



Thursday, June 18, 2026
5:30 PM

Location: Borough Assembly Chambers
City Hall

Planning & Zoning Commission
5:30 PM

1. CALL TO ORDER

2. ROLL CALL

3. AMENDMENTS TO THE AGENDA

4. CONFLICTS OF INTEREST

5. APPROVAL OF MINUTES

6. DIRECTORS REPORT

7. CORRESPONDENCE

8. PERSONS TO BE HEARD

9. NEW BUSINESS

- a. (PH) Conditional Use Permit application for a short-term rental on Lot 17, Block 5, according to Plat No. 39-22, owned and requested by Collin Dando.
- b. (PH) Preliminary Plat approval for Alaska Tideland Survey (ATS) No. 1729, vacating ATS 1337, request by Southern Southeast Regional Aquaculture Association, Inc. owned by the State of Alaska Department of Natural Resources.

10. UNFINISHED BUSINESS

11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

12. ADJOURNMENT



To: Planning and Zoning Commissioners
From: Kate Thomas, Planning Administrator
Date: Thursday, June 18, 2026
Subject: (PH) Conditional Use Permit application for a short-term rental on Lot 17, Block 5, according to Plat No. 39-22, owned and requested by Collin Dando.

Attachments: 1.) Staff Report, 2.) Aerial Map, 3.) Application

References: WMC Title 20 – Zoning
WMC 20.20 Multi Family Residential
WMC 20.52 Standards
WMC 20.68 Conditional Use Permits

Background

The applicant is requesting approval of a Conditional Use Permit to operate a short-term rental on Lot 17, Block 5, according to Plat No. 39-22.

The proposed short-term rental will be operated within an existing residential dwelling located in the Multi-Family Residential zoning district. The use will utilize existing access, parking, water, and sewer infrastructure. No expansion of the structure, increase in residential density, or substantial modification to the site is proposed as part of this request.

Short-term rentals are permitted within the zoning district subject to approval of a Conditional Use Permit. Staff has reviewed the application and finds the proposed use to be generally compatible with the surrounding neighborhood and consistent with the Conditional Use Permit review criteria contained within WMC 20.68.

Property & Site Information

Property Address: 325 Church Street
Legal Description: Lot 17, Block 5, Wrangell Townsite
Zoning: Multi Family Residential
Existing Use: Residential dwelling
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 short-term rental use within the existing multi-family home is not anticipated to generate significant adverse effects on neighboring properties. While there may be a slight increase in short-term traffic in the summer season, it is not anticipated to be significantly different from normal residential traffic. The applicant will be required to adhere to all noise ordinances.

Traffic generation, noise, and activity levels are expected to remain substantially consistent with historical operations. Existing residential setbacks, parking, and site conditions remain adequate to support the proposed use without adverse impacts to 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 property is served by existing municipal water and sewer infrastructure. No expansion of use or increase in service demand beyond the historically established operation is proposed. The use remains consistent with applicable health and utility service requirements.

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 property utilizes existing driveway access and off-street parking areas. No changes to access or circulation are proposed. Staff finds the site provides adequate ingress, egress, and parking accommodations without creating traffic hazards or congestion.

D. Schools, Governmental, and Civic Buildings



Applies to schools and public facilities only.

Finding: Not applicable. The request involves continuation of a residential short-term rental use and does not involve a school, governmental, or civic facility.

Conditions of Approval

1. Provide Guest Guidance or a similar document on noise and behavior, to encourage respect for the area and neighbors; and
2. Two off-street parking places must be provided.

Staff Recommendation

Staff finds that the proposed short-term rental is compatible with the surrounding residential neighborhood and satisfies the Conditional Use Permit review criteria contained within WMC 20.68. The use will occur within an existing residential structure, utilize existing infrastructure and access, and is not anticipated to create adverse impacts on neighboring properties.

Accordingly, staff recommends approval of the Conditional Use Permit allowing operation of a short-term rental on Lot 17, Block 5, according to Plat No. 39-22, subject to the conditions of approval outlined in the staff report.

Recommended Motion

Move to approve the findings of fact and Conditional Use Permit allowing operation of a short-term rental on Lot 17, Block 5, according to Plat No. 39-22, subject to the conditions of approval outlined in the staff report.

City & Borough of Wrangell
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	DATE RECEIVED	PAYMENT	CHECK <input type="checkbox"/>
	<input type="text" value="Erin"/>	<input type="text" value="5-15-16"/>	CREDIT CARD <input checked="" type="checkbox"/>	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	EMAIL ADDRESS	PHONE NUMBER
<input type="text" value="Collin Dands"/>	<input type="text" value="REDACTED"/>	<input type="text" value="REDACTED"/>

APPLICANT'S MAILING ADDRESS

APPLICANT'S PHYSICAL ADDRESS

LEGAL OWNER'S FULL NAME (IF DIFFERENT THAN APPLICANT)	PHONE NUMBER
<input type="text"/>	<input type="text"/>

LEGAL OWNER'S MAILING ADDRESS

SECTION II.

LEGAL DESCRIPTION	PARCEL ID NUMBER
LOT: 17 BLOCK: 5 SUBDIVISION:	<input type="text" value="02-022-141"/>

CITY AND BOROUGH OF WRANGELL, ALASKA

Item a.



1 inch = 25.685233 feet

7 Date: 5/15/2026

Public Map



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



To: Planning and Zoning Commissioners
From: Kate Thomas, Planning Administrator
Date: Thursday, June 18, 2026
Subject: (PH) Preliminary Plat approval for Alaska Tideland Survey (ATS) No. 1729, vacating ATS 1337, request by Southern Southeast Regional Aquaculture Association, Inc. owned by the State of Alaska Department of Natural Resources.

Attachments: 1. Application, 2. Aerial Map, 3. Preliminary Plat – Burnett Inlet ATS 1729

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

Background

Southern Southeast Regional Aquaculture Association (SSRAA) has submitted an application requesting preliminary plat approval for Alaska Tideland Survey No. 1729, located at Burnett Inlet on Etolin Island. The property is owned by the State of Alaska and leased to SSRAA for operation of the Burnett Inlet Hatchery. The application proposes vacating ATS No. 1337 and establishing ATS No. 1729 to accurately reflect the existing hatchery facilities, tideland occupancy, and lease area associated with the hatchery operation.

The subject property contains approximately 4.17 acres of tidelands and includes existing hatchery infrastructure, fish pens, docking facilities, and related operational improvements. The proposed plat has been prepared by R&M Engineering and reviewed by the Alaska Department of Natural Resources as part of the State's lease renewal process.

