



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, June 14, 2022

12:00 PM

Assembly Chambers

You are invited to a Zoom meeting.

When: June 14, 2022 12:00 PM Alaska

Topic: June 14, 2022 Regular Planning Commission Meeting

Please click the link below to join the webinar:

<https://petersburgak.gov.zoom.us/j/96232354380?pwd=UkU0b1JiaHI5SGQ4OU1ISzNaZTdCZz09>

Meeting ID: 962 3235 4380

Passcode: 289401

Or Telephone:

(253) 215 8782 US (Tacoma) or (720) 707 2699 US (Denver)

Meeting ID: 962 3235 4380

Passcode: 289401

1. **Call to Order**
2. **Roll Call**
3. **Acceptance of Agenda**
4. **Approval of Minutes**

A. Meeting Minutes 05.10.2022

5. **Public Comments**

Public comments are welcome on matters not appearing on the Public Hearing or Consent Calendar but are within the Borough's jurisdiction. Persons wishing to speak should come forward and state their name and address. Issues raised may be referred to staff and, if action by the Commission is needed, may be scheduled for a future meeting.

6. **Consent Calendar**

A. Acceptance and scheduling of an application from Drew Ware for a conditional use permit for a temporary trailer for construction purposes at 365 Mitkof Highway (PID: 01-084-250).

- B.** Acceptance and scheduling of an application from Reid Brothers Construction and the Petersburg Borough for a replat of the Power Plant Subdivision located at 329 and 339 Mitkof Highway (PID: 01-058-250 and 01-058-275).

7. Public Hearing Items

- A.** Application from John and Justin Reid for a minor subdivision at 112 Scow Bay Loop Rd. (PID: 01-057-100).

8. Non-Agenda Items

- A.** Commissioner Comments
- B.** Staff Comments
- C.** The next meeting is July 12, 2022 at 12:00PM

9. Adjournment



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, May 10, 2022

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:00 PM

2. Roll Call

3. Acceptance of Agenda

Approved as presented.

Motion made by Commissioner Floyd, Seconded by Commission Secretary Dwyer.
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Strand, Commissioner Floyd

4. Approval of Minutes

A. Regular Meeting Minutes 04.12.2022

Approved as presented.

Motion made by Commissioner Strand, Seconded by Commission Secretary Dwyer.
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Strand, Commissioner Floyd

5. Public Comments

Public comments are welcome on matters not appearing on the Public Hearing or Consent Calendar but are within the Borough's jurisdiction. Persons wishing to speak should come forward and state their name and address. Issues raised may be referred to staff and, if action by the Commission is needed, may be scheduled for a future meeting.

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Consideration of an application from Nathan and Mindy Lopez for a Special Use Permit to place approximately 6,000 sf of fill on the existing Neptune St. right-of-way starting from Noseeum St to access property at 207 W Marian St.

Nathan Lopez spoke on his own behalf with explanation of application.

Commissioner Sally Dwyer asked Mr. Lopez asked about the specific location. Discussion.

Motion made by Commissioner Floyd, Seconded by Commission Secretary Dwyer to recommend to the Borough Assembly to approve.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Strand, Commissioner Floyd

8. Non-Agenda Items

- A. Commissioner Comments

None

- B. Staff Comments

None

- C. The next meeting is Tuesday, June 14th, 2022 at 12:00 PM.

