



US Army Corps
of Engineers
Alaska District

Public Notice of Application for Permit

ANCHORAGE
Regulatory Division (1145)
CEPOA-RD
Post Office Box 6898
JBER, Alaska 99506-0898

PUBLIC NOTICE DATE:	April 7th, 2025
EXPIRATION DATE:	May 8th, 2025
REFERENCE NUMBER:	POA-2025-00146
WATERWAY:	Zimovia Strait

Interested parties are hereby notified that a Department of the Army permit application has been received for work in waters of the United States as described below and shown on the enclosed project drawings.

All comments regarding this public notice should be sent to the address noted above. If you desire to submit your comments by email, you should send it to the project manager's email as listed below or to regpagemaster@usace.army.mil. All comments should include the public notice reference number listed above.

All comments should reach this office no later than the expiration date of this public notice to become part of the record and be considered in the decision. Please contact Estrella Campellone at (907) 753-2518, toll free from within Alaska at (800) 478-2712, or by email at Estrella.f.campellone@usace.army.mil if further information is desired concerning this public notice.

APPLICANT: Mr. Phillip Mach, Wrangell Storage, LLC., PO Box 47, Wrangell, Alaska 99929. Telephone: 907-420-7755. Email: Phillip.mach@gmail.com.

AGENT: Mr. Tyler Riberio, Tydi Creek Environmental, PO Box 2105, Wrangell, Alaska 99929. Telephone: 907-957-4438. Email: tydicreekenvironmental@gmail.com

LOCATION: The project site is located at Section 30, T. 62 S., R. 84 E., Copper River Meridian; USGS Quad Petersburg B-2; Latitude 56.4612° N., Longitude 132.3774° W.; 1054 Zimovia Highway, Wrangell, Alaska.

PURPOSE: The applicant's stated purpose is to provide the community of Wrangell with commercial storage services.

PROPOSED WORK: To fill 1.95 acres of palustrine wetlands with 50,000 cubic yards of fill material to construct a storage yard to accommodate an estimate of 82 storage units (Table 1). The proposed project would also include a 2-lane, 25-foot wide, access road located on the side of the storage yard and a 24-inch diameter by 30 feet long culvert. Within project footprint, peat would be excavated and disposed of at the existing monofill owned and operated by the City and Borough of Wrangell.

Table 1: Storage Yard Units by Type and Dimensions.

Storage Unit Type	Unit Dimensions	Number of Units
Basic storage unit - Type A	10 feet x 20 feet	46
Basic storage unit - Type B	10 feet x 40 feet	20
Basic storage unit - Type C	14 feet x 45 feet	8
Covered parking - Type D	14 feet x 45	8
Total Units		82

Work is scheduled to begin in Summer of 2025. All work would be performed in accordance with the enclosed plan (sheets 1-4 dated April 3, 2024, and Sheet AS-01 dated June 4, 2024).

ADDITIONAL INFORMATION: The proposed project lot has been rezoned from "single-family residential" to "Zimovia Highway mixed-use". In accordance with Wrangell Municipal Code 20.26.020, warehouses and enclosed storage units are a permitted principal use.

APPLICANT PROPOSED MITIGATION: The applicant proposes the following mitigation measures to avoid, minimize, and compensate for impacts to waters of the United States from activities involving discharges of dredged or fill material.

a. Avoidance: The subject parcel is the sole site that is owned by the applicant. As is shown on the proposed project plan, the site is located almost entirely within wetlands or other Waters of the U.S. (WOTUS); other areas within the parcel that are not located in WOTUS are unusable due to topography (i.e. steep slopes) or are subject to construction restrictions due to zoning setbacks. As such, no other alternatives exist that avoid discharges to WOTUS. For the proposed project to be commercially viable, and thereby meet the project purpose, the applicant must be able to utilize constructable area within the subject parcel. As such, reducing the size of the proposed improvements is not practicable to meet the project purpose.

