



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, October 10, 2023

12:00 PM

Assembly Chambers

You are invited to a Zoom meeting.

When: October 10, 2023, 12:00 PM Alaska

Topic: October 10, 2023, Regular Planning Commission Meeting

Please click the link below to join the webinar:

<https://petersburgak-gov.zoom.us/j/86371203481>

Meeting ID: 863 7120 3481

Or Telephone:

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

1. Call to Order

2. Roll Call

3. Acceptance of Agenda

4. Approval of Minutes

A. 9.12.2023 Meeting Minutes.

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

7. Public Hearing Items

A. Consideration of a conditional use permit application from Ben & Marcie Hinde for a home occupation at 507 Fram ST (PID: 01-006-224).

B. Initiation and recommendation to the Borough Assembly for a rezone of 5 lots from Single-Family Residential to Single-Family Mobile Home and 1 parcel from Open-Space Recreation to Single-Family Mobile Home located at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)

- C.** Recommendation to the Borough Assembly on a request from Skylark Park LLC to purchase borough-owned property at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)
- D.** Consideration of an application from Vicki Sokol for a variance from the side yard setback requirement to allow for construction of an addition 5' from the property line at 100 N 3rd St (PID: 01-007-375)

8. Non-Agenda Items

- A.** Commissioner Comments
- B.** Staff Comments
- C.** The next Meeting is November 14, 2023, at 12:00pm.

9. Adjournment



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, September 12, 2023

12:00 PM

Assembly Chambers

1. Call to Order

Commission Chair Chris Fry called the meeting to order at 12:01pm

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Secretary Sally Dwyer
Commissioner Jim Floyd
Commissioner John Jensen
Commissioner Phillip Meeks

ABSENT

Commission Vice-Chair Heather O'Neil
Commissioner Marietta Davis

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commissioner Jensen, Seconded by Commission Secretary Dwyer.

Voting Yea: Commission Chair Fry, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Jensen, Commissioner Meeks

4. Approval of Minutes

A. Meeting Minutes 8.8.2023

The August 8, 2023, meeting minutes were unanimously approved.

Motion made by Commissioner Jensen, Seconded by Commission Secretary Dwyer.

Voting Yea: Commission Chair Fry, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Jensen, Commissioner Meeks

5. Public Comments

None.

6. Consent Calendar

- A. Consideration of final plat approval for the Petersburg Medical Center Subdivision
- B. Acceptance and scheduling of a conditional use permit application from Ben & Marcie Hinde for a home occupation at 507 Fram ST (PID: 01-006-224)

The consent calendar was unanimously approved.

Motion made by Commission Secretary Dwyer, Seconded by Commissioner Jensen.

Voting Yea: Commission Chair Fry, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Jensen, Commissioner Meeks

7. Public Hearing Items

- A. Consideration of an application from Don Huse, Laura Rose, and Seth McCallum for a replat of Lots T-1, T-1A, T-2, T-3, T-4, & T-5 of the Tidelands Addition of ATS 9, Lots 8 & 9 of Block 219, US Survey 2499, Lots 8 & 9 of ATS 113, and a portion of US Survey 1173 located at 1208, 1212, and 1216 South Nordic Drive

Motion made by Commissioner Floyd, Seconded by Commission Secretary Dwyer.

Discussion.

Voting Yea: Commission Chair Fry, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Jensen, Commissioner Meeks

- B. Recommendation to the Borough Assembly regarding an application from Ambre Burrell (Skylark Park LLC) to rezone Gov't Lot 14, US Survey from Public Use to Single-family Mobile Home (PID: 01-010-600).

Cindy Lynn spoke on her own behalf opposed to the rezone.

Dave Kensinger, Chair of housing task force spoke in support of the rezone.

Donna Marsh spoke on her own behalf opposed to rezone.

Ambre Burrell spoke about the plans to develop Gov't Lot 14, put in lots, utilities and sell them. She voiced concerns regarding the housing shortage in Petersburg specifically the lack of affordable housing.

Stacie Magill spoke on her own behalf opposed to the rezone.

Joel Randrup spoke on his own behalf in support of the rezone.

Sarah Fine-Walsh spoke on her own behalf in support of the rezone.

Motion made by Commissioner Floyd, Seconded by Commissioner Jensen.

Discussion.

Voting Yea: Commission Chair Fry, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Jensen, Commissioner Meeks

8. Non-Agenda Items

A. Commissioner Comments

None.

B. Staff Comments

Community Development Director Cabrera stated the next meeting is scheduled for October 10, 2023, and there are agenda items.

C. Next Meeting is October 10, 2023, at 12:00pm.

9. Adjournment

The meeting was adjourned at 12:38pm.

Motion made by Commissioner Jensen, Seconded by Commissioner Floyd.

Voting Yea: Commission Chair Fry, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Jensen, Commissioner Meeks

Planning Commission Staff Report & Finding of Fact

Meeting Date: 10/10/2023

APPLICANT/AGENT:

Ben & Marcie Hinde

OWNER(S), IF DIFFERENT:

LEGAL DESCRIPTION:

LOT AREA:

6,181

LOCATION:

507 Fram St.

SURROUNDING ZONING:

North: Single-family Residential

South: Single-family Residential

East: Single-family Residential

West: Single-family Residential

ZONING:

Single-family Residential

PID:

01-006-224

PREVIOUS ACTIONS:

APPLICATION SUBMISSION DATE:

9/5/2023

RECOMMENDATION:

Approve with Conditions

I. APPLICANT REQUEST:

Applicant is requesting a conditional use permit to allow for a home occupation.

II. APPLICABLE CODES:

19.04.370 DEFINITION - HOME OCCUPATION

19.20 SINGLE FAMILY RESIDENTIAL DISTRICT

19.72 CONDITIONAL USE PERMIT

III. FINDING:

- a. The surrounding area is a well-established residential neighborhood. Nearby church and school generate traffic throughout the day.
- b. The subject property has an existing residential dwelling, garage, and shed. The total floor area of the structures is 1,942 sf.

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 19.72.060. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

The application is classified as a request for a conditional use permit.

a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Subject Property	Analysis

Planning Commission Staff Report & Finding of Fact

Meeting Date: 10/10/2023

Minimum Lot Size	8,000 sf	6,181 sf	Legal non-conforming
Minimum Road Frontage	80 ft	100 ft	Conforms
Front Yard	20 ft		Legal Non-conforming
Rear Yard	20 ft		Legal Non-conforming
Side Yard	10 ft		Legal Non-conforming
Max. Height	3 stories, not to exceed 30 ft		--
Max Lot Coverage	35%	31%	Conforms
Fire Code Separation	n/a		
Off-street Parking			
Dwelling	2 spaces	2 spaces	Conforms
Home Occupation			
Max Height Fence	6 feet	n/a	
Sign	Max. 3' square; name of occupant & home occupation	n/a	Will be reviewed if installed.
Home Occupation			
Use is conducted in dwelling or accessory building		No outside use	Conforms
Use is clearly incidental and secondary to the dwelling or accessory buildings			
Use does not change the character or appearance of the dwelling or exhibit other visible evidence of the conduct of such home occupation		No change to exterior.	Conforms
Employment of one person not a resident in the subject home		No outside employees.	Conforms
< 15% of the existing floor space of the structures on the property, not to exceed 525 sf.		1,942 sf *.15 = 291 sf	Conforms

c. Conditional Use Permit Criteria – Per 19.72.020, the commission shall permit these uses if, in addition to meeting the off-street parking regulations, development requirements and all other requirements of this title, the conditions set forth in this chapter are met.

YES NO A. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place. The commission shall require the conditional user to take those steps necessary so that the permitted conditional use will not be offensive because of injurious and noxious noise, vibrations, smoke, gas, fumes or odors or will not be hazardous to the community because of danger of fire or explosion.

REASON:

YES NO B. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

Planning Commission Staff Report & Finding of Fact

Meeting Date: 10/10/2023

REASON:

YES _____ NO _____ N/A ___X___ C. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.

REASON:

VI. ACTION

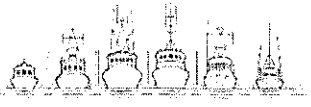
Proposed motion: *I move to approve the application for a conditional use permit to allow for a home occupation at 507 Fram St.*

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following determination:

- a. The application meets the criteria outlined in Title 19.72 for a conditional use permit.
- b. The conditional use permit approved by the planning commission shall expire unless the privilege granted is utilized within one year after the granting of the conditional use permit. The applicant may request an extension in writing prior to expiration of their permit.
- c. The planning commission may, in writing, suspend or revoke the conditional use permit whenever the permit is issued in error or based on incorrect information supplied, or in violation of any ordinance or regulation or any provisions of this code.
- d. As a condition of approval, the Applicant/Owner shall:
 - a.

