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Thursday, September 10, 2026  
5:30 PMLocation: Assembly Chamber

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**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 & Zoning Regular Meeting minutes from Thursday, August 13, 2026

**6. DIRECTORS REPORT****7. CORRESPONDENCE****8. PERSONS TO BE HEARD****9. NEW BUSINESS**

- [a.](#) (PH) Easement Vacation request to vacate utility easements on Lot A-1, Block 84, GPV Tidelands Replat, according to Plat No. 2023-2, zoned Waterfront Development, located on Peninsula Street, owned and requested by MiCony LLC.
- [b.](#) (PH) Conditional Use Permit application for a short-term rental on Lot 5, Block 4, Shoemaker Bay Subdivision, according to Plat No. 87-9, zoned Rural Residential, located at 5.5 Mile Shoemaker Loop, owned by Brett Woodbury.
- [c.](#) (PH) Conditional Use Permit application for a in home medical practice on Lot 2C-1, Johnson-Harrison Replat, according to Plat No. 2022-4, zoned Rural Residential, located at 2.6 Mile Zimovia Highway, owned by Kaelene and Victor Harrison.
- [d.](#) (PH) Preliminary Plat review for Alder Top Village, Shoemaker Subdivision III, a replat of Tract A, Block 2, Plat 2025-5, creating Lots 23-42, zoned Single Family Medium Density, owned by the City and Borough of Wrangell.

**10. UNFINISHED BUSINESS**

- [a.](#) Final Plat of a replat of Lot A-1 A and Lot A of the Prunella Subdivision and Lot C-1 of WCA Replat, creating Lots 1, 2, and 3, of the Zimovia WCA Replat No 2., located within USS 3823 and 3753, owned and requested by Wrangell Cooperative Association.

- [b.](#) Final Plat review of a subdivision of Lot 13, USS 2589, according to Plat No. 29-20, zoned Waterfront Development, creating lots 13A, 13B, 13C, 13D, owned and requested by Brett Martin and Michael Dunman.

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

## **12. ADJOURNMENT**

**Minutes of Planning & Zoning Commission  
Held on August 13, 2026**

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

**2. ROLL CALL:**

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

**ABSENT:**

**STAFF:** Kate Thomas, JR Meek

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

**4. CONFLICTS OF INTEREST: None**

**5. APPROVAL OF MINUTES:**

- a. **Approval of the Planning & Zoning Regular Meeting minutes from Thursday, July 9, 2026.**

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

*All in Favor by verbal confirmation*

**6. DIRECTORS REPORT: None**

**7. CORRESPONDENCE: None**

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

**9. NEW BUSINESS:**

- a. **(PH) Conditional Use Permit application for a home occupation on Lot 20AA, Fennimore Roland Replat, according to Plat No. 2019-8, zoned Single Family Residential, owned by Thomas Roland, requested by Adrienne McLaughlin.**

**Public Hearing Opened**

No comments.

**Public Hearing Closed**

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

**Move to approve the Findings of Fact and Conditional Use Permit for the purpose of a home occupation, requested by Adrienne McLaughlin, subject to the conditions of approval contained within the staff report.**

Staff provided a brief administrative report. Adrienne McLaughlin is the applicant, and Thomas Roland is the property owner. Staff noted that Roland had not provided written

authorization with the application; however, he contacted staff by voicemail and provided verbal confirmation of his support for the proposed use.

The application is for the operation of a massage therapy and body health business on the property. Staff stated that no exterior modifications to the existing structure or façade are proposed as part of the application. Staff further reported that the application has satisfied the applicable requirements for consideration of a Conditional Use Permit.

***Polled Vote – All in Favor***

- b. (PH) Land Sale Application requesting the purchase of Borough-owned property adjacent to Lot 11, Block 83, Wrangell Townsite, according to the adjacent Plat No. 96-6, zoned Industrial, requested by Mary Nelson.**

**Public Hearing opened**

No comments.

**Public Hearing closed**

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

**Original Motion: Move to approve the Findings of Fact and recommend to the Borough Assembly approval of the request by Mary Nelson for the sale of a portion of Borough-owned property adjacent to Lot 11, Block 83, Wrangell Townsite, subject to the conditions outlined in the staff report.**

**Amendment: Move to amend the pending motion by striking the recommendation for the sale of Borough owned property and replacing it with a recommendation that the Borough Assembly authorize the negotiation of a private access easement across the requested area, with the Borough retaining fee ownership of the property, subject to the conditions outlined in the staff report.**

Staff provided an administrative report. Jim and Mary Nelson wish to purchase a parcel of Borough-owned property adjacent to their property. Staff explained that the Nelsons have historically used an access point along the south side of their property as a driveway, and a temporary shed is currently located within the area. The Nelsons are seeking to acquire a portion of it in order to square up their property boundary and preserve the long-term use of the existing driveway.

Staff stated that this request was previously considered by the Planning and Zoning Commission in 2019 and 2020, at which time the Commission unanimously recommended approval and forwarded the matter to the Borough Assembly for further negotiation. Since that time, however, additional concerns have been raised by Public Works and Light & Power regarding the Borough's continued need for access to the property for utility purposes.

Jim Nelson asked whether future improvements by Public Works or Light & Power could result in the loss of access to the property. Staff responded that underground utility infrastructure would not necessarily interfere with continued use of the access easement.



However, if future utility demand requires additional infrastructure, Public Works or Light & Power may need to install improvements such as a utility box, water line, or similar infrastructure within the area. Staff clarified that permanent structures associated with private use, such as sheds or storage facilities, would not be permitted within the easement.

Staff further noted that the subject area is a narrow corridor and is not well suited for residential development. Maintaining the property for utility and industrial-related purposes would allow the Borough to maximize the functional use of the limited space.

**Chair Henson called for an amendment to the motion.**

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

Staff clarified the intent of the proposed amendment and recommended that the Borough not proceed with an outright sale of the property. Instead, staff recommended establishing an access easement that would preserve the Nelsons' continued use of the driveway while prohibiting the construction of permanent private structures. The easement would also preserve the Borough's ability to access, maintain, and improve utility infrastructure within the area as necessary.

Watkins asked whether the proposed easement would allow the Nelsons to place gravel or make other improvements to maintain the driveway. Staff confirmed that the easement would allow the use of gravel and other appropriate materials necessary to maintain or improve the access, provided those improvements do not interfere with the Borough's utility access or easement rights.

***Amendment Motion Polled Vote – All in Favor***

***Original Motion as Amended Polled Vote – All in Favor***

- c. (PH) Preliminary Plat review of a subdivision of Lot 13, USS 2589, according to Plat No. 29-20, zoned Waterfront Development, creating lots 13A, 13B, 13C, 13D, owned and requested by Brett Martin and Michael Dunman.**

**Public Hearing Opened**

No comments.

**Public Hearing Closed**

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

**Original Motion: Move to approve the Findings of Fact and Preliminary Plat for the subdivision of Lot 13, U.S. Survey 2589, Plat No. 29-20, zoned Waterfront Development, creating Lots 13A, 13B, 13C, and 13D, as requested by Brett Martin and Michael Duman, subject to the conditions outlined in the staff report.**

**Amendment: Move to amend the motion to include additional conditions for access and utility easement along Zimovia Highway, and to ensure continued access to tidelands parcel Lot 2, USS 3534.**

Staff explained that the property is located along Zimovia Highway at approximately Mile 6, across from property owned by Carol Rushmore. The intent of the plat is to subdivide the existing parcel into four separate lots. Staff stated that the proposed subdivision meets the applicable dimensional and development standards for the Waterfront Development zoning district and also generally aligns with standards associated with Rural Residential development.

Staff noted that Public Works raised concerns regarding the proximity and availability of water and sewer infrastructure, as well as access to the proposed lots. Existing utility connections are located on the opposite side of Zimovia Highway, meaning that future service extensions would likely require crossing beneath or through the highway right-of-way.

Staff further reported that the Alaska DOT cited concerns about permitting four separate driveway accesses directly onto Zimovia Highway. To reduce the number of individual access points and minimize potential conflicts with higher-speed traffic, DOT recommended establishing a shared access easement running parallel to the highway. Staff explained that this approach could also facilitate utility installation and future service stub-outs while improving overall access management.

Chair Henson recommended that a utility and shared access easement along the property line with frontage along Zimovia Highway would solve the issue.

Watkins raised a concern regarding access to the adjacent tidelands parcel further waterward. Staff discussed the potential placement of an access easement along shared property lines to maintain continued access to the tidelands parcels. Staff clarified that regardless of ownership, each newly created lot must have legal and adequate access as part of the subdivision approval process.

#### **Chair Henson calls to amend the motion**

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

#### ***Amendment Motion Polled Vote – All in Favor***

#### ***Original Motion Polled Vote – All in Favor***

- d. Site Plan Review for an expansion of the Southeast Alaska Regional Health Consortium (SEARHC) campus on Lot 2A, Kuntz Replat, according to Plat No. 2022-11, located at 232 Wood Street, zoned Open Space Public, owned and requested by Southeast Alaska Regional Health Consortium.**

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

**Move to approve the Findings of Fact and Site Plan Review for the SEARHC Medical Office Building as presented in the submitted civil drawings, subject to the conditions outlined in the staff report.**

Staff delivered an administrative report. Staff explained that SEARHC currently operates the Wrangell Medical Center and hospital. They are seeking development of a second, separate

building located closer to Wood Street. The proposed facility would complement the existing medical campus and utilize shared access and other site infrastructure that is already established.

Staff stated that SEARHC intends to relocate its dental clinic to the new facility, placing dental services in closer proximity to the Medical Center. The current site plan review is intended to establish the foundation for the proposed development. Staff clarified that the full scope of the project will return to the commission for review once the final plans have been developed, including additional details regarding parking, landscaping, site circulation, and other applicable development standards. Staff further reported that SEARHC has already completed preliminary civil work, excavation, and general site layout. Subsequent phases of foundation work and building construction will remain subject to Borough review and the issuance of all other applicable permits.

Watkins inquired about the property's zoning designation and requested clarification regarding the conditional use permitting authority, and whether that allows for expanded development. Staff responded that SEARHC previously obtained a Conditional Use Permit in connection with the development of the Medical Center, which provides the underlying authorization for the medical campus use. Chair Henson added that the applicable terms and conditions associated with the permit had previously been discussed by the Borough Assembly during development of the Medical Center. Staff confirmed that the current site plan review satisfies the applicable requirements at this stage of the project.

***Polled Vote – All in Favor***

**10. UNFINISHED BUSINESS: None**

**11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS: None**

**12. ADJOURNMENT: 6:24 PM**

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

\_\_\_\_\_

Terri Henson, Chair



To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Thursday, September 10, 2026

Subject: (PH) Easement Vacation request to vacate utility easements on Lot A-1, Block 84, GPV Tidelands Replat, according to Plat No. 2023-2, zoned Waterfront Development, located on Peninsula Street, owned and requested by MiCony LLC.

Attachments: 1. Aerial Map, 2. Plat Maps, 3. Request Letter

## Review Criteria

Alaska Statute 29.40.120 provides for the alteration or replat of a recorded plat upon petition to the platting authority. AS 29.40.130 requires a public hearing and notice for a proposed alteration or replat, and AS 29.40.140 provides for consideration of the petition by the platting authority. Following approval, AS 29.40.150 provides for the revised plat to be acknowledged, filed, and recorded in accordance with state law.

Wrangell Municipal Code Title 19 establishes the Borough's subdivision and platting requirements. WMC 19.12 and 19.16 require plats to identify existing and proposed easements, including easements for sewer, water, utilities, and other public purposes. WMC 19.28.010 establishes requirements for utility easements associated with subdivisions.

Because the requested vacation affects easements shown on prior recorded plats, approval of the vacation will ultimately require a replat reflecting the approved changes. Consistent with prior Borough practice, the Planning and Zoning Commission considers the vacation request and forwards a recommendation to the Borough Assembly. If authorized by the Assembly, the applicant may proceed with preparation and submission of a preliminary replat for review under WMC Title 19.

## Background

MiCony LLC owns Lot A-1, Block 84, GPV Tidelands Replat, located along Peninsula Street and zoned Waterfront Development.

MiCony LLC has requested authorization to vacate existing utility and sewer easements running along the Peninsula Street frontage of Lot A-1. The applicant states that the easements were established under previous configurations of the property and believes they no longer serve their original purpose following consolidation of the former lots. The



applicant further notes that utilities serving the property are generally located within the Peninsula Street right-of-way and adjacent sidewalk area.

Staff circulated the request for internal departmental review. Wrangell Municipal Light and Power supports the proposed vacation and has not identified a need to retain the easement for existing or anticipated future overhead electrical service. Public Works has not identified a current need for the easement but has recommended completion of utility locates to confirm that existing Borough utilities are not located within or dependent upon the area proposed for vacation.

### Findings of Fact

1. The subject property is Lot A-1, Block 84, GPV Tidelands Replat, located along Peninsula Street and owned by MiCony LLC.
2. The property is zoned Waterfront Development.
3. The existing property and easement configuration is reflected through Plat Nos. 2022-12 and 2023-2.
4. The applicant is requesting vacation of existing utility and sewer easements located along the Peninsula Street frontage of Lot A-1.
5. The requested vacation will alter easements associated with the recorded plats and will therefore require a subsequent replat depicting the approved easement vacation.

### Staff Analysis & Recommendation

The easements proposed for vacation are located along the Peninsula Street frontage of Lot A-1, adjacent to an existing public right-of-way. The easements were established under prior configurations of the property, which has subsequently been consolidated and replatted through Plat Nos. 2022-12 and 2023-2.

Departmental review has not identified a current municipal utility need that requires retention of the easements in their existing configuration. Wrangell Municipal Light and Power supports the vacation and does not anticipate a need to retain the easement for future overhead electrical service. Public Works has similarly not identified a current need for the easement; however, utility locates should be completed before the easements are formally vacated to ensure that existing Borough infrastructure is not located within or dependent upon the easement area.

WMC Title 19 provides for utility easements as part of the subdivision and platting process, including review of utility needs when property is replatted. While future redevelopment of Lot A-1 could result in additional utility needs, staff has not identified a specific planned



utility improvement requiring retention of the existing easements. Future utility needs may be addressed through the platting, development, and utility service processes as applicable.

Staff recommends that the Planning and Zoning Commission recommend approval to the Borough Assembly of the requested vacation of the utility and sewer easements along Peninsula Street, subject to the following conditions:

1. Prior to final vacation of the easements, utility locates shall be completed to verify that existing Borough utilities are not located within or dependent upon the easements proposed for vacation.
2. Following Borough Assembly authorization, the applicant shall submit a preliminary replat depicting the approved easement vacation for review in accordance with WMC Title 19.

### Recommended Motion

Move to approve the Findings of Fact and recommend to the Borough Assembly approval of the request by MiCony LLC to vacate the utility and sewer easements along Peninsula Street affecting Lot A-1, Block 84, GPV Tidelands Replat, subject to the conditions outlined in the staff report.



Item a.



WRANGELL  
CITY  
AUGUST 1913

11

le: 8/27/2026

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



William C. Goodale  
Micony, LLC  
P.O. Box 5503  
Ketchikan, AK 99901

07/28/2026

Attn: Kate Thomas, Economic Development Director  
City & Borough of Wrangell  
P.O. Box 531  
Wrangell, AK 99929

Re: Easement Vacation Request Lot A-1 GPV Tideland Replat

Dear Kate,

We would like to request the existing sewer easements and utility easements on our property on Peninsula Street be vacated. We neglected to do so when we purchased the various lots that previously existed and combined them into one lot (Lot A-1), which also includes the tidelands we purchased from the City of Wrangell.

The easements run along Peninsula Street in front of our property and were put in place years ago. They appear to no longer serve a purpose, as the utilities are now located within the street and sidewalk.

The exact description is Lot A-1, Block 84, GPV Replat, according to Plat No. 2022-12 and lots 6 & 7 within block 84D of the Wrangell tidelands addition, according to Plat No. 65-87.

Thank you for your attention to our request and we look forward to hearing back from you.

Sincerely,

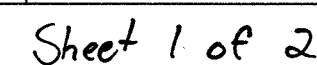


William C. Goodale  
Managing Partner  
Micony, LLC

Enc.









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 1/6/2023 William C Goodale  
MICONY, LLC  
DATE \_\_\_\_\_ William C Goodale  
PRINTED NAME AND TITLE MANAGING PARTNER

NOTARY'S ACKNOWLEDGMENT

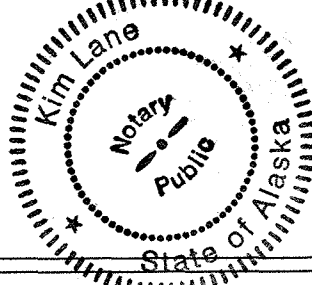
U.S. OF AMERICA  
STATE OF ALASKA  
CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS 6th DAY OF January 2023, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED William C Goodale TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND we ACKNOWLEDGED TO ME THAT we 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.