b. Minimization: The proposed project has been designed to allow the uninhibited flow of a stream located along the southern property boundary. In addition, a culvert would be installed under the driveway to maintain the hydrologic regime of the area.

c. Compensatory Mitigation The applicant is proposing to construct a commercial storage facility that would serve the community of Wrangell. These businesses have a historically low margin for profit due to the costs of construction and continuing

operations. As such, the cost of any compensatory mitigation could be cost-prohibitive to the success of the project. The proposed project represents a minimal impact to a watershed that is predominantly undeveloped. Because of the disturbed nature of the watershed, the proposed impacts are of a type that would not significantly contribute to losses of watershed functions. Due to these factors, the applicant is not proposing compensatory mitigation.

WATER QUALITY CERTIFICATION: A permit for the described work will not be issued until a certification or waiver of certification, as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation.

CULTURAL RESOURCES: The latest published version of the Alaska Heritage Resources Survey (AHRs) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no cultural resources in the permit area or within the vicinity of the permit area. The permit area has been determined to be the parcel where the project is proposed. Consultation of the AHRs constitutes the extent of cultural resource investigations by the U.S. Army Corps of Engineers (Corps) at this time, and we are otherwise unaware of the presence of such resources. The Corps has made a No Historic Properties Affected (No Effect) determination for the proposed project. This application is being coordinated with the State Historic Preservation Office (SHPO), Federally recognized Tribes, and other consulting parties. Any comments SHPO, Federally recognized Tribes, and other consulting parties may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work. The Corps is requesting the SHPO's concurrence with this determination.

ENDANGERED SPECIES: No threatened or endangered species are known to use the project area. We have determined the described activity would have no effect on any listed or proposed threatened or endangered species and would have no effect on any designated or proposed critical habitat, under the Endangered Species Act of 1973 (87 Stat. 844). Therefore, no consultation with the U.S. Fish and Wildlife Service or the National Marine Fisheries Service (NMFS) is required. However, any comments they may have concerning endangered or threatened wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act (Magnuson-Stevens Act), as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

The project area is not within mapped EFH. We have determined the described activity would not adversely affect EFH in the project area.

TRIBAL CONSULTATION: The Corps fully supports tribal self-governance and government-to-government relations between Federally recognized Tribes and the Federal government.

Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Corps, Alaska District, on a government-to-government basis. Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This public notice serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal rights or resources. Consultation may be initiated by the affected Tribe upon written request to the District Commander. This application is being coordinated with federally recognized tribes and other consulting parties. Any comments federal recognized tribes and other consulting parties may have concerning presently unknown archeological or historic data that may be lost or destroyed by the work under the requested permit will be considered in the Corps final assessment of the described work.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The outcome of the general balancing process would determine whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur. The decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Commander determines that it would be contrary to the public interest.

The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act.

Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

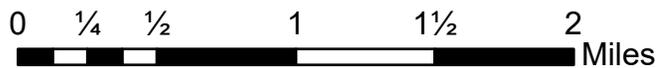
AUTHORITY: This permit will be issued or denied under the following authorities:

(X) Discharge dredged or fill material into waters of the United States – Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review will consider the guidelines set forth under Section 404(b) of the Clean Water Act (40 CFR 230).