EXHIBITS

- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout



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:	

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Ben & Marcie Hinde	NAME
MAILING ADDRESS PO Box 2099	MAILING ADDRESS
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP
PHONE 907-518-1679	PHONE
EMAIL ben@alaskabroker.com	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
507 Fram Street

PARCEL ID: 01006224 ZONE: Residential OVERLAY:

CURRENT USE OF PROPERTY: Home, Dwelling LOT SIZE: 6180 SQ FT

PROPOSED USE OF PROPERTY (IF DIFFERENT):
Home, Office Space

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

WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name):
Fram & 6th Streets

TYPE OF APPLICATION

- Home Occupation. Please include copy of current Sales Tax Registration Application
- Residential Use in Industrial District
- Other:

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): Ben & Marcie Hinde Date: 9-6-23

Owner(s): Ben & Marcie Hinde Date: 9-6-23

19.72 CONDITIONAL USE APPLICATION

Applicant(s): Ben & Marcie Hinde

Address or PID: 507 Fram

Project Summary:

Owners of property are seeking conditional use permit to allow for operation of Alaskan Quota & Permits LLC. AQP is a business primarily operated by email and telephonic means. Clients are seen by appointment only.

Conditions of approval as required in Petersburg Municipal Code 19.72.020:

(Note that all regulations and requirements of Title 19 must be satisfied in order to qualify for a conditional use permit.)

1. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and the neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place.

Alaskan Quota & Permits is a full service commercial fishing brokerage service, that has operated in Petersburg since being established as Petersburg Fisherman Services in 1996. Clients needing to do business in person are seen by appointment only. The property will have less vehicle & foot traffic than in the past.

There are no plans to alter either the property or structures to make it look commercial. The property will continue to resemble the residential properties on the 507 block of 6th & Fram Street.

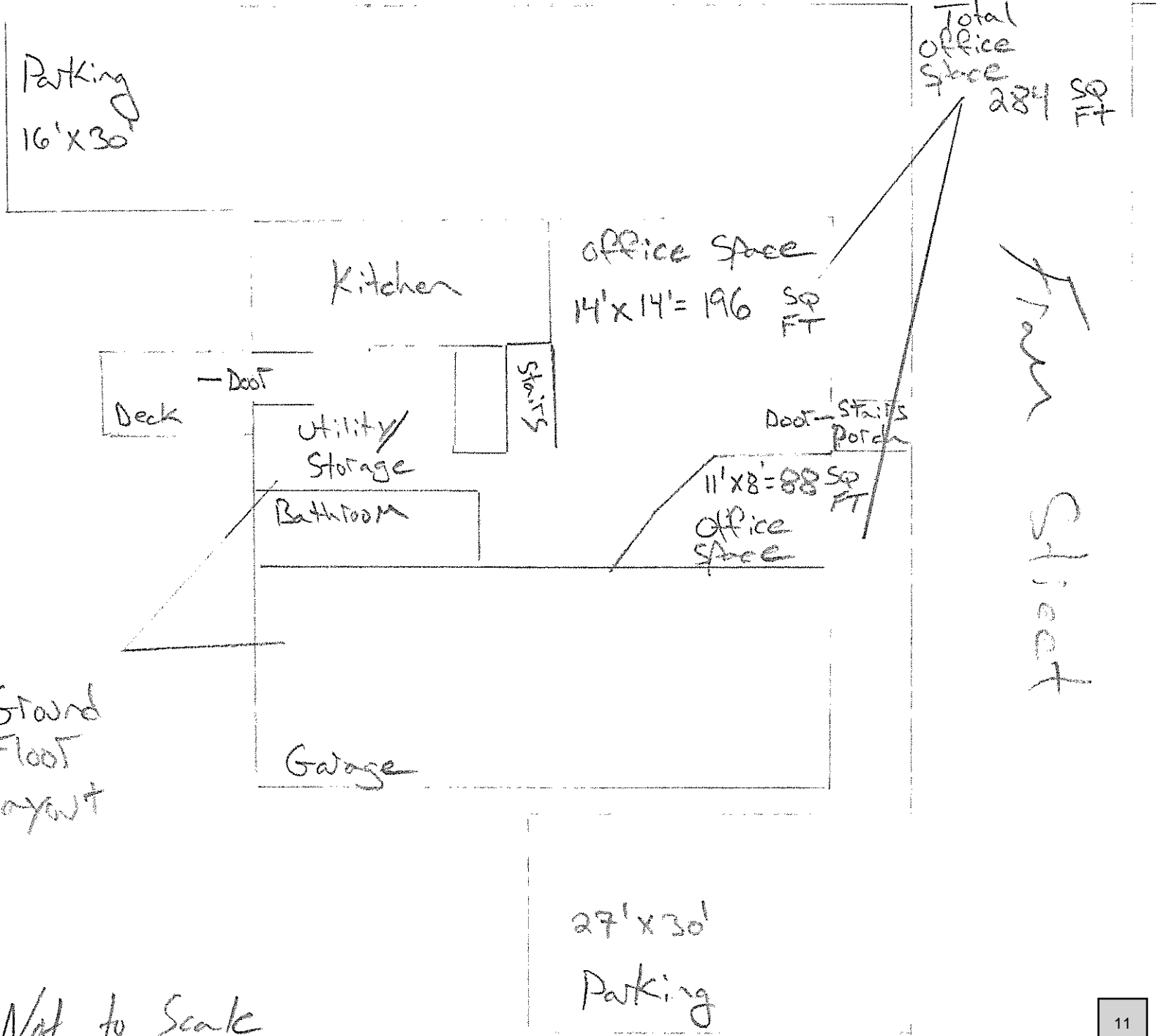
2. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

There is adequate parking on the property.

3. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.

N/A

6th Street



Petersburg Borough, Alaska

P.O. Box 329, Petersburg, AK 998

Item 7A.

Sales Tax Registration (Non-Expiring)

This Registration is Granted To:

Alaskan Quota & Permits LLC
DBA:
200 Nth 5th ST
Petersburg, AK 99833

License Number

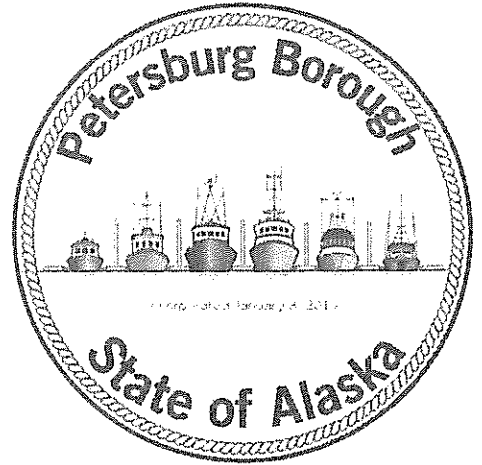
000246

Issued

12/31/1969

Expires

Never



**NOT TRANSFERABLE.
POST THIS LICENSE IN A CONSPICUOUS PLACE AT ALL TIMES.**

Hinde Property 507 Fram Street 01-006-224



-224

Hinde Property
507 Fram Street
01-006-224



Kupreanof

PROPERTY AREA

Petersburg

Petersburg James
A. Johnson Airport

Airport Boundary

Wrangell Narrows





September 26, 2023

MARTIN ROBERT W MARTIN BECKY J
PO BOX 357
PETERSBURG, AK 99833-0357

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

Consideration of a conditional use permit application from Ben & Marcie Hinde for a home occupation at 507 Fram ST (PID: 01-006-224).