Kim Lane  
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 7-27-25



CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AS RECORDED IN MINUTE BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

01-03-2023 Patricia Gubert  
DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
MAYOR, CITY AND BOROUGH OF WRANGELL  
Kim Lane  
CITY CLERK

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

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

1-3-23 \_\_\_\_\_  
DATE \_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION  
Rita M. Hill  
SECRETARY

CERTIFICATE STATE OF ALASKA  
(FIRST JUDICIAL DISTRICT)ss

I THE UNDERSIGNED, AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF

MICONY, LLC  
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 2022 WILL BE DUE ON OR BEFORE OCTOBER 15, 2022 DATED THIS 5th DAY OF January.  
Rita M. Hill  
ASSESSOR CITY AND BOROUGH OF WRANGELL

SHEET 2 OF 2

|                                                                                                                                                                                                  |                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| <b>R&amp;M</b><br>R&M ENGINEERING-KETCHIKAN, INC. Phone: (907) 225-7917<br>7180 REVILLA ROAD, SUITE 300 Fax: (907) 225-3441<br>KETCHIKAN, AK 99901                                               |                                            |
| WRANGELL OFFICE Phone: (907) 305-0820<br>P.O. BOX 2286<br>WRANGELL, AK 99929                                                                                                                     |                                            |
| CERTIFICATE OF AUTHORIZATION #: C576                                                                                                                                                             |                                            |
| <b>GPV TIDELANDS REPLAT</b>                                                                                                                                                                      |                                            |
| A REPLAT OF<br>LOT A, WITHIN BLOCK 84, GPV REPLAT, ACCORDING TO PLAT 2022-12; AND<br>A PORTION OF LOT 6, AND LOT 7, WITHIN BLOCK 84D, OF WRANGELL<br>TIDELANDS ADDITION, ACCORDING TO PLAT 65-87 |                                            |
| CREATING<br>LOT "A-1", GPV TIDELANDS REPLAT<br>CONTAINING 1.796 ACRES MORE OR LESS                                                                                                               |                                            |
| LOCATED WITHIN<br>WRANGELL TOWNSITE (U.S.S. 1119)<br>& WRANGELL TIDELANDS ADDITION (PLAT 65-87)<br>WRANGELL, ALASKA 99929<br>WRANGELL RECORDING DISTRICT                                         |                                            |
| SURVEYED BY: MCH<br>DATE: NOV 2022 - DEC 2022                                                                                                                                                    | DRAWN BY: MCH<br>DATE: NOV 2022 - DEC 2022 |
| SCALE: 1"=20'                                                                                                                                                                                    | CHECKED: CGP<br>R&M PROJECT NO: 222723     |

2023-2  
Plat #  
Wrangell  
Rec Dist  
1/11/2023  
Date  
Time 1:15 P.M.

SURVEYOR'S CERTIFICATE

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

12/28/2022  
DATE \_\_\_\_\_  
Christopher G. Piburn  
CHRISTOPHER G. PIBURN, PLS # 107552





To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Thursday, September 10, 2026

Subject: (PH) Conditional Use Permit application for a short-term rental on Lot 5, Block 4, Shoemaker Bay Subdivision, according to Plat No. 87-9, zoned Rural Residential, located at 5.5 Mile Shoemaker Loop, owned by Brett Woodbury.

Attachments: 1.) Aerial Map, 2.) Application

References: WMC Title 20 – Zoning  
WMC 20.16 Single Family Residential  
WMC 20.52 Standards  
WMC 20.68 Conditional Use Permits

## Background

Brett Woodbury is requesting approval of a Conditional Use Permit to operate a vacation rental/short-term rental from the existing single-family residence located at 5.5 Mile Shoemaker Loop.

According to the application, the property will continue to function as a residential dwelling and will be offered to guests on a nightly and weekly basis. Individual stays will not exceed four consecutive months per renter, consistent with the definition of a vacation rental dwelling.

No structural changes, additions, or alterations to the exterior appearance of the residence are proposed as part of the request. Existing off-street parking will be used by guests, and no changes to the existing driveway or parking configuration are proposed.

## Property & Site Information

**Property Address:** 5.5 Mile Shoemaker Loop Road

**Legal Description:** Lot 5, Block 4, Shoemaker Bay Subdivision, Plat No. 87-9

**Parcel Number:** APN 03-008-410

**Zoning:** Rural Residential

**Existing Use:** Residential dwelling

**Water/Sewer:** Municipal water and sewer

**Access:** Existing driveway access



**Parking:** Existing off-street parking available onsite

## Conditions of Approval and Findings of Fact (WMC 20.68.060 Criteria)

### A. Appearance, Traffic, Noise, and Other Characteristics

*When the appearance, traffic generated, noise, or other characteristics of the use would have an adverse effect 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.*

#### **Finding:**

The proposed use will occur within an existing single-family residence. No structural additions, exterior alterations, or changes to the residential appearance of the property are proposed.

The application anticipates use of the dwelling by short-term guests on a nightly or weekly basis. Based upon the scope of the application, the use does not involve a physical expansion of the residence or other site improvements that would alter the existing character of the property. Staff does not identify a need for additional buffering or site improvements as a condition of the proposed use.

Staff finds the proposed use is not anticipated to adversely affect neighboring properties.

### B. Sewage Disposal and Water Service

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

#### **Finding:**

The request involves use of an existing residential dwelling and does not propose an expansion or alteration of the residence. The application does not identify any changes to the property's existing water or wastewater service associated with the proposed vacation rental. Staff finds existing utilities are adequate to serve the proposed use.

### C. Exits, Entrances, and Off-Street Parking

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



**Finding:**

The applicant proposes to use the property's existing driveway and off-street parking. No changes to the driveway, parking configuration, or existing access are proposed. Guests will park on the property using the existing off-street parking area.

**D. Schools, Governmental, and Civic Buildings**

*Applies to schools and public facilities only.*

**Finding:** Not applicable. The request involves a vacation rental within an existing single-family residence and does not involve a school, governmental, or civic facility.

**Conditions of Approval**

1. The vacation rental shall operate substantially as described in the approved Conditional Use Permit application.
2. Guest parking shall be accommodated within the existing off-street parking area on the property.
3. Provide guest guidance, house rules, or a similar document addressing noise, parking, and guest behavior to encourage respect for neighboring properties and the surrounding residential area.

Any future expansion of the business resulting in increased traffic, parking demand, noise, or other impacts beyond those represented in the application may require review by the Planning & Zoning Commission.

**Staff Analysis & Recommendation**

Staff finds that the proposed vacation rental can operate within the existing residential dwelling without physical expansion or alteration of the property. The existing driveway and off-street parking will continue to serve the residence, and no changes to the site's existing access or parking configuration are proposed.

Based upon the information submitted with the application and the findings above, staff recommends approval of the Conditional Use Permit, subject to the conditions contained within this report.

**Recommended Motion**

Move to approve the Findings of Fact and Conditional Use Permit for the purpose of a vacation rental/short-term rental at 5.5 Mile Shoemaker Loop, owned and requested by Brett Woodbury, subject to the conditions of approval contained within the staff report.



# CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



1 inch = 95.251843 feet

19 Date: 8/27/2026

Public Map



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



## PLANNING DEPARTMENT

PO Box 531, Wrangell, AK, 99929 | +1 (907) 874-2381  
205 Brueger Street, Wrangell, AK, 99929

## CONDITIONAL USE APPLICATION

WMC 20.68.010 - 20.68.100

APPLICATION FEE: \$100.00 / AFTER THE FACT: \$300.00

NON-REFUNDABLE - MUST BE PAID AT TIME OF FILING

OFFICIAL USE ONLY

RECEIVED BY

Erin

DATE RECEIVED

8-4-26

PAYMENT

CHECK ☐CREDIT CARD ☐CASH ☒

There are some uses which, because of their potential impact on neighboring properties or because of their public service nature, should receive commission review in each case. In this manner, detailed consideration can be given to factors affecting the suitability of the proposed location. These conditional uses are specified within Chapters 20.16 through 20.51 of the Wrangell Municipal Code.

The conditions of approval are as follows: A. 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. B. Provisions for sewage disposal and water service shall be acceptable to all applicable health regulations. C. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets. D. 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.

## SECTION I.

APPLICANT'S FULL NAME

Brett Woodbury

EMAIL ADDRESS

PHONE NUMBER

APPLICANT'S MAILING ADDRESS

PO Box 2121

APPLICANT'S PHYSICAL ADDRESS

727 Case Ave, Wrangell, AK 99929

LEGAL OWNER'S FULL NAME (IF DIFFERENT THAN APPLICANT)

PHONE NUMBER

LEGAL OWNER'S MAILING ADDRESS

## SECTION II.

LEGAL DESCRIPTION

LOT: 5

BLOCK: 4

SUBDIVISION: 87-9

PARCEL ID NUMBER

03-008-410

# CITY & BOROUGH OF WRANGELL

## CONDITIONAL USE APPLICATION

CONTINUED FROM PAGE 1

Item b.

### SECTION III.

#### CURRENT ZONING OF PROPERTY

RR1

### SECTION IV.

#### DESCRIBE THE REQUESTED USE FOR THE PROPERTY (I.E. SHORT TERM RENTAL, RADIO AND CELL TOWERS)

Vacation rental dwelling / short-term rental use of the existing single-family residence located at 5.5 Mile Shoemaker Loop. The property will continue to function as a residential dwelling, offered to guests on a nightly and weekly basis, with individual stays not to exceed four consecutive months per renter, consistent with WMC's definition of a vacation rental dwelling. No structural changes, additions, or alterations to the exterior appearance of the property are proposed. Existing off-street parking on site will be used by guests; no changes to the current driveway or parking configuration are planned.

### SECTION V.

#### CONSTRUCTION SCHEDULE

BEGINNING DATE: NA

END DATE: August 4, 2026

### SECTION VI. ACKNOWLEDGEMENTS

*When necessary to determine compliance with existing conditions, the planning administrator shall request a specific and detailed plan. The plan shall show existing and proposed structures, driveways, parking areas, and roadways, existing and proposed grading. Additional information shall be furnished upon request of the planning administrator.*

*I understand that incomplete applications will not be accepted and that all fees must be paid prior to review of this application. If more than one owner or if more than one parcel is involved, attach all signatures on a separate piece of paper identifying which parcels are owned by which persons. Written authorization of the property owner must be submitted with this application if the applicant is other than the owner.*

#### SIGNATURE OF APPLICANT



#### DATE

August 4, 2026

#### SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT)

#### DATE



CITY AND BOROUGH OF WRANGELL  
PO BOX 531  
205 BRUEGER STREET  
WRANGELL, AK 99929  
PHONE: (907) 874-2381

RECEIPT # 68407  
8/04/2026

Item b.

Received From BRETT WOODBURY  
PO BOX 2121  
WRANGELL, AK 99929

| <u>Lookup</u> | <u>Name</u>     | <u>Payment Type</u> | <u>Check #</u> | <u>Amount Received</u> |
|---------------|-----------------|---------------------|----------------|------------------------|
| 1813          | Woodbury, Brett | Cash                |                | 100.00                 |

**Description:**

Parcel 03-008-410 5.5 Mile Shoemaker Loop Conditional Use

Planning & Zoning Permit Revenue 100.00





To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Thursday, September 10, 2026

Subject: (PH) Conditional Use Permit application for a in home medical practice on Lot 2C-1, Johnson-Harrison Replat, according to Plat No. 2022-4, zoned Rural Residential, located at 2.6 Mile Zimovia Highway, owned by Kaelene and Victor Harrison.

Attachments: 1.) Aerial Map, 2.) Application

References: WMC Title 20 – Zoning  
WMC 20.28 Rural Residential  
WMC 20.52 Standards  
WMC 20.68 Conditional Use Permits

## Background

Kaelene Harrison, on behalf of Rural Island Medical LLC, is requesting approval of a Conditional Use Permit to operate a family medicine medical practice from an existing residence located at 2.6 Mile Zimovia Highway.

According to the application, the practice will provide in-office patient care as well as telemedicine services. Proposed office hours are Monday through Thursday from 8:00 a.m. to 4:00 p.m., with approximately 10 to 12 patients anticipated per day. The practice will be operated by Dr. Harrison and Kaelene Harrison, with no additional employees proposed. The applicant states that adequate parking is available on the property and that no modifications to the residence are necessary to accommodate the proposed use.

## Property & Site Information

**Property Address:** 2.6 Mile Zimovia Highway

**Legal Description:** Lot 2C-1, Johnson-Harrison Replat, Plat No. 2022-4

**Parcel Number:** APN 03-004-311

**Zoning:** Rural Residential

**Existing Use:** Residential dwelling

**Proposed Use:** Home occupation – family medicine medical practice

**Water/Sewer:** Municipal water and sewer

**Access:** Existing residential driveway access





**Parking:** Existing off-street parking available onsite

## Conditions of Approval and Findings of Fact (WMC 20.68.060 Criteria)

### A. Appearance, Traffic, Noise, and Other Characteristics

*When the appearance, traffic generated, noise, or other characteristics of the use would have an adverse effect 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.*

#### Finding:

The proposed medical practice will operate from an existing residence. No exterior or structural modifications are proposed as part of the application. The practice will operate Monday through Thursday from 8:00 a.m. to 4:00 p.m. and is anticipated to serve approximately 10 to 12 patients per day. The proposed use will result in regular customer traffic associated with scheduled patient visits; however, the property is located on a rural residential parcel along Zimovia Highway and the applicant indicates that sufficient onsite parking is available. Based upon the scale and operating characteristics represented in the application, staff does not anticipate that the proposed use will create significant noise or other impacts upon neighboring properties.

### B. Sewage Disposal and Water Service

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

#### Finding:

The proposed use will operate within an existing residence and does not include construction or modifications affecting existing water or wastewater systems. The application does not indicate that the proposed medical practice will require changes to the existing utility systems.

Any requirements associated specifically with operation of the medical practice, including health-care-related licensing, sanitation, or disposal requirements, remain the responsibility of the applicant and are separate from the Borough's zoning approval.

### C. Exits, Entrances, and Off-Street Parking

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



**Finding:**

Existing driveway access will continue to serve the property. The applicant states that adequate onsite parking is available for patients. With approximately 10 to 12 patients anticipated throughout the workday and no additional employees proposed, the application does not indicate a need for additional access or parking improvements.

Staff finds that the proposed use can be accommodated using the existing access and onsite parking, provided parking associated with the business remains on the subject property and does not interfere with traffic on Zimovia Highway.

**D. Schools, Governmental, and Civic Buildings**

*Applies to schools and public facilities only.*

**Finding:** Not applicable. The proposed use is a privately operated home occupation and does not involve a school, governmental building, or civic facility.

**Conditions of Approval**

1. The medical practice shall operate substantially as described in the approved application, including use of the existing residence for in-office patient care and telemedicine services.
2. In-office patient hours shall be limited to Monday through Thursday, 8:00 a.m. to 4:00 p.m., consistent with the approved application.
3. Any expansion of the use that materially increases patient volume, employees, traffic, parking demand, hours of in-office operation, or other impacts beyond those represented in the application may require additional review by the Planning & Zoning Commission.

**Staff Recommendation**

Staff finds that the proposed family medicine practice is consistent with the provisions for home occupations within the Rural Residential district and satisfies the applicable Conditional Use Permit review criteria contained within WMC Chapter 20.68. Staff recommends approval subject to the conditions outlined above.

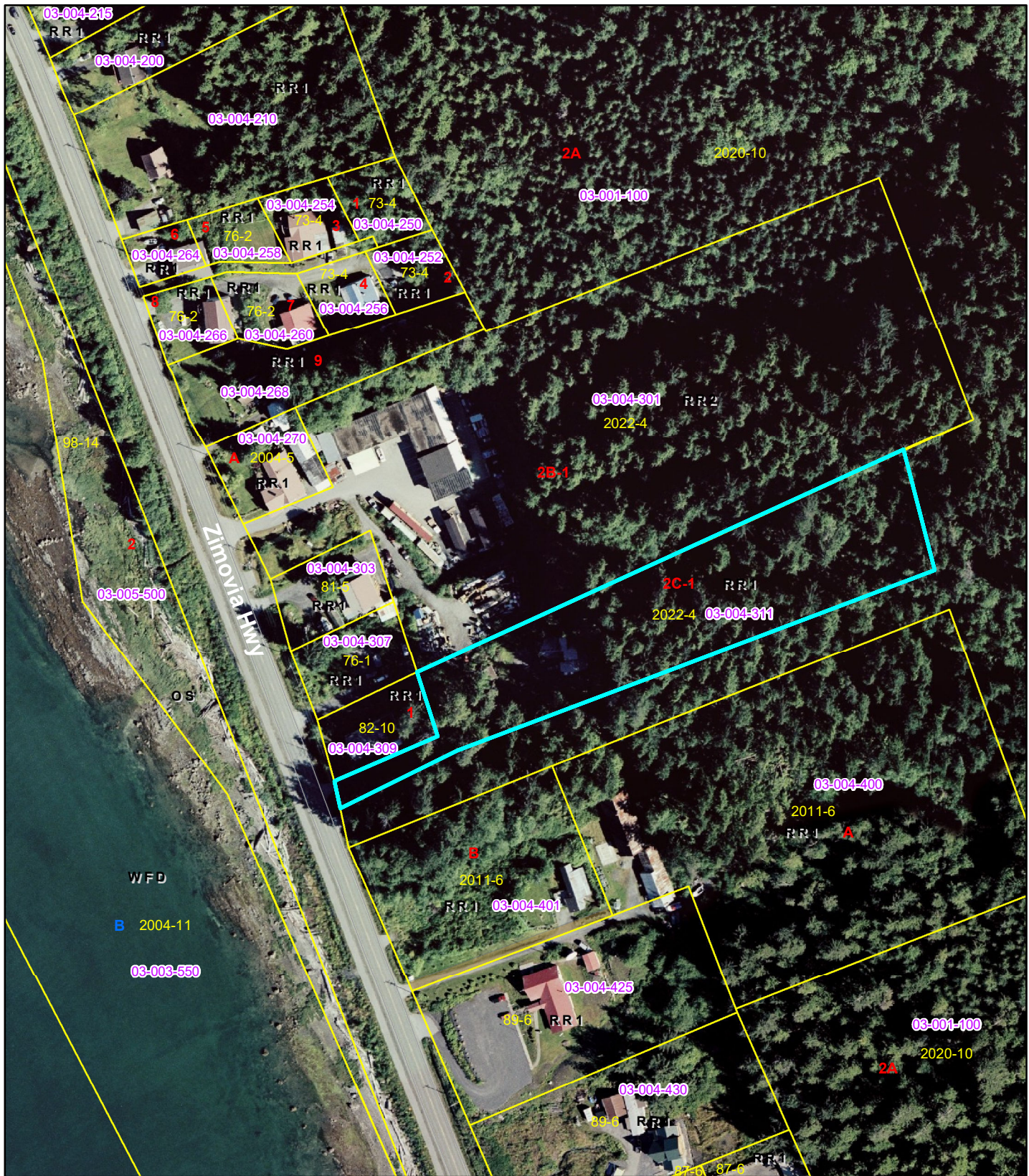
**Recommended Motion**

Move to approve the Findings of Fact and Conditional Use Permit for the purpose of a home occupation for a family medicine medical practice, requested by Kaelene Harrison on behalf of Rural Island Medical LLC, subject to the conditions outlined in the staff report.