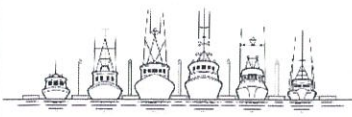
Tuesday, June 14, 2022 12:00PM

9. Adjournment

The meeting was adjourned at 12:16 PM

Commission Chair Chris Fry

Date



PETERSBURG BOROUGH CONDITIONAL USE APPLICATION

CODE TO:	110.000.404110
BASE FEE:	\$50.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$120.00
CHECK NO. or CC:	CC <u>SM</u>

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME <u>Drew Ware</u>	NAME
MAILING ADDRESS <u>PO Box 1291</u>	MAILING ADDRESS
CITY/STATE/ZIP <u>Petersburg, AK 99833</u>	CITY/STATE/ZIP
PHONE <u>907-518-0694</u>	PHONE
EMAIL <u>damiware@outlook.com</u>	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
365 Mitkof Hwy

PARCEL ID: 01-084-250 ZONE: SF OVERLAY: —

CURRENT USE OF PROPERTY:
VACANT LOT SIZE: 46,600 sq ft

PROPOSED USE OF PROPERTY (IF DIFFERENT):

SEPTIC SYSTEM: Is there a septic system on the property? YES NO

What is current or planned system? Municipal DEC-approved on-site system

WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name):
MITKOF HIGHWAY

TYPE OF APPLICATION

Home Occupation. Please include copy of current Sales Tax Registration Application

Residential Use in Industrial District

Other: trailer for construction purposes

Submittals


Please submit site plan. For home occupation permits, please include a site plan showing location and size of area to be used for the home occupation (including storage), and location and size of area available for off-street parking.

SIGNATURE(S):

I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein.

Applicant(s): Drew Ware Date: 5/16/22

Owner(s): _____ Date: _____


PAID
 MAY 16 2022
 FINANCE DEPT

Liz Cabrera

From: TamiWare@outlook.com
Sent: Thursday, May 19, 2022 11:26 AM
To: Liz Cabrera
Subject: Re: permit application

Hi Liz,

We've spent over 180k buying and developing our 3 lots, just to be able to work and live here, which we haven't been able to obtain the house yet because finding a contractor has been impossible. We've had contractors lined up who bow out, building plans that fall through and an economy evident of a pandemic that skyrocketed material prices and delayed suppliers. We are now planning on building ourselves, hence the need for our RV here, on our property, to continue, because we have small children to raise while we do it.

We are extremely saddened by this process and the way we are being treated after pouring money into the Petersburg economy through the property, lot development, fishery permits, taxes and boat moorage fees. Now we just spent another \$1200 in applications and fees just to obtain utilities and have to fight for our right to be on our own property? I'm not sure what else to say. My great grandpa Hammer helped found this town, and it would not be what it is today without my family, so if I need to show up at this silly meeting with all the family and friends we have in this town, I will. Let me know if you think it's necessary...and if there's room. I honestly don't know what else to tell you.

I realize you are trying to help us, by letting us know we need to prepare, but the fact we have to go through this is frustrating. If development and the ability to live, build and thrive here is this difficult, where does that leave Petersburg 100 yrs from now?

There are 4 neighbors around us. One is our family who has lived here for 38 years, and two are close family friends. I don't expect any hesitation from 3/4 to support us, but the 4th is an unknown. We were both born and raised here, wanting to give our children what we had here as children...but at this point we don't feel welcome here and are considering selling out and moving on to support a more supportive community.

-Drew and Tami

Sent from my Verizon, Samsung Galaxy smartphone
 Get [Outlook for Android](#)

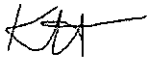
From: Liz Cabrera <l Cabrera@petersburgak.gov>
Sent: Tuesday, May 17, 2022 1:02:05 PM
To: tamiware@outlook.com <tamiware@outlook.com>
Subject: permit application

Hi Tami,

When you get a chance could you please email me a short summary of why you need a trailer at this location, what you anticipate your timeline is for constructing a dwelling, and where you are in that process (what's been accomplished to date). I would like to include this information with the application so the Planning Commission understands the reason behind the request.