The public hearing and consideration of the application will be held:	Tuesday, October 10th 2023, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera,
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
HINDE BENJAMIN S	HINDE MARCIE O	PO BOX 2099	PETERSBURG	AK	99833-2099
ABBOTT THOMAS	HART ELIZABETH	PO BOX 1617	PETERSBURG	AK	99833-1617
AIKINS DANIELLE	AIKINS STEVEN	PO BOX 1553	PETERSBURG	AK	99833-1553
ANDERSON JASON C	ANDERSON JULIE E	PO BOX 1841	PETERSBURG	AK	99833-1841
ANDERSON RODNEY L	ANDERSON MELINDA S	PO BOX 849	PETERSBURG	AK	99833-0849
BENITZ ROBERT	BENITZ RUTH	PO BOX 298	PETERSBURG	AK	99833-0298
BRUMBLEY PAGE	HILL KENNETH	PO BOX 1290	CORDOVA	AK	99574
BRYNER ETHAN		PO BOX 1642	PETERSBURG	AK	99833-1642
BURKE RICHARD		PO BOX 1406	PETERSBURG	AK	99833-1406
C&C LLC		306 MAIN ST STE 326	KETCHIKAN	AK	99901
CANTON LOGAN J	CANTON SHEENA L	PO BOX 1742	PETERSBURG	AK	99833-1742
CASTRO ERIC		PO BOX 84	PETERSBURG	AK	99833-0084
COLLISON JEREMY N	COLLISON MARISSA A	PO BOX 1702	PETERSBURG	AK	99833-1702
CRONLUND DOUGLAS		PO BOX 363	PETERSBURG	AK	99833-0363
DUNHAM/DUNHAM FAMILY TRUST LARRY D	MACDONALD/MACDONALD FAMILY TRUS	PO BOX 424	PETERSBURG	AK	99833-0424
EIDE MITCHELL L		PO BOX 981	PETERSBURG	AK	99833-0981
EILENBERGER MARILYN H		PO BOX 503	PETERSBURG	AK	99833-0503
ERICKSON BARBARA S	ERICKSON WIARD TRACY	PO BOX 1795	PETERSBURG	AK	99833-1795
EWING LYNN R	EWING DONNA M	PO BOX 1335	PETERSBURG	AK	99833-1335
FIRST BAPTIST CHURCH		PO BOX 990	PETERSBURG	AK	99833-0990
FLETCHER BRANDEN L		PO BOX 162	PETERSBURG	AK	99833-0162
FREDRICKSEN NORMAN	FREDRICKSEN LYNDA	PO BOX 98	PETERSBURG	AK	99833-0098
GILBERT WENDEL	GILBERT RHODA	PO BOX 1101	PETERSBURG	AK	99833-1101
HAGERMAN KARL	HAGERMAN ROBYN	PO BOX 2111	PETERSBURG	AK	99833-2111
HALL KELLY J		PO BOX 18	PETERSBURG	AK	99833-0018
HALTINER DEAN R		PO BOX 443	PETERSBURG	AK	99833-0443
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975
JOHNSON CARLEE RAE	BAXTER-MCINTOSH RANS	PO BOX 2162	PETERSBURG	AK	99833-2162
KAER JOHN C	KAER VICTORIA G	PO BOX 716	PETERSBURG	AK	99833-0716
KAINO DOUGLAS	MCNUTT NAN	PO BOX 295	PETERSBURG	AK	99833-0295
KAINO TEDDY T	KAINO SHIGEKO	PO BOX 265	PETERSBURG	AK	99833-0265
LARSON ERIK C		PO BOX 1161	PETERSBURG	AK	99833-1161
LENHARD MATTHEW	LENHARD JILL	PO BOX 1404	PETERSBURG	AK	99833-1404
LEWIS ERIC L		PO BOX 2046	PETERSBURG	AK	99833-2046
LITTLETON RYAN		PO BOX 2143	PETERSBURG	AK	99833-2143
LOCKHART MARCI A		PO BOX 878	PETERSBURG	AK	99833-0878
LONGWORTH JOHN R		PO BOX 773	PETERSBURG	AK	99833-0773
LUTHERAN CHURCH		PO BOX 709	PETERSBURG	AK	99833-0709
LUTTON THOMAS	LUTTON JANELLE	PO BOX 1913	PETERSBURG	AK	99833-1913
MANLY AMBER	OLSON DARRYL P	PO BOX 476	PETERSBURG	AK	99833-0476
MARTIN DAVID S		PO BOX 88	PETERSBURG	AK	99833-0088
MARTIN ROBERT W	MARTIN BECKY J	PO BOX 357	PETERSBURG	AK	99833-0357
MORRISON CHRISTOPHER	MORRISON CHRISTINA	PO BOX 284	PETERSBURG	AK	99833-0284
MURRAY INGRID G	MURRAY PATRICK J	PO BOX 644	PETERSBURG	AK	99833-0644
NEWLUN NEIL	NEWLUN MARGARET	PO BOX 957	PETERSBURG	AK	99833-0957
NICHOLSON COLLEEN		PO BOX 21202	JUNEAU	AK	99502-1202
NILSEN MIKE L	NILSEN RAVENNA	PO BOX 1084	PETERSBURG	AK	99833-1084
OHMER DAVE N		PO BOX 13	PETERSBURG	AK	99833-0013
OHMER NICHOLAS E	OHMER RACHEL M	PO BOX 2013	PETERSBURG	AK	99833-2013
OLSEN GORDON SCOTT		PO BOX 1884	PETERSBURG	AK	99833-1884
OTNESS HOLLI	OTNESS NELS	PO BOX 2058	PETERSBURG	AK	99833-2058
OTNESS NELS K III	OTNESS HOLLI I	PO BOX 716	PETERSBURG	AK	99833-0716
PALLISSARD MATTHEW P		PO BOX 1063	PETERSBURG	AK	99833-1063
PETERSBURG BOROUGH SCHOOLS		PO BOX 289	PETERSBURG	AK	99833-0289
PETERSBURG CHILDREN CENTER		PO BOX 138	PETERSBURG	AK	99833-0138
PETERSEN CODEE	PETERSEN NATALIE	PO BOX 1498	PETERSBURG	AK	99833-1498
PILCHER JERRID W	PILCHER REBECCA M	PO BOX 812	PETERSBURG	AK	99833-0812
RANDRUP JEFF A	RANDRUP MELVA Y	PO BOX 2020	PETERSBURG	AK	99833-2020
SMALL DALTON E L		PO BOX 2136	PETERSBURG	AK	99833-2136
SOKOL VICKIE		PO BOX 964	PETERSBURG	AK	99833-0964
SPERL DONALD & TAUSHA	SPERL KOREN	PO BOX 1407	PETERSBURG	AK	99833-1407
ST CATHERINE'S CHURCH		PO BOX 508	PETERSBURG	AK	99833-0508
STANTON GREGOR JAY	STANTON GREGOR LEA	PO BOX 2155	PETERSBURG	AK	99833-2155
STEELE WILLIAM		PO BOX 2004	PETERSBURG	AK	99833-2004
STEWART DAVID L		PO BOX 1018	PETERSBURG	AK	99833-1018
STRATMAN JOSEPH	RICE ALLISON	PO BOX 1736	PETERSBURG	AK	99833-1736
TAGABAN LOLITA		PO BOX 568	PETERSBURG	AK	99833-0568
THOMAS BRANDON RANSOM		PO BOX 333	PETERSBURG	AK	99833-0333
THOMPSON FLOYD A		PO BOX 1436	PETERSBURG	AK	99833-1436
THYNES DAVID C	THYNES TANYA C	PO BOX 533	PETERSBURG	AK	99833-0533
THYNES STEPHANIE S		PO BOX 1517	PETERSBURG	AK	99833-1517
TURLAND BECKY A		PO BOX 1987	PETERSBURG	AK	99833-1987
US COAST GUARD		PO BOX 1290	PETERSBURG	AK	99833-1290
US FOREST SERVICE		PO BOX 21628	JUNEAU	AK	99802-1628
WAECHTER ROBERT LOUIS	WAECHTER CHRISTINE LYNN	PO BOX 1002	PETERSBURG	AK	99833-1002
WARE ADAM	WARE WILLIAM JR	PO BOX 672	PETERSBURG	AK	99833-0672
WARE WILLIAM A	WARE CHRISTINE J	PO BOX 672	PETERSBURG	AK	99833-0672
WELDE DOUGLAS		PO BOX 875	PETERSBURG	AK	99833-0875
WELDE RACHEL		PO BOX 1245	PETERSBURG	AK	99833-1245
WELLNER MICHAEL	WELLNER JENNIFER	PO BOX 1591	PETERSBURG	AK	99833-1591
WILKINSON TIM	WILKINSON RAE	PO BOX 895	PETERSBURG	AK	99833-0895
WOOD THOMAS		PO BOX 157	POINT BAKER	AK	99927
WRIGHT CHADWICK C	JOHNSON SARAH A	PO BOX 1956	PETERSBURG	AK	99833-1956
YI HOY	YI YOUSIM B	PO BOX 1202	PETERSBURG	AK	99833-1202
ZIEMKE ROBERT M	ZIEMKE LINNEA L	PO BOX 976	PETERSBURG	AK	99833-0976

Planning Commission Staff Report & Finding of Fact

Meeting Date: October 10, 2023

APPLICANT/AGENT:

Skylark Park LLC

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lots 2, 3, 5, and 6, Skylark II
Subdivision, and Government Lot 21,
Section 33, T58S, R79E

LOT AREA:

Odin St. Lots – approx. 1.9 acres
Lot 21 – 5 acres

LOCATION:

See attached maps

SURROUNDING ZONING (ODIN ST
PARCELS):

North: SFR/COMMERCIAL-1
South: SFR/PUBLIC USE
East: SFR
West: SFR

ZONING:

Odin St: Single-Family (SFR)
Lot 21 - Open-Space Recreational (OSR)

SURROUNDING ZONING (Lot 21):

North: PUBLIC USE
South: OSR
East: UNZONED
West: MOBILE HOME PARK

PID: 01-010-247, 01-010-245, 01-010-
764, 01-010-766, 01-010-430

APPLICATION SUBMISSION DATE:

August 2, 2023

I. APPLICANT REQUEST: The applicant is requesting a rezone of 5 borough-owned parcels to Single-family Mobile Home (SFMH). The applicant’s intent is to pursue purchase of parcels for replat/subdivision for residential development.

II. APPLICABLE CODE:

19.04.500 DEFINITION, MOBILE HOME
19.28 SINGLE FAMILY MOBILE HOME
19.84 AMENDMENTS

III. FINDINGS:

- a. Skylark Park LLC applied to purchase borough property on the condition the property is rezoned to SFMH. The Planning Commission has initiated a rezone in response to this request.
- b. The subject property is composed of 5 parcels of borough-owned vacant land.
- c. Four lots are zoned Single-Family Residential (SF) and range in size from 14,000-20,000 sf. One parcel is five-acres and zoned Open-Space Recreation (OSR).
- d. The immediate surrounding area is undeveloped but there are two well established neighborhoods surrounding the parcels. The applicant recently submitted a request to rezone their adjacent lot from Public Use to SFMH. The commission recommended the Assembly approve the request.
- e. The applicant’s intent is to pursue purchase of the parcels to develop a 10+ acre major subdivision with roads and utilities. The parcels would be subdivided into 75’x100’ lots and sold. The applicant would also work with property owners who may wish to purchase a manufactured home for their lot.

