



City and Borough of Wrangell
Planning and Zoning Commission
AGENDA

Thursday, July 09, 2020
6:00 PM

Location: Borough Assembly Chambers
City Hall

Planning and Zoning Commission meeting 7-9-20
6:00 PM

A. CALL TO ORDER / ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. CONFLICTS OF INTEREST

D. APPROVAL OF MINUTES

1. [Approval](#) of the minutes of the June 11, 2020 Regular Meeting

E. PERSONS TO BE HEARD

F. CORRESPONDENCE

G. NEW BUSINESS

1. Request to purchase City owned unsubdivided tidelands adjacent to Lot B, Block 84, Blatchley/Curtis Replat zoned Single Family Residential, requested by Josh Blatchley.
2. ITEM WITHDRAWN: (PH) Conditional use permit application for an in-home licensed child care facility on Lot 4B-2, Block 2, USS 1593, zoned Single Family Residential requested by Lisa Gillen, owned by John Bartlett
3. Conditional use permit application for an in-home licensed child care facility on Stall #9, Tract A2, JB Subdivision, zoned Rural Residential, requested by Solvay Gillen, owned by William and Deveril Bloom.

H. OLD BUSINESS

I. PUBLIC COMMENT

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

K. ADJOURNMENT

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION

June 11, 2020

6:00pm

Minutes

A. CALL TO ORDER / ROLL CALL

Chair Henson called the meeting to order at 6:00 pm.

PRESENT

Chair Terri Henson

Vice-Chair Donald McConachie

Commissioner Apryl Hutchinson

Commissioner Kate Hein

Commissioner Jillian Privett

Also present were staff Carol Rushmore and Aleisha Mollen

B. AMENDMENTS TO THE AGENDA

None.

C. CONFLICTS OF INTEREST

None.

D. APPROVAL OF MINUTES

1. Approval of the minutes of the April 9, 2020 Regular Meeting

Motion made by Commissioner Privett, Seconded by Commissioner Hutchinson to approve the minutes of the April 9, 2020 Regular Meeting as presented.

Voting Yea: Chair Henson, Vice-Chair McConachie, Commissioner Hutchinson, Commissioner Hein, Commissioner Privett

2. Approval of the minutes of the May 14, 2020 Regular Meeting

Motion made by Commissioner Privett, Seconded by Commissioner Hutchinson to approve the minutes of the May 14, 2020 Regular Meeting as presented.

Voting Yea: Chair Henson, Vice-Chair McConachie, Commissioner Hutchinson, Commissioner Hein, Commissioner Privett

E. PERSONS TO BE HEARD

None.

F. CORRESPONDENCE

1. Survey Land Work: A Report to the Assembly

Rushmore stated that this is the memo that went to the Assembly from the City Manager related to item G3.

H. NEW BUSINESS

1. (PH) Conditional use permit request for a cottage industry to rent a single family residence as a short term vacation rental, on Lot 3A-1A, 5 Star Fish Subdivision, (Plat No. 2019-6), zoned Single Family Residential, requested by Dori Matney and Jean Vander Molen.

Public Hearing opened at 6:05 p.m.

No one was present to speak.

Public Hearing closed at 6:05 p.m.

Motion made by Commissioner Privett, Seconded by Commissioner Hein to approve findings of fact and the conditional use permit request for a cottage industry allowing the residence to be used as a short term vacation rental, subject to the following condition:

1) Provide Guest Guidance or similar document on noise and expected behavior to encourage respect for the residential district and neighbors.

Voting Yea: Chair Henson, Vice-Chair McConachie, Commissioner Hutchinson, Commissioner Hein, Commissioner Privett

2. Review of a request by Jim and Sue Nelson to purchase City Land adjacent to the switch yard near Public Works.

Jim Nelson was present to speak on this item. They want to straighten the property line to square it up.

Motion made by Commissioner Privett, Seconded by Vice-Chair McConachie to recommend to the Assembly to enter into negotiations with Mr. Nelson to sell or lease the requested land, and address the access and utility issues associated with the water main and electrical facilities.

Rushmore explained that there is a water main that runs through this area and she was waiting on this before the meeting. Somewhere in the portion of the lot that they would like to purchase, lies the main so there would need to be an easement added for future needs. Clarification was provided that this is a recommendation to negotiate for the sale that would include negotiating the easement as well.

There was much discussion about the types of easements needed and if that needed to be reviewed for both lots or only the lot in question for purchase.

Voting Yea: Chair Henson, Vice-Chair McConachie, Commissioner Hutchinson, Commissioner Hein, Commissioner Privett

3. Discussion about the proposed zoning of the Institute Property

Rushmore provided a background on what has transpired since the last meeting. She has been working with the surveyor to get the property surveyed. Block 1 and Tract 1 are what will be originally surveyed to have lots for sale. Administration asked about including Tract 2 and 3, to allow for more land to be surveyed at a time for cost effectiveness. Rushmore was directed to bring this back to the Commission to see if they still want Commercial included.

The Commission agreed that they would still like to see some commercial zoning available.

Commissioner Privett moved and McConachie seconded to recommend to the Assembly to include Commercial Zoning within Tract 2 and 3.

Voting Yea: Chair Henson, Vice-Chair McConachie, Commissioner Hutchinson, Commissioner Hein, Commissioner Privett

G. OLD BUSINESS

None.

I. PUBLIC COMMENT

Jackie DeMontigny joined the meeting and was unable to join early enough to provide input on Item G1. She had questions about the process and being able to provide comment after the fact.

J. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

The next meeting will be July 9, 2020. McConachie stated that he would not be available then.

K. ADJOURNMENT

Chair Henson adjourned the meeting at 6:32 p.m.

CHAIRPERSON

SECRETARY

City and Borough of Wrangell

Agenda Item G1

Date: July 6, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request to purchase City owned unsubdivided tidelands adjacent to Lot B, Block 84, Blatchley/Curtis Replat, zoned Single Family Residential, requested by Josh Blatchley.

Background: The applicant is seeking to purchase the remaining unsubdivided, unsold tidelands along the shoreline adjacent to his upland property.

