

# *City and Borough of Wrangell, Alaska*

## **WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA**

**April 10, 2014**

**7:00pm**

### **Agenda**

#### **A. CALL TO ORDER/ROLL CALL**

#### **B. AMENDMENTS TO THE AGENDA**

#### **C. APPROVAL OF MINUTES:** February 13, 2014 and March 13, 2014

#### **D. PERSONS TO BE HEARD**

#### **E. CORRESPONDENCE**

#### **F. OLD BUSINESS**

1. Comprehensive Plan review and evaluation (defer)

#### **G. NEW BUSINESS**

1. Final Plat review, a replat of Lots 1 and 2, Block 24A, Wrangell Tidelands Addition (ATS 83) and a portion of the unsubdivided ATS 83 tidelands, creating Lot 1A, requested by Dave Svendsen.
2. Pub Hrg Conditional Use Permit application for a home occupation to operate a professional office offering legal services within a residence on Lot 8A, Block 83, Zoned Single Family Residential, owned by Schwehr Revocable Trust, requested by purchaser Michael Nash.

#### **H. PUBLIC COMMENT**

#### **I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS**

#### **J. ADJOURNMENT**

# *City and Borough of Wrangell, Alaska*

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Date: March 25, 2014

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use Permit application for a home occupation to operate a professional office offering legal services within a residence on Lot 8A, Block 83, Zoned Single Family Residential, owned by Schwehr Revocable Trust, requested by purchaser Michael Nash.

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Back ground: Applicant is purchasing the residence and is seeking to move his law office from its current location to his residence.

## Review Criteria:

Single Family District: Chapter 20.16  
Conditional Use Permit: Chapter 20.68  
Standards: Chapter 20.52

Findings: The applicant is a licensed attorney currently providing legal services from an office downtown. He is seeking to move his office to the house that he is purchasing near the City Electrical yard.

## Conditions of a permit approval include:

- 1) Traffic, appearance, noise or other characteristics should not have an adverse affect on neighboring properties: Traffic should not increase. This not a store front, but rather a professional office with clients stopping in by appointment. The off street parking requirements are two and include one for the residence and one for the business. The applicant has indicated there is room for at least 5 vehicles to park.
- 2) Provisions for sewage and water service should be acceptable. The residence is on City sewer and water.

Staff recommends approval of the home occupation request, subject to the following conditions:

- 1) Signage shall be located out of the ROW and not exceed 6 square feet.
- 2) Business shall meet any other local, state or federal requirements.





1 inch = 87.764224 feet

DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.  
PROPERTY LINES ARE APPROXIMATE. UPDATED MARCH 2013.  
AERIAL PHOTO 2002.





# 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: Michael P. Nash  
P.O. Box 2341  
Wrangell, AK  
 Applicant's Phone Number: 907-874-4234

II. Owners's Name and Address: David N. Schwehr and Dorothy Schwehr, trustees for the David N. and  
Dorothy Schwehr Revocable Living Trust dated December 19, 1997 and  
restated on April 27, 2013, 11700 NE Angelo Dr., Ste 274  
Vancouver, WA 98684  
 Owner's Phone Number: 907-305-0889

III. Legal Description: Lot 8A, Block 83, U.S. Survey 1119  
 Parcel No. 02-026-122

IV. Zoning Classification: Light SF

V. Specific Request: To open a home business, to wlt: a law office in the home.  
There is parking for five vehicles.  
I expect to close on this property in early April. By the time this is considered by the  
and zoning commission, I expect to be the owner. If for some reason the sale falls  
application will be withdrawn

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: David N. Schwehr Trustee DATE: 03-20-2014  
 SIGNATURE OF APPLICANT: Michael P. Nash DATE: 3/20/14

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.

# PLAT NOTES

1. OFFSET DISTANCES ARE SHOWN TO THE NEAREST FOOT FROM THE PROPERTY LINE TO THE IMPROVEMENT.
2. THIS PLAT DOES NOT MEET MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AS SET FORTH BY THE ALASKA SOCIETY OF PROFESSIONAL LAND SURVEYORS (A.S.P.L.S.)
3. THIS PLAT IS NOT TO BE SCALED FROM. USE GIVEN DIMENSIONS ONLY.
4. UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS PLAT, EXCEPT AS SHOWN.
5. THE SEWERLINE SERVICE AS SHOWN IS APPROXIMATE AND WAS BURIED AT THE TIME OF THIS SURVEY. IT APPEARS TO CROSS OTHER PORTIONS OF LOT 8A.
6. REFERENCE TO DEED BOOK AND PAGES, REFER TO DOCUMENTS RECORDED WITHIN THE WRANGELL RECORDING DISTRICT.

