



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Monday, December 01, 2025
5:00 PM

Location: Borough Assembly Chambers
City Hall

Planning & Zoning Commission
5:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. AMENDMENTS TO THE AGENDA

8. PERSONS TO BE HEARD

9. NEW BUSINESS

- a. Final Plat approval of the Alder Top Village, Shoemaker Bay Subdivision II, a replat of Lot 26 of U.S.S. No 3403; Blocks 1-3 and Tract A (Plat No. 87-5), creating Lots 1-22, zoned Single Family Medium Density, owned and requested by the City and Borough of Wrangell, Alaska

12. ADJOURNMENT

PLANNING & ZONING COMMISSION

Staff Report and Findings



To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Monday, December 1, 2025

Subject: Final Plat approval of the Alder Top Village, Shoemaker Bay Subdivision II, a replat of Lot 26 of U.S.S. No 3403; Blocks 1-3 and Tract A (Plat No. 87-5), creating Lots 1-22, zoned Single Family Medium Density, owned and requested by the City and Borough of Wrangell, Alaska

Attachments: Final Plat

References: WMC Title 19 - Subdivisions

Background

The Preliminary Plat received Planning & Zoning Commission approval in June 2021. Construction has progressed over the past several seasons, and subdivision improvements including roads, drainage, utilities, grading, and site preparation, are now substantially complete. With infrastructure in place, the Final Plat is ready for Commission review.

This subdivision represents the first phase of the broader Alder Top Village development, supporting the Borough's ongoing efforts to increase residential land availability and expand local housing opportunities.

The subdivision name and road names were provided through the Wrangell Cooperative Association, reflecting ongoing partnership and cultural recognition with the tribal community.

The property is bordered by Institute Creek and includes at least a 100-foot setback from both Institute Creek and the unnamed creek traversing the property. This buffer preserves riparian habitat, promotes drainage stability, and ensures compatibility with long-term subdivision development.

Several outdated platted rights-of-way and utility easements from Plat No. 87-9—associated with historical site structures are vacated through this plat.

The Final Plat establishes:

- New public streets consistent with constructed access roads



- Updated utility easements that reflect final alignment of water, sewer, electrical, and communication infrastructure
- Public access corridors supporting circulation, connectivity, and long-term subdivision management

These revisions affirm legal access and ensure appropriate placement of public utilities and services.