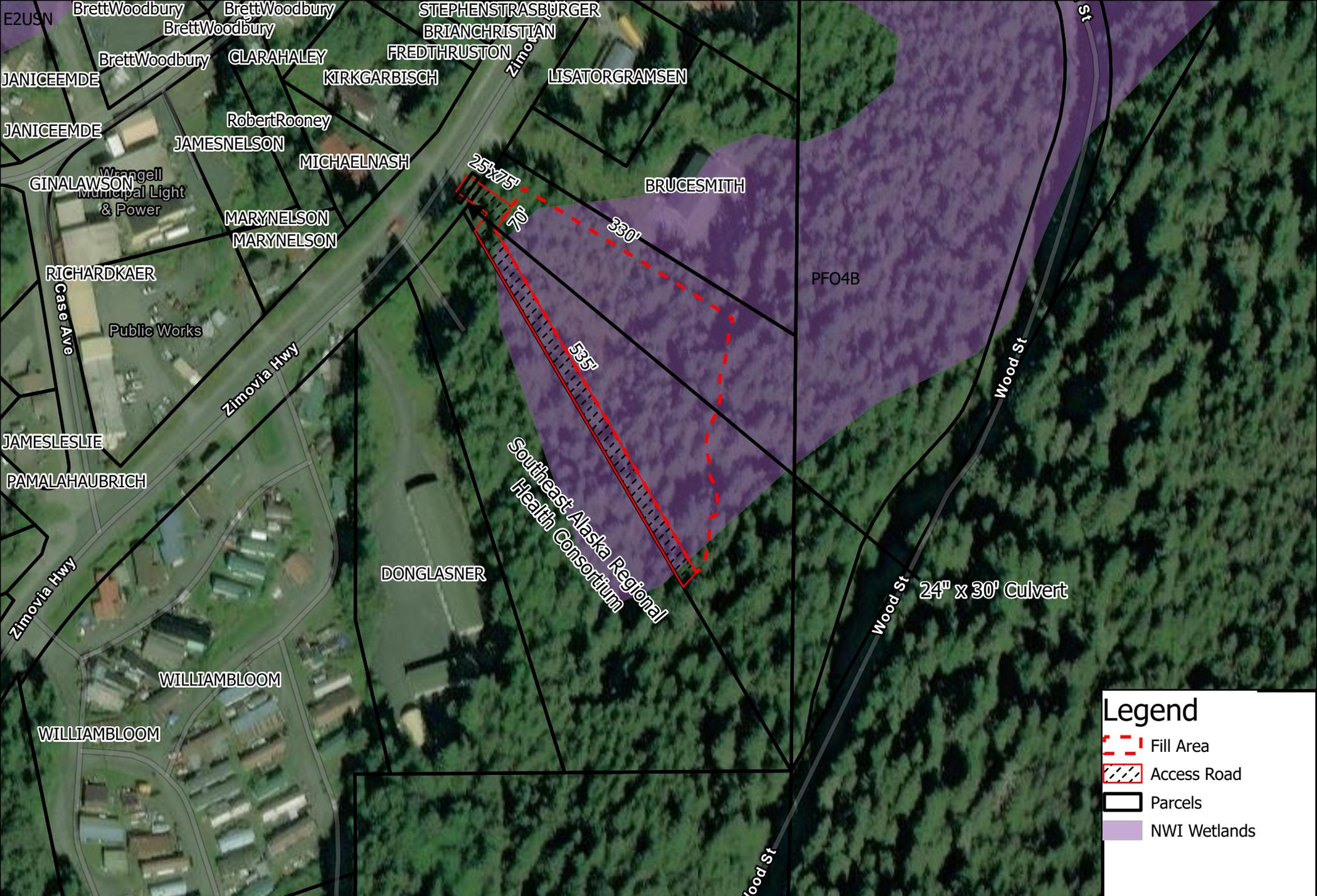
Project drawings are enclosed with this public notice.

District Commander
U.S. Army, Corps of Engineers

Enclosures

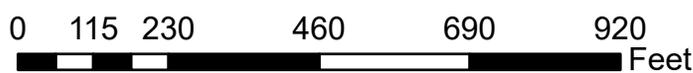


Wrangell Storage Yard
Project Wrangell Storage LLC
Sheet 1: Vicinity Maps
April 3, 2025