Also, just fyi, your permit will be scheduled for a public hearing and consideration by the Planning Commission, probably for July 12 at noon in Assembly Chambers at the municipal building. Prior to the meeting, the borough will send out a

MEMORANDUM

TO: MAYOR JENSEN AND ASSEMBLY MEMBERS
 FROM: KARL HAGERMAN, UTILITY DIRECTOR 
 SUBJECT: SUPPORT OF REPLAT APPLICATION FROM REID BROTHERS CONSTRUCTION
 DATE: 5/20/2022
 CC: STEVE GIESBRECHT, MANAGER
 DEBRA THOMPSON, CLERK

Reid Brothers Construction Inc. has recently contacted PMPL in regard to a request to replat the lots in the power plant subdivision. In the request, Lots 2A (Reid Brothers Shop location) and 2B (PMPL Scow Bay Pole Yard location) would be platted to realign the common property line so that it is parallel to the back walls of each party's existing buildings. A copy of the replat application and draft plat is attached to this memorandum.

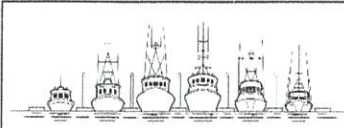
The realignment of the common property line will allow Reid Brothers to gain some needed space for siting of trucks and equipment on their property, without encroachment on the Borough's land. The change in property line will not materially affect the size of either lot and both parcels will be oriented in a better fashion in regard to existing development and structures. The realignment has not adverse effects on the PMPL pole yard. Reid Brothers will cover any surveying and recording costs as well as the application fee.

PMPL is fully supportive of this request and recommends that the Assembly approve of the application as an involved landowner and authorize the Borough Manager to sign the application on behalf of the municipality. Pending Assembly approval, the application will be offered for consideration by the Planning and Zoning Commission at their July meeting. If the Commission approves the application, the replat will be completed and recorded. There will be no need for the issue to return to a future Assembly agenda.

If the Assembly is amenable to this proposal, a suggested motion would be:

I move to approve of the application for replat of lots 2A and 2B of the Power Plant Subdivision as proposed by Reid Brothers Construction Inc. and authorize the Borough Manager to sign the application as the Petersburg Borough's agent in this matter.

Thank you for your consideration.



**PETERSBURG BOROUGH
LAND USE APPLICATION**

CODE TO:	110.000.404110
BASE FEE:	95.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$165.00
CHECK NO. or CC:	9223 DT

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME <i>Reid Brothers Logging & Construction, Inc.</i>	NAME
MAILING ADDRESS <i>PO Box 1187</i>	MAILING ADDRESS
CITY/STATE/ZIP <i>Petersburg, Alaska 99833</i>	CITY/STATE/ZIP
PHONE <i>907-772-3755</i>	PHONE
EMAIL <i>reidbros@aptalaska.net</i>	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
339 Mitkof Highway - effecting Lot 2A + Lot 2B Power Plant Subdivision

PARCEL ID: *01-058-275* ZONE: *Industrial* OVERLAY:

CURRENT USE OF PROPERTY: *Commercial Construction business* LOT SIZE:

PROPOSED USE OF PROPERTY (IF DIFFERENT):
Replat the boundary line between Lot 2A + Lot 2B of the Power Plant Subdivision to make the alignment parallel with buildings on both properties.

SEPTIC SYSTEM: Is there a septic system on the property? YES NO
What is current or planned system? Municipal DEC-approved on-site system *N/A*

WATER SOURCE: Municipal Cistern/Roof Collection Well *N/A*

LEGAL ACCESS TO LOT(S) (Street Name):
Mitkof Highway

TYPE OF APPLICATION & BASE FEE

- 19.84 Zoning Change (\$100)
- 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)
- 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot) *Replat*
- 18.24 Final Plat (\$25 per lot)