Site Specific Information

Legal Description: Proposed Alaska Tideland Survey No. 1729, vacating ATS No. 1337, located within Protracted Section 30, Township 66 South, Range 84 East, Copper River Meridian, Alaska
Ownership: State of Alaska, Department of Natural Resources
Applicant: Southern Southeast Regional Aquaculture Association (SSRAA)
Existing Use: Aquaculture hatchery and support facilities



Access: Marine Access Via Burnett Inlet

Utilities: Remote Area: Existing hatchery infrastructure and utility systems

Findings of Fact

1. Southern Southeast Regional Aquaculture Association has submitted an application requesting preliminary plat approval for Alaska Tidelands Survey No. 1729.
2. The proposed plat vacates ATS No. 1337 and establishes ATS No. 1729 for the Burnett Inlet Hatchery facility located on Etolin Island.
3. The property is owned by the State of Alaska and leased to SSRAA for operation of a regional aquaculture hatchery.
4. The proposed survey encompasses approximately 4.17 acres of tidelands and includes existing hatchery buildings, docks, fish pens, drainage infrastructure, and associated operational facilities.
5. The purpose of the plat is to update and formalize the surveyed lease boundaries and legal description associated with the existing hatchery operation.
6. A fifty-foot public access easement is reserved to the State in accordance with Alaska Statute 38.05.127.
7. The proposed plat is consistent with the subdivision review standards of WMC Title 19 and supports continued management of a longstanding aquaculture facility that provides regional economic and fisheries benefits.

Staff Recommendation

Staff finds that the proposal is consistent with applicable subdivision standards, does not negatively impact public access or surrounding resources, and serves a legitimate public purpose through improved land and lease administration. Accordingly, staff recommends approval of the preliminary plat for Alaska Tidelands Survey No. 1729, vacating ATS No. 1337, as requested by Southern Southeast Regional Aquaculture Association, subject to the conditions outlined in this staff report.

Conditions of Approval

1. All comments and requirements of the Alaska Department of Natural Resources shall be incorporated into the final plat.



2. The fifty-foot public access easement reserved to the State shall remain dedicated as shown on the final plat.
3. Any technical survey corrections identified during final review shall be completed prior to final plat approval and recording.

Recommended Motion

Move to approve the findings of fact and preliminary plat for Alaska Tideland Survey No. 1729, vacating ATS No. 1337, located at Burnett Inlet on Etolin Island and requested by Southern Southeast Regional Aquaculture Association, subject to the conditions outlined in the staff report.

PLANNING DEPARTMENT

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



Item b.

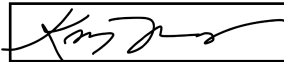
LAND USE APPLICATION

[WMC 19.04.010 - 19.04.020](#) & [WMC 19.12.010 - 19.12.040](#) & [WMC 20.76.010 - 20.76.040](#)

NON-REFUNDABLE FEE - MUST BE PAID AT TIME OF FILING

TYPE OF APPLICATION ZONING CHANGE \$150 SUBDIVISION/PRELIMINARY PLAT \$100

OFFICIAL USE ONLY

RECEIVED BY


DATE RECEIVED
6/4/26

PAYMENT CHECK
CREDIT CARD CASH

SECTION I.

APPLICANT'S FULL NAME

EMAIL ADDRESS

PHONE NUMBER

Southern Southeast Regional Aquaculture Association, Inc. (SSRAA)

[REDACTED]

[REDACTED]

APPLICANT'S PHYSICAL ADDRESS

14 Borch Street, Ketchikan, AK 99901

APPLICANT'S MAILING ADDRESS

14 Borch Street, Ketchikan, AK 99901

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

PHONE NUMBER

State of Alaska, DNR - SE Regional Office

[REDACTED]

LEGAL OWNER'S MAILING ADDRESS

400 Willoughby, PO Box 111020, Juneau, AK 99811-1020

SECTION II.

PROVIDE THE PARCEL ID NUMBER AS WELL AS EITHER THE PHYSICAL ADDRESS OR LEGAL DESCRIPTION OF THE PROPERTY.

PARCEL ID NUMBER

PHYSICAL ADDRESS

Not Delineated

1000 Burnett Inlet Way

LOT: **ATS 1729** BLOCK: SUBDIVISION:

LEGAL ACCESS TO LOTS (STREET NAME)

Burnett Inlet, Etolin Is. (waterway)

CURRENT ZONING OF PROPERTY

LOT SIZE

Unknown

4.17 acres

CITY & BOROUGH OF WRANGELL
LAND USE APPLICATION
CONTINUED FROM PAGE 1

Item b.

SECTION III.

FOR A ZONING CHANGE, PLEASE STATE THE REQUESTED NEW ZONING AND EXPLAIN THE REASON FOR THE PROPOSED CHANGE.


FOR SUBDIVISION OR PRELIMINARY PLAT APPLICATIONS, PLEASE DESCRIBE THE PROPOSED CHANGES TO THE LOT AND SUBMIT A PREPARED PLAT MAP AS REQUIRED BY THE WRANGELL MUNICIPAL CODE.

Plat alteration to update hatchery use of ATS1729 and establish a new fee for the renewed lease agreement with ADNR.

SECTION IV. ACKNOWLEDGEMENT

I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein. I understand that incomplete applications will not be accepted and that all fees must be paid prior to review of this application. All application fees must be paid at the time of filing. Incomplete applications will not be accepted until all fees are paid prior to application review. Additional fees will be applied following approval of the final plat through the borough clerk's office to record the plat map with the Department of Natural Resources Recorder's Office.

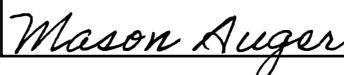
SIGNATURE OF APPLICANT



DATE

05/19/2026

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT)



