

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION

January 12, 2017 7:00 pm

Agenda

A. CALL TO ORDER/ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: December 8, 2016

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

F. OLD BUSINESS

1. Nontraditional Housing issues: Cottages, tiny Homes, Yurts, stick built trailer type houses

G. NEW BUSINESS

1. Final Plat review of the Torgramsen-Austin Subdivision, a subdivision of the remainder of Lot A-2, Torgramsen-Glasner Subdivision, creating Lot D, zoned Single Family Residential, owned by Lisa Torgramsen, requested by Robbie Austin.
- Pub Hrg 2. Preliminary Plat Review of the Fennimore/Roland Replat, a replat of Lot 20A, Oliver Subdivision, a portion of Lot 8, Wrangell Townsite, creating Lot 20AA and Lot 8A Fennimore/Roland resubdivision, zoned Single Family Residential, requested by Elaine Fennimore.
- Pub Hrg 3. Conditional Use permit application for a home occupation selling apparel on Trailer Lot 4, of Tract A, USS 2321, (Blooms Trailer Park) zoned Rural Residential, requested by Crystal Hamley, owned by Michelle and William Bloom.
- Pub Hrg 4. Conditional Use permit application for a Senior Housing and Assisted Living Center, on Lots 14B, 14C, 15B and 15C, Block 83, Wrangell Townsite, Zoned Light Industrial, requested by Daniel Blake and Shannon Bosdell, owned by Bruce and Darlene Harding.

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

City and Borough of Wrangell, Alaska

Agenda F-1

Date: January 9, 2017

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Tiny Homes, Cottages, Yurts

This memo and information is an introductory discussion of Tiny Homes, Cottages, Yurts to identify for the Commission some of the inquiries and issues that staff are discussing, and to obtain some direction or interest for future discussions.

What has prompted this discussion?

- 1) Institute Master Plan includes a development area for tiny homes/small cottages – sharing parking, common area and reducing lot size requirements.
- 2) Inquiries by several individuals about the construction of yurts in Wrangell.
- 3) Inquiries about tiny homes (on wheels or off) and where are they permitted
- 4) Staff acknowledging changes in building options and needing further education as to zoning or building code compliance

Some basic sites for starters if you feel up to exploring these issues:

Fact Sheet from the State of Minnesota on Tiny Houses:

<http://americantinyhouseassociation.org/wp-content/uploads/2016/08/Minnesota-Tiny-House-Fact-Sheet.pdf>

By Becky Kemery, excerpt from Yurts: Living in the Round

<http://www.yurtinfo.org/yurts-and-building-codes>

<http://americantinyhouseassociation.org/>

Some of the issues include:

Temporary vs. permanent use

Accessory vs primary use

Permanent foundations

Building code requirements

Standards as to floor size, sewer/water, kitchen, toilets

There are many more valuable websites. If you find one you think provides great information, please email it to me. I am developing a list of sites and can add it to the spreadsheet.

City and Borough of Wrangell, Alaska

Agenda G1

Date: January 9, 2017

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final Plat review of the Torgramsen-Austin Subdivision, a subdivision of the remainder of Lot A-2 Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested by Robbie Austin, owned by Lisa Torgramsen

Mr. Austin is seeking to purchase the proposed Lot D in the attached map.

The Commission approved the preliminary plat in October with a 10 foot wide utility easement centered on the mutual lot line between Proposed Lot D and Remainder Lot A-2 and that a 5 foot utility easement be place on the lot line adjacent to Lot B. These provide future corridor for utilities if ever needed to the back portions of these two lots. Both easements are within the required side yard setback.

Staff recommends approval of the Final plat.

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 _____
 LISA ANNE TORGRAMSEN

NOTARY'S ACKNOWLEDGMENT
 U.S. OF AMERICA
 STATE OF ALASKA
 CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss
 I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY AND BOROUGH 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 AND BOROUGH OF WRANGELL, IN THE NAME OF _____

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 20____ WILL BE DUE ON OR BEFORE OCTOBER 15, 20____ DATED THIS _____ DAY OF _____

ASSESSOR CITY AND BOROUGH OF WRANGELL _____

CERTIFICATE OF APPROVAL BY THE ASSEMBLY
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL AS RECORDED IN MINUTE BOOK _____ PAGE _____ DATED _____ 20____ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

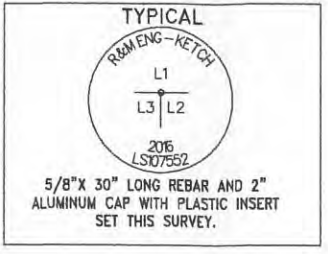
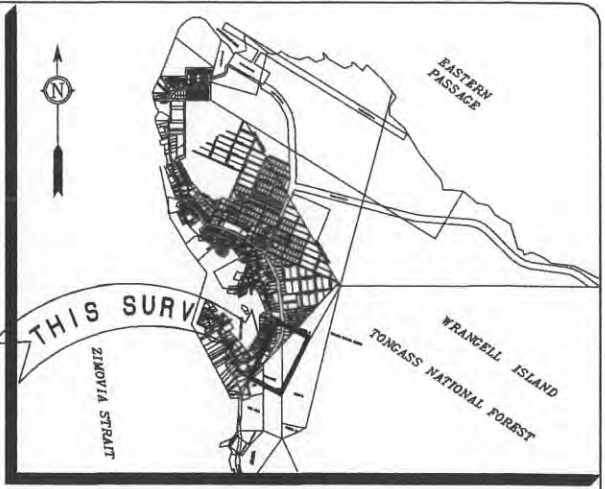
DATE _____
 ATTEST: _____ MAYOR, CITY AND BOROUGH OF WRANGELL
 CITY CLERK _____

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

DATE _____
 CHAIRMAN, PLANNING COMMISSION _____
 SECRETARY _____

RECORD CURVE DATA

①	Δ = 13°30'55" R = 1004.93' L = 236.95' C = 236.40'	②	Δ = 01°33'18" R = 1004.92' L = 27.28' C = 27.27'
CHD. BRG. = N38°01'55.11"E		CHD. BRG. = N31°03'06"E	
③	Δ = 5°52'12" R = 1004.93' L = 102.882' C = 102.837'	④	Δ = 05°52'12" R = 1004.93' L = 102.882' C = 102.837'
CHD. BRG. = N34°12'35.98"E		CHD. BRG. = N40°04'32.82"E	
⑤	Δ = 01°46'41" R = 1004.93' L = 31.188' C = 31.187'		
CHD. BRG. = N43°53'51.95"E			



