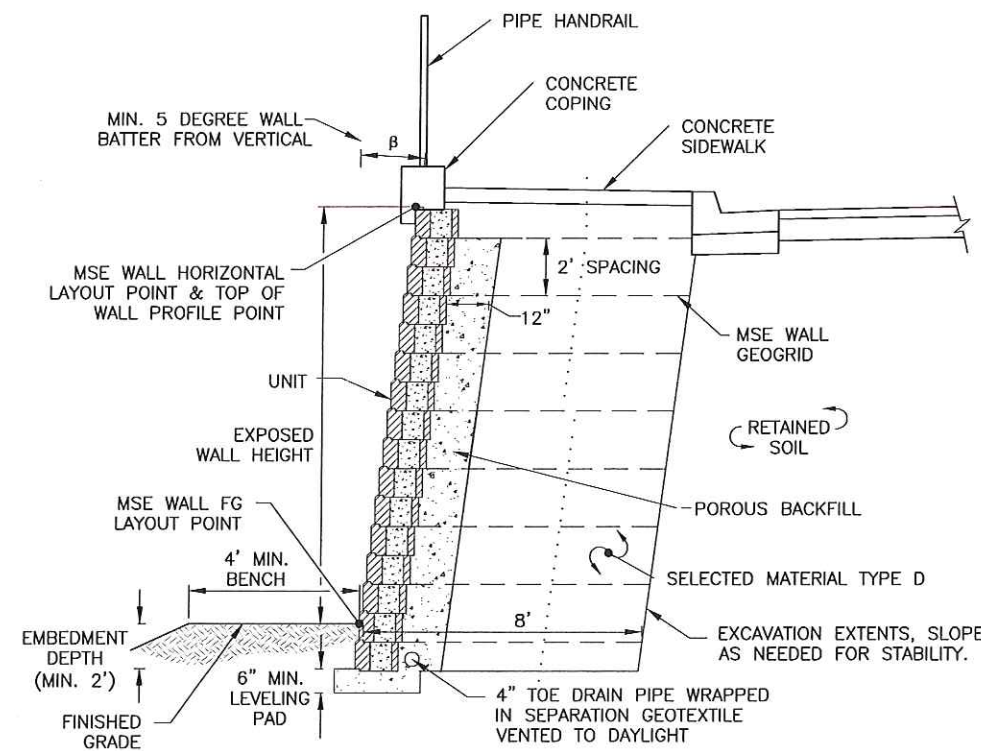
LANDSCAPING RETAINING WALL DETAIL
WALL #1 "E" STA. 10+33.35 TO STA. 10+42.18

LANDSCAPING RETAINING WALL NOTES:

- REMOVE AND RECONSTRUCT EXISTING LANDSCAPING WALL PER LAYOUT SHOWN ON SHEET M4.
- REMOVE STORE AND REUSE EXISTING BACKFILL MATERIAL AS NECESSARY TO RELOCATE WALL.
- LANDSCAPING RETAINING WALL SHALL BE PAID FOR PER SECTION 511

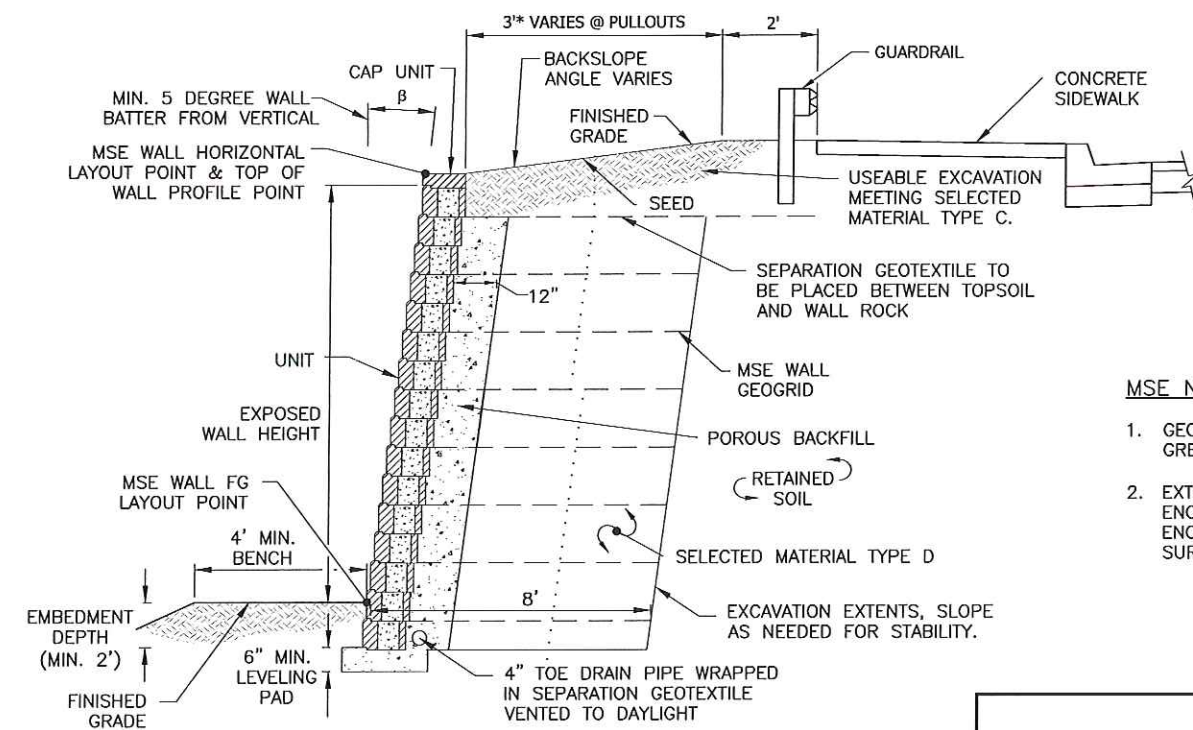
MSE NOTES:

- GEOGRID REINFORCEMENT IS ONLY NEEDED IN WALLS WITH AN EXPOSED HEIGHT GREATER THAN 4 FEET.
- EXTEND GEOGRID A MINIMUM OF 8' FROM WALL FACE OR UNTIL BEDROCK IS ENCOUNTERED. BENCH GEOGRID INTO BEDROCK A MINIMUM OF SIX INCHES IF ENCOUNTERED. GEOGRID CAN BE OMITTED IN LOCATIONS WHERE THE ROCK SURFACE WOULD RESULT IN GEOGRID LENGTHS LESS THAN TWO FEET.



MECHANICALLY STABILIZED EARTH (MSE)
WALL HANDRAIL TYPICAL SECTION

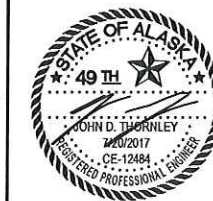
WALL #2 "E" STA. 15+10.05 TO STA. 15+51.56
WALL #5 "E" STA. 26+69.77 TO STA. 28+18.86



MECHANICALLY STABILIZED EARTH (MSE) WALL TYPICAL SECTION

WALL #3 "E" STA. 19+95.00 TO STA. 24+50.00
WALL #4 "E" STA. 26+05.72 TO STA. 26+52.22

PLANS DEVELOPED BY:
GOLDER ASSOCIATES INC.
2121 ABBOTT ROAD, SUITE 100
ANCHORAGE, AK 99507
(907) 344-6001
AECC311



STATE OF ALASKA DEPARTMENT OF
TRANSPORTATION
AND PUBLIC FACILITIES
EVERGREEN AVENUE IMPROVEMENTS
AND PEDESTRIAN ACCESS

RETAINING WALL DETAIL



RE: Wrangell, Alaska Tidelands Development Inquiry

From Tornga, Craig N (DOT) <craig.tornga@alaska.gov>

Date Tue 7/22/2025 1:01 PM

To Kathleen Thomas <kthomas@wrangell.com>

Kathleen,

Activity at the Lots 12 and 13, such as Umeko described where a tug was pushing a barge perpendicular to the beach would be an issue. There are definitely ways to mitigate our operators concerns. First would be to ensure any new infrastructure at Lots 12 & 13 does not extend out in the approaching path to the Ferry Dock. Secondly, we currently dock at Wrangell twice a week, and if future activity at Lots 12 & 13 can be managed so not to obstruct the Ferries approach to the Ferry Dock that would be appreciated.

If you have any further questions or would like to discuss further, please feel free to call me on my cell phone – 907-617-1560

Regards,
Craig Tornga

From: Kathleen Thomas <kthomas@wrangell.com>

Sent: Friday, July 18, 2025 12:21 PM

To: Tornga, Craig N (DOT) <craig.tornga@alaska.gov>

Subject: Re: Wrangell, Alaska Tidelands Development Inquiry

You don't often get email from kthomas@wrangell.com. [Learn why this is important](#)

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Craig,

I hope this message finds you well. I wanted to follow up on my previous email sent on July 2, regarding an application to purchase Borough owned tidelands adjacent to the AMHS terminal in Wrangell, Alaska. I understand you may have a full inbox with time at sea, but I wanted to check in and see if you had a chance to review it.

Please let me know if you need any additional information or if there's a better time to connect. I'd be happy to adjust to your schedule.

Looking forward to hearing from you.

Kate Thomas
Economic Development Director

From: Kathleen Thomas <kthomas@wrangell.com>
Sent: Wednesday, July 2, 2025 2:29 PM
To: craig.tornga@alaska.gov <craig.tornga@alaska.gov>
Subject: Wrangell, Alaska Tidelands Development Inquiry

Hello, Craig-

Happy Fourth of July! My name is Kate Thomas, Economic Development Director for the City and Borough of Wrangell. Although we haven't met directly, I am aware of the good work you are doing within AMHS.

I had the pleasure of connecting with Port Captain Umeko last week, who graciously helped facilitate an internal review regarding the potential development of tidelands located directly north of the Wrangell AMHS terminal. We sincerely appreciate the time and consideration your team has already provided in offering feedback on this matter.

Based on their response, we would like to further understand the identified impact concerns. Specifically, we are interested in whether there are mitigation strategies or development requirements that could reasonably be implemented to address these concerns, should the Borough proceed with offering the parcel for development. We also understand and respect that this site may ultimately not be viable for development based on operational constraints.

For context, the City and Borough of Wrangell is evaluating these tidelands for possible marine construction activities, including the loading and offloading of materials such as sand and gravel. As part of our commitment to responsible planning, we are seeking AMHS's expertise to fully assess any potential navigational impacts to ferry operations, vessel traffic, or marine safety.

The parcels under consideration are identified as Lot 12 and Lot 13, WFD (Waterfront Development), and are highlighted in bright blue on the attached aerial image. Please let us know if additional information or mapping would assist in your further review.

We appreciate your time, insight, and continued collaboration.

Thank you,

Kate Thomas
Economic Development Director

CORPORATION EASEMENT

THE GRANTOR The City of Wrangell Alaska, P.O. Box 531
 for and in consideration of One dollar (\$1.00) and other valuable considerations
 in hand paid, grants unto the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC
 FACILITIES, Box 3-1000, Juneau, Alaska 99811, its successors or assignees, a perpetual
 full and unrestricted easement and right of way along, over, and across the following
 described tract of land located in the State of Alaska, to wit:

That portion of Lot 12, Block 12A located within A.T.S. 83, Tidelands
 addition to U.S.S. 1119, Wrangell, Alaska, Ketchikan Recording District,
 First Judicial District, State of Alaska

which lies within the easement or right of way lines of Alaska Project No. A-80311,
Stikine/Evergreen Ave. delineated as to said tract of land on the plat attached
 hereto and made a part hereof as page 3 of 3 of this instrument and des-
 ignated as:

Parcel No. E-11A

said parcel containing 9,360 sq. ft., more or less, hereby granted to the
 State of Alaska.

For the purpose of constructing and maintaining permanent fill slopes

And the Grantor hereby covenants with the State of Alaska that Grantor has good
 title to the aforescribed premises and covenants that the State of Alaska shall have
 quiet and peaceable possession thereof; and shall have a free and unrestricted right
 to maintain said facilities as long as the right of way of which this easement area is
 a part, remains a public way.

Dated this 27th day of October, 1982.

ATTEST: City of Wrangell

BY:

Robert H. Grant
 Vice Mayor

(Title)

By:

Lanore K. Gunderson
 Lanore K. Gunderson

(Title) City Clerk

Joyce Rasler
 Joyce Rasler
 (Title) City Manager

CORPORATE ACKNOWLEDGEMENT

STATE OF ALASKA

On this 27th day of October, 1982,
 before me, the undersigned, a Notary Public in and for the said State, personally app-
 eared Robert H. Grant, Vice-Mayor, Joyce Rasler and
Lanore K. Gunderson respectively Mayor, Manager and City Clerk
 of The City of Wrangell, Alaska known to me to be the identical individuals
 who executed the foregoing instrument and they acknowledged to me that they executed the
 same as the free and voluntary act of said Mayor, Manager and City Clerk, with full
 authority to do so and with full knowledge of its contents, for the uses and purposes
 therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day
 and year above written.

My Commission Expires: 8-6-86

Project No. A-80311

Parcel No. E-11A

20 9 814

Item a.

CERTIFICATE OF ACCEPTANCE

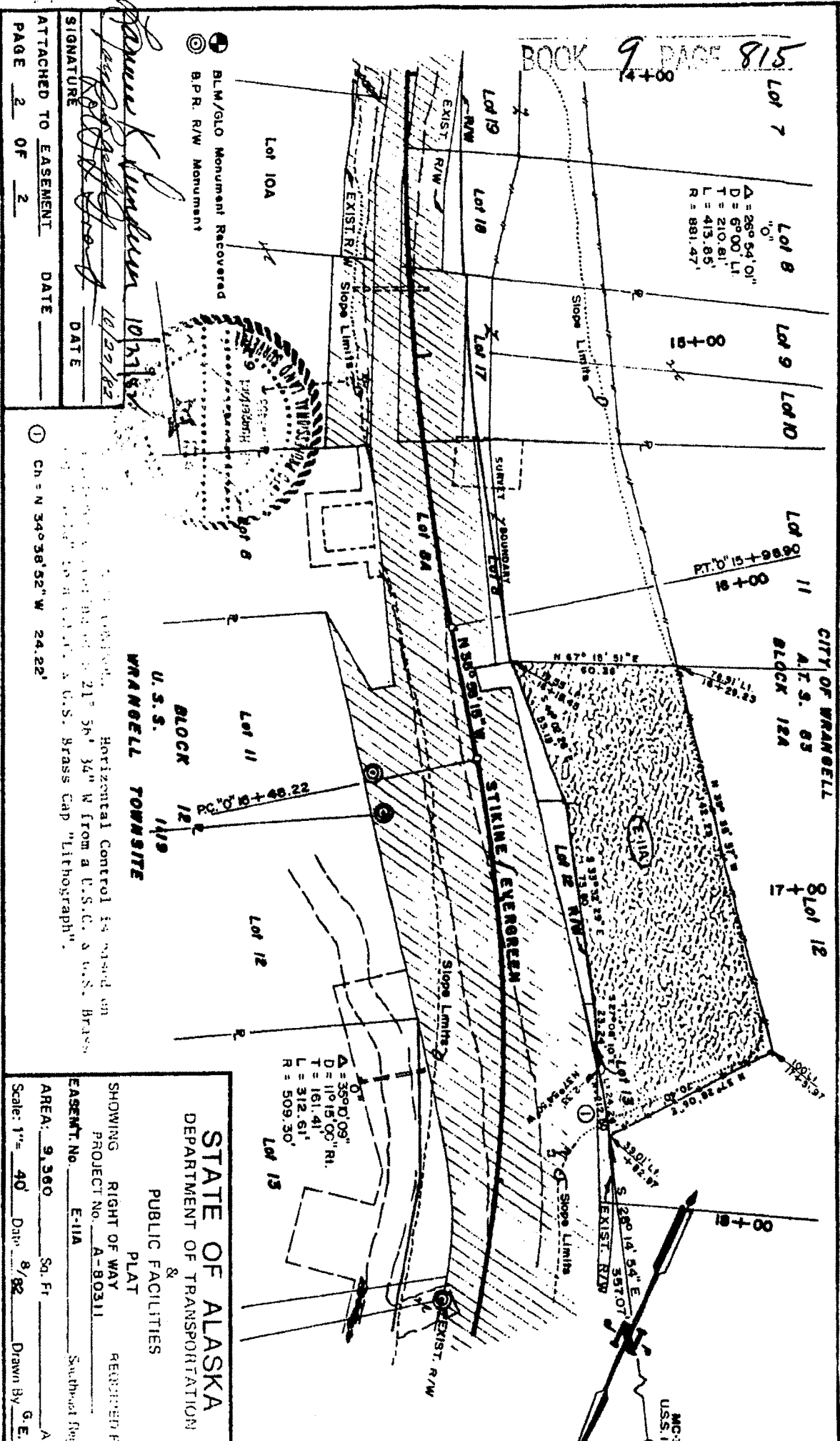
THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES Grantee herein, acting by and through its Commissioner of Transportation and Public Facilities, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof:

IN WITNESS WHEREOF, I have hereunto set my hand this 22nd day of December, 1958.

DEPARTMENT OF TRANSPORTATION
and PUBLIC FACILITIES

By: *Hugh Williams*
For the Commissioner

BOOK 9 PAGE 815
14-00



ATTACHED TO EASEMENT DATE
PAGE 2 OF 2

① Ch = N 34° 38' 52" W 24.22'

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
PLAY
SHOWING RIGHT OF WAY
PROJECT NO. A-80311
RECORDED
EASEMENT NO. E-11A
Southwest Feig
AREA: 9,360 Sq. Ft. A
Scale: 1"= 40' Date: 8/82 Drawn By: G.E.