DATE

5/28/2026

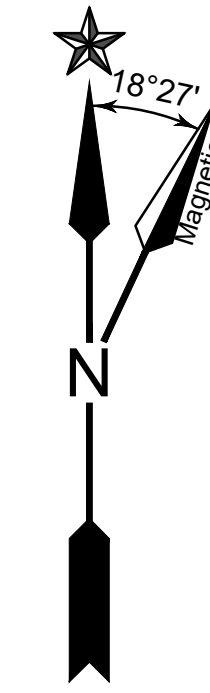
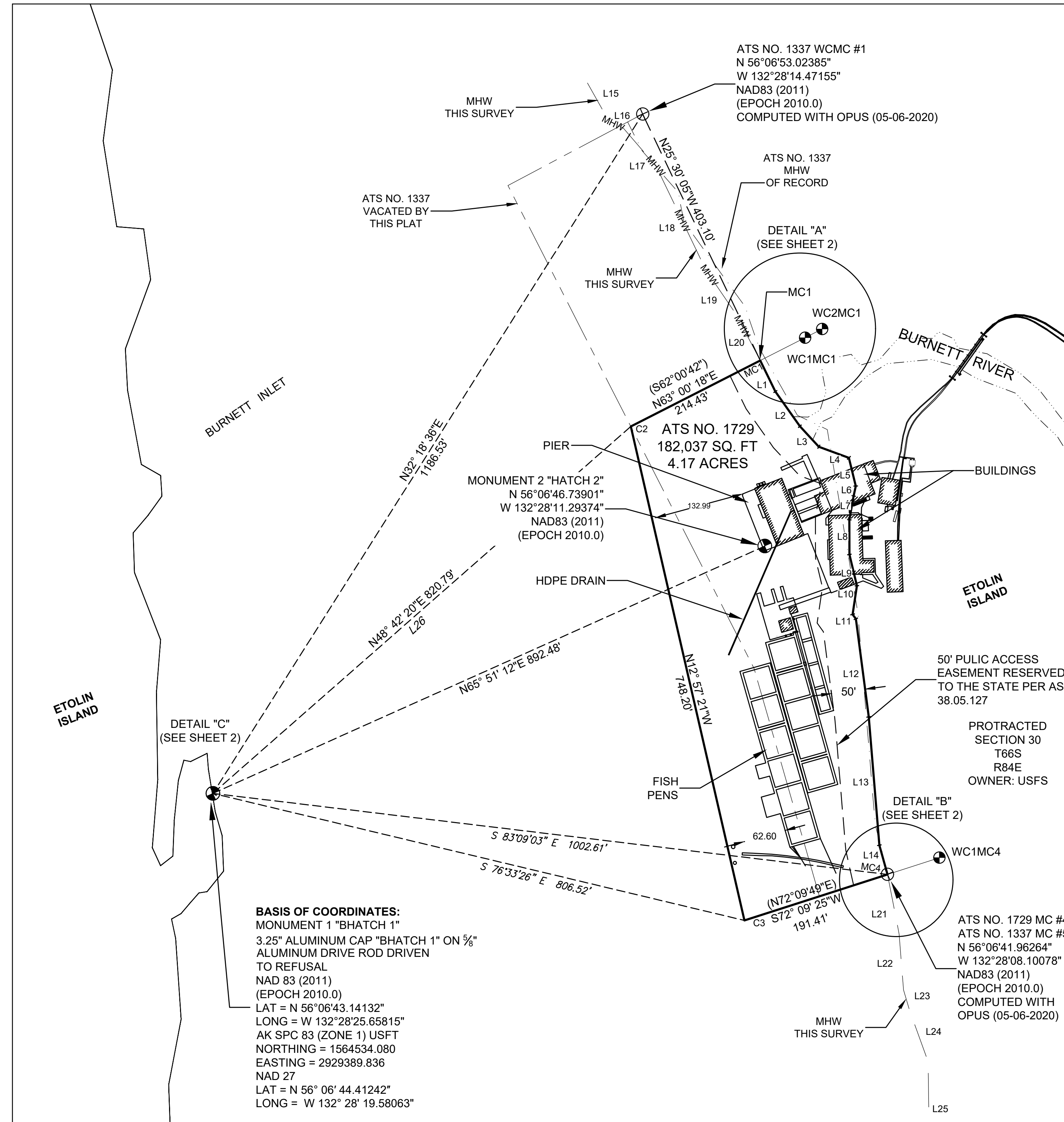
LEGEND

- SURVEYED
- EASEMENT BOUNDARY
- SURVEY TIE
- ATS NO. 1337
- RECORD MEANDER LINE FROM ATS NO. 1337
- MHW LINE
- 3 1/4" ALUMINUM MONUMENT ON 2" PIPE, SET THIS SURVEY
- ATS NO. 1337 MONUMENT, RECOVERED THIS SURVEY
- RECORD DATA FROM ATS NO. 1337
- C# CORNER IDENTIFIER
- BLM BUREAU OF LAND MANAGEMENT
- MC# MEANDER CORNER
- WCMC WITNESS CORNER MEANDER CORNER

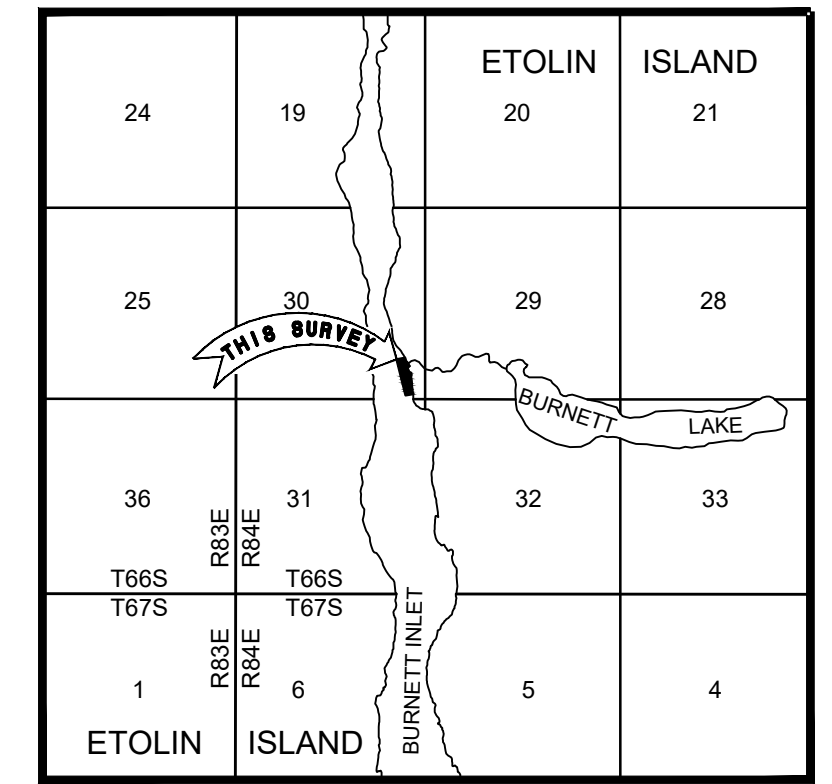
MEANDER LINES		
LINE	BEARING	LENGTH
L1	S25°59'58"E	50.96'
L2	S35°10'13"E	62.68'
L3	S42°52'08"E	41.24'
L4	S69°41'38"E	47.24'
L5	S13°40'03"E	42.81'
L6	S12°01'11"W	15.07'
L7	S10°13'02"W	35.68'
L8	S00°06'43"E	51.20'
L9	S13°30'36"E	47.47'
L10	S08°30'20"W	42.73'
L11	S35°42'14"E	8.10'
L12	S07°29'03"E	145.91'
L13	S04°44'17"E	190.20'
L14	S15°30'37"E	44.66'
L15	S29°15'59"E	64.16'
L16	S63°30'12"E	24.36'
L17	S40°41'08"E	74.21'
L18	S25°33'37"E	169.86'
L19	S34°17'06"E	79.22'
L20	S27°36'11"E	76.60'
L21	S11°03'29"E	90.04'
L22	S4°29'45"E	82.49'
L23	S16°26'28"E	30.45'
L24	S19°51'08"E	81.33'
L25	S0°44'23"E	139.81'

TIE TABLE FOR C2 & C3		
LINE	BEARING	LENGTH
L26	N48°42'20"E	820.79'
L27	S77°38'22"E	832.55'