Planning Commission Staff Report & Finding of Fact

Meeting Date: October 10, 2023

- f. The purpose of the SFMH district is to provide a sound and attractive residential neighborhood for single-family mobile homes on standard residential-size building lots. The principal uses in the district are one-family and two-family dwellings and mobile homes. The proposed development is consistent with the requested SFMH zoning.
- g. Per code, "Mobile home" means a manufactured coach, mobile home, trailer, house, car or other vehicle or structure designed, intended or capable of human dwelling or sleeping purposes, mounted upon wheels or supports which is capable of being moved by its owner or transported by another vehicle, and containing water supply, waste disposal and electrical conveniences.
- h. "Manufactured homes", while not defined in municipal code, is generally defined as a transportable, factory-built dwelling unit constructed after June 15, 1976, in conformance with the federal Manufactured Home Construction and Safety Standards, as evidenced by an affixed certification label in accordance with 24 CFR 3280.11.
- i. For the 4 SF lots: The 2016 comprehensive plan recommends future land use for this area be Low-Density Residential. The intended use is lower density residential, Single family or duplex residential, option for accessory dwelling units and home-based businesses, 1-4 dwellings per acre (DUA) is most common; but allow option for densities up to 6-8 DUA. The corresponding zoning districts are: RR Rural Residential; SFMH Single Family Mobile Home? (Add option for up to 6-8 DUA with site plan review.)
- j. Rezoning these lots from SF to SFMH would allow mobile/manufactured homes as a primary use and reduce the minimum lot size from 8,000 sf to 7,500 sf. As with single-family, the maximum number of dwellings per lot is 2 with single family, two-family (duplex), and detached accessory dwellings allowed. Yard setback and lot coverage remain the same as in SFR.
- k. For the 1 OSR lot: The 2016 comprehensive plan recommends future land use for this area be Open Space. *Open space is the preferred near-term use, in part to concentrate development in currently developed areas. This designation may be changed in the future to allow for development if/when local economy/population grows. The corresponding zoning district is OSR modified to emphasize conservation, generally for public lands, option to be dedicated for mitigation lands.*
- l. Rezoning from OSR to SFMH would allow residential development in an area previously designated for maintaining land in a natural state.

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 19.84.040. Notice was mailed by first class mail to the owner of record of the property within six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

- a. The application is classified as a request to amend the borough zoning map.
- b. Criteria – Per 19.84.030, The Planning Commission's report to the Assembly shall include findings as to need and justification for the proposed change, including findings as to the effect which the proposed change would have on the objective of the comprehensive plan.

VI. ACTION

Planning Commission Staff Report & Finding of Fact

Meeting Date: October 10, 2023

Proposed motion: I move to recommend to the Borough Assembly that Lots 2, 3, 5, and 6, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E be rezoned to Single-Family Mobile Home along with the findings as presented.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following report to the Borough Assembly:

1. The existing zoning of the subject area is inconsistent with the intended use of the site for development of manufactured home dwellings on individual lots. For the proposed development to occur, the land must be rezoned.
2. The applicant seeks to address the stated need for developable lots and new housing options that are more affordable than housing currently found in the single-family residential district.
3. While the overall use, residential, is consistent with the comprehensive plan for Odin St, the change in zoning to SFMH will increase residential density (i.e., the number of houses per acre) than was envisioned in the plan for that area.
4. Rezoning an OSR parcel to residential use means a net loss in open space adjacent to the Skylark Mobile Home Park and near the Severson's subdivision area. The subject parcel has no improvements and is maintained in a natural state. The comprehensive plan does contemplate OSR districts to be rezoned if population or development pressure warrants.
5. The likely impact to surrounding neighbors will be increased traffic on Wesley St and Odin St. This should be a consideration for the Platting Board as development moves forward.
6. The commission's recommendation to rezone is based on the development plans provided by the applicant to develop a major subdivision, install improvements, and sell lots. The applicant is also offering to assist property owners with the purchase and installation of new manufactured homes on individual lots.
7. The borough has a very broad definition of "mobile homes" that could be legally placed within this proposed development if it is rezoned. The borough should work with the developer to include language in the deed of sale and/or record a covenant for the subdivision that limits the type of dwellings to one- or two-family dwellings, manufactured homes as defined above, and limits the age of manufactured home that may be placed in the subdivision.
8. The rezone of these properties should be contingent on the sale of the properties.

EXHIBITS

- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout



Petersburg Borough, Alaska

Office Use:
 Rec'd. by: KT
 Fee: \$500
 Date Rec'd: 8/2/23

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Date: 8.1.2023

This is a request for land disposal via (circle one):
 Lease Purchase Exchange Other

Parcel ID #(s) of Subject Property:
01-010-245, 01-010-247
01-010-430
01-010-752
01-010-764, 01-010-766

Proposed term of lease: _____
 (total years)

Legal Description of Property:
GL 21, lot 2, lot 3, lot 5
lot 5A, lot 6

Current Zoning of Property:
~~RA~~, SF
01-010-430 - Open Space - Recreation
The rest are zoned Single Family Residential

* Rezoning Needed - See email attached

Applicant Name: Skylark Park LLC

Applicant Mailing Address: PO Box 2070
Petersburg AK 99833

Applicant Contact Info: Ambre Burrell - 907-772-4423
 (phone and/or email) Ambre@CrocknroadAK.com

1. Size of Area requested (identify the minimum area necessary in square feet): _____
2. Attach a map showing the location of the land requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the borough and any other information you feel should be considered. (attached additional sheet if necessary)

Upon transfer of title we will begin extending OPin St. Through lots to our lot GL 14. We will put in utilities as we go. Currently working with surveyor to subdivide GL 14 + GL 21 into 7.5' x 100' lots. Upon completion we will sign over road + utilities to the Borough + sell lots. Will work with any interested party + help build + ship up then set their own manufactured home. \$750,000 cost to improve

4. Name and address of all adjacent land owners or lessees, including upland owner(s) if applicable: (attach additional sheet if necessary)

Skylark Park
Mika Hasbrouck
Liv Perschon

5. Are there any existing permits or leases covering any part of the land applied for?

Yes No If yes, please check one: (Lease Permit)

Describe the type of permit or lease, if applicable, and the name and last known address of the permittee or lessee:

6. What local, state or federal permits are required for the proposed use? (list all)

None

7. If applicant is a corporation, provide the following information:

A. Name, address and place of incorporation: Skylark Park LLC
PO Box 2126 Petersburg AK 99833
Alaska

B. Is the corporation qualified to do business in Alaska?: Yes No

Name and address of resident agent: Ambre Burrell
PO Box 2070
Petersburg AK, 99833

8. Why should the Planning Commission recommend Assembly approval of this request?

Petersburg is in desperate need of affordable housing/ property. This will provide affordable options and is at the cost of private business instead of the Borough

9. How is this request consistent with the Borough's comprehensive plan?

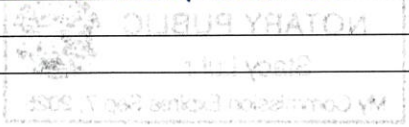
Pg 30.t.) Actively work to reduce barriers to private development & pg 31. e.) Establish guidelines to allow for + encourage higher density housing while ensuring quality of neighborhoods.

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor or Public Works Departments and obtain their comments and signatures below. (attach additional sheet if necessary):

Department Comments: Please see Utility Director Hagerman's comments attached.

Signature of Department Commenter

Department Comments: Please see Public Works Director Cotta's comments attached.



Signature of Department Commenter

Department Comments: Please see Director Cabrera's comments attached.

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

NOTICE TO APPLICANT(s):

Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.

I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.

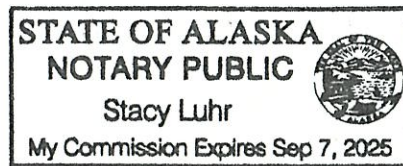
Please sign application in the presence of a Notary Public.