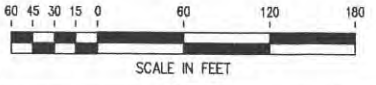
- PLAT NOTES**
- REFERENCE BOOK 9, PAGE 996 AND BOOK 15, PAGE 25, WRANGELL RECORDING DISTRICT.
 - REFERENCE U.S. SURVEY 3823 FOR ANY NOTES OR EASEMENTS.
 - REFERENCES WITHIN THE WRANGELL RECORDING DISTRICT UTILIZED FOR THIS SURVEY:
 A. SPRUCE SUBDIVISION, PLAT #82-15
 B. RECORD OF SURVEY OF LOT A-2 OF TORGRAMSEN SUBDIVISION II, PLAT #2010-2
 C. TORGRAMSEN SUBDIVISION II, PLAT #2000-6
 D. TORGRAMSEN SUBDIVISION, PLAT #97-9
 E. TORGRAMSEN-PRUNELLA SUBDIVISION, PLAT #2015-3
 F. TORGRAMSEN-SMITH SUBDIVISION, PLAT #2015-B
 G. TORGRAMSEN-GLASNER SUBDIVISION, PLAT #2016-2
 - EASEMENTS FOR THE WATERLINE AND ROAD, MAY OR MAY NOT BE PROVIDED FOR IN THE ORIGINAL PATENT. THIS COMPANY WAS NOT PROVIDED RECORDED BOOK AND PAGE NUMBERS FOR THESE EASEMENTS. THE WATERLINE, THAT SUPPLIES THE CITY OF WRANGELL WITH WATER, THAT CROSSES THE SW CORNER OF U.S.S. 3823, HAS AN EASEMENT WIDTH OF 10', GRANTED TO THE CITY OF WRANGELL, AS PER B.L.M. CASE FILE #A009989, GRANTED JUNE 13, 1906. REFERENCE NOTES AND INFORMATION, PLAT #97-9, WRANGELL RECORDING DISTRICT.
 - EASEMENTS AND NOTES AS DISCLOSED ON U.S. SURVEY 3823.
 - ACCORDING TO A LETTER DATED JUNE 09, 2016 FROM THE BLM STATE'S DIRECTOR THE REFERENCE TO THE FOREST SERVICE TRAIL HAS BEEN REMOVED FROM THE MASTER TITLE PLAT AS IT WAS DETERMINED THAT NATIVE ALLOTMENT CERTIFICATE 50-66-0491 WAS NOT SUBJECT TO ANY SUCH RESERVATIONS.

- LEGEND**
- ⊕ BLM/GLO BRASS CAP MONUMENT RECOVERED THIS SURVEY
 - ⊙ PRIMARY ALUM. CAP PIPE MONUMENT MURPH LS 6268 RECOVERED THIS SURVEY
 - SECONDARY MONUMENT RECOVERED THIS SURVEY
 - REBAR AND ALUM. CAP SET THIS SURVEY
 - (NORTH 1335.69') DATA OF RECORD
 - (NORTH 1335.69') DATA MEASURED OR CALCULATED

DRAWN BY: MCH
 CHECKED BY: COB
 DATE PLATTED: 08/24/2016
 DATE SURVEYED: JUL-OCT 2015
 SCALE: 1"=60'
 SURVEYED BY: MICHAEL HOWELL
 PROJ NO.: 162771

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN OCTOBER 2015 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED BY R&M ENGINEERING-KETCHIKAN, INC. AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

 CHRISTOPHER G. PIBURN LS 107552
 DATE 12-8-2016



CLIENT: ROBBIE AUSTIN
 BOX 1976
 WRANGELL, AK 99929



WRANGELL RECORDING DISTRICT

No.	Date	Description	Revisions

R&M ENGINEERING-KETCHIKAN, INC.
 355 Carfenna Lake Road
 Ketchikan, AK 99901
 Phone: (907) 225-7917
 Fax: (907) 225-3441

CRAIG OFFICE
 P.O. BOX 1273
 CRAIG, AK 99821
 Phone: (907) 629-2294
 Fax: (907) 225-3441

CERTIFICATE OF AUTHORIZATION # C578

PROJECT:
TORGRAMSEN-AUSTIN SUBDIVISION
 A SUBDIVISION OF REMAINDER LOT A-2,
 TORGRAMSEN-GLASNER SUBDIVISION.
 CREATING LOT D OF REMAINDER LOT A-2
 TORGRAMSEN-AUSTIN SUBDIVISION
 WITHIN U.S. SURVEY 3823,
 WRANGELL RECORDING DISTRICT

City and Borough of Wrangell, Alaska

Agenda G2

Date: January 9, 2017

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat Review of the Fennimore/Roland Replat, a replat of Lot 20A, Oliver Subdivision, a portion of Lot 8, Wrangell Townsite, creating Lot 20AA and Lot 8A Fennimore/Roland resubdivision, zoned Single Family Residential, requested by Elaine Fennimore

The two adjacent landowners are modifying the lot line between them because of parking and access encroachments.

The only concern from staff's review is the location, ownership, and description of the 3 foot easement or right of way that extends from Cassiar all the way up to Mt. Dewey. Older plats and documents are showing some inconsistencies as to who owns it and if it is easement or right of way. Staff is working with the surveyor to sort out these discrepancies and should have more information at the meeting.

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 166.66667 feet
Date: 1/10/2017

Public Map

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



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 _____

THOMAS E. ROLAND

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

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 _____

ELAINE EVI FENNIMORE

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

- LEGEND**
- SCHEFF ALUMINUM CAP ON 5/8 REBAR MONUMENT RECOVERED
 - POOL ALUMINUM CAP ON 5/8 REBAR MONUMENT RECOVERED
 - ⊗ T-BAR SECONDARY MONUMENT RECOVERED
 - ⊙ IRON PIPE RECOVERED
 - 5/8 REBAR 30" LONG WITH 2" ALUM CAP WITH PLASTIC INSERT SET THIS SURVEY
- BK 22, P 576, W.R.D. REFERENCE TO DOCUMENTS RECORDED WITHIN WRANGELL RECORDING DISTRICT
- (88.09) DATA OF RECORD
- 88.09 DATA MEASURED OR COMPUTED
- PREVIOUS PROPERTY LINE
- ROAD CENTERLINE



CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss

I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY AND BOROUGH 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 AND BOROUGH OF WRANGELL, IN THE NAME OF _____

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 20____ WILL BE DUE ON OR BEFORE OCTOBER 15, 20____ DATED THIS DAY OF _____

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

DATE _____

CHAIRMAN, PLANNING COMMISSION

SECRETARY _____

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

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

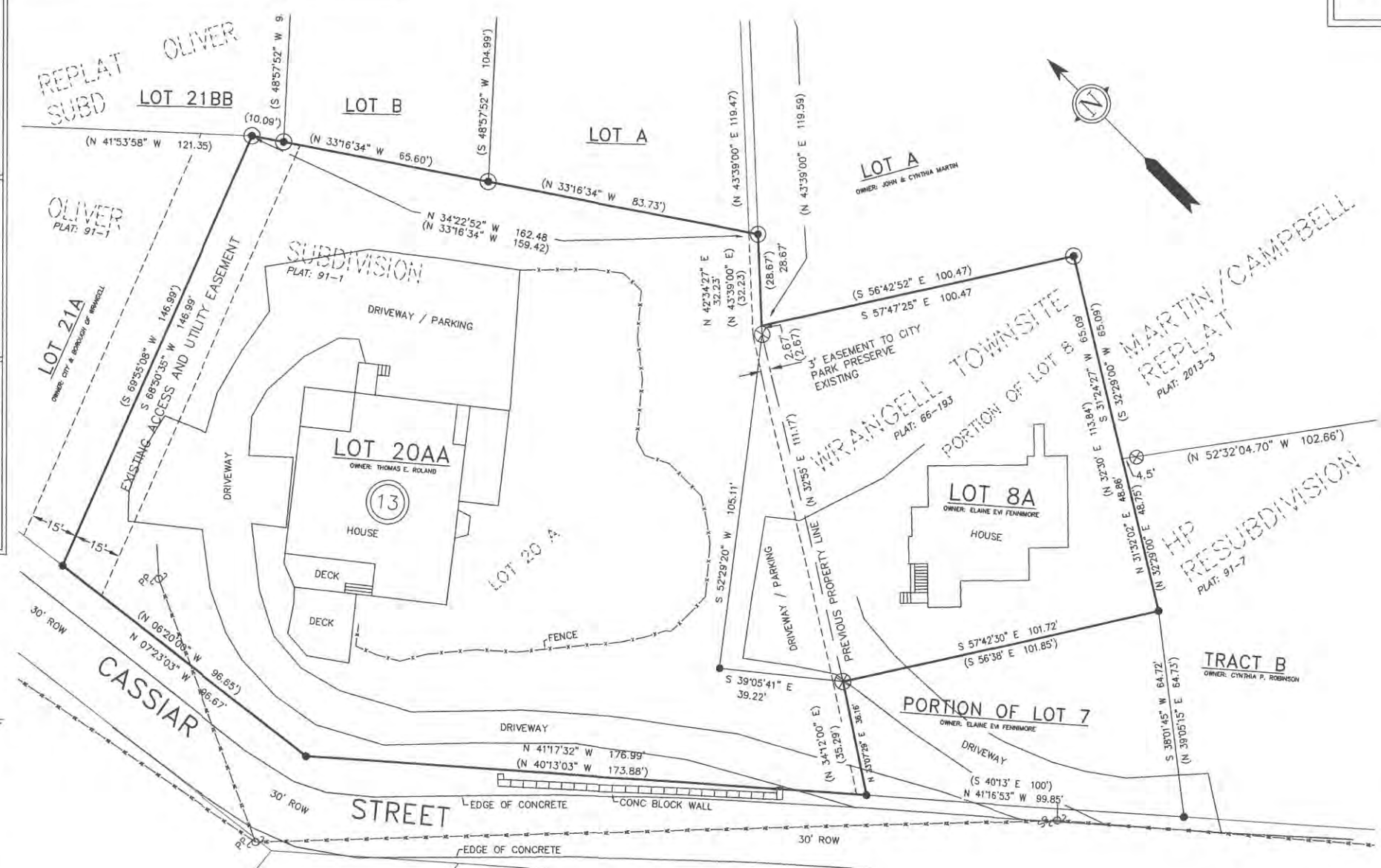
DATE _____

MAYOR, CITY AND BOROUGH OF WRANGELL

ATTEST: _____

CITY CLERK _____

- PLAT NOTES**
- THE BASIS OF BEARING IS THE ACCEPTED BEARING OF S 42°31'39.23" E BETWEEN H&W BRASS CAPS NO. 104 & 159. THE TIE FROM H&W NO. 104 TO THE S.E. CORNER OF LOT 20AA IS N 75°07'28.59" E AND A DISTANCE OF 215.80 FT.
 - THIS PLAT WILL COMBINE A PORTION OF LOT 20A OF OLIVER SUBDIVISION AND PORTION OF LOT 8 WRANGELL TOWNSITE INTO ONE LOT TO FORM LOT 20AA OF FENNIMORE / ROLAND RESUBDIVISION.
 - REFERENCES WITHIN THE WRANGELL RECORDING DISTRICT UTILIZED FOR THIS SURVEY:
 - PLAT 91-1
 - PLAT 66-193
 - QUICKCLAIM DEED 2005-000407-0
 - STATUTORY WARRANTY DEED 2014-000232-0
 - DEED OF TRUST 2014-000233-0
 - ASSIGNMENT OF DEED OF TRUST 2014-000234-0
 - ASSIGNMENT OF DEED OF TRUST 2014-000235-0



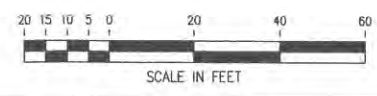
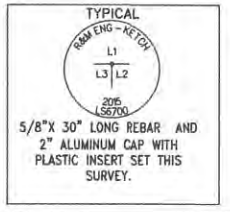
DRAWN BY: MCH
CHECKED BY: CGP
DATE PLATTED: JUNE 2016
DATE SURVEYED: FEBRUARY, 2016
SCALE: 1"=20'
SURVEYED BY: MCH / CGP
PROJ. NO.: 162702

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN 2016 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE _____

CHRISTOPHER G. PIBURN LS 107552



OWNERSHIP STATUS

- LOT 20A (THOMAS E. ROLAND)
- PORTION OF LOT 8 (ELAINE EVI FENNIMORE)