Recommendation: Recommend Approval

Recommended Motion: Move to recommend to the Assembly to sell to Josh Blatchley the remaining portion of unsold City owned tidelands adjacent to Lot B, Block 84, Blatchley/Curtis Replat

Review Criteria: WMC 16.12.030 Sale of Tidelands

Findings of Fact:

A request to dispose of tidelands needs to be reviewed by the Port Commission and the Planning and Zoning Commission with a recommendation made to the Assembly. The Port Commission is reviewing the request on July 7, 2020 and staff will provide a memo regarding their decision prior to the Planning and Zoning Commission meeting. The action by the Commission is a recommendation to the Assembly.

Portions of the tidelands on either side of the area requested for purchase by Mr. Blatchley have already been sold or leased. The tideland parcel adjacent to the area Mr. Blatchley is seeking to buy is owned by the landowner and the parcel to the south is leased by the landowner. Of the two remaining tideland parcels, one is still in City ownership and the other is leased by the adjacent landowner. Mr. Blatchley is requesting to purchase the final portion of unsubdivided tidelands between the existing subdivided tideland parcels.

Due to the private upland ownership adjacent to the requested area, and the fact that tidelands on either side have been disposed of, it is very unlikely that there would be a need for use of these particular tidelands. There is still adequate boat access to the dock and to the adjacent properties.

June 9, 2020

To the City of Wrangell,

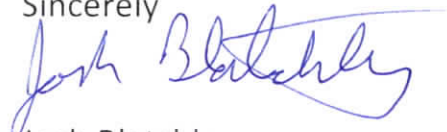
I am writing this letter to express my interest to sub-divide and purchase a portion of tidelands from parcel # 02-024-600. This tideland lot will be located on the harbor side of Shekesti (Shustak) PT.

Between parcel #02-013-107 (block 84b lot 6), and parcel #02-012-105 (block 84b lot 4).

I am the owner of the upland lot parcel 02-013-201 (block 84 lot b). The sub-dividing line will be a line connecting the two established harbor side corners of the adjacent parcels mentioned above.

Thank you for your time.

Sincerely



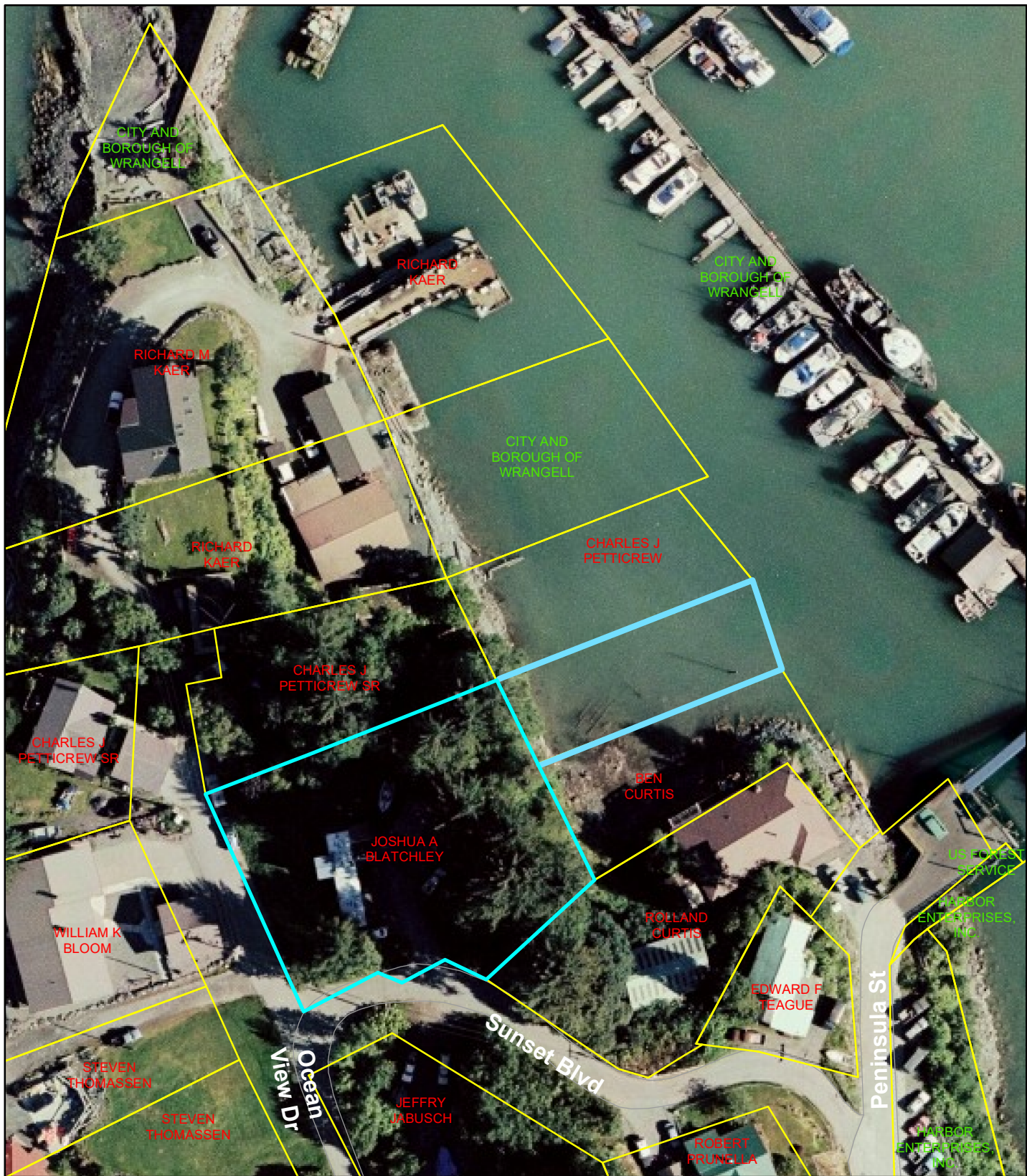
Josh Blatchley

Josh Blatchley
122 Sunset Blvd.
P.O. box 1431
Wrangell, AK. 9929
907-305-0765

jblatch01@gmail.com

CITY AND BOROUGH OF WRANGELL, ALASKA

Item 1.



