

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.
- 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.

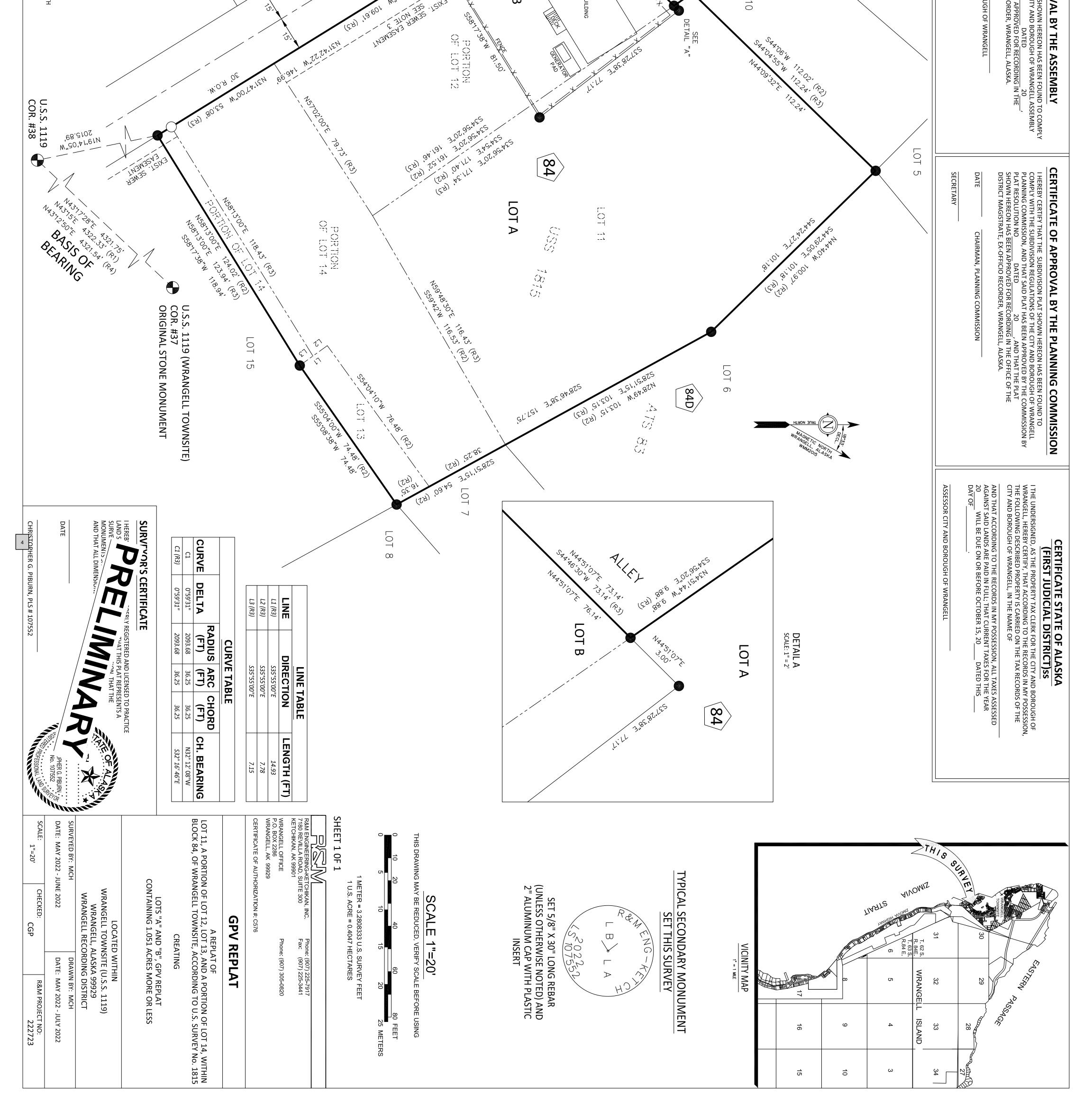
Prospective owners have been working with the Public Works Department and Electrical Department regarding services. No additional easements are required for sewer and water service. The sewer easement was vacated from the former Lot 14 with the vacation document indicating that the sewer was actually 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.