PROPOSED OWNERSHIP

- LOT 20AA (THOMAS E. ROLAND)
- LOT 8A (ELAINE EVI FENNIMORE)

PREVIOUS LOT AREAS

- LOT 20A (36,430 SQ. FT)
- PORTION OF LOT 8 (11,542 SQ. FT)

NEW LOT AREAS

- LOT 20AA (34,905 SQ. FT)
- LOT 8A (13,603 SQ. FT)

CLIENT: ELAINE EVI FENNIMORE
BOX 957
WRANGELL, ALASKA 99929

WRANGELL RECORDING DISTRICT

Revisions	
No.	Description

RSM
RAM ENGINEERING-KETCHIKAN, INC. (907) 225-7917
355 Carlanna Lake Road (907) 225-3441
Ketchikan, AK 99901

CRAIG OFFICE
P.O. BOX 1273
CRAIG, AK 99921
Phone: (907) 826-2294

PRELIMINARY

CERTIFICATE OF _____
PROJECT: _____

FENNIMORE / ROLAND REPLAT

THE REPLAT OF LOT 20A, OLIVER SUBDIVISION, AND PORTION OF LOT 8, WRANGELL TOWNSITE, CREATING LOT 20AA AND LOT 8A, FENNIMORE / ROLAND RESUBDIVISION, CITY AND BOROUGH OF WRANGELL.

City and Borough of Wrangell

Agenda G3

Date: January 9, 2017

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use permit application for a home occupation selling apparel on Trailer Lot 4, of Tract A, USS 2321, (Blooms Trailer Park) zoned Rural Residential, requested by Crystal Hamley, owned by Michelle and William Bloom

Background: Crystal Hamley is a consultant for LuLaRoe Clothing line, a consultant based business that provides limited number of styles to consultants who sell product on their own schedule.

Review Criteria:

Rural Residential: Chapter 20.28
Standards: Chapter 20.52

Findings of Fact:

LuLaRoe is a popular clothing line for women that is sold through consultants allowing them to sell on their own schedule. Selling of the clothing line is accomplished primarily online, but also by appointment or special showings.

A home occupation is for a business within a residence with no employees (WMC 20.08.380)

Conditions of Approval for conditional use applications include:

- 1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.* The proposed business would be located within the existing residence. The proposed use would only increase traffic and noise if an in-home showing occurs at the residence. The business is not operated as a typical retail store, but rather by appointment or with special showings. Applicant has indicated these will be minimal but could occur.
- 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 property is off Zimovia Highway into the Trailer park. Parking is available for at least 3 cars without impacting other trailers.

Recommendation:

Staff recommends approval of the conditional use request for a home occupation to sell apparel.

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: Crystal R Hamley
Bloom's TP #4 (Box 2216)
Wrangell, AK 99929

Applicant's Phone Number: (907) 660-7353

II. Owners's Name and Address: Crystal Hamley
Po Box 2216
Wrangell, AK 99929

Owner's Phone Number: (907) 660-7353

III. Legal Description: Lot _____, Block #24, U.S. Survey _____
Parcel No. _____

IV. Zoning Classification: ~~MFR~~ RR

V. Specific Request: To Sell Lularoe Brand Clothing
from my home, and online. NO building
or construction needed.

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: Crystal Hamley DATE: 11-30-16

SIGNATURE OF APPLICANT: Crystal Hamley DATE: 11-30-16

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.

*Need
landowner
signature*

CITY AND BOROUGH OF WRANGELL, ALASKA

HAMLEY



1 inch = 500 feet
Date: 1/10/2017

Public Map

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



City and Borough of Wrangell

Agenda G4

Date: January 6, 2017

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use permit application for a Senior Housing and Assisted Living Center, on Lots 14B, 14C, 15B and 15C, Block 83, Wrangell Townsite, Zoned Light Industrial, requested by Daniel Blake and Shannon Bosdell, owned by Bruce and Darlene Harding.

Background: Daniel Blake and Shannon Bosdell have purchased the Alaskan Sourdough Lodge with the intent to convert the Lodge into a Senior Living Facility to include 16-20 bed Senior living apartments including up to 5 beds for Assisted Living. There are 5 assisted living apartments, 11 senior living apartments and 2 resident apartments.

Review Criteria:

Light Industrial: Chapter 20.51
Standards: Chapter 20.52

Findings of Fact: The property is zoned Light Industrial which allows heavy commercial and industrial type uses. WMC 20.51.040 (C) requires multifamily structures, dormitories and boarding houses obtain a Conditional Use Permit. The property is comprised of 4 lots. Front access is from Shustak Street between Berger Street and Peninsula Ave. Parking is in the front of the building. The zoning surrounding the property includes single family residential across Berger toward the shoreline and waterfront development across Shustak and Berger Street and across Peninsula Street.

The Alaskan Sourdough Lodge has catered to the Tourism industry since the 1980's. The conversion of the facility to a residence hall may change certain patterns. The activity and traffic for the lodge increases during the spring/summer/fall months because of the visitor season with clients coming and going. The Senior facility would be steady access year round with traffic based on the needs of the residents of the facility. Not all residents would be driving, but if there are similarities to the Senior Apartments, at least half if not more of the residents would have vehicles, and visitor parking also needs to be accounted for. Per the WMC 20.52.190 (H) Off Street Parking, the facility requires 13 off-street parking places to accommodate 1 vehicle per residential unit (not including the 5 Assisted Living facility units). I do not yet have a copy of the parking plan and a Variance application might be required. Mr. Bosdell indicated that most residents will not have vehicles, but unless their contract specified no vehicle, it is possible that up to 13 parking places could be required for the residential facility alone, not including handicapped space, visitor space and employee space required. The Planning and Zoning Commission, upon review of the parking plan once submitted, needs to determine if existing parking is adequate or a variance is necessary.

According to my conversation with Mr. Bosdell, there was clarification on the 20 units versus 20 beds. Several of the units could be double occupancy. He indicated verbally that there will be 5 assisted living apartments, 11 senior living apartments and 2 resident apartments.

He indicated pets, other than service animals, may be conditionally allowed. There might be concern by neighbors that pets would wander onto their property to relieve themselves, so it might be prudent for conditions dealing with animals be required.