# CITY AND BOROUGH OF WRANGELL, ALASKA

Item c.



Public Map



1 inch = 190.503686 feet  
Date: 8/27/2026

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





## CONDITIONAL USE APPLICATION

WMC 20.68.010 - 20.68.100

APPLICATION FEE: \$100.00 / AFTER THE FACT: \$300.00  
NON-REFUNDABLE - MUST BE PAID AT TIME OF FILING

|                   |                            |                                 |                                                                                                                            |
|-------------------|----------------------------|---------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| OFFICIAL USE ONLY | RECEIVED BY<br><u>Erin</u> | DATE RECEIVED<br><u>8-21-26</u> | PAYMENT<br>CREDIT CARD <input checked="" type="checkbox"/> CHECK <input type="checkbox"/><br>CASH <input type="checkbox"/> |
|-------------------|----------------------------|---------------------------------|----------------------------------------------------------------------------------------------------------------------------|

There are some uses which, because of their potential impact on neighboring properties or because of their public service nature, should receive commission review in each case. In this manner, detailed consideration can be given to factors affecting the suitability of the proposed location. These conditional uses are specified within Chapters 20.16 through 20.51 of the Wrangell Municipal Code.

The conditions of approval are as follows: A. 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. B. Provisions for sewage disposal and water service shall be acceptable to all applicable health regulations. C. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets. D. 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.

### SECTION I.

#### APPLICANT'S FULL NAME

Rural Island Medical LLC - Kaelene Harrison

#### EMAIL ADDRESS

[REDACTED]

#### PHONE NUMBER

[REDACTED]

#### APPLICANT'S MAILING ADDRESS

PO Box 1094, Wrangell, AK 99929

#### APPLICANT'S PHYSICAL ADDRESS

2.6 Mile Zimovia Hwy., Wrangell, AK 99929

#### LEGAL OWNER'S FULL NAME (IF DIFFERENT THAN APPLICANT)

[REDACTED]

#### PHONE NUMBER

[REDACTED]

#### LEGAL OWNER'S MAILING ADDRESS

[REDACTED]

### SECTION II.

#### LEGAL DESCRIPTION

LOT: 2      BLOCK:      SUBDIVISION: Gillen Subd.

#### PARCEL ID NUMBER

03-004-311



**CITY & BOROUGH OF WRANGELL**  
**CONDITIONAL USE APPLICATION**  
**CONTINUED FROM PAGE 1**

Item c.

**SECTION III.**

**CURRENT ZONING OF PROPERTY**

Residential

**SECTION IV.**

**DESCRIBE THE REQUESTED USE FOR THE PROPERTY (I.E. SHORT TERM RENTAL, RADIO AND CELL TOWERS)**

The property would be used for a family medicine medical practice. It would provide in office patient care, as well as telemedicine. Our office hours will be Monday-Thursday 8am-4pm. We expect about 10-12 patients per day. There will be no other employees besides Dr. Harrison and Kaelene Harrison. We have plenty of parking space on our property for clients. There are no needed modifications for the residence.

**SECTION V.**

**CONSTRUCTION SCHEDULE**

**BEGINNING DATE:**

**END DATE:**

**SECTION VI. ACKNOWLEDGEMENTS**

*When necessary to determine compliance with existing conditions, the planning administrator shall request a specific and detailed plan. The plan shall show existing and proposed structures, driveways, parking areas, and roadways, existing and proposed grading. Additional information shall be furnished upon request of the planning administrator.*

*I understand that incomplete applications will not be accepted and that all fees must be paid prior to review of this application. If more than one owner or if more than one parcel is involved, attach all signatures on a separate piece of paper identifying which parcels are owned by which persons. Written authorization of the property owner must be submitted with this application if the applicant is other than the owner.*

**SIGNATURE OF APPLICANT**

Kaelene Harrison

**DATE**

8/21/26

**SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT)**

**DATE**



CITY AND BOROUGH OF WRANGELL  
PO BOX 531  
205 BRUEGER STREET  
WRANGELL, AK 99929  
PHONE: (907) 874-2381

RECEIPT # 68987  
8/21/2026

Item c.

Received From Rural Island Medical LLC  
PO Box 1094  
Wrangell, AK 99929  
(360) 217-9392

| <u>Lookup</u> | <u>Name</u>              | <u>Payment Type</u> | <u>Check #</u> | <u>Amount Received</u> |
|---------------|--------------------------|---------------------|----------------|------------------------|
| 7706          | Rural Island Medical LLC | Credit Card         | 0007516        | 100.00                 |

**Description:**

Conditional Use App 2.6 Mile Zimovia

Planning & Zoning Permit Revenue 100.00



To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Thursday, September 10, 2026

Subject: (PH) Preliminary Plat review for Alder Top Village, Shoemaker Subdivision III, a replat of Tract A, Block 2, Plat 2025-5, creating Lots 23-42, zoned Single Family Medium Density, owned by the City and Borough of Wrangell.

Attachments: 1. Aerial Map, 2. Preliminary Plat

References: WMC Title 19 – Subdivisions

## Background

The City and Borough of Wrangell is continuing development of Alder Top Village with the proposed subdivision of the remaining Borough property located above the first phase of the development. The preliminary plat is identified as Alder Top Village, Shoemaker Subdivision III and represents the next phase of residential lot development.

The proposed plat subdivides and replats Tract A of Plat 2025-5 to create 20 residential lots, Lots 23 through 42, and a remaining Tract A-1. The overall plat contains approximately 121.86 acres, with Tract A-1 containing approximately 108.41 acres. The proposed residential lots range from approximately 23,441 square feet to 40,511 square feet, or approximately 0.54 to 0.93 acres.

The Borough elected to plat all 20 lots as part of this phase, including lots where municipal utilities have not yet been constructed. This establishes the overall lot configuration and reserves access and utility corridors while allowing infrastructure to be extended as future development occurs.

The plat was reviewed internally by Borough departments with particular attention given to future access, utility expansion, and preservation of corridors that may be needed as the subdivision continues to develop. The plat includes public utility easements along roadways and lot boundaries, as well as 30-foot access easements intended to preserve access between portions of the development. Utility easements have also been incorporated to provide space for future electrical infrastructure and transformer locations.





The plat retains existing public interests affecting the property, including the 60-foot floating public access and utility easement established by Document No. 2020-000111-0 and the existing Rainbow Falls Trail right-of-way.

### Staff Analysis & Findings of Fact

1. The preliminary plat creates 20 residential lots, Lots 23–42, ranging from approximately 0.54 to 0.93 acres, together with the remaining 108.41-acre Tract A-1.
2. The proposed lots are located within the Single-Family Medium Density zoning district and extend the existing Alder Top Village residential subdivision.
3. The proposed lots are provided access through Upper River Road, Raven Avenue, and associated access corridors shown on the preliminary plat.
4. Public utility easements are incorporated into the plat to accommodate existing and future municipal infrastructure.
5. Existing access and utility easements affecting the property are identified and retained on the preliminary plat.
6. Platting the remaining residential lots as part of this phase establishes the overall subdivision configuration while allowing utilities to be extended as future development occurs.

### Staff Recommendation

Staff recommends approval of the preliminary plat for Alder Top Village, Shoemaker Subdivision III, creating Lots 23–42 and Tract A-1, subject to any technical revisions required prior to final plat approval.

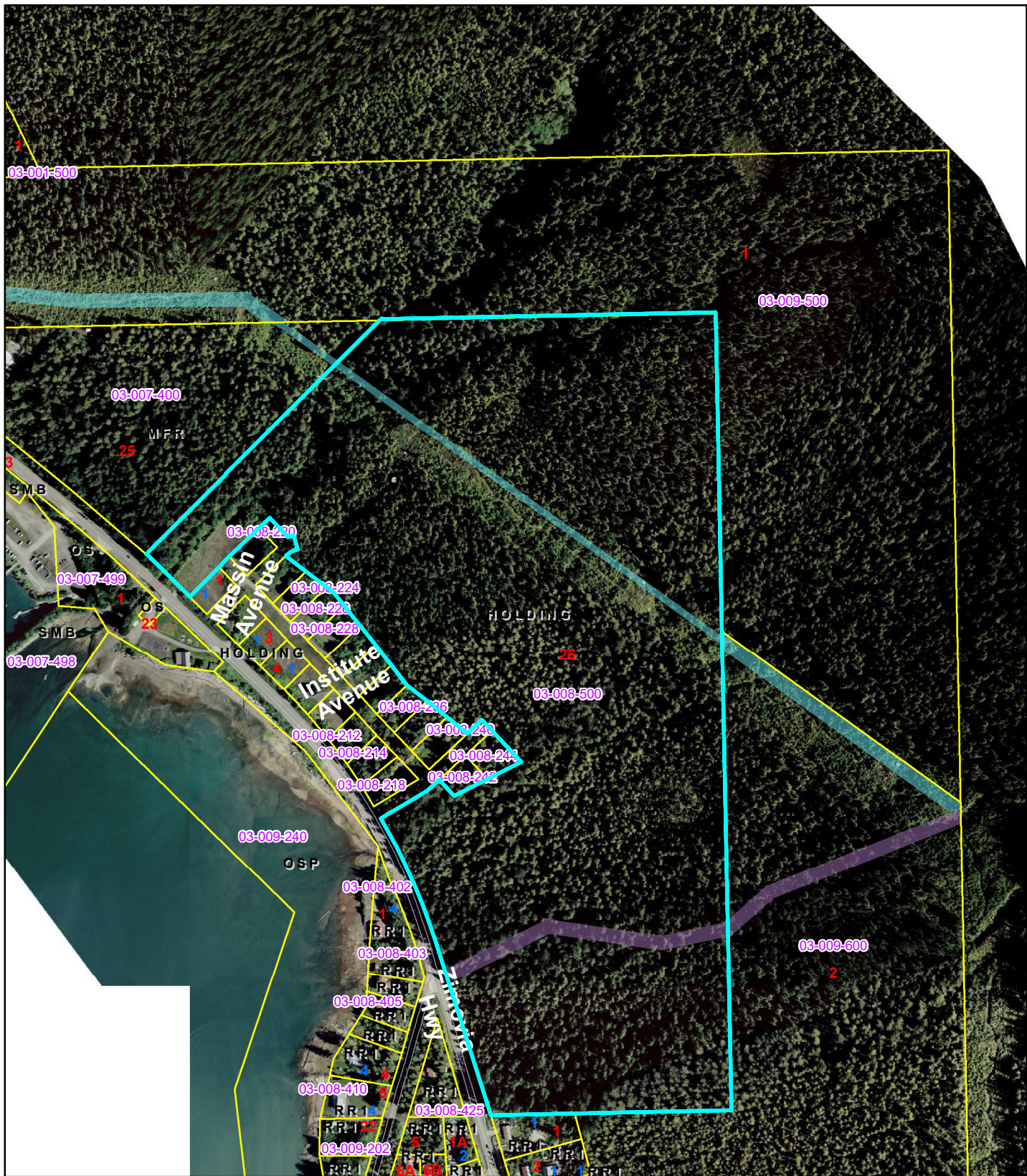
### Recommended Motion

Move to approve the findings of fact and preliminary plat for the Alder Top Village, Shoemaker Bay Subdivision III.



# CITY AND BOROUGH OF WRANGELL, ALASKA

Item d.



1 inch = 571.511058 feet

32

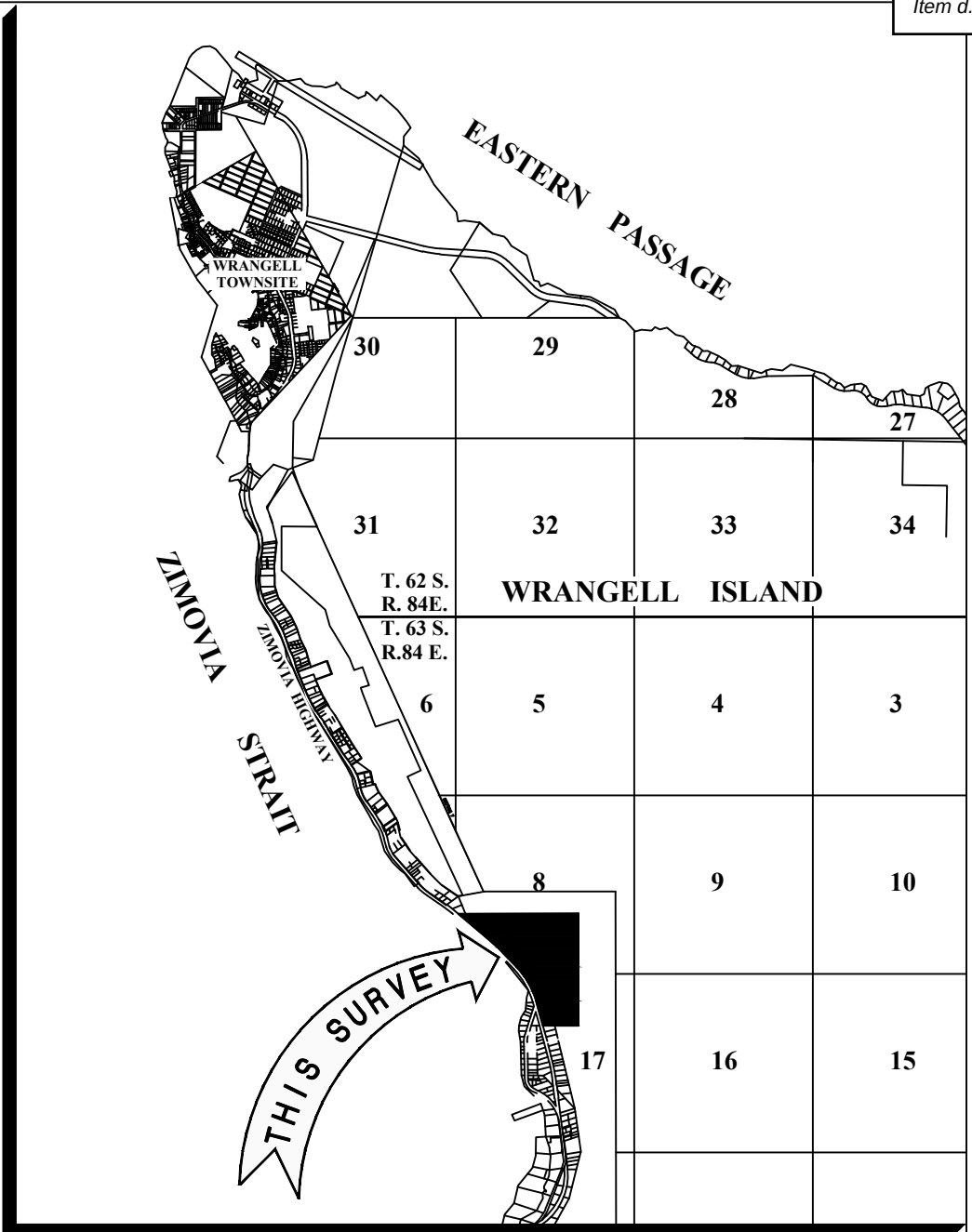
8/27/2026

Public Map



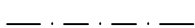
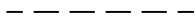
**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.  
PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.**





1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITION ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE PERCENT OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. XXXXX
4. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
  - U.S.S. NO. 3403
  - BOOK 3, PAGE 889
  - PLAT 87-5 (SHOEMAKER BAY SUBD.)
  - PLAT 87-9 (SHOEMAKER BAY SUBD. AMENDED PLAT)
  - DEED 1996-000224-0
  - PLAT 98-2 (AK DOT ZIMOVIA HWY. R.O.W. MAP)
  - UTILITY EASEMENT 2002-000393-0
  - PATENT 2006-000136-0 (U.S. PATENT NO. 1225975)
  - RECORD OF SURVEY 2009-4
  - ACCESS & UTILITY EASEMENT 2020-000111-0
  - PLAT 2020-5 (TRUST LAND SURVEY NO. 2018-10)
  - PLAT 2025-5 (ALDER TOP VILLAGE, SHOEMAKER SUBDIVISION II)
5. A RIGHT-OF-WAY EXISTS FOR RAINBOW FALLS TRAIL #236 PER BUREAU OF LAND MANAGEMENT SERIAL NO. A-061039. ALSO REFERENCE R.O.S. NO. 90-3RS WITHIN THE WRANGELL RECORDING DISTRICT.
6. A FLOATING PUBLIC ACCESS & UTILITY EASEMENT EXISTS PER DOCUMENT NO. 2020-000111-0 WITHIN THE WRANGELL RECORDING DISTRICT.
7. PLAT 98-2 (STATE OF ALASKA D.O.T. RIGHT-OF-WAY MAP, AK PROJECT NUMBER STP-0943(22)) WAS USED TO ESTABLISH THE EXISTING ZIMOVIA HIGHWAY RIGHT-OF-WAY.

