
Thursday, July 09, 2026
5:30 PMLocation: Borough Assembly Chambers
City Hall

Planning & Zoning Commission
5:30 PM

1. CALL TO ORDER**2. ROLL CALL****3. AMENDMENTS TO THE AGENDA****4. CONFLICTS OF INTEREST****5. APPROVAL OF MINUTES**

- [a.](#) Approval of the Planning & Zoning regular meeting minutes from May 11, 2026.
- [b.](#) Approval of the Planning & Zoning regular meeting minutes from June 18, 2026.

6. DIRECTORS REPORT

- [a.](#) Wrangell Medical Center (Old Hospital) and Alder Top Phase III Housing Concepts
- [b.](#) Public Notice - Case Avenue Road Impacts

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

- [a.](#) (PH) Conditional Use Permit application for a Cottage industry Business on Lot 25, Block 5, of USS2127, according to Plat No. 29-07, zoned Single Family Residential, owned and requested by Annabelle Miller.
- [b.](#) (PH) Preliminary 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.

10. UNFINISHED BUSINESS

- [a.](#) Final Plat review of a subdivision of Lot A-2 of Presbyterian - CBW Replat (Plat N0. 2025-3), creating Lots B-1 and A-2A, owned by the City and Borough of Wrangell, requested by Teniya Morelli.

- [b.](#) Final Plat review of a subdivision of Lot 6A, of the Dan Nore Subdivision (Plat No. 90-2), creating Lots 5A-1 and 6B-2, owned by the City and Borough of Wrangell, requested by Brian Ashton and Twyla Nore.

11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

12. ADJOURNMENT

**Minutes of Planning & Zoning Commission
Held on May 11, 2026**

1. CALL TO ORDER 5:35PM

2. ROLL CALL

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

STAFF: Kate Thomas

Also Present:

Robert Seidman, Southeast Alaska Power Agency (via Zoom)

Members of the public

3. AMENDMENTS TO THE AGENDA: None

4. CONFLICTS OF INTEREST: None

5. APPROVAL OF MINUTES

Approval of the Planning & Zoning regular meeting minutes from April 9, 2026.

M/S: Privett/ St. Clair. All in favor.

6. DIRECTORS REPORT: Planning Administrator Kate Thomas thanked attendees for participating and reminded the public that comments could be made during each public hearing item. Written comments received prior to the meeting would be read into the record under correspondence. No additional Director's Report items were presented.

7. CORRESPONDENCE

Written correspondence was received regarding the proposed Timber Management zoning designation for Thoms Place entitlement lands.

Correspondence Received:

- Elizabeth, Joseph, and Peter Whitmore expressing opposition to potential logging activities near Thoms Place.
- Bruce and Nancy McQueen expressing opposition to Timber Management zoning at Thoms Place, citing concerns regarding impacts to property values, recreation, subsistence use, environmental character, and adequacy of public notice.

8. PERSONS TO BE HEARD

- Peter Branson, Thoms Place – Request to table the Thoms Place zoning designation until further public engagement and notice has taken place. Request to issue public notice of Timber Management to all residents of the remote subdivision.

9. NEW BUSINESS

- a. (PH) Request from Southeast Alaska Power Agency to lease a portion of Borough-owned property identified as Lot 2, of the W-2 &W-3 Subdivision, according to Plat No. 2020-5.

Chair Henson opened the public hearing. No public testimony was provided. Public hearing closed.

M/S: Privett / Watkins. All in favor.

Motion: Move to approve the findings of fact and recommend that the Borough Assembly approve the request from Southeast Alaska Power Agency (SEAPA) to lease Borough-owned property identified as Lot 2, USS 3790 according to Plat No. 2020-5, zoned Timber Management (TM).

Staff provided an overview of the proposed SEAPA solar utility project. Staff explained:

- The lease area consists of approximately 38 acres near 5.25 Zimovia Highway.
- The project proposes a solar utility facility expected to initially generate approximately 1.5 megawatts, expanding to approximately 5 megawatts.
- The project is intended to improve community resiliency and reduce diesel generation dependence during outages and maintenance events.
- Construction is anticipated through June 2028.
- The project site is accessed through an existing 60-foot access and utility easement.
- The property was recently transferred to Borough ownership through the Mental Health Trust land exchange.

Commission discussion included project costs, location relative to the SEAPA switchyard, and minimal anticipated traffic impacts. Staff noted a recent public town hall had also been conducted regarding the project.

- b. (PH) Conditional Use Permit application to develop a solar field and associated utility infrastructure on Borough-owned property identified as Lot 2 of the W-2 &W-3 Subdivision, according to Plat No. 2020-5, requested by Southeast Alaska Power Agency.

Chair Henson opened the public hearing. No testimony was provided. Public hearing closed.

M/S: Privett/ Watkins. All in favor.

Move to approve the findings of fact and the Conditional Use Permit request submitted by Southeast Alaska Power Agency (SEAPA) to develop a solar photovoltaic generation facility, battery energy storage system, and associated utility infrastructure on Borough-owned property identified as Lot 2, USS 3790 according to Plat No. 2020-5, subject to the conditions outlined in the staff report.

Staff provided a review of the CUP conditions of approval, including:

- Compliance with all permitting requirements;
- Maintaining public access through the easement corridor;
- Restricting improvements to the leased area unless otherwise approved;
- Maintaining vegetative buffers where practical;
- Requiring site restoration if the facility is abandoned for more than 12 months.

Additional Comment

SEAPA Executive Director Robert Seidman thanked the Commission and stated the project would strengthen local grid resiliency and support future economic development opportunities in Wrangell.

- c. (PH) Variance application requesting a variance to the front yard setback reduction on Lot 18AA, according to Plat No. 2020-7, owned and requested by Paul and Ellen Zahorik.

Chair Henson opened the public hearing. No testimony was provided. Public hearing closed.

M/S: Privett/ St. Clair. All in favor.

Motion: Move to approve the findings of fact and approve the after-the-fact variance request submitted by Paul and Ellen Zahorik for a reduction of the required front yard setback from 20 feet to 6 inches on Lot 18AA, according to Plat No. 2020-7, subject to the conditions outlined in the staff report.

Staff provide an administrative report on the following:

- The request involved replacement of a temporary nonconforming structure with a permanent foundation and improved accessory structure.
- During the permitting process it was determined the existing structure location conflicted with the State-owned right-of-way.
- The variance was necessary because neither the Borough nor State had authority to authorize encroachments into the right-of-way.
- The revised structure location would still improve overall compliance compared to the prior condition.
- Topography and shoreline limitations constrained alternative placement options.

Commission discussion addressed roadway clearance, setback interpretation, and consistency with existing neighborhood conditions.

- d. (PH) Conditional Use Permit application for a short-term rental on Lot 11, Block A, according to Plat No. 69-218, owned and requested by Solvay Gillen.

Chair Henson opened the public hearing. No testimony was provided. Public hearing closed.

M/S: Privett/ St. Clair. All in favor.

Move to approve the findings of fact and transfer of the existing Conditional Use Permit allowing continued operation of a short-term rental/Bed and Breakfast on Lot 11, Block A, Dewey Heights Subdivision, subject to the conditions of approval outlined in the staff report.

Staff provided administrative report.

- The property has operated as a bed and breakfast since approximately 2005.
- The application represented a transfer of an existing CUP following sale of the property.
- Current Borough code does not clearly address transfer procedures for CUPs following ownership changes.
- Staff recommended establishing an administrative record for CUP transfers and potentially revisiting code language in the future.

Commission discussion supported requiring future property owners to formally reapply or transfer CUPs to ensure permit conditions remain understood and enforceable.

- e. (PH) Preliminary Plat review of a subdivision of Lot A-2 of Presbyterian - CBW Replat (Plat NO. 2025-3), creating Lots B-1 and A-2A, owned by the City and Borough of Wrangell, requested by Teniya Morelli.

Chair Henson opened the public hearing. No testimony was provided. Public hearing closed.

M/S: Privett/Hutchinson. All in favor.

Move to approve the findings of fact and preliminary plat for the Morelli – CBW Replat, a replat of Lot A-2 and Lot B of Presbyterian – CBW Replat, according to Plat Nos. 2025-3 and 2019-7, creating Lots B-1 and A-2A, as requested by Teniya Morelli.

Staff provided administrative report.

- The preliminary plat was associated with a previous Borough land sale and lot line adjustment.
- The replat would provide additional frontage and buildable area to the Morelli property.
- Two title issues had been identified:

- An unrecorded deed between the Presbyterian Church and the Morellis;
 - A corrective Borough deed required following prior platting activity.
 - Both title matters had been resolved prior to final plat review.
- f. (PH) Preliminary Plat review of a subdivision of Lot 6A, of the Dan Nore Subdivision (Plat No. 90-2), creating Lots 5A-1 and 6B-2, owned by the City and Borough of Wrangell, requested by Brian Ashton and Twyla Nore.

Chair Henson opened the public hearing. No testimony was provided. Public hearing closed.

M/S: Privett/St. Clair. All in favor.

Move to approve the findings of fact, the variance to minimum lot width requirements, and the preliminary plat for the Case Avenue Replat, a subdivision of Lot 6A of the Dan Nore Subdivision, according to Plat No. 90-2, creating Lots 5A-1 and 6B-2, as requested by Brian Ashton and Twyla Nore, subject to the conditions outlined in the staff report.

Staff provided administrative report.

- The proposal related to a Borough land sale and subdivision.
 - The property configuration required a variance to minimum lot width standards due to existing access easements and topographic constraints.
 - Existing access easements serving adjoining lots would remain preserved.
 - Shared access and maintenance agreements would be required among benefiting property owners.
- g. (PH) Zoning Ordinance of the Assembly of the City and Borough of Wrangell, amending the zoning map to establish a zoning designation of Timber Management for Thoms Place and Zarembo Island (Entitlement Lands)

Chair Henson opened the public hearing.

Peter Branson provided testimony expressing concerns regarding:

- Lack of broad public notice to Thoms Place property owners;
- Potential impacts from future timber harvesting;
- Recreation, hunting, scenic corridor, and environmental values associated with the area;
- Long-standing opposition within the subdivision to timber harvesting activities.

Public hearing closed.

M/S: Privett/Watkins

Move to approve the findings of fact and recommend that the Borough Assembly adopt an ordinance establishing Timber Management zoning on designated Borough entitlement lands within Thoms Place and Zarembo (St. John Harbor).

Staff provided administrator report.

- The Borough's timber initiative and entitlement planning efforts had been ongoing for many years.
- Timber Management zoning was required before conducting timber cruising, appraisals, or contract development.
- Thoms Place had documented historical concerns regarding resource extraction near residential areas.
- Zarembo Island had prior timber harvest history and ongoing interest from industry representatives.

Staff also clarified:

- Timber Management zoning does not automatically authorize timber harvest;
- Additional public review, environmental review, and contractual approvals would still be required;
- Recreation and conservation opportunities may still coexist within Timber Management zoning.