BOOK 9 PAGE 816

83-136

RECORDED - FILED	
WRANGLER NC	
DATE	2-2-83
TIME	3:45 P M
Requested by	AS/DET
Address	JUNEAU

State of Alaska



ADL
3373

Patent

Tidelands No. 60

Know All Men By These Presents that the State of Alaska, pursuant to Article III, Chapter 169, SLA 1959, as amended and in consideration of: A Municipal Preference Right pursuant to Article III, Section 5 (3) (a), Chapter 169, SLA 1959, as amended, and the rules and regulations promulgated thereunder. and other good and valuable consideration, does hereby grant to:

CITY OF WRANGELL

P. O. BOX 531

WRANGELL, ALASKA

its heirs and assigns, those Tidelands lying seaward of the mean high tide line in Zimovia Strait, State of Alaska, described as follows:

A parcel of tide and submerged lands designated on the official plat thereof known as Alaska Tideland Survey No. 83 (CR 628 83E). Beginning at Meander Corner No. 1 of Alaska Tidelands Survey No. 83, identical with Corner No. 38, Wrangell Townsite Boundary, U. S. Survey No. 125, identical with Meander Corner No. 1, U.S. Survey No. 1518, at the line of mean high tide on the easterly shore of Zimovia Strait on Wrangell Island, Alaska, at Latitude 56°27'05"N. and Longitude 132°23'35"W.; thence by meanders along the line of mean high tide on the easterly shore of Zimovia Strait and Wrangell Harbor as follows: (A) N.14°36'W., 47.24 ft.; (1) N.13°27'W., 294.76 ft.; (2) N. 42°01'W., 323.83 ft.; (3) N. 32°03'W., 103.38 ft.; (4) N.24°42'W., 126.40 ft.; (5) N.4°23'E., 491.20 ft.; (6) N. 40°59'W., 236.47 ft.; (7) N.86°00' W., 300.90 ft.; (8) N.46°27'W., 207.42 ft.; (9) N. 36°07'W., 48.22 ft.; (10) N.7°07'W., 291.85 ft.; (11) N. 35°38'W., 139.05 ft.; (12) N.0°26'W., 282.26 ft.; (13) N.16°04'E., 272.49 ft.; (14) N. 26°06'E., 108.03 ft.; (15) S.31°23'E., 190.99 ft.; (16) S.24°02'E., 338.38 ft.; (17) N.61°04'E., 121.04 ft.; (18) S.38°16'E., 128.88 ft.; (19) S.13°44'E., 183.58 ft.; (20) S.8°31'E., 119.19 ft.; (21) S.40°58'30"E., 136.75 ft.; (22) S.12°15'E., 217.15 ft.; (23) S.58°37'E., 211.00 ft.; (24) S.44°40'E., 160.75 ft.; (25) S.28°49'E., 284.37 ft.; (26) S.37°27'E., 100.00 ft.; (27) S.54°30'E., 116.60 ft.; (28) N.76°00'E., 125.58 ft.; (29) N.60°12'E., 172.00 ft.; (30) N.41°55'E., 60.54 ft.; (31) N.39°49'30"E., 110.73 ft.; (32) N.28°12'E., 114.80 ft.; (33) N.29°15'E., 145.22 ft.; (34) N.24°18'E., 154.16 ft.; (35) N. 24°17'E., 51.22 ft.; (36) N.24°18'E., 102.72 ft.; (37) N.0°02'E., 98.23 ft.; (38) N.63°39'W., 65.40 ft.; (39) N.22°13'W., 141.12 ft.; (40) N.9°14'E., 310.28 ft.; (41) N. 43°11'E., 107.88 ft.; (42) N.20°53'E., 44.50 ft.; (43) N.7°22'W., 152.47 ft.; (44) N. 18°49'W., 67.37 ft.; (45) N.10°36'W., 50.03 ft.; (46) N.25°02'W., 51.28 ft.; (47) N.19°28'W., 50.37 ft.; (48) N.18°07'W., 50.23 ft.; (49) N.15°41'W., 97.74 ft.; (50) N.27°13'W., 102.55 ft.; (51) N.27°50'W., 71.40 ft.; (52) N.20°13'E., 72.66 ft.; (53) N.54°47'E., 65.64 ft.; (54) N.32°21'W., 35.23 ft.; (55) S.67°24'W., 55.77 ft.; (56) S.76°28'W., 107.18 ft.; (57) N.73°15'W., 137.00 ft.; (58) S.88°41'W., 49.35 ft.; (59) N.34°27'W., 61.06 ft.; (60) N.44°26'W., 84.63 ft.; (61) N.59°37'W., 30.00 ft.; (62) N.40°58'W., 36.99 ft.; (63) N.17°07'W., 36.81 ft.; (64) N.71°12'W., 29.76 ft.; (65) S.44°59'W., 58.40 ft.; (66) S.32°33'W., 40.41 ft.; (67) S.26°54'30"W., 44.67 ft.; (68) S.9°12'W., 74.91 ft.; (69) S.21°38'E., 74.23 ft.; (70) S.9°56'E., 76.28 ft.; (71) S.5°17'E., 83.76 ft.; (72) S.32°28'W., 69.14 ft.; (73) S.47°59'W., 163.38 ft.; (74) N.0°08'E., 140.74 ft.;

(75) N. 3°45'E., 40.38 ft.; (76) N. 1°53'W., 51.55 ft.; (77) N.4°10'W., 83.61 ft.; (78) N. 58°33'W., 43.00 ft.; (79) N. 27°21'E., 110.89 ft.; (80) N.7°27'W., 62.65 ft.; (81) N. 68°30'W., 156.00 ft.; (82) N. 13°45'E., 43.00 ft.; (83) N. 24°09'E., 219.35 ft.; (84) S. 43°30'E., 103.00 ft.; (85) N.84°10'E., 135.00 ft.; (86) N.28°30'10"E., 61.05 ft.; (87) N.23°02'23"E., 28.27 ft.; (88) N. 14°04'56"E., 25.04 ft.; (89) N. 16°14'47"E., 46.28 ft.; (90) N. 11°48'32"E., 22.61 ft.; (91) N.12°11'25"E., 19.67 ft.; (92) N. 7°47'E., 30.124 ft.; (93) N.3°51'W., 28.72 ft.; (94) N. 7°48'W., 90.70 ft.; (95) N.15°14'W., 99.50 ft.; (96) N. 31°07'30"W., 145.47 ft.; (97) N.39°04'W., 314.33 ft.; (98) N. 51°29'W., 264.74 ft.; (99) N. 59°49'W., 80.77 ft.; (100) N. 75°58'W., 176.88 ft.; (101) S.87°35'W., 30.97 ft.; (102) N.63°40'54"W., 25.455 ft.; (103) N.70°33'30"W., 38.55 ft.; (104) N. 81°18'W., 26.79 ft.; (105) N. 81°44'W., 30.48 ft.; (106) S. 81°08'21"W., 92.29 ft.; (107) S.2°42'37"W., 104.79 ft.; (108) N.80°30'W., 15.50 ft.; (109) N. 35°51'W., 60.53 ft.; (110) N.58°02'W., 52.30 ft.; (111) N. 85°31'W., 43.287 ft.; (112) S. 78°42'50"W., 126.35 ft.; (113) N.83°30'W., 40.48 ft.; (114) N. 69°03'W., 40.18 ft.; (115) N.29°57'W., 46.37 ft.; (116) N. 55°00'W., 139.70 ft.; (117) N. 43°37'W., 297.65 ft.; (118) N. 41°17'W., 53.74 ft.; (119) N. 39°50'W., 65.22 ft.; (120) N. 38°00'W., 15.96 ft.; (121) N. 36°34'17"W., 37.42 ft.; (122) N. 29°48'W., 37.38 ft.; (123) N. 19°24'26"W., 87.35 ft.; (124) N.39°52'30"W., 48.40 ft.; (125) N. 17°02'10"W., 25.685 ft.; (126) N. 9°48'25"W., 44.84 ft.; (127) N.12°07'W., 57.62 ft.; (128) N.35°15'50"W., 45.48 ft.; (129) N.24°38'W., 30.55 ft.; (130) N.47°05'07"W., 87.685 ft.; (131) N.33°29'W., 66.70 ft.; (132) N.60°21'W., 75.26 ft.; (133) N. 27°36'E., 123.36 ft.; (134) N. 63°24'E., 42.06 ft.; (135) N.32°58'E., 35.11 ft.; (136) N.13°08'30"E., 54.30 ft.; (137) N.9°42'E., 34.65 ft.; (138) N.1°36'E., 35.53 ft.; (139) N.0°48'04"E., 53.585 ft.; (140) N.8°46'W., 63.48 ft.; (141) N.10°02'W., 55.19 ft.; (142) N.17°11'W., 88.045 ft.; (143) N.22°49'35"W., 32.46 ft.; (144) N.11°08'W., 43.75 ft.; (145) N.22°37'W., 58.52 ft.; (146) N.30°02'W., 80.45 ft.; (147) N. 42°57'30"W., 53.12 ft.; (148) N.32°17'30"W., 73.79 ft.; (149) N. 26°03'W., 71.90 ft.; (150) N.22°11'W., 49.91 ft.; (151) N.48°05'W., 65.97 ft.; (152) N. 23°35'W., 76.61 ft.; (153) N.23°07'W., 147.30 ft. to Meander Corner No. 2 of Alaska Tidelands Survey No. 83, identical with Corner 35 of Wrangell Townsite Boundary, and Meander Corner No. 1 of U. S. Surveys No. 1592 and 1593, Northern addition to Wrangell Townsite; thence outboard over tide and submerged lands, S.83°47'30"W., 213.18 ft., to Corner 3 ATS 83, on the Director's line of Wrangell Tidelands Survey; thence along the said Director's line outboard of the East shore of Zimovia Straits as follows: (1) S.11°25'E., 1548.80 ft. to Corner 4; (2) S.29°30'E., 1052.00 ft. to Corner 5; (3) S.37°45'E., 940.00 ft. to Corner 6; (4) S.17°18'W., 1598.00 ft. to Corner 7; (5) S.28°22'05"E., 2282.71 ft.; to Corner 8; thence inboard over submerged and tidelands N.86°14'30"E., 344.66 ft. to the point of beginning; excluding from the above area Block 85 of Wrangell Townsite Subdivision, known as Shakes Island, and more particularly described as follows: beginning at a point on the line of mean high tide of Shakes Island in Wrangell Harbor from which the intersection of Case Avenue and the boundary line between Blocks 24 and 25 of Wrangell Subdivision Survey No. 1119 bears S.88°23'E., 788.31 ft. distant; thence meandering the line of mean high tide of Shakes Island and Wrangell Harbor as follows: (154) S.53°48'E., 180.81 ft.; (155) S.11°22'E., 163.02 ft.; (156) S.64°18'W., 66.89 ft.; (157) N.37°13'W., 237.37 ft.; (158) N.13°39'E., 109.71 ft. to the point of beginning of the excluded area.

The total tide and submerged land area enclosed within the boundaries of Alaska Tidelands Survey No. 83 is 148.803 acres.

Section, Township **62S**, Range **83E**, **CR** Meridian
 according to the official plat of survey thereof, on file and of record with the Division of Lands and recorded in
Misc.
Vol. 7/ Page **W & A** of the official records of the **Wrangell** Recording Precinct, **Wrangell**, Alaska

The Grantor, Alaska, expressly reserves, out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times, for the purpose of opening, developing, drilling and working mines or wells on these or other lands, and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

This indenture is executed subject to the covenant that no person, firm, association or corporation shall take herring spawn in waters on or over the tidelands herein conveyed, nor shall any person, firm, association, organization or corporation engage in the sale, barter or exchange of herring spawn for profit, providing however, nothing herein shall be construed to prevent or prohibit the taking of herring spawn by residents of this State for (1) personal consumption or (2) barter or exchange for the necessities of life, pursuant to Section 1, Chapter 34, SLA 1959.

To Have and to Hold the said land with the appurtenances thereof unto the said Grantee and
its heirs and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director
 of the Division of Lands pursuant to Article II, Chapter 169, SLA 1959, as amended this **20th**
 day of **March** A.D. 19 **63**.

 Acting Director, Division of Lands

State Record of Patents

Vol. **I**

ge **60**



PLANNING AND ZONING COMMISSION
Regular Meeting August 14, 2025
Staff Report

Agenda Item: New Business, Item 9B

From: Kate Thomas, Economic Development Director

Subject: (PH) Petition to amend the zoning designation for Lot 6A of the Mitchell-Buhler Replat, according to Plat No. 2015-13, Zoned Industrial, changing the zone to Rural Residential 1, owned and requested by Kristine Mitchell and Michael Chesna.

Introduction

Kristine Mitchell and Michael Chesna have submitted a petition to rezone Lot 6A of the Mitchell-Buhler Replat, according to Plat No. 2015-3, from Industrial Development (I) to Rural Residential 1 (RR-1).

The 1.314-acre parcel is located adjacent to existing RR-1 land (north), across from the Former Mill Property, a large, multi-use waterfront development and industrial site, and in proximity to Alaska Mental Health Trust Land Office (TLO) property zoned Timber Management (TM).

Land immediately south of the parcel is zoned Industrial Development and provides access to the TLO property, including an active rock pit. This industrial access corridor further separates the subject lot from the primary industrial waterfront uses to the west.

This petition is considered under WMC 20.76 - Amendments, which governs changes to the zoning map.

Review Criteria

- WMC Chapter 20.76 – Amendments
- WMC Chapter 20.48 – Industrial Development District
- WMC Chapter 20.28 – Rural Residential 1 District
- WMC Chapter 20.52 – Standards
- Wrangell Comprehensive Plan – Future Land Use Map & Policy Objectives

Attachments

- 1.) Aerial Map, 2.) Plat Map, 3.) Future Growth Map from Comprehensive Plan

Background and Findings of Fact

Parcel Information

- Lot 6A, Mitchell-Buhler Replat, Plat No. 2015-3
- 1.314 acres
- Privately owned by Kristine Mitchell and Michael Chesna

Location & Context

- North: Rural Residential 1 – residential properties
- South: Industrial Development – access to TLO rock pit
- East: Timber Management – TLO managed lands
- West (across road): Waterfront Development/Industrial – Former Mill Property, owned by CBW.

Existing Conditions

- The subject property is currently zoned Industrial Development and is adjacent to both residential and industrial uses.
- The property is being developed for residential purposes, but this use is not permitted in the current zoning district.
- The Borough's Future Growth Map designates adjacent lands to the north as residential, while preserving industrial areas as complementary to the Waterfront Development district.
- Borough water and sewer terminate north of the property; connections are not required if the property is beyond 200 feet from the municipal service. Electrical service is available.
- Approval of the rezoning would reduce the Borough's limited industrial land inventory but would not create adverse impacts for adjacent property owners.

Public Interest and Policy Considerations

Rezoning to RR-1 would bring the property into conformance with its intended residential use, provide an additional residentially zoned parcel, and remove the zoning barrier to completing development. The change would reduce industrial land inventory by one lot, but this reduction is not anticipated to negatively affect long-term industrial development capacity, given the supply of other water-dependent industrial properties nearby.

Staff Analysis

This request presents a discretionary land use decision in which either zoning designation could be justified based on existing conditions. The surrounding area already reflects a mix of residential and industrial uses, and a change to Rural Residential 1 would not substantially improve land use compatibility. From a long-range land management perspective, retaining the Industrial Development zoning may offer greater strategic value by preserving limited industrial land inventory adjacent to the Borough's large multi-use waterfront industrial complex immediately across Zimovia Highway. Maintaining industrial zoning in this location supports clustering of compatible economic activities and avoids further fragmentation of industrial lands.

At the same time, the proposed zoning amendment is not inconsistent with the Comprehensive Plan and would not create adverse impacts for adjacent property owners, given the similar mix of uses in the vicinity. The most notable potential impact would be on the applicants, as the

industrial character of the waterfront complex is likely to remain and could intensify in the future through a variety of uses permitted in that district.

Staff Recommendation:

Staff recommends approval of the petition to rezone Lot 6A, Mitchell-Buhler Replat, from Industrial Development (I) to Rural Residential 1 (RR-1), based on:

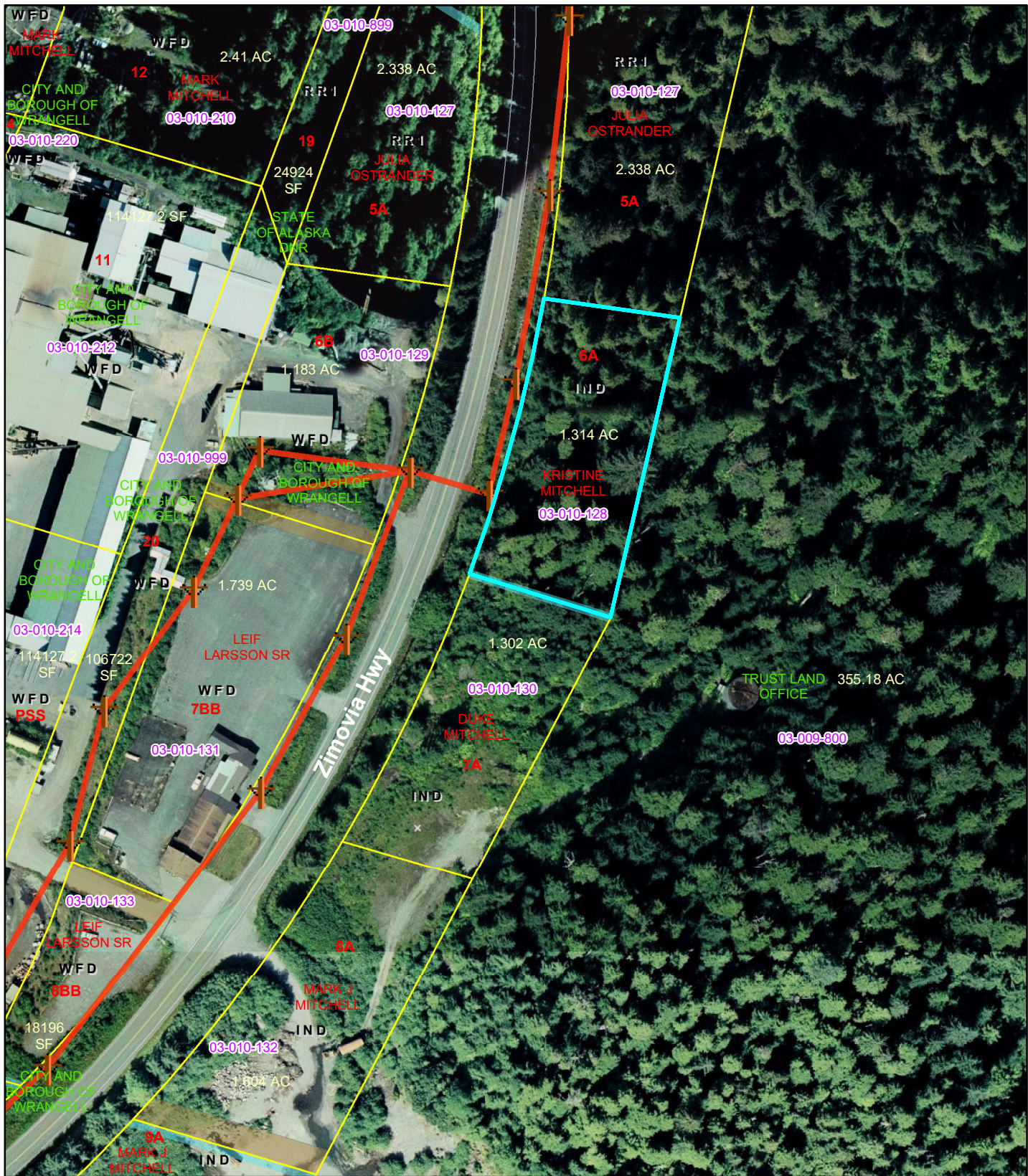
- Compatibility with adjacent residential uses to the north.
- Consistency with the property's current and intended use.
- Lack of adverse impact on neighboring property owners.

Recommended Motion:

Move to approve the findings of fact and recommend to the Borough Assembly approval of the zoning amendment request submitted by Kristine Mitchell and Michael Chesna, to rezone Lot 6A, Mitchell-Buhler Replat, Plat No. 2015-3, from Industrial Development (I) to Rural Residential 1 (RR-1).

CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



Public Map



1 inch = 152.356142 feet
31 e: 7/18/2025

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

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.

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

THIS IS TO CERTIFY THAT ON THIS 10 DAY OF November, 2015, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Richard J Buhler TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND He ACKNOWLEDGED TO ME THAT He 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.

Raoune Klink
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 4-13-2019

THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR 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 15 WILL BE DUE ON OR BEFORE AUGUST 15, 2015 DATED THIS 13 DAY OF November 2015. December

Laverne Klinker
ASSESSOR CITY AND BOROUGH OF WRANGELL

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

11/12/15
DATE

Theresa Henon
CHAIRMAN, PLANNING COMMISSION

Deanne Klinker
SECRETARY

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 DISTRICT NO. 1. THIS PLAT WAS 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.

