



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Tuesday, August 02, 2022
5:00 PM

Location: Borough Assembly Chambers
City Hall

PZ Special Meeting 8-2-2022
5:00 PM

A. CALL TO ORDER / ROLL CALL

B. CONFLICTS OF INTEREST

C. PERSONS TO BE HEARD

D. NEW BUSINESS

1. Public Hearing for the Preliminary Plat review of the GPV Replat, a replat of Lot 11, a portion of Lot 12, Lot 13, and a portion of Lot 14, within Block 84, Wrangell Townsite, according to US Survey 1815, creating Lot A and Lot B, GPV Replat, zoned Waterfront Development, requested by Micony, LLC and owned by ALANNCO, LLC
2. Public Hearing for the Conditional Use Permit application request for a home occupation for financial and tax assistance services on Lot 6A, Block 53, Wrangell Townsite, zoned Single Family Residential, owned and requested by Kelley Decker

E. ADJOURNMENT

City and Borough of Wrangell, Alaska

Agenda Item D1

Date: July 11, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Public Hearing for the Preliminary Plat review of the GPV Replat, a replat of Lot 11, a portion of Lot 12, Lot 13, and a portion of Lot 14, within Block 84, Wrangell Townsite, according to US Survey 1815, creating Lot A and Lot B, GPV Replat, zoned Waterfront Development, requested by Micony, LLC and owned by ALANNCO, LLC

Background: The parcels are being subdivided to be sold and developed.

Recommended Motion:

Move to approve preliminary plat of the GVP Replat, a replat of Lot 11, a portion of Lot 12, Lot 13, and a portion of Lot 14, within Block 84, Wrangell Townsite, according to US Survey 1815, creating Lot A and Lot B, GPV Replat, subject to the following condition:

- 1) A 5 foot electrical easement is required on the property line with Peninsula Street ROW, to address any future electrical service drops.**
- 2) The note on the plat for the existing Sewer/water easement references Note 3 when it appears it should reference Note 4.**
- 3) Current owner is listed as Ritchie Transportation, but according to City Tax records, owner is ALANNCO, LLC, and ownership status and block should be corrected appropriately.**

Findings:

The current owner ALANNCO, LLC is replatting 5 lots into two lots. All parcels are zoned Waterfront Development (WD). There is no minimum lot size in that district.

Prospective owners have been working with the Public Works Department and Electrical Department regarding services. No additional easements are required for sewer and water service. The sewer easement was vacated from the former Lot 14 with the vacation document indicating that the sewer was actually located in the Right-of-way. It was not vacated from the surrounding lots.

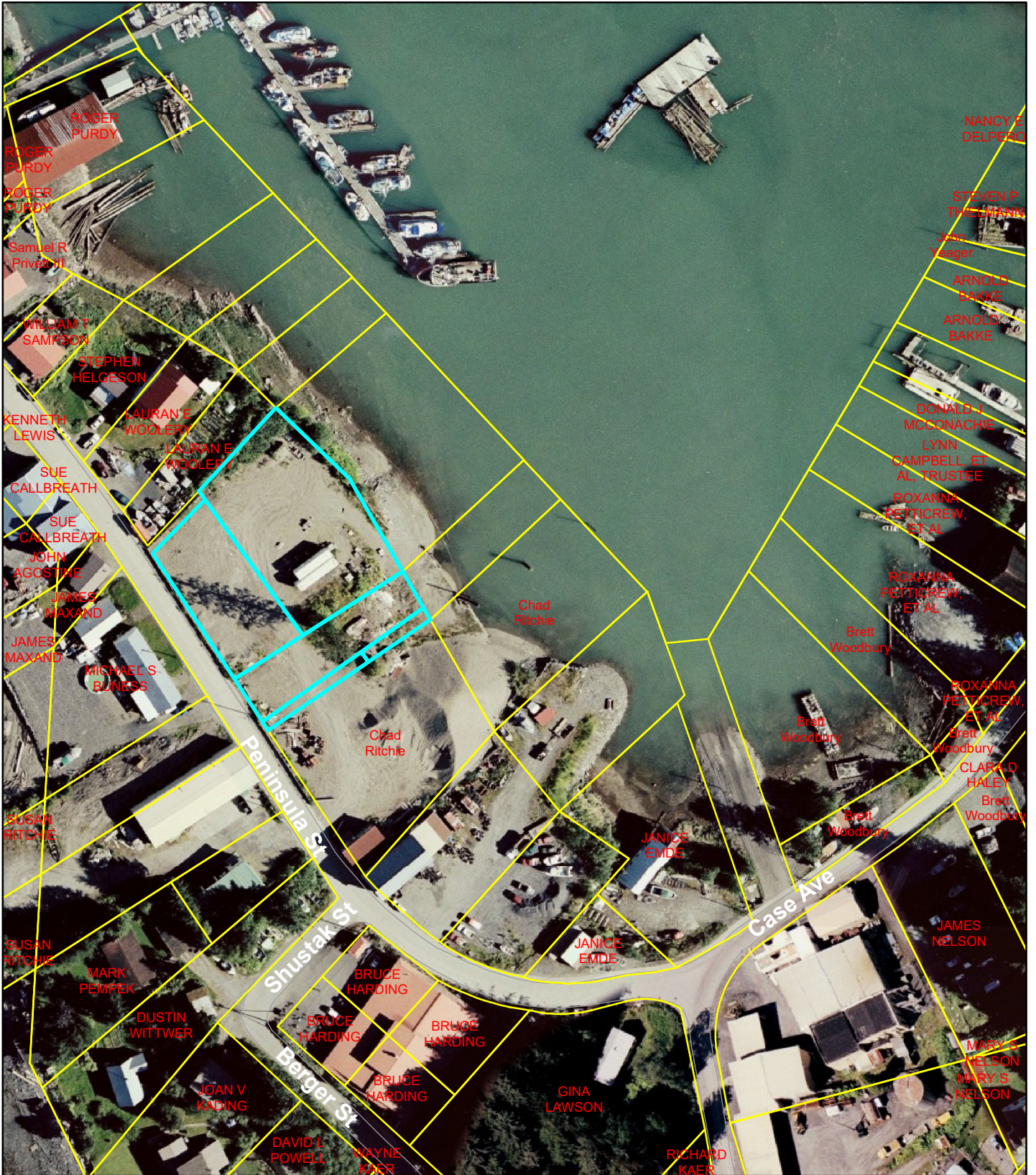
The permanent electrical service drop has not been identified at this time and Rod Rhoades the Electrical Superintendent is requesting a 5 foot electrical easement along the property line bordering Peninsula Street to cover any future electrical needs that could be required.