Commission discussion also included broader long-range land use considerations for the St. John Harbor area on Zarembo Island. Commissioners discussed the possibility that portions of the entitlement lands could eventually support future recreational or remote mixed-use subdivision opportunities in conjunction with, or subsequent to, selective timber management activities. Staff noted that future planning efforts could evaluate whether certain areas should be preserved for recreation, remote cabin sites, trail systems, or other community-oriented uses while still allowing timber resource management in appropriate locations. Staff further clarified that any such subdivision or land use planning would require additional surveying, public engagement, zoning review, and future Borough approval processes prior to implementation.

Additional discussion occurred regarding the unique character and historical land use patterns associated with the Thoms Place area. Commissioners acknowledged testimony and written correspondence describing the area's longstanding recreational, subsistence, and residential use, including hunting, crabbing, boating access, anchorage use, and preservation of the scenic coastal viewshed. Staff referenced prior Comprehensive Plan discussions indicating that residents within the Thoms Place area historically expressed concerns regarding large-scale resource extraction activities adjacent to residential and recreational lands.

Commissioners also discussed the limited extent of the current public notice requirements under Borough code, noting that only a small number of adjacent property owners were required to receive mailed notice despite the broader community interest associated with the entitlement lands. Based on the testimony received and the potential long-term implications

of establishing Timber Management zoning in close proximity to the subdivision, the Commission expressed support for conducting additional public outreach and community engagement prior to further consideration of the Thoms Place designation.

Staff clarified for the record that adoption of Timber Management zoning would not itself authorize timber harvest activities, clearcutting, or development, but would instead establish the initial zoning framework necessary for future timber evaluation, cruising, environmental review, and potential resource management planning. Any future timber harvest proposals would remain subject to additional Borough review, state and federal permitting requirements, environmental protections, and future public process.

Commissioner discussion supported additional public outreach regarding Thoms Place.

Amendment: M/S: Watkins/Privett

Motion to amend the original motion to table the Thoms Place portion of the request for further public engagement and discussion while proceeding with the Zarembo designation.

Amendment approved unanimously.

Motion approved unanimously as amended:

- Zarembo Timber Management zoning forwarded for approval;
- Thoms Place Timber Management zoning tabled for future review and additional outreach.

10. UNFINISHED BUSINESS: None

11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

Discussion occurred regarding scheduling of the next meeting. Staff noted upcoming travel obligations and advised the next meeting may tentatively occur on June 18, 2026, depending on agenda needs.

12. ADJOURNMENT

6:52PM

ATTEST: _____
J.R. Meek, Secretary

Terri Henson, Chair

**Minutes of Planning & Zoning Commission
Held on June 18, 2026**

1. CALL TO ORDER: 5:30 PM

2. ROLL CALL:

PRESENT: Kat St. Clair, Chair Terri Henson, Apryl Hutchinson, Jillian Privett

ABSENT: Gary Watkins

STAFF: Kate Thomas, JR Meek

Also Present:

Collin Dando regarding Item 9a.

3. AMENDMENTS TO THE AGENDA: None

4. CONFLICTS OF INTEREST: None

5. APPROVAL OF MINUTES: None

6. DIRECTORS REPORT:

Staff delivered an administrative report regarding ongoing coordination with a housing developer for the proposed Old Medical Center housing project and associated family housing units within the Alder Top Village Subdivision.

The Borough Manager is continuing discussions with contractors to develop a conceptual site plan and visual representation of future construction activities at the 6-Mile Deep Water Port.

Staff also informed the Commission that CDC guidance and documentation related to public health, quarantine protocols, infectious disease outbreaks, and sanitation practices aboard cruise ships will be shared with Commissioners. This information is being provided in response to recent public safety concerns regarding reported virus outbreaks and increased visitor activity.

Staff reported that work is moving forward on the platting of four additional lots within the Alder Top Village Subdivision, with the goal of offering the parcels through a public auction in November. Staff further noted that three building permits have been issued, and construction activity is underway on several lots. Updates on development progress will be provided to the Commission as additional information becomes available.

7. CORRESPONDENCE: None

8. PERSONS TO BE HEARD: None

9. NEW BUSINESS:

- α. (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.

Public hearing opened

Collin Dando briefly spoke on his interest in opening a short-term rental.

Public Hearing closed

M/S: Privett/Hutchinson

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.

Staff delivered a brief administrative report. The property is located along Church Street and provides two off-street parking spaces. Staff reported that the application meets all applicable requirements for the operation of a short-term rental. No further discussion.

Polled Vote – All in Favor

- 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.

Public hearing opened

No public comment.

Public hearing closed

M/S: Privett/Hutchinson

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.

Staff provided a brief administrative report. No discussion by Commission.

Polled Vote – All in Favor

10. UNFINISHED BUSINESS: None

11. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS:

Commissioner Hutchinson formally submitted her letter of resignation for July 8th.

12. ADJOURNMENT: 5:46 PM

ATTEST: _____

J.R. Meek, Secretary

Terri Henson, Chair

Item a.



ZIMOVIA HWY

REID STREET

BENNETT STREET

WRANGELL AVE







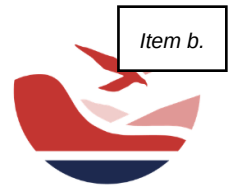






PUBLIC NOTICE

McKinnon Road Construction Project – Case Avenue to Close to Through Traffic



Date: June 29, 2026

Subject: Public Notice – Temporary Case Avenue Through Traffic Closure During McKinnon Street Reconstruction

To: Residents and Businesses on Case Avenue and Peninsula Street

Notice: This notice is being mailed to all residents and businesses located on Case Avenue and Peninsula Street to provide advance notice of temporary traffic restrictions associated with the McKinnon Street Reconstruction Project. Please review the information below and retain this notice for future reference.

Case Avenue will close to Through Traffic upon commencement of the McKinnon Street Reconstruction Project scheduled during Summer/Fall 2026.

As the Borough and Project Contractor prepare to begin the McKinnon Street Reconstruction Project, residents and motorists are advised of a significant, temporary change to the traffic pattern on Case Avenue.

McKinnon Street is currently the primary corridor that allows large container vans and heavy freight to move in and out of downtown. Due to roadway restrictions and tight turning radiuses on alternative streets, Case Avenue is the only other route available for these large container vans to mobilize in and out of downtown.

Once construction begins and McKinnon Street is closed, Case Avenue will temporarily become the designated freight hauling route for AML and Samson Tug & Barge to transport container vans to locations south of downtown.

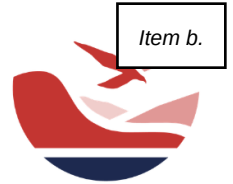
To ensure the safety of motorists, pedestrians, and freight operators, Case Avenue will be closed to all through traffic.

- During this period, Case Avenue will remain a two-way road for authorized vehicles.
- The road will be strictly limited to "Local Traffic Only"—meaning it is closed to "Through Traffic."

What does "Through Traffic" mean? Through Traffic refers to drivers who are using a street merely as a shortcut to get from one part of town to another, without having a specific destination on that street. If you do not live on Case Avenue, are not visiting

PUBLIC NOTICE

McKinnon Road Construction Project - Case Avenue to Close to Through Traffic



a resident on Case Avenue, or do not have business with a commercial property located directly on Case Avenue, you are considered through traffic and are prohibited from using Case Avenue.

Recommended Alternative Route: All motorists who normally use Case Avenue to travel to or from the downtown area are advised to use Zimovia Highway as their primary detour route.

The City and Borough of Wrangell appreciates your patience, cooperation, and caution as we navigate these essential infrastructure improvements.

For questions or further information, please contact: Kate Thomas, kthomas@wrangell.com, 907-874-2381.

Thank you.

###

PLANNING & ZONING COMMISSION

Staff Report and Findings



To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Thursday, July 9, 2026

Subject: (PH) Conditional Use Permit application for a cottage industry business consisting of a self-service farm stand for the sale of homemade goods and fresh farm eggs on Lot 25, Block 5 (APN 01-005-347), located at 917 Evergreen Avenue, zoned Single Family Residential (SFR), owned and requested by Annabelle Miller.

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

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

Background

This report addresses a Conditional Use Permit application submitted by Annabelle Miller to establish a small self-service farm stand at 917 Evergreen Avenue within the Single Family Residential (SFR) zoning district. The proposed use consists of a small accessory structure for the sale of homemade goods and fresh farm eggs. Staff has reviewed the application and finds the proposal consistent with the standards for a Cottage Industry use, subject to the findings and conditions below.

Property & Site Information

Property Address: Evergreen Avenue

Legal Description: Lot 25, Block 5 (APN 01-005-347)

Zoning: Single Family Residential

Existing Use: Residential dwelling with cottage industry business

Water/Sewer: Municipal water and sewer

Access: Existing residential driveway access

Parking: Existing off-street parking available onsite



Findings of Fact (WMC 20.68.060 Criteria)

Annabelle Miller has applied for a Conditional Use Permit to operate a Cottage Industry consisting of a small, self-service farm stand for the sale of homemade goods and fresh farm eggs. The proposed stand measures approximately 42.5 inches deep by 67.7 inches wide by 72.4 inches high and will be located near the front of the property. According to the application, the stand will operate during limited daytime hours and will not utilize electricity, mechanical equipment, or exterior lighting. The operation will be self-service with no employees on site, and customer visits are expected to be brief, resulting in minimal traffic generation and no anticipated disruption to surrounding residential properties.

The Wrangell Municipal Code defines a Cottage Industry as:

"A small-scale home-based business, similar to a home occupation, allowing up to two employees, involving the on-site manufacture and/or sale of goods or services or the retailing, wholesaling, and renting of real or personal property, provided such activities are permitted uses and are not, in the determination of the Planning Commission, detrimental to surrounding properties."

A. 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 farm stand is accessory to the existing residential use and is expected to have minimal impacts on neighboring properties. The stand is self-service, with no employees, no mechanical equipment, no exterior lighting, and limited daytime operation. Customer visits are anticipated to be brief, generating only minimal vehicle traffic and little to no noise.

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 does not require additional water or sewer capacity beyond that already serving the residence. Existing utilities are adequate for 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 property has an existing driveway providing safe access and adequate off-street parking to accommodate the limited number of anticipated customer visits. Staff does not anticipate the proposal will create traffic hazards or parking conflicts.

D. Schools, Governmental, and Civic Buildings

Applies to schools and public facilities only.

Finding: Not applicable.

Staff Recommendation & Conditions of Approval

Staff recommends approval of the Conditional Use Permit application submitted by Annabelle Miller for a Cottage Industry consisting of a self-service farm stand, subject to the following conditions:

1. Two off-street parking spaces shall be maintained on the property.
2. The business operation shall be limited to the sale of homemade goods, fresh farm eggs, and other products permitted under the definition of a Cottage Industry.
3. The farm stand shall remain substantially consistent with the application submitted to the Planning Commission.
4. Hours of operation shall be limited to 8:00 a.m. to 10:00 p.m.
5. The applicant shall comply with all applicable federal, state, and local health and safety regulations related to the sale of food products.