12-2-15
DATE: _____ MAYOR, CITY AND BOROUGH OF WRANGLER
ATTEST: _____
Karin Lane
CITY CLERK

REFERENCES WITHIN THE WRANGELL RECORDING DISTRICT UTILIZED FOR THIS SURVEY -

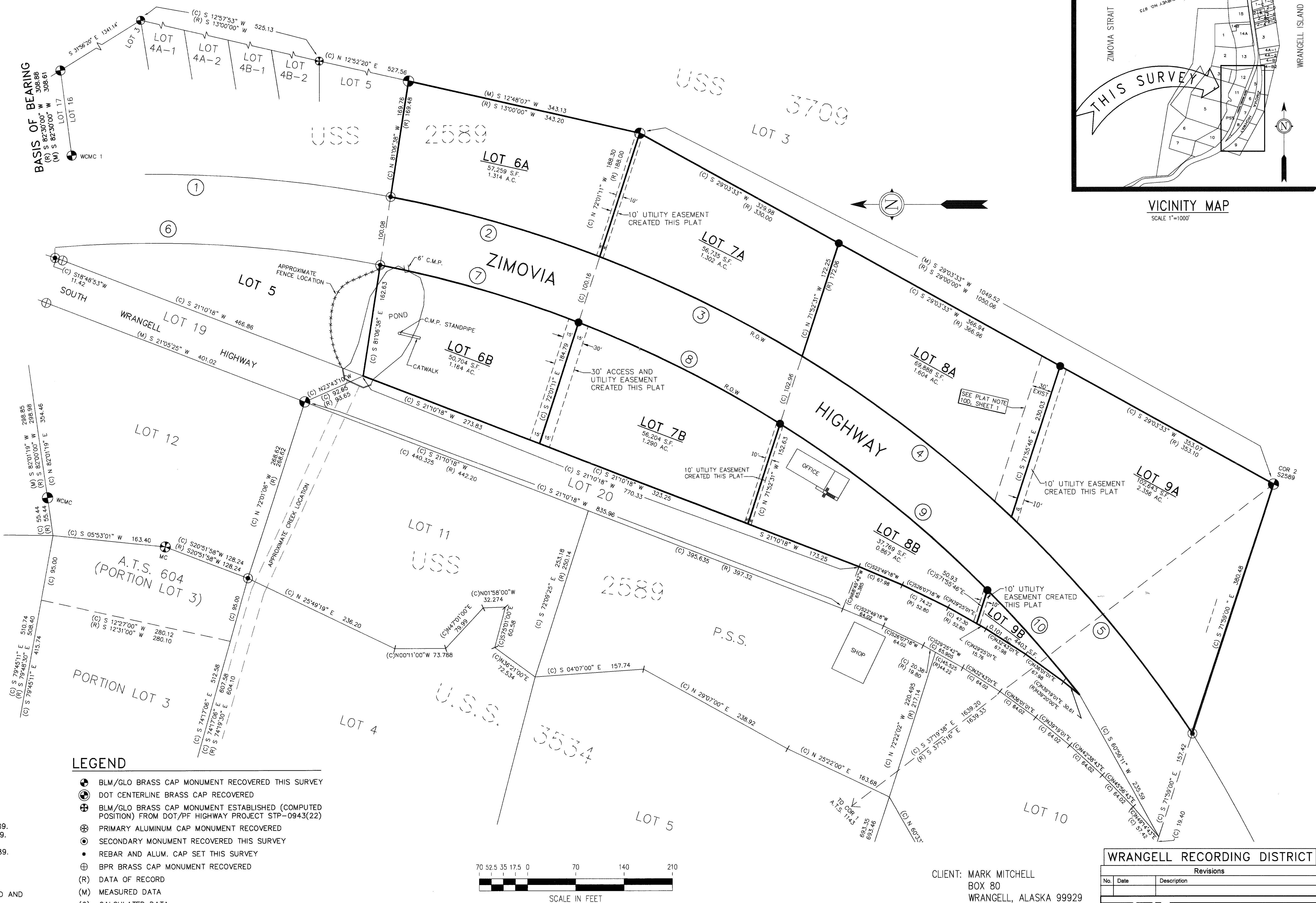
1. PLAT #83-6
2. PLAT #71-253
3. PLAT #74-13
4. PLAT AND FIELD NOTES OF U.S.S. 2589
5. PLAT AND FIELD NOTES OF U.S.S. 3534
6. A.T.S. 1249 PLAT #83-13 EXPIRES 05/22/2000
7. A.T.S. 1143 PLAT #80-10 EXPIRES 08/23/2036
8. A.T.S. 604 ADL 17487
9. STATE OF AK. HIGHWAY PROJECT NO.'S
 - A. STP-0943(22)
 - B. RS-0943(19)
10. A. BOOK 13, PG 254-256, POWERLINE EASEMENT, AFFECTS LOT 4, S2589.
 - B. BOOK 13, PG 317-319, POWERLINE EASEMENT, AFFECTS LOT 3, S2589.
 - C. BOOK 17, PG 215, WATER RIGHTS, AFFECTS LOT 11, S2589.
 - D. BOOK 3, PG 979-984, 30' ACCESS EASEMENT, AFFECTS LOT 8, S2589.
 - E. BOOK 7, PAGE 967.
 - F. BOOK 11, PAGE 97.
 - G. BOOK 11, PAGE 96.
 - H. BOOK 23, PAGE 274.
 - I. LOT 3, U.S.S. 2589 SOLD TO AK. WRANGELL LUMBER CO. BY RICHARD AND MIKE STOUGH IN 1990.
- J. DEED 2014-00183-0
11. RECORD OF SURVEY DATED 08-04-2007 PREPARED BY GREG SCHEFF AND ASSOCIATES AS PROJECT #51284-08-00.
12. THE PURPOSE OF THIS SURVEY IS TO CREATE LOTS 6A, 6B, 7A, 7B, 8A, 8B, 9A & 9B, AS OFFICIALLY SUBDIVIDED LOTS, NATURALLY SUBDIVIDED BY THE ZIMOVIA HIGHWAY R.O.W.

DRAWN BY: TL5
CHECKED BY: GG5
DATE PLATTED: NOV. 06, 2015
DATE SURVEYED: NOV. 06, 2015
SCALE: 1"=70'
SURVEYOR: GREGORY G. SCHEFF
PROJ NO.: 152750

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN OCT-NOV 2015 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.

NOVEMBER 09, 2015
DATE

GREGORY G. SCHEFF LS 6700




①	$\Delta = 15^{\circ}32'26''$ R = 1804.76 L = 489.48 C = 487.98 CHD. BRG. = N 031°48' E	②	$\Delta = 10^{\circ}00'56''$ R = 1804.76 L = 489.48 C = 315.08 CHD. BRG. = N 160°27' E	③	$\Delta = 10^{\circ}23'26''$ R = 1804.76 L = 489.48 C = 326.84 CHD. BRG. = N 26°18'38" E	④	$\Delta = 12^{\circ}09'40''$ R = 1804.76 L = 489.48 C = 382.34 CHD. BRG. = N 37°35'11" E	⑤	$\Delta = 13^{\circ}01'56''$ R = 1804.76 L = 489.48 C = 409.62 CHD. BRG. = N 37°35'11" E
⑥	$\Delta = 15^{\circ}55'06''$ R = 1704.76 L = 473.63 C = 372.11 CHD. BRG. = N 031°16'3" E	⑦	$\Delta = 10^{\circ}04'12''$ R = 1704.76 L = 299.62 C = 327.01 CHD. BRG. = N 161°52'5" E	⑧	$\Delta = 11^{\circ}00'26''$ R = 1704.76 L = 327.51 C = 327.01 CHD. BRG. = N 26°48'11" E	⑨	$\Delta = 12^{\circ}58'53''$ R = 1704.76 L = 386.24 C = 385.42 CHD. BRG. = N 38°54'51" E	⑩	$\Delta = 06^{\circ}48'00''$ R = 1704.76 L = 202.82 C = 292.70 CHD. BRG. = N 48°47'47" E

CLIENT: MARK MITCHELL
BOX 80
WRANGELL, ALASKA 99929

2015-13
Plat # WRANGELL
Rec Dist
12-7 2015
Date
Time 10:21 A.M.



Revisions		
No.	Date	Description

	
R&M ENGINEERING-KETCHIKAN, INC. 355 Carlanna Lake Road Ketchikan, AK 99901	Phone: (907) 225-7917 Fax: (907) 225-3441

WRANGELL OFFICE Phone: (907) 874-2177
P.O. BOX 1331 Fax: (907) 874-2187
Wrangell, AK 99929

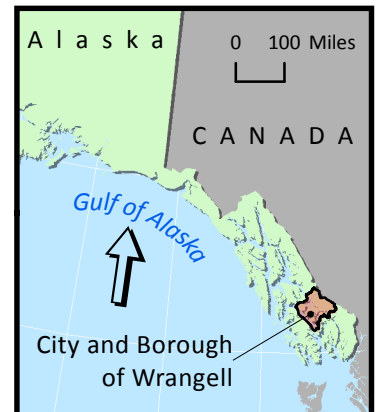
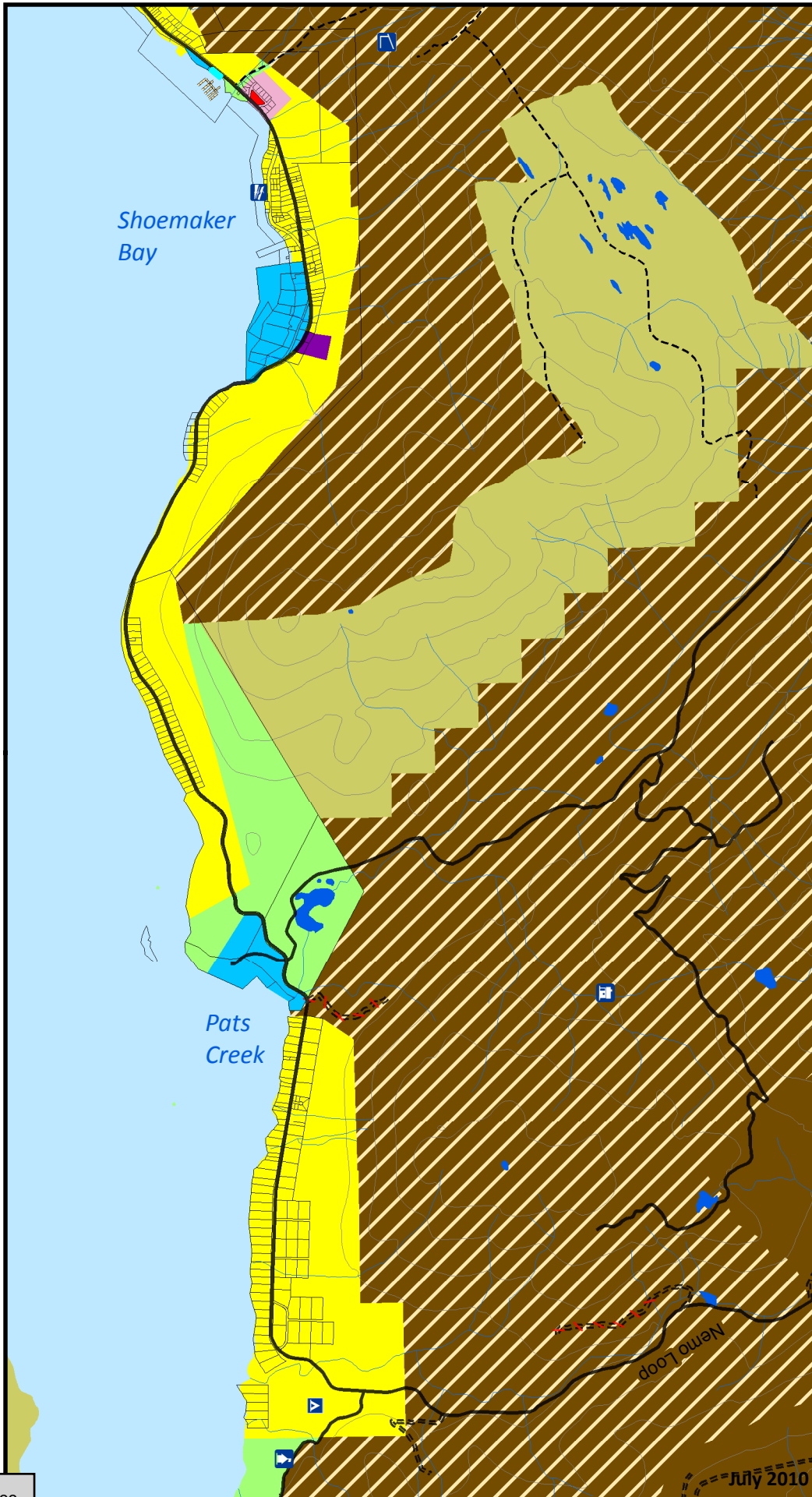
PROJECT:

MITCHELL-BUHLER REPLAT
THE REPLAT OF LOTS 6, 7, 8 AND 9,
U.S. SURVEY 2589,
CREATING LOTS 6A, 6B, 7A, 7B, 8A, 8B, 9A AND 9B
U.S. SURVEY 2589,
WITHIN THE CITY AND BOROUGH OF WRANGELL.

Figure: 6-20

Item b.

Future Growth Map





PLANNING AND ZONING COMMISSION
Regular Meeting August 14, 2025
Staff Report

Agenda Item: New Business, Item 9C

From: Kate Thomas, Economic Development Director

Subject: (PH) Petition to amend the zoning designation for Lot 7A of the Mitchell-Buhler Replat, according to Plat No. 2015-3, Zoned Industrial, changing the zone to Rural Residential 1, owned and requested by Duke Mitchell.

Introduction

Duke Mitchell has submitted a petition to rezone Lot 7A of the Mitchell-Buhler Replat, according to Plat No. 2015-3, from Industrial Development (I) to Rural Residential 1 (RR-1).

The 1.302-acre parcel is located adjacent to existing RR-1 land (north), across from the Former Mill Property, a large, multi-use waterfront development and industrial site, and in proximity to Alaska Mental Health Trust Land Office (TLO) property zoned Timber Management (TM).

Land immediately south of the parcel is zoned Industrial Development and provides access to TLO property, including an active rock pit. This industrial access corridor further separates the subject lot from the primary industrial waterfront uses to the west.

This petition is considered under WMC 20.76 - Amendments, which governs changes to the zoning map.

Review Criteria

- WMC Chapter 20.76 – Amendments
- WMC Chapter 20.48 – Industrial Development District
- WMC Chapter 20.28 – Rural Residential 1 District
- WMC Chapter 20.52 – Standards
- Wrangell Comprehensive Plan – Future Land Use Map & Policy Objectives

Attachments

1.) Aerial Map, 2.) Plat Map, 3.) Future Growth Map from Comprehensive Plan

Background and Findings of Fact

Parcel Information

- Lot 7A, Mitchell-Buhler Replat, Plat No. 2015-3

- 1.302 acres
- Privately owned by Duke Mitchell

Location & Context

- North: Rural Residential 1 – residential properties
- South: Industrial Development – access to TLO rock pit
- East: Timber Management – TLO managed lands
- West (across road): Waterfront Development/Industrial – Former Mill Property, owned by CBW.

Existing Conditions

- The subject property is currently zoned Industrial Development and is adjacent to both residential and industrial uses.
- The property is being developed for residential purposes, but this use is not permitted in the current zoning district.
- The Borough's Future Growth Map designates adjacent lands to the north as residential, while preserving industrial areas as complementary to the Waterfront Development district.
- Borough water and sewer terminate north of the property; connections are not required if the property is beyond 200 feet from the municipal service. Electrical service is available.
- Approval of the rezoning would reduce the Borough's limited industrial land inventory but would not create adverse impacts for adjacent property owners.

Public Interest and Policy Considerations

Rezoning to RR-1 would bring the property into conformance with its intended residential use, provide an additional residentially zoned parcel, and remove the zoning barrier to completing development. The change would reduce industrial land inventory by one lot, but this reduction is not anticipated to negatively affect long-term industrial development capacity, given the supply of other water-dependent industrial properties nearby.

Staff Analysis

This request presents a discretionary land use decision in which either zoning designation could be justified based on existing conditions. The surrounding area already reflects a mix of residential and industrial uses, and a change to Rural Residential 1 would not substantially improve land use compatibility. From a long-range land management perspective, retaining the Industrial Development zoning may offer greater strategic value by preserving limited industrial land inventory adjacent to the Borough's large multi-use waterfront industrial complex immediately across Zimovia Highway. Maintaining industrial zoning in this location supports clustering of compatible economic activities and avoids further fragmentation of industrial lands.

At the same time, the proposed zoning amendment is not inconsistent with the Comprehensive Plan and would not create adverse impacts for adjacent property owners, given the similar mix of uses in the vicinity. The most notable potential impact would be on the applicants, as the industrial character of the waterfront complex is likely to remain and could intensify in the future through a variety of uses permitted in that district.

Staff Recommendation:

Staff recommends approval of the petition to rezone Lot 7A, Mitchell-Buhler Replat, from Industrial Development (I) to Rural Residential 1 (RR-1), based on:

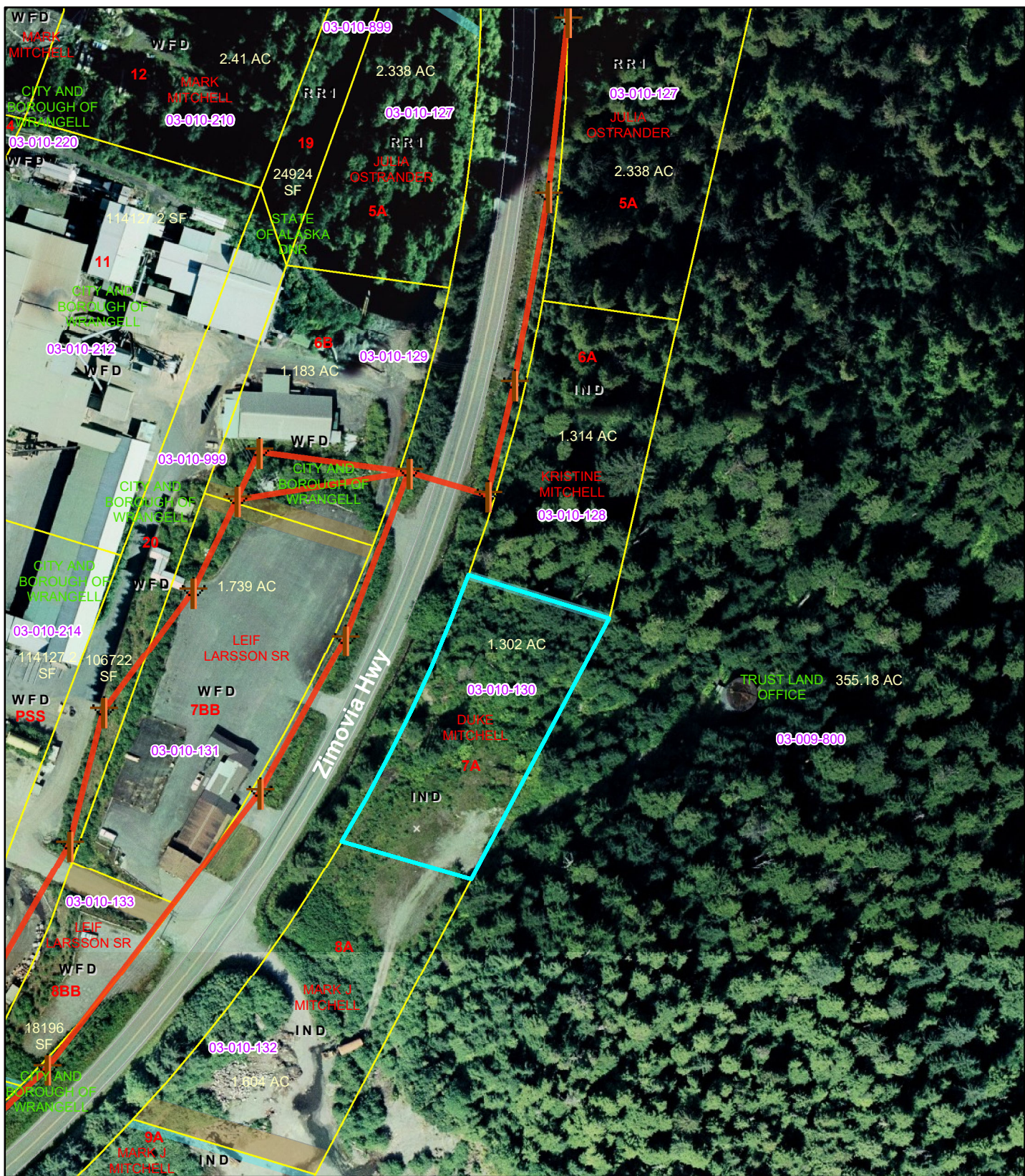
- Compatibility with adjacent residential uses to the north.
- Consistency with the property's current and intended use.
- Lack of adverse impact on neighboring property owners.

Recommended Motion:

Move to approve the findings of fact and recommend to the Borough Assembly approval of the zoning amendment request submitted by Duke Mitchell, to rezone Lot 7A, Mitchell-Buhler Replat, Plat No. 2015-3, from Industrial Development (I) to Rural Residential 1 (RR-1).

CITY AND BOROUGH OF WRANGELL, ALASKA

Item c.



Public Map



1 inch = 152.356142 feet
37
e: 7/18/2025

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

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.

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

THIS IS TO CERTIFY THAT ON THIS 10 DAY OF November, 2015, BEFORE ME
THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED Richard J Buhler
TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE
WITHIN PLAT AND He ACKNOWLEDGED TO ME THAT He SIGNED THE SAME
FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

Laverne Klink
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 4-13-2019

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR 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 15 WILL BE DUE ON OR BEFORE AUGUST 15, 20 15 DATED THIS 13 DAY OF November 2015. December

Laverne Klinker
ASSESSOR CITY AND BOROUGH OF WRANGELL

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

DATE 11/12/15 John Penoon
CHAIRMAN, PLANNING COMMISSION

Gertrude Klinker
SECRETARY

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 DISTRICT NO. 1, 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.