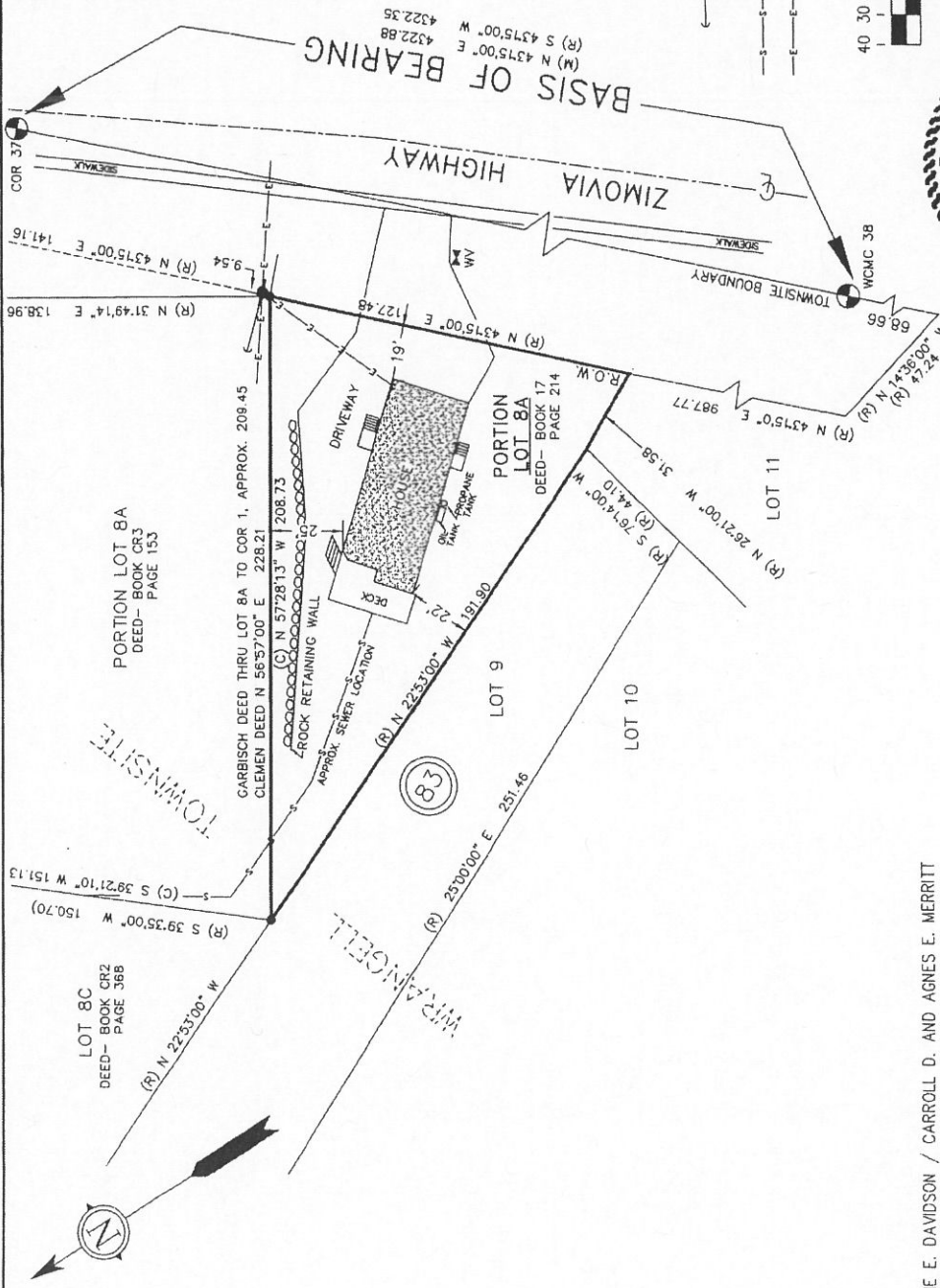
## LEGEND

- PRIMARY MONUMENT RECOVERED
- REBAR AND PLASTIC CAP RECOVERED (LS6700)
- RECORD DATA
- CALCULATED DATA
- MEASURED DATA
- SERVICE POLE AND GUY WIRE
- WATER SERVICE
- APPROXIMATE SEWERLINE LOCATION
- OVERHEAD ELECTRICAL SERVICE



**GREG SCHEFF & ASSOCIATES**  
**LAND SURVEYORS**  
 BOX 1331 WRANGELL, ALASKA 99929

**PROJECT: ASBUILT SURVEY**  
 PORTION OF LOT 8A, BLOCK 83, U.S.S. #119  
 WRANGELL TOWNSITE, KNOWN AS THE  
 SOUTHWEST PORTION OF SUBLLOT 8A, BLOCK 83



CLIENT: MARIE E. DAVIDSON / CARROLL D. AND AGNES E. MERRITT  
 BOX 1984  
 WRANGELL, ALASKA 99929

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ON THIS PLAT. I DECLARE THAT IMPROVEMENTS AND VISIBLE ENCROACHMENTS HAVE BEEN ESTABLISHED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS SURVEY IS FOR THE USE OF LENDING INSTITUTIONS SPECIFICALLY TO SHOW ANY CONFLICTS BETWEEN EXISTING STRUCTURES AND PLATTED LOT LINES OR EASEMENTS. UNDER NO CIRCUMSTANCES SHOULD THE DATA HEREON BE USED FOR POSITIONING ADDITIONAL STRUCTURES, BUILDING FENCES, OR LOCATING BOUNDARY LINES. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THAT IMPROVEMENTS SITUATED ON THIS PARCEL MEET ALL SUBDIVISION COVENANTS AND ZONING ORDINANCES. 0 CORRS. SET.