The State has a licensing requirements and according to the applicants, they are working on their permit. I spoke with the new licensing contact who said they had not yet seen an application for the facility and she personally had not yet spoken to any one regarding the application. She said that the key part of their licensing review of the facility was the Fire Marshall review and inspection report. Once the State receives the application it is usually a 2-4 month licensing process requiring review of the Fire Marshall report, on site inspection making sure other state requirements are met, and back ground checks on all employees. For more state information and copy of the license application and regulations, go to: <http://dhss.alaska.gov/dhcs/pages/cl/all/default.aspx>

Conditions of Approval for conditional use applications include:

1) *Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.* As discussed in more detail above, the proposed facility should not have an increase in the traffic as a result from the conversion from a lodge to a senior residential living facility, but the impact might be more noticeable in the winter months when visitor comings and goings are typically less. If dogs are allowed for even half the residents, an increase in animals could impact the neighborhood.

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 property is off Shustak St between Berger Street and Peninsula Street. There is a large parking area in front and some in the back, but exactly how many places are available will be provided to the Commission for consideration once the parking plan is submitted. At a minimum, the Code requires 13 parking places (one for each living unit (11) not including the 5 assisted living units). Handicap and additional visitor and employee parking need to be accommodated. If there are contractual agreements prohibiting vehicles by residents, Commission could approve a reduction in the parking requirements. Review of the parking plan will determine if a variance permit to the off-street parking requirements is necessary.

Recommendation:

Staff recommends approval of the conditional use request for a Senior living facility to include assisted living subject to the following conditions:

- 1) All State and federal licensing requirements are obtained.
- 2) Parking plan provides a minimum of 13 on site parking places plus a handicap parking space and 3 additional spaces for visitors/employees for a total of 17 spaces.
- 3) Dogs cared for by facility residents should have an onsite dog walk area for their relief. They are to be walked on a leash and are not to utilize adjacent properties.

RECEIVED

DEC 21 2016

WRANGELL CITY HALL

CITY OF WRANGELL, ALASKA
CONDITIONAL USE APPLICATION

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

305 0509
305 0792
Wolongir services 1/10/17

I. Applicant's Name and Address:

Daniel Blake + Shannon Bosdell
P.O. Box 1786
Wrangell AK 99929

Applicant's Phone Number:

907-660-7322

II. Owners's Name and Address:

Bruce + Darlene Harding
P.O. Box 636
Wrangell AK 99929

Owner's Phone Number:

907-305-0108

III. Legal Description:

14B, MC

Lot 15B, 15C, Block 83, U.S. Survey

Parcel No.

IV. Zoning Classification:

light industrial

V. Specific Request:

We would like to request that we be issued a conditional use permit to allow us to convert the current Sourdough Lodge into a senior assisted living center and senior housing facility. Our plans would include a 16 to 20 bed facility, food + laundry service, activities and nursing care for those clients who require it.

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:

Bruce + Hardy

DATE: 12-21-16

SIGNATURE OF APPLICANT:

[Signature]

DATE: 12/21/2016

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.

HARBOR HOUSE

1104 Peninsula Street

Wrangell, AK 99929

907-305-0792

SITE PLAN

Assisted living business models and pricing strategies have evolved as more communities accept higher-acuity residents with multiple diagnoses and complex care needs. In response to the aging population here in Wrangell and the lack of specialized housing for our seniors and those in need of assistance in performing daily living tasks we have put together this business model.

DASH Enterprises, LLC dba Harbor House is owned and will be operated by Daniel Blake and Shannon Bosdell. Our proposed opening date is April 1st, 2017. We intend to employ 2 to 10 people in various fields. Those being a registered nurse, certified nursing assistants, housekeeping, and maintenance personnel. We are currently in the process of applying for state licensing to support a 5 bed assisted living facility and senior housing.

So many senior care centers have this sterile environment when you walk in to them. We do not want this for our clients. This will be their home, and as such they will have a say in how their room is decorated, furniture, meals, etc. We want to make it a relaxing place that they can call home. We will be providing three meals per day and two snacks for each resident in a restaurant style setting. In addition, we will have a full activities calendar, to include senior exercise classes, movie nights, game nights, and other social activities. Liberal visitation by friends and family members is highly encouraged.

Harbor House will be fully insured to include replacement cost of the building and furnishings and liability insurance as required by state law.

Building and facility use plan:

- 1) Room numbers 7, 8 and 14 will be single occupancy assisted living rooms. Room number 16 will be a double occupancy assisted living room.
- 2) Rooms numbers 1, 2, 3, 4, 5, 6, 9, 10, 11, 12 13 will be primarily single occupancy senior housing rooms. Should we have clients that are husband/wife, which would like to share a room together they would be placed in one of the larger rooms, such as room number 1&2 which share a common door between them. Room numbers 10, 11, 12 are also larger rooms which could be used for double occupancy if needed.
- 3) All rooms have their own private bathroom and shower or tub facilities.

- 4) The nurse's station will be located in the northeast corner of the banquet/meeting room where the current Sourdough Lodge bar is. Directly behind the nurses station is a locked room which will be used for storage of client medical supplies and prescription medication.
- 5) Each room has a working smoke alarm and there are multiple fire extinguishers mounted throughout the building as required by state regulations.
- 6) The kitchen is a commercial kitchen equipment with a hood and fire suppression equipment required by state law.
- 7) Primary entry and exit of the building will be through the front doors. All other exits will be considered emergency exits and will be alarmed.
- 8) There will be security cameras placed in the hallways to observe the entire length of the hallway and exit doors. A monitor for these cameras will be in place at the nurses' station.
- 9) Parking will be provided by the large parking lot in the front of the building.
- 10) Maximum occupancy will be 25 residents, not including the owners.
- 11) A wheel chair ramp is located on the northeast corner of the building. Plans are to install a second ramp over the front stairs to the left of the front doors.
- 12) Owners will live on site in the two upstairs apartments. Each of these is approximately 1,000 sq ft and have their own private bathrooms and showers.
- 13) The center will have someone on duty 24 hours per day 7 days per week to monitor the facility and our residents to keep them safe.