12-2-15
DATE
ATTEST:
CITY CLERK
Karin Lane
MAYOR, CITY AND BOROUGH OF WRANGELL

REFERENCES WITHIN THE WRANGELL RECORDING DISTRICT UTILIZED FOR THIS SURVEY -

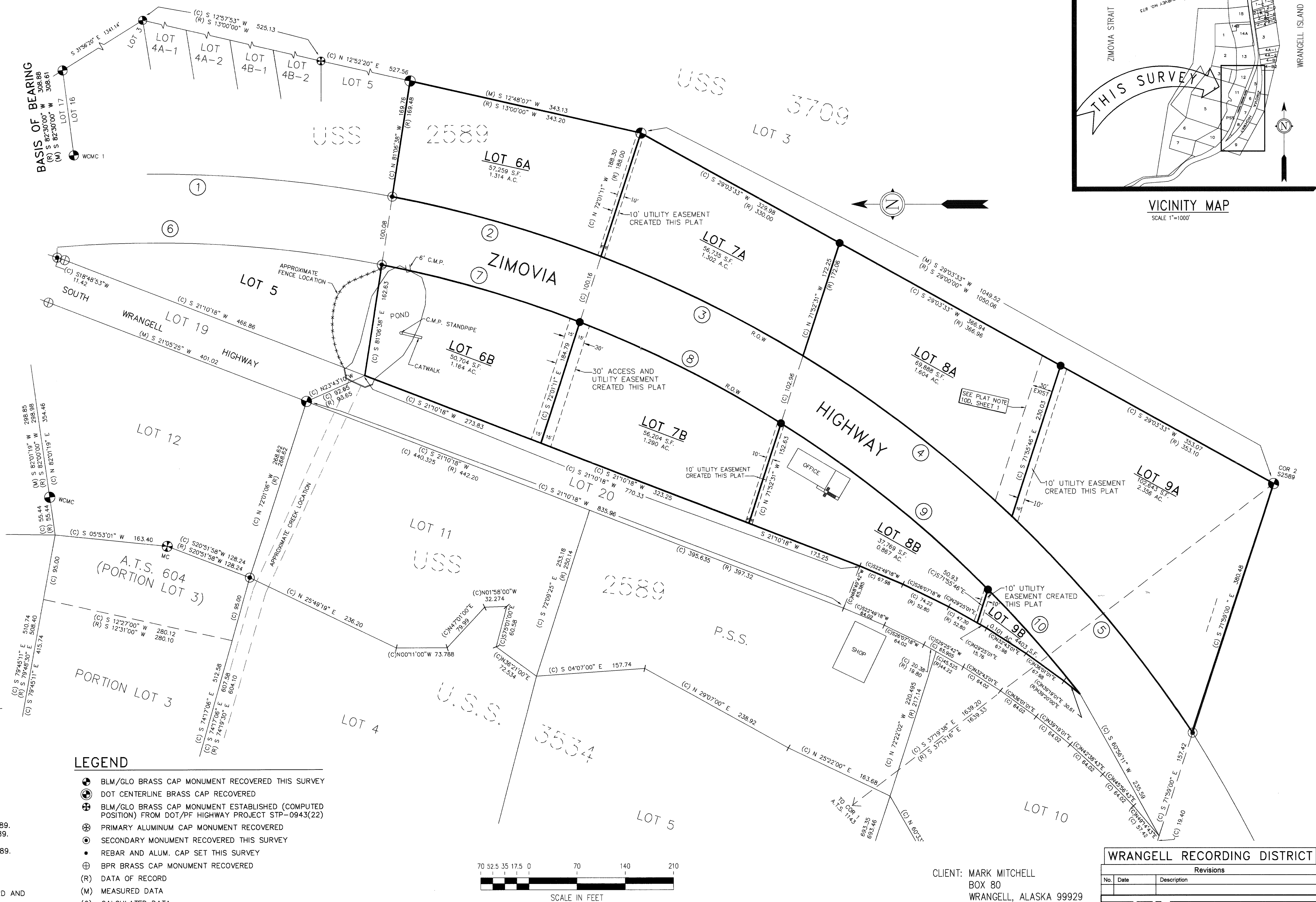
1. PLAT #83-6
2. PLAT #71-253
3. PLAT #74-13
4. PLAT AND FIELD NOTES OF U.S.S. 2589
5. PLAT AND FIELD NOTES OF U.S.S. 3534
6. A.T.S. 1249 PLAT #83-13 EXPIRES 05/22/2000
7. A.T.S. 1143 PLAT #80-10 EXPIRES 08/23/2036
8. A.T.S. 604 ADL 17487
9. STATE OF AK. HIGHWAY PROJECT NO.'S
 - A. STP--0943(22)
 - B. RS--0943(19)
10. A. BOOK 13, PG 254-256, POWERLINE EASEMENT, AFFECTS LOT 4, S2589.
B. BOOK 13, PG 317-319, POWERLINE EASEMENT, AFFECTS LOT 3, S2589.
C. BOOK 17, PG 215, WATER RIGHTS, AFFECTS LOT 11, S2589.
D. BOOK 3, PG 979-984, 30' ACCESS EASEMENT, AFFECTS LOT 8, S2589.
E. BOOK 7, PAGE 967.
F. BOOK 11, PAGE 97.
G. BOOK 11, PAGE 96.
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I. LOT 3, U.S.S. 2589 SOLD TO AK. WRANGELL LUMBER CO. BY RICHARD AND MIKE STOUGH IN 1990.
J. DEED 2014--00183-0
11. RECORD OF SURVEY DATED 08-04-2007 PREPARED BY GREG SCHEFF AND ASSOCIATES AS PROJECT #51284--00-00.
12. THE PURPOSE OF THIS SURVEY IS TO CREATE LOTS 6A, 6B, 7A, 7B, 8A, 8B, 9A & 9B, AS OFFICIALLY SUBDIVIDED LOTS, NATURALLY SUBDIVIDED BY THE ZIMOWIA HIGHWAY R.O.W.

DRAWN BY: TL5
CHECKED BY: GGS
DATE PLATTED: NOV. 06, 2015
DATE SURVEYED: NOV. 06, 2015
SCALE: 1"=70'
SURVEYOR: GREGORY G. SCHEFF
PROJ NO.: 152750

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN OCT-NOV 2015 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.

NOVEMBER 09, 2015
DATE

GREGORY G. SCHEFF LS 6700




①	△ = 15°32'22" R = 1804.76 L = 489.48 C = 467.98	②	△ = 10°00'56" R = 1804.76 L = 315.48 C = 315.08	③	△ = 10°23'26" R = 1804.76 L = 327.29 C = 325.84	④	△ = 12°05'40" R = 1804.76 L = 383.06 C = 382.34	⑤	△ = 13°01'56" R = 1804.76 L = 410.51 C = 405.64
CHD. BRG. = N 031°48' E	CHD. BRG. = N 10°06' 27" E	CHD. BRG. = N 261°38" E	CHD. BRG. = N 37°35'11" E	CHD. BRG. = N 37°35'11" E					
⑥	△ = 15°55'06" R = 1704.76 L = 413.63 C = 472.11	⑦	△ = 10°04'12" R = 1704.76 L = 299.62 C = 299.23	⑧	△ = 11°00'26" R = 1704.76 L = 327.51 C = 327.01	⑨	△ = 12°58'33" R = 1704.76 L = 385.24 C = 385.42	⑩	△ = 06°49'04" R = 1704.76 L = 202.82 C = 202.70
CHD. BRG. = N 02°16'13" E	CHD. BRG. = N 16°15'52" E	CHD. BRG. = N 26°49'11" E	CHD. BRG. = N 38°47'51" E	CHD. BRG. = N 48°41'47" E					

CLIENT: MARK MITCHELL
BOX 80
WRANGELL, ALASKA 99929

2015-13
Plat #
WRangell
Rec Dist
12-7 201
Date
Time 10:21 A



Revisions		
No.	Date	Description

	
R&M ENGINEERING-KETCHIKAN, INC. 355 Carlanna Lake Road Ketchikan, AK 99901	Phone: (907) 225-7917 Fax: (907) 225-3441

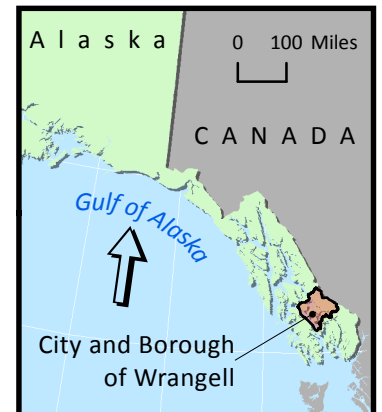
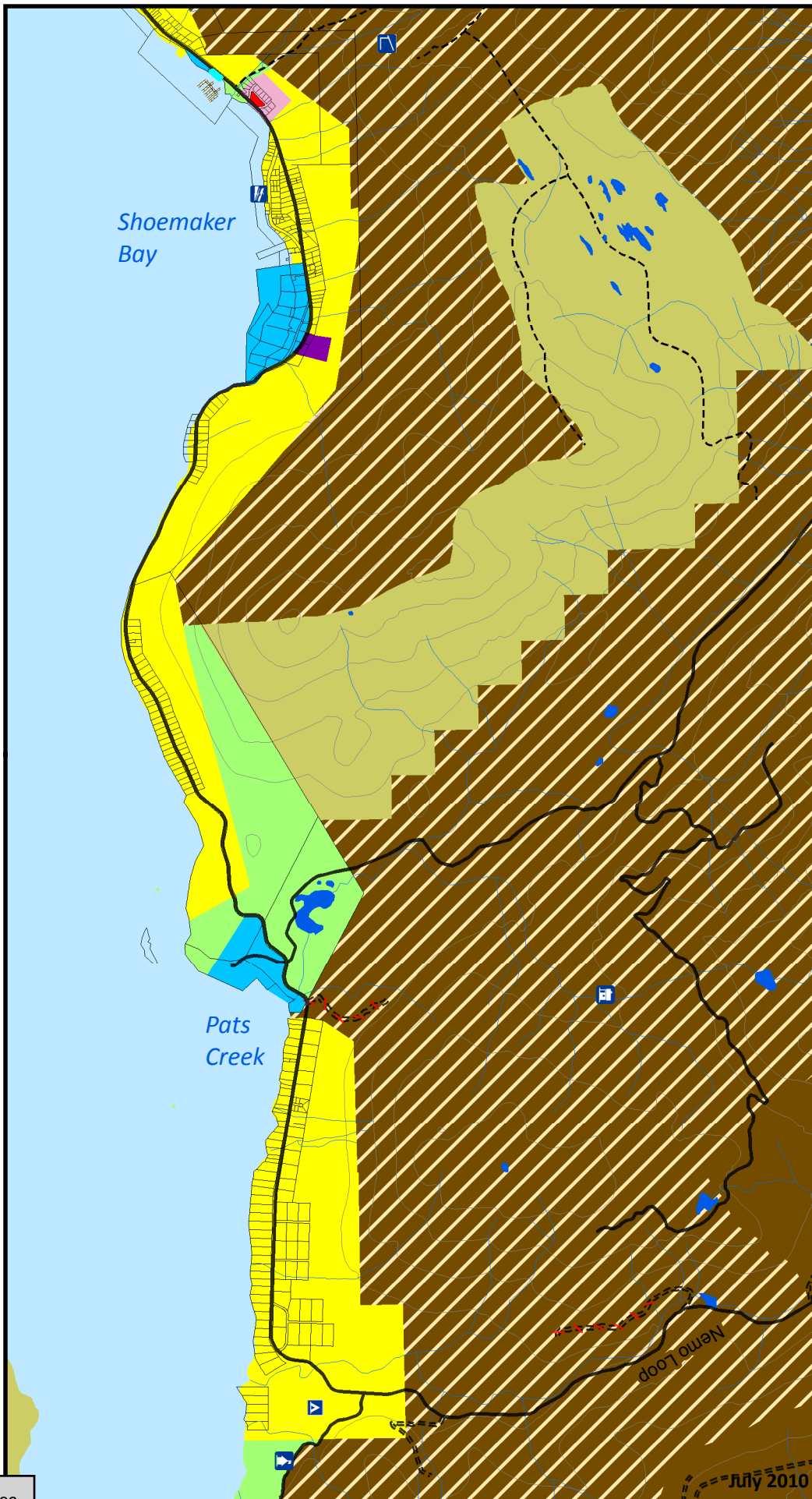
WRANGELL OFFICE
P. O. BOX 1331
Wrangell, AK 99629

Phone: (907) 874-2177
Fax: (907) 874-2187

PROJECT:

MITCHELL-BUHLER REPLAT
THE REPLAT OF LOTS 6, 7, 8 AND 9,
U.S. SURVEY 2589,
CREATING LOTS 6A, 6B, 7A, 7B, 8A, 8B, 9A AND 9B
U.S. SURVEY 2589,
WITHIN THE CITY AND BOROUGH OF WRANGELL

Future Growth Map





PLANNING AND ZONING COMMISSION
Regular Meeting August 14, 2025
Staff Report

Agenda Item: New Business, Item 9D

From: Kate Thomas, Economic Development Director

Subject: (PH) Conditional Use Permit application for a retail space for a cottage industry business on Lot 19 (APN 03-009-208) of the USS3403 Subdivision, according to Plat No. 73-2, zoned Rural Residential 1, owned and requested by Lindsay McConachie.

Introduction: This report addresses a Conditional Use Permit application for a cottage industry on Lot 19 located along the Shoemaker Bay Loop Road within the Rural Residential I (RR) zoning district. The applicant, Lindsay McConachie, seeks to operate a small retail space for locally harvested canned goods using a covered area within an existing porch on the backside (seaward) of the residence. Staff have reviewed the application against the relevant criteria and recommend approval, subject to conditions outlined below.

Review Criteria:

- WMC Chapter 20.08: Definitions
- WMC Chapter 20.28: Rural Residential I District
- WMC Chapter 20.52: Standards
- WMC Chapter 20.68: Conditional Use Permits

Attachments:

1. Aerial Map of Property

Background and Findings of Fact:

Lindsay McConachie has applied for a Conditional Use Permit to operate a small-scale, home-based retail business to sell homemade goods, which is classified as a "Cottage Industry" business. Cottage Industry means "a small-scale home-based business, similar to a home occupation, allowing up to two employees, involving the on-site manufacture and/or sale of goods or services or the retailing, wholesaling, and renting of real or personal property provided such activities are permitted uses and are not, in the determination of the planning commission, detrimental to surrounding properties. A day sightseeing trip to a remote piece of property is considered a cottage industry."

Conditions of approval for conditional use applications include:

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

The proposed small-scale retail business, utilizing a covered space on the owner's deck, is anticipated to have minimal impact on adjacent properties. Customer pickups will likely be scheduled and staggered, further minimizing any potential traffic congestion. The scale of the business is small and home-based, consistent with the character of the cottage industry.

2. Provisions of sewer and water:

The property is connected to municipal water and sewer services, adequate for the proposed use.

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

The property has existing driveway access and sufficient off-street parking to accommodate both residents and short-term customer pickups without creating safety issues or impacting on-street parking. No additional parking is required for the proposed use.

Staff Recommendation: Staff recommend approval of the Conditional Use Permit for a small retail cottage industry business with minimal conditions.

Recommended Motion: Move to approve the Findings of Fact and the Conditional Use Permit application submitted by Lindsay McConachie for a small retail cottage industry business, subject to the following conditions:

1. Two off-street parking places must be provided; and,
2. The business operation shall be limited to the sale and pickup of goods classified under cottage industry.
3. The hours of operation for customer pickups shall be limited to 8:00 AM- 10:00 PM.
4. The applicant shall comply with all applicable health and safety regulations related to food sales.

Item d.



WRANGELL
CITY
COMMITMENT TO THE OUTDOORS
ADOPTED AUGUST 1992

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



PLANNING AND ZONING COMMISSION
Regular Meeting August 14, 2025
Staff Report

Agenda Item: New Business, Item 9E

From: Kate Thomas, Economic Development Director

Subject: (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, zoned Rural Residential 1, owned by Rick Andersen, requested by Central Council of Tlingit and Haida Indian Tribes of Alaska.

Introduction

Central Council of the Tlingit and Haida Indian Tribes of Alaska is seeking a conditional use permit to construct a 250-foot self-support tower and unmanned ground equipment for the purpose of a cellular tower on private property within the Wrangell Island West Subdivision.

Review Criteria

- Chapter 20.28: Rural Residential 1 District
- Chapter 20.52: Standards
- Chapter 20.68: Conditional Use Permits

Attachments

- 1.) Aerial Map, 2.) Plat Map, 3.) Site Plan prepared by Kimley Horn

Background and Findings of Fact

Central Council of Tlingit and Haida's Tidal Network is the applicant for the conditional use permit. Kimley Horn has been contracted to help with development and facilitation of the project. The property's legal access is from Spruce Avenue, a minor road that connects to Zimovia Highway. The property owner is aware of the application. The developer is under contract with Mr. Andersen and in the midst of a feasibility period. The applicant can provide a Purchase and Sale Agreement upon request.

Radio and television transmitters and towers are allowable as a conditional use within the Rural Residential 1 District. Setbacks in the Rural Residential 1 district require 20 feet along the front and rear property lines and 15 feet along the side yards. Surrounding uses include residential properties on adjacent parcels. Much of the surrounding timber will likely limit views of the tower from these residences.

Conditional Use Permit Criteria Analysis

In considering the potential conditional use permit for the short-term rental operation within the Rural Residential district, the following criteria are addressed:

1. *When the appearance, traffic generated, noise, or other characteristics of the use would have an adverse affect upon neighboring properties, additional yards, site area, uncleared buffer strips, fences, hedges or other safeguards shall be provided by the conditional use in a manner which is sufficient to prevent any such adverse effect.*

There should be minimal impacts from a cellular tower at this location due to noise, traffic, or the fenced site area. Once construction is completed, there will be minimal activity on site. The site plan shows a proposed 130'x250' cleared and graveled area with and timbered buffer surrounding it, with a 60x60 chain link fence around the compound with 3 strands of barbed wire. Much of the surrounding timber will likely limit adjacent residences' viewshed of the tower itself; therefore, there are no anticipated appearance issues. Lighting will be permitted at the site for security but is conditioned to be blocked to adjacent residents and angled downwards. A generator will also be on site for backup power purposes only.

2. *Provisions for sewage disposal and water service shall be acceptable to all applicable health regulations.*

There are no plans for installing sewer or water.

3. *Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.*

Access to the property is via Spruce Avenue within the Wrangell West Subdivision. There is adequate parking and turnaround on the property to access the infrastructure.

4. *In addition to the conditions of subsections (A) through (C) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and the size and character of the site shall facilitate maximum benefit and service to the public.*

Not applicable.

Staff Recommendation

Staff recommend approval of the conditional use permit for the purpose of a cellular tower.

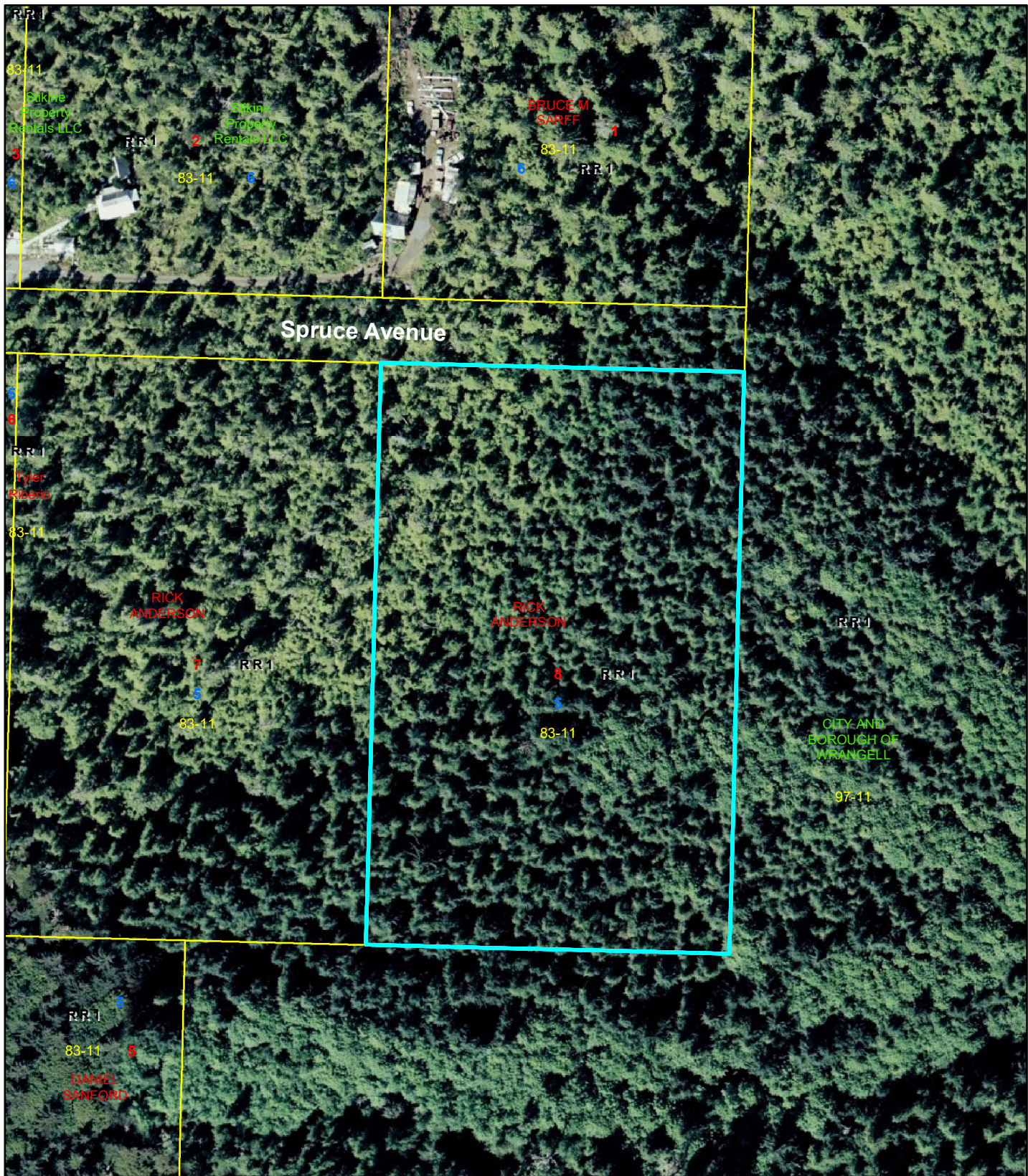
Recommended Motion

Move to approve the findings of fact and the conditional use permit request for a 250-foot self-support tower and unmanned ground equipment for the purpose of a cellular tower with the following conditions:

1. Fencing should be site-obscuring facing residential properties; and,
2. Security lighting should be no higher than 15 feet from grade and angled down and side blocked to not impact adjacent residences; and,
3. All required setbacks for the Rural Residential 1 district must be met; and,
4. Generator will be for back-up power supply only and muffled as much as possible.