1 inch = 75 feet
7
ate: 7/7/2020

Public Map



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

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 9/29/06 Roland B. Curtis
ROLAND B. CURTIS

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS 29th DAY OF September, 2006, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Roland B. Curtis, TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND acknowledged TO ME THAT He SIGNING SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN PROVIDED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE HEREIN WRITTEN.

Carol Bean
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 3/23/2010

CERTIFICATE STATE OF ALASKA
(FIRST JUDICIAL DISTRICT)ss

I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY 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 OF WRANGELL, IN THE NAME OF Joseph Blatchley
Good Rollman Curtis
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 2006 WILL BE DUE ON OR BEFORE AUGUST 15, 2006, DATED THIS 14th DAY OF October, 2006.

Carol Bean
ASSESSOR CITY OF WRANGELL

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 OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 20, DATED 9-20-06, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE 10-12-06 John Taylor
SECRETARY PLANNING COMMISSION
Dust Crayge

CERTIFICATE OF APPROVAL BY THE COUNCIL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL COUNCIL, AS RECORDED IN MINUTE BOOK 20, DATED 9-20-06, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE 10-26-06 Victoria McQuinn serving as Mayor
ATTEST: Christie L. Harrison
CITY CLERK

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 9/29/06 Joshua A. Blatchley
JOSHUA A. BLATCHLEY

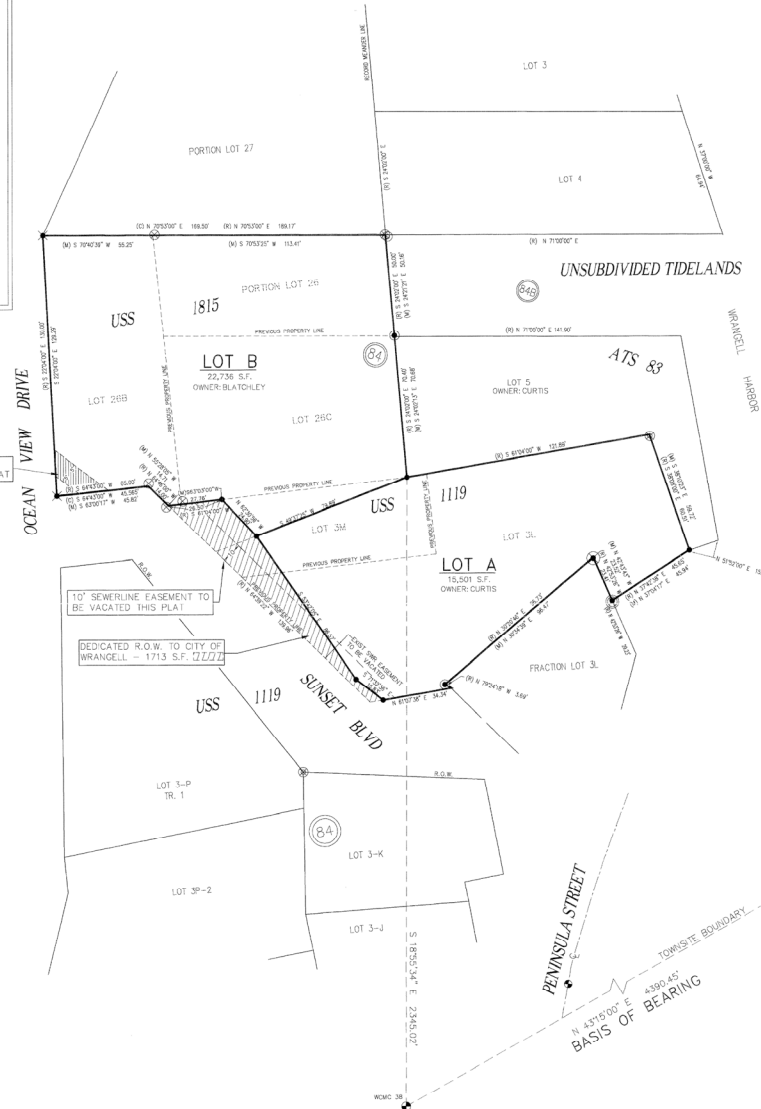
NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS 29th DAY OF September, 2006, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Joshua A. Blatchley, TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND acknowledged TO ME THAT He SIGNING SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN PROVIDED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE HEREIN WRITTEN.

Carol Bean
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 3/23/2010



City and Borough of Wrangell

Date: July 7, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: WITHDRAWN : Conditional use permit application for an in-home licensed child care facility on Lot 4B-2, Block 2, USS 1593, zoned Single Family Residential requested by Lisa Gillen, owned by John Bartlett .

This morning July 7, 2020, as staff was preparing to complete the packet, we received a phone call from the owner of one of the adjacent lots, Peggy Wilson, regarding the proposed business. She indicated that a covenant had been signed and recorded for all four lots that are part of the Woody Wilson Subdivision that clearly outlines uses and maintenance of the easements as well as indicating that there would be no commercial businesses to be operated on any of the lots. The current landowner was provided a copy of the covenant and acknowledged receipt. A copy of the recorded covenant is attached.

Therefore this item is removed from the Agenda to meet the terms of the Covenant.



DECLARATION OF COVENANTS

THE DECLARANT, Peggy Wilson, whose address is 22971 State Highway AA, Greentop, Missouri, 63546 is the owner of the following real property located in the Wrangell Recording District, First Judicial District, State of Alaska:

Lots 4B-1, 4B-2, 4B-3 and 4B-4, Woody Wilson Subdivision,
the Subdivision of a Portion of Lot 4, Block 2, Wrangell
Townsite, U.S.S. 1593, Recorded as Plat 2012-4, Wrangell
Recording District, First Judicial District, State of Alaska.