NOAA CHART 17382 (APRIL 2015)	
WRANGELL, WRANGELL ISLAND N56°28' W132°23'	
MHHW	16.0'
MHW	15.1'
MLW	1.5'
MLLW	0.00'



magnetic declination from the on-line Magnetic Field Calculator WMM 2020

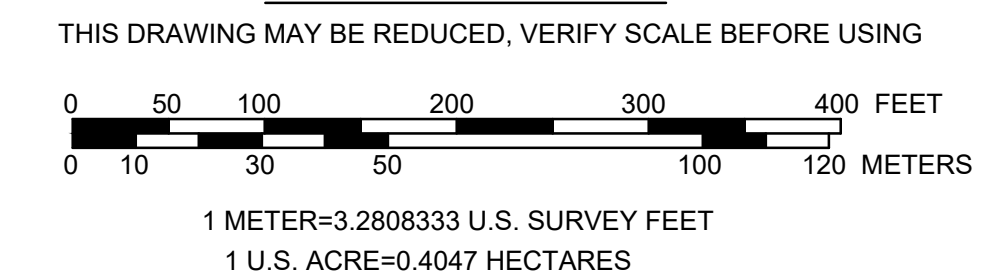


VICINITY MAP
SCALE: 1 INCH = 1 MILE
SOURCE: USGS QUADRANGLE PETERSBURG A-2 SE 2017

NOTES:

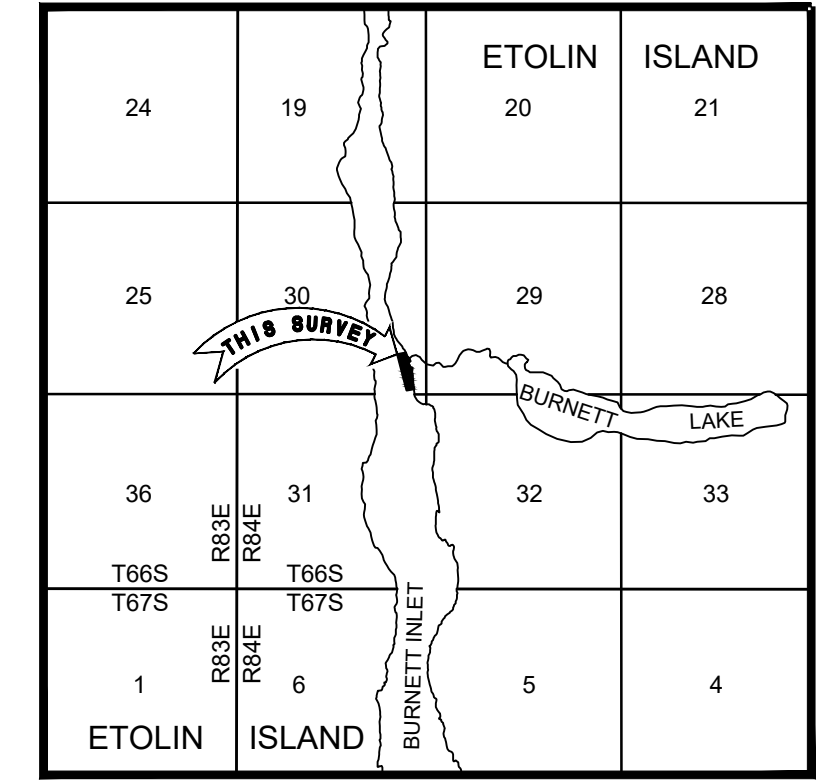
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
- BEARINGS:** ARE NAD 83 (2011) (EPOCH 2010.0) DATUM. BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY PROCESSED THROUGH THE NGS OPUS UTILITY. SURVEY DATA GATHERED ON A TRIMBLE R8 BASE AND AN R10 RECEIVER, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER, VERSION 2004.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTATED TO TRUE GEODETIC NORTH AT BHATCH1. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- COORDINATES:** THE NAD 83 (2011) COORDINATES LAT: N56° 06' 43.14132" LON: W132° 28' 25.65815" ARE BASED ON AN OPUS SOLUTION (EPOCH: 2010.0000) FOR THE CONTROL MONUMENT "BHATCH1". THE COORDINATES WERE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING THE CORS REFERENCE STATIONS: DK6482, DM7451, DJ3035, DM7457, DL6695, DK6423. FROM THIS LOCATION TIES WERE MADE TO THE SHOWN WCMC CORNERS LISTED AND THIS FOUND LOCATIONS WAS USE TO CONTROL THE RECORD PLSS RECTANGULAR FOR THIS SURVEY.
- VERTICAL DATUM FOR LOCATING MHW, THIS SURVEY WAS DETERMINED BY TIME COORDINATED TIDAL OBSERVATIONS ON MAY 5, 2020 AS EXTRAPOLATED FROM THE NOAA PUBLICATION FOR THE PREDICTIONS OF HIGH AND LOW WATERS FOR 2020.
- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.05.070 AND ATS SI NO. 1729.
- THE NATURAL MEANDERS OF THE LINE OF MEAN HIGH WATER (MHW) FORM THE TRUE BOUNDS OF ATS 1729. THE APPROXIMATE LINE OF MHW, AS SHOWN, IS FOR AREA COMPUTATIONS ONLY, WITH THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.

SCALE 1"=100'



DATE OF SURVEY: BEGINNING: MAY 05, 2020 ENDING: AUGUST 20, 2024	NAME OF SURVEYOR: R&M ENGINEERING-KETCHIKAN 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901 (907) 225-7917 COA #: C576
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA TIDELAND SURVEY NO. 1729	
VACATING ATS NO. 1337	
LOCATED WITHIN PROTRACTED SECTION 30 TOWNSHIP 66 SOUTH, RANGE 84 EAST, COPPER RIVER MERIDIAN, ALASKA	
CONTAINING 4.17 ACRES	
WRANGELL RECORDING DISTRICT	
DRAWING BY: EBH	APPROVAL RECOMMENDED
DATE: 2/19/26	STATEWIDE PLATTING SUPERVISOR DATE
SCALE: AS SHOWN	CHECKED BY: CGP
FILE NO. ATTS NO. 1729	