Staff Analysis & Findings of Fact

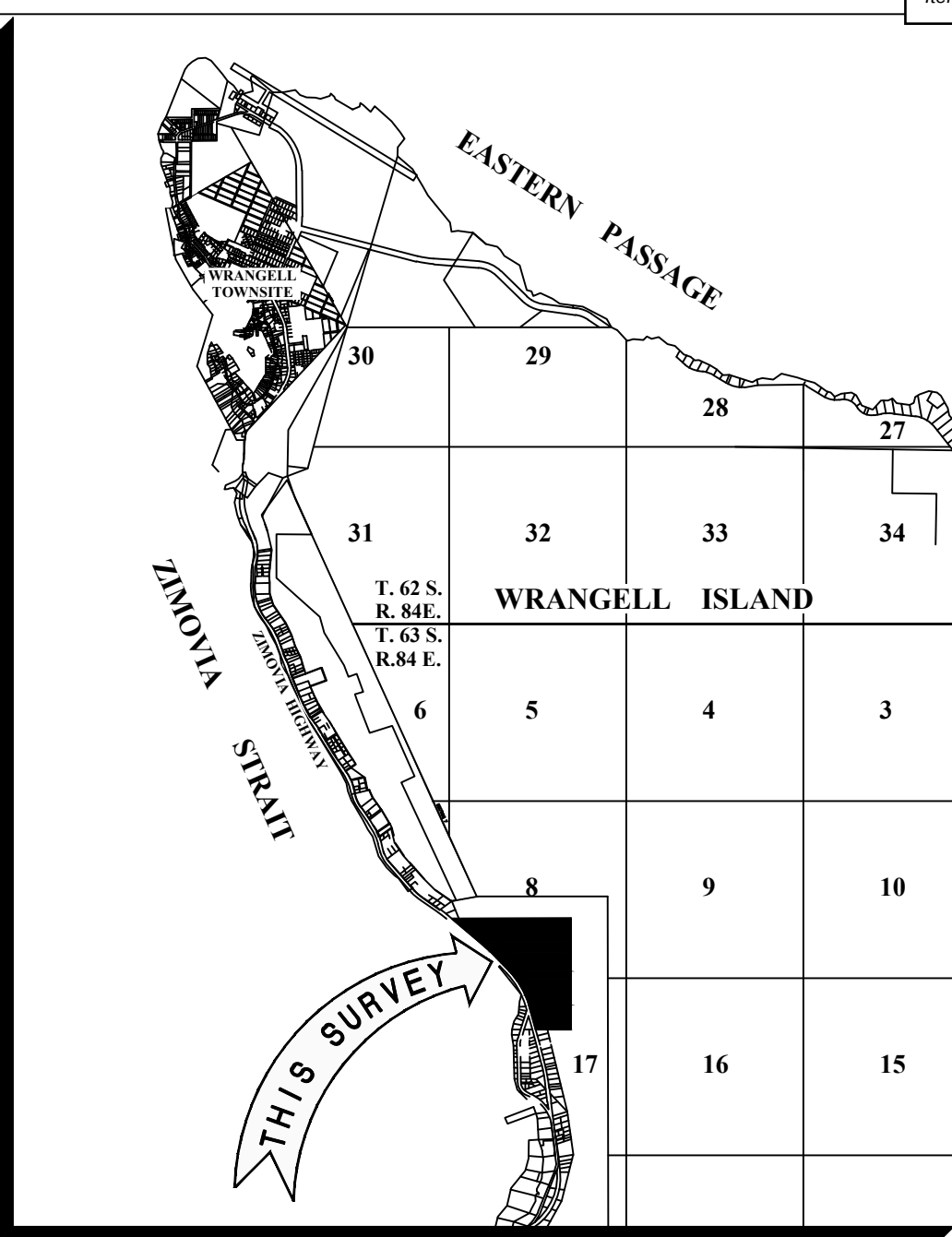
1. The Final Plat is consistent with the Preliminary Plat approved in June 2021.
2. All required subdivision improvements have been constructed or are substantially complete.
3. The Final Plat incorporates updated rights-of-way, easements, and public access consistent with constructed conditions.
4. The subdivision supports Borough-identified housing needs and long-range land management planning objectives.
5. The Final Plat complies with Wrangell Municipal Code requirements for subdivision development and final plat review.

Staff Recommendation

Staff recommends final approval of the final plat for the Alder Top Village, Shoemaker Bay Subdivision.

Recommended Motion

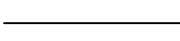
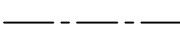
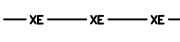
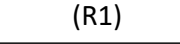
Move to approve the findings of fact and the final plat for the Alder Top Village, Shoemaker Bay Subdivision II.