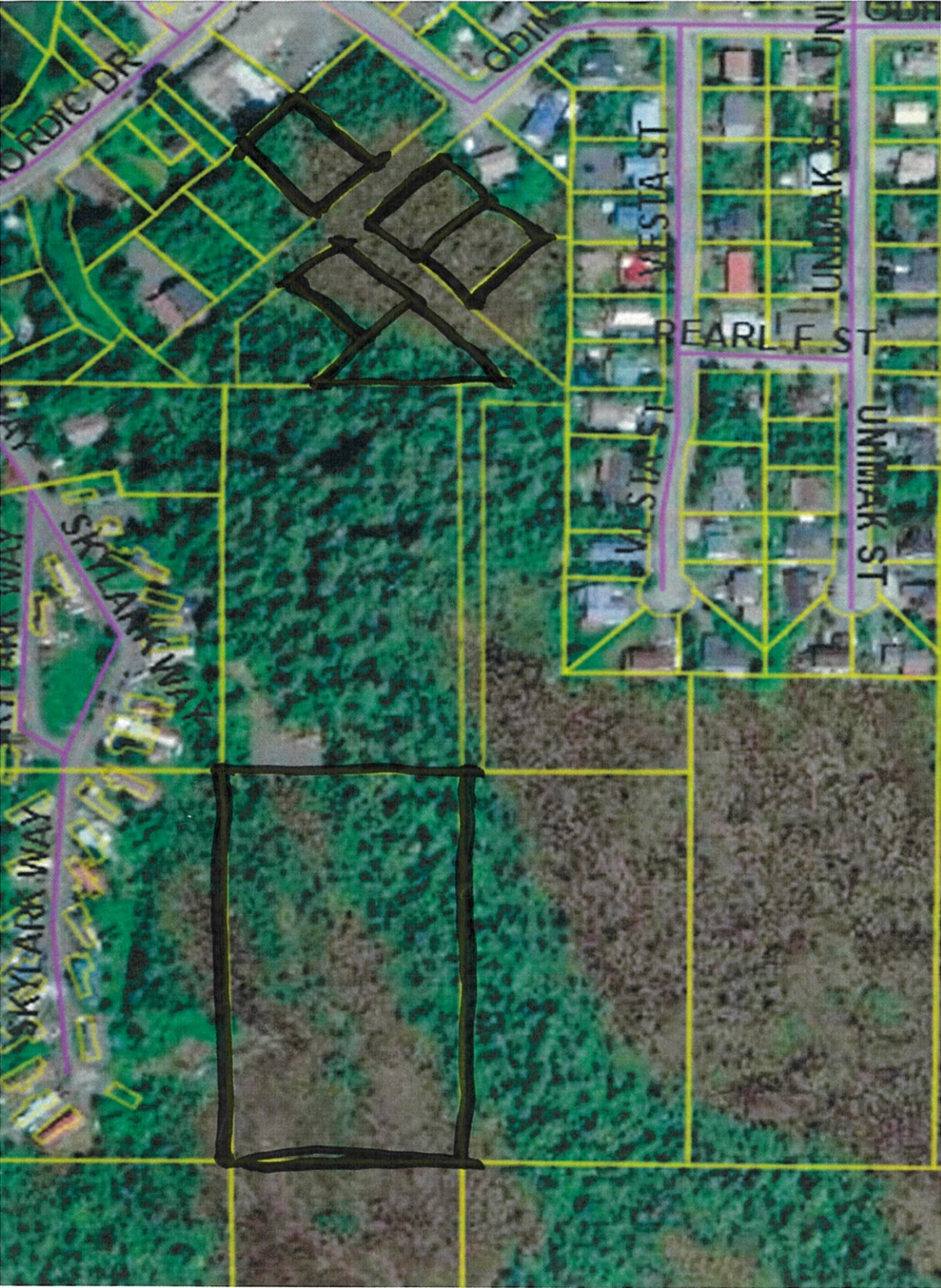
Ambre Burrell
Applicant/Applicant's Representative

Subscribed and sworn to by *Ambre Burrell*, who personally appeared
before me this *2nd* day of *August*, 20*23*.

Stacy Luhr
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: *9/7/2025*





Debra Thompson

From: Ambre Burrell <ambre@rocknroadak.com>
Sent: Thursday, August 10, 2023 3:47 PM
To: Debra Thompson
Subject: Zoning Changes to Proposed Borough property purchase

Good Afternoon Debbie,

I would like to add some clarification to the Borough property we are proposing to purchase.

I would like to have the following lot remain Single Family residential:

01-010-752

I would like to rezone the following lots to Single Family Manufactured Home due to the fact that we may need to subdivide out parts of these lots when we put in a road:

01-010-764

01-010-247

01-010-245

01-010-766

I would like to rezone parcel 01-010-430 To Single Family Manufactured home as it is our intention to subdivide out into lots approximately 75' x 100' lots put in roads and utilities and offer affordable housing options to residents of Petersburg.

If you have any further questions please let me know.

Thank you,

Ambre Burrell
Rock-N-Road Construction, Inc
P. 907.772.3308
F. 907.772.2268

Debra Thompson

From: Karl Hagerman
Sent: Thursday, August 10, 2023 1:11 PM
To: Debra Thompson; Liz Cabrera; Chris Cotta
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Water, Wastewater and Power & Light have no need for the parcels being requested. I do have questions about the applicant's plan to extend the road and utilities and want to be sure that this is done per our standards so the improvements may be accepted by the Borough when complete, but overall I appreciate what they are trying to do with this plan and land purchase application.

Thanks,

Karl Hagerman
Utility Director
907-772-5421

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Wednesday, August 9, 2023 4:32 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Skylark Park LLC Land Purchase Application

Hi Liz, Karl & Chris,

Please see the attached land purchase application from Ambre Burrell. She did not complete Section 10 of the application, so I am sending this to you for your review and determination of whether your department(s) need any of the parcels noted for a public purpose. Parcel numbers are: 01-010-245, 01-010-247, 01-010-430, 01-010-752, 01-010-764 and 01-010-766.

Please email me your comments.

Thank you,
Debbie

Debra K. Thompson, CMC
Borough Clerk/Human Resources Director

Petersburg Borough
907-772-5405

Debra Thompson

From: Chris Cotta
Sent: Thursday, August 10, 2023 3:20 PM
To: Karl Hagerman; Debra Thompson; Liz Cabrera
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Public Works has no need for the parcels being requested. Along with Director Hagerman, we would like to see more details of the road and utility extensions and whether the intent is to construct these to Borough specifications. I also feel that this development would ultimately be a good thing for the Borough's housing situation. In addition we would obtain revenue from sale of the property and then tax and potential utilities revenues moving forward as development progresses.

One item of note: the application states that no local, state or federal permits are required for the proposed use. While this might be true for the sale of the property, there would almost certainly be permitting required from the Corps of Engineers for placing fill in the wetlands; and possibly some ADF&G permitting prior to development if the creek basin located within GL14 and GL21 has any fish runs.

Thanks,

Chris

From: Karl Hagerman <khagerman@petersburgak.gov>
Sent: Thursday, August 10, 2023 1:11 PM
To: Debra Thompson <dthompson@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
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Subject: Skylark Park LLC Land Purchase Application

Hi Liz, Karl & Chris,

Debra Thompson

From: Liz Cabrera
Sent: Tuesday, August 15, 2023 11:15 AM
To: Debra Thompson
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Community Development has no need for the parcels for a public purpose.

Thanks,
Liz

From: Chris Cotta <ccotta@petersburgak.gov>
Sent: Thursday, August 10, 2023 3:20 PM
To: Karl Hagerman <khagerman@petersburgak.gov>; Debra Thompson <dthompson@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>
Subject: RE: Skylark Park LLC Land Purchase Application

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Thanks,

Chris

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Sent: Thursday, August 10, 2023 1:11 PM
To: Debra Thompson <dthompson@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: RE: Skylark Park LLC Land Purchase Application