Respectfully submitted;



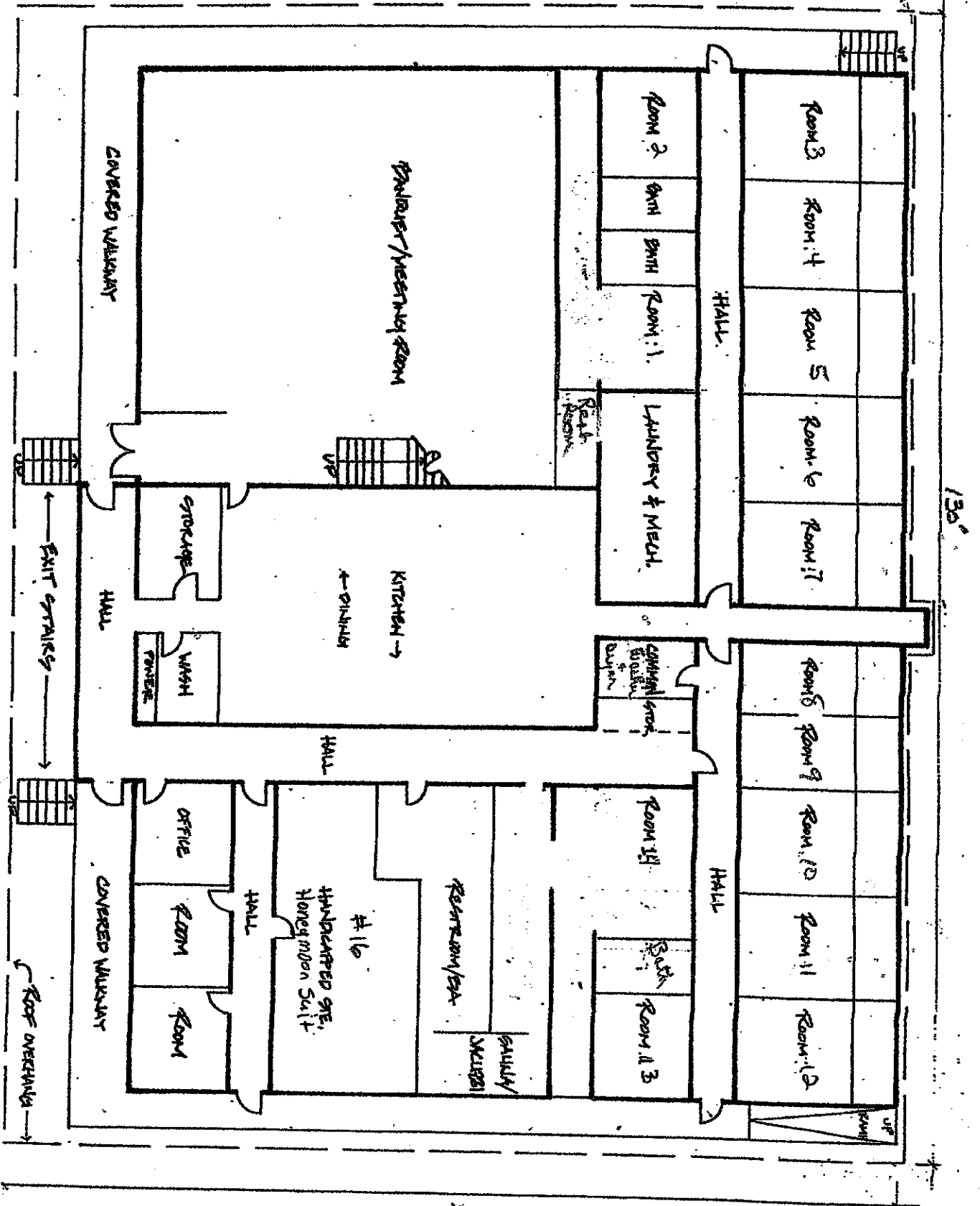
Daniel Blake

Assistant Administrator

Harbor House

* First Story 13,100 sq. ft. under roof

* Second Story 2000 sq. ft. under roof



Building Sketch

100'-0

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 100 feet
Date: 1/10/2017

Public Map

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



CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 75 feet
 Date: 1/10/2017

Public Map

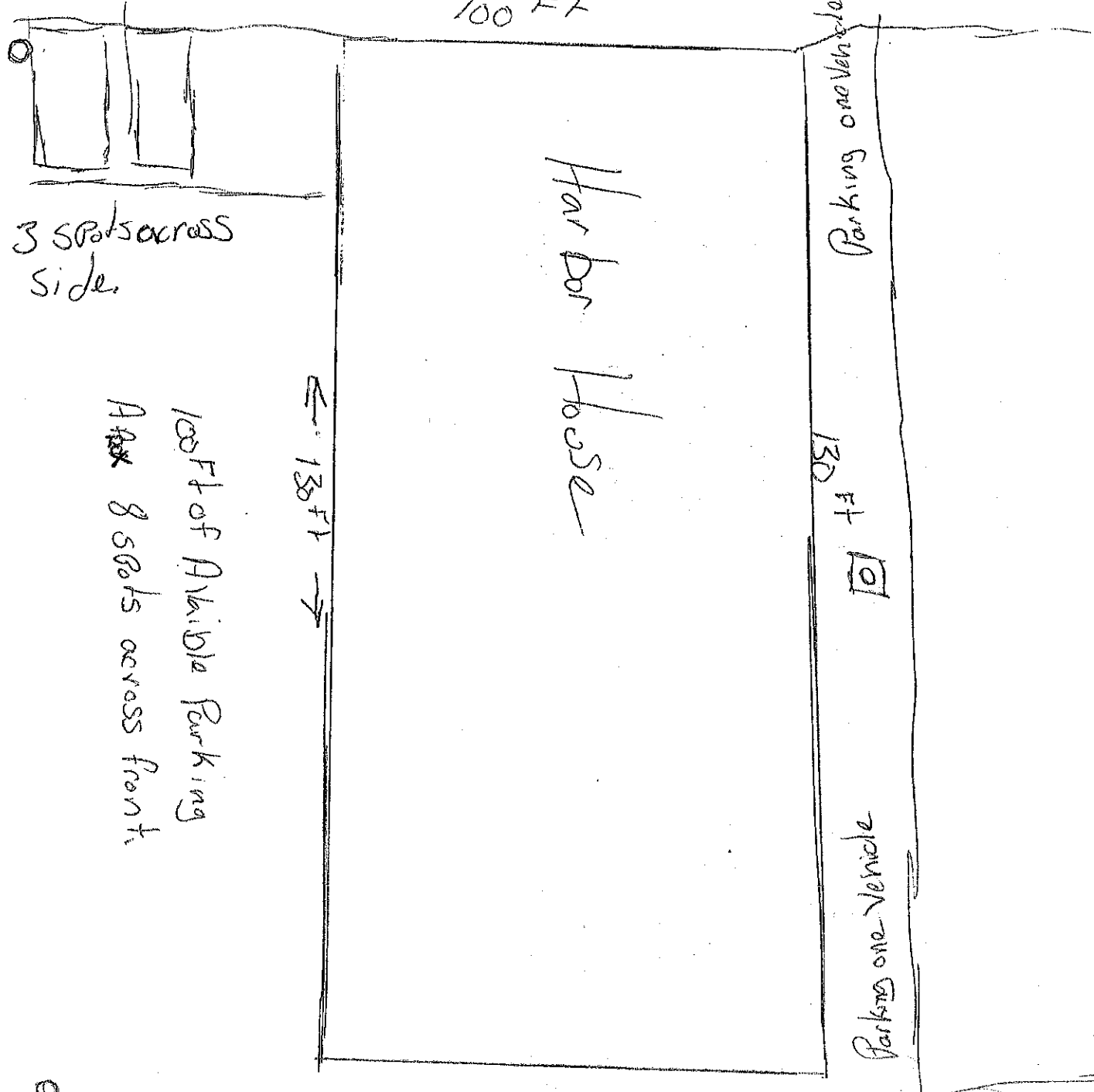
DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
 PROPERTY LINES ARE APPROXIMATE.