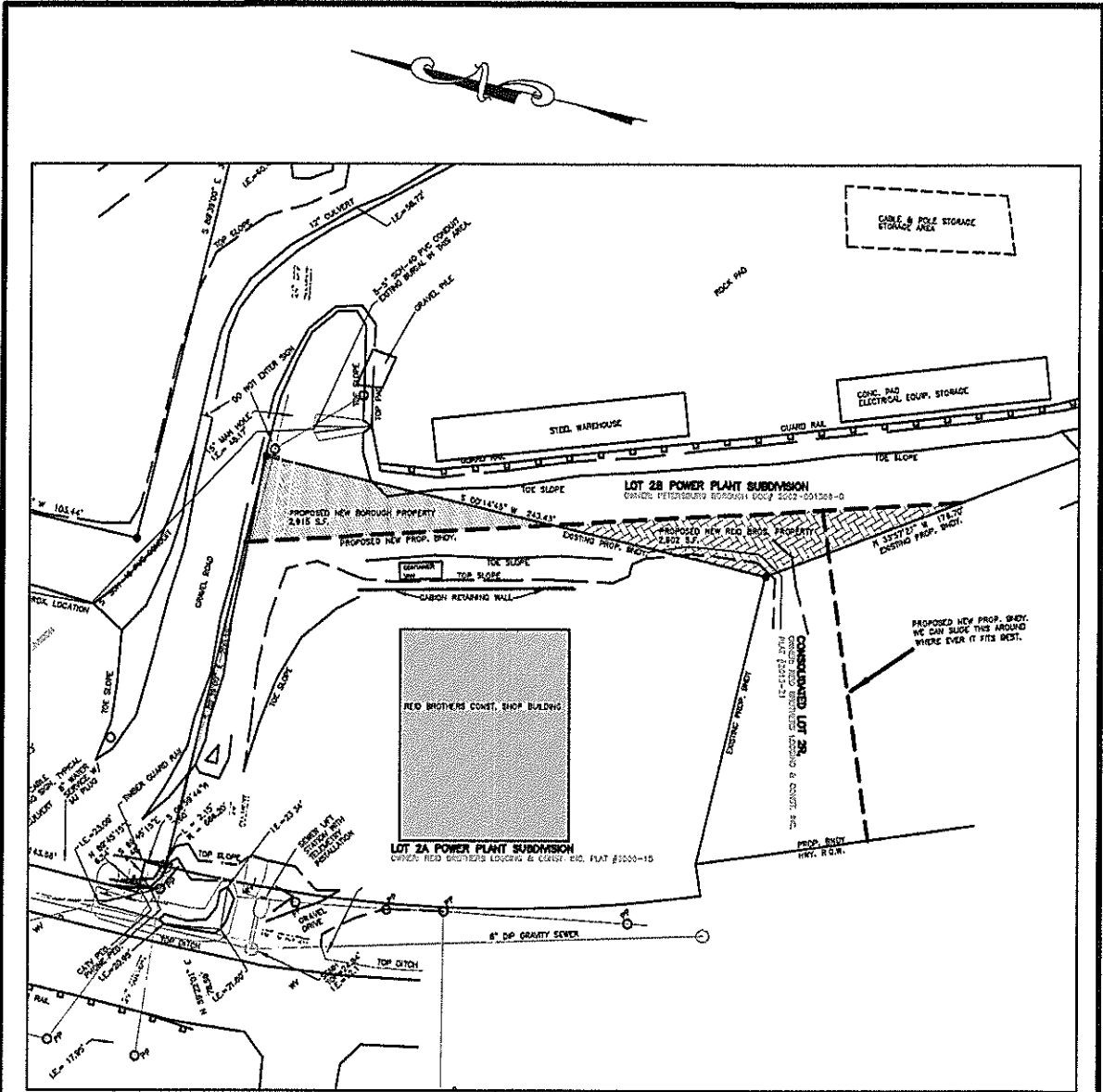
SUBMITTALS:

For Zoning Change, please submit letter stating the new zoning and explaining the need for the change.
For Subdivision approvals, please submit a prepared plat map as required by borough code.

SIGNATURE(S):

I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.