Recommended Motion

Move to approve the Findings of Fact and the Conditional Use Permit application submitted by Annabelle Miller for a Cottage Industry consisting of a self-service farm stand on Evergreen Avenue (APN 01-005-347), subject to the conditions of approval outlined in the staff report.

City & Borough of Wrangell

PLANNING DEPARTMENTPO 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 ☐
	Erin	6-12-26	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

Annabelle Miller

EMAIL ADDRESS

PHONE NUMBER

APPLICANT'S MAILING ADDRESS

PO Box 18 Wrangell AK 99929

APPLICANT'S PHYSICAL ADDRESS

917 Evergreen 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: 25

BLOCK: 5

SUBDIVISION:

PARCEL ID NUMBER

01-005-347

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

SECTION III.**CURRENT ZONING OF PROPERTY**

SFR

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

The proposed use is for a small, self-service structure for the sale of homemade goods and fresh farm eggs, in full compliance with Alaska State Cottage Food Laws. The structure is a 42.5"D x 67.7"W x 72.4"H storage shed that will be placed in the corner area of the property. This use is designed to have minimal impact on the surrounding area. The stand will operate during limited daytime hours only and will not utilize electricity, mechanical equipment, external lighting. The setup is self-service, with customers stopping briefly to pick up items and then leaving, resulting in minimal traffic generation. There will be no employees on site, no noise-producing activities, and no disruption to neighboring properties. The use is intended to provide a low-impact, community-oriented option for accessing locally produced goods while maintaining the quiet character of the area.

SECTION V.**CONSTRUCTION SCHEDULE**

BEGINNING DATE:

END DATE:

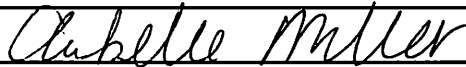
SECTION VI. ACKNOWLEDGEMENTS

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.

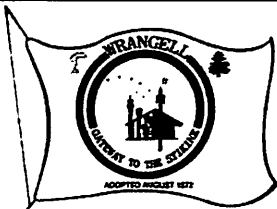
SIGNATURE OF APPLICANT

Annabelle Miller

**DATE**

6-12-26

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 # 67361
6/12/2026

Item a.

Received Devon Miller
From PO Box 18
Wrangell, AK 99929

<u>Lookup</u>	<u>Name</u>	<u>Payment Type</u>	<u>Check #</u>	<u>Amount Received</u>
4112	Miller, Devon	Cash		100.00

Description:

Conditional Use App 917 Evergreen Ave

Planning & Zoning Permit Revenue 100.00



To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Thursday, July 9, 2026

Subject: (PH) Preliminary 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. Preliminary Plat – WCA Replat No. 2

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

Background

The Wrangell Cooperative Association (WCA) has submitted an application for preliminary plat approval 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.

According to the application, the purpose of the replat is to straighten the existing property line between the lots to better accommodate required building setbacks and provide a more practical, linear layout for planned site improvements.

The proposal does not increase the overall number of developable properties beyond those shown on the preliminary plat but instead reconfigures existing property boundaries to improve long-term site functionality 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)

Additional features include:

- Adjustment of shared lot boundaries.
- Vacation of portions of existing interior lot lines.
- Creation of new lot lines.
- Existing access and utility easements retained where applicable.
- Legal frontage maintained on Zimovia Highway and Wood Street.

Findings of Fact

1. The applicant has submitted a preliminary plat application in accordance with the subdivision procedures established in WMC Title 19.
2. The proposal 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 proposed plat.
8. The proposed subdivision is consistent with the applicable requirements of WMC Title 19 and does not require any variances from Borough subdivision or zoning standards.
9. The proposed lot line adjustments are not anticipated to adversely affect surrounding properties, public utilities, drainage, or legal access.



Staff Analysis & Recommendation

The proposed preliminary plat is a straightforward replat that modifies existing property boundaries to improve site design and future development opportunities for the Wrangell Cooperative Association.

The primary purpose of the subdivision is to create more practical lot configurations by straightening existing property lines, allowing future improvements to better conform with setback requirements while preserving access and utility infrastructure. No new development rights are created through the subdivision, and no variances are requested.

Staff finds the proposal is consistent with the subdivision standards contained within WMC Title 19 and is compatible with the existing development pattern. The replat improves the long-term usability of the property without creating adverse impacts to adjacent properties or public infrastructure.

Staff recommends approval of the preliminary plat.

Recommended Motion

Move to approve the findings of fact and preliminary plat for Zimovia WCA Replat No. 2, a replat of Lot A-1A and Lot A of Prunella Subdivision (Plat No. 2015-3) and Lot C-1 of WCA Replat (Plat No. 2025-2), creating Lots 1, 2, and 3, as requested by the Wrangell Cooperative Association.

City & Borough of Wrangell

PLANNING DEPARTMENT

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



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 PAYMENT CHECK ☐
Kate Thomas 6/09/26 CREDIT CARD ☒ CASH ☐

SECTION I.

APPLICANT'S FULL NAME EMAIL ADDRESS PHONE NUMBER
Wrangell Cooperative Association [REDACTED] [REDACTED]

APPLICANT'S PHYSICAL ADDRESS
1002 ZIMOVIA HIGHWAY

APPLICANT'S MAILING ADDRESS
PO Box 2021

LEGAL OWNER'S FULL NAME (IF DIFFERENT THAN APPLICANTS NAME) PHONE NUMBER
[REDACTED] [REDACTED]

LEGAL OWNER'S MAILING ADDRESS
PO BOX 2021

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
[REDACTED] [REDACTED]

LOT: a-1a,A, and C-1 BLOCK: SUBDIVISION:

LEGAL ACCESS TO LOTS (STREET NAME)
Zimovia Hwy and Wood St

CURRENT ZONING OF PROPERTY LOT SIZE
[REDACTED] [REDACTED]

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.

We are straighten out the Slanted line between the lots to lend for better adherence to Property line setbacks and a linear layout of planned improvements.

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

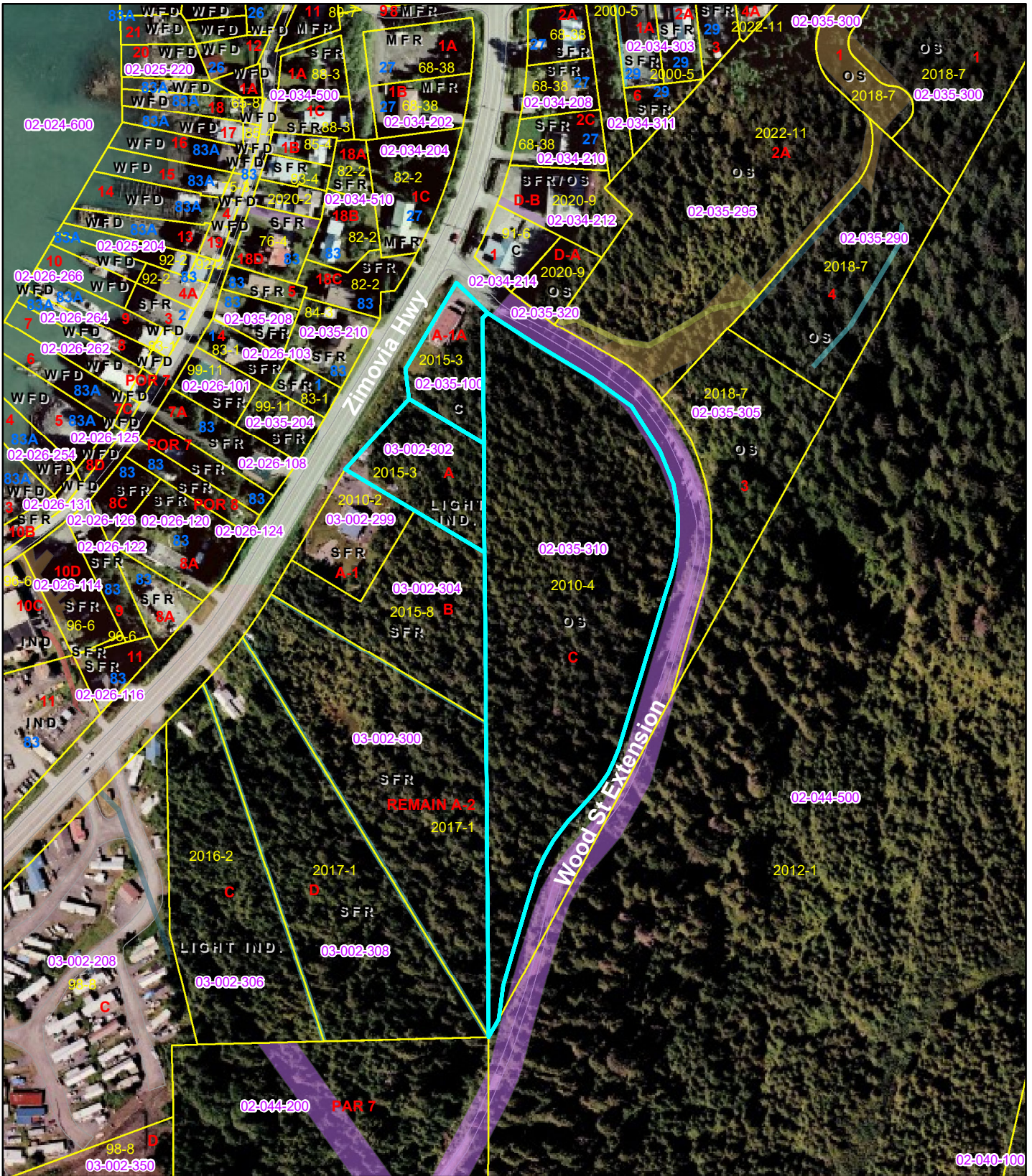
SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT)

Wrangell Cooperative Association

DATE

CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.