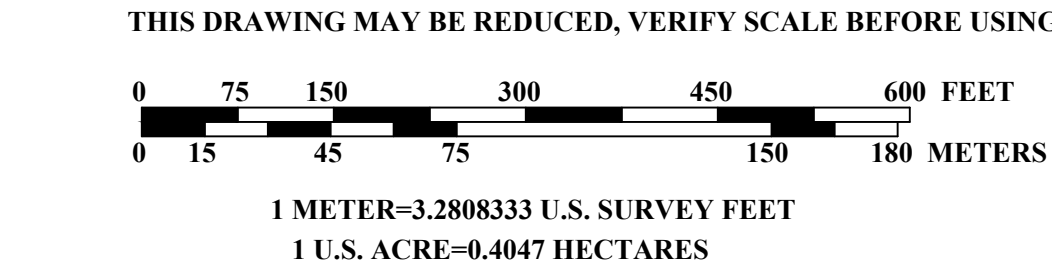


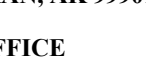
VICINITY MAP
1" = 1 MILE

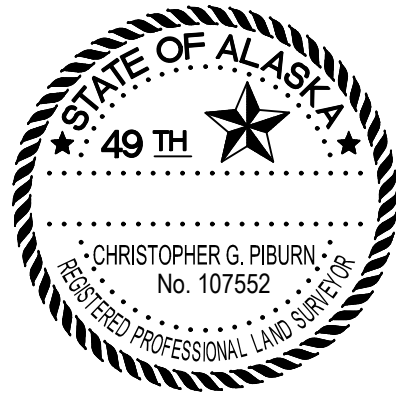
1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITION ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. XXXXXX
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 87-5 (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)
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
	PRIMARY MONUMENT REMOVED THIS SURVEY
	FOUND BLM/GLO MONUMENT
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	MONUMENT NUMBER
	SET PRIMARY MONUMENT THIS SURVEY
	FOUND PRIMARY MONUMENT
	UNSURVEYED
	SURVEYED
	ROW CENTERLINE
	OVERHEAD ELECTRICAL LINE
(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)
XX	MEASURED DATA
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(TBD)	TO BE DEDICATED TO THE PUBLIC BY THIS PLAT

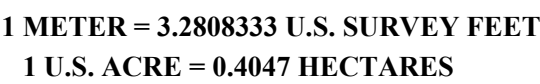


		R&M ENGINEERING-KETCHIKAN, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901		Phone: (907) 225-7917 Fax: (907) 225-3441	
CRAGA OFFICE 521 WEST HAMILTON DR. CRAIG, AK, 99921		Phone: (907) 826-2294			
CERTIFICATE OF AUTHORIZATION #: C576					
ALDER TOP VILLAGE, SHOEMAKER SUBDIVISION II					
<i>A SUBDIVISION AND REPLAT OF</i> <i>LOT 26 , OF U.S.S. NO. 3403;</i> <i>BLOCKS 1 - 3, & TRACT A, OF SHOEMAKER BAY SUBDIVISION (PLAT 87-5);</i> <i>AND</i> <i>PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT VACATIONS</i> <i>CREATING</i> <i>LOTS 1 - 22 WITHIN BLOCK 1, AND TRACT A WITHIN BLOCK 2,</i> <i>ALDER TOP VILLAGE, SHOEMAKER BAY SUBDIVISION II</i> <i>CONTAINING 121.86 ACRES MORE OR LESS</i>					
<i>LOCATED WITHIN</i> <i>SECTIONS 8 & 17, TOWNSHIP 63 SOUTH, RANGE 84 EAST</i> <i>U.S.S. NO. 3403</i> <i>COPPER RIVER MERIDIAN, ALASKA</i> <i>WRANGELL RECORDING DISTRICT</i>					
SURVEYED BY: R&M DATE: JULY 2020			DRAWN BY: MCH DATE: AUGUST 2020 - MARCH 2021		
SCALE: 1"=150'	CHECKED: CGP	R&M PROJECT NO: 202725			



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	30°09'57"	2343.15	1233.65	1219.45	N30° 29' 13"W
C2	13°07'45"	2343.15	536.93	535.75	S21° 58' 08"E
C3	0°44'02"	2343.15	30.02	30.02	S28° 54' 01"E
C4	0°44'01"	2343.15	30.01	30.01	S29° 38' 03"E
C5	2°26'16"	2343.15	99.70	99.69	S31° 13' 12"E
C6	2°41'32"	2343.15	110.10	110.09	S33° 47' 06"E
C7	3°11'59"	2343.15	130.86	130.84	S36° 43' 52"E
C8	3°11'04"	2343.15	130.23	130.22	S39° 55' 23"E
C9	3°30'57"	2343.15	143.78	143.76	S43° 16' 24"E
C10	0°32'19"	2343.15	22.03	22.03	N45° 18' 02"W
C11	28°35'47"	143.49	71.62	70.88	S61° 04' 11"W
C12	12°04'04"	143.49	30.22	30.17	S52° 48' 20"W
C13	16°31'43"	143.49	41.39	41.25	S67° 06' 14"W
C14	28°35'47"	113.49	56.64	56.06	S61° 04' 11"W
C15	8°21'49"	173.49	25.33	25.30	S71° 11' 11"W
C16	0°00'02"	5614.08	0.06	0.06	N45° 34' 09"W
C17	0°02'27"	2343.15	1.67	1.67	S45° 32' 58"E