Preliminary Submittal

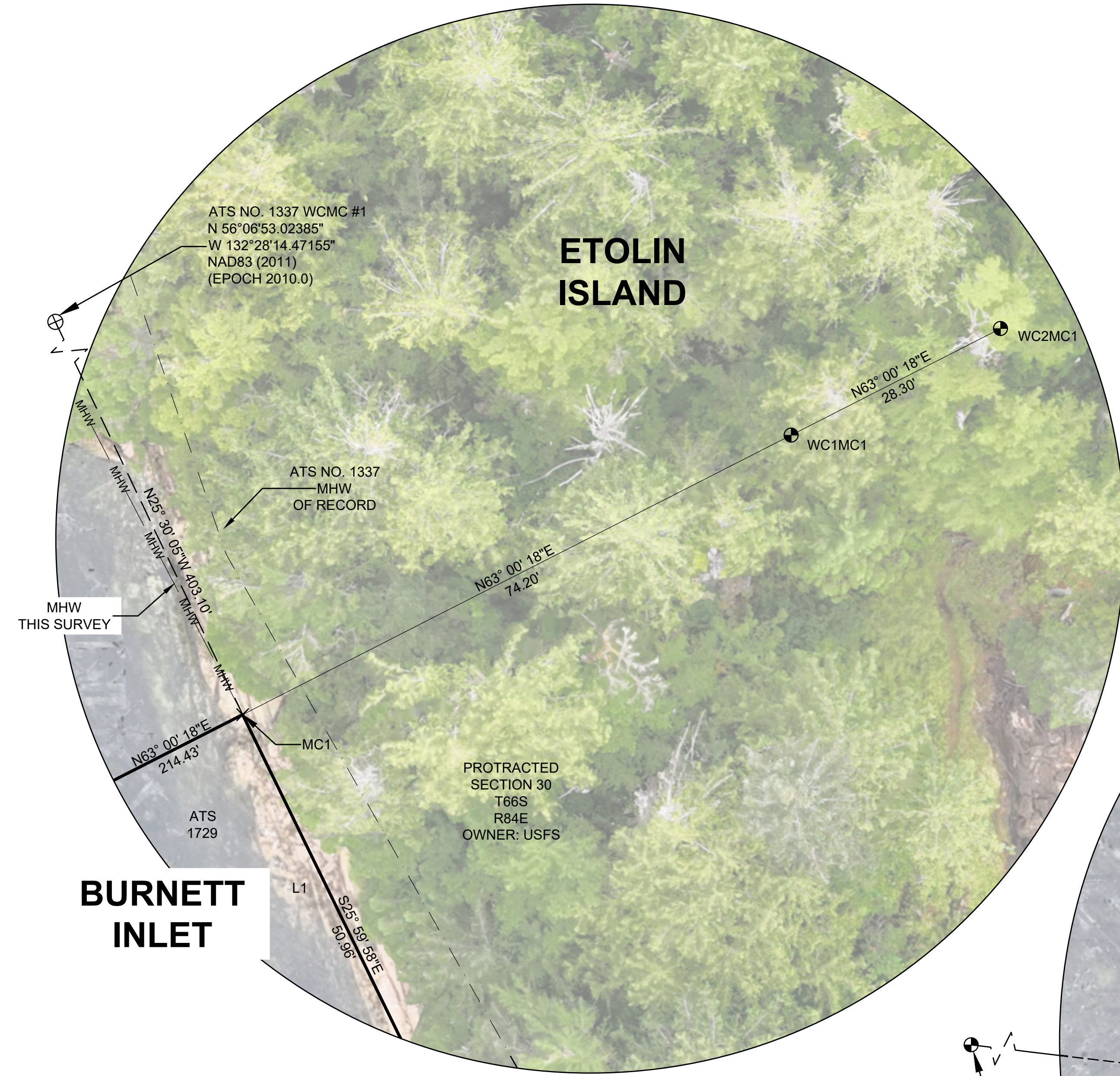


VICINITY MAP
 SCALE: 1 INCH = 1 MILE
 SOURCE: USGS QUADRANGLE
 PETERSBURG A-2 SE
 2017

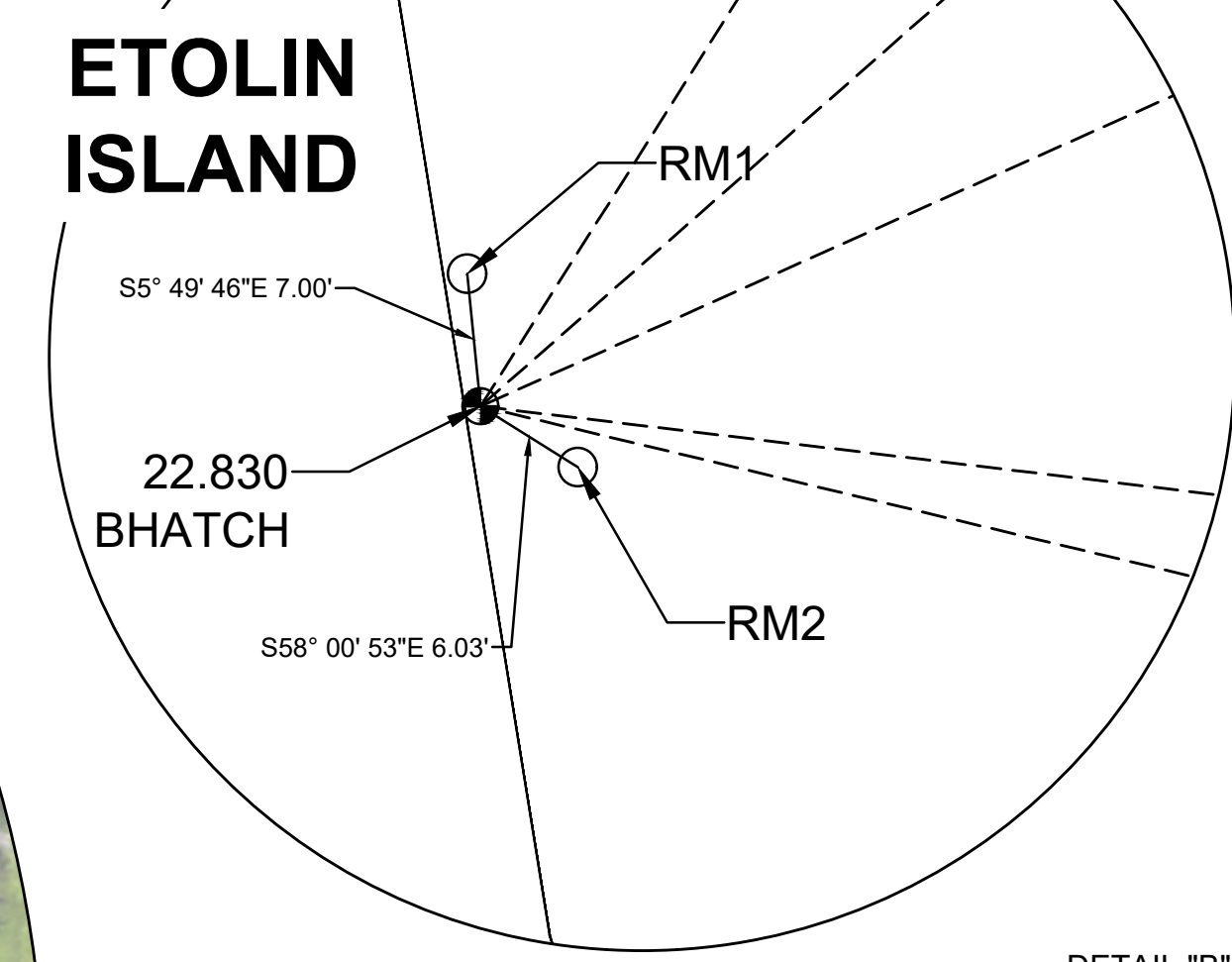
LEGEND

- SURVEYED
- EASEMENT BOUNDARY
- SURVEY TIE
- ATS NO. 1337
- RECORD MEANDER LINE FROM ATS NO. 1337
- MHW LINE
- 3 1/2" ALUMINUM MONUMENT ON 2" PIPE, SET THIS SURVEY
- SECONDARY MONUMENT
- ATS NO. 1337 MONUMENT, RECOVERED THIS SURVEY
- RECORD DATA FROM ATS NO. 1337
- CORNER IDENTIFIER
- BUREAU OF LAND MANAGEMENT
- MEANDER CORNER
- WITNESS CORNER MEANDER CORNER

DETAIL "A"
 SCALE 1"=10'

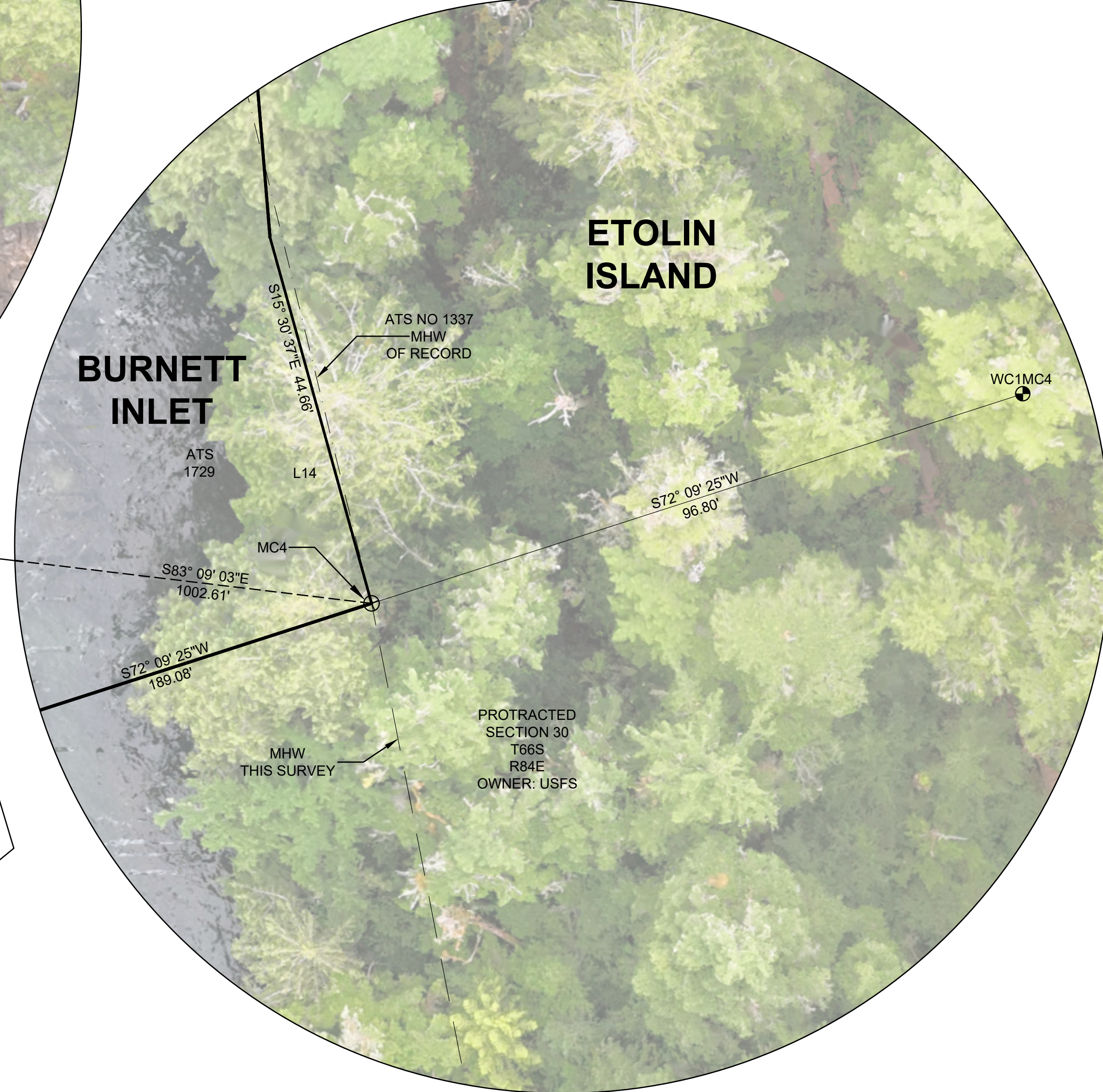


BURNETT INLET



DETAIL "C"
 SCALE 1"=10'

DETAIL "B"
 SCALE 1"=10'



BASIS OF COORDINATES:
 MONUMENT 1 "BHATCH 1"
 3.25" ALUMINUM CAP "BHATCH 1" ON 1/2" ALUMINUM DRIVE ROD DRIVEN TO REFUSAL
 NAD 83 (2011)
 (EPOCH 2010.0)
 LAT = N 56°06'43.14132"
 LONG = W 132°28'25.65815"
 AK SPC 83 (ZONE 1) USFT
 NORTHING = 1564534.080
 EASTING = 2929389.836

DATE OF SURVEY: BEGINNING: MAY 05, 2020 ENDING: AUGUST 20, 2024	NAME OF SURVEYOR: R&M ENGINEERING-KETCHIKAN 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901 (907) 225-7917 COA #: C576
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA TIDELAND SURVEY NO. 1729	
VACATING ATS NO. 1337	
LOCATED WITHIN PROTRACTED SECTION 30 TOWNSHIP 66 SOUTH, RANGE 84 EAST, COPPER RIVER MERIDIAN, ALASKA	
CONTAINING 4.17 ACRES	
WRANGELL RECORDING DISTRICT	
DRAWING BY: EBH	APPROVAL RECOMMENDED
DATE: 2/19/26	STATEWIDE PLATTING SUPERVISOR
SCALE: AS SHOWN	CHECKED BY: CGP
	FILE NO. ATS NO. 1729

Preliminary Submittal

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER, AND THAT THE STATE OF ALASKA IS THE OWNER OF ATS NO. 1729, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA.

DATED _____ DIRECTOR DIVISION OF MINING, LAND & WATER

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

APPLICANT CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE APPLICANTS AS SHOWN HEREON. I HEREBY APPROVE OF THIS SURVEY AND PLAT.