The Declarant hereby places the following covenants upon the above-described properties, to bind and inure to the benefit of each owner thereof, and to run with the land in perpetuity:

1. The properties will be used only for residential purposes. No commercial activities will be permitted on the properties.
2. All structures placed on the properties must be permanent and situated on permanent foundations. No temporary structures (including mobile homes or trailers) will be permitted on the properties.
3. Any new residential buildings built on the properties must have a minimum of one thousand two hundred (1,200) square feet.
4. Any new residential buildings built on the properties may have only one unit. No new multi-unit buildings will be permitted on the properties.
5. If a residential building currently on the property is destroyed or torn down and replaced, the replacement will be considered a "new residential building" subject to Covenants Three (3) and Four (4), above.
6. The properties are accessed by a common driveway, and all properties have equal and absolute rights to use the driveway for access to and from the properties. The owners of the properties will equally share the costs of repair, maintenance and regular snow removal for the common driveway. The driveway will be kept in good repair to its current condition, but this covenant does not require the owners to share in the costs of improving the quality of the driveway unless all owners agree to do so.
7. The properties are served by common water, sewer and electrical lines and all properties have equal and absolute rights to use these lines for utility service to

and from the properties. If these lines are damaged or in need of repair, those properties affected by the damage or need for repair will share the repair costs equally. For example, if a line is damaged in such a place that it only affects service to two of the four lots, those two lots alone will equally share the costs to repair the damage.

8. If one property owner (or that owner's renters, guests or invitees) causes damage to the common utility lines or driveway beyond usual wear and tear, that owner will be solely responsible for the costs of repairing the damage within thirty days.
9. No signs or billboards may be placed on the properties except professional signs advertising a property for sale or rent, or identifying a professional (such as a contractor or architect) actually engaged in construction or remodeling work on the property.
10. No refuse, including abandoned or derelict vehicles or machinery, will be permitted to accumulate on any property. Functioning vehicles actually in use by property residents and visitors, including boats and ATVs, may be parked on the properties only in properly-improved (paved, graveled, etc) and designated parking areas. Construction materials will be permitted to accumulate on a property only when construction or remodeling work is actually underway on the property. Any construction or remodeling project on a property must be completed within one year.
11. No illegal or offensive activities, such as activities producing noxious odors or creating a nuisance, will be permitted on the properties.
12. The properties, including building exteriors, must be kept clean, neat and orderly. Lawns on the properties must be kept appropriately mowed.
13. The properties will be subject to "quiet hours" between 10pm and 7am when no noises loud enough to carry to the neighboring properties will be permitted.

The following special conditions apply to Lot 4B-1 only:

14. Only one residential structure, conforming to Covenants Three (3) and Four (4) above, will be permitted on Lot 4B-1.
15. The owner of Lot 4B-1 will be solely responsible for the cost to connect Lot 4B-1 to the common driveway and common utility lines.
16. If the City of Wrangell establishes and constructs Meridian Street (which is platted adjacent to Lot 4B-1), the owner of Lot 4B-1 may choose to construct driveway access between Lot 4B-1 and Meridian Street, in which case Lot 4B-1 will no longer have rights to use the common driveway or responsibility to share



in its maintenance under Covenant Six (6), above. Similarly, if the owner of Lot 4B-1 chooses to connect Lot 4B-1 to the utilities available from Meridian Street, Lot 4B-1 will no longer have rights to use the common utility lines or responsibility to share in costs to repair them under Covenant Seven (7) above.

17. A temporary structure will be permitted on Lot 4B-1 for a period no longer than one year if occupied by the owners of the Lot while constructing a permanent structure on the Lot.

All transfers, sales and conveyances of the above-described properties shall be subject to the above-described covenants.

DATED: 5-22-19

Peggy Wilson
Peggy Wilson

ACKNOWLEDGMENT

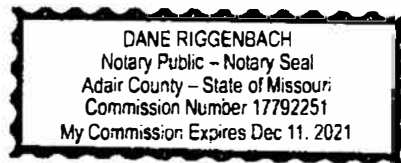
STATE OF MISSOURI)

Adair)
COUNTY)

ss:

THIS CERTIFIES that on this 22nd day of May, 2019, before me, the undersigned, a Notary Public in and for the State of Missouri, personally appeared Peggy Wilson, to me known and known to me to be the person named as Declarant in the foregoing Declaration of Covenants and she acknowledged to me that she executed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.



[Signature]
Notary Public for Missouri

Return to:

Lael Harrison, Faulkner Banfield, P.C., 8420 Airport Blvd., Suite 101, Juneau, AK 99801



City and Borough of Wrangell

Date: July 2, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional use permit application for an in-home licensed child care facility on Lot 4B-2, Block 2, USS 1593, zoned Single Family Residential requested by Lisa Gillen, owned by John Bartlett .

Background: The applicant is seeking to have an in-home licensed childcare facility within their residence for up to 8 children from birth to 12 years old.

Recommendation: Approve with Conditions

Recommended Motion: Move to approve the findings of fact and the conditional use application request for a state licensed day care facility subject the following conditions:

1. A minimum of three off-street parking places are dedicated onsite for the resident and the and the licensed child care business.
2. Rules for clients of the day care facility should include courteous and slow use of the access easement.
3. Rules should include kids remaining and playing in yard area and not on adjacent landowners' property.

Review Criteria:

Single Family Residential: Chapter 20.16
Standards: Chapter 20.52
Conditional Use Permits: 20.68

Findings of Fact:

Conditions of Approval for conditional use applications include:

1) Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.

The property is zoned Single Family Residential which allows cottage industries and child care centers as a conditional use permit (WMC 20.16.040). Home Occupations (WMC 20.08.380) are allowed as an accessory use within the home as long as there are no changes from the characteristics of the permitted use. Cottage Industry (WMC 20.16.030) requires a conditional use permit and is for uses that are compatible with the underlying zone but could potentially have impacts to the adjacent property owners. A childcare facility that has up to 8 kids could see an increase in noise and traffic to the neighborhood mornings/mid day/ evenings as a parent comes and goes to drop off or pick up children. The increase in traffic over all is likely to be minimal as most of the children being watched are grandchildren. However that could change in the future. Access to Lot 4B-2 is via an easement across the lot in front that has Evergreen Avenue road frontage. The additional daily traffic could provide some wear on the access road creating issues not only for the applicant and clients using the driveway easement but also for the landowner with

the property the easement is on. Care should be taken to help maintain the driveway easement by all users. The applicant shows there are at least 3 parking spaces for cars to park while dropping off or picking up kids, more if the easement is used adjacent to the house.