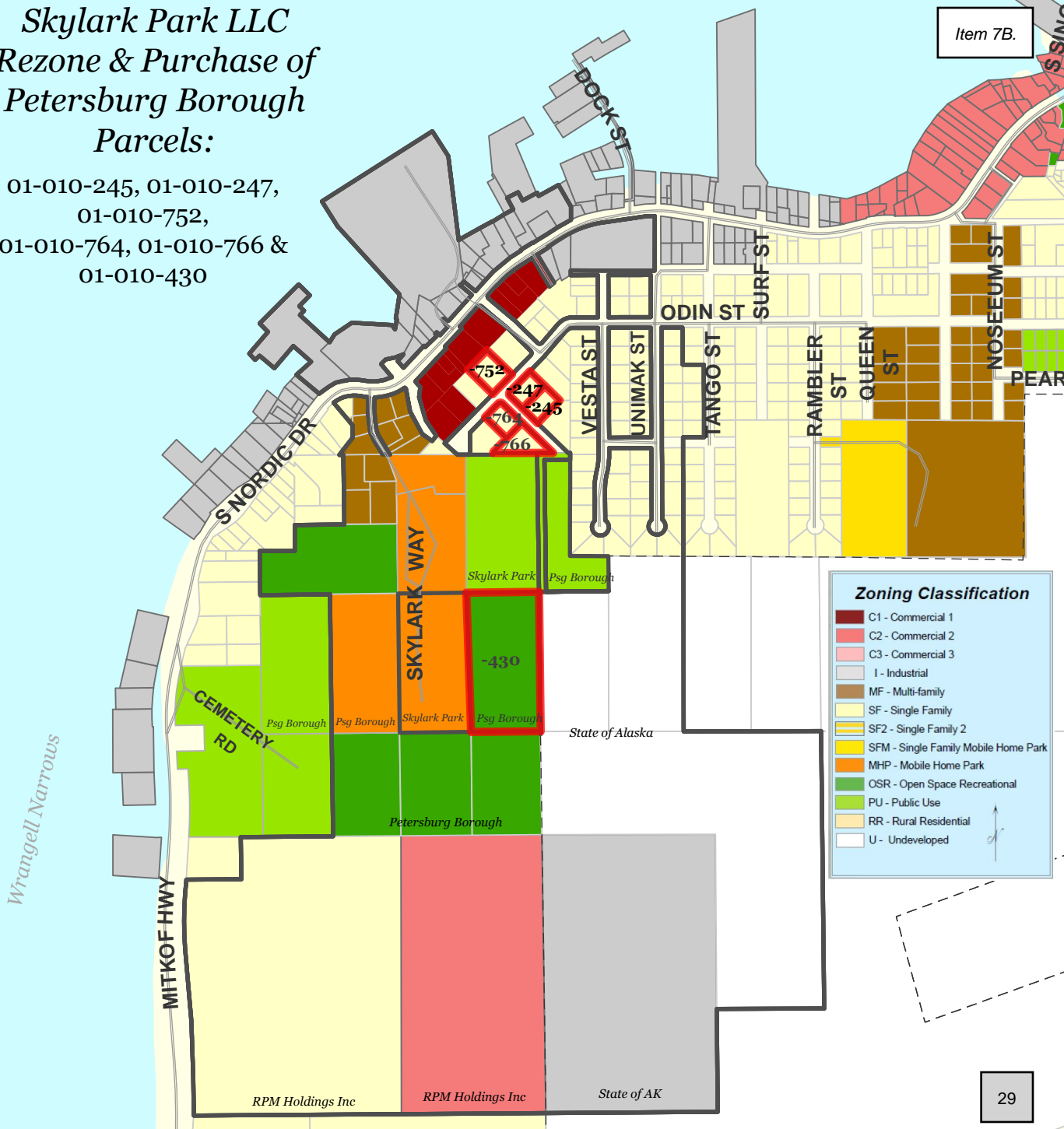
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Skylark Park LLC Rezone & Purchase of Petersburg Borough Parcels:

01-010-245, 01-010-247,
01-010-752,
01-010-764, 01-010-766 &
01-010-430

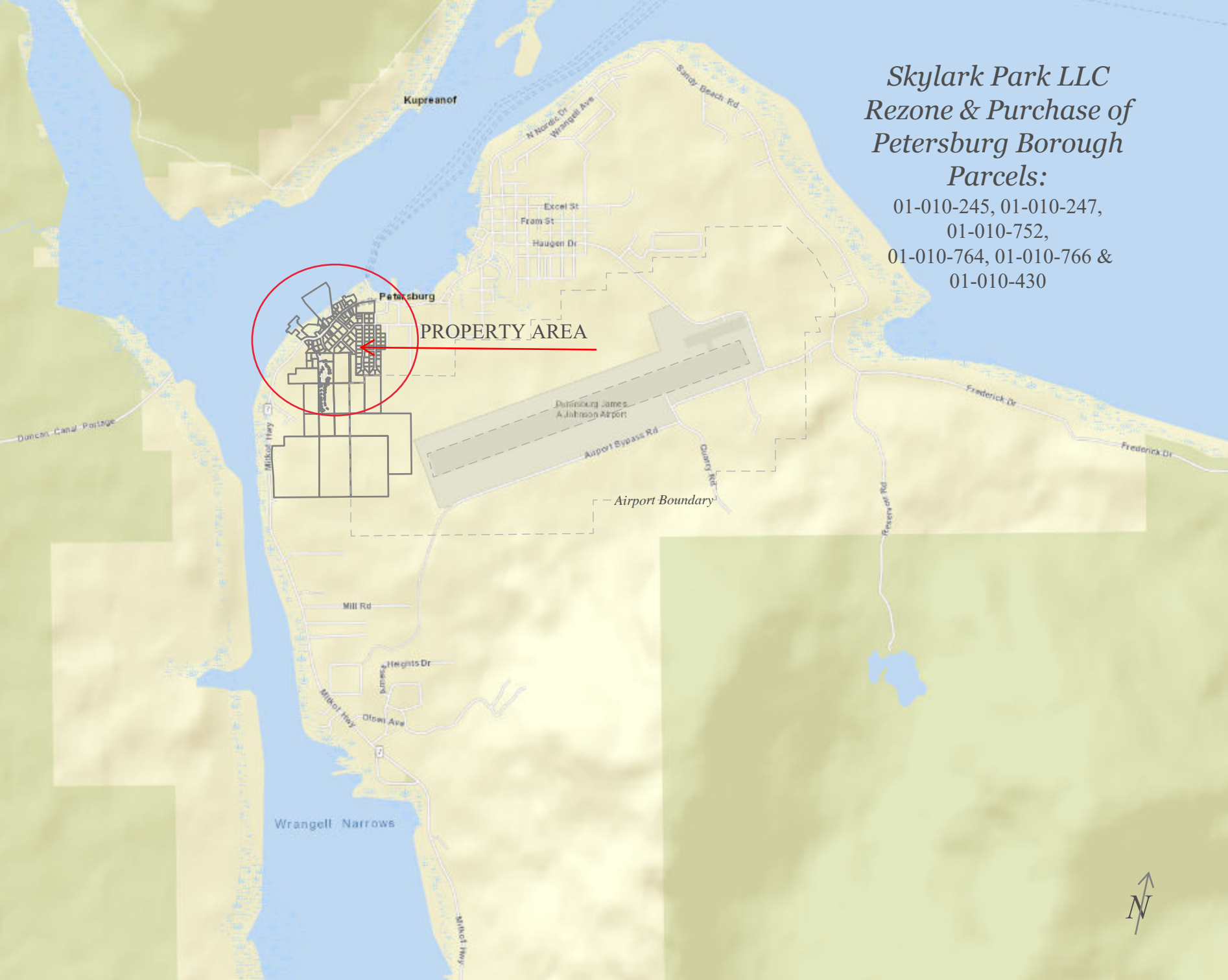
Item 7B.



Zoning Classification	
	C1 - Commercial 1
	C2 - Commercial 2
	C3 - Commercial 3
	I - Industrial
	MF - Multi-family
	SF - Single Family
	SF2 - Single Family 2
	SFM - Single Family Mobile Home Park
	MHP - Mobile Home Park
	OSR - Open Space Recreational
	PU - Public Use
	RR - Rural Residential
	U - Undeveloped

*Skylark Park LLC
Rezone & Purchase of
Petersburg Borough
Parcels:*

01-010-245, 01-010-247,
01-010-752,
01-010-764, 01-010-766 &
01-010-430



PROPERTY AREA





September 26, 2023

**LITSHEIM PETER LITSHEIM THERESA
PO BOX 856
PETERSBURG, AK 99833-0856**

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

1. An initiation and recommendation to the Borough Assembly for a rezone of 5 lots from Single-Family Residential to Single-Family Mobile Home and 1 parcel from Open-Space Recreation to Single-Family Mobile Home located at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)
2. Recommendation to the Borough Assembly on a request from Skylark Park LLC to purchase borough-owned property at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)