ADL NO. 104373

SSRAA _____ DATE _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

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

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL
ATTEST:

CITY CLERK _____

**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 _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

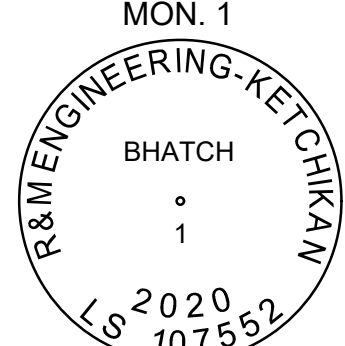
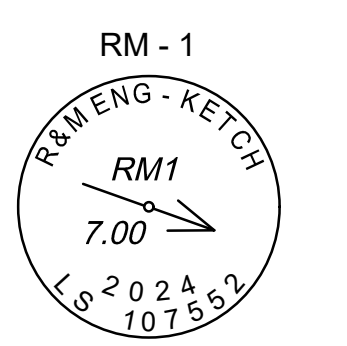
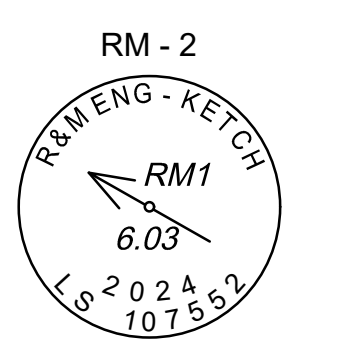
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. _____ DATED _____, 20____ AND THAT THE PLAT SHOWN HEREON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

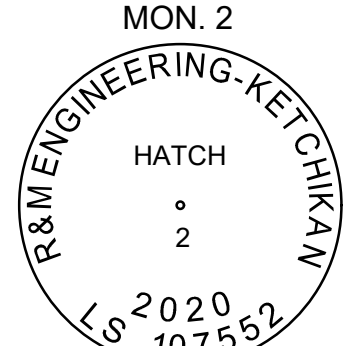
DATE _____ CHAIRMAN, PLANNING COMMISSION _____

SECRETARY _____

TAX CERTIFICATE

THIS SUBDIVISION LIES OUTSIDE OF ANY TAXING AUTHORITY, AT THE TIME OF FILING.

<p>MON. 1</p> 	<p>BHATCH1, 3.25" ALUM CAP ON 5/8" DRIVE ROD IN DRILL HOLE AND SECURED WITH EPOXY, FROM WHICH:</p> <p>RM1, 2" ALUM CAP ON 5/8" DRIVE ROD DRIVEN TO REFUSAL IN DRILL HOLE ON BED ROCK BEARS S70°25'48"E - 10.00'</p> <p>RM2, 2" ALUM CAP ON 5/8" DRIVE ROD DRIVEN TO REFUSAL IN DRILL HOLE ON BED ROCK BEARS N19°34'12"E - 10.00'</p>	<p>RM - 1</p> 	<p>RM - 2</p> 
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<p>MON. 2</p> 	<p>HATCH2, 3.25" ALUM CAP ON 5/8" DRIVE ROD GROUTED INTO CONCRETE DOCK.</p>
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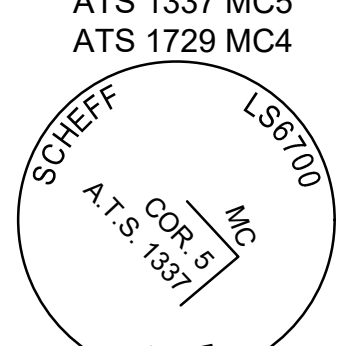
ATS NO. 1729 SET MONUMENT TABLE

NOTE: BEARING & DISTANCES LISTED WERE MEASURED FROM THE PRIMARY MONUMENT TO THE BEARING TREES

MON	C.A.	DIRECTION	DIST (FT)	DESCRIPTION
WC1MC1	MC1	BT1	N 32° W 22.1'	9" HEMLOCK SCRIBED "X BT"
		BT2	S 65° W 16.85'	12" CEDAR SCRIBED "WCMC1 BT W/ SNOW BLAZE"
		BT3	S 27° E 13.0'	5" CEDAR SCRIBED "X BT"
WC2MC1	MC1	BT1	N 29° W 16.55'	23" CEDAR SCRIBED "X BT"
		BT2	N 84° W 20.25'	3" HEMLOCK SCRIBED "X BT"
		BT3	S 43° W 5.9'	24" HEMLOCK SCRIBED "WCMC2 BT"
WC1MC4	MC4	BT1	S 77° W 20.45'	11" HEMLOCK SCRIBED "X BT"
		BT2	N 9° W 18.9'	14" HEMLOCK SCRIBED "X BT"
		BT3	N 31° E 7.85'	19" HEMLOCK SCRIBED "MC4WC1 BT"

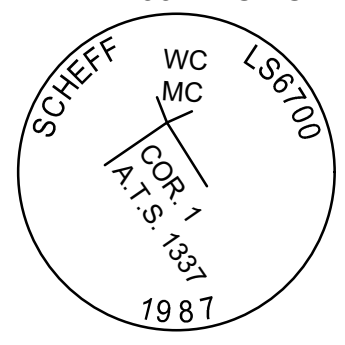
EXISTING MONUMENT TABLE

ATS 1337 MC5
ATS 1729 MC4



RECOVERED 3 1/2" BRASS CAP ON 1" GALVANIZED IRON PIPE, PROJECTING 2" ABOVE GROUND IN GOOD CONDITION.

ATS 1337 WCMC1

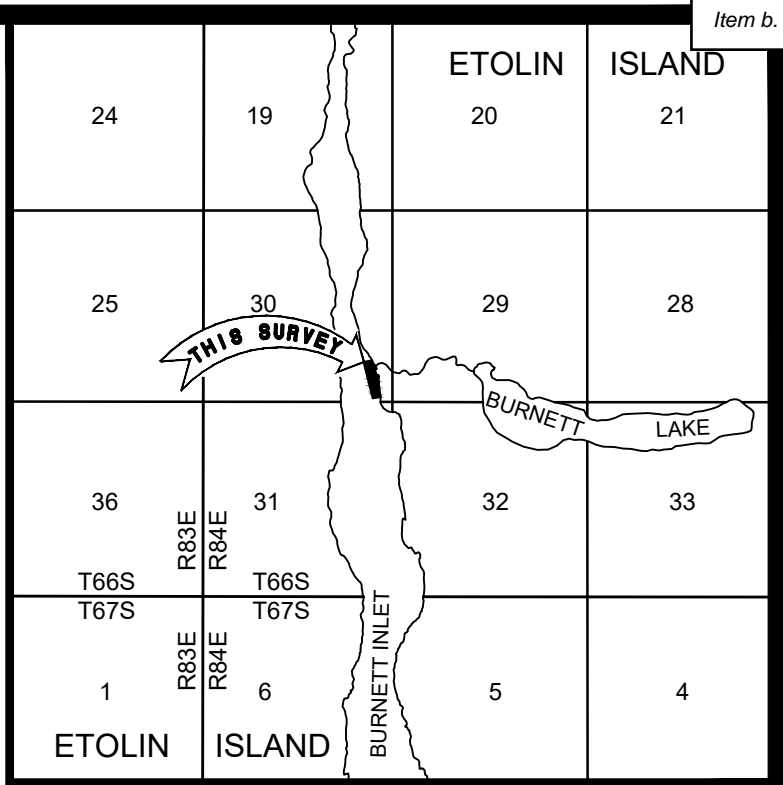


RECOVERED 3 1/2" BRASS CAP ON 1" GALVANIZED IRON PIPE, PROJECTING 10" ABOVE GROUND IN FAIR CONDITION.