2) Provisions of sewer and water: The property is connected to sewer and water.

3) Entrances and off-street parking available without safety issues:

Access to the residence is via a driveway easement across another lot that fronts on Evergreen Avenue. Childcare facility in a home is required to have at least one off-street parking place for the business, and one off street parking place for the residence for a total of 2 off street parking places. The property has space for at least the 3 off street parking areas. Or more if the driveway easement adjacent to the house is blocked by a car.

CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

PLANNING AND ZONING COMMISSION

P.O. BOX 531

WRANGELL, ALASKA 99929

Application Fee: \$50

I. Applicant's Name and Address: Lisa Gillen (360) 702 2904

680 Evergreen

Wrangell AK 99929

Applicant's Phone Number: John Bartlett

II. Owners's Name and Address: PO BOX 1672

Sitka AK 99935

Owner's Phone Number: 907 758 6639

III. Legal Description: Lot 4B-2, Block 2, U.S. Survey 1593

Parcel No. 01-004-307

IV. Zoning Classification: residential

V. Specific Request: provide childcare for my
grandchildren. Hours of operation will be
from 6am - 10 pm Mon - Sun.

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.

VII. Construction Schedule: BEGIN: _____ END: _____

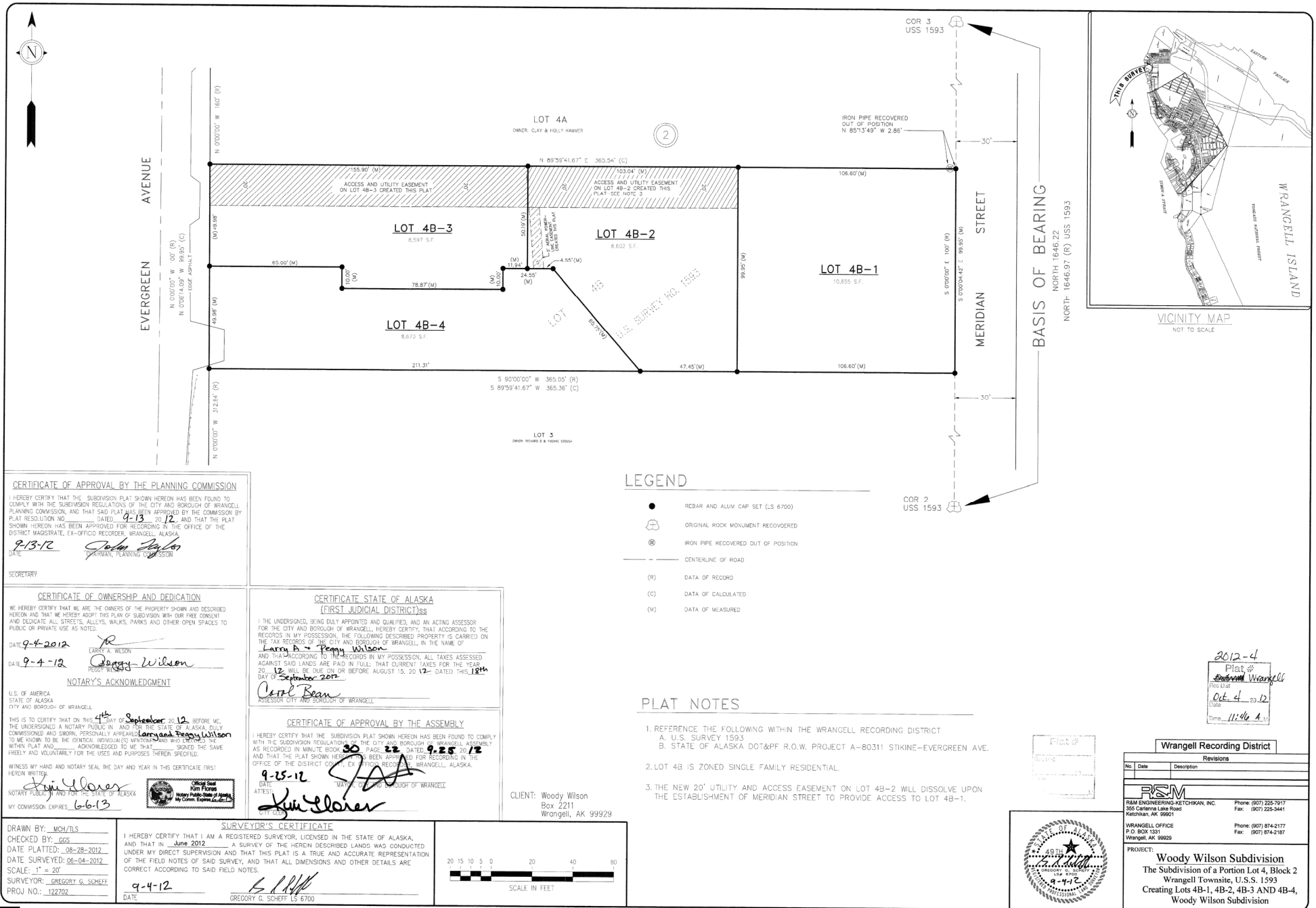
SIGNATURE OF OWNER: John Bartlett DATE: 6-25-2020