The public hearing and consideration of the application will be held:	Tuesday, October 10th 2023, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera, Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
SKYLARK PARK LLC		PO BOX 2070	PETERSBURG	AK	99833-2070
AGNER JESSE A	AGNER MARGARET H	PO BOX 565	PETERSBURG	AK	99833-0565
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
AMANECER ELIZABETH		PO BOX 215	PETERSBURG	AK	99833-0215
ANDERSON AMY E		PO BOX 2064	PETERSBURG	AK	99833-2064
ARMIN NORMAN	ARMIN MERRY	PO BOX 1876	PETERSBURG	AK	99833-1876
BERTAGNOLI JOE		PO BOX 481	PETERSBURG	AK	99833-0481
BOJORQUEZ-FELIX RICARDO		PO BOX 2011	PETERSBURG	AK	99833-2011
BRADFORD AARON	BRADFORD JANET	PO BOX 946	PETERSBURG	AK	99833-0946
BRAUN RICK G	BRAUN SUE A	PO BOX 211	PETERSBURG	AK	99833-0211
BURRELL SIGMUND BURRELL AMBRE	SKYLARK PARK LLC	PO BOX 2070	PETERSBURG	AK	99833-2070
CANGIALOSI SALVATORE A		PO BOX 1414	PETERSBURG	AK	99833-1414
CARNES SHANE	PHILLIPS DEANNA	PO BOX 1573	PETERSBURG	AK	99833-1573
CHITTENDEN TIMOTHY R		PO BOX 1774	PETERSBURG	AK	99833-1774
CISNEY JOE ALLEN	CISNEY JENNIFER MAE	PO BOX 349	PETERSBURG	AK	99833-0349
CLARK KEVIN J		PO BOX 1256	NOME	AK	99762-1256
COLLINS KEVIN	BRUSELL PRISCILLA	PO BOX 1856	PETERSBURG	AK	99833-1856
CONN JOSHUA H	CONN HEATHER	PO BOX 593	PETERSBURG	AK	99833-0593
CONNOR WILLIAM H JR		PO BOX 1124	PETERSBURG	AK	99833-1124
COTTA CARISSA R		PO BOX 615	PETERSBURG	AK	99833-0615
CUMMINGS ROBIN	CUMMINGS JOYCE	PO BOX 1754	PETERSBURG	AK	99833-1754
CURTIS DYLAN		PO BOX 2065	PETERSBURG	AK	99833-2065
DAVIS KELLY		PO BOX 311	PETERSBURG	AK	99833-0311
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029
EGEN KADDY		PO BOX 1644	PETERSBURG	AK	99833-1644
ELLIS MARY ANNE		PO BOX 472	PETERSBURG	AK	99833-0472
ENGELL JAMES B	ENGELL JILL E	PO BOX 730	PETERSBURG	AK	99833-0730
ENRIQUEZ JORGE A	ENRIQUEZ MINDY J	PO BOX 1132	PETERSBURG	AK	99833-1132
FALTER TERRY	FALTER TERRI	PO BOX 1868	PETERSBURG	AK	99833-1868
FRANKLIN CLAYTON S		PO BOX 62	PETERSBURG	AK	99833-0062
FRANKLIN KYLE O	FRANKLIN VIKKI	PO BOX 62	PETERSBURG	AK	99833-0062
FRENTZ STEPHEN	FRENTZ MELANIE	PO BOX 66	PETERSBURG	AK	99833-0066
FRIEND REX	FRIEND CHERI	PO BOX 1225	PETERSBURG	AK	99833-1225
GARD TIMOTHY	GARD LISA	21700 WILDFLOWER DR	NEWBERG	OR	97132
GOOD INVESTMENTS LLC		PO BOX 818	PETERSBURG	AK	99833-0818
GRANBERG LOREEN		PO BOX 2002	PETERSBURG	AK	99833-2002
HALL KIMBERLY REBECCA		PO BOX 7	PETERSBURG	AK	99833-0007
HAMMER KACEY		PO BOX 97	PETERSBURG	AK	99833-0097
HANAHAN INDIGO L	HANAHAN WILLIAM R	PO BOX 106	PETERSBURG	AK	99833-0106
HASBROUCK MIKA JERE		PO BOX 1902	PETERSBURG	AK	99833-1902
HELMS DAVID	HELMS ALEXANDREA	PO BOX 2194	PETERSBURG	AK	99833-2194
HERMOSA HOLDINGS LLC		PO BOX 1393	PETERSBURG	AK	99833-1393
HESS COURTNEY N	HESS REX	PO BOX 1332	PETERSBURG	AK	99833-1332
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975
JONES KENNETH JOHN LORGEN MARIE H		311 MATS VIEW RD	PORT LUDLOW	WA	98365
KANDOLL BRIAN	KANDOLL CAROL	PO BOX 1363	PETERSBURG	AK	99833-1363
KATASSE IRVING		PO BOX 894	PETERSBURG	AK	99833-0894
KLUDT-PAINTER JONATHAN T	KLUDT-PAINTER ERICA L	PO BOX 1972	PETERSBURG	AK	99833-1972
LENZ TORE		PO BOX 1073	PETERSBURG	AK	99833-1073
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856
LOPEZ-MENDOZA JOEL		426 MAGPIE CT	KISSIMMEE	FL	34758-4444
LUHR JASON	LUHR STACY	PO BOX 1663	PETERSBURG	AK	99833-1663
LYNN CYNTHIA E		PO BOX 1758	PETERSBURG	AK	99833-1758
LYONS HEIDI PERSCHON LIV	ONEIL HEATHER	PO BOX 527	PETERSBURG	AK	99833-0527
LYONS JACK C	LYONS HEIDI	PO BOX 527	PETERSBURG	AK	99833-0527
M&K SCHWARTZ AK TRUST		PO BOX 434	PETERSBURG	AK	99833-0434

MAIN KEVIN		PO BOX 1704	PETERSBURG	AK	99833-1704
MARIFERN SAMANTHA		PO BOX 178	PETERSBURG	AK	99833-0178
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421
MARTIN BROCK F	WEBB SUZANNE M	PO BOX 1398	PETERSBURG	AK	99833-1398
MARTIN MARIA F		PO BOX 646	PETERSBURG	AK	99833-0646
MATTINGLY DARBY	MATTINGLY NICHOLE	PO BOX 783	PETERSBURG	AK	99833-0783
MCCAY ASHON	MCCAY NATALIE	PO BOX 2001	PETERSBURG	AK	99833-2001
MORAN TONY		PO BOX 1191	PETERSBURG	AK	99833-1191
MORRILL DANIEL	MORRILL ELLEN	112 BLACK POWDER RD	FOLSOM	CA	95630
MORRIS CHRISTINA		709 95TH DR SE	LAKE STEVENS	WA	98258-3929
MOULTON WILLIAM T	MOULTON PATRICIA	PO BOX 456	PETERSBURG	AK	99833-0456
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE	PO BOX 850	PETERSBURG	AK	99833-0850
NEIDIFFER JUSTIN		PO BOX 1763	PETERSBURG	AK	99833-1763
NEIDIFFER KIMBERLY		PO BOX 1913	PETERSBURG	AK	99833-1913
NELSON JOSEPH T	NELSON KAREN G	PO BOX 731	PETERSBURG	AK	99833-0731
NEWMAN LUCAS	NEWMAN TANGI	PO BOX 476	PETERSBURG	AK	99833-0476
NEWMAN SCOTT D	NEWMAN CYNTHIA	PO BOX 1348	PETERSBURG	AK	99833-1348
NEWPORT RACHEL M		PO BOX 1211	PETERSBURG	AK	99833-1211
NORHEIM LADD	NORHEIM BRENDA	PO BOX 935	PETERSBURG	AK	99833-0935
NUSSBAUMER DONA M	NUSSBAUMER ALVIN	PO BOX 994	PETERSBURG	AK	99833-0994
ONEIL DENNIS	ONEIL HEATHER	PO BOX 1083	PETERSBURG	AK	99833-1083
OREAR LARRY	OREAR KATHY	PO BOX 115	PETERSBURG	AK	99833-0115
O'SOUP DERRICK G	O'SOUP KELLY N	PO BOX 1994	PETERSBURG	AK	99833-1994
PARKER SAMMY	NEWTON LEEROY	PO BOX 1364	PETERSBURG	AK	99833-1364
PERRY DONALD E	PERRY LYNNE M	PO BOX 1566	PETERSBURG	AK	99833-1566
PERSCHON LIV M		PO BOX 128	PETERSBURG	AK	99833-0128
PETERSBURG BIBLE CHURCH		PO BOX 704	PETERSBURG	AK	99833-0704
PETERSEN KARI ANN		PO BOX 2044	PETERSBURG	AK	99833-2044
PETERSON RAYMOND G	PETERSON ELIZABETH K	PO BOX 1491	PETERSBURG	AK	99833-1491
PETRO 49 INC	HARBOR ENTERPRISES INC	PO BOX 389	SEWARD	AK	99664
PHILLIPS AARON L		PO BOX 624	PETERSBURG	AK	99833-0624
PHILLIPS JEANETTE		PO BOX 386	PETERSBURG	AK	99833-0386
PISTON AND RUDDER SERVICE INC		PO BOX 1308	PETERSBURG	AK	99833-1308
PLEW EVA R	SALOMONE PAUL	PO BOX 413	PETERSBURG	AK	99833-0413
POOLE JEFFREY		PO BOX 1715	PETERSBURG	AK	99833-1715
RADFORD GENESIS & MARTINEZ-MACIAS	ALBERTO GREGORIO	PO BOX 2062	PETERSBURG	AK	99833-2062
RENO SEAIRA	SCHONBERG FRANZ	PO BOX 1434	PETERSBURG	AK	99833-1434
RIBICH ELI	RIBICH GAIL	PO BOX 110	PETERSBURG	AK	99833-0110
ROBERTS MARK S	WHITE-ROBERTS LORI	PO BOX 246	PETERSBURG	AK	99833-0246
ROSVOLD ANDERS O		PO BOX 1993	PETERSBURG	AK	99833-1993
ROUNDTREE DEAN & ELENA	ROUNDTREE ARIEL M	PO BOX 454	PETERSBURG	AK	99833-0454
ROUNDTREE JESSE		PO BOX 34	PETERSBURG	AK	99833-0034
RPM HOLDINGS INC		PO BOX 918	PETERSBURG	AK	99833-0918
SAKAMOTO DIANNA	QUEZON ALVIN	PO BOX 1668	PETERSBURG	AK	99833-1668
SCHWARTZ JAMES	SCHWARTZ LESLIE	PO BOX 1506	PETERSBURG	AK	99833-1506
SKEEK GEORGE		PO BOX 334	PETERSBURG	AK	99833-0334
SLAVEN JACOB		PO BOX 973	PETERSBURG	AK	99833-0973
SLAVEN KILLIAN		PO BOX 582	PETERSBURG	AK	99833-0582
STEBER NORIE	STEBER GERALD M JR	PO BOX 102	PETERSBURG	AK	99833-0102
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326
TANGATAILOA STACIE		400 NE 153 ST	SHORELINE	WA	98155
THE MILL INC		PO BOX 790	PETERSBURG	AK	99833-0790
THOMASSEN SCOTT		PO BOX 152	PETERSBURG	AK	99833-0152
TIDWELL JARED		PO BOX 496	PETERSBURG	AK	99833-0496
TONKA SEAFOODS		PO BOX 1420	PETERSBURG	AK	99833-1420
TRIDENT SEAFOODS CORPORATION		5303 SHILSHOLE AVE NW	SEATTLE	WA	98107
TUCKER EMIL K	CHRISTENSEN CARIN L	PO BOX 1785	PETERSBURG	AK	99833-1785
VICK THERESA	VICK DAN	PO BOX 1271	PETERSBURG	AK	99833-1271
VOLK ROBERT D	VOLK ANNE	PO BOX 576	PETERSBURG	AK	99833-0576
WALLEN LISA J		PO BOX 1668	PETERSBURG	AK	99833-1668
WOOD GEORGE	WOOD SUSAN	PO BOX 902	PETERSBURG	AK	99833-0902
WORHATCH ERICA		PO BOX 986	PETERSBURG	AK	99833-0986
YOUNG ELROY L & ALICE H		PO BOX 2100	PETERSBURG	AK	99833-2100
REGULA RANDY R & REBECCA A		PO BOX 2100	PETERSBURG	AK	99833-2100
YUEN THAN		PO BOX 1113	PETERSBURG	AK	99833-1113