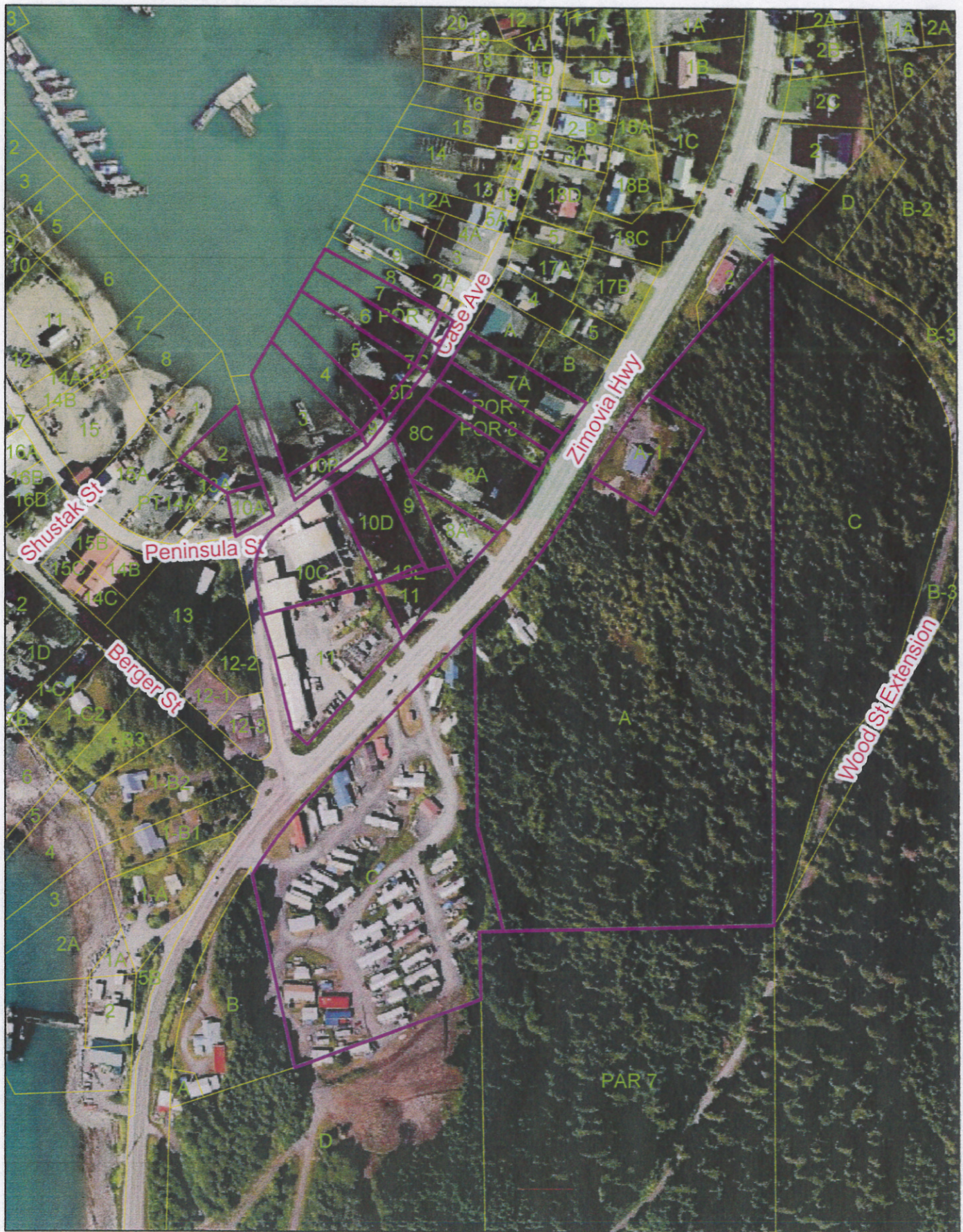
DRAWN BY: TJS  
 CHECKED BY: GGS  
 DATE PLATTED: 08/03/99  
 DATE SURVEYED: 08/03/99  
 SCALE: 1"=40'  
 SURVEYOR: GREGORY G. SCHEFF  
 PROJ NO.: 51308-02-00

GREGORY G. SCHEFF LS 6700

DATE



CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 255.46562 feet

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# *City of Wrangell, Alaska*

## AGENDA ITEM G1

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David Svendsen was approved to purchase additional tidelands in January, in addition to the Lots 1 and 2 that had been previously approved. The preliminary plat was approved in March.

Staff recommends approval of the final plat.