Parking Plan
Rev'd 11/1/17

614

Street Side
100 FT



3 spots across
side.

100 FT of Available Parking
Approx 8 spots across front.

← 135 FT →

Harbor House

Parking one Vehicle

130 FT

Parking one Vehicle

Harbor Street
↑
Harbor Parking

Emergency Vehicle Access

HARBOR HOUSE
1104 Peninsula Street
Wrangell, Alaska 99929
907-305-0500

RESIDENTIAL SERVICES CONTRACT

Resident Information

Name: _____

Name of Resident's Representative (if any): _____

Representative's Home Address and Phone Number: _____

This agreement is made and entered into by and between Harbor House (hereinafter "the home") and _____ (hereinafter "Resident") on this _____ day of _____, 20 _____.

Services and Accommodations

The parties to this contract agree as follows:

The Home will provide **assisted living services/senior housing (circle one)** to aid the Resident in the performance of the activities of daily living or to meet the resident's need for personal assistance, which the Home will provide or obtain for the resident in accordance with the Resident's Living Plan. (Describe each service provided. Examples: none needed, monitor, prompting, some physical assistance, daily, once per week, etc.)

Activities of daily living

- a) Bathing _____
- b) Toileting _____
- c) Eating/Meal Service _____
- d) Mobility Transfers _____
- e) Dressing _____
- f) Grooming _____

Personal Assistance

- a) Housekeeping _____
- b) Meal Preparation _____
- c) Shopping _____
- d) Scheduling Appointments _____
- e) Community Activities _____
- f) Transportation _____
- g) Personal Money Assistance _____

Health Related Issues

- a) Medications _____
- b) Intermittent Nursing Services _____

Accommodations

- _____ Private room
- _____ Shared room with one other resident

Furnishings to be provided by Home

RATE

The rate for the services described above shall be \$ _____ per month.

Monthly Rate Due Date – Payment is due on the _____ of each month. A late fee of (3) three percent of the monthly fee or \$50.00, whichever is less will be assessed for any monthly fee not paid within 10 days of the due date.

The Home may not increase the rate charged for services unless the Home notifies the resident or the resident's representative of the increase in writing at least 30 days before the increase is to take effect.

RIGHTS, DUTIES, AND OBLIGATIONS OF RESIDENT

Notwithstanding the rights, duties and obligations of the Resident pursuant to Alaska law, the Resident hereby further agrees that:

- 1) The Resident shall notify the Home of any absence of the Resident from the property for a period of overnight or longer.
- 2) Resident may not operate any business or commit any illegal act on the Home's premises.
- 3) ~~The Resident understands and agrees that parking at Harbor House is limited and that space must be kept open for emergency vehicles to access the home. Therefore residents may not park a vehicle at Harbor House.~~
- 4) ~~Resident understands and agree to abide by the Home's rules. Resident acknowledges having received a copy of the Home's rules and having the rules explained to him/her in a language or manner which the Resident understands.~~

*

TERMINATION OF CONTRACT

Termination by Resident – The Resident must give the Home at least 30 days written notice of intent to terminate this Residential Services Contract. The monthly rate shall be prorated based upon the effective date of the termination of the Residential Services Contract.

Termination by Home – The Home will not terminate this Residential Services Contract with a Resident of the Home against the Resident's will, except:

- 1) For medical reasons;
- 2) For engaging in a documented pattern of conduct that is harmful to the Resident, other Residents, or staff of the Home;
- 3) For violation of the terms of the Residential Services Contract, including refusal to pay costs incurred under the contract;
- 4) When an emergency transfer out of the Home is ordered by the Resident's physician;
- 5) When the Home is closing; or
- 6) When the Home can no longer provide or arrange for services in accordance with the Resident's needs and the Resident's assisted living plan.

At least (30) thirty days before terminating the Residential Services Contract with a Resident under (2), (3), (5), or (6) of this section, the Home shall provide written notice of the proposed contract termination to the Resident or the Resident's representative, and to the Resident's service coordinator, if any.

The termination notice shall set forth the following:

- 1) Basis for termination;
- 2) The Resident's right to contest the termination in the manner provided for in the Residential Services Contract, which must include and offer by the Home to participate in a case conference.

Case Conference – Before terminating this Residential Services Contract with a Resident, the Home shall participate in a case conference if requested by the Resident or the Resident's representative. The case conference shall include the Resident, the Resident's representative, if any, the Resident's advocate, if any, the Resident's service coordinator, if any, the Home administrator, and appropriate care providers who may discuss the appropriateness of the contract termination.

Relocation- If a Home terminates a Residential Services Contract with a Resident, the Home shall cooperate with the Resident, the Resident's service coordinator, if any, and the Resident's representative, if any, in making arrangements to relocate the Resident.

ADVANCE PAYMENTS

Pursuant to AS 47.33.030, the Home may not require Resident or Resident's Representative to make advance payment to the Home except as security for performance of the Residential Services Contract or as advance rent for immediately following rental period as the rental period is defined in the Residential Services Contract.