EXISTING CORNER ACCESSORY (C.A.) DATA

MON	C.A.	DIRECTION	DIST (FT)	DESCRIPTION
MC4	1	N 23° 30' E	42.1'	V.P.H.B. NO TAG
MC4	2	N 85° 30' E	17.2'	V.P.H.B. & B.T. TAG
MC4	3	S 39° E	20.0'	V.P.H.B. & B.T. TAG
WCMC1	1	N 50° 30' W	38.8'	V.O.B. NO TAG
WCMC1	2	N 26° E	7.45'	H.B. NO TAG
WCMC1	3	S 5° W	4.5'	V.P.H.B. & B.T. TAG

NOTE: BEARING & DISTANCES LISTED WERE MEASURED FROM THE MONUMENT TO THE CORNER ACCESSORY



VICINITY MAP
SCALE: 1 INCH = 1 MILE
SOURCE: USGS QUADRANGLE PETERSBURG A-2 SE 2017

Preliminary Submittal

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, WERE MEASURED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.
REGISTERED LAND SURVEYOR No. 107552 DATE: ??????????????



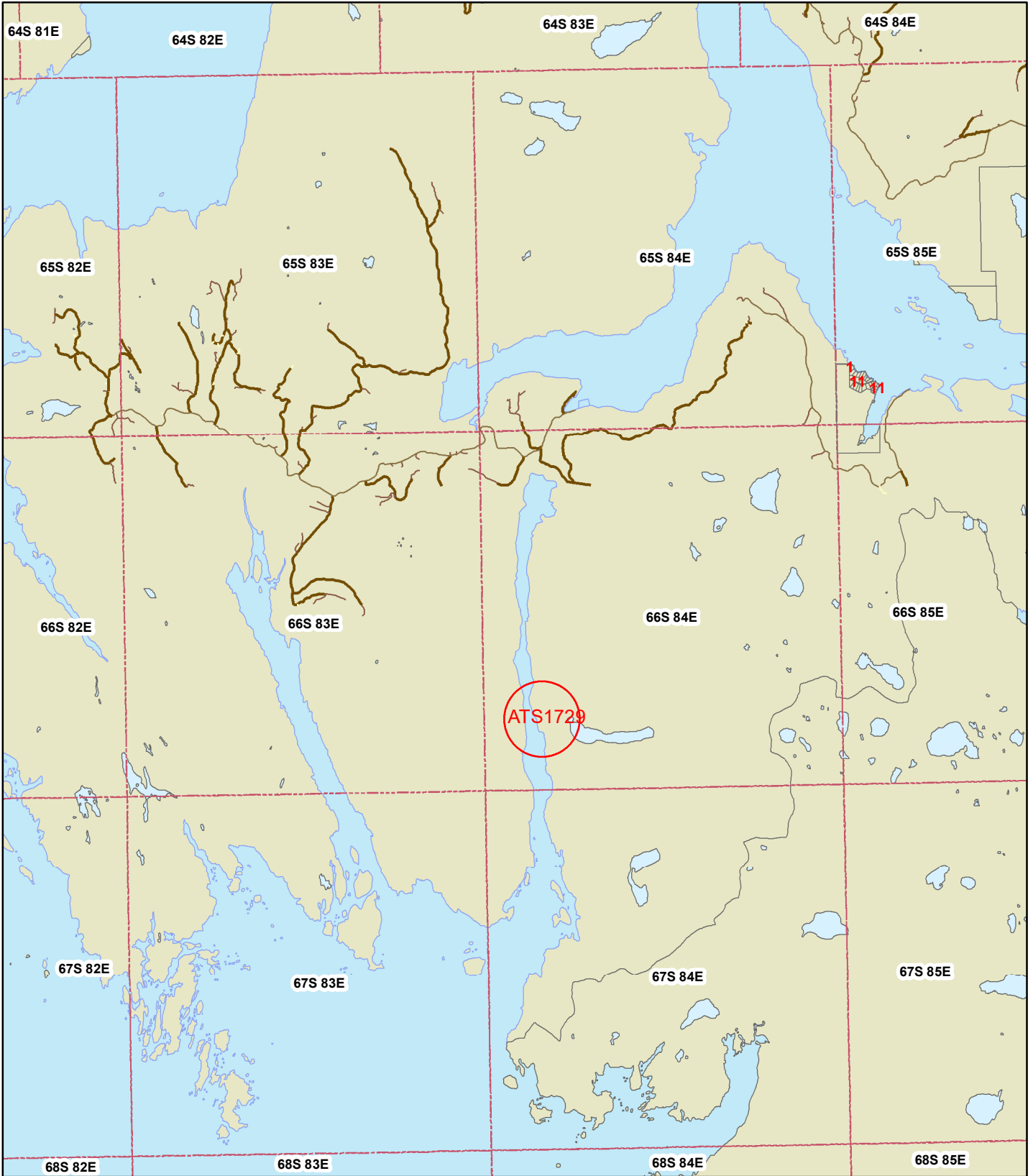
<p>DATE OF SURVEY: BEGINNING: MAY 05, 2020 ENDING: AUGUST 20, 2024</p>	<p>NAME OF SURVEYOR: R&M ENGINEERING-KETCHIKAN 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901 (907) 225-7917 COA #: C576</p>
<p>STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA</p>	
<p>ALASKA TIDELAND SURVEY NO. 1729</p>	
<p>VACATING ATS NO. 1337</p> <p>LOCATED WITHIN PROTRACTED SECTION 30 TOWNSHIP 66 SOUTH, RANGE 84 EAST, COPPER RIVER MERIDIAN, ALASKA</p> <p>CONTAINING 4.17 ACRES</p> <p>WRANGELL RECORDING DISTRICT</p>	
<p>DRAWING BY: EBH DATE: 2/19/26 SCALE: AS SHOWN</p>	<p>APPROVAL RECOMMENDED STATEWIDE PLATTING SUPERVISOR DATE CHECKED BY: CGP FILE NO. AT.S. 1729</p>



ATS1729
Burnett Inlet
Etolin Island

CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



Public Map



1 inch = 12,155.141521 feet

17 Date: 6/12/2026

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