BEARINGS SHOWN ARE NAD 83(2011)(EPOCH:2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R8-3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N56°25'1.16602 LONG: W132°20'55.74019. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

| LEGEND                                                                              |                                                              |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------|
|  | BLOCK NUMBER                                                 |
|  | FOUND BLM/GLO MONUMENT                                       |
|  | SECONDARY MONUMENT SET THIS SURVEY                           |
|  | SECONDARY MONUMENT RECOVERED                                 |
|  | MONUMENT NUMBER                                              |
|  | FOUND PRIMARY MONUMENT                                       |
|  | EDGE OF GRAVEL                                               |
|  | EASEMENT                                                     |
|  | SURVEYED                                                     |
|  | ROW CENTERLINE                                               |
| (R1)                                                                                | RECORD PER U.S.S. No. 3709 (PLAT 65-250)                     |
| (R2)                                                                                | RECORD PER SHOEMAKER BAY SUBD. (PLAT 87-9)                   |
| (R3)                                                                                | RECORD PER U.S.S. No. 3403 (SUBD. OF LOT 4, U.S.S. No. 3403) |
| (R4)                                                                                | RECORD PER TRUST LAND SURVEY No. 2018-10 (PLAT 2020-5)       |
| (R5)                                                                                | RECORD PER SHOEMAKER BAY SUBD. II (PLAT 2025-5)              |
| XX                                                                                  | MEASURED DATA                                                |
| PAE                                                                                 | PUBLIC ACCESS EASEMENT                                       |
| PUE                                                                                 | PUBLIC UTILITY EASEMENT                                      |
| (DBTP)                                                                              | DEDICATED BY THIS PLAT                                       |

| CURVE TABLE |           |         |        |        |               |
|-------------|-----------|---------|--------|--------|---------------|
| CURVE       | DELTA     | RADIUS  | ARC    | CHORD  | CH. BEARING   |
| C1          | 17°02'11" | 2343.15 | 695.05 | 694.16 | N37° 03' 36"W |
| C2          | 13°07'45" | 2343.15 | 536.93 | 535.75 | S21° 58' 08"E |
| C3          | 0°02'27"  | 2343.15 | 1.67   | 1.67   | S45° 32' 58"E |
| C24         | 8°21'49"  | 173.49  | 25.33  | 25.30  | S71° 11' 11"W |
| C25         | 54°56'19" | 130.00  | 124.65 | 119.93 | N77° 09' 46"W |
| C26         | 44°26'02" | 160.00  | 124.08 | 121.00 | S68° 59' 19"W |
| C27         | 44°26'02" | 100.00  | 77.55  | 75.62  | S68° 59' 19"W |
| C28         | 54°56'19" | 70.00   | 67.12  | 64.58  | N77° 09' 46"W |
| C29         | 28°35'47" | 113.49  | 56.64  | 56.06  | S61° 04' 11"W |
| C30         | 96°27'54" | 25.00   | 42.09  | 37.29  | N1° 27' 39"W  |
| C31         | 83°32'21" | 25.00   | 36.45  | 33.31  | N88° 32' 21"E |
| C32         | 13°34'29" | 130.00  | 30.80  | 30.73  | S82° 09' 19"W |
| C33         | 34°39'02" | 130.00  | 78.62  | 77.43  | N73° 43' 55"W |
| C34         | 6°42'48"  | 130.00  | 15.23  | 15.22  | N53° 03' 00"W |

**THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING**



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

SHEET 1 OF 4



**R&M ENGINEERING-KETCHIKAN, INC.** Phone: (907) 225-7917  
7180 REVILLA ROAD, SUITE 300 Fax: (907) 225-3441  
KETCHIKAN, AK 99901

**CRAIG OFFICE**  
521 WEST HAMILTON DR.  
CRAIG, AK. 99921

**CERTIFICATE OF AUTHORIZATION #: C576**

A SUBDIVISION AND REPLAT OF  
TRACT A, PLAT 2025-5, WITHIN BLOCK 2,  
ALDER TOP VILLAGE, SHOEMAKER BAY SUBDIVISION II  
CREATING  
LOTS 23 - 43 WITHIN BLOCK 2, AND TRACT A-1 WITHIN BLO  
ALDER TOP VILLAGE, SHOEMAKER BAY SUBDIVISION III  
CONTAINING 121.86 ACRES MORE OR LESS

LOCATED WITHIN  
SECTIONS 8 & 17, TOWNSHIP 63 SOUTH, RANGE 84 EAST  
U.S.S. No. 3403  
COPPER RIVER MERIDIAN, ALASKA  
WRANGELL RECORDING DISTRICT

|                  |                      |
|------------------|----------------------|
| SURVEYED BY: R&M | DRAWN BY: EBH        |
| DATE: JULY 2026  | DATE: SEPTEMBER 2026 |

|                   |                 |                           |
|-------------------|-----------------|---------------------------|
| SCALE:<br>1"=150' | CHECKED:<br>CGP | R&M PROJECT NO:<br>202725 |
|-------------------|-----------------|---------------------------|







| CURVE TABLE |           |         |        |        |               |
|-------------|-----------|---------|--------|--------|---------------|
| CURVE       | DELTA     | RADIUS  | ARC    | CHORD  | CH. BEARING   |
| C1          | 17°02'11" | 2343.15 | 695.05 | 694.16 | N87° 03' 36"W |
| C2          | 13°07'45" | 2343.15 | 536.93 | 535.75 | S21° 58' 08"E |
| C3          | 0°02'27"  | 2343.15 | 1.67   | 1.67   | S45° 32' 58"E |
| C4          | 8°21'49"  | 173.49  | 25.33  | 25.30  | S71° 11' 11"W |
| C25         | 54°56'19" | 130.00  | 124.65 | 119.93 | N77° 09' 46"W |
| C26         | 44°26'02" | 160.00  | 124.08 | 121.00 | S68° 59' 19"W |
| C27         | 44°26'02" | 100.00  | 77.55  | 75.62  | S68° 59' 19"W |
| C28         | 54°56'19" | 70.00   | 67.12  | 64.58  | N77° 09' 46"W |
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| C30         | 96°27'54" | 25.00   | 42.09  | 37.29  | N1° 27' 39"W  |
| C31         | 83°32'21" | 25.00   | 36.45  | 33.31  | N88° 32' 21"E |
| C32         | 13°34'29" | 130.00  | 30.80  | 30.73  | S82° 09' 19"W |
| C33         | 34°39'02" | 130.00  | 78.62  | 77.43  | N73° 43' 55"W |
| C34         | 6°42'48"  | 130.00  | 15.23  | 15.22  | N53° 03' 00"W |

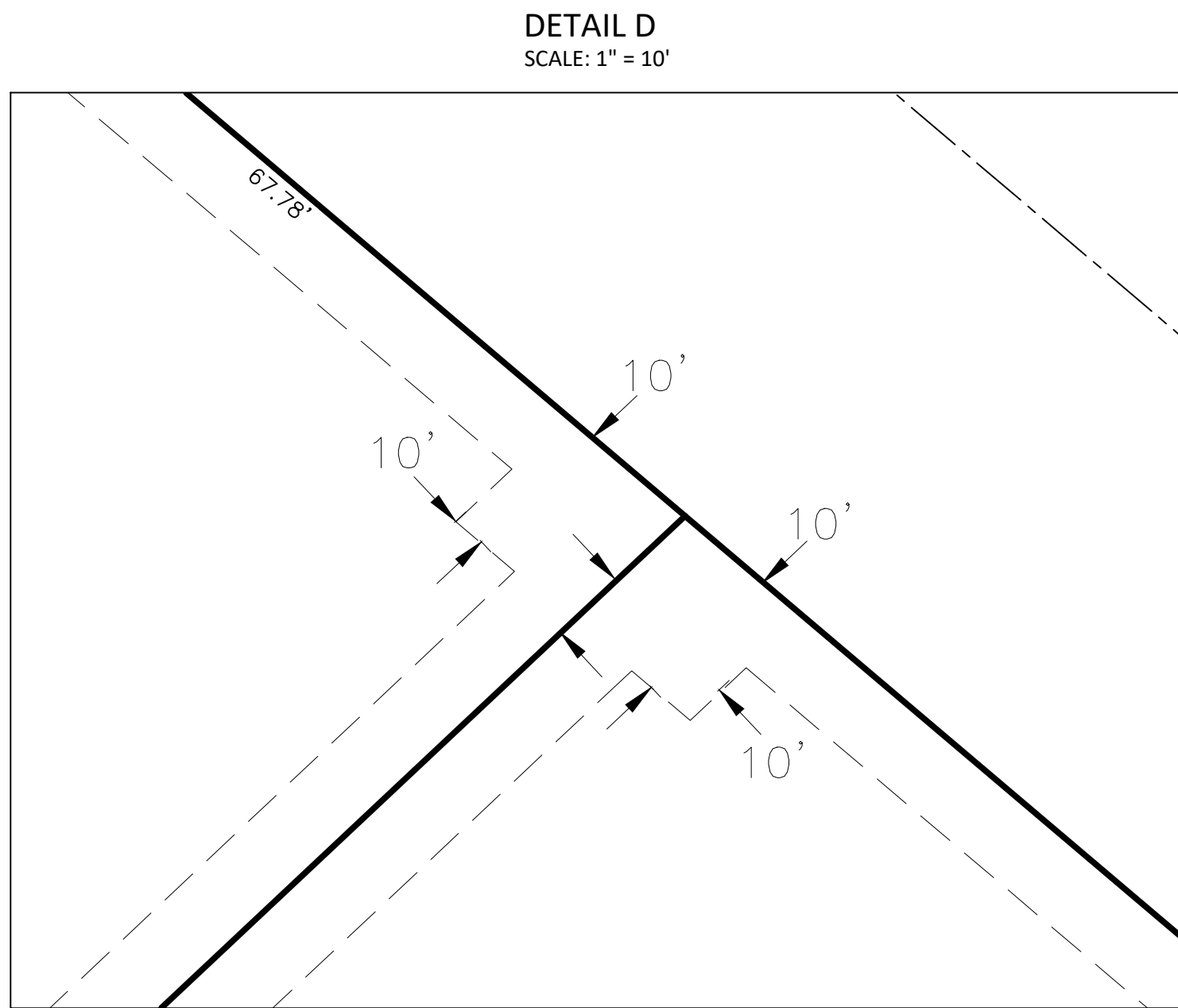
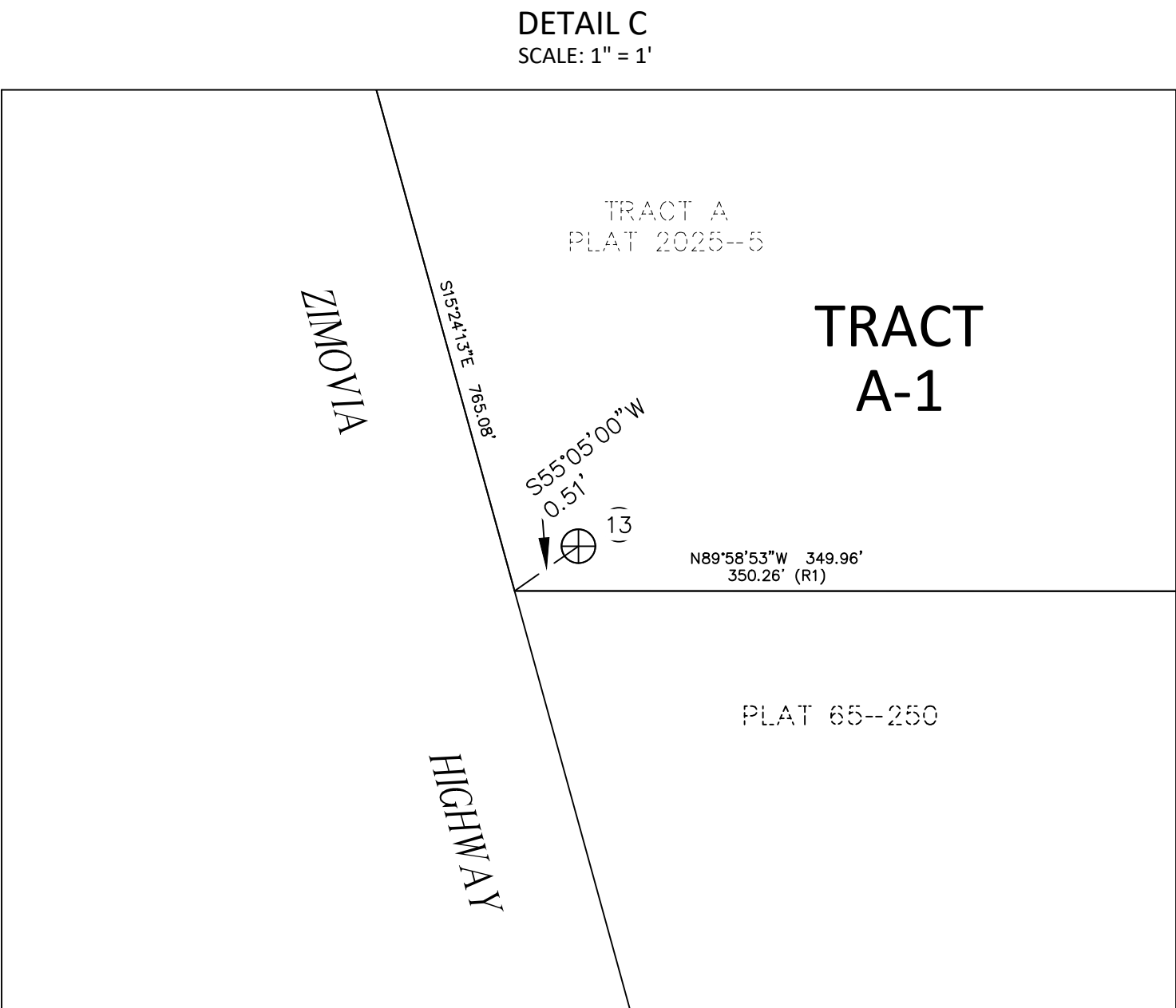
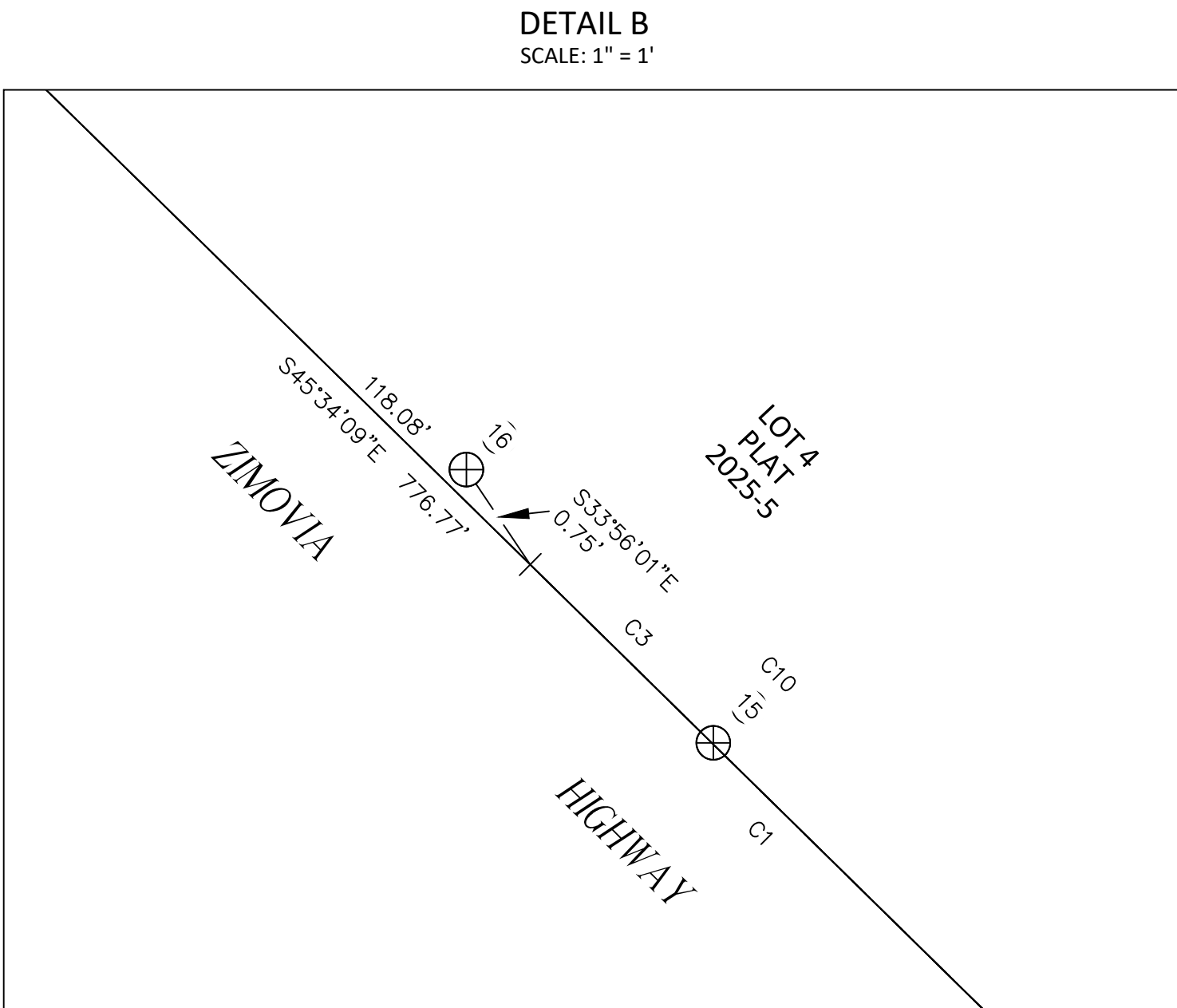
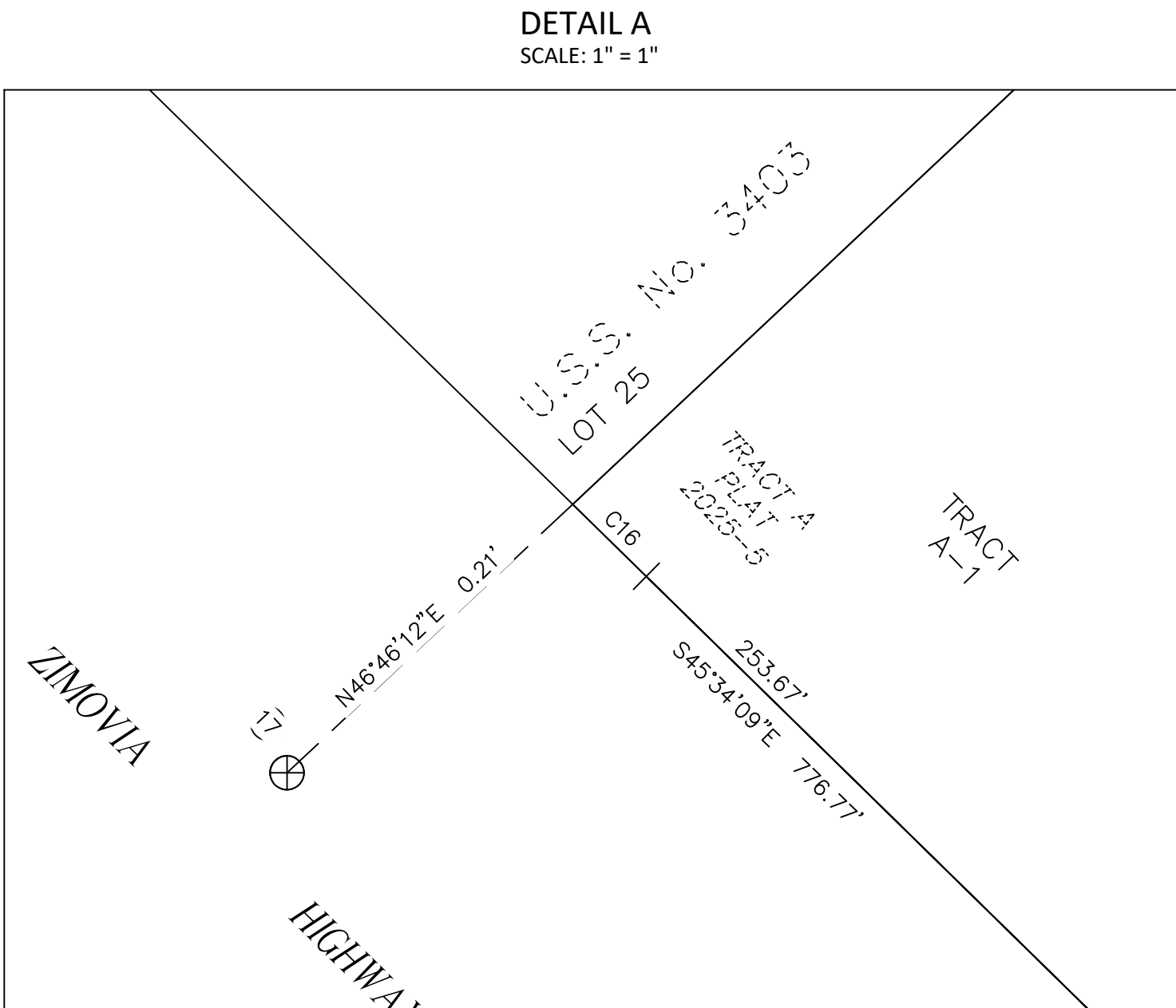
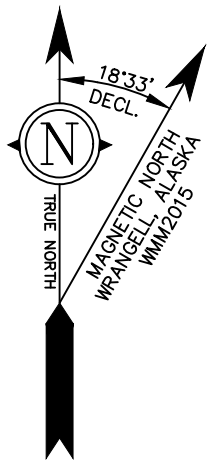