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING

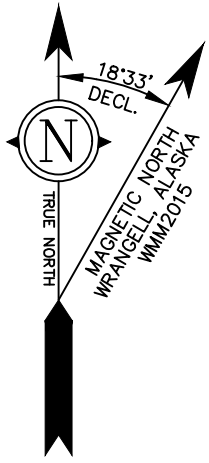


ALDER TOP VILLAGE, SHOEMAKER SUBDIVISION II

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

<i>SURVEYED BY: R&M</i>	<i>DRAWN BY: MCH, EBH</i>
<i>DATE: JULY 2020</i>	<i>DATE: NOVEMBER 2025</i>

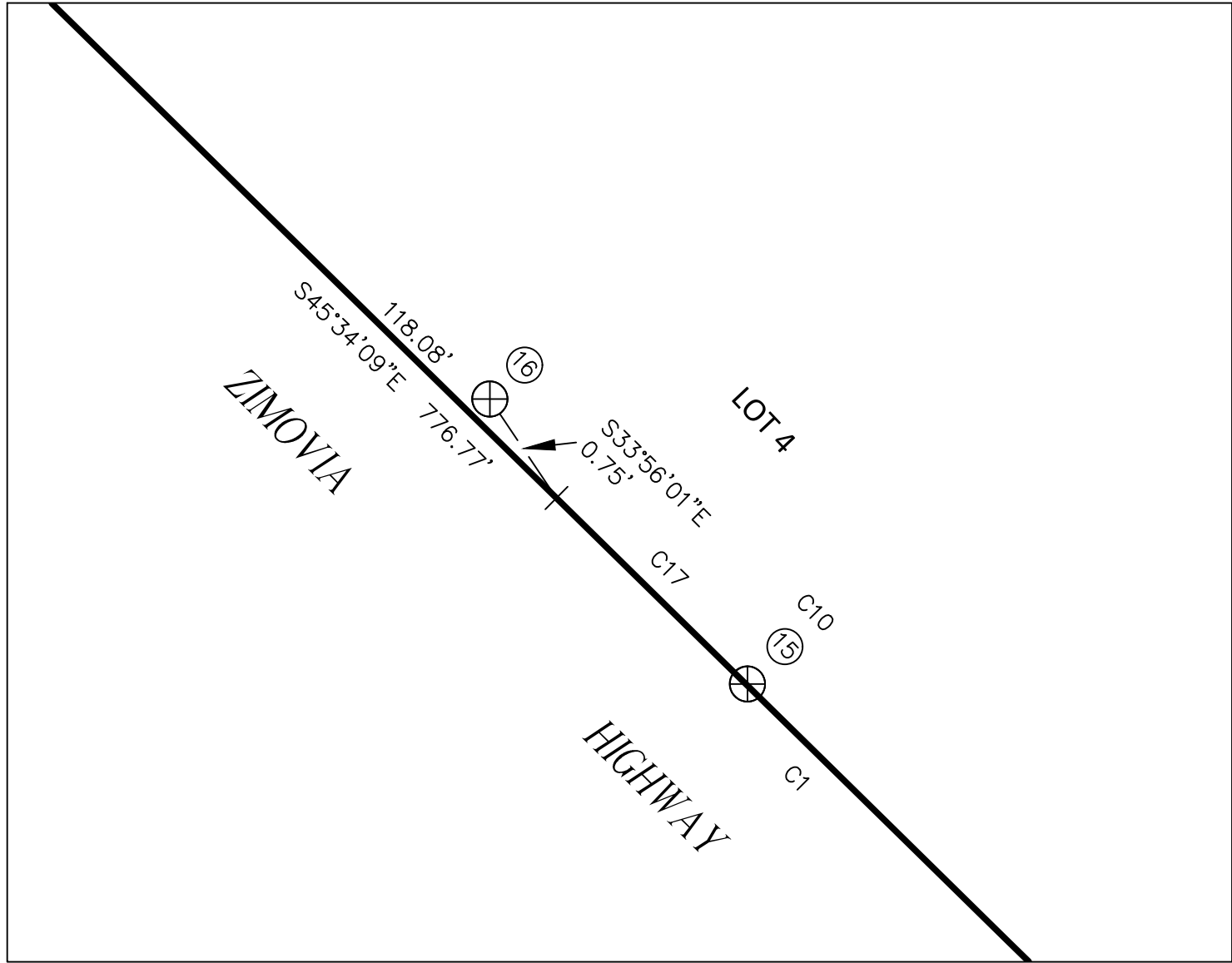
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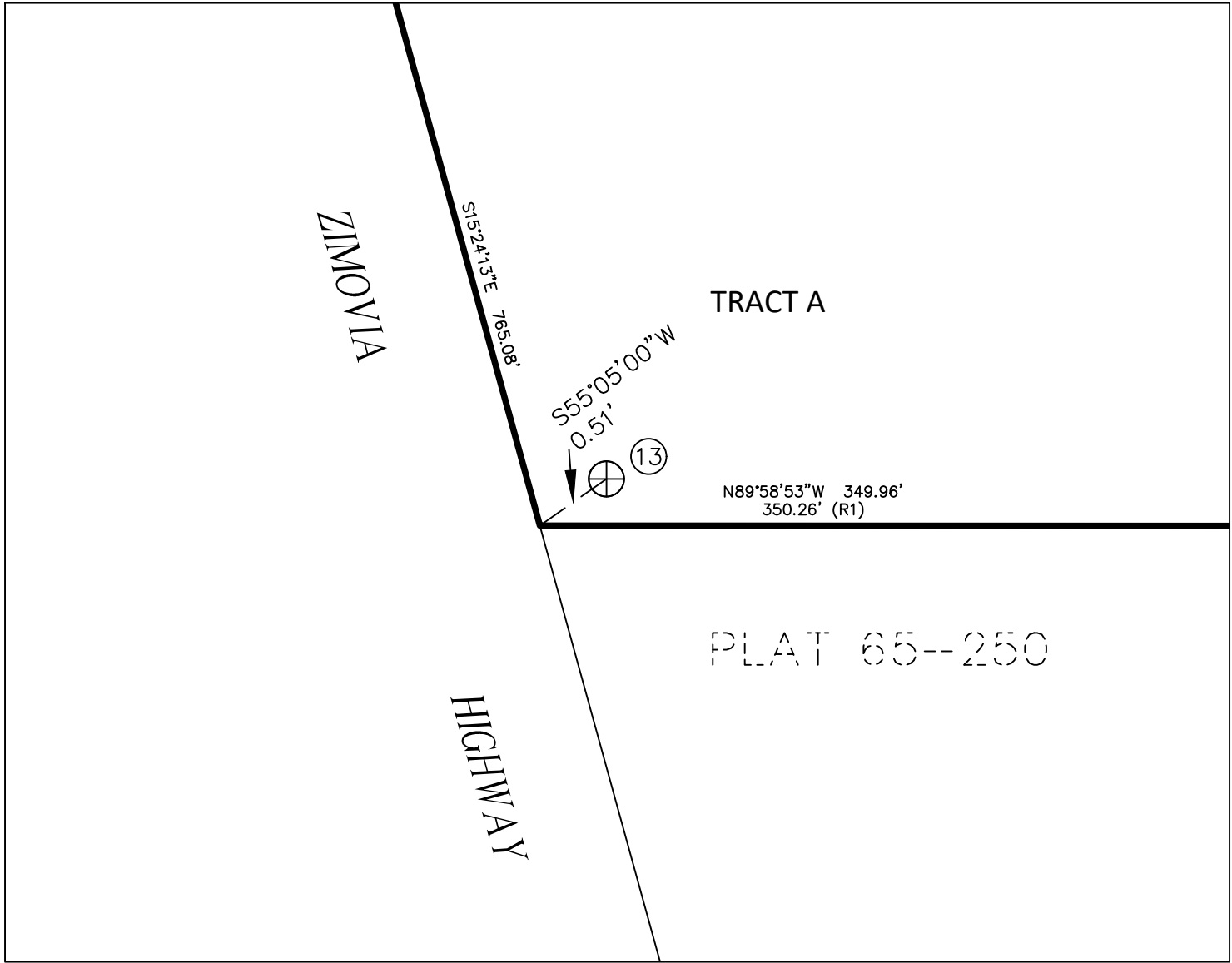
DETAIL A
SCALE: 1" = 1"