Applicant(s): *Reid Brothers Logging & Construction, Inc.* Date: *5/18/22*
 Owner: *[Signature]* *President* Date: *5/19/22*
 Owner: *[Signature]* *Vice President* Date: *5/19/22*
 Owner: *[Signature]* *Borough Manager* Date: *6/7/22*



PROPOSED BOUNDARY LINE ADJUSTMENT

EFFECTING LOT 2A & LOT 2B OF THE POWER PLANT SUBDIVISION PLAT No. 2000-15 & CONSOLIDATED LOT 2R OF R.O.S. PLAT No. 2013-21
 PETERSBURG RECORDING DISTRICT

LEGEND

● 2" BRAUN ALCAP

NOTES:

THIS DOCUMENT IS A CONCEPTUAL SKETCH CREATED TO DEPICT A PROPOSED BOUNDARY ADJUSTMENT BETWEEN LOTS 2A & 2B OF THE POWER PLANT SUBD. PLAT# 2000-15 & CONSOLIDATED LOT 2R OF R.O.S. PLAT# 2013-21.



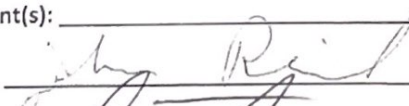
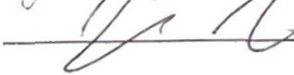
TOPOGRAPHIC & BOUNDARY ELEMENTS FROM A SURVEY & DRAWING CREATED BY RICK G. BRAUN L.S.

CLIENT: REID BROTHERS LOGGING & CONSTRUCTION INC.
 P.O. BOX 1187
 PETERSBURG, AK 99833



REV. 5/3/22

SURVEYOR
CENTRAL SOUTHEAST SURVEYORS
 P.O. BOX 533, PETERSBURG, AK 99833
 PH (907) 518-0075
 SKETCH COMPLETED 5/3/2022 SCALE: 1" = 80'
 DRAWN BY D.C.T. PROJ. No. RSWAP2022

 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE: \$95.00
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: \$165.00
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC: <u>CC</u> 
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Rick G. Braun, L.S.	NAME John Reid and Justin Reid	
MAILING ADDRESS P.O. Box 211	MAILING ADDRESS P.O. Box 463	
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP Petersburg, AK 99833	
PHONE 907-518-1889	PHONE 425-280-4936	
EMAIL rickgbraun@gmail.com	EMAIL nana_patti@msn.com	
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: 112 Scow Bay Loop Road. A replat and subdivision of the Remainder of Lot 1, Sec. 9 and the Remainder of Lot 9, Sec. 4, Quiet title Civil Action 77-147, and Clerk's Deed Quieting Title in Document 2021-000530-0 in T59S, R79E, C.R.M. and as shown on Record of Survey Plat No. 2020-1, Petersburg Recording District.		
PARCEL ID: 01-057-100	ZONE: Commercial 2	OVERLAY:
CURRENT USE OF PROPERTY: Residential		LOT SIZE: 9659 S.F. & 81,589 S.F.
PROPOSED USE OF PROPERTY (IF DIFFERENT):		
SEPTIC SYSTEM: Is there a septic system on the property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO What is current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): Scow Bay Loop Road		
TYPE OF APPLICATION & BASE FEE		
<input type="checkbox"/> 19.84 Zoning Change (\$100)		
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)		
<input checked="" type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat (\$75 + \$10 per lot)		
<input type="checkbox"/> 18.24 Final Plat (\$25 per lot)		
SUBMITTALS:		
For Zoning Change, please submit letter stating the new zoning and explaining the need for the change. For Subdivision approvals, please submit a prepared plat map as required by borough code.		
SIGNATURE(S):		
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.		
Applicant(s): _____	Date: <u>5</u>	
Owner:  _____	Date: <u>5-9-22</u>	
Owner:  _____	Date: <u>5/9/22</u>	
Owner: _____	Date: _____	

Planning Commission Staff Report

Meeting date: June 14, 2022

TO: Planning Commission

FROM: Liz Cabrera, Community & Economic Development Director

**Subject: MINOR SUBDIVISION
Sunshine Point Subdivision**

Recommended Motion:

I move to approve the Sunshine Point Subdivision with findings of facts as presented.