# ALDER TOP VILLAGE, SHOEMAKER SUBDIVISION III

LOCATED WITHIN  
SECTIONS 8 & 17, TOWNSHIP 63 SOUTH, RANGE 84 EAST  
U.S.S. No. 3403  
COPPER RIVER MERIDIAN, ALASKA  
WRANGELL RECORDING DISTRICT

|                   |                 |                           |  |
|-------------------|-----------------|---------------------------|--|
| SURVEYED BY: R&M  |                 | DRAWN BY: EBH             |  |
| DATE: JULY 2026   |                 | DATE: SEPTEMBER 2026      |  |
| SCALE:<br>1"=150' | CHECKED:<br>CGP | R&M PROJECT NO:<br>202725 |  |





| LEGEND |                                                              |
|--------|--------------------------------------------------------------|
|        | BLOCK NUMBER                                                 |
|        | FOUND BLM/GLO MONUMENT                                       |
|        | SECONDARY MONUMENT SET THIS SURVEY                           |
|        | SECONDARY MONUMENT RECOVERED                                 |
|        | MONUMENT NUMBER                                              |
|        | FOUND PRIMARY MONUMENT                                       |
|        | EDGE OF GRAVEL                                               |
|        | EASEMENT                                                     |
|        | SURVEYED                                                     |
|        | ROW CENTERLINE                                               |
| (R1)   | RECORD PER U.S.S. No. 3709 (PLAT 65-250)                     |
| (R2)   | RECORD PER SHOEMAKER BAY SUBD. (PLAT 87-9)                   |
| (R3)   | RECORD PER U.S.S. No. 3403 (SUBD. OF LOT 4, U.S.S. No. 3403) |
| (R4)   | RECORD PER TRUST LAND SURVEY No. 2018-10 (PLAT 2020-5)       |
| (R5)   | RECORD PER SHOEMAKER BAY SUBD. II (PLAT 2025-5)              |
| XX     | MEASURED DATA                                                |
| PAE    | PUBLIC ACCESS EASEMENT                                       |
| PUE    | PUBLIC UTILITY EASEMENT                                      |
| (DBTP) | DEDICATED BY THIS PLAT                                       |

SHEET 3 OF 4

R&M ENGINEERING-KETCHIKAN, INC.

7180 REVILLA ROAD, SUITE 300

KETCHIKAN, AK 99901

Phone: (907) 225-7917

Fax: (907) 225-3441

CRAIG OFFICE

521 WEST HAMILTON DR.

CRAIG, AK. 99921

Phone: (907) 826-2294

CERTIFICATE OF AUTHORIZATION #: C576

ALDER TOP VILLAGE, SHOEMAKER SUBDIVISION III

A SUBDIVISION AND REPLAT OF  
TRACT A, PLAT 2025-5, WITHIN BLOCK 2,  
ALDER TOP VILLAGE, SHOEMAKER BAY SUBDIVISION II  
CREATING  
LOTS 23 - 43 WITHIN BLOCK 2, AND TRACT A-1 WITHIN BLOCK 2,  
ALDER TOP VILLAGE, SHOEMAKER BAY SUBDIVISION III  
CONTAINING 121.86 ACRES MORE OR LESS

LOCATED WITHIN  
SECTIONS 8 & 17, TOWNSHIP 63 SOUTH, RANGE 84 EAST  
U.S.S. No. 3403  
COPPER RIVER MERIDIAN, ALASKA  
WRANGELL RECORDING DISTRICT

|                  |                      |
|------------------|----------------------|
| SURVEYED BY: R&M | DRAWN BY: EBH        |
| DATE: JULY 2026  | DATE: SEPTEMBER 2026 |

|                   |                 |                           |
|-------------------|-----------------|---------------------------|
| SCALE:<br>1"=150' | CHECKED:<br>CGP | R&M PROJECT NO:<br>202725 |
|-------------------|-----------------|---------------------------|





### 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 \_\_\_\_\_ 20\_\_\_\_, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

|      |                               |
|------|-------------------------------|
| DATE | CHAIRMAN, PLANNING COMMISSION |
|------|-------------------------------|

~~SECRETARY~~

## SURVEYOR'S CERTIFICATE

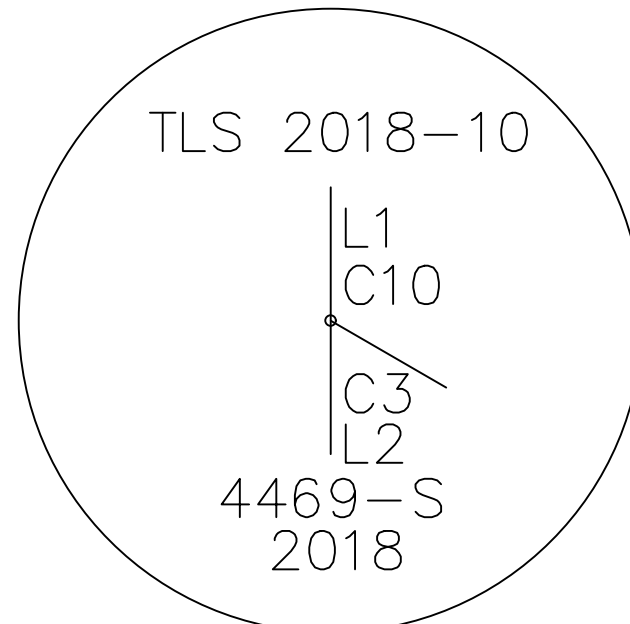
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

STATE OF ALASKA  
49 TH  
PRELIMINARY  
CHRISTOPHER G. PIBURN  
No. 107552  
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE \_\_\_\_\_

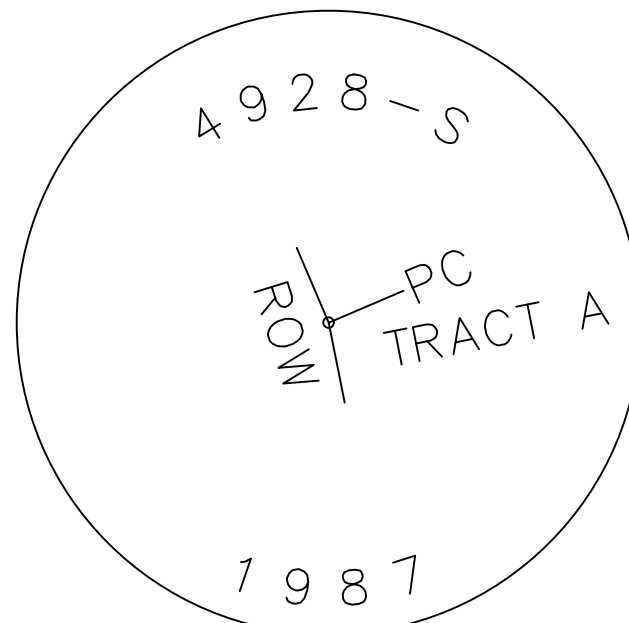
CHRISTOPHER G. PIBURN, PLS # 107552

MON. 8

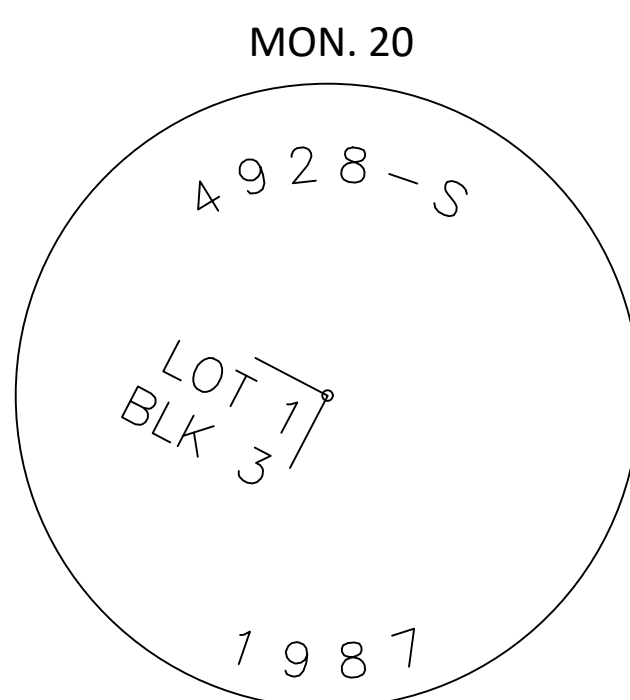


RECOVERED 2.5" DIA. POST MON.  
WITH 3.25" DIA. ALUM. CAP  
PROJECTING 2" ABOVE THE GROUND.  
IN GOOD CONDITION

MON. 15



RECOVERED 2.5" DIA. POST MON.  
WITH 3.25" DIA. ALUM. CAP  
PROJECTING 3" ABOVE THE GROUND.  
IN GOOD CONDITION



RECOVERED 2.5" DIA. POST MON.  
WITH 3.25" DIA. ALUM. CAP  
PROJECTING 1" ABOVE THE GROUND.  
IN GOOD CONDITION

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

**R&M**  
**R&M ENGINEERING-KETCHIKAN, INC.**  
 7180 REVILLA ROAD, SUITE 300  
 KETCHIKAN, AK 99901  
**Phone: (907) 225-7917**  
**Fax: (907) 225-3441**

**CRAIG OFFICE**  
 521 WEST HAMILTON DR.  
 CRAIG, AK. 99921  
**Phone: (907) 826-2294**

**CERTIFICATE OF AUTHORIZATION #: C576**

A SUBDIVISION AND REPLAT OF  
TRACT A, PLAT 2025-5, WITHIN BLOCK 2,  
ALDER TOP VILLAGE, SHOEMAKER BAY SUBDIVISION II  
CREATING  
LOTS 23 - 43 WITHIN BLOCK 2, AND TRACT A-1 WITHIN BLOCK 2,  
ALDER TOP VILLAGE, SHOEMAKER BAY SUBDIVISION III  
CONTAINING 121.86 ACRES MORE OR LESS

LOCATED WITHIN  
SECTIONS 8 & 17, TOWNSHIP 63 SOUTH, RANGE 84 EAST  
U.S.S. No. 3403  
COPPER RIVER MERIDIAN, ALASKA  
WRANGELL RECORDING DISTRICT

SURVEYED BY: R&M  
DATE: JULY 2026

DRAWN BY: EBH

DATE: SEPTEMBER 2026

SCALE:  $1''=150'$

CHECKED:

R&M PROJECT NO:  
202725





To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Thursday, September 10, 2026

Subject: Final Plat of a replat of Lot A-1 A and Lot A of the Prunella Subdivision and Lot C-1 of WCA Replat, creating Lots 1, 2, and 3, of the Zimovia WCA Replat No 2., located within USS 3823 and 3753, owned and requested by Wrangell Cooperative Association.

Attachments: 1. Aerial Map, 2. Final Plat – WCA Replat No. 2

References: WMC Title 19 – Subdivisions  
WMC Title 20.52 – Standards

## Background

The Wrangell Cooperative Association (WCA) has submitted the final plat for Zimovia WCA Replat No. 2. The proposal replats Lot A-1A and Lot A of Prunella Subdivision (Plat No. 2015-3) together with Lot C-1 of WCA Replat (Plat No. 2025-2), creating three new lots.

The preliminary plat was previously reviewed and approved by the Planning and Zoning Commission. The purpose of the replat is to straighten the existing property lines between the lots to better accommodate required building setbacks and provide a more practical, linear layout for planned site improvements.

The final plat maintains the configuration presented through the preliminary plat process, reconfiguring existing property boundaries while maintaining legal access from Zimovia Highway and Wood Street.