Resident has remitted to the Home the sum of \$ _____ on the _____ day of _____, 20 _____, as (check one):

_____ Security for performance of this Residential Services Contract;

OR

_____ Advance rent for the immediately following rental period commencing on the _____ day of _____, 20 _____.

By accepting the advance rent specified herein, the Home, pursuant to AS 47.33.030 hereby agrees as follows:

- 1) The Home shall promptly deposit the advance payment specified herein a designated trust account, in a financial institution, separate from other money and property of the Home;
- 2) The Home will not represent on a financial statement that the advance payment specified herein is part of the assets of the Home;
- 3) The advance payment specified herein shall only be used for the account of the Resident;

- 4) The name and address of the depository where the advance payment specified herein is held is as follows:

The Home may withhold from the Resident the advance payment specified herein as follows:

- 1) Charges for damages to the Home resulting from other than normal use;
- 2) Sums reasonably necessary to compensate the Home for services provided to the Resident under terms and conditions of this Residential Services Contract;
- 3) Charges for cleaning needed to return Resident's room to a condition similar to that prior to occupancy by the Resident; and
- 4) Damages to which the Home may be entitled as a matter of law.

REFUND OF ADVANCE PAYMENTS

Resident acknowledges receipt of a copy of the Home's policy regarding the refund of unused advance payments. Resident acknowledges and understands that Resident is entitled to a prorated refund of the unused portion of an advance payment. The Home will return to Resident the advance payment specified herein with fourteen (14) days of the date this Residential Services Contract was terminated, less any amount withheld subject to the terms and conditions specified herein.

CONTRACT AUTHORITY

This contract is interpreted in accordance with the laws of the State of Alaska.

Administrator or Designee

Date

Signature of Resident or Resident's Representative

Date

Printed Name of Resident's Representative if not signed by Resident

Carol Rushmore

From: Dustin & Jeanna Wittwer <akwittwer@gmail.com>
Sent: Tuesday, January 10, 2017 10:33 PM
To: ecoddev@wrangell.com
Subject: variance request for assisted living facility

Dear Carol and Planning & Zoning Committee,

Thank you for the letter letting us know about the variance request for our neighbors who are looking to convert the Sourdough Lodge into an assisted living facility for the elders of Wrangell, and 24 hour care for a few disability eligible individuals, requiring greater support. We are the present owner the neighboring lot, entitled "Wrangle Townsite, Block 84, Lot 16D. This lot partially borders Shustak Street and extends from Peninsula Street south westward to the beach.

As a relatively new owner of the lot that is directly across the street with a residence on the water front side of our lot, I wanted to let you know the future development plans for our property and express some minor concerns about the planned assisted care facility and proposed variance.

If I remember correctly, the business plan calls for

- * 4 assisted living units for individuals experiencing a qualifying disability, presumable for Medicaid/Medicare waiver.
- * 20 beds for elder assisted living.

While I love the idea of increasing this type of service availability in Wrangell, the location within a light industrial zone could be challenging.

- * Elders and individuals experiencing disabilities may require reduced sensory stimulation (meaning the absence of loud unpredictable noises).
- * Elders tend to have non-traditional sleeping patterns which would also be potentially problematic when neighboring shops (commercial and private) use their power tools to work on projects.
- * Some of these residents, care providers, and visiting guest will need parking on the property for their vehicles, which appears to be limited.
- * The elders and residents experiencing disabilities will need green spaces outside for recreation and relaxation.
- * We question who would be liable in the event that an elder were to wander onto neighboring property and get hurt.

Our future plans for development of our lot include, extensively remodeling and/or enlarging our home on the waterfront side of the property, and building a large multi-bay shop with one or possibly two apartments on the second floor on our lot directly across the street from the current lodge. We are concerned that granting a variance to allow the proposed business use on the property will interfere with future development plans and business uses which fit with specified zoning of the area.

Additionally, we are concerned about the current placement of the Shustak St. roadway. It appears as if the road has encroached onto our lot (16D) during a past, 1990s, road improvement project, rather than being located appropriately through what has become the Lodge's parking lot. Presently, it appears as if the lodge has more parking than perhaps it should have if and when the road placement is rectified. We are not certain about this claim and an accurate survey would be required to substantiate. However, if this is accurate it may result in further reduction in the parking and outdoor space available in front of the current lodge building.

At this point we are unsure what types of machinery may be used within our future shop building but wanted to have my concerns regarding potential noise, lack of green/outdoor space, and parking on the record for future reference.

Dustin and Jeanna Wittwer

David & Kimberly Powell
P.O. Box 2159
Wrangell, AK 99929-2159

January 12, 2017

Planning & Zoning Commission
City & Borough of Wrangell, Alaska
P.O. Box 531
Wrangell, AK 99929

Dear Mrs. Henson and Planning & Zoning Commissioners:

Thank you for this opportunity to give input regarding the conditional use permit requested by Mr. Blake and Mr. Bosdell.

We would like to register our opposition to the permit.

We would like to go on record saying that Mr. & Mrs. Harding have been exceptional neighbors. We have enjoyed living next door to them and have always maintained an excellent relationship with open communication.

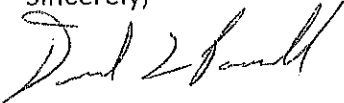
While in favor of an assisted living home in Wrangell as we clearly see the need for such a facility, we are opposed to the location proposed.

Harding's Alaskan Sourdough Lodge sits directly across Berger Street from our residence. We own two lots on the water. In addition to our home, we have a historical cannery building with a dock over the water. Our landscaped yard with its numerous flowers and berries is very alluring to those walking by, as is the gorgeous water view and the dock. We are concerned about the liability an assisted living home in our neighborhood could pose, both to resident safety and to us as homeowners. If one of the patients from the home were to walk down to our dock, fall and get injured, we could be liable for the injury since it occurred on our property.

Another concern we have is the obvious lack of respect that Mr. Blake and Mr. Bosdell have shown for the neighborhood, the Planning & Zoning Commission and the process in general. At no time, have they visited with the residents of the established neighborhood. We found out about their proposal when they started advertising on social media and through local news sources. By their own admission, they have already made plans to fill the beds and have begun taking reservations even though they do not possess the necessary permits. It is our understanding that Mrs. Rushmore had requested a site plan with more detailed information regarding access, parking and configuration. When I visited with Mrs. Rushmore on Monday, January 9, she had still not received these documents. If they are willing to overlook these legalities, what other requirements will they overlook for the sake of convenience?

We humbly request that the Planning and Zoning Commission deny the request for the conditional use permit requested by Daniel Blake and Shannon Bosdell and leave the zoning of the site at its current usage.

Sincerely,



David & Kimberly Powell