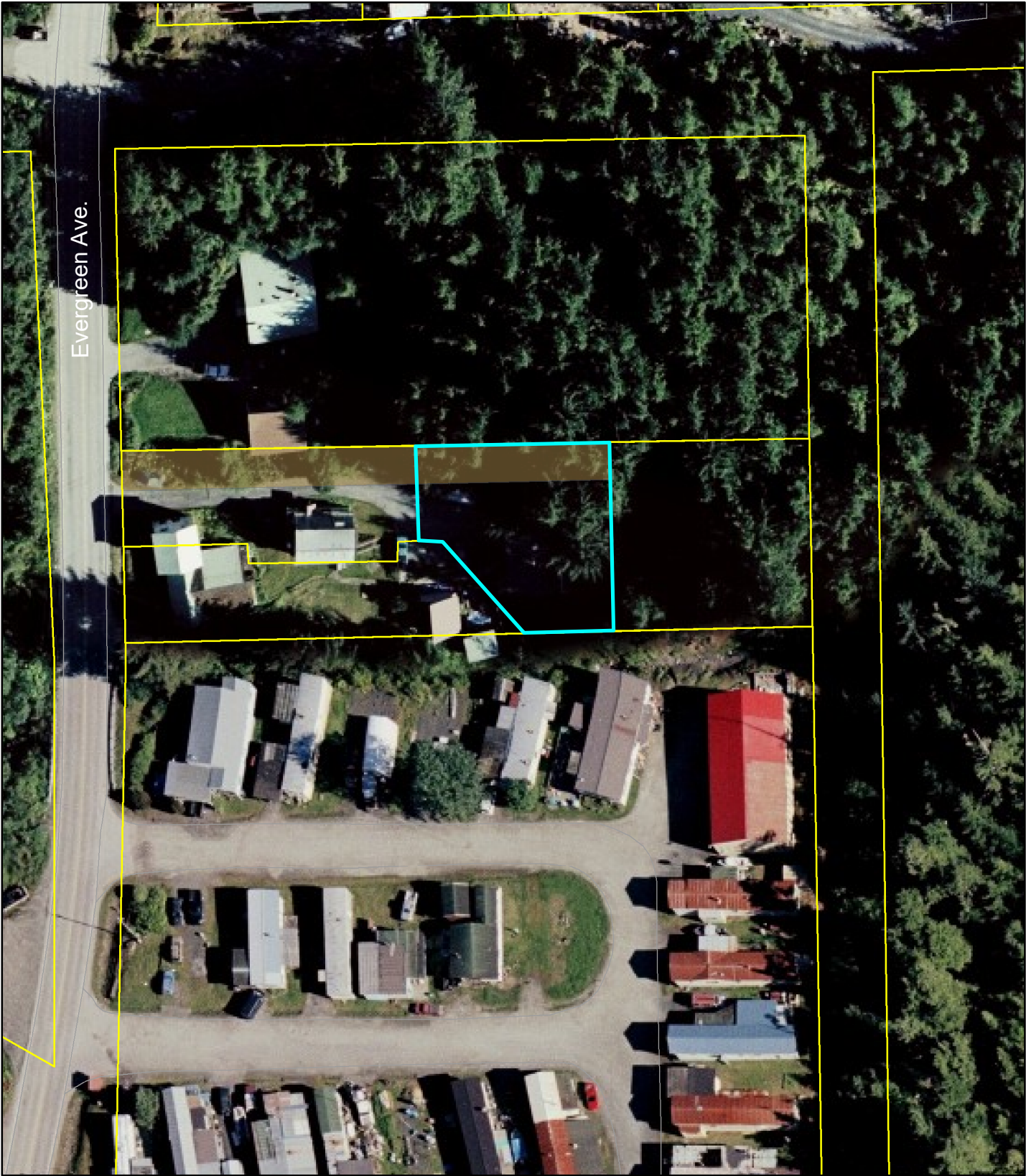
SIGNATURE OF APPLICANT: Lisa Gillen DATE: 06-24-2020

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.







Public Map



City and Borough of Wrangell

Date: July 6, 2020

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional use permit application for an in-home licensed child care facility on Stall #9, Tract A2, JB Subdivision, zoned Rural Residential, requested by Solvay Gillen, owned by William and Deveril Bloom.

Background: The applicant is seeking to have an in-home licensed childcare facility within their residence for up to 6 children from birth to 12 years old.

Recommendation: Approve with Conditions

Recommended Motion: Move to approve the findings of fact and the conditional use application request for a state licensed day care facility subject the following conditions:

1. A minimum of three off-street parking places are dedicated onsite for the resident and the licensed child care business.
2. Rules for clients of the day care facility should include courteous and slow use of the trailer park access roads.
3. Rules should include kids remaining and playing in yard area and not on adjacent landowners' property or in other trailer yard areas.

Review Criteria:

Rural Residential: Chapter 20.28

Standards: Chapter 20.52

Conditional Use Permits: 20.68

Findings of Fact:

Conditions of Approval for conditional use applications include:

1) Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.

The property is zoned Rural Residential which requires home occupations or cottage industries to seek a conditional use permit (WMC 20.16.040). A childcare facility that has up to 6 or 8 kids could see an increase in noise and traffic to the neighborhood mornings/mid day/ evenings as a parents come and go to drop off or pick up children. The increase in traffic over all is likely to be minimal, but it could increase at concentrated times. Access to the trailer is off Zimovia Highway and through the Trailer Park access road. The applicant shows there are at least 3 parking spaces for cars to park while dropping off or picking up kids – including one place in front and a vacant area to the side. Applicant has indicated the vacant area will remain so or they will lease it from the landowners.

2) Provisions of sewer and water: The property is connected to sewer and water.

3) Entrances and off-street parking available without safety issues:

Access to the residence is via the main driveway access to the trailer park. Childcare facility in a home is required to have at least one off-street parking place for the business, and one off street parking place for the residence for a total of 2 off street parking places. The property has space for at least the 3 off street parking areas.

**CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION**

PLANNING AND ZONING COMMISSION

P.O. BOX 531

WRANGELL, ALASKA 99929

Application Fee: \$50

RECEIVED
JUN 26 2020
WRANGELL CITY HALL

I. Applicant's Name and Address:

Solvay Gillen
P.O. Box 791
Wrangell AK 99929

Applicant's Phone Number:

(907) 660-7150

II. Owners's Name and Address:

Solvay Gillen
P.O. Box 791
Wrangell, AK
99929

Owner's Phone Number:

(907) 660-7150

III. Legal Description: Lot _____, Block S9, U.S. Survey _____

Parcel No. 73-090-3009

IV. Zoning Classification: _____

V. Specific Request: To operate a daycare/childcare
business within my home/trailer.

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.