CITY AND BOROUGH OF WRANGELL, ALASKA

Item e.



Public Map

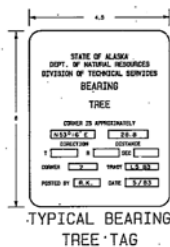
1 inch = 128.133622 feet
45 e: 7/31/2025



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

LEGEND

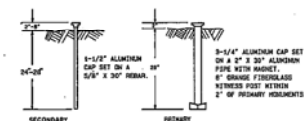
- GEODETIC CONTROL MONUMENT RECOVERED.
- PRIMARY ALUMINUM CAP MONUMENT (DTS).
- PRIMARY ALUMINUM CAP MONUMENT (DTS) RECOVERED.
- SECONDARY MONUMENT SET.
- BLM MONUMENT RECOVERED.
- 50' PUBLIC ACCESS EASEMENT ALONG SHORELINE.
- 20' PEDESTRIAN & UTILITY EASEMENT.
- 30' ACCESS & UTILITY EASEMENT.
- EAGLE TREE.
- 20' UTILITY EASEMENT.



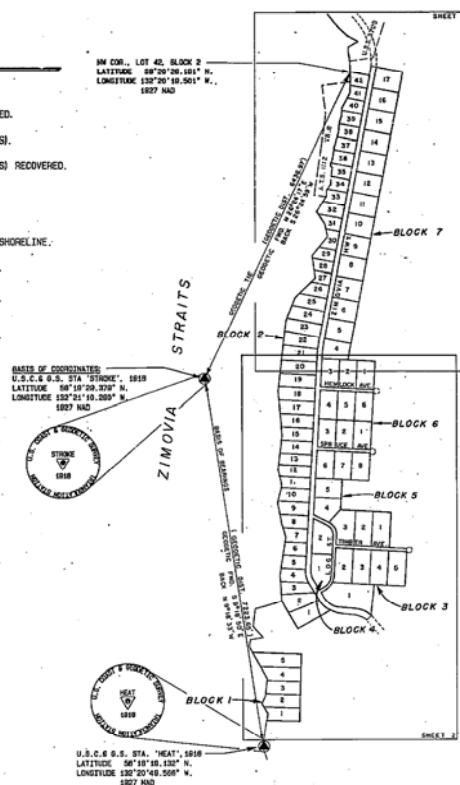
TYPICAL PRIMARY MONUMENT MARKINGS



TYPICAL SECONDARY MONUMENT MARKINGS



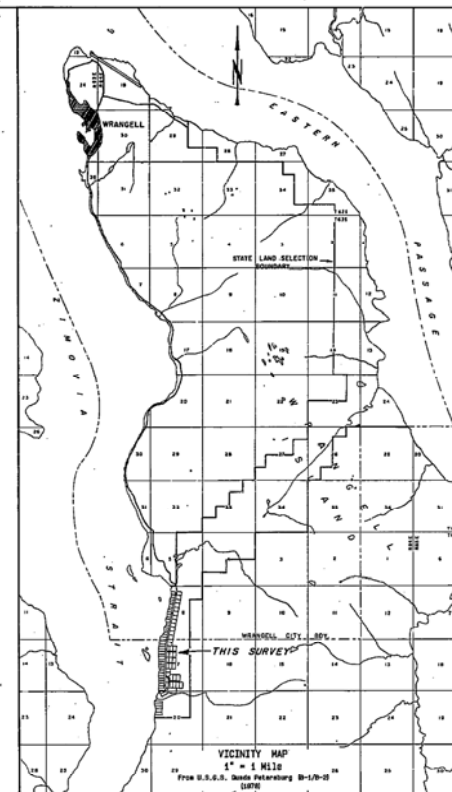
TYPICAL MONUMENT SETTINGS



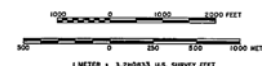
SELECTION INFORMATION
N.F.C.G. 116
Tentative Approval dated 4-28-82

AREA SUMMARY

Block 1	Lots 1 through 5	20,431 acres
Block 2	Lots 1 through 42	120,058 acres
Block 3	Lots 1 through 5	29,620 acres
Block 4	Lots 1 through 2	10,528 acres
Block 5	Lots 1 through 8	38,572 acres
Block 6	Lots 1 through 8	24,500 acres
Block 7	Lots 1 through 17	75,081 acres
Total Lots = 85		316,958 acres
R.O.W. =		32,803 acres
Tracts =		-
Water Bodies =		-
Total Gross =		349,761 acres
Total Net =		349,761 acres



SCALE: 1" = 1000'

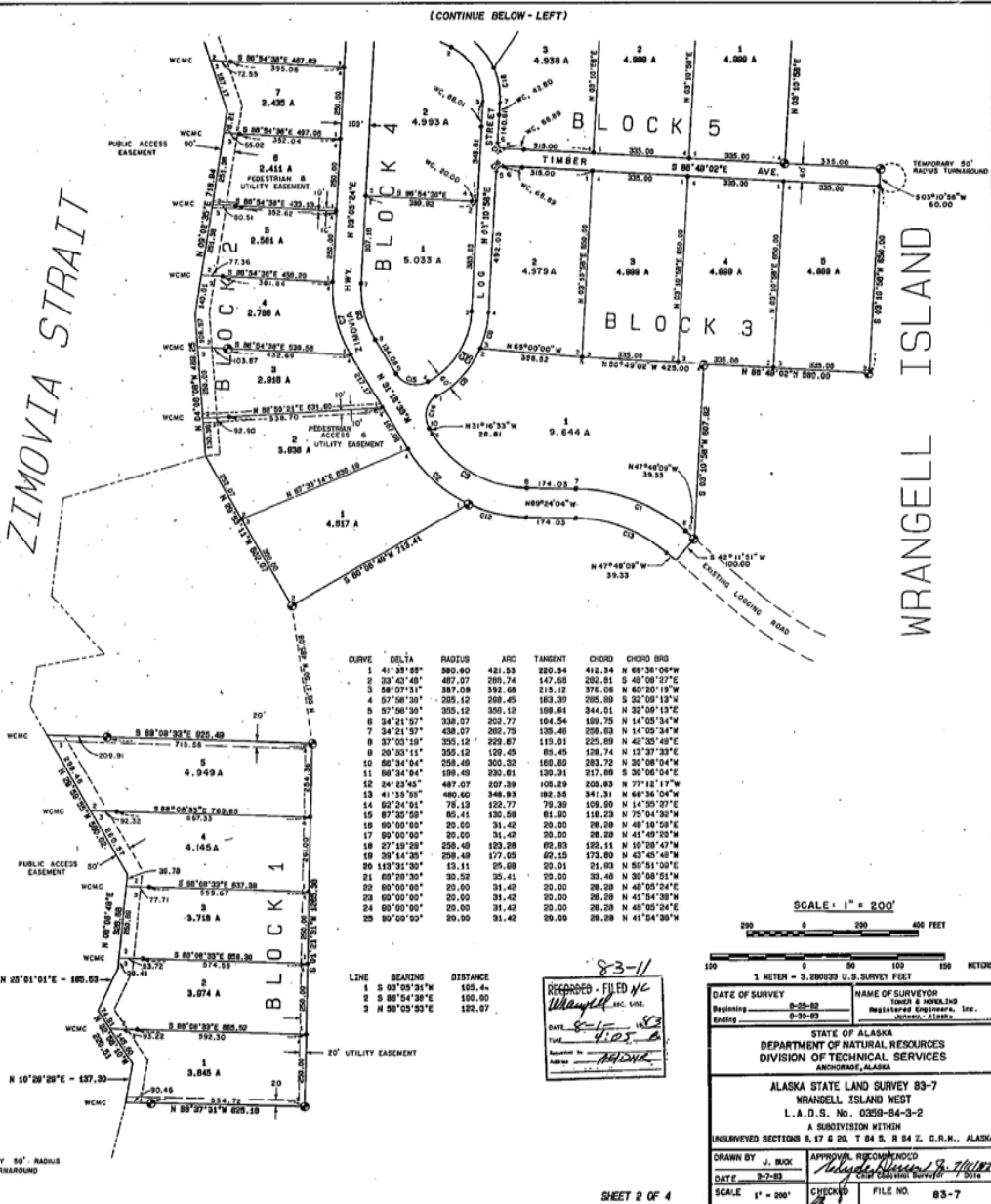


83-11
RECEIVED - FIELD NO. 83-11
DATE 4-28-82
BY [Signature]
CITY M. KELLER

DATE OF SURVEY Beginning 8-25-82 Ending 6-30-83	NAME OF SURVEYOR TOMAS J. HODGINS REGISTERED ENGINEER, INC. ANCHORAGE, ALASKA
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF TECHNICAL SERVICES ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY 83-7 WRANGELL ISLAND WEST L.A.D.S. No. 0359-84-3-2 A SUBDIVISION WITHIN UNRESERVED SECTIONS 8, 17 & 20, T. 84 S., R. 84 E., S. 84 E., ALASKA	
DRAWN BY J. RICH DATE 6-3-83 SCALE 1" = 1000'	APPROVAL RECOMMENDED [Signature] DATE 6-3-83 CHECKED [Signature] FILE NO. 83-7

SHEET 1 OF 4

Wrangell 83-11



BEARING TREES FOR PRIMARY MONUMENTS SET THIS SURVEY

BLOCK 1

C1 L1	S 88°34' E - 19.3	16" CEDAR
	N 43°45' E - 17.5	20" HEMLOCK
	N 63°09' E - 20.5	12" HEMLOCK
C2 L1	S 71°30' E - 23.2	18" CEDAR
	N 2°20' W - 13.3	30" CEDAR
	S 85°00' W - 19.7	12" HEMLOCK
C3 L5	N 55°27' E - 25.8	20" SPRUCE
	S 40°24' E - 43.2	54" SPRUCE
	S 33°35' W - 49.5	30" SPRUCE
C4 L5	S 24°00' E - 17.7	12" HEMLOCK
	N 44°00' E - 9.2	8" HEMLOCK
	S 78°08' W - 20.7	14" HEMLOCK

BLOCK 2

C1 L1	S 12°01' E - 45.7	10" PINE
	N 83°13' W - 28.7	10" PINE
	N 43°02' W - 33.8	10" PINE
C2 L1	S 77°55' E - 9.9	12" HEMLOCK
	S 26°05' W - 14.8	8" HEMLOCK
	N 82°25' W - 12.3	12" HEMLOCK
C3 L3 & C2 L4	S 63°20' W - 4.0	8" HEMLOCK
	N 5°43' E - 20.7	24" HEMLOCK
	N 69°15' E - 29.3	38" HEMLOCK
C3 L8 & C2 L8	S 66°00' W - 18.8	22" SPRUCE
	N 62°00' W - 20.9	18" CEDAR
	N 18°24' W - 10.5	8" HEMLOCK
C3 L13 & C2 L14	S 13°20' W - 12.8	8" HEMLOCK
	S 88°18' E - 18.7	8" HEMLOCK
	N 4°30' W - 10.8	8" HEMLOCK
C3 L18 & C2 L19	S 33°38' W - 32.2	30" SPRUCE
	S 67°15' E - 25.8	15" HEMLOCK
	N 57°00' W - 15.3	20" HEMLOCK
C3 L23 & C2 L24	S 15°00' E - 23.4	8" HEMLOCK
	S 77°30' E - 7.1	15" HEMLOCK
	N 65°04' E - 14.1	8" HEMLOCK
C3 L28 & C2 L29	S 22°15' E - 20.7	8" HEMLOCK
	N 88°00' E - 5.5	30" HEMLOCK
	N 36°05' E - 27.8	15" HEMLOCK
C3 L32 & C2 L33	N 31°00' E - 8.0	24" SPRUCE
	S 0°00' W - 15.3	8" HEMLOCK
	N 60°00' E - 29.7	24" HEMLOCK
C3 L37 & C2 L38	N 35°00' E - 17.4	8" HEMLOCK
	S 87°00' E - 4.1	18" HEMLOCK
	S 21°00' W - 13.8	15" SPRUCE
C3 L42	S 23°00' E - 14.2	48" SPRUCE
	N 54°00' E - 19.1	30" HEMLOCK
	N 30°00' E - 30.0	10" HEMLOCK
C4 L42	S 20°00' W - 9.8	8" HEMLOCK
	S 15°00' E - 17.2	24" HEMLOCK
	S 70°00' E - 37.8	18" HEMLOCK

BLOCK 3

C4 L1	S 50°18' W - 28.8	8" PINE
	S 30°28' E - 26.0	12" PINE
	N 29°48' E - 13.3	8" PINE
C5 L1	N 0°42' W - 5.7	8" CEDAR
	N 40°34' E - 12.2	12" CEDAR
	N 74°57' E - 11.8	8" CEDAR
C2 L5	S 75°30' W - 14.8	10" HEMLOCK
	N 0°20' W - 12.4	8" CEDAR
	S 70°38' E - 18.2	8" SPRUCE
R.O.W. COR.	S 81°00' W - 24.9	24" HEMLOCK
	N 1°18' E - 12.4	18" HEMLOCK
	S 4°00' E - 10.7	24" CEDAR

BLOCK 5

C2 L1	S 51°30' W - 5.8	8" CEDAR
	N 50°00' E - 3.1	12" CEDAR
	S 18°00' E - 5.7	8" CEDAR
C4 L1	N 8°00' W - 10.2	12" HEMLOCK
	N 81°00' E - 17.7	8" HEMLOCK
	S 34°00' W - 10.8	8" CEDAR
C2 L3 & C3 L4	N 5°50' W - 18.2	8" HEMLOCK
	N 73°50' E - 17.8	30" HEMLOCK
	S 77°14' W - 9.8	8" HEMLOCK
C2 L5	S 22°18' W - 15.1	12" HEMLOCK
	N 7°10' E - 12.8	18" HEMLOCK
	S 69°00' E - 13.4	14" HEMLOCK
C2 L8	N 68°13' E - 11.5	5" HEMLOCK
	S 30°55' W - 10.2	8" HEMLOCK
	S 3°15' E - 20.8	8" HEMLOCK

BLOCK 8

C3 L1 & C2 L8	S 14°32' W - 19.5	8" CEDAR
	N 75°38' W - 30.1	15" PINE
	N 40°00' E - 23.0	8" CEDAR

BLOCK 7

C3 L1	N 58°18' E - 10.8	8" HEMLOCK
	S 37°15' W - 10.8	15" HEMLOCK
	N 7°12' W - 9.8	15" HEMLOCK
C3 L4	S 70°10' E - 18.2	27" HEMLOCK
	N 18°53' W - 7.3	21" SPRUCE
	S 42°41' W - 15.0	30" CEDAR
C2 L8 & C3 L7	N 28°48' W - 15.4	18" CEDAR
	N 43°18' E - 27.4	24" CEDAR
	S 3°04' E - 13.6	21" CEDAR
C2 L8 & C3 L10	S 34°00' W - 5.8	2" HEMLOCK
	N 54°48' W - 18.6	3" HEMLOCK
	N 84°55' E - 40.7	3" HEMLOCK
C2 L12 & C3 L13	N 45°00' W - 24.0	4" HEMLOCK
	S 28°00' E - 12.4	4" HEMLOCK
	N 17°00' E - 20.3	4" HEMLOCK
C2 L15 & C3 L16	N 28°48' W - 14.4	4" HEMLOCK
	S 40°40' W - 8.8	4" HEMLOCK
	S 11°37' E - 10.2	8" HEMLOCK
C1 L17	S 71°48' E - 23.3	12" HEMLOCK
	N 78°25' E - 48.4	15" HEMLOCK
	N 43°50' E - 41.8	12" HEMLOCK
C2 L17	S 32°35' W - 11.0	8" HEMLOCK
	N 15°30' E - 5.7	12" HEMLOCK
	S 28°00' E - 18.9	8" HEMLOCK

APPROVAL

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City of Wrangell, Alaska and that the said plat has been approved by the Planning Board by Plat Resolution No. _____ dated _____ 1983 and the plat hereon has been approved for recording in the office of the District Recording Office, Ketchikan, Alaska.

Dated: June 27 1983

[Signature]
City of Wrangell
Planning Board

Attest:

[Signature]
Clerk
City of Wrangell
Planning Board

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby certify that I am the director, Division of Technical Services, and that the State of Alaska is the owner of A.S.L.S. 83-7, as shown hereon. I hereby approve this survey and plat for the State of Alaska, and dedicate for public or private use as noted, all easements, public utility areas, and rights-of-way as shown and described hereon.

July 11 1983 *[Signature]*
DIVISION OF TECHNICAL SERVICES

NOTARY'S ACKNOWLEDGEMENT

Notary for ALASKA
Subscribed and sworn before me this 11th day of JULY



[Signature]
Notary Public for Alaska
My commission expires 12-10-84

SURVEYOR'S CERTIFICATE

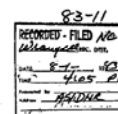
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that all dimensions and other details are correct.

Dated: June 27 1983



GENERAL NOTES

1. This survey was executed under the terms of GSC-490.
2. Unless otherwise noted all bearings shown hereon are based on a local plane which is oriented to a true meridian only at the basis of bearings.
3. All distances shown hereon are in U.S. survey feet, adjusted to horizontal but not to sea level distances.
4. The titles ALASKA DIVISION OF LANDS (ADL), DIVISION OF TECHNICAL SERVICES (DTS), and DEPARTMENT OF NATURAL RESOURCES (DNR) are synonymous.
5. Parcels within this subdivision may contain wetlands as defined within the purview of Section 404 of the Clean Water Act and may require Department of Army Corps of Engineers (DACE) permits prior to placement of fill material into these areas. Contact with DACE should be made prior to commencing construction.
6. Water supply and sewage disposal. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC). Approval of such systems shall be obtained from said authority.
7. This subdivision has been approved by the Alaska Department of Environmental Conservation pursuant to 18 AAC 72.005. On lot wastewater discharge is restricted to such systems as approved by the Department of Environmental Conservation.
8. The meanders shown hereon are for area computations only, and the true meanders of mean high water or ordinary high water form the boundaries of the lots.
9. Easements are located as shown on the plat. There shall be additional easements, as required, at each utility pole location for gas and anchors. The right shall be reserved for the involved utility companies to cut any trees within or without the easement, which reasonably present a danger to the utility.