## Site Specific Information

### *Existing Parcels*

- Lot A-1A, Prunella Subdivision (Plat No. 2015-3)
- Lot A, Prunella Subdivision (Plat No. 2015-3)
- Lot C-1, WCA Replat (Plat No. 2025-2)
- Owner: Wrangell Cooperative Association
- Access from Zimovia Highway and Wood Street



*Proposed Plat*

- Lot 1: Approximately 0.602 acres (26,205 square feet)
- Lot 2: Approximately 0.922 acres (40,169 square feet)
- Lot 3: Approximately 6.235 acres (271,610 square feet)

**Findings of Fact**

1. The preliminary plat for Zimovia WCA Replat No. 2 was previously reviewed and approved by the Planning and Zoning Commission in accordance with the subdivision procedures established in WMC Title 19.
2. The final plat replats Lot A-1A and Lot A of Prunella Subdivision together with Lot C-1 of WCA Replat to create Lots 1, 2, and 3.
3. The purpose of the replat is to straighten existing property lines to improve compliance with setbacks and provide a more functional layout for future site improvements.
4. The proposal adjusts existing lot boundaries but does not create additional development density beyond the lots identified on the plat.
5. Legal access is provided from Zimovia Highway and Wood Street.
6. Existing utility infrastructure is available to serve the property.
7. Existing easements necessary for access and utilities are maintained or reflected on the final plat.
8. The final plat is consistent with the applicable requirements of WMC Title 19 and does not require any variances from Borough subdivision or zoning standards.

**Staff Analysis & Recommendation**

The final plat for Zimovia WCA Replat No. 2 completes the subdivision process for the reconfiguration previously reviewed by the Planning and Zoning Commission. Staff finds the final plat consistent with the preliminary approval and the applicable subdivision standards contained within WMC Title 19. Staff recommends approval of the final plat.

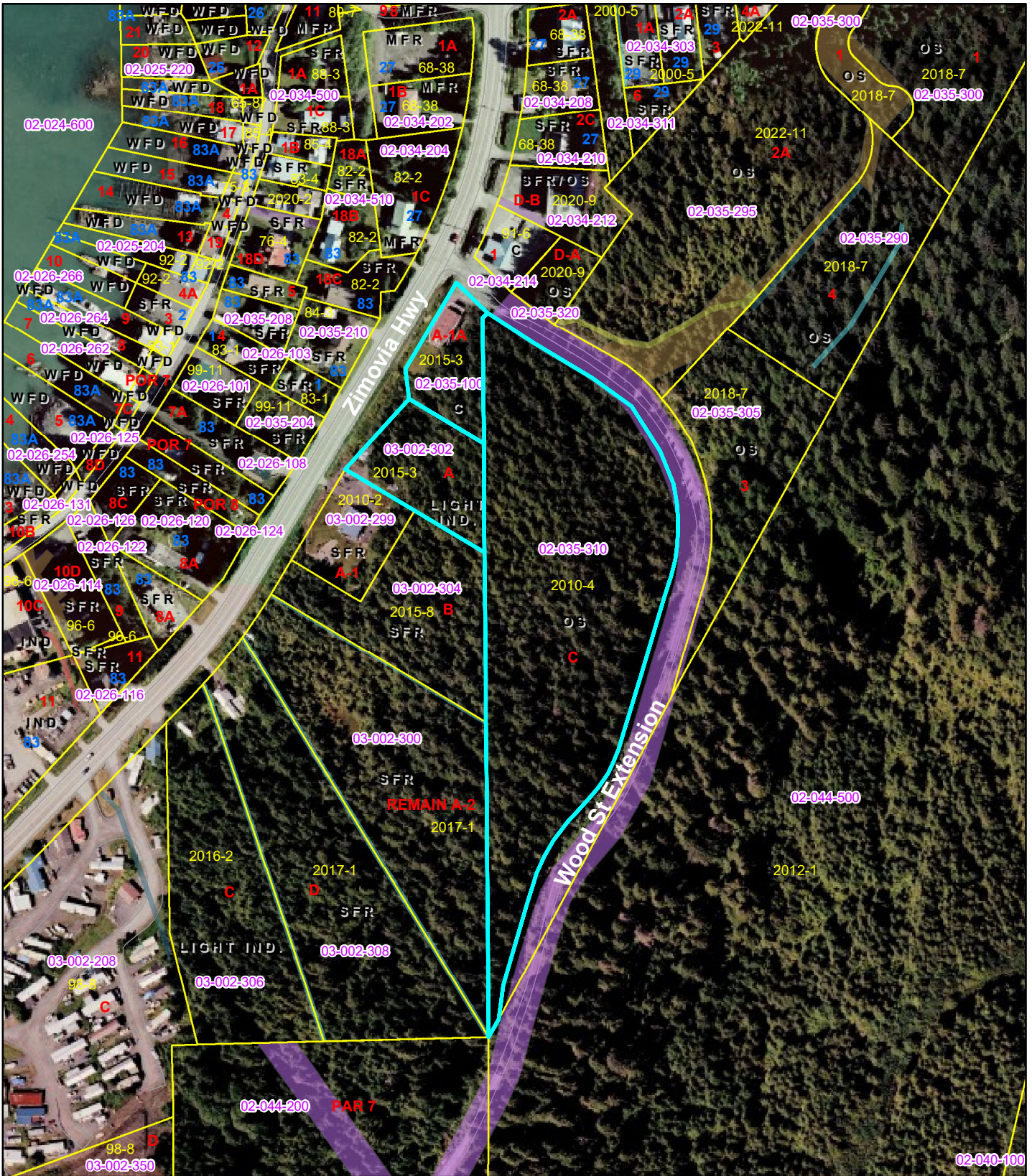
**Recommended Motion**

Move to approve the findings of fact and final plat for Zimovia WCA Replat No. 2.



# CITY AND BOROUGH OF WRANGELL, ALASKA

Item a.



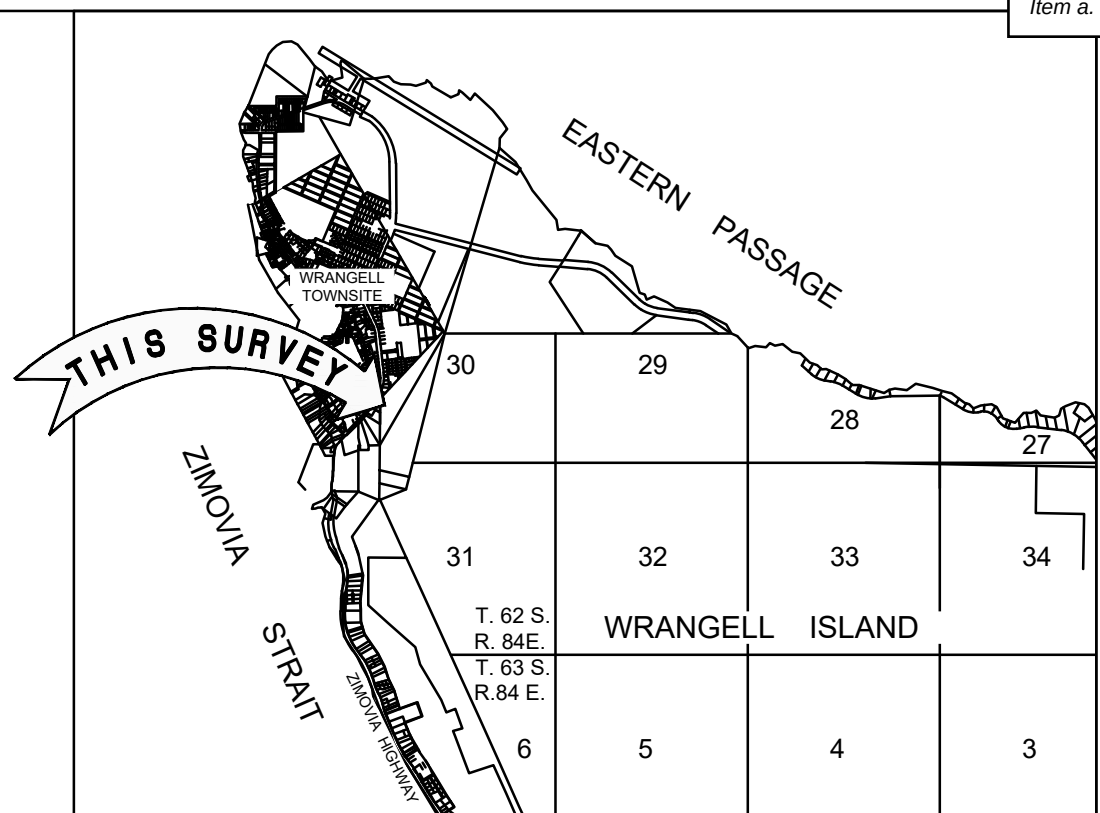
Public Map



1 inch = 256.126823 feet  
39  
e: 7/2/2026

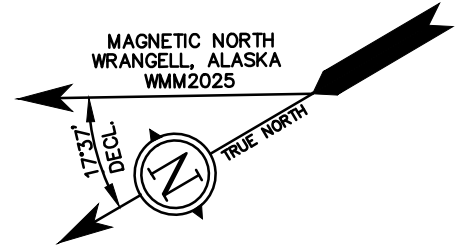
**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.  
PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.**





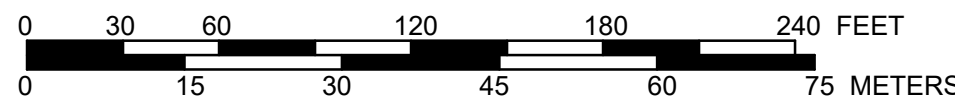
VICINITY MAP

1" = 1 MILE



SCALE 1"=60'

THIS DRAWING MAY BE REDUCED. VERIFY SCALE BEFORE USING

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

SHEET 1 OF 2

**R&M**R&M ENGINEERING-KETCHIKAN, INC.  
7180 REVILLA ROAD, SUITE 300  
KETCHIKAN, AK 99901Phone: (907) 225-7917  
Fax: (907) 225-3441WRANGELL OFFICE  
P.O. BOX 2286  
WRANGELL, AK 99929

Phone: (907) 305-0820

CERTIFICATE OF AUTHORIZATION #: C576

**ZIMOVIA WCA REPLAT NO.2**A REPLAT OF  
LOT A-1A, & LOT A, OF PRUNELLA SUBDIVISION, PLAT 2015-3  
AND  
LOT C-1 OF WCA REPLAT, PLAT 2025-2;CREATING  
LOTS 1, 2, AND 3, ZIMOVIA WCA REPLAT NO.2  
CONTAINING 7.759 ACRES MORE OR LESSLOCATED WITHIN  
U.S. SURVEY 3823 & U.S. SURVEY 3753  
WRANGELL, ALASKA 99929  
WRANGELL RECORDING DISTRICT

SURVEYED BY: EBH

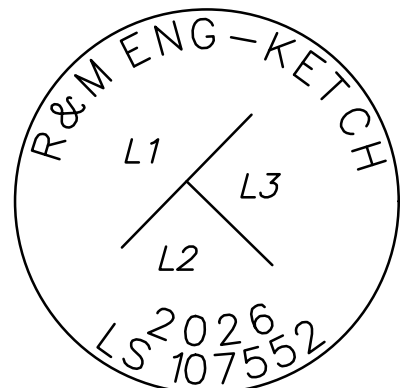
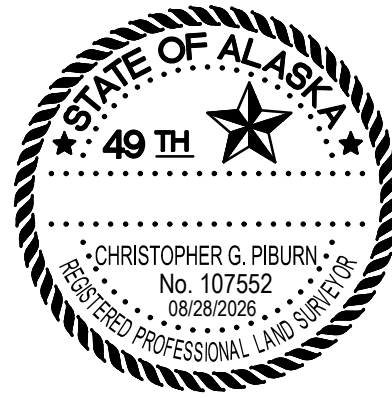
DATE: APRIL 2026

DRAWN BY: EBH

DATE: AUGUST 2026

SCALE:  
1"=60'CHECKED:  
CGPR&M PROJECT NO:  
242366

| LEGEND |                                    |
|--------|------------------------------------|
|        | BLOCK NUMBER                       |
|        | SECONDARY MONUMENT SET THIS SURVEY |
|        | SECONDARY MONUMENT RECOVERED       |
|        | DISTURBED SECONDARY MONUMENT RESET |
|        | PRIMARY MONUMENT RECOVERED         |
|        | SURROUNDING LOT LINES              |
|        | DETAIL                             |
|        | SURVEYED                           |
|        | ROW CENTERLINE                     |
|        | MEASURED DATA                      |
|        | RECORD DATA                        |
|        | AREA VACATED THIS SURVEY           |
|        | AREA CREATED THIS SURVEY           |

**TYPICAL SECONDARY  
MONUMENT  
SET THIS SURVEY**SET 5/8" X 30" LONG  
REBAR (UNLESS OTHERWISE  
NOTED) AND 2" ALUMINUM  
CAP WITH PLASTIC INSERT**BASIS OF BEARING**BEARINGS SHOWN ARE NAD\_83(2011)(EPOCH:2010) GEODETIC  
BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION  
SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R10 & R10-2)  
RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING  
TRIMBLE BUSINESS CENTER VERSION 2025.20 SOFTWARE. LOCAL  
PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT  
LAT: N56°28'27.49110" LONG: W132°23'25.30080". DISTANCES  
SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.



CERTIFICATE OF OWNERSHIP

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.

WRANGELL COOPERATIVE ASSOCIATION

DATE

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN \_\_\_\_\_ AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND \_\_\_\_\_ ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

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

NOTARY PUBLIC IN \_\_\_\_\_ AND FOR THE STATE OF ALASKA

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AS RECORDED IN MINUTE BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATED 20\_\_\_\_, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE \_\_\_\_\_  
ATTEST:

MAYOR, CITY AND BOROUGH OF WRANGELL

CITY CLERK \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

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

DATE \_\_\_\_\_

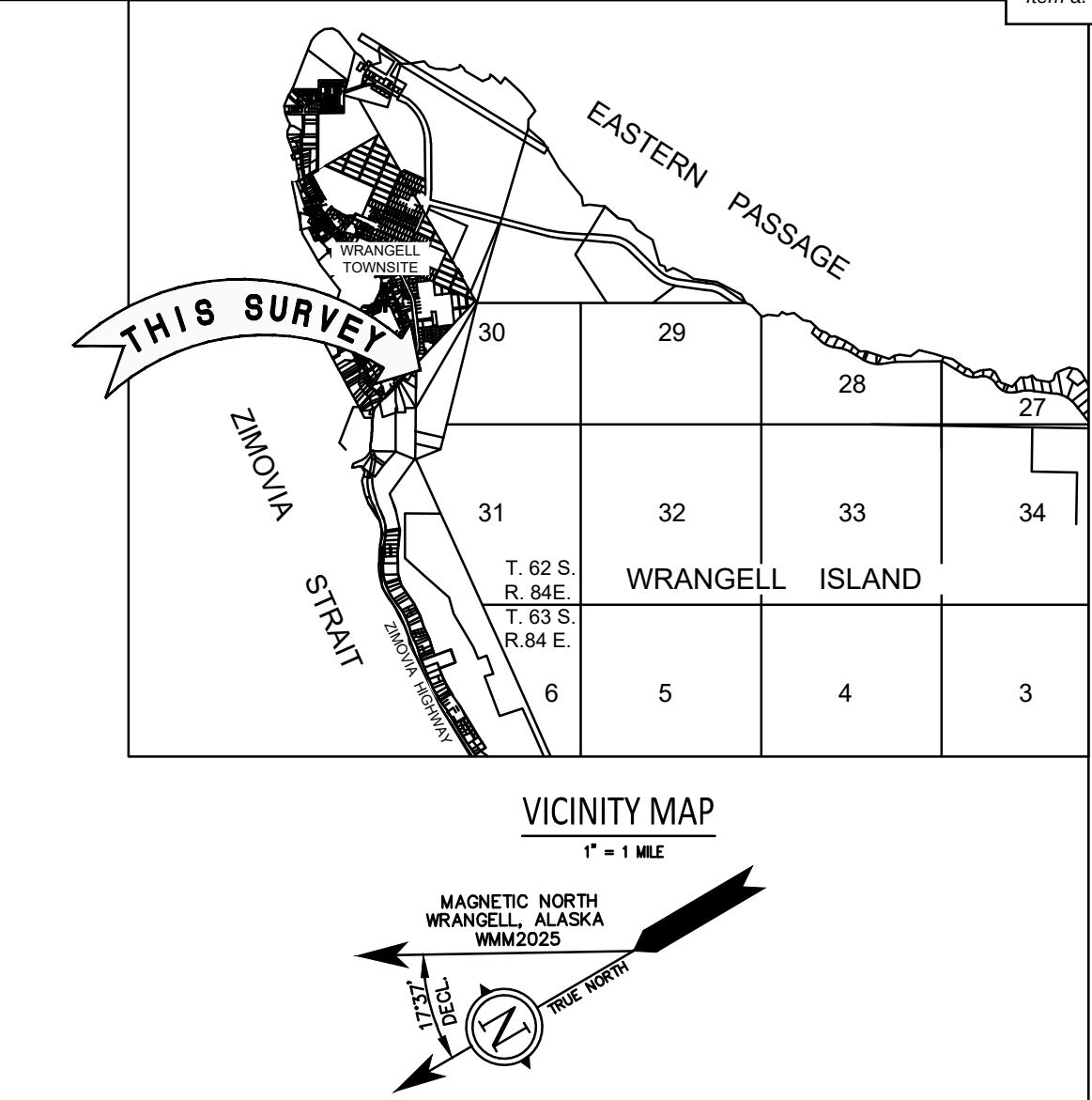
CHAIRMAN, PLANNING COMMISSION

SECRETARY \_\_\_\_\_

CERTIFICATE STATE OF ALASKA  
(FIRST JUDICIAL DISTRICT)ss

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

ASSESSOR CITY AND BOROUGH OF WRANGELL \_\_\_\_\_



- NOTES
1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.