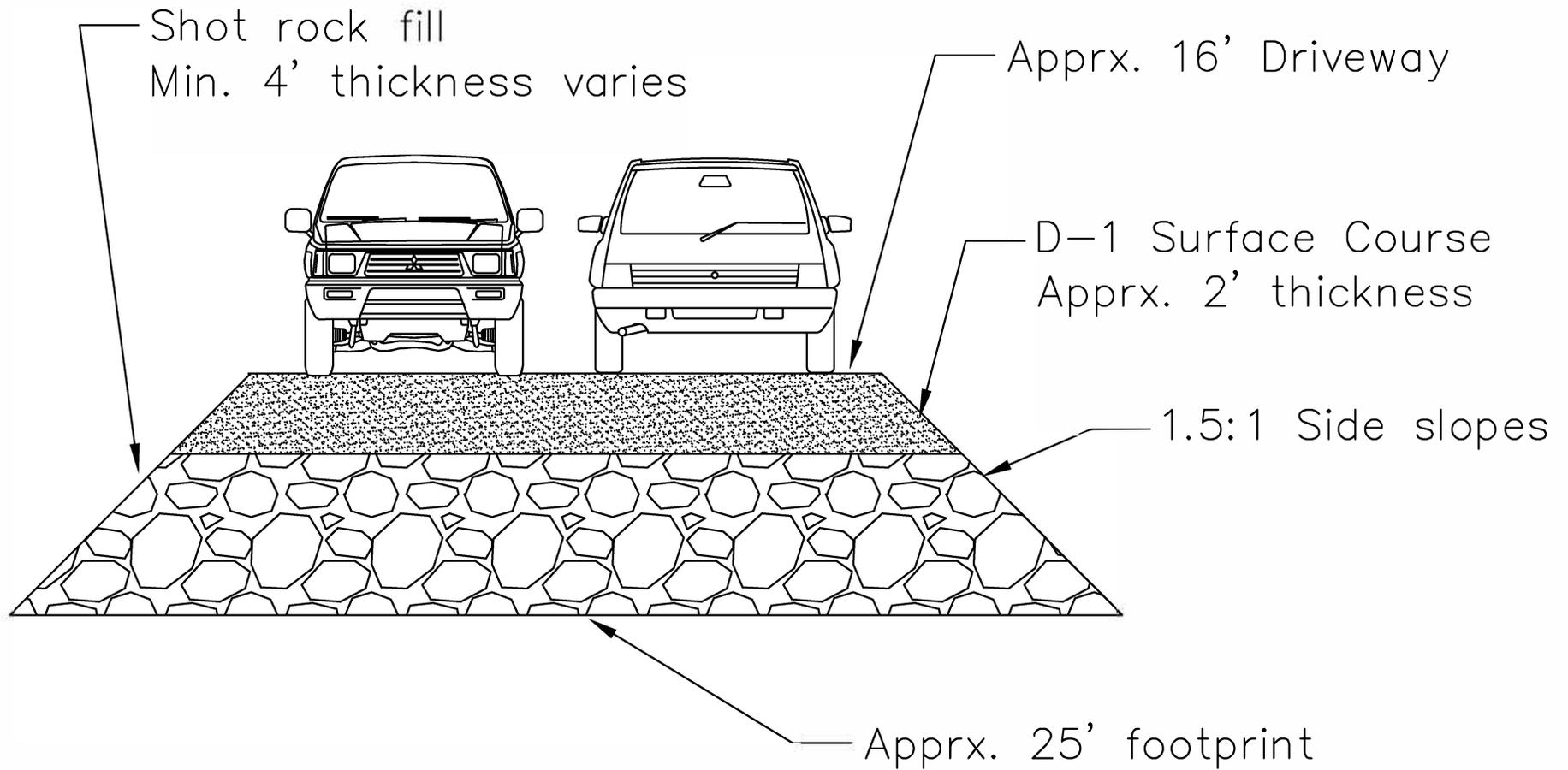


Legend

-  Fill Area
-  Access Road
-  Parcels
-  NWI Wetlands



Wrangell Storage Yard Project
 Wrangell Storage LLC
 Sheet 2: Project Area
 April 3, 2025