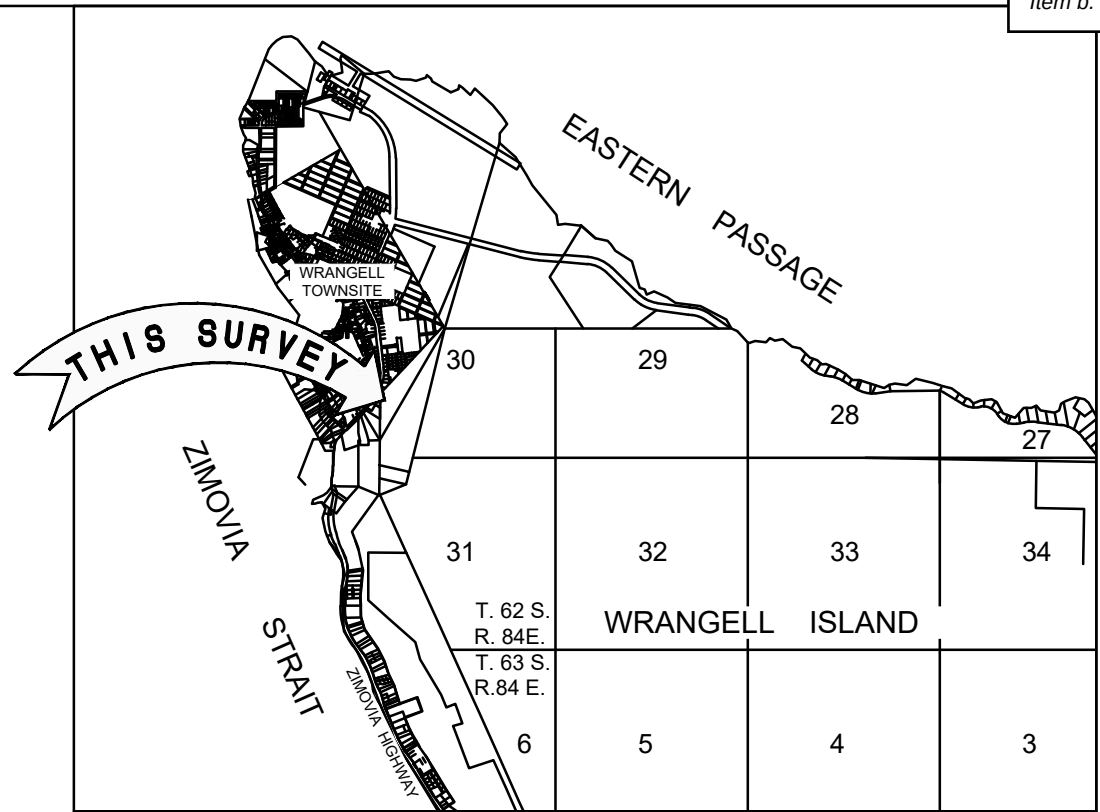


Public Map



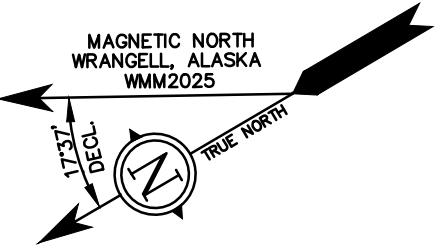
1 inch = 256.126823 feet
32 e: 7/2/2026

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



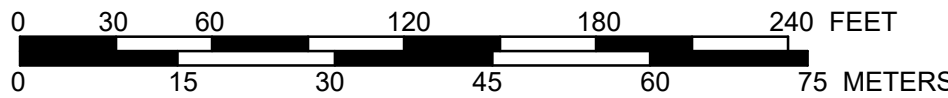
VICINITY MAP

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 99901
WRANGELL OFFICE
P.O. BOX 2286
WRANGELL, AK 99929
CERTIFICATE OF AUTHORIZATION #: C576

Phone: (907) 225-7917
Fax: (907) 225-3441
Phone: (907) 305-0820

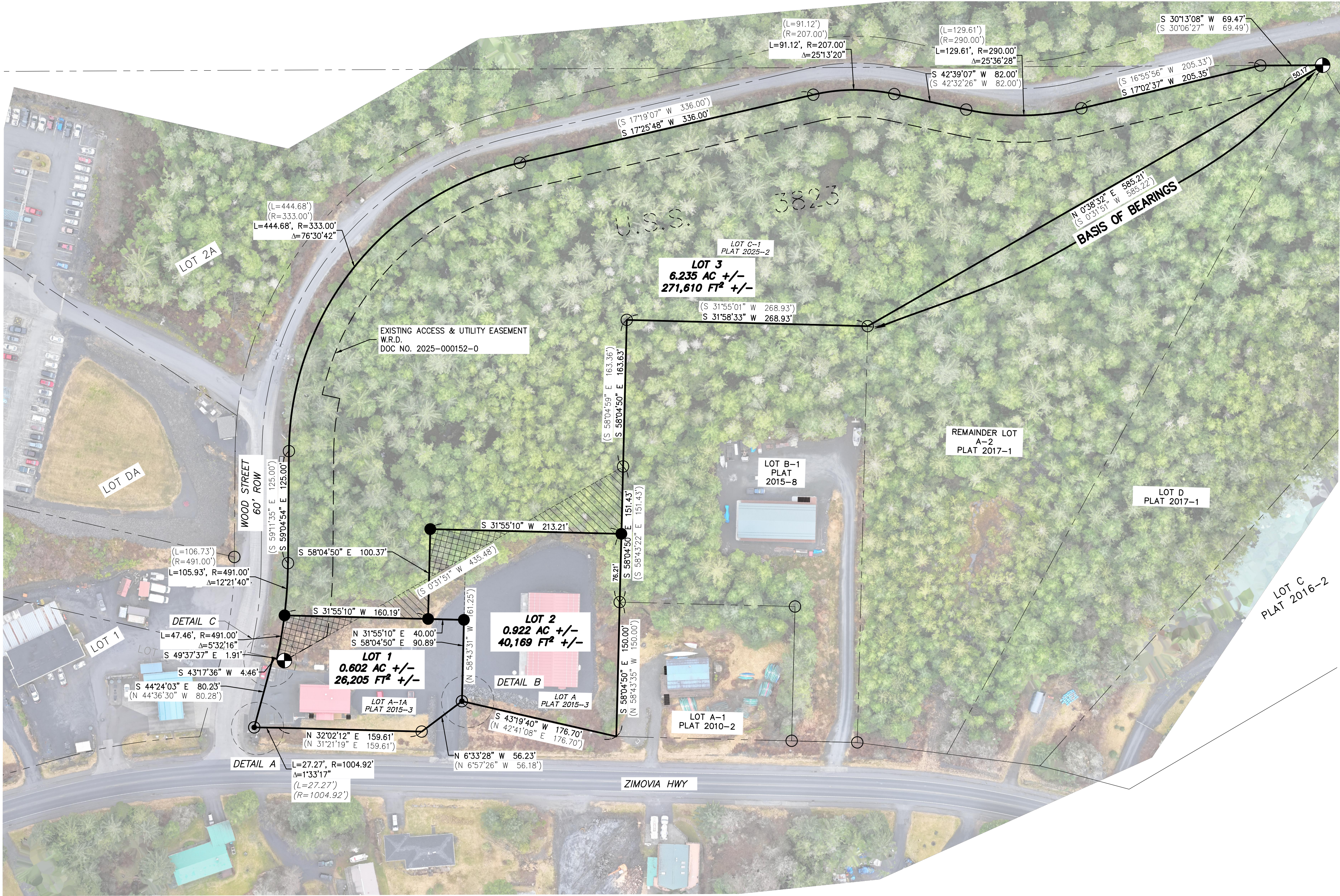
ZIMOVIA WCA REPLAT NO.2

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 1.439 ACRES MORE OR LESS

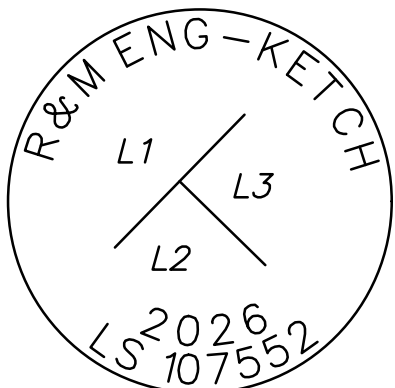
LOCATED WITHIN
U.S. SURVEY 3823 & U.S. SURVEY 3753
WRANGELL, ALASKA 99929
WRANGELL RECORDING DISTRICT

SURVEYED BY: EBH	DRAWN BY: EBH
DATE: APRIL 2026	DATE: JUNE 2026
SCALE: 1"=60'	CHECKED: CGP
	R&M PROJECT NO: 242366



LEGEND	
1	BLOCK NUMBER
●	SECONDARY MONUMENT SET THIS SURVEY
○	SECONDARY MONUMENT RECOVERED
⊙	DISTURBED SECONDARY MONUMENT RESET
⊕	PRIMARY MONUMENT RECOVERED
- - -	SURROUNDING LOT LINES
- - -	DETAIL
---	SURVEYED
---	ROW CENTERLINE
XX	MEASURED DATA
(XX)	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 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