VII. Construction Schedule: BEGIN: _____ END: _____

SIGNATURE OF OWNER:

Solvay Gillen

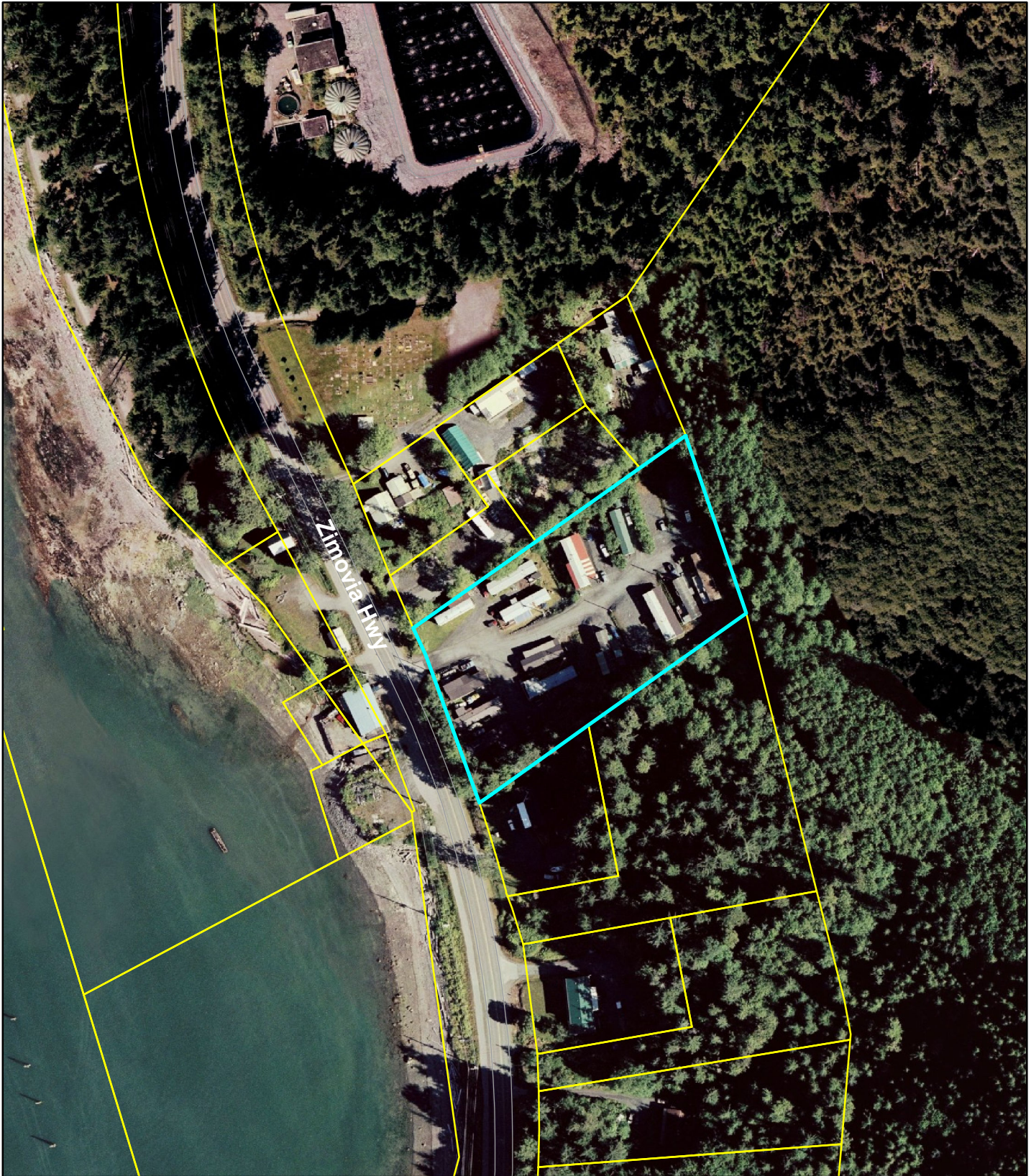
DATE: 6/26/2020

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.