DATE OF SURVEY Beginning <u>8-25-82</u> Ending <u>8-25-82</u>	NAME OF SURVEYOR <u>JAMES E. HENDLING</u> Registered Professional Surveyor, Inc. <u>ANCHORAGE, ALASKA</u>
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF TECHNICAL SERVICES ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY 83-7 WRANGELL ISLAND WEST L.A.D.S. No. 0260-84-9-2 A SUBDIVISION WITHIN UNIMPROVED SECTIONS 6, 17 & 20, T 84 N, R 84 E, C 14 M., ALASKA	
DRAWN BY <u>J. BUCK</u> DATE <u>8-2-83</u> SCALE <u>NONE</u>	APPROVED <i>[Signature]</i> DATE <u>8-2-83</u> CHECKED <u>8-2-83</u> FILE NO. <u>83-7</u>

SHEET 4 OF 4

\\less\Pierson Wireless\Tidal Network\Wrangell\Zone 5\CAD\ZD\SEAK RAWLAND_CD.dwg 07/31/25 11:06 AM by: Trevor Newton

PREPARED FOR:

TIDAL NETWORK



SITE NAME:

WRANGELL ZONE 5

SITE ADDRESS (E-911 AND COORDINATES TO BE VERIFIED)

BLOCK 5 LOT 8 PLAT 83-11
WRANGELL, AK 99929
WRANGELL BOROUGH
LATITUDE: 56° 19' 13.14" N
LONGITUDE: 132° 20' 20.51" W
PARCEL ID: 03-022-170
ZONING: RR1

POLICE DEPARTMENT:

P.O. BOX 1168
431 ZIMOVIA HIGHWAY
WRANGELL, AK 99929
PHONE: (907) 874-3304
ATTN: NON-EMERGENCY

FIRE DEPARTMENT:

P.O. BOX 794
WRANGELL, AK 99929
PHONE: (907) 874-3223
ATTN: NON-EMERGENCY

CAPITAL FACILITIES DEPARTMENT:

P.O. BOX 531
WRANGELL, AK 99929
PHONE: (907) 874-2381
EMAIL: AALHADDAD@WRANGELL.COM
ATTN: AMBER AL-HADDAD

PLANNING AND ZONING DEPARTMENT:

P.O. BOX 531
WRANGELL, AK 99929
PHONE: (907) 874-2381
EMAIL: KTHOMAS@WRANGELL.COM
ATTN: KATE THOMAS

PERMIT INFORMATION



VICINITY MAP

JURISDICTION:
CITY AND BOROUGH OF WRANGELL

STATE:
ALASKA

TOWER TYPE:
SELF-SUPPORT TOWER

TOWER HEIGHT:
250' (260' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
0 EXISTING, 1 PROPOSED

EXISTING USE:
VACANT - WOODED

PROPOSED USE:
PROPOSED TELECOMMUNICATIONS TOWER AND
UNMANNED GROUND EQUIPMENT

CONSTRUCTION TIMELINE:
BEGIN EARLY SPRING 2026
CONCLUDE EARLY SUMMER 2026

CONSTRUCTION TYPE:
TYPE II-B

FLOOD INFO:
SITE IS LOCATED WITHIN FEMA FLOOD MAP
AREA 0200980040B DATED 06/15/1982 WITHIN
FLOOD ZONE C.

PROJECT SUMMARY

DEVELOPER:
CENTRAL COUNCIL OF THE TLINGIT AND
HAIDA INDIAN TRIBES OF ALASKA
(DBA TIDAL NETWORK)
PO BOX 25500
JUNEAU, AK 99802
PHONE: (907) 538-8255
ATTN: CHRIS CROPLEY

PROJECT COORDINATOR:
PIERSON WIRELESS
7534 F STREET
OMAHA, NE 68127
PHONE: (402) 429-7660
ATTN: JESSIE RICO

A/E CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: (470) 299-7052
ATTN: TREVOR NEWTON, P.E. (GA)

PROJECT CONTACTS



Sheet Number	Sheet Title
G0	COVER SHEET
C0	AERIAL PLAN VIEW
C1	OVERALL SITE PLAN
C2	COMPOUND SITE PLAN
C3	FENCE, GATE AND COMPOUND DETAILS
C4	TOWER ELEVATION DETAILS

SHEET INDEX

PROJECT INFORMATION: *Item e.*

SITE NAME:
WRANGELL ZONE 5
SITE No.: WRANGELL ZONE 5

BLOCK 5 LOT 8 PLAT 83-11
WRANGELL, AK 99929
WRANGELL BOROUGH

PLANS PREPARED FOR:



PLANS PREPARED BY:



11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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KHA PROJECT NUMBER:

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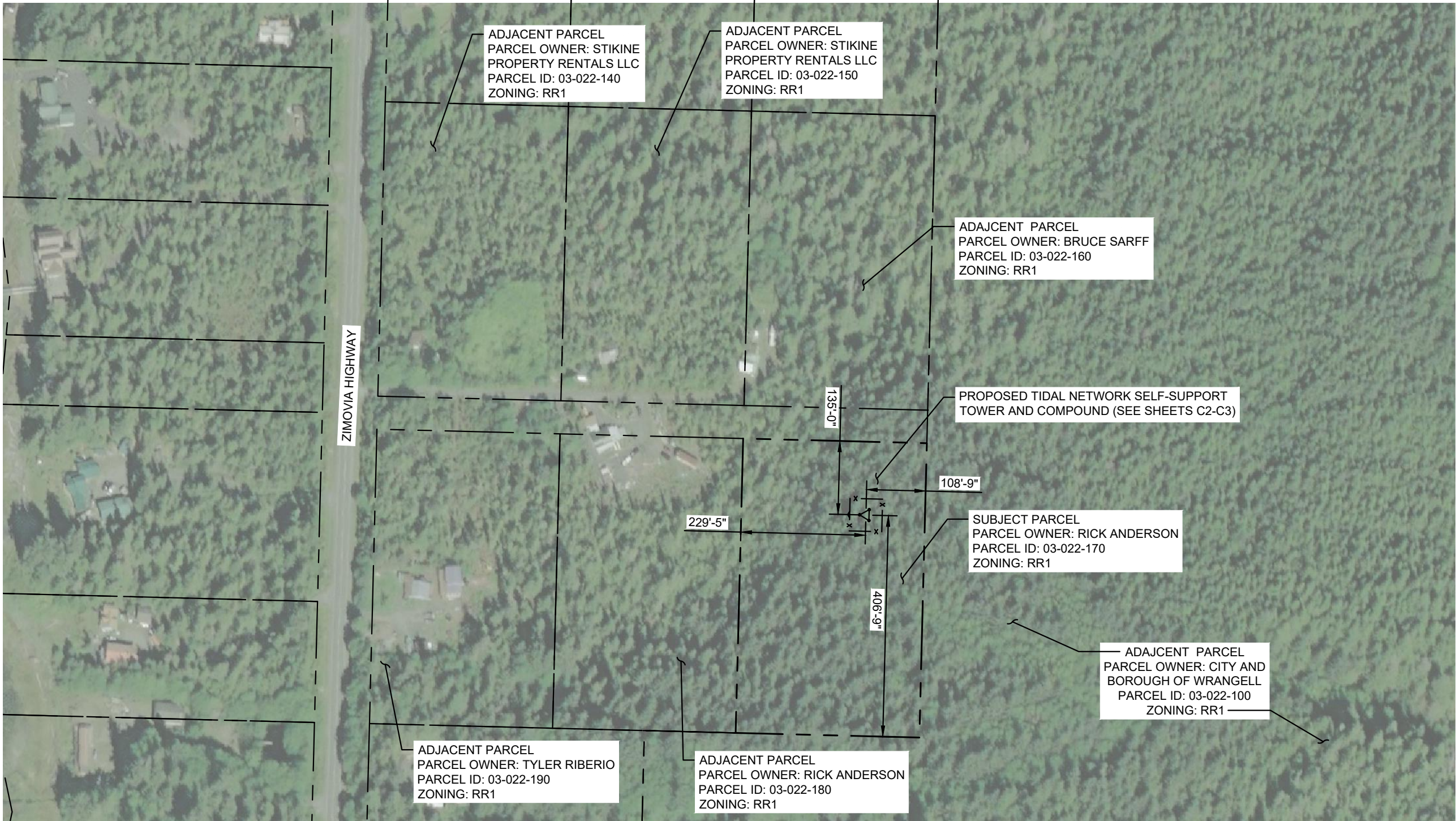
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COVER SHEET

SHEET NUMBER:

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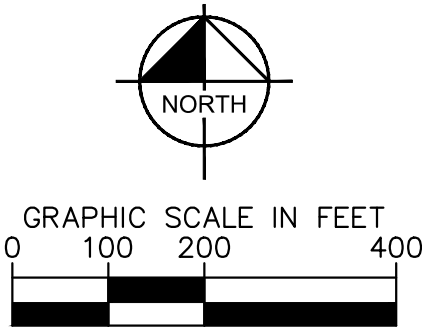
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AERIAL PLAN VIEW

SCALE: 1" = 200'

NOTE:

1. PROPOSED SITE LAYOUT, PARCEL INFORMATION AND IMAGERY WAS PRODUCED FROM ONLINE RESOURCES AND SHOULD NOT BE TAKEN AS SURVEY LEVEL INFORMATION.



PROJECT INFORMATION: *Item e.*

SITE NAME:
WRANGELL ZONE 5
SITE No.: WRANGELL ZONE 5

BLOCK 5 LOT 8 PLAT 83-11
WRANGELL, AK 99929
WRANGELL BOROUGH

PLANS PREPARED FOR:



PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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KHA PROJECT NUMBER:

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DRAWN BY: CHECKED BY:

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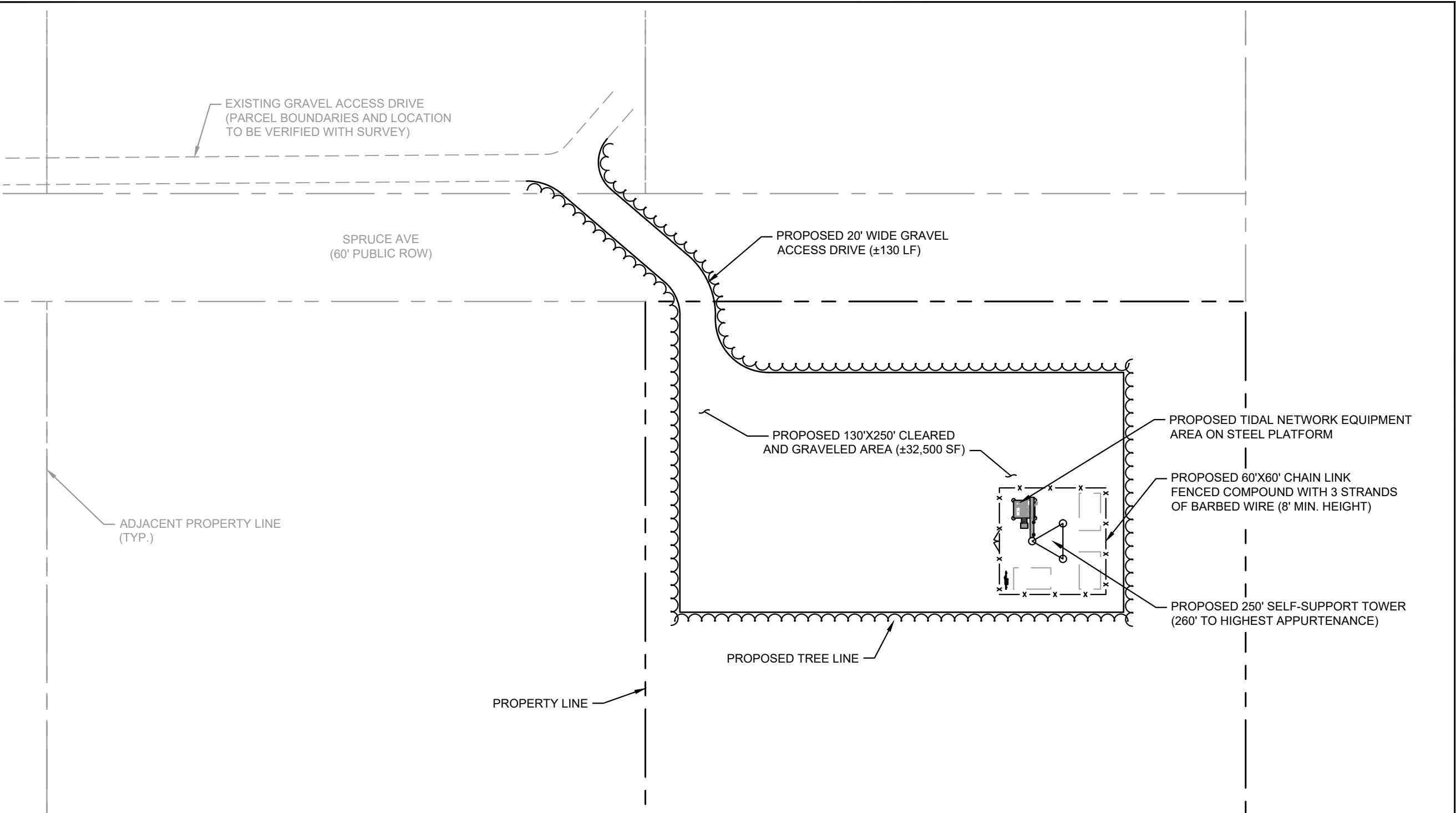
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AERIAL PLAN VIEW

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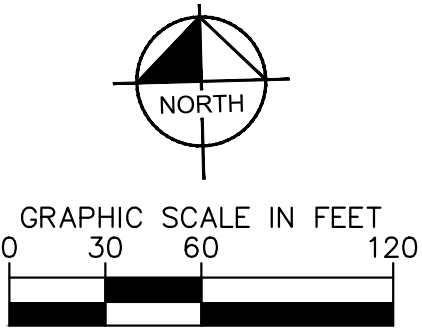
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OVERALL SITE PLAN

SCALE: 1" = 60'

NOTE:

1. PROPOSED SITE LAYOUT, PARCEL INFORMATION AND IMAGERY WAS PRODUCED FROM ONLINE RESOURCES AND SHOULD NOT BE TAKEN AS SURVEY LEVEL INFORMATION.



PROJECT INFORMATION:

Item e.

SITE NAME:
WRANGELL ZONE 5
SITE No.: WRANGELL ZONE 5

BLOCK 5 LOT 8 PLAT 83-11
WRANGELL, AK 99929
WRANGELL BOROUGH

PLANS PREPARED FOR:



PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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LICENSER:

ZONING

NOT FOR CONSTRUCTION

KHA PROJECT NUMBER:

017619003

DRAWN BY: CHECKED BY:

ANP

TRN

SHEET TITLE:

OVERALL SITE
PLAN

SHEET NUMBER:

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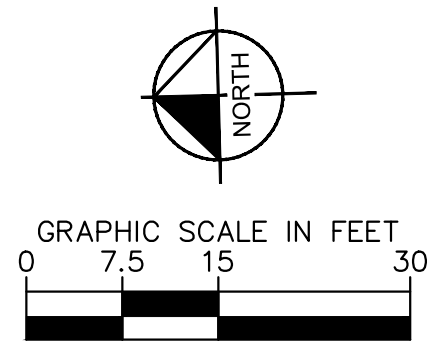
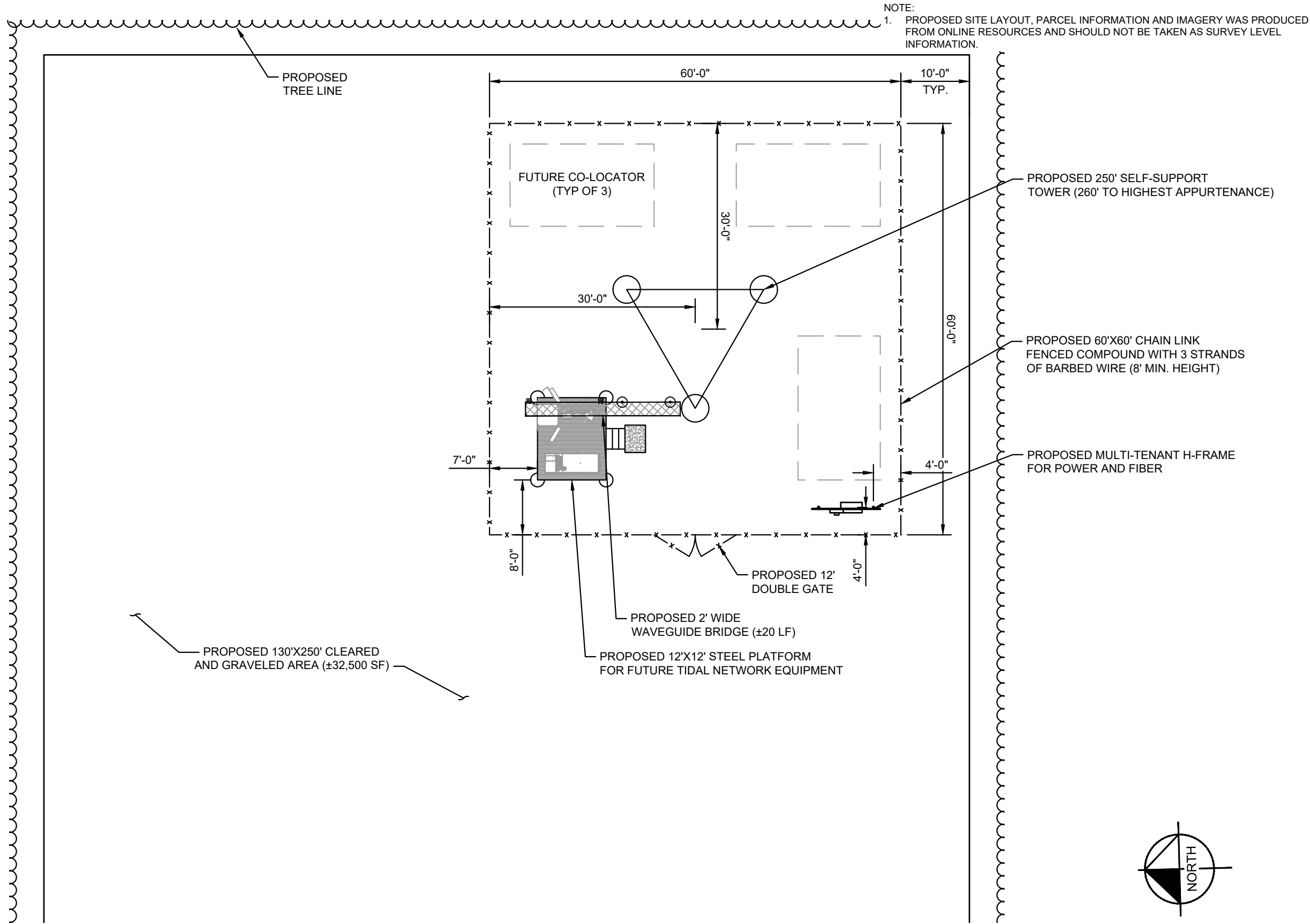
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C2

COMPOUND SITE PLAN

SCALE: 1" = 15'



PROJECT INFORMATION:

SITE NAME:
WRANGELL ZONE 5
SITE No.: WRANGELL ZONE 5

BLOCK 5 LOT 8 PLAT 83-11
WRANGELL, AK 99929
WRANGELL BOROUGH

PLANS PREPARED FOR:

TIDAL NETWORK

PIERSON WIRELESS

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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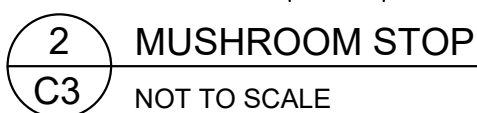
COMPOUND SITE PLAN