2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

3. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
  - USS 3823
  - PLAT 82-15 (SPRUCE SUBDIVISION)
  - PLAT 86-1 (A.S.L.S. 84-83)
  - PLAT 97-9 (TORGRAMSEN SUBDIVISION)
  - PLAT 2000-6 (TORGRAMSEN SUBDIVISION II)
  - PLAT 2010-4 (HEALTH CARE SUBDIVISION)
  - PLAT 2015-3 (TORGRAMSEN - PRUNELLA SUBDIVISION)
  - PLAT 2015-8 (TORGRAMSEN - SMITH SUBDIVISION)
  - PLAT 2016-2 (TORGRAMSEN - GLASNER SUBDIVISION)
  - PLAT 2017-1 (TORGRAMSEN - AUSTIN SUBDIVISION)
  - PLAT 2025-2
  - UTILITY EASEMENT 2023-000277-0
  - ZONING AGREEMENT 2018-000167-0
  - ZONING AGREEMENT MODIFICATION 2020-000188-0

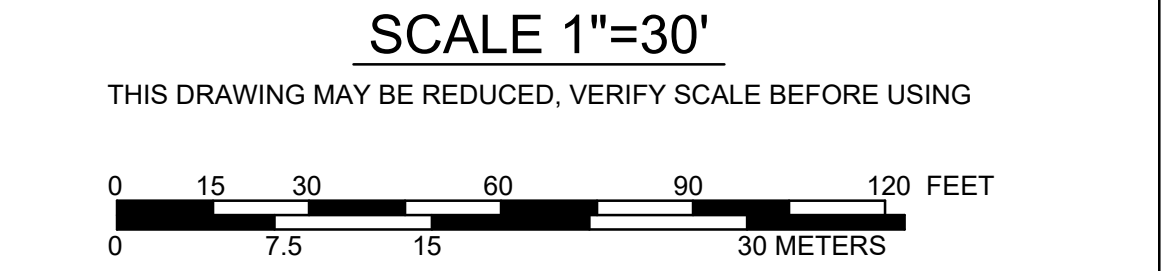
4. EXISTING ORIGINAL CORNERS WERE RECOVERED AND USED TO CONTROL AND CALCULATE THE LOCATION OF THE SUBDIVISION BOUNDARIES, AS SHOWN ON THIS PLAT.

5. SET 30" LONG 8" DIAMETER REBAR WITH 2' ALUMINUM CAP WITH PLASTIC INSERT AT LOCATIONS AS INDICATED ON THIS PLAT, STAMPED AS SHOWN IN THE TYPICAL.

6. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

7. CURRENT LOT OWNERS
  - 7.1. LOT A-1A - WRANGELL COOPERATIVE ASSOCIATION
  - 7.2. LOT A - WRANGELL COOPERATIVE ASSOCIATION
  - 7.3. LOT C-1 - WRANGELL COOPERATIVE ASSOCIATION

8. REFERENCE AK ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 71526



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

SHEET 2 OF 2

R&M

R&M ENGINEERING-KETCHIKAN, INC.  
7180 REVILLA ROAD, SUITE 300  
KETCHIKAN, AK 99901

Phone: (907) 225-7917  
Fax: (907) 225-3441

WRANGELL OFFICE  
P.O. BOX 2286  
WRANGELL, AK 99929

Phone: (907) 305-0820

CERTIFICATE OF AUTHORIZATION #: C576

ZIMOVIA WCA REPLAT NO.2

A REPLAT OF  
LOT A-1A, & LOT A , OF PRUNELLA SUBDIVISION AND LOT C-1, OF WCA REPLAT  
ACCORDING TO PLAT 2015-3 & PLAT 2025-2;

CREATING  
LOTS 1, 2, AND 3, ZIMOVIA WCA REPLAT NO.2  
CONTAINING 7.759 ACRES MORE OR LESS

LOCATED WITHIN  
U.S. SURVEY 3823 & U.S. SURVEY 3753  
WRANGELL, ALASKA 99929  
WRANGELL RECORDING DISTRICT

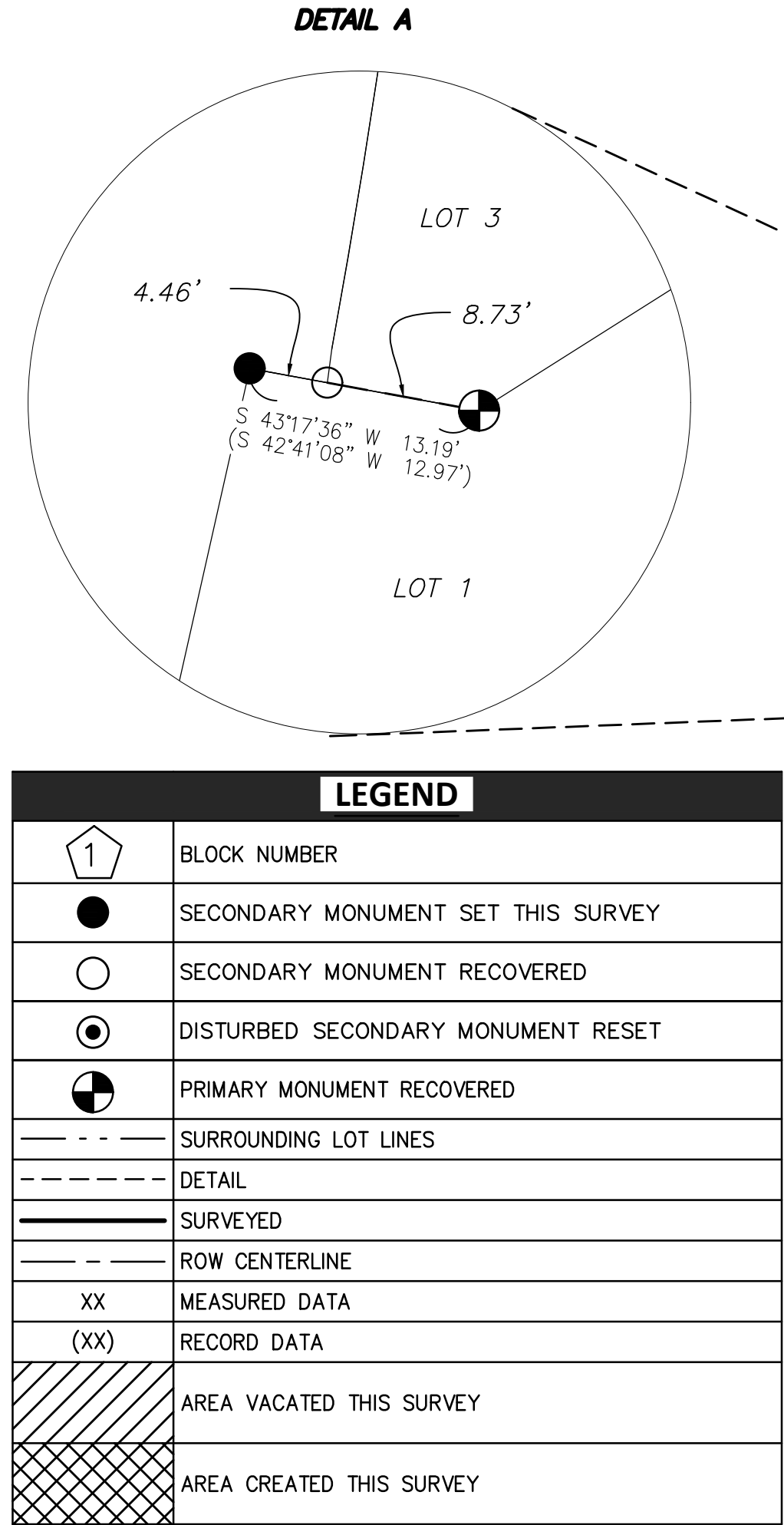
SURVEYED BY: EBH  
DATE: APRIL 2026

DRAWN BY: EBH  
DATE: AUGUST 2026

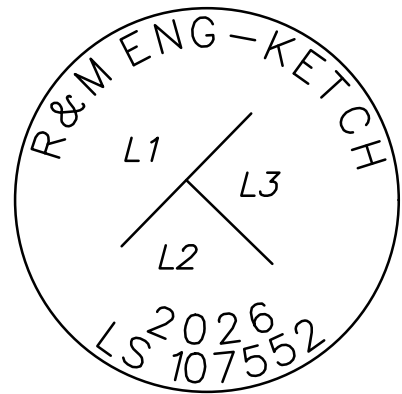
SCALE: 1"=30'

CHECKED: CGP

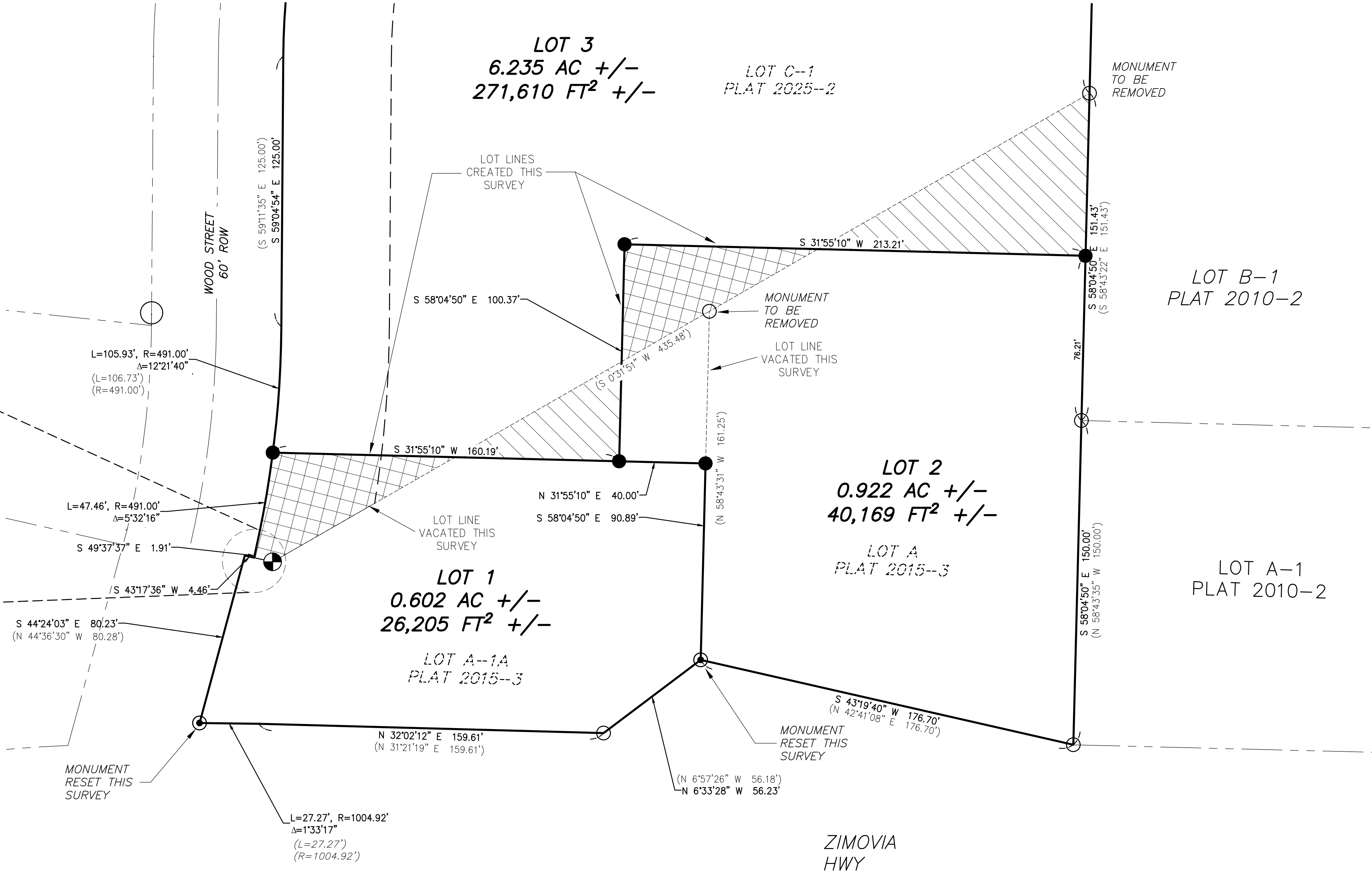
R&M PROJECT NO: 242366



TYPICAL SECONDARY  
MONUMENT  
SET THIS SURVEY



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



BASIS OF BEARING

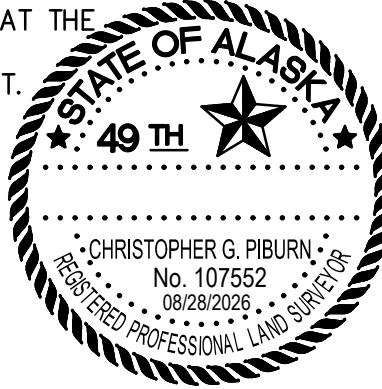
BEARINGS SHOWN ARE NAD\_83(2011)(EPOCH:2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R10 & R10-2) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 2025.20 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N56°28'27.49110" LONG: W132°23'25.30080". DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

SURVEYOR'S CERTIFICATE

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

DATE

CHRISTOPHER G. PIBURN, PLS # 107552







To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Thursday, September 10, 2026

Subject: Final Plat review of a subdivision of Lot 13, USS 2589, according to Plat No. 29-20, zoned Waterfront Development, creating lots 13A, 13B, 13C, 13D, owned and requested by Brett Martin and Michael Duman.

Attachments: 1. Notice of Decision, 2. Final Plat

References: WMC Title 19 – Subdivisions  
WMC Title 19.32.010 – Water Supply  
WMC Title 19.32.020 – Sanitary Sewer  
WMC Title 20 – Zoning  
WMC Title 20.52 – Waterfront Development District

## Background

Brett Martin and Michael Duman submitted an application to subdivide Lot 13, U.S. Survey 2589, Plat No. 29-20, located near Mile 6 Zimovia Highway. The approximately 3.93-acre property is zoned Waterfront Development (WFD). The subdivision creates four similarly sized parcels identified as Lots 13A, 13B, 13C, and 13D.

The Planning and Zoning Commission reviewed and unanimously approved the preliminary plat at its August 13, 2026 meeting. During preliminary review, the primary considerations related to future utility service, shared access from Zimovia Highway, and continued upland access to the adjacent tidelands parcel, Lot 2, USS 3534.

The Commission amended the preliminary approval to require a utility and shared access easement along the Zimovia Highway frontage and to ensure continued legal access to the adjacent tidelands parcel.

The final plat has been revised to address the Commission's action. A common access and utility easement is shown along the Zimovia Highway frontage, providing a shared corridor for access and future utility service. The final plat also provides access toward Lot 2, USS 3534, addressing the access concern identified during preliminary review.

## Site Specific Information

### *Existing Parcel*

- Lot 13, USS 2589, Plat No. 29-20



- Parcel ID: 03-010-207
- Approximately 3.93 acres (171,368 square feet)
- Zoning: Waterfront Development (WFD)
- Frontage: Zimovia Highway

*Proposed Plat*

- Lot 13A – 42,426 sq. ft.
- Lot 13B – 43,132 sq. ft.
- Lot 13C – 43,298 sq. ft.
- Lot 13D – 42,528 sq. ft.

Each proposed parcel fronts Zimovia Highway

**Findings of Fact**

1. The Planning and Zoning Commission approved the preliminary plat for the subdivision of Lot 13, USS 2589, into Lots 13A, 13B, 13C, and 13D at its August 13, 2026 meeting.
2. Each proposed lot substantially exceeds the minimum lot area required within the Waterfront Development District and maintains frontage along Zimovia Highway.
3. The Commission required the final plat to provide a utility and shared access easement along the property line abutting Zimovia Highway to accommodate future utility service and shared access to the newly created lots.
4. The Commission also required the final plat to preserve legal access from the uplands to Lot 2, USS 3534, in the event the upland and tidelands parcels come under separate ownership.
5. The final plat includes a common access and utility easement along the Zimovia Highway frontage, addressing the access and utility conditions established through preliminary plat approval.
6. The final plat provides access toward Lot 2, USS 3534, addressing the Commission's requirement to preserve continued legal access to the adjacent tidelands parcel.
7. The final plat substantially conforms to the preliminary plat approved by the Planning and Zoning Commission and addresses the conditions established through preliminary plat review.
8. The final subdivision is generally consistent with the applicable requirements of WMC Titles 19 and 20.





### **Staff Analysis & Recommendation**

The final plat substantially conforms to the preliminary plat approved by the Planning and Zoning Commission. The common access and utility easement shown on the final plat addresses the access, utility, and tidelands access conditions established during preliminary review.