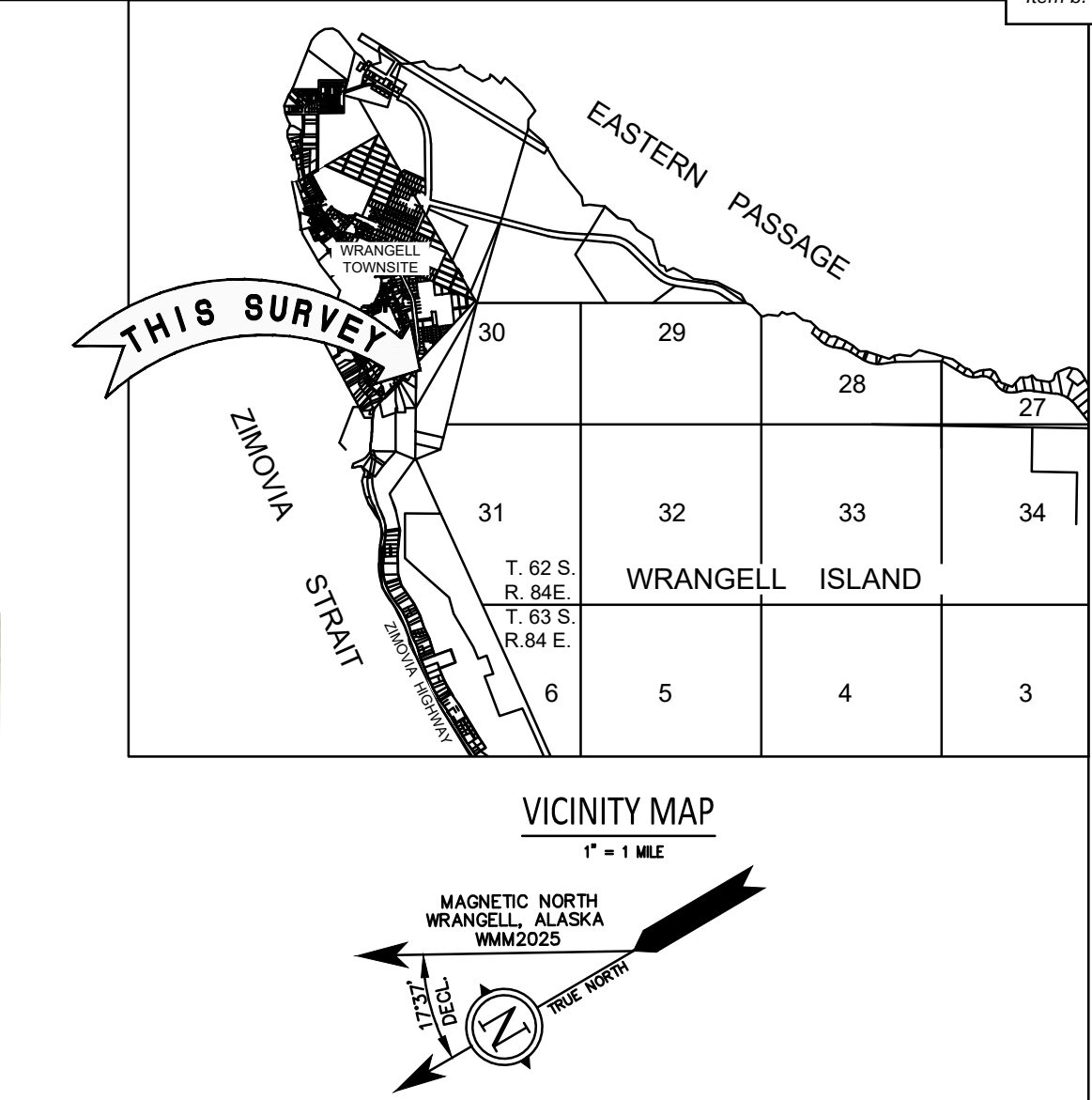
CHAIRMAN, PLANNING COMMISSION

SECRETARY

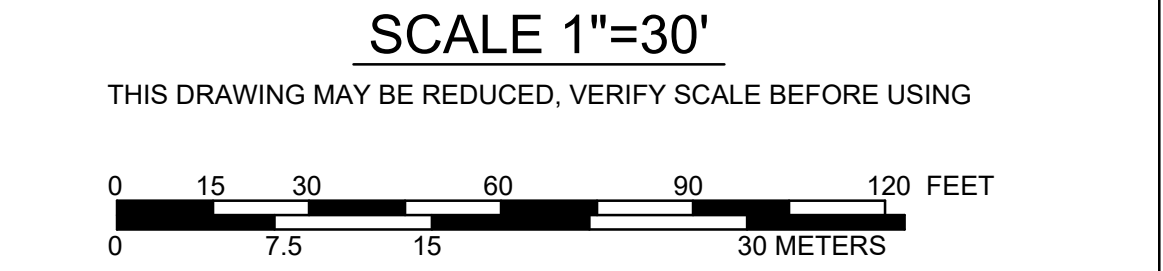
CERTIFICATE STATE OF ALASKA
(FIRST JUDICIAL DISTRICT)ss

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
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
 - ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 - 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
 - EXISTING ORIGINAL CORNERS WERE RECOVERED AND USED TO CONTROL AND CALCULATE THE LOCATION OF THE SUBDIVISION BOUNDARIES, AS SHOWN ON THIS PLAT.
 - SET 30" LONG $\frac{5}{8}$ " DIAMETER REBAR WITH 2' ALUMINUM CAP WITH PLASTIC INSERT AT LOCATIONS AS INDICATED ON THIS PLAT, STAMPED AS SHOWN IN THE TYPICAL.
 - ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 - 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
 - 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 1.439 ACRES MORE OR LESS

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

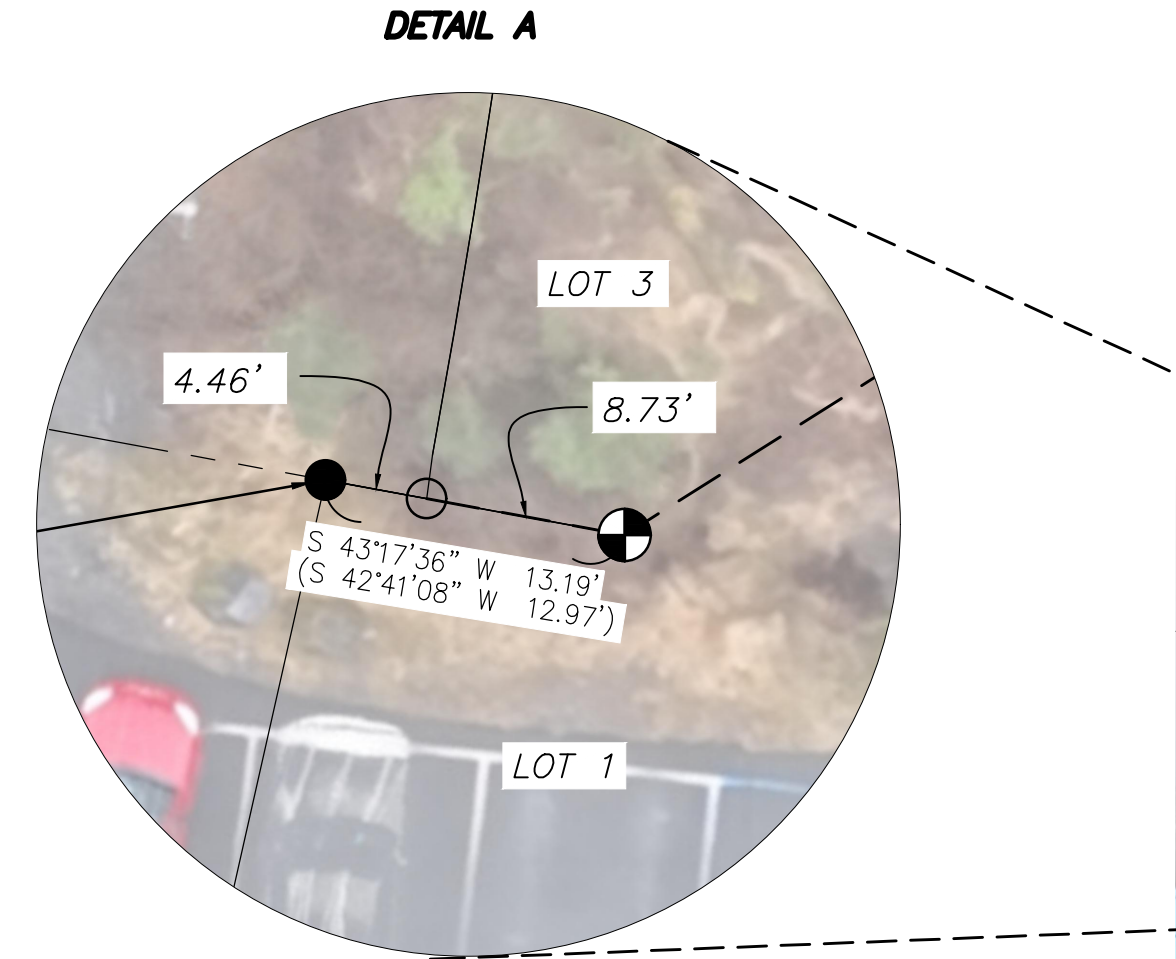
SURVEYED BY: EBH
DATE: APRIL 2026

DRAWN BY: EBH
DATE: JUNE 2026

SCALE:
1"=30'

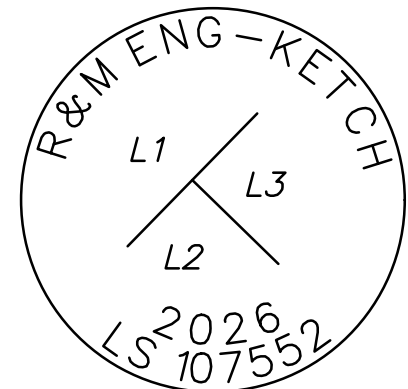
CHECKED:
CGP

R&M PROJECT NO:
242366

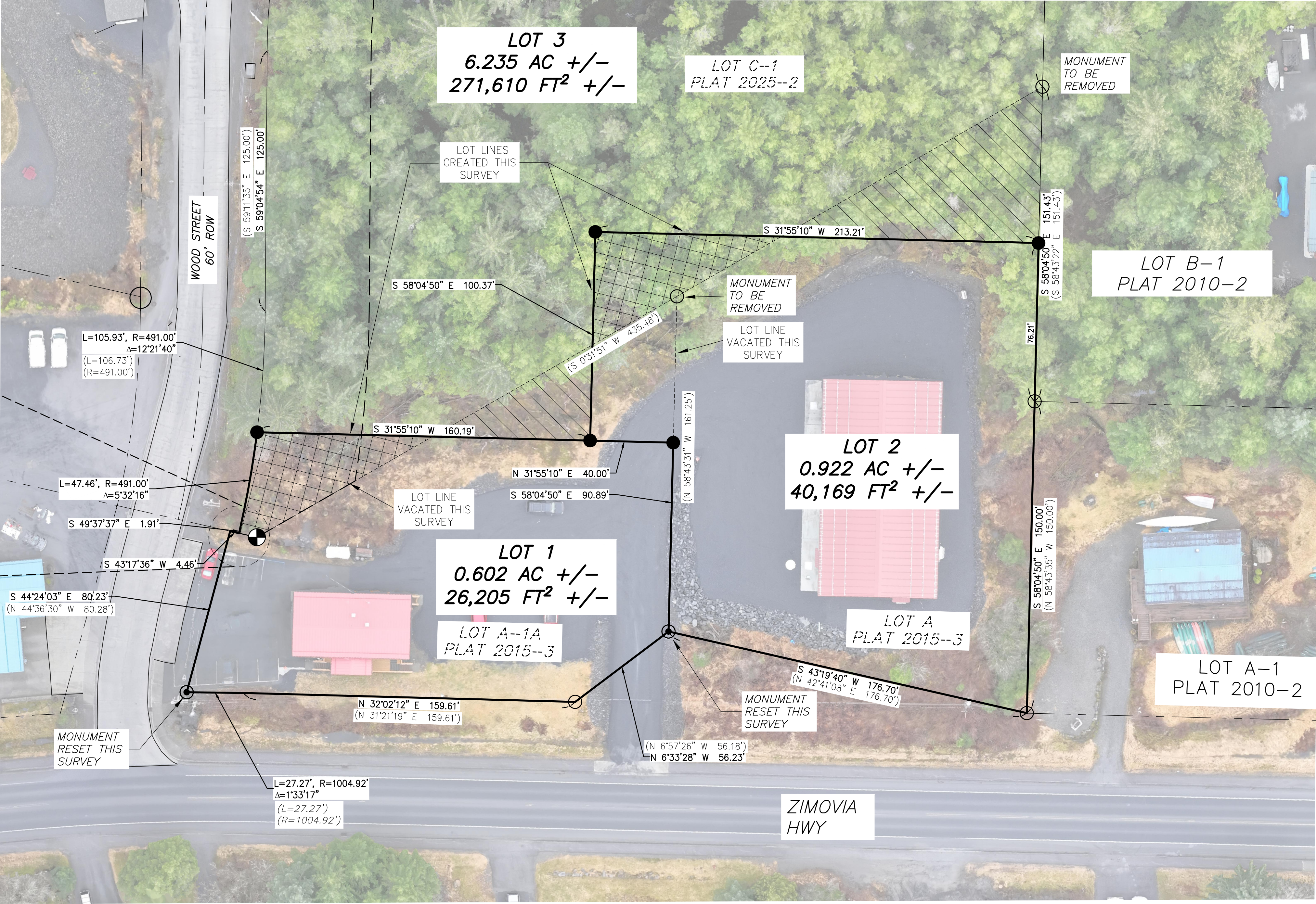


LEGEND	
	BLOCK NUMBER
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	DISTURBED SECONDARY MONUMENT RESET
	PRIMARY MONUMENT RECOVERED
	SURROUNDING LOT LINES
	DETAIL
	SURVEYED
	ROW CENTERLINE
	MEASURED DATA
	RECORD DATA
	AREA VACATED THIS SURVEY
	AREA CREATED THIS SURVEY

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.