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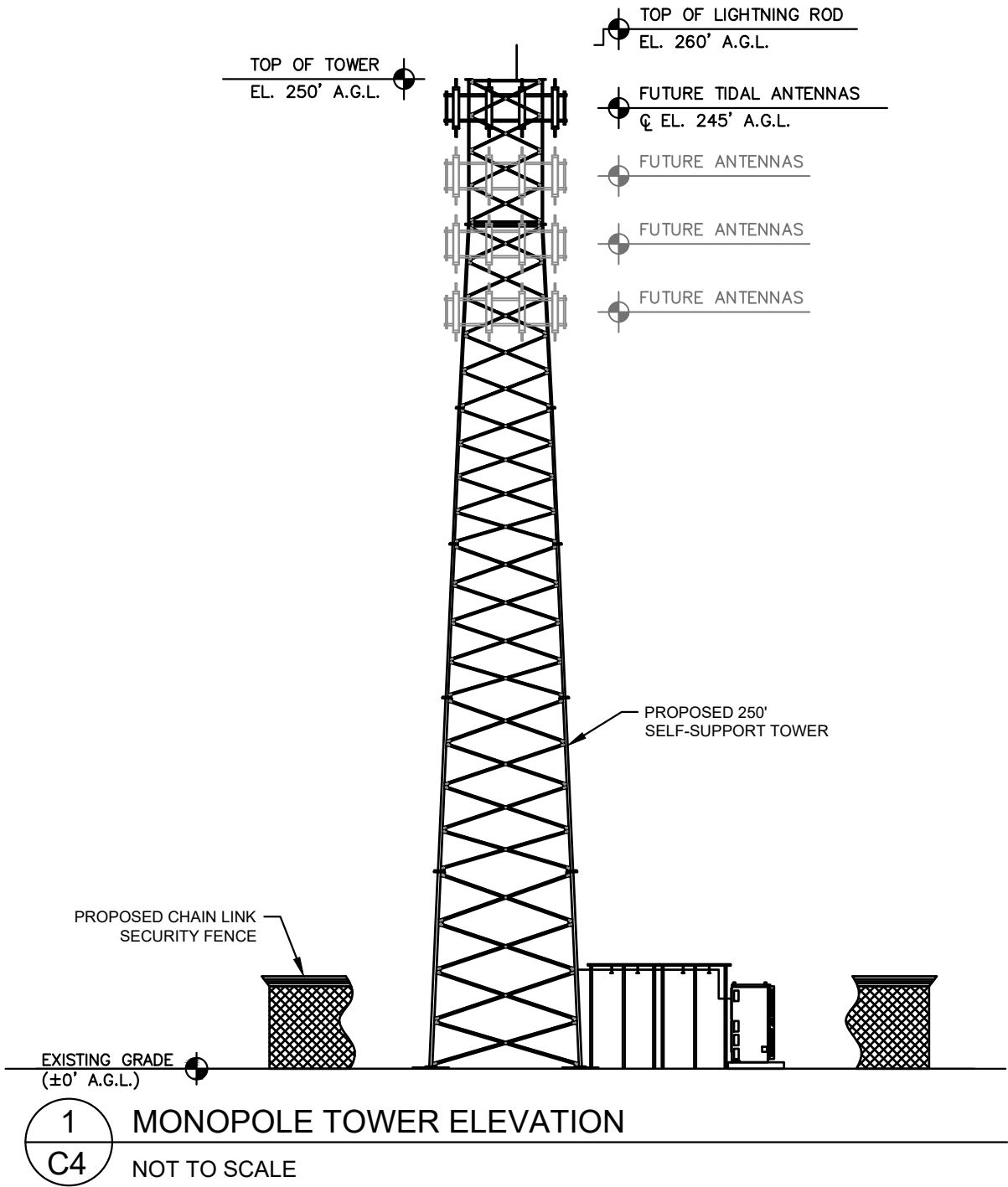
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1 C3 CHAIN LINK FENCE AND GATE ELEVATION --- NOT TO SCALE



C3

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PROJECT INFORMATION:


Item e.

SITE NAME:
WRANGELL ZONE 5
SITE No.: WRANGELL ZONE 5


BLOCK 5 LOT 8 PLAT 83-11
WRANGELL, AK 99929
WRANGELL BOROUGH

PLANS PREPARED FOR:


TIDAL NETWORK


PIERSON WIRELESS

PLANS PREPARED BY:


11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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LICENSER:

ZONING

NOT FOR CONSTRUCTION

KHA PROJECT NUMBER:

017619003

DRAWN BY: CHECKED BY:

ANP TRN

SHEET TITLE:

TOWER ELEVATION
DETAILS

SHEET NUMBER:

C4



PLANNING AND ZONING COMMISSION
Regular Meeting August 14, 2025
Staff Report

Agenda Item: New Business, 9F

From: Kate Thomas, Economic Development Director

Subject: (PH) Proposed land exchange of borough real property identified as Lot 5A of the Spur Road Subdivision, according to Plat No. 98-13, zoned Industrial Development, owned by the City and Borough of Wrangell, exchanging the land with the State of Alaska Mental Health Trust Land Office.

Introduction:

The City and Borough of Wrangell (Borough) is considering an exchange of Borough-owned property identified as Lot 5A of the Spur Road Subdivision, with the Alaska Mental Health Trust Land Office (TLO). Lot 5A is a 27.556-acre parcel zoned Industrial Development, located between State of Alaska airport lands currently leased to the Borough and subleased to the Wrangell Golf Club and privately owned industrial waterfront property.

The exchange is being pursued under the authority of WMC 16.12.080 - Exchange or Trade of Borough Real Property or Tidelands, which allows the Borough Assembly, by resolution, to exchange Borough property without public auction if the properties are of comparable value and the exchange is in the public interest.

This proposal is consistent with the Memorandum of Understanding (MOU) executed between the Borough and TLO in December 2024, which commits the parties to collaborate on strategic land management and development, including subdivision planning, timber resource management, and economic diversification.

Lot 5A is not identified for future municipal retention, and the Borough stands to acquire other strategically located lands of comparable appraised value that support long-term economic development objectives.

Review Criteria

- WMC Chapter 16.12: Disposition of Public Lands and Tidelands
- WMC Chapter 20.64: Industrial District
- WMC Chapter 20.52: Standards
- Wrangell Comprehensive Plan

Attachments

1. Aerial Map, 2. Plat Map, 3. Future Growth Map, 4. TLO and CBW Memorandum of Understanding

Background and Findings of Fact

Parcel Information

- Lot 5A, Spur Road Subdivision, Plat No. 98-13.
- 27.556 acres zoned Industrial Development.
- Borough-owned.

Location

- Lot 5A is subject to public access easements along the waterfront and the sides of the property.
- Property is situated between;
 - Alaska airport lands (W Northwest) are leased to the Borough, subleased to the Wrangell Golf Club.
 - Private property (E Southeast) is used for industrial/waterfront activity.

Memorandum of Understanding (CBW & TLO)

December 2024 MOU between Borough and TLO commits parties to collaborative land management for timber harvest, infrastructure development, subdivision creation, and economic diversification.

Proposed Use

- TLO seeks to develop Lot 5A into a residential subdivision following rezoning.
- Borough to acquire TLO land with potential for economic development, including energy-related industries.
- Specific details of the property to be acquired are withheld pending negotiations.

Future Municipal Need and Land Use Planning

Future Growth Maps identify this area for industrial and waterfront uses; however, current opportunities present high economic value through the proposed land exchange, warranting greater consideration toward the exchange and subsequent rezoning. While the Borough maintains a limited inventory of industrial-zoned and waterfront properties, which are important for supporting marine, industrial, and economic activities, Lot 5A is not identified in Borough plans for municipal facilities or public use. The proposed exchange is considered acceptable because it secures other strategically located lands with potential for high-value economic development, while ensuring that the Borough retains other key industrial and waterfront parcels for future needs. The exchange supports Comprehensive Plan goals by:

- Expanding the housing inventory through private subdivision development.
- Balancing industrial and residential uses through rezoning and buffering.
- Acquiring land positioned for economic diversification and infrastructure growth.
- Coordinating large-scale land management between the Borough and TLO to maximize public benefit.

Infrastructure and Access

Utilities

- No Borough water or sewer service exists at the site, and utilities will not be extended as part of this exchange.
- The Borough has no plans to extend water or sewer utilities along Spur Road.
- Any residential development will require on-site water via catchment and on-site wastewater treatment via septic system in accordance with Alaska DEC requirements.

Road Access

- Primary access via Ishiyama Drive (locally known as Spur Road) is a State of Alaska right-of-way and is not actively maintained during the winter months.
- No known State or Borough capital projects are planned to improve or extend road or utility infrastructure in this area.

Stormwater

- No State or Borough stormwater infrastructure currently serves the site.

Site-Specific Considerations

- Rezoning from Industrial Development to a residential classification will be required prior to development.
- Buffers between residential and industrial uses will be required, potentially via platted right-of-way or public easement.
- Shoreline access easements will remain in effect.
- Any development must address land use compatibility with adjacent industrial property.

Staff Analysis

The exchange is legally permissible under WMC 16.12.080 and consistent with the December 2024 MOU. It serves mutual public and beneficiary interests by:

- Enabling TLO to create residential land and subdivision development in Wrangell.
- Allowing the Borough to secure land with greater economic development potential that aligns with current initiatives.
- Aligning with Comprehensive Plan goals for housing, economic diversification, and coordinated land management.

While the exchange is considered beneficial, the Borough maintains a limited inventory of industrial-zoned and waterfront lands that are important for supporting marine, industrial, and economic activities. Preserving the capacity of remaining parcels to serve these uses should remain a priority in future land management decisions.

Rezoning, buffering, and the provision of on-site utilities will be necessary to ensure long-term compatibility between residential and industrial uses.

Staff Recommendation

Staff recommends that the Planning & Zoning Commission forward a recommendation to the Borough Assembly to approve the land exchange with the Alaska Mental Health Trust Land Office for Lot 5A, Spur Road Subdivision, subject to the following conditions:

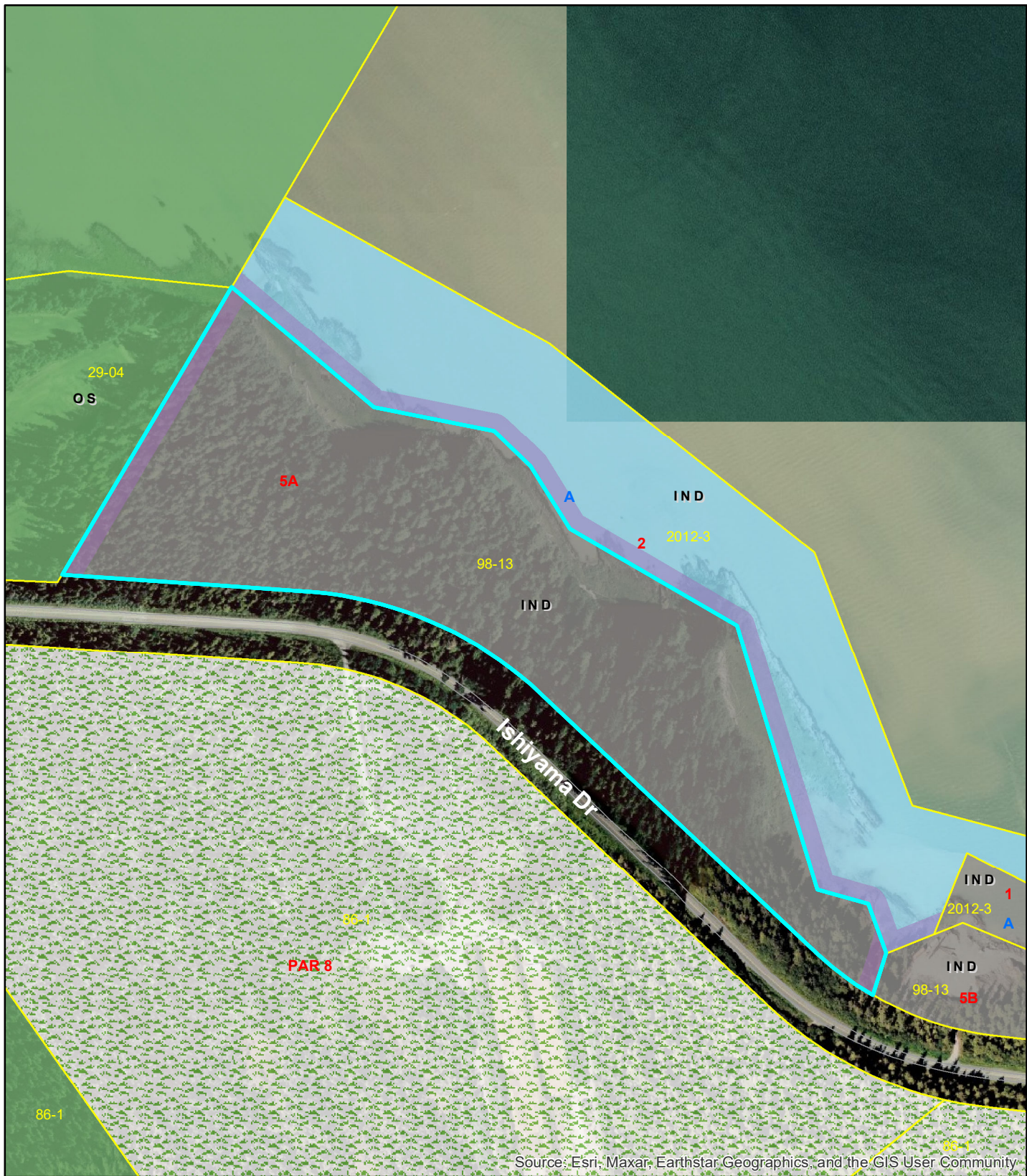
1. Completion of appraisals for both properties within the preceding 12 months.
2. Rezoning of Lot 5A to a residential designation prior to completion of the exchange.
3. Inclusion of buffers between residential and industrial uses through a public easement or platted right-of-way.
4. Execution of a formal exchange agreement consistent with WMC 16.12.080.
5. Provision of on-site water and wastewater systems in accordance with State requirements.

Recommended Motion

Move to recommend that the Borough Assembly approve the exchange of Borough-owned Lot 5A, Spur Road Subdivision, with the Alaska Mental Health Trust Land Office, subject to the completion of appraisals, rezoning, buffering, and provision of on-site water and wastewater systems, as outlined in the staff report

CITY AND BOROUGH OF WRANGELL, ALASKA

Item f.



1 inch = 383.81578 feet

60
e: 8/11/2025

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 10/26/98

MAYOR - CITY OF WRANGELL

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS 26th day of October, 1998, before me, the undersigned a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared William B. Priest, to me known to be the identical individual(s) mentioned and who executed the within plat and who acknowledged to me that he 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.

William B. Priest
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 7-2-02

CERTIFICATE STATE OF ALASKA
(FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN AGING ASSESSOR 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 City of Wrangell.

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 1998 WILL BE DUE ON OR BEFORE AUGUST 15, 1999, DATED THIS 26th day of October.

William B. Priest
ASSESSOR CITY 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 OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 19, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

William B. Priest
CHAIRMAN, PLANNING COMMISSION

DATE 10/26/98
SECRETARY

CERTIFICATE OF APPROVAL BY THE COUNCIL

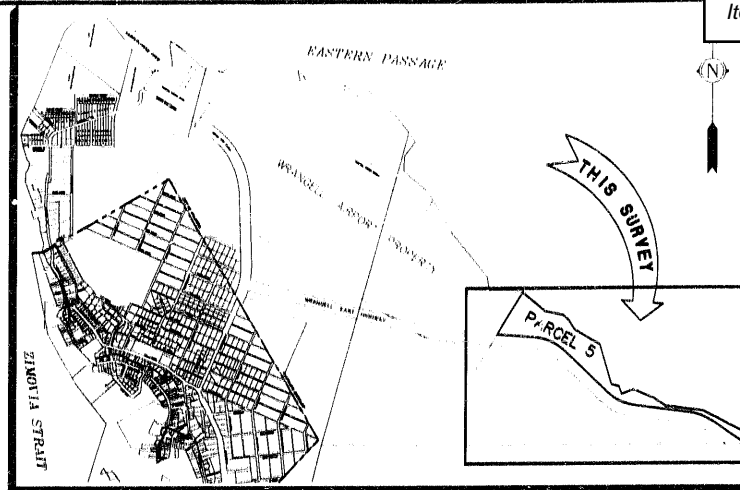
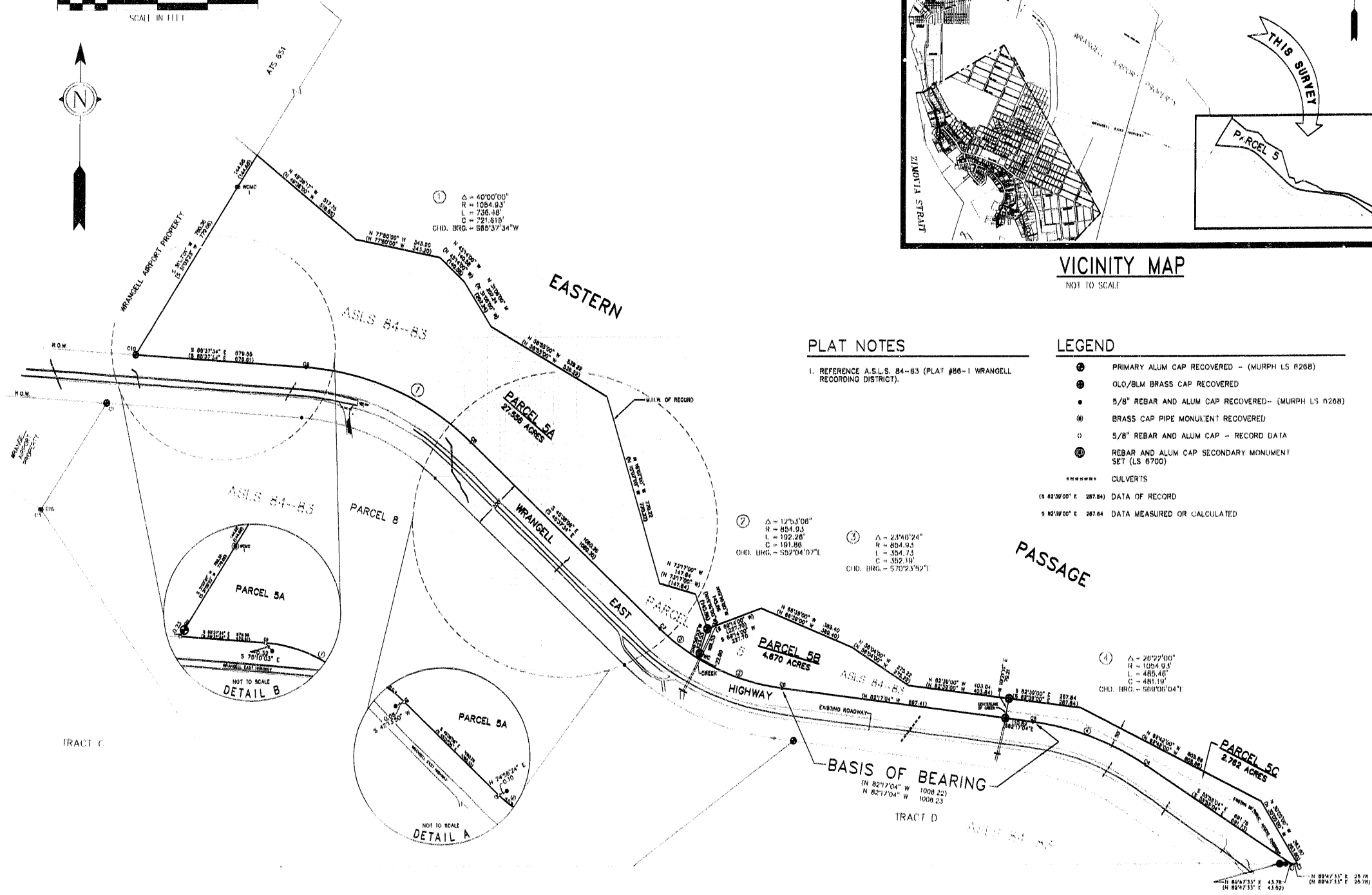
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL COUNCIL AS RECORDED IN MINUTE BOOK PAGE 19, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE 10/26/98
MAYOR - CITY OF WRANGELL

Christine L. Jamison
CITY CLERK

98-13

RECORDED - FILED 20
Wrangell REC. DIST.
DATE Oct. 30, 1998
TIME 1:54 P.M.
Transmitted to City of Wrangell
Address Wrangell



VICINITY MAP

NOT TO SCALE

PLAT NOTES

1. REFERENCE A.S.L.S. 84-83 (PLAT #86-1 WRANGELL RECORDING DISTRICT).

LEGEND

- ① PRIMARY ALUM CAP RECOVERED - (MURPH LS #268)
- ② OLO/BLM BRASS CAP RECOVERED
- ③ 5/8" REBAR AND ALUM CAP RECOVERED - (MURPH LS #268)
- ④ BRASS CAP PIPE MONUMENT RECOVERED
- ⑤ 5/8" REBAR AND ALUM CAP - RECORD DATA
- ⑥ REBAR AND ALUM CAP SECONDARY MONUMENT SET (LS 6700)
- ***** CULVERTS
- (S 82°30'00" E 287.84) DATA OF RECORD
- (S 82°30'00" E 287.84) DATA MEASURED OR CALCULATED

GREG SCHEFF & ASSOCIATES
LAND SURVEYORS

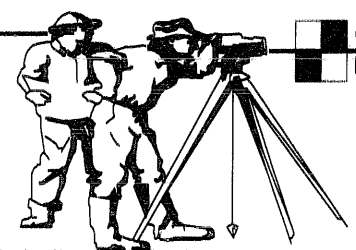
BOX 1331 WRANGELL, ALASKA 99929
PHONE (907) 874-2177
FAX (907) 874-2167

PROJECT: SPUR ROAD SUBDIVISION

THE SUBDIVISION OF PARCEL 5, A.S.L.S. 84-83,
CREATING PARCEL 5A, 5B AND 5C
WRANGELL RECORDING DISTRICT
WRANGELL, ALASKA

CLIENT: CRITER ENTERPRISES
BOX 1573
WARD COVE, ALASKA 99928

CITY OF WRANGELL
BOX 531
WRANGELL, ALASKA 99929



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED BY THE STATE OF ALASKA, AND THAT IN AUG. - OCT. 1998 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 CORRECTLY ACCORDING TO SAID FIELD NOTES.