The Petersburg Planning & Zoning Commission makes the following findings of fact:

1. An application was submitted by John and Justin Reid and fees paid on May 9, 2022.
2. The subject property is located at 112 Scow Bay Loop Rd.
3. The property is zoned Commercial-2.
4. There is no minimum lot size within the commercial-2 district nor is there a minimum street frontage required.
5. The subject property is adjacent to municipal water, sewer, electric utility services.
6. Surrounding area is well-developed with a mix of residential and industrial activity.
7. The stated intended use for the property is residential. All single-family and multi-family uses are permitted within the commercial-2 district.
8. The plat subdivides a single lot into 2 lots.
9. The plat provides legal and physical access to Scow Bay Loop Road.
10. The plat does not contain or require a dedication of a street, right-of-way, or other area.
11. The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation.
12. The outside corners of each lot shall be marked and at least two outside corners of the whole subdivision tract are referenced to publicly recorded survey markers.
13. Comments from public works, engineering, power and light and police departments has been noted on the application. If the above listed departments have not provided the planning department with approval or disapproval notice within forty-five days of receipt of the application, it may be assumed that they have no objection.
14. Hearing notices were mailed to property owners within 600 feet of the right-of-way.



Planning Commission Staff Report

Meeting date: June 14, 2022

15. On June 14, 2022, a duly noticed public hearing was held by the Petersburg Planning Commission.
16. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

Section 2. Based on the preceding findings of fact, the Petersburg Planning Commission makes the following determinations:

1. The proposed Sunshine Point Subdivision meets the conditions outlined in Title 19 for a minor subdivision.
2. The subdivider shall submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording.