Ritchie Transportation formerly owned the properties, and while remaining with family members, ownership changed to ALANNCO, LLC according to City records. The current owners should be reflected on the plat in the appropriate locations.

Some of the Notes are incomplete and will be completed prior to the final plat. The sewer easement in the survey reflect Note 3, but based on Note descriptions appears it should reference Note 4.

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 1.



1 inch = 134.803591 feet

5 Date: 7/28/2022

Public Map



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

City and Borough of Wrangell

Agenda D2

Date: July 25, 2022

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Public Hearing for the Conditional Use Permit application request for a home occupation for financial and tax assistance services on Lot 6A, Block 53, Wrangell Townsite, zoned Single Family Residential, owned and requested by Kelley Decker

Background: Ms. Decker is seeking to establish a home office for financial, business and tax assistance services.

Recommendation:

Staff recommends approval.

Recommended Motion: Move to approve the Findings of Fact and the conditional use permit as requested for an in-home office for financial and business services.

Review Criteria:

Single Family Residential: Chapter 20.16
Standards: Chapter 20.52

Findings of Fact:

A business located within a residence that could impact neighbors due to traffic, hours of operation or other factors require a conditional use permit. (WMC 20.16.040(J)).

A home office would be set up to provide financial services to the community. With technology, the applicant indicates that much of the business can be done virtually. There will be some traffic as clients drop off/pick up paper work as well as some in-person meetings. Most of the traffic will be short in nature and if in person, would be by appointment. There are at least five off-street parking spaces available. A minimum of two spaces are required per WMC20.52.190, one for the residence and one for the business.

Conditions of Approval for conditional use applications include:

- 1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.* The proposed business will be located within the existing residence. The proposed use should only minimally increase traffic in the neighborhood area as client visits are expected to be minimal.. Noise should not increase as all business is conducted inside, or online without the need for meetings. Reid Street is the only access to the property. There will be no modifications to the yard area and plenty of parking exists.
- 2) *Provisions of sewer and water:* The property is connected to sewer and water.

3) *Entrances and off-street parking available without safety issues:* Five off-street parking places are available on-site when a minimum of two are required. Reid Street provides access to the property driveway and parking.

PAID
JUL 19 2022
CITY & BOROUGH OF WRANGELL

CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

PLANNING AND ZONING COMMISSION
P.O. BOX 531
WRANGELL, ALASKA 99929
Application Fee: \$50

RECEIVED
JUL 19 2022
WRANGELL CITY HALL

I. Applicant's Name and Address: Kelley Decker
633 Reid St. POB 2177
Wrang AK 99929

Applicant's Phone Number: 907-470-3086

II. Owners's Name and Address: Glen & Kelley Decker
633 Reid St. POB 2177
Wrang AK 99929

Owner's Phone Number: 907-470-3076 / 907-470-3086

III. Legal Description: Lot 6A, Block 53, U.S. Survey 1119 Plat 2001-6
Parcel No. 02-031-311

IV. Zoning Classification: Single Family Residential

V. Specific Request: to set up a bookkeeping/tax business
working from home, I am requesting a conditional use
permit. I will work out of an office set up in my
home. I will offer a variety of services: bookkeeping,
consulting, company formation, payroll and human
resources information and management, non-profit gaming
consulting and filing, quit claim services and ultimately
tax services and consulting. The small amount of in-person
contact that will be required, can be accommodated at my home
office, or at a local coffee shop, or at

VI. Site Plan shall be submitted with the application. The plan shall show existing and proposed structures, driveways, roadways, existing and proposed grading. Additional information shall be furnished upon request of the Zoning Administrator. the clients location.