Oct. 20, 1998
DATE

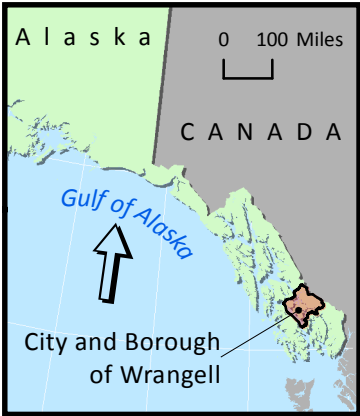
G. G. Scheff
GREGORY G. SCHEFF, L.S. 6000

DESIGNED: GGS
DRAWN: TFS
CHECKED: GGS
DATE OF SURVEY: 8/28 - 10/28
DATE OF PLAT: 10/19/98
SCALE: 1"=200'
SURVEYOR: GREGORY G. SCHEFF
PROJECT NO. 51044-46-00

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

Upper Reservoir

Lower Reservoir

Eastern Passage



PLANNING AND ZONING COMMISSION
Regular Meeting August 14, 2025
Staff Report

Agenda Item: Unfinished Business, Item 10A

From: Kate Thomas, Economic Development Director

Subject: Final Plat review of a Replat of Lot 38 of U.S. Survey 2673 (APN 05-039-100) of the Ketchikan Recording District, Zoned Remote Mixed-Use Meyers Chuck, creating Lots 39A and 39B of the Peavey Subdivision owned and requested by Melissa Peavey.

Introduction

The applicant requests platting approval for a replat of Lot 38, U.S. Survey 2673, located in the Remote Mixed-Use District of Meyers Chuck. The replat, titled the Peavey Subdivision, proposes creating two lots: Lot 39A and Lot 39B. This action is initiated to correct as-built conditions, where a structure located on one property was inadvertently constructed across the original boundary line into the neighboring parcel.

Review Criteria:

- WMC Title 19 – Subdivisions
- WMC Title 20 – Zoning: Remote Mixed Use

Attachments

1.) Aerial Map, 2.) Final Plat, 3.) As Built Conditions

Background and Findings of Fact

Lot 38 of U.S. Survey 2673 is located within the Remote Mixed Use zoning district in Meyers Chuck. The final plat proposes a reconfiguration of the lot to create Lots 39A and 39B. The motivation for the replat stems from the discovery of a structural encroachment during a recent as-built survey. A portion of an existing building extends across the original lot line, resulting in a need to reconcile legal and physical boundaries.

This plat does not create new lots beyond the existing number but rather adjusts the shared boundary line to transfer a portion of land to accommodate the existing structure. No additional development rights are granted, and no changes to access or utilities are proposed. Although the resulting lots remain nonconforming with respect to minimum lot size requirements, the reconfiguration does not increase the degree of nonconformity. In fact, it improves alignment with the zoning district's intent by establishing clear, functional boundaries for each lot.

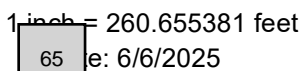
Staff Recommendation

Staff recommends approval of the final plat.

Recommended Motion

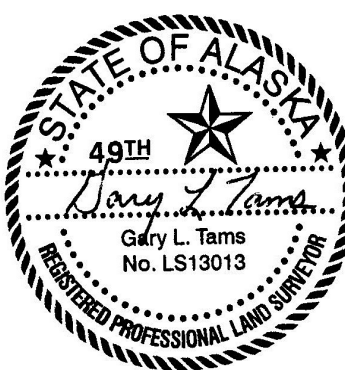
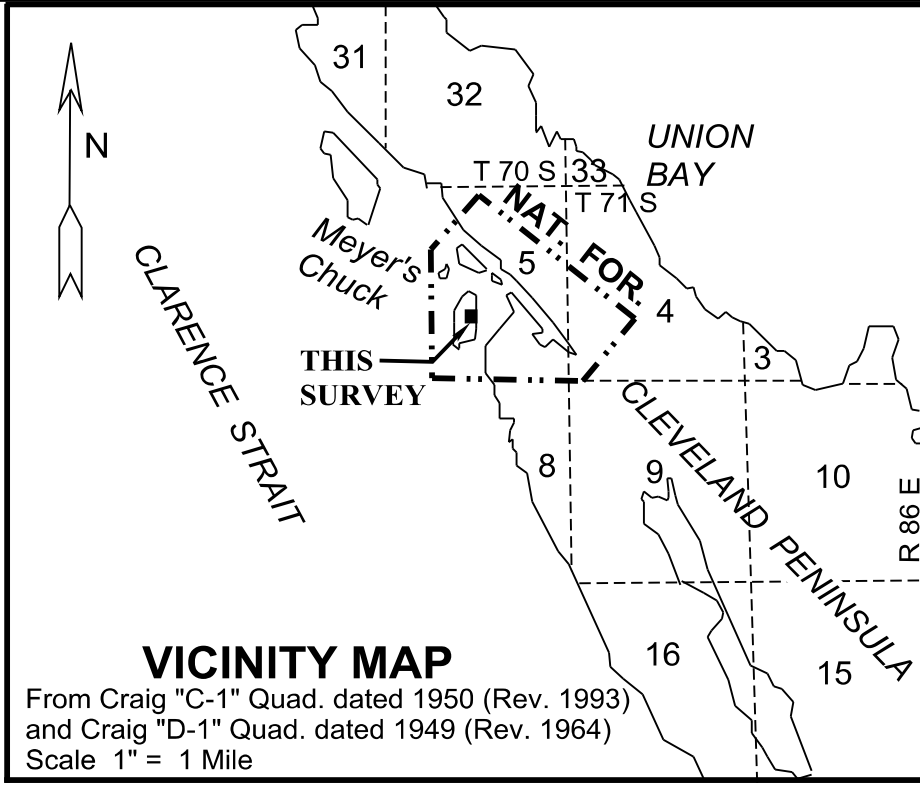
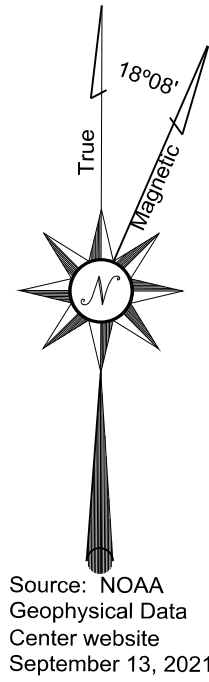
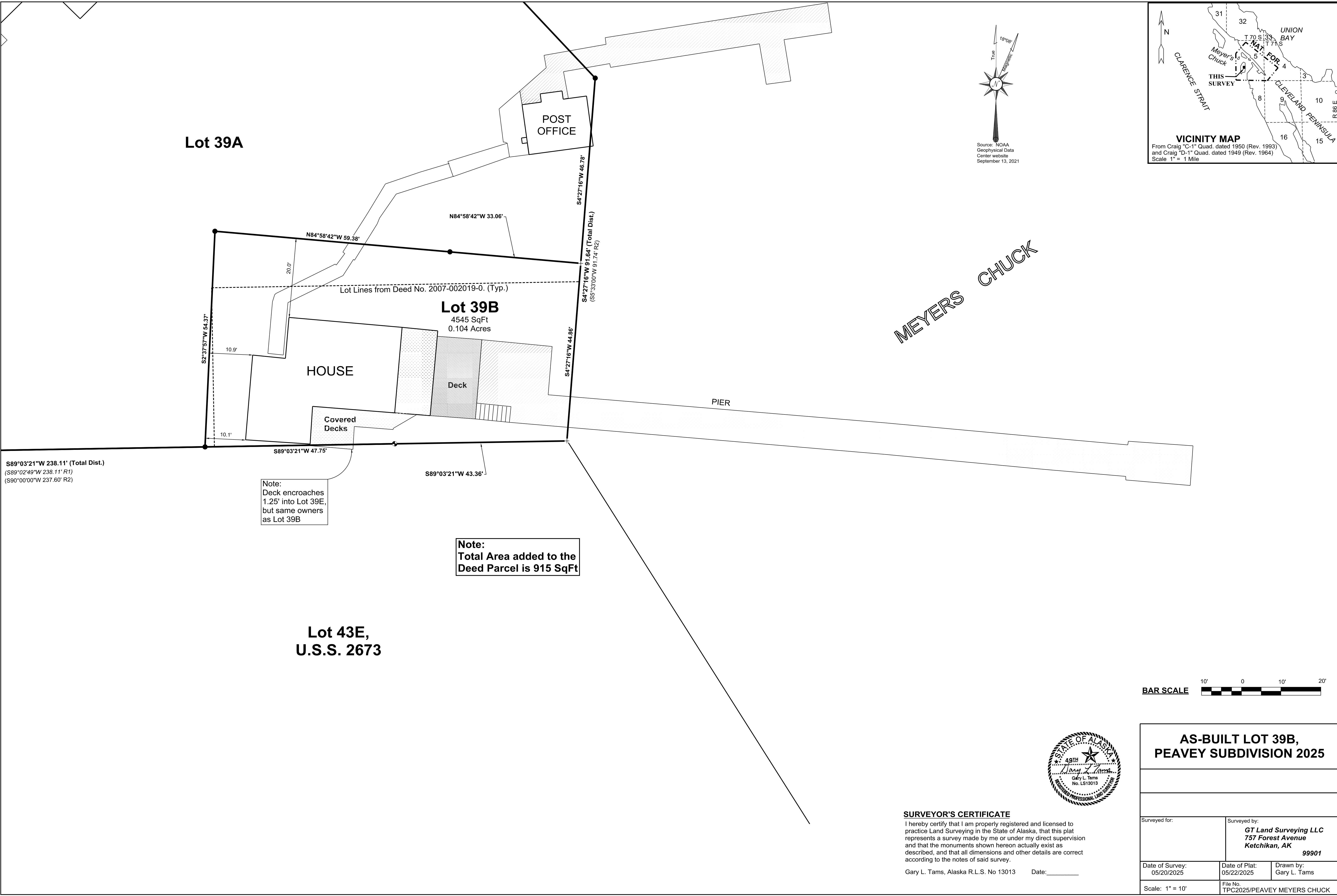
Move to approve the final plat for the Peavey Subdivision, a replat of Lot 38 of U.S. Survey 2673, creating Lots 39A and 39B, as requested by Melissa Peavey.

Item a.



The seal of the City of Wrangell, Alaska, is a circular emblem. It features a central illustration of a building, likely a church or school, with a steeple. The building is surrounded by a wreath. The words "WRANGELL" and "ALASKA" are inscribed in a circle around the central image. Below the circle, the text "FOUNDED 1892" is visible.

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



SURVEYOR'S CERTIFICATE
I hereby certify that I am properly registered and licensed to practice Land Surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision and that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct according to the notes of said survey.

Gary L. Tams, Alaska R.L.S. No 13013 Date: _____

AS-BUILT LOT 39B, PEAVEY SUBDIVISION 2025		
Surveyed for:	Surveyed by: GT Land Surveying LLC 757 Forest Avenue Ketchikan, AK 99901	
Date of Survey: 05/20/2025	Date of Plat: 05/22/2025	Drawn by: Gary L. Tams
Scale: 1" = 10'		File No. TPC2025/PEAVEY MEYERS CHUCK

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 Bearings and the distances shown are reduced to horizontal field distances.
3. The Alaska Department of Environmental Conservation has suspended their program of subdivision review. Owners of lots shown on this plat should contact the department to ensure compliance with regulations before development.
4. The natural meanders of mean high water line forms the true bounds of U.S. Survey 2573. The line of mean high water, as shown, is the record meander line of U.S. Survey 2573 and is for area computations only. The true corners being on the extension of the sidelines and their intersection with the natural meanders.
5. This survey and Plat is subject to reservations and exceptions as contained in the U.S. and State of Alaska Patents and acts relating thereto.
6. All wastewater systems must be Department of Environmental Conservation approved.
7. Zoning for this subdivision is (RMU-MC).

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City and Borough of Wrangell Planning Commission, and that said plat has been approved by the commission by Plat Resolution No. _____, Dated _____, and that the plat shown hereon has been approved for recording in the Office of the District Magistrate, Ex-Officio Recorder, Wrangell, Alaska.

Chairman, Planning Commission _____ Date _____

Secretary _____ Date _____

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 Minutes 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.

Mayor, City and Borough of Wrangell _____ Date _____

Attest: _____

City Clerk _____ Date _____

LEGEND

- Recovered 3.25" B.L.M. Brass Monument
- Recovered 2" ALCAP - LS #3491
- Set 5/8" Rebar
- Property Corner - Not Recovered This Survey
- Set 5/8" x 30" Rebar (or to Refusal) with a 2" ALCAP - LS #13013
- Surveyed Property Line - This Survey
- Property Line Not Surveyed - This Survey
- - - - - Indicates the boundary lines from Deed 2007-002019-0, K.R.D.
- (R1) Indicates Record Data from Plat No. 86-6, K.R.D.
- (R2) Indicates Record Data from U.S. Survey 2673
- WC Witness Corner to the Meander Corner

LINE TABLE		
LINE	BEARING	HORIZ DIST
L1	N84°58'42"W	59.38'
L2	N84°58'42"W	33.06'
L3	S4°27'16"W	46.78'
L4	S4°27'16"W	44.86'
L5	S89°03'21"W	43.36'
L6	S89°03'21"W	47.75'

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss

I, the undersigned, being duly appointed and qualified, and as acting Assessor 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 names of _____ and _____, 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 August 15, 20____. Dated this _____ day of _____.

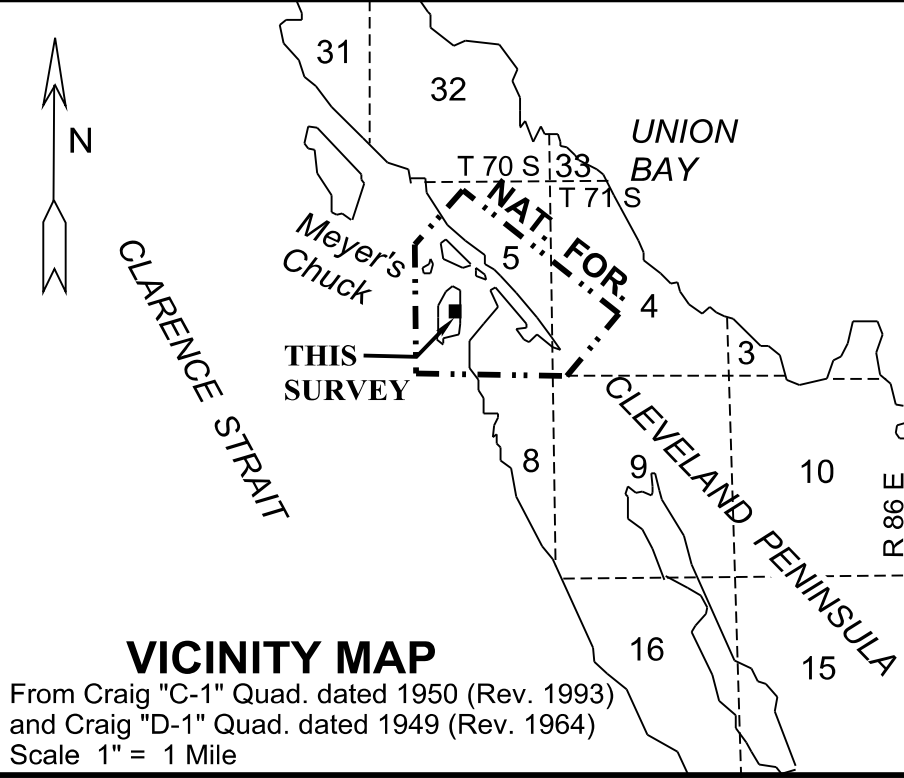
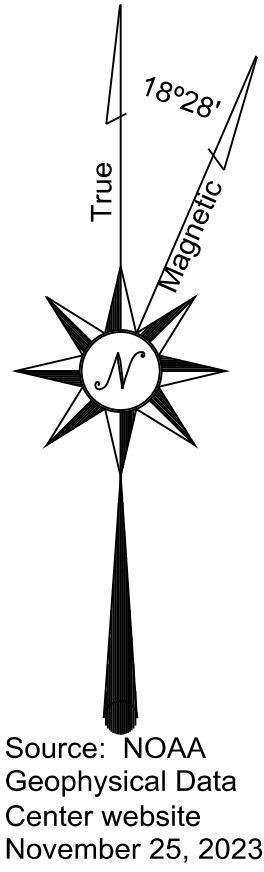
Assessor, City and Borough of Wrangell _____

Lot 43D,
U.S.S. 2673

Lot 39A
62,559 SqFt
1.436 Acres

Lot 39B
4,545 SqFt
0.104 Acres

Lot 43E,
U.S.S. 2673



CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owner of Lot 39, U.S. Survey 2673 as shown hereon and that we hereby approve this survey and plat.

Melissa L. Peavey _____ Date _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20____.

For _____ (notary to print signer's name)

Notary Public for the State of Washington
My Commission expires _____.

Hitomi Marsh _____ Date _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20____.

For _____ (notary to print signer's name)

Notary Public for the State of Washington
My Commission expires _____.

REFERENCE PLATS

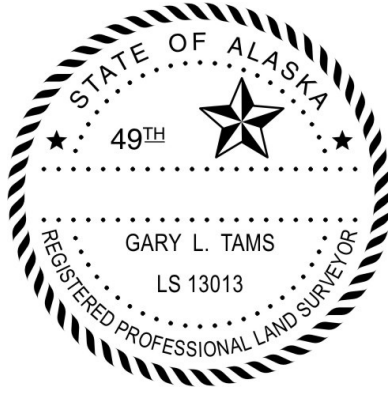
- (R1) MEYERS CHUCK SUBDIVISION, A.S.L.S. NO. 85-93, Recorded as Plat No. 86-6, K.R.D.
- (R2) U.S. SURVEY NO. 2673 and accepted on July 7, 1948 The Original plat and Notes are available in the B.L.M. Office in Anchorage, Alaska.
- (R3) Deed of Trust for a Portion of Lot 39, U.S. Survey 2673, Recorded as Document No. 2007-002019-0, K.R.D.

MEYERS CHUCK

SUBDIVISION DATA

THIS PLAT TAKES (1) EXISTING LOT AND CREATES (2) NEW LOTS

TOTAL AREA: 67,104 SqFt



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice Land Surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision and that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct according to the notes of said survey.

Gary L. Tams, Alaska R.L.S. No 13013 Date: _____

PEAVEY SUBDIVISION 2025

CREATING LOTS 39A & 39B

A SUBDIVISION OF LOT 39, U.S.S. 2673
IN MEYERS CHUCK, ALASKA

LOCATED WITHIN SECTION 5, T.71S., R.86.E., C.R.M., ALASKA
KETCHIKAN RECORDING DISTRICT
CONTAINING 1.54 ACRES

Surveyed for:

Melissa L. Peavey
P.O. Box 859
Craig, AK 99921

Surveyed by:

GT Land Surveying LLC
757 Forest Avenue
Ketchikan, AK 99901

Date of Survey:
05/20/2025

Date of Plat:
05/22/2025

Drawn by:
Gary L. Tams

Scale: 1" = 30'

File No.
TPC2025/PEAVEY MEYERS CHUCK