Planning Commission Staff Report & Finding of Fact

Meeting Date: October 10, 2023

APPLICANT/AGENT:

Skylark Park LLC

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lots 2, 3, 5, 5A, and 6, Skylark II
Subdivision, and Government Lot 21,
Section 33, T58S, R79E

LOT AREA:

Odin St. Lots – approx. 1.9 acres
Lot 21 – 5 acres

LOCATION:

See attached maps

SURROUNDING ZONING (ODIN ST
PARCELS):

North: SFR/COMMERCIAL-1

South: SFR/PUBLIC USE

East: SFR

West: SFR

ZONING:

Odin St: Single-Family (SFR)

Lot 21 - Open-Space Recreational (OSR)

SURROUNDING ZONING (Lot 21):

North: PUBLIC USE

South: OSR

East: UNZONED

West: MOBILE HOME PARK

PID: 01-010-752, 01-010-247, 01-010-
245, 01-010-764, 01-010-766, 01-010-
430

APPLICATION SUBMISSION DATE:

August 2, 2023

I. APPLICANT REQUEST: The applicant has requested to purchase 6 borough-owned parcels for replat/subdivision for residential development.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY

III. FINDINGS:

- a. Skylark Park LLC applied to purchase borough property on the condition the property is rezoned to Single Family Mobile Home.
- b. The subject property is composed of 6 parcels of borough-owned vacant land.
- c. Five lots are zoned Single-Family Residential (SF) and range in size from 14,000-20,000 sf. One parcel is five-acres and zoned Open-Space Recreation (OSR).
- d. The immediate surrounding area is undeveloped but there are two well established neighborhoods surrounding the parcels. The applicant recently submitted a request to rezone an adjacent lot from Public Use to SFMH. The commission recommended the Assembly approve the request.
- e. The applicant's intent is to pursue purchase of the parcels to develop a 10+ acre major subdivision with roads and utilities. The parcels would be subdivided into 75'x100' lots and sold. The applicant would also work with property owners who may wish to purchase a manufactured home for their lot.
- f. Per code, "Mobile home" means a manufactured coach, mobile home, trailer, house, car or other vehicle or structure designed, intended or capable of human dwelling or sleeping purposes,

Planning Commission Staff Report & Finding of Fact

Meeting Date: October 10, 2023

mounted upon wheels or supports which is capable of being moved by its owner or transported by another vehicle, and containing water supply, waste disposal and electrical conveniences.

- g. “Manufactured homes”, while not defined in municipal code, is generally defined as a transportable, factory-built dwelling unit constructed after June 15, 1976, in conformance with the federal Manufactured Home Construction and Safety Standards, as evidenced by an affixed certification label in accordance with 24 CFR 3280.11.
- h. The application was reviewed by relevant borough departments and determined there was no public purpose need for the subject property.

IV. PUBLIC NOTICE

The borough provided public notice of the hearing. Notice was mailed by first class mail to the owner of record of the property within six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

a. The application is classified as a request to purchase borough property.

b. Criteria –

Per 16.12.050, no borough property in Service Area 1 may be disposed of unless it has been zoned by the borough. As noted in Section III, Findings, the subject property is zoned.

Per 16.12.080 (A), the Planning Commission may require an applicant to state the nature, extent, size and general specifications of improvements the applicant intends to construct upon the real property and the time when the improvements will be completed.

VI. ACTION

Proposed motion: I move to recommend to the Borough Assembly that Lots 2, 3, 5, 5A, and 6, Skylark II Subdivision, be approved for sale condition it is rezoned, and that Government Lot 21, Section 33, T58S, R79E be approved for sale on the from Open Space – Recreation to Single-Family Mobile Home.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following report to the Borough Assembly:

1. The commission’s recommendation to rezone is based on the development plans provided by the applicant to develop a major subdivision, install improvements, and sell lots. The applicant is also offering to assist property owners with purchase and installation of new manufactured homes on individual lots.
2. The borough has a very broad definition of “mobile homes” that could be legally placed within this proposed development. The borough should work with the developer to include language in the deed of sale and/or record a covenant for the subdivision that limits the type of dwellings to one- or two-family dwellings, manufactured homes as defined above, and limits the age of manufactured home that may be placed in the subdivision.

Planning Commission Staff Report & Finding of Fact

Meeting Date: October 10, 2023

EXHIBITS

- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout



Petersburg Borough, Alaska

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Office Use:
Rec'd. by: KT
Fee: \$500
Date Rec'd: 8/2/23

Date: 8.1.2023

This is a request for land disposal via (circle one):
Lease Purchase Exchange Other

Parcel ID #(s) of Subject Property:
01-010-245, 01-010-247
01-010-430
01-010-752
01-010-764, 01-010-766

Proposed term of lease: (total years)

Legal Description of Property:
GL 21, lot 2, lot 3, lot 5
lot 5A, lot 6

Current Zoning of Property:
SF
01-010-430 - Open Space - Recreation
The rest are zoned Single Family Residential

* Rezoning Needed - See email attached

Applicant Name: Skylark Park LLC

Applicant Mailing Address: PO Box 2070
Petersburg AK 99833

Applicant Contact Info: (phone and/or email)
Ambre Burrell - 907-772-4423
ambre@rocknroadak.com

- 1. Size of Area requested (identify the minimum area necessary in square feet):
2. Attach a map showing the location of the land requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the borough and any other information you feel should be considered. (attached additional sheet if necessary)

Upon transfer of title we will begin extending OPin St. Through lots to our lot GL 14. We will put in utilities as we go. Currently working with surveyor to subdivide GL 14 + GL 21 into 7.5' x 100' lots. Upon completion we will sign over road + utilities to the Borough + sell lots. Will work with any interested party + help build + ship up then set their own manufactured home. \$750,000 cost to improve

4. Name and address of all adjacent land owners or lessees, including upland owner(s) if applicable: (attach additional sheet if necessary)

Skylark Park
Mika Hasbrouck
Liv Perschon

5. Are there any existing permits or leases covering any part of the land applied for?

Yes No If yes, please check one: (Lease Permit)

Describe the type of permit or lease, if applicable, and the name and last known address of the permittee or lessee:

6. What local, state or federal permits are required for the proposed use? (list all)

None

7. If applicant is a corporation, provide the following information:

A. Name, address and place of incorporation: Skylark Park LLC
PO Box 2126 Petersburg AK 99833
Alaska

B. Is the corporation qualified to do business in Alaska?: Yes No

Name and address of resident agent: Ambre Burrell
PO Box 2070
Petersburg AK, 99833

8. Why should the Planning Commission recommend Assembly approval of this request?

Petersburg is in desperate need of affordable housing/ property. This will provide affordable options and is at the cost of private business instead of the Borough

9. How is this request consistent with the Borough's comprehensive plan?

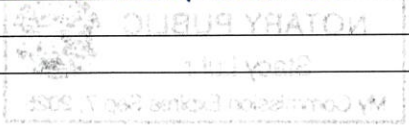
Pg 30.t.) Actively work to reduce barriers to private development & pg 31. c.) Establish guidelines to allow for + encourage higher density housing while ensuring quality of neighborhoods.

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor or Public Works Departments and obtain their comments and signatures below. (attach additional sheet if necessary):

Department Comments: Please see Utility Director Hagerman's comments attached.

Signature of Department Commenter

Department Comments: Please see Public Works Director Cotta's comments attached.



Signature of Department Commenter

Department Comments: Please see Director Cabrera's comments attached.

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

NOTICE TO APPLICANT(s):

Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.

I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.