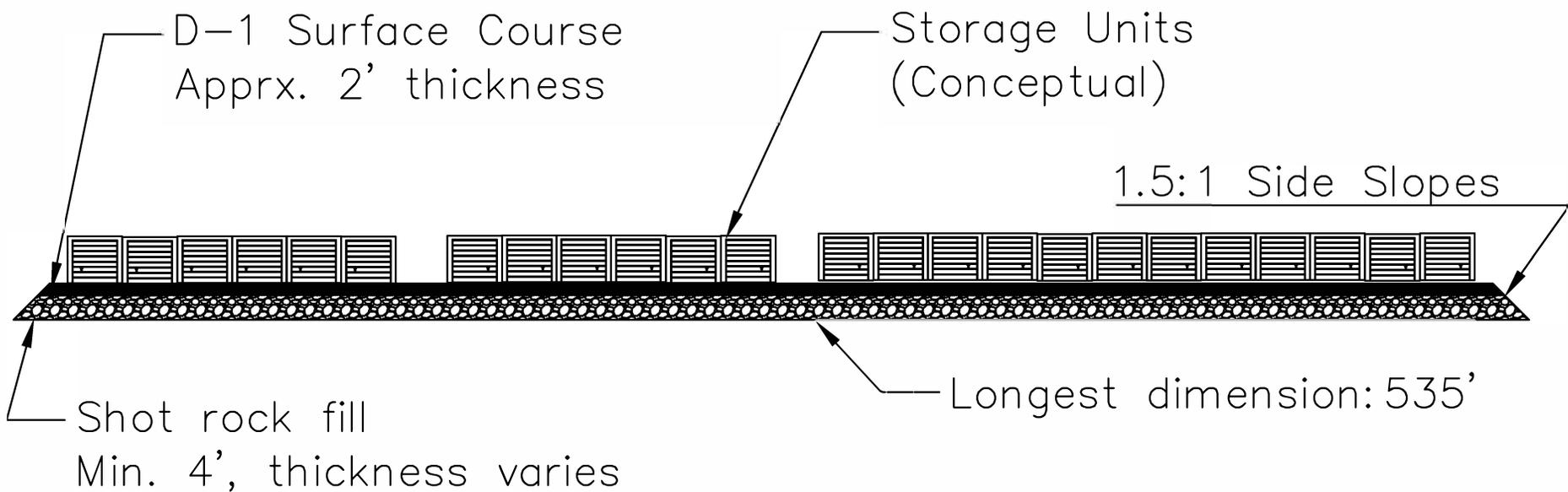


NOT TO SCALE

FOR PERMITTING USE
ONLY



Wrangell Storage LLC.
Driveway Cross-
Section
Sheet 3
April 3, 2025



NOT TO SCALE

FOR PERMITTING USE
ONLY



Tydi Creek Environmental

Wrangell Storage LLC.