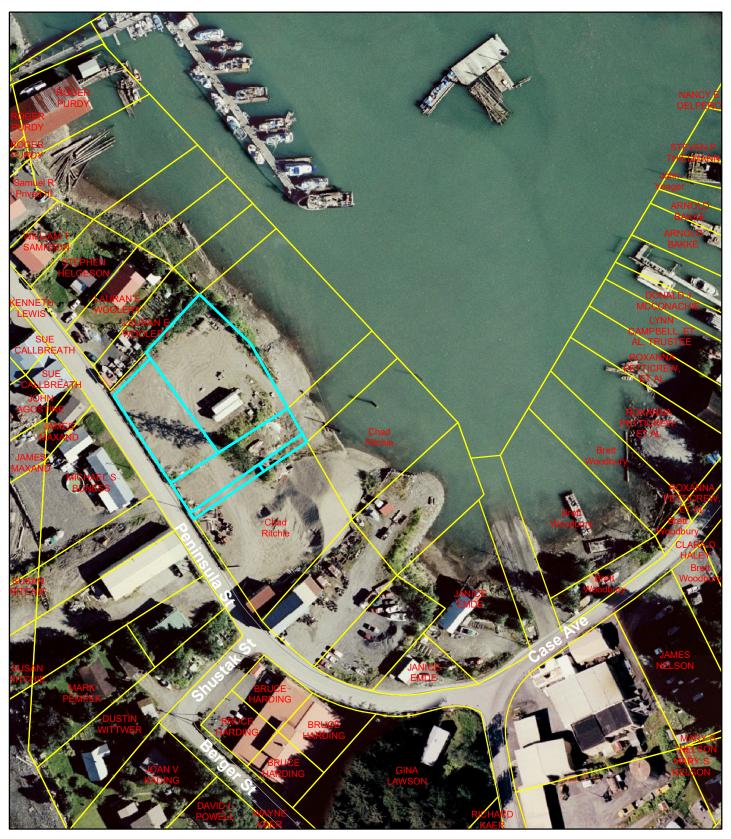
Ritchie Transportation formerly owned the properties, and while remaining with family members, ownership changed to ALANNCO, LLC according to City records. The current owners should be reflected on the plat in the appropriate locations.

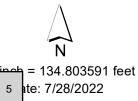
Some of the Notes are incomplete and will be completed prior to the final plat. The sewer easement in the survey reflect Note 3, but based on Note descriptions appears it should reference Note 4.