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 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

PRELIMINARY



To: Planning and Zoning Commissioners

From: Kate Thomas, Planning Administrator

Date: Thursday, July 9, 2026

Subject: Final Plat review of a subdivision of Lot A-2 of Presbyterian – CBW Replat (Plat NO. 2025-3), creating Lots B-1 and A-2A, owned by the City and Borough of Wrangell, requested by Teniya Morelli.

Attachments: 1. Aerial Map, 2. Final Plat – Morelli – CBW Replat

References: WMC Title 19 – Subdivisions
WMC Title 20 – Zoning
WMC 20.52 – Standards

Background

Teniya Morelli has submitted an application for final plat approval to replat Lot A-2 of the Presbyterian – CBW Replat and adjoining Lot B of Presbyterian Reserve Replat. The proposal creates Lots B-1 and A-2A and adjusts the shared property boundary to provide approximately 50 feet of additional frontage and developable area to the Morelli property.

The proposed plat is associated with a prior Borough land sale approved in 2025 involving a portion of Borough-owned land acquired from the Presbyterian Church. The purpose of that sale was to expand the adjoining residential property and improve site usability.

Since preliminary plat approval, the corrective deeds and title matters identified during the subdivision review have been resolved. The required conveyance documents have been executed and recorded, resulting in clear title for the affected properties. No changes have been made to the plat since preliminary approval.

Site Specific Information

Existing Parcels

- Lot A-2, Presbyterian – CBW Replat (Plat No. 2025-3)
- Lot B, Presbyterian Reserve Replat (Plat No. 2019-7)
- Located within Block 16, Wrangell Townsite (USS 1119)
- Existing residential and Borough-owned property
- Municipal water, sewer, and utility infrastructure are available in the area



Proposed Plat

- Lot B-1 – approximately 0.38 acres
- Lot A-2A – approximately 0.466 acres
- Approximately 50 feet of additional frontage added to the Morelli property
- Existing utility easements along Reid Street remain intact

Findings of Fact

1. The applicant has submitted a final plat application consistent with the subdivision procedures established in WMC Title 19.
2. The proposed plat replats existing Lots A-2 and B to create Lots B-1 and A-2A through a lot line adjustment.
3. The purpose of the subdivision is to provide additional frontage and developable area to the adjoining residential property consistent with the prior Borough land sale approval.
4. The proposal does not create any additional lots beyond those proposed and does not require any variances from Borough subdivision or zoning standards.
5. Legal access exists via Reid Street.
6. Municipal utilities are available to serve the property and existing utility easements remain preserved through the platting process.
7. The title issues identified during preliminary plat review have been resolved through the execution and recording of the necessary corrective deeds and conveyance documents.
8. The final plat is substantially the same as the preliminary plat approved by the Planning and Zoning Commission, with no material changes.
9. The proposed subdivision is consistent with the applicable requirements of WMC Title 19 – Subdivisions and does not adversely impact surrounding properties, utilities, or public access.

Staff Analysis & Recommendation

The proposed final plat remains unchanged from the preliminary plat approved by the Planning and Zoning Commission. The subdivision represents a straightforward lot line adjustment associated with a previously approved Borough land sale and provides additional frontage and developable area to the Morelli property while maintaining Borough property interests and existing utility infrastructure.



Staff finds that the final plat complies with the requirements of WMC Title 19 and that all title matters identified during the preliminary plat review have been resolved. The plat is ready for final approval and recording.

Staff recommends approval of the final plat for the Morelli – CBW Replat.

Recommended Motion

Move to approve the findings of fact and final plat for the Morelli – CBW Replat, a replat of Lot A-2 and Lot B of Presbyterian – CBW Replat, according to Plat Nos. 2025-3 and 2019-7, creating Lots B-1 and A-2A, as requested by Teniya Morelli.

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 MAYOR, CITY AND BOROUGH OF WRANGELL

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 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 TENIYA MORELLI
PO BOX 2166, WRANGELL AK, 99929

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 MAYOR, CITY AND 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 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

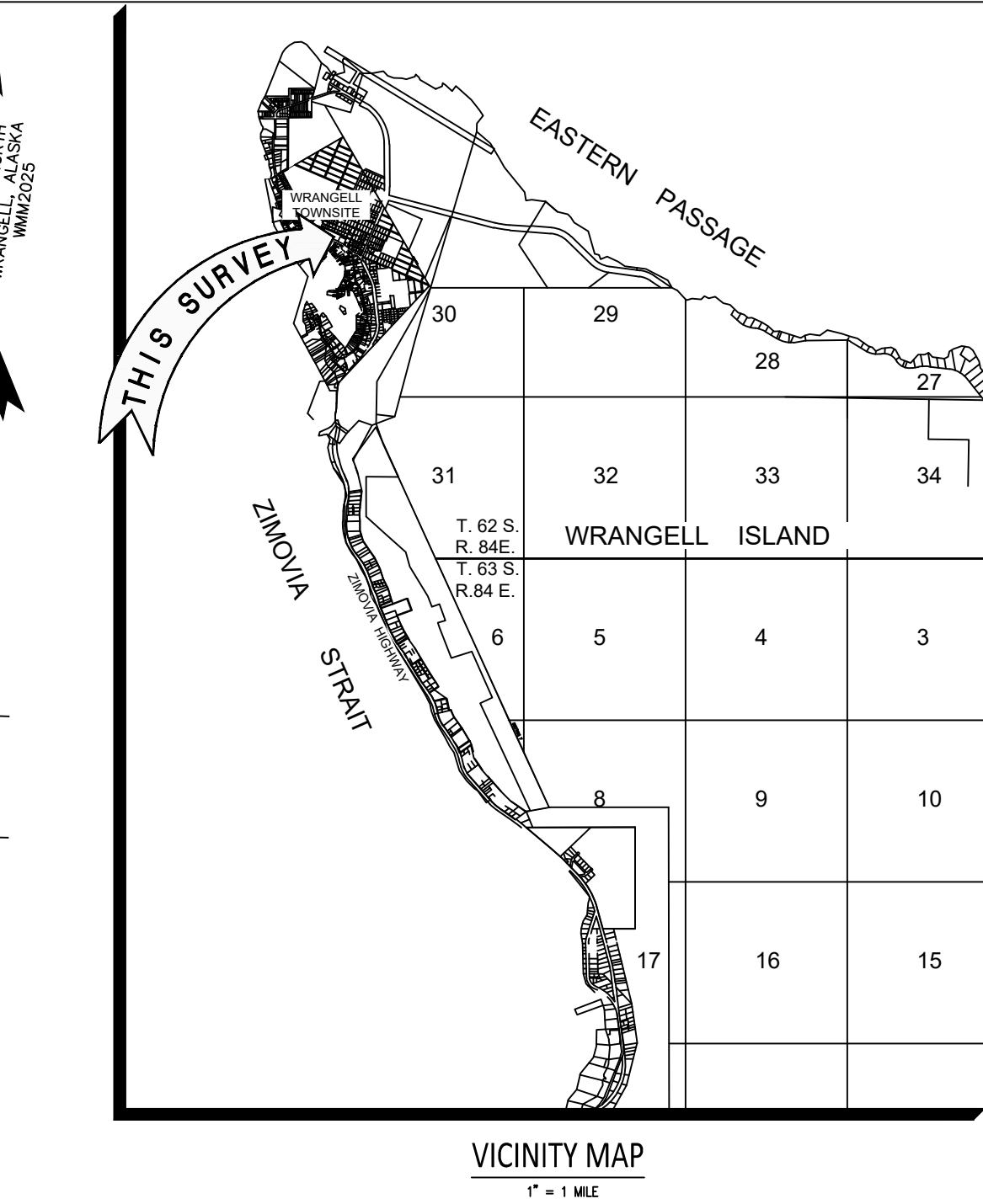
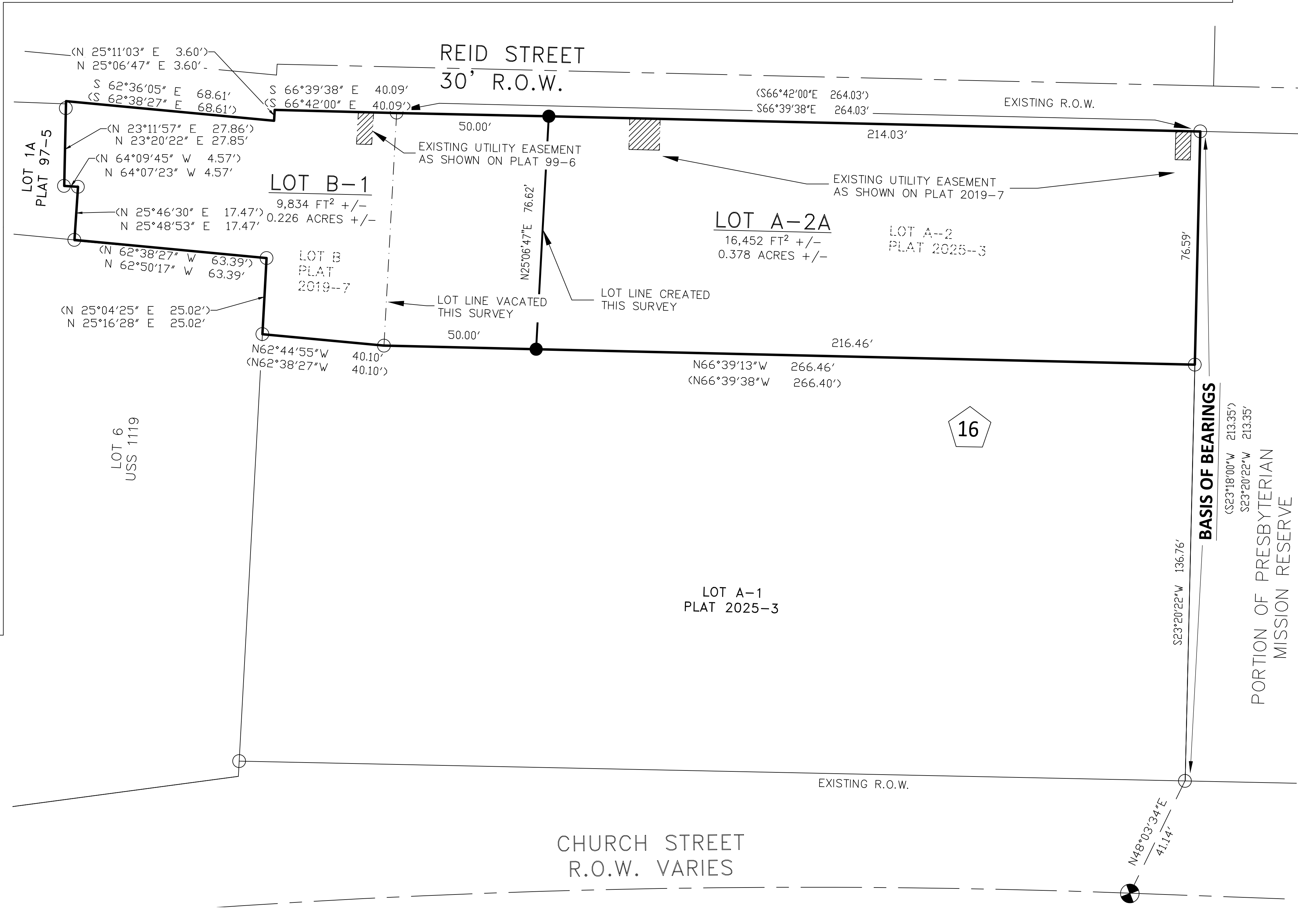
SECRETARY