Storage Yard
Cross-Section
Sheet 4

April 3, 2025



Wrangell
 Alaska

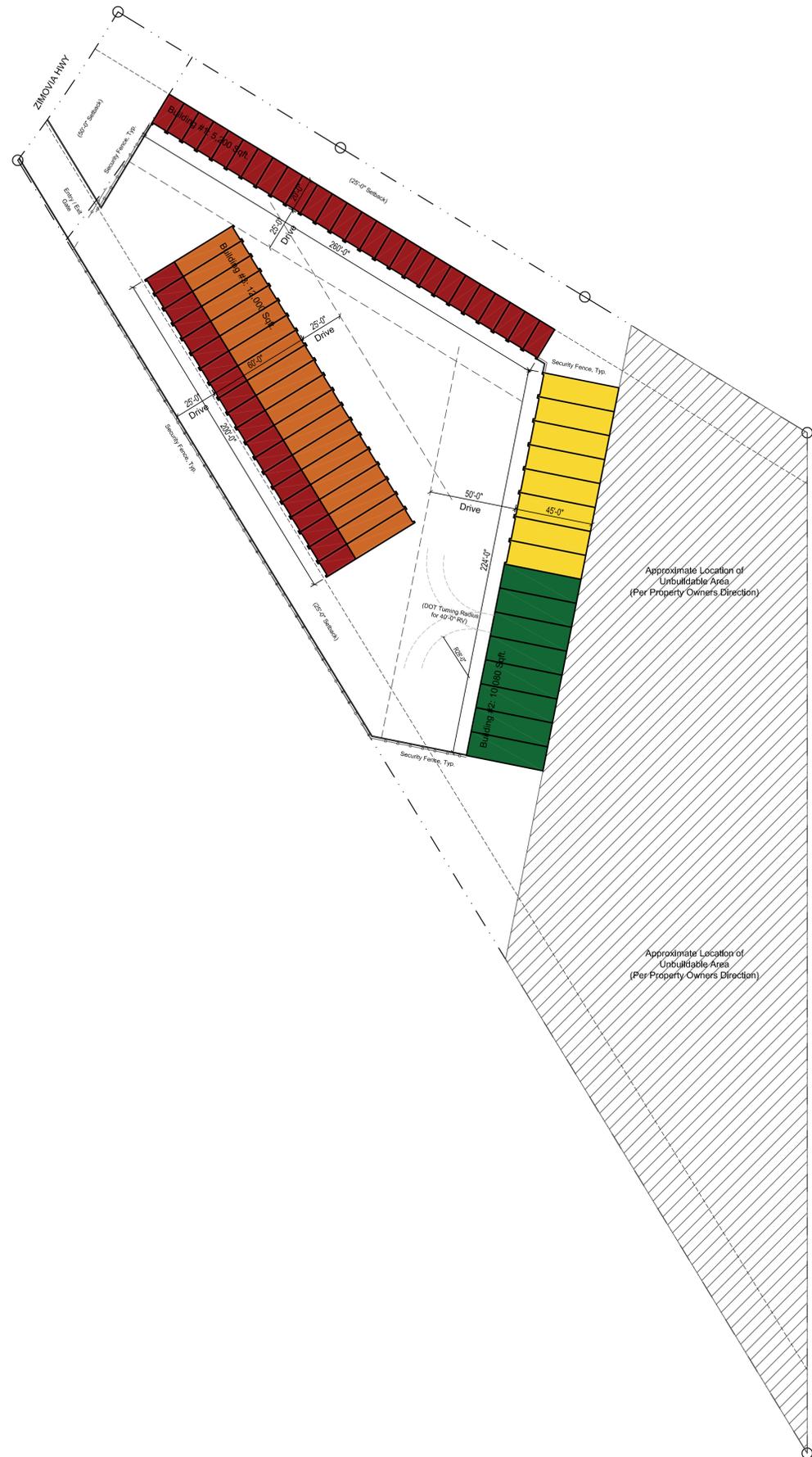
Address: 1054 Zimovia HWY
 Wrangell AK, 99929

Parcel ID: 03-002-300
 Zoning: To Be Rezoned

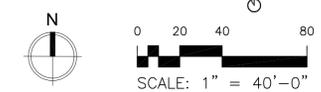
Front Setback: 50'-0"
 Side Setback: 25'-0"
 Rear Setback: 0'-0"

Legend

- A - 10' x 20'
Basic: 46
 - B - 10' x 40'
Basic: 20
 - C - 14' x 45'
Basic: 8
 - D - 14' x 45'
Covered Parking
Basic: 8
- Site Totals = 82



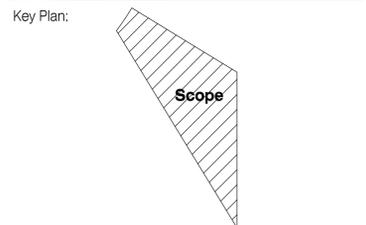
Site Utilization Plan



- Disclaimers:
- Existing building / plat dimensions are approximate and have been recreated to the best of our ability based up information provided.
 - This plan is for design purposes only. All dimensions are approximate and field verification should take place.
 - A pre-submittal plan review should take place with local planning / fire departments.

Issued For:

No.	Date	Description
1.	07.01.2024	CLIENT REVIEW (NOT FOR CONSTRUCTION)



Project Number:
202423

Date:
June 04, 2024

Sheet Title:
 Site Utilization Plan

Sheet Number:
AS-01