Staff finds that the conditions of preliminary approval have been satisfied and recommends approval of the final plat.

### **Recommended Motion**

Move to approve the findings of fact and final plat for Martin Duman Subdivision.

# CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



Public Map



1 inch = 113.799039 feet  
45  
e: 7/31/2026

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





**Meeting Date:** Thursday, August 13, 2026

**Applicant:** Central Southeast Surveyors

**Owner:** Brett Martin & Michael Duman

**Subject:** (PH) Preliminary Plat review of a subdivision of Lot 13, USS 2589, according to Plat No. 29-20, zoned Waterfront Development, creating lots 13A, 13B, 13C, 13D.

**Review Criteria:**

- WMC Title 19 – Subdivisions
  - WMC Title 19.32.010 – Water Supply
  - WMC Title 19.32.020 – Sanitary Sewer
- WMC Title 20 – Zoning
  - WMC Title 20.52 – Waterfront Development District

## I. Overview

Brett Martin and Michael Duman submitted a preliminary plat application to subdivide Lot 13, U.S. Survey 2589, into four lots identified as Lots 13A, 13B, 13C, and 13D.

The Planning & Zoning Commission reviewed the preliminary plat at its August 13, 2026 meeting. The proposed lots meet applicable dimensional requirements and maintain frontage along Zimovia Highway. The primary considerations identified during review related to future utility service, shared access from Zimovia Highway, and continued upland access to the adjacent tidelands parcel.

## II. Summary of Decision

The Planning & Zoning Commission unanimously approved the preliminary plat, subject to the conditions contained in the staff report and additional conditions adopted by amendment.

The Commission determined that a utility and shared access easement should be provided along the property line abutting Zimovia Highway. The primary purpose of the easement is to accommodate future utility service to the proposed lots. Based on comments received from the Alaska Department of Transportation regarding multiple individual driveway connections to Zimovia Highway, the Commission determined that the easement should also provide for shared access.

The Commission also identified the need to preserve access from the uplands to Lot 2, U.S. Survey 3534, recognizing that the tidelands parcel does not have independent upland access. The Commission determined that an access easement should be established to ensure continued access if the upland and tidelands parcels come under separate ownership.

### III. Findings of Fact

1. The applicant submitted a complete application for preliminary plat approval pursuant to WMC Title 19.
2. The proposal subdivides Lot 13, USS 2589 into four lots identified as Lots 13A, 13B, 13C, and 13D.
3. The property is zoned Waterfront Development (WFD), and subdivision of the property is permitted subject to compliance with Titles 19 and 20.
4. Each proposed lot substantially exceeds the minimum lot area required within the Waterfront Development zoning district and maintains frontage on Zimovia Highway.
5. The proposed plat does not require any requested variances from dimensional zoning standards.
6. Existing legal access is provided from Zimovia Highway.
7. Departmental review identified questions regarding future utility service to each proposed lot and the potential need for additional utility crossings within the Alaska Department of Transportation right-of-way. Those comments have been provided to the applicant for consideration during the subdivision review process.
8. WMC Title 19 requires the subdivider to demonstrate that adequate utility service can reasonably be provided to each proposed lot prior to final plat approval.
9. Public Works indicated that existing system capacity does not appear to be the primary concern; rather, additional engineering, permitting, and right-of-way improvements may be necessary if new utility crossings are required.
10. Staff has requested review from Alaska DOT regarding any permitting or utility concerns that may affect future development of the subdivision.
11. Subject to resolution of applicable utility and infrastructure requirements, the proposed subdivision appears generally consistent with the intent of WMC Titles 19 and 20.

### IV. Conditions of Approval

1. The final plat shall substantially conform to the preliminary plat approved by the Planning & Zoning Commission.
2. Prior to final plat approval, the applicant shall provide documentation demonstrating compliance with the water and sanitary sewer requirements of WMC 19.32.010 and 19.32.020.



3. Any utility easements required for water or sanitary sewer service shall be shown and dedicated on the final plat.
4. The final plat shall show and dedicate a utility and shared access easement along the property line abutting Zimovia Highway. The easement shall provide a corridor for future utility service and shared access to the proposed lots.
5. The final plat shall provide legal access from the uplands to Lot 2, U.S. Survey 3534. The access easement may be located along a shared property line or within a specific proposed lot, as determined by the applicant and surveyor, provided the final configuration ensures continued legal access to the tidelands parcel if the properties come under separate ownership.

**V. Commission Action**

☒ Approved      ☐ Denied

**Vote:** All in favor.

**VI. Conclusion**

The preliminary plat is approved subject to the conditions above. The conditions shall be incorporated into the final plat and addressed as part of final plat review.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS EASEMENTS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE MICHAEL L. DUMAN

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS DAY OF 20 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY

APPEARED TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL 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 NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES:

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS EASEMENTS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE BRETT C. MARTIN

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS DAY OF 20 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY

APPEARED TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL 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 NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF WRANGELL, AND APPROVED BY THE WRANGELL ASSEMBLY, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE ALASKA DISTRICT RECORDER, WRANGELL RECORDING DISTRICT, WRANGELL, ALASKA.

DATE MAYOR, CITY & BOROUGH OF WRANGELL

ATTEST:

CITY CLERK

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF WRANGELL, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE ALASKA DISTRICT RECORDER, WRANGELL RECORDING DISTRICT, WRANGELL, ALASKA.

DATE CHAIRMAN, PLANNING COMMISSION

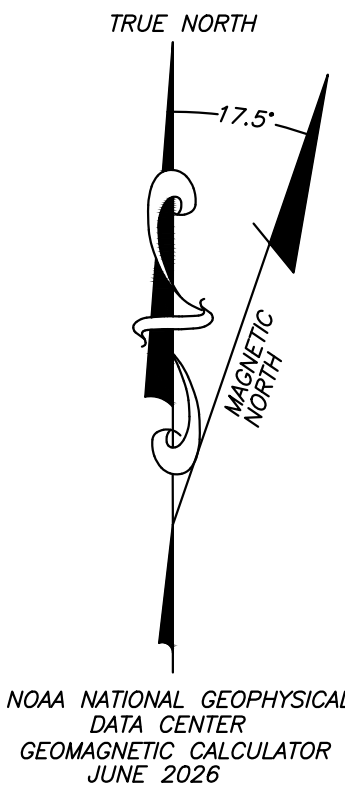
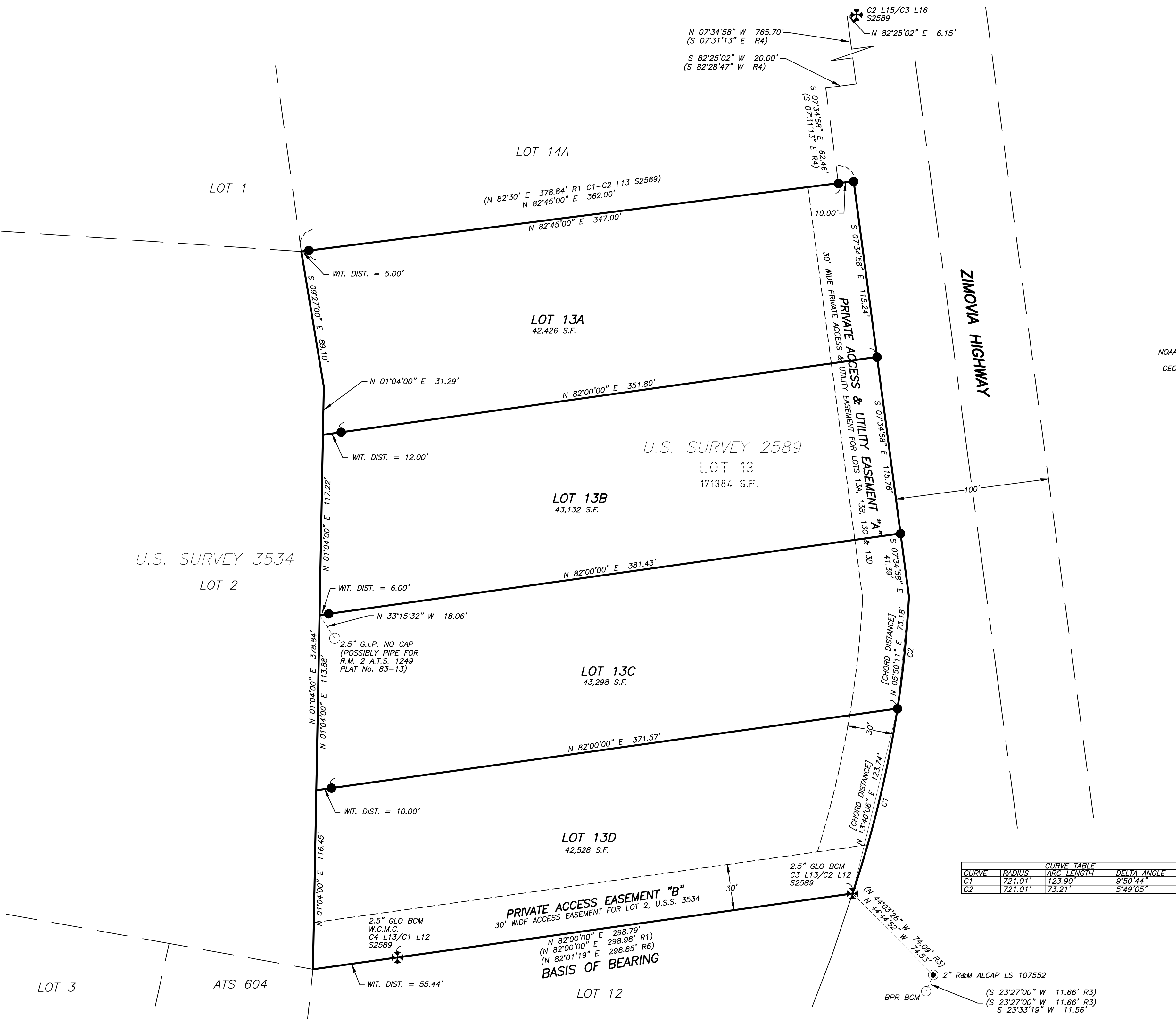
CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA }  
FIRST JUDICIAL DISTRICT } ss.

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE CITY & BOROUGH OF WRANGELL, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR WILL BE DUE ON OR BEFORE

DATED THIS DAY OF , 20 AT WRANGELL, ALASKA.

ASSESSOR - CITY & BOROUGH OF WRANGELL

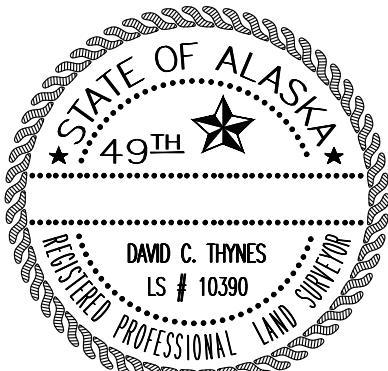


**VICINITY MAP**  
SOURCE: USGS QUADRANGLE PETERSBURG (B-2) NE, ALASKA  
DATE: 1992  
SCALE: 1 INCH = 1 MILE

**SURVEYOR'S CERTIFICATE**  
I, DAVID C. THYNES, CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY, AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET OR STAKED AS SHOWN.

DATE

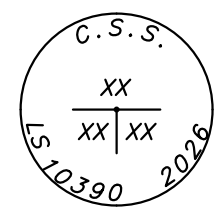
REGISTERED PROFESSIONAL LAND SURVEYOR AELL No. 10390



LEGEND

- 2" ALCAP MONUMENT C.S.S., L.S. 10390 ON 5/8" REBAR ESTABLISHED THIS SURVEY
- 2.5" G.L.O. B.C.M. U.S. SURVEY 2589 MON. RECOVERED THIS SURVEY
- 2.5" G.I.P. WITH CARSONITE POST RECOVERED THIS SURVEY
- 3" B.P.R. B.C.M. ON G.I.P. RECOVERED THIS SURVEY
- 2" R&M ALCAP ON 5/8" REBAR RECOVERED THIS SURVEY
- 3" B.P.R. B.C.M. ON G.I.P. RECOVERED THIS SURVEY
- SUBDIVISION BOUNDARY LINE
- SIDELINE BOUNDARY
- SURVEY TIE
- R.O.W. CENTERLINE
- EASEMENT BOUNDARY

TYPICAL 2" DIAM. ALUMINUM CAP MONUMENT SET THIS SURVEY



| CURVE | RADIUS  | ARC LENGTH | DELTA ANGLE |
|-------|---------|------------|-------------|
| C1    | 721.01' | 123.90'    | 9°50'44"    |
| C2    | 721.01' | 123.21'    | 5°49'05"    |

AREA SUMMARY:

PARENT PARCEL, LOT 13 OF U.S.S. 2589 = 3.934 AC. = 171,384 S.F.  
SUBLOT 13A = 0.974 AC. = 42,426 S.F.  
SUBLOT 13B = 0.990 AC. = 43,132 S.F.  
SUBLOT 13C = 0.993 AC. = 43,298 S.F.  
SUBLOT 13D = 0.976 AC. = 42,528 S.F.

PARCEL OWNERSHIP SUMMARY:

SUBJECT: LOT 13, U.S.S. 2589 - BRETT C. MARTIN & MICHAEL L. DUMAN DOC#: 2020-000106-0  
ADJOINER: LOT 2, U.S.S. 3534 - BRETT C. MARTIN & MICHAEL L. DUMAN DOC#: 2020-000106-0  
ADJOINER: LOT 14A, U.S.S. 2589 - OCEANVIEW GARDENS LLC. DOC#: 2020-000025-0  
ADJOINER: LOT 1, U.S.S. 3534 - OCEANVIEW GARDENS LLC. DOC#: 2020-000025-0  
ADJOINER: LOT 12, U.S.S. 2589 - MARK J. AND MARGARET H. MITCHELL DOC#: 2013-000242-0  
ADJOINER: ATS 604 - MARK J. AND MARGARET H. MITCHELL DOC#: 2013-000242-0

GENERAL NOTES

- THE PURPOSE OF THIS SUBDIVISION IS TO DOCUMENT THE CREATION OF FOUR SUBLOTS FROM PARENT PARCEL, LOT 13 OF U.S.S. SURVEY 2589.
- THE BASIS-OF-BEARING UTILIZED TO CONDUCT THIS SURVEY IS THE BEARING OF THE LINE BETWEEN A 2.5" G.L.O. B.C.M. MARKING THE W.C.M.C. TO C4 OF LOT 13 U.S.S. 2589 AND THE 2.5" G.L.O. B.C.M. MARKING CORNER 3 OF LOT 13 U.S.S. 2589. THE ACCEPTED BEARING OF RECORD ACCORDING TO PLAT U.S. SURVEY 2589 IS N 82°00' E.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AND ARE ORIENTED TO THE BASIS-OF-BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- WHEN RECORD COURSES DIFFER FROM MEASURED COURSES, RECORD COURSES ARE SHOWN IN PARENTHESES ( ) FOLLOWED BY THE SOURCE OF THE RECORD INFORMATION.
- ZIMOVIA HIGHWAY R.O.W. WAS CALCULATED USING RECORD INFORMATION FROM A.D.O.T. P/F MAP PROJ. No. STP-0943(22), PLAT No. 98-2. ALIGNMENT WAS DETERMINED BY APPLYING THE RECORD A.D.O.T. INFORMATION TO THE FOLLOWING TWO G.L.O. BRASS CAP MONUMENTS RECOVERED THIS SURVEY:  
C3, LOT 13 U.S.S. 2589  
C2, LOT 15 U.S.S. 2589
- THE FOLLOWING PLATS AND RECORDS WERE USED TO EXECUTE THIS SURVEY:  
(R1) U.S. SURVEY 2589, APPROVED 2/29/1944 & ACCEPTED 4/20/1945  
(R2) A.D.O.T. P/F R.O.W. MAP PROJ. No. STP-0943(22) PLAT No. 98-2  
(R3) OSTRANDER REPLAT, PLAT No. 2023-4  
(R4) U.S. SURVEY 3534, APPROVED 5/2/1957 & ACCEPTED 9/18/1958  
(R5) ALASKA TIDELANDS SURVEY No. 604, ADL No. 17487, PLAT No. 74-10  
(R6) MITCHELL-BUHLER REPLAT, PLAT No. 2015-13

MARTIN-DUMAN  
SUBDIVISION

CREATING LOTS 13A, 13B, 13C & 13D  
A SUBDIVISION OF LOT 13, U.S. SURVEY 2589

WRANGELL RECORDING DISTRICT

SURVEYOR:  
**CENTRAL SOUTHEAST SURVEYORS**  
P.O. BOX 533, PETERSBURG AK 99833  
PH (907) 518-0075  
EMAIL: fvnocana@gmail.com  
RPLS #10390



|                           |                                                  |                    |
|---------------------------|--------------------------------------------------|--------------------|
| DRAWN & CHECKED BY D.C.T. | SURVEY DATE INITIATED: 4/20/2026                 | COMPLETED: 4/23/26 |
| DATE: 6/22/26             | REVISED: 5/11/26                                 | 6/20/26            |
| SCALE: 1" = 40'           | C.S.S. DRAWING No. MARTIN-DUMAN SUBDIVISION 2026 |                    |