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



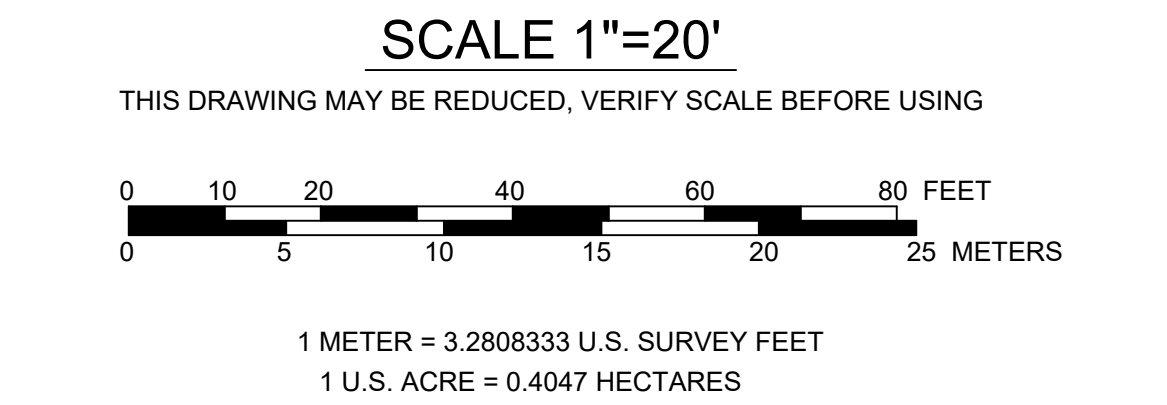
- NOTES
1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.

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 AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 70907

4. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - USS 859 (PRESBYTERIAN MISSION RESERVE)
 - MISSION HILL ADDITION (APPROVED NOV. 1, 1945)
 - USS 1119 (WRANGELL TOWNSITE PLAT)
 - DEED 1979-000246-0
 - PLAT 82-3 (PRESBYTERIAN RESERVE RESUBD)
 - PLAT 92-6 (REPLAT OF PRESBYTERIAN MISSION RESERVE)
 - PLAT 97-5 (OGDEN/RATHEK RESUBDIVISION)
 - PLAT 99-6 (REID STREET ROW)
 - BOOK 31, PAGE 688 (UTILITY EASEMENT & ROW AGREEMENT)
 - DEED 2012-000225-0
 - PLAT 2019-7 (PRESBYTERIAN RESERVE REPLAT)
 - PLAT 2025-3 (PRESBYTERIAN CBW - REPLAT)

5. CURRENT LOT OWNERS
 - 5.1. LOT A-2 - CITY AND BOROUGH OF WRANGELL, ALASKA
 - 5.2. LOT B - TENIYA MORELLI



SHEET 1 OF 1

R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, AK 99901
Phone: (907) 225-7917
Fax: (907) 225-3441
CRAIG OFFICE
P.O. BOX 1273
CRAIG, AK 99821
Phone: (907) 305-0820
CERTIFICATE OF AUTHORIZATION #: C576

MORELLI - CBW REPLAT

A REPLAT OF
LOT A-2 & LOT B , OF PRESBYTERIAN CBW - REPLAT,
ACCORDING TO PLAT 2025-3 & PLAT 2019-7;

CREATING
LOTS B-1 AND A-2A, PRESBYTERIAN - CBW REPLAT
CONTAINING 0.604 ACRES MORE OR LESS

LOCATED WITHIN
BLOCK 16, OF WRANGELL TOWNSITE (U.S.S. 1119)
WRANGELL, ALASKA 99929
WRANGELL RECORDING DISTRICT

SURVEYED BY: EBH
DATE: AUGUST 2025 - JUNE 2026
SCALE: 1"=20'

DRAWN BY: EBH
DATE: JUNE 2026
CHECKED: CGP

R&M PROJECT NO:
262712

LEGEND	
	BLOCK NUMBER
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	PRIMARY MONUMENT RECOVERED
	UNSURVEYED
	SURVEYED
	ROW CENTERLINE
	MEASURED DATA
	RECORD DATA
	EXISTING EASEMENT AREA
	LOT LINE VACATED 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 2026.10 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.

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, July 9, 2026

Subject: Final Plat review of a subdivision of Lot 6A, of the Dan Nore Subdivision (Plat No. 90-2), creating Lots 5A-1 and 6B-2, owned by the City and Borough of Wrangell, requested by Brian Ashton and Twyla Nore, including a variance request to minimum lot width requirements.

Attachments: 1. Aerial Map, 2. Final Plat – Nore – Ashton Replat

References: WMC Title 19 – Subdivisions
WMC Title 20 – Zoning
WMC Title 20.52 – Standards

Background

The applicants, Brian Ashton and Twyla Nore, previously received approval from the Planning and Zoning Commission for the preliminary plat and associated variance to facilitate the subdivision and conveyance of portions of Borough-owned Lot 6A of the Dan Nore Subdivision, according to Plat No. 90-2.

The purpose of the proposed final plat is to complete the subdivision and authorize recording of the plat following satisfaction of the preliminary approval requirements. The final plat creates Lots 5A-1 and 6B-2 and incorporates minor revisions identified during the final survey.

Those revisions include the adjustment of one property corner monument and an expansion of the access easement across the southern portion of the property to ensure Twyla Nore retains legal access across the lower section of the property, consistent with the original agreement between the parties and the intent of the Borough Assembly's land sale approvals.

No other substantive changes have been made since preliminary plat approval. Staff finds the final plat is consistent with the approved preliminary plat and the applicable requirements of Wrangell Municipal Code.

Site Specific Information

Existing Parcel

Legal Description: Lot 6A, Dan Nore Subdivision, Plat No. 90-2



APN: 02-033-154
Existing Lot Size: Approximately 7,934 square feet
Zoning: Multi-Family Residential
Ownership: City and Borough of Wrangell

Proposed Lots

- Lot 5A-1: Approximately 15,616 square feet (0.360 acres ±)
- Lot 6B-2: Approximately 15,005 square feet (0.343 acres ±)
- Existing access and utility easement to remain dedicated across the southern portion of the property.

Findings of Fact

1. The Planning and Zoning Commission approved the Preliminary Plat for the subdivision of Lot 6A of the Dan Nore Subdivision, including the associated variance to minimum lot width requirements.
2. The Final Plat substantially conforms to the approved Preliminary Plat.
3. The Final Plat creates Lots 5A-1 and 6B-2 as approved during the preliminary plat process.
4. The Final Plat incorporates a revised property corner monument identified during the final survey.
5. The Final Plat incorporates an expanded access and utility easement along the southern portion of the property to ensure continued legal access to Lot 5A-1, consistent with the original agreement between the parties and the intent of the approved land conveyances.
6. The access and utility easement shown on the Final Plat preserves legal access and utility service to the benefiting properties.
7. The Final Plat complies with the applicable provisions of WMC Title 19 governing subdivisions.
8. The Final Plat satisfies the conditions of Preliminary Plat approval and is ready for recordation.

Staff Analysis & Recommendation

The proposed Final Plat completes the subdivision process previously authorized by the Planning and Zoning Commission. The Final Plat is substantially consistent with the approved Preliminary Plat and incorporates only minor revisions resulting from the final field survey.



Those revisions include the adjustment of one property corner monument and the expansion of the access and utility easement along the southern portion of the property. The easement modification ensures continued legal access to Lot 5A-1, consistent with the original agreement between the parties and the intent of the approved land conveyances.

Staff has reviewed the Final Plat and finds it conforms to the approved Preliminary Plat, satisfies the applicable requirements of WMC Title 19.

Conditions of Approval

Staff recommends approval of the final plat, subject to the following conditions:

1. A shared access and maintenance agreement shall be recorded with the final plat.

Recommended Motion

Move to approve the Findings of Fact and the Final Plat for the subdivision of Lot 6A of the Dan Nore Subdivision, according to Plat No. 90-2, creating Lots 5A-1 and 6B-2, as requested by Brian Ashton and Twyla Nore, subject to the conditions outlined in the staff report.

CITY AND BOROUGH OF WRANGELL, ALASKA

Item b.



Public Map



1 inch = 28.364922 feet
43 e: 4/27/2026

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

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.

DATE _____ TWYLA NORE
P.O. BOX 366, WRANGELL AK 99929

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

<u>CERTIFICATE OF OWNERSHIP</u>	
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION.	
DATE _____	_____ BRIAN L. ASHTON PO BOX 406, WRANGELL AK, 99929
<u>NOTARY'S ACKNOWLEDGMENT</u>	
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 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.

DATE _____ CITY OF WRANGELL _____

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

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°15'39.41607" LONG: W132°09'58.85913". DISTANCES SHOWN ARE REDUCED TO HORIZONTAL PLANE DISTANCES.