9. DISTAN	R.O.W.) AT LAT: N5 REDUCED T	RECORD PER U.S.S. 1815 RECORD PER PLAT 94-10 (PENINSULA STREET	(R2) (R3)
GY, USING TRIMBLE (R8-3 & R10) RECEIVERS, DIFFERENTIALLY D AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1	TE) TECHNOLO CORRECTEI SOFTWARE	RECORD PER U.S.S. 1119 (WRANGELL TOWNS)	(R1)
lo) geode Satellite	BEARINGS SHOV BASED ON HIGH	MEASURED DATA	×
BEARING	BASIS OF I	ROW CENTERLINE	
		SURVEYED	
		PRIMARY MONUMENT RECOVERED	
		SECONDARY MONUMENT RECOVERED	
	reγ	SECONDARY MONUMENT SET THIS SURVE	
		BLOCK NUMBER	
		LEGEND	
	14)	SEWER EASEMENT VACATION 1978-000156-0 (LOT	• •
		DEED 1996-000358-0 (PTN LOT 14) DEED 1996-000359-0 (PTN LOT 14) SEW/ER FASEMENT 1977-000368-0 (FOT 1	
		DEED 1996-000351-0 (FTN LOT 14) DEED 1996-000352-0 (PTN LOT 14) DEED 1996-000354-0 (PTN LOT 14)	• • •
		DEED 1994-000691-0 (PARCEL 7) DEED 1994-000697-0 (PARCEL 11) DEED 1996-000351-0 (PTN I OT 14)	
LI		DEED 1986-000325-0 (LOT 12) DEED 1994-000403-0 (LOT 13)	• •
741		 PLAT 65-87 (WRANGELL TIDELANDS ADDITION) PLAT 94-10 (PENINSULA STREET R.O.W.) DEED 1986-000323-0 (LOT 11) 	• • •
S		USS No. 1815 ATS 83	
	ECORDING DISTRICT:	ERENCE THE FOLLOWING WITHIN THE WRANGEI USS No. 1119 (WRANGELL TOWNSITE)	• 7
M	(XX-X.	REFERENCE EXISTING SEWER EASEMENT IN RECORD DI	
710	ISTANCES. AGENCY CERTIFICATE TO PLAT FILE NO XXXXX	'O HORIZONTAL FIELD D	
- NIC	ED TO THE BASIS OF BEARING AND DISTANCES	ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED	1. IF 2. AL
JJJ M M X ³			
×.22 2.22 2.22		DT B, GPV REPLAT (WATERFRONT DEVELOPMENT)	2. L(
		LOT A, GPV REPLAT (WATERFRONT DEVELOPMENT)	<u>1.</u>
	ONT DEVELOPMENT) ONT DEVELOPMENT)	s s	5. 4. P
	ONT DEVELOPMENT) PMENT)	ORTION OF LOT 12, BLOCK 84, U.S.S. 1815 (WATERFRONT DT 13, BLOCK 84, U.S.S. 1815 (WATERFRONT DEVELOPME	3. 2. P
	PMENT)	LOT 11, BLOCK 84, U.S.S. 1815 (WATERFRONT DEVELO	PRE\ <u>۱. լ</u>
The strong with the strong str		LOT A, GPV REPLAT (40,485 SQ. FT)(0.929 ACRES) LOT B, GPV REPLAT (5,313 SQ. FT)(0.122 ACRES)	1. L(
	46 SQ. FT)		
N X X 30 . 01	FT) 15 (9,614 SQ. FT)	SQ.	4. 3. P
10. 10. 10. 10. 10. 10. 10. 10. 10. 10.	1,623 SQ. FT)	LOT 11, WITHIN BLOCK 84, U.S.S. 1815 (22,552 SQ. FT) PORTION OF LOT 12, WITHIN BLOCK 84, U.S.S. 1815 (1	2. PKE
	ANY, INC.)	¥	2. L
	ANY, INC.)	LOT A, GPV REPLAT (RITCHIE TRANSPORTATION COMPANY,	PRO
		I.S.S	5. P
-	PORTATION COMPANY, INC.) TCHIE TRANSPORTATION COMPANY, INC.) HE & BRENNA ANN MUSSER) TCHIE TRANSPORTATION COMPANY, INC.)	OWNERSHIP STATUS 1. LOT 11, WITHIN BLOCK 84, U.S.S. 1815 (RITCHIE TRANSPOL 2. PORTION OF LOT 12, WITHIN BLOCK 84, U.S.S. 1815 (RITCH 3. LOT 13, WITHIN BLOCK 84, U.S.S. 1815 (SUSAN F. RITCHIE) 4. PORTION OF LOT 14, WITHIN BLOCK 84, U.S.S. 1815 (RITCHIE)	3. 2. P
		TARY PUBLIC IN AND FOR THE STATE OF ALASKA	NOTARY MY COM
	YEAR IN THIS CERTIFICATE FIRST	WY HAND AND NOTARY SEAL THE DAY AND WRITTEN.	HEREIN
	THEREIN SPECIFIED.	Y AND VOLUNTARILY FOR THE USES AND PURPC	FREEL
	IE STATE OF ALASKA, DULY D MENTIONED AND WHO EXECUTED THE THAT SIGNED THE SAME	THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE ST COMMISSIONED AND SWORN, PERSONALLY APPEARED TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MEN WITHIN PLAT AND ACKNOWLEDGED TO ME THA	THE U COMN TO ME WITHI
		AND BOROUGH OF WRANGELL	STATE (CITY AN
	DGMENT	NOTARY'S ACKNOWLE	
CITY CLERK	ND TITLE	PRINTED NAME A	
DATE MAYOR, CITY AND BOROUG ATTEST:	RTATION COMPANY, INC.	RITCHIE TRANSPORT	
OFFICE OF THE DISTRICT COURT, EX OFFICIO RECO		RIVAIE	
CERTIFICATE OF APPROV I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SH WITH THE SUBDIVISION REGULATIONS OF THE CIT AS RECORDED IN MINUTE BOOK PAGE	AND DEDICATION THE PROPERTY SHOWN AND DESCRIBED F SUBDIVISION WITH OUR FREE CONSENT AND OTHER OPEN SPACES TO	CERTIFY THAT WE ARE THE OWNERS OF T D THAT WE HEREBY ADOPT THIS PLAN OF TE ALL STREETS, ALLEYS, WALKS, PARKS A DIVATE LISE AS NOTED	WE HEREBY HEREON ANI AND DEDICA
2			



CITY AND BOROUGH OF WRANGELL, ALASKA





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.