DETAIL B
SCALE: 1" = 1'



DETAIL C
SCALE: 1" = 1'



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	FOUND BLM/GLO MONUMENT
	SECONDARY MONUMENT SET THIS SURVEY
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SHEET 3 OF 4

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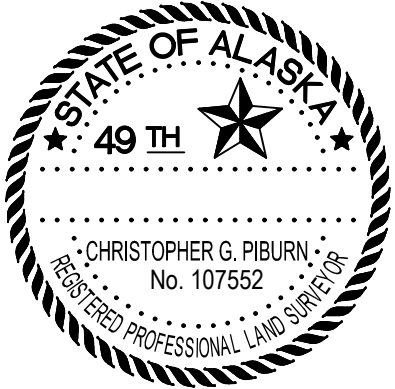
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U.S.S. No. 3403
COPPER RIVER MERIDIAN, ALASKA
WRANGELL RECORDING DISTRICT

SURVEYED BY: R&M	DRAWN BY: MCH	
DATE: JULY 2020	DATE: AUGUST 2020	
SCALE: 1"=150'	CHECKED: CGP	R&M PROJECT NO: 202725



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
CITY & BOROUGH OF WRANGELL

DATE
PRINTED NAME & TITLE

NOTARY'S ACKNOWLEDGMENT

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

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

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

TYPICAL SECONDARY MONUMENT

SET THIS SURVEY

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

PRIMARY MONUMENTS RECOVERED

MON. 1 RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION	MON. 2 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 2" ABOVE A MOUND OF STONE. IN GOOD CONDITION	MON. 3 RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION	MON. 4 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. BRASS CAP PROJECTING 3" ABOVE A MOUND OF STONE. IN GOOD CONDITION	MON. 5 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 3" ABOVE THE GROUND. IN GOOD CONDITION	MON. 6 RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION	MON. 7 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 2" ABOVE THE GROUND. IN GOOD CONDITION	MON. 8 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 2" ABOVE THE GROUND. IN GOOD CONDITION
MON. 9 RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT PROJECTING 13" ABOVE THE GROUND. BENT WESTERLY. SHOT BASE OF PIPE.	MON. 10 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 2" ABOVE THE GROUND. IN GOOD CONDITION	MON.11 RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION	MON.12 RECOVERED 2.5" DIA. BRASS CAP ON A 2" STEEL PIPE MONUMENT PROJECTING 11" ABOVE GROUND. IN GOOD CONDITION	MON.13 RECOVERED 2.5" DIA. BRASS CAP ON A 2" STEEL PIPE MONUMENT PROJECTING 8" ABOVE GROUND. IN GOOD CONDITION	MON. 14 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 6" 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	
MON. 16 RECOVERED BRASS OCTAGON MON. CAST IN CONCRETE FLUSH WITH THE GROUND. IN GOOD CONDITION	MON. 17 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 3" ABOVE THE GROUND. IN GOOD CONDITION	MON. 18 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 7" ABOVE THE GROUND. IN GOOD CONDITION	MON. 19 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 3" ABOVE THE GROUND. IN GOOD CONDITION	MON. 20 RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 1" ABOVE THE GROUND. IN GOOD CONDITION			

SHEET 4 OF 4

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CERTIFICATE OF AUTHORIZATION #: C576

ALDER TOP VILLAGE, SHOEMAKER SUBDIVISION II

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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 2020

DRAWN BY: MCH DATE: AUGUST 2020

SCALE: N/A

CHECKED: CGP

R&M PROJECT NO: 202725

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