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 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

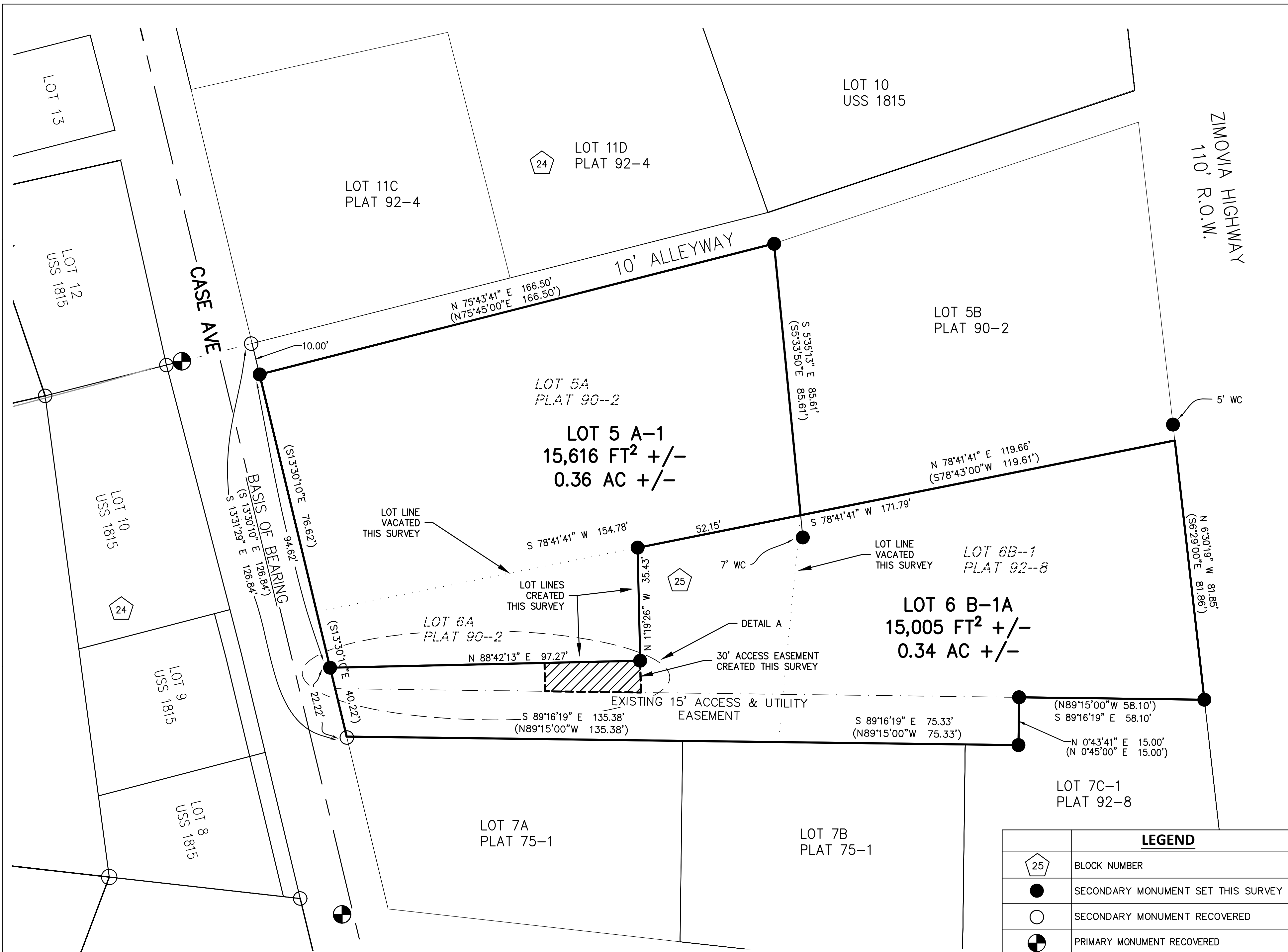
CHAIRMAN, PLANNING COMMISSION

SECRETARY

CERTIFICATE STATE OF ALASKA
(FIRST JUDICIAL DISTRICT)ss

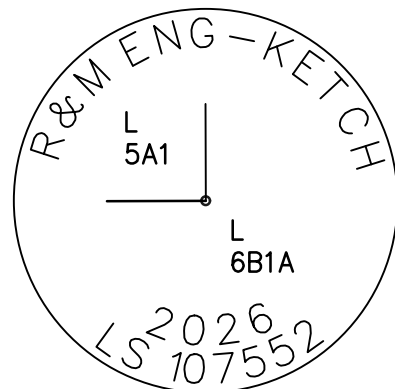
I THE UNDERSIGNED, AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF AND THAT ACCORDING TO THE RECORDS IN MY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



DETAIL A
SCALE: 1"=10'

TYPICAL SECONDARY
MONUMENT
SET THIS SURVEY

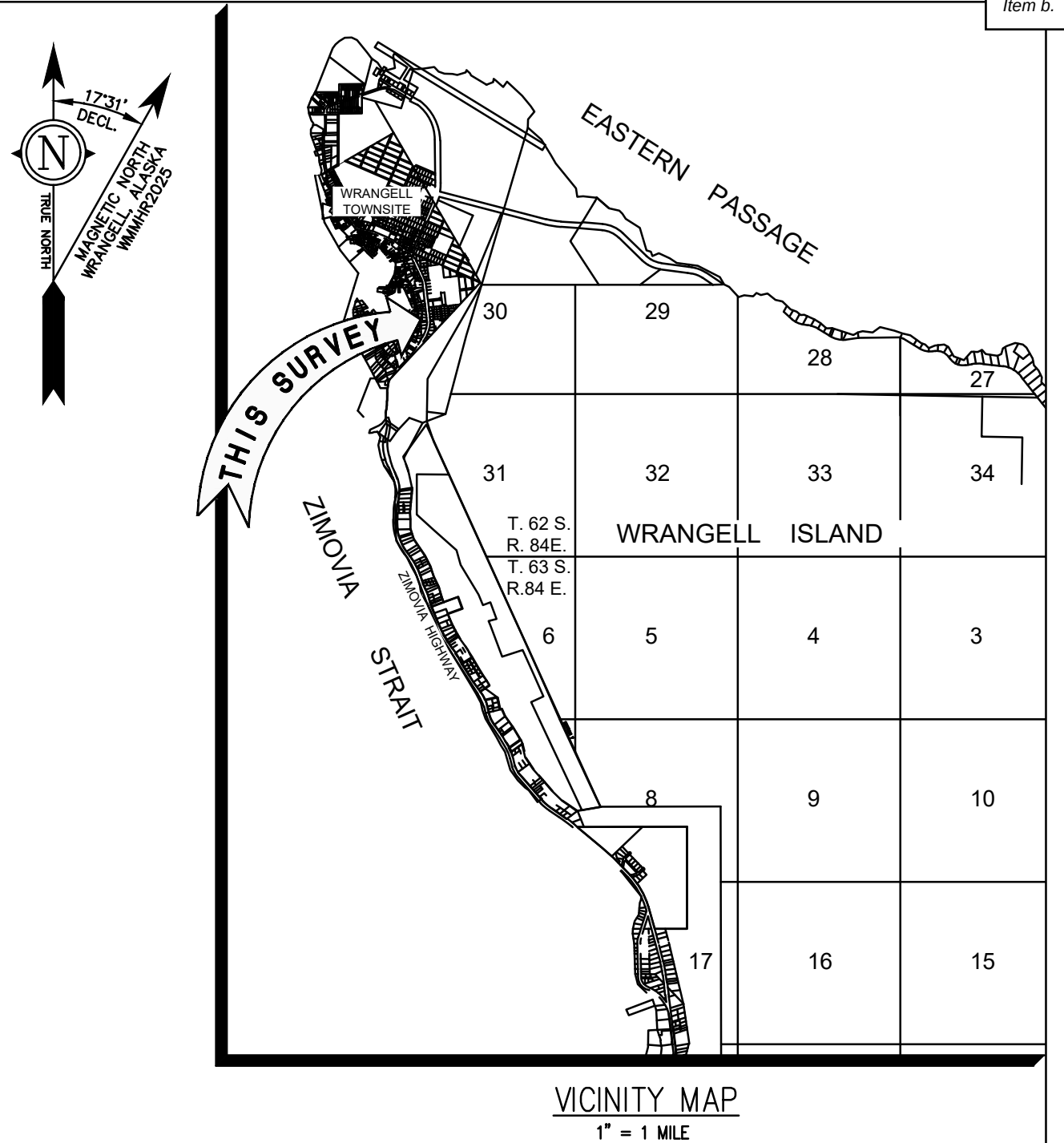


SET 5/8" X 30" LONG
REBAR AND 2" ALUMINUM
CAP WITH PLASTIC INSERT

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.

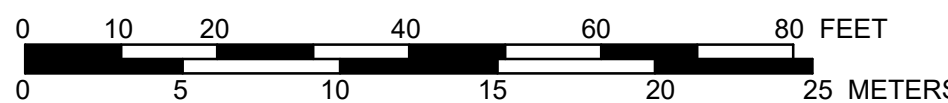
DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552

A circular professional seal for Christopher G. Piburn, a Professional Engineer in the State of Tennessee. The seal features a five-pointed star at the top with the number '49 TH' inside it. The text around the inner circle reads 'CHRISTOPHER G. PIBURN', 'No. 107552', '06/23/2026', and 'PROFESSIONAL ENGINEER'. The outer ring of the seal contains the text 'STATE OF TENNESSEE'.

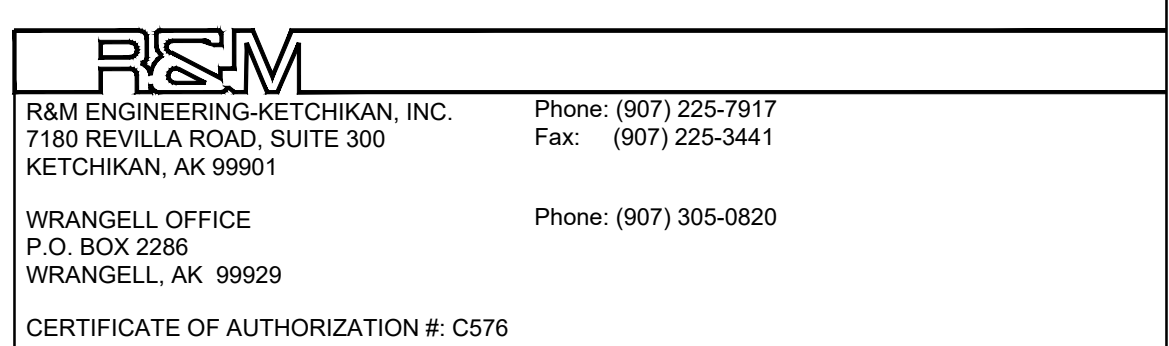
1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE No. 71355
4. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - PLAT 90-2
 - PLAT 92-8
5. CURRENT LOT OWNERS
 - 5.1. LOT 5A - TWYLA NORE
 - 5.2. LOT 6A - CITY OF WRANGELL
 - 5.3. LOT 6B-1 - BRIAN L. ASHTON

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 1



A REPEAT OF
LOT 5A, LOT 6A, BLOCK 25, ACCORDING TO PLAT 90-2
AND
LOT 6 B-1, BLOCK 25, ACCORDING TO PLAT 92-8;

CREATING

LOTS 5 A-1 AND 6 B-1A, CASE AVE REPLAT
CONTAINING 0.70 ACRES MORE OR LESS

LOCATED WITHIN
BLOCK 25, OF WRANGELL TOWNSITE (U.S.S. 1815)
WRANGELL, ALASKA 99929
WRANGELL RECORDING DISTRICT

SURVEYED BY: EBH	DRAWN BY: EBH
DATE: APRIL – JUNE 2026	DATE: JULY 2026

SCALE: 1"=20'	CHECKED: CGP	R&M PROJECT NO: 262712
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