I.

8

CITY OF WRANGELL, ALASKA CONDITIONAL USE APPLICATION

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

WRANGELL CITY HALL Applicant's Name and Address: ley ecico POB 2177 **Applicant's Phone Number:** 90 70-3080 II. Owners's Name and Address: 100

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

III. Legal Description: Lot , Block 53 Plat 2001-6 U.S. Survey [] Parcel No. 02-031-311 **IV. Zoning Classification:** Single Kesiden amily V. Specific Request: 10 Set book Leeiding ousines Working nome a requesting m OF NOVK out OFF an Q set Nill otse REIPIN ompani on payroll and information and Managemen aming Claim Services and Services Contact that will be required, can be accomodated at my home VI. Site Plan shall be submitted with the application. The plan shall show existing and proposed the cl Consul hng The small

structures, driveways, roadways, existing and proposed grading. Additional information shall be furnished upon request of the Zoning Administrator.

VII. Construction Schedule: BEGIN: ENT SIGNATURE OF OWNER DATE: SIGNATURE OF APPLICANT: -DATE:

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.

location. Muchof myworkw be done Internet Including Corresponder with clients tor signatu

RECEIVEL

7/18/22 Conditional Use permit application For: Kelley Decker 633 Reid St. What Medical Center Lot 6A Block 53 Parcel # 02-031-311 Site: Forest Reid St. potential Parking 02-031-314 where (ched) House Job Montoy Shec Rela 02 031-212 Sale Lot 6A House Lot House Hot-Glen & Kelley Deckez Parking D Lane Fitzgerald Parcel 02-031-313 4 forest - no structure Lot 6B Glen & Kelley Decker Dead end

We have 3 parking spots available in our driveway Corp We have at least 2 parking spots available around the side of the house - down Sales St, behind the house. There is ample parking on the street or at the

dead end which does not impede traffic

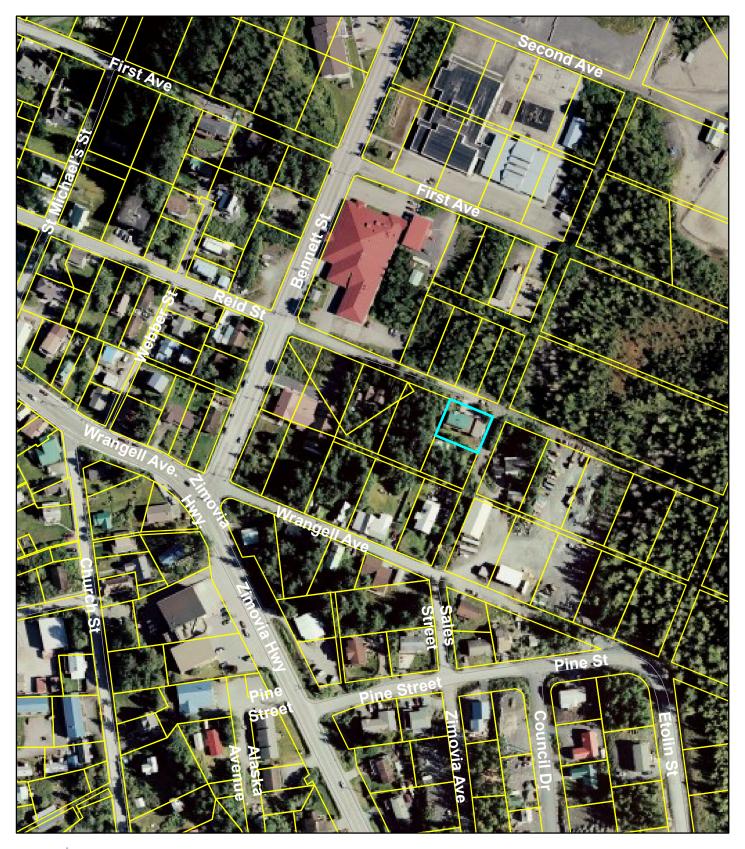
for the small amount of clients I will need to meet directly with.

Thank you for your consideration

11 2020

Item 2.

CITY AND BOROUGH OF WRANGELL, ALASKA



208.333333 feet 10 e: 7/21/2022

Public Map



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