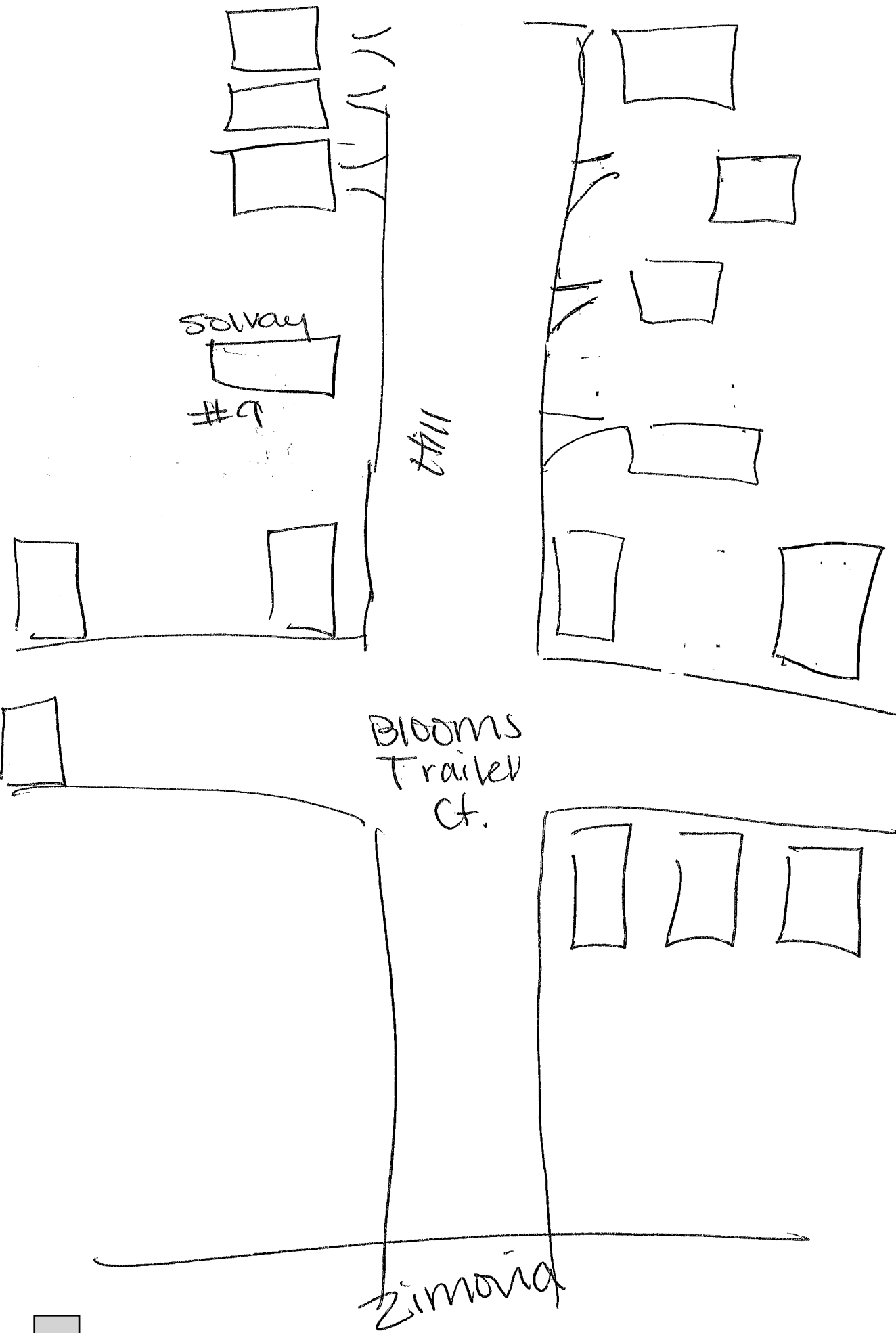
1 inch = 184.155514 feet

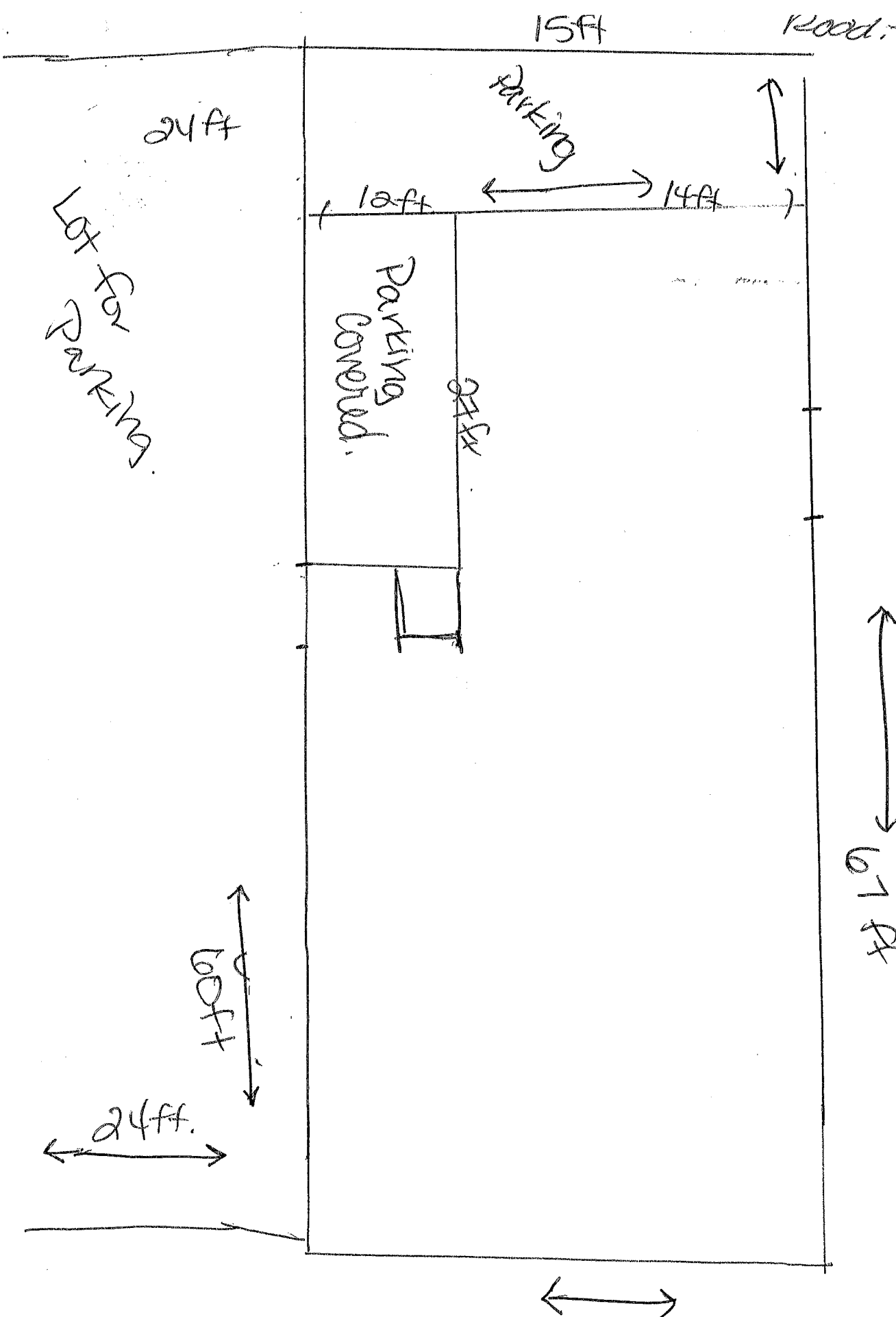
22 Date: 7/7/2020

Public Map



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





Savay Gillen
Blodins T.C. #9
1999 Nash Trailer.
Daycare.



Gmail



Search mail

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Daycare Center

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**Deveril Bloom** <dbloom@gci.net>

to me

To Whom It May Concern:



Solvay Gillen has our permission to operate a day care from her Hwy., Wrangell, AK.

Sincerely,

Willie and Deveril Bloom
owners

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