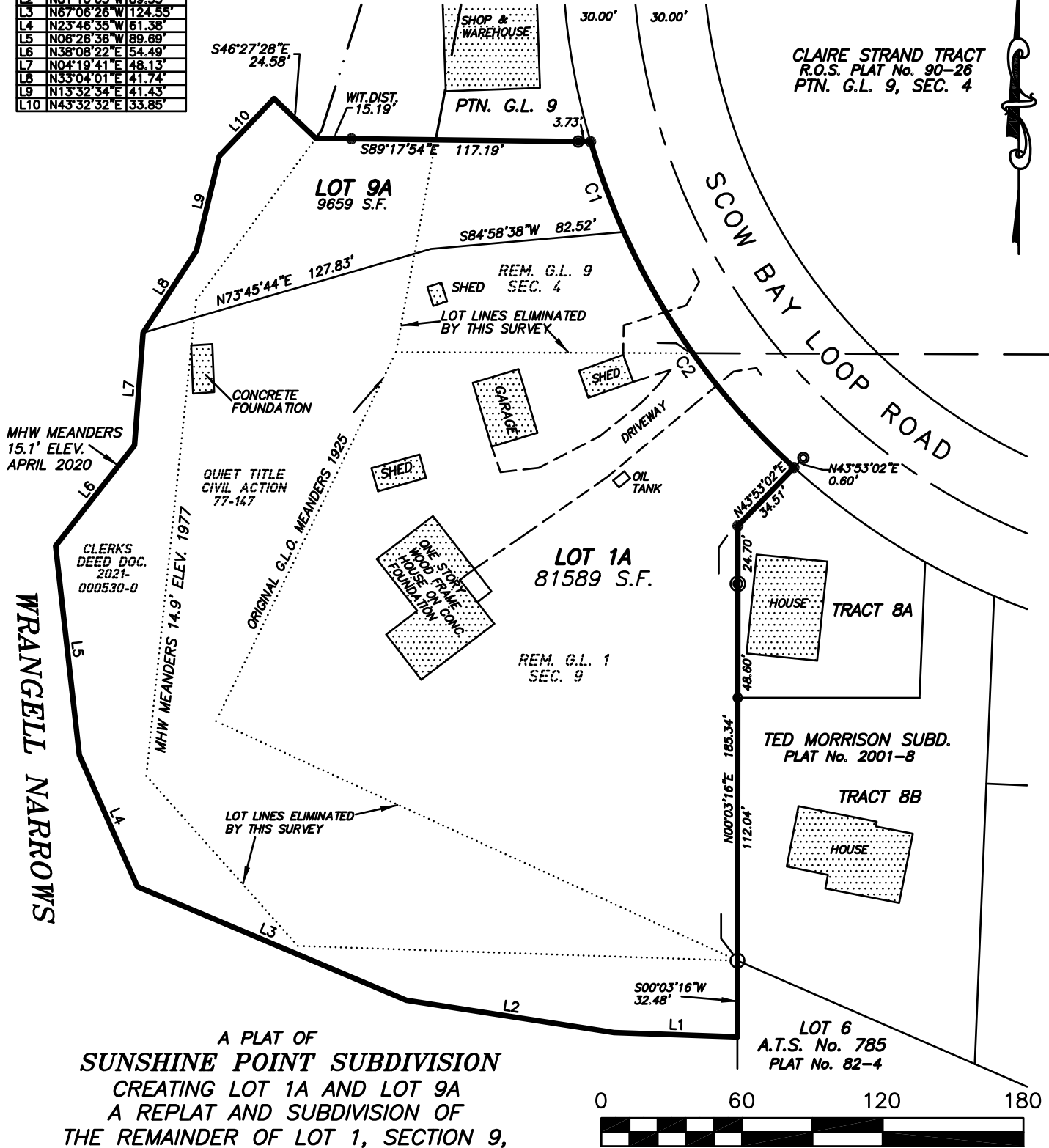
Chair, Planning Commission

Secretary, Planning Commission

M.H.W. MEANDERS

LINE	BEARING	DISTANCE
L1	N88°01'48"W	52.66'
L2	N81°10'03"W	89.55'
L3	N67°06'26"W	124.55'
L4	N23°46'35"W	61.38'
L5	N06°26'36"W	89.69'
L6	N38°08'22"E	54.49'
L7	N04°19'41"E	48.13'
L8	N33°04'01"E	41.74'
L9	N13°32'34"E	41.43'
L10	N43°32'32"E	33.85'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	41.00'	302.84'	7°45'26"	N20°10'38"W	40.97'
C2	124.79'	302.84'	23°36'34"	N35°51'38"W	123.91'



A PLAT OF
SUNSHINE POINT SUBDIVISION
 CREATING LOT 1A AND LOT 9A
 A REPLAT AND SUBDIVISION OF
 THE REMAINDER OF LOT 1, SECTION 9,
 THE REMAINDER OF LOT 9, SECTION 4,
 QUIET TITLE CIVIL ACTION 77-147,
 AND CLERK'S DEED QUIETING TITLE
 IN DOCUMENT 2021-000530-0,
 IN TOWNSHIP 59 SOUTH, RANGE 79 EAST, C.R.M.
 AS SHOWN ON RECORD OF SURVEY PLAT No. 2020-1
 PETERSBURG RECORDING DISTRICT

SURVEYOR
RICK G. BRAUN, L.S.
 P.O. BOX 211, PETERSBURG AK 99833
 PH (907) 518-1889

DRAWING COMPLETED 5/2/2022
 DRAWN BY R.G.B. DRAWING No. RE12A22



OLSEN AVE

MITKOF HWY

SCOW BAY LOOP RD

Reid Property
01-057-100
112 Scow Bay Loop Road



**Reid Property
01-057-100**

112 Scow Bay Loop Road



PROPERTY AREA

Item 7A.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Swire, Esri (Thailand), NCCO, © OpenStreetMap contributors, and the GIS User Community