VII. Construction Schedule: BEGIN: N/A END: N/A

SIGNATURE OF OWNER: Kelley A. Decker DATE: 7/18/22

SIGNATURE OF APPLICANT: Kelley A. Decker DATE: 7/18/22

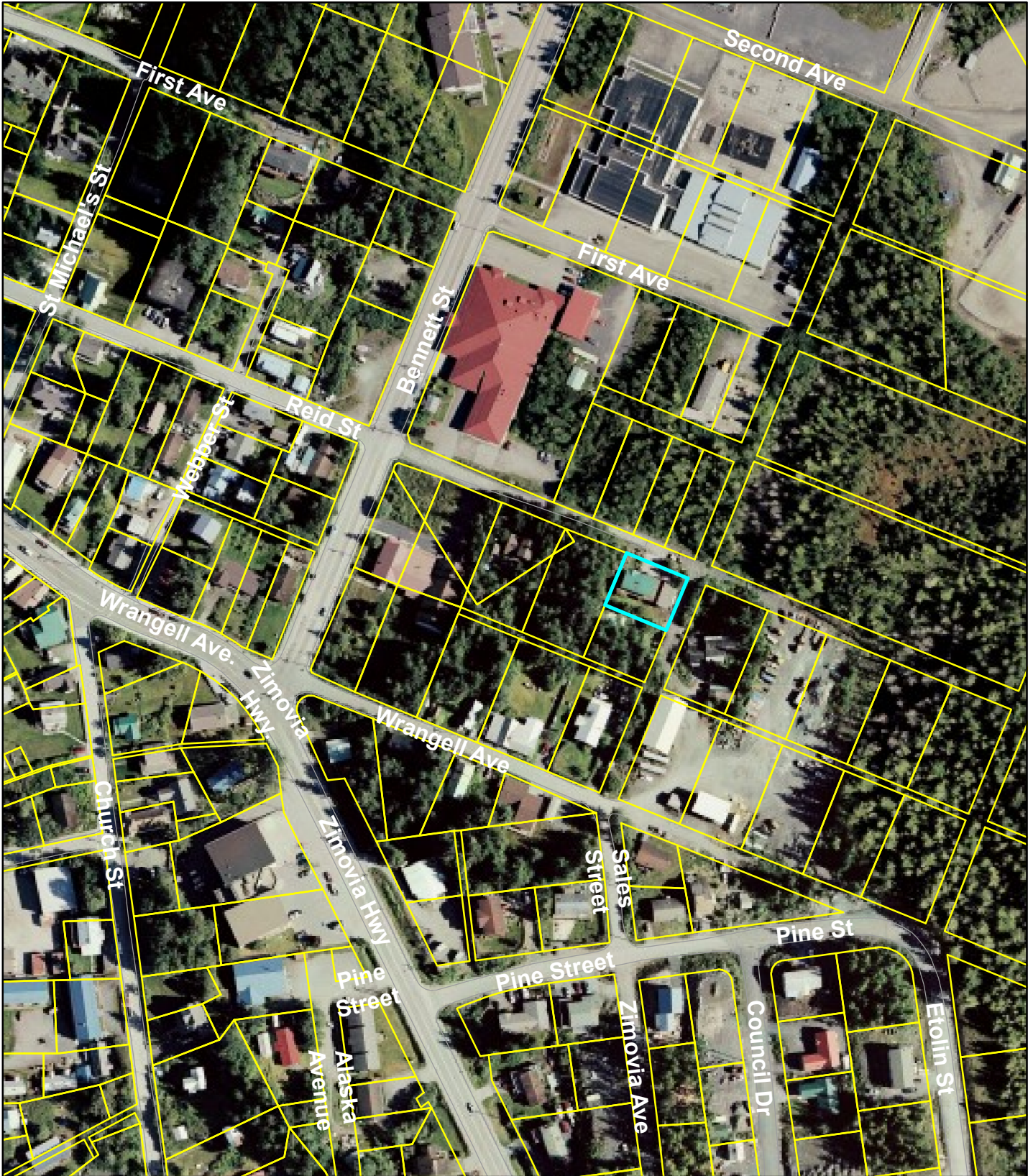
If more than one owner or if more than one parcel is involved, attach all signatures on a separate piece of paper identifying which parcels are owned by which persons.

Written authorization of the property owner must be submitted with this application if the applicant is other than the owner.

Much of my work will be done through the internet, including correspondence with clients for signature

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 2.



1 inch = 208.33333 feet

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Date: 7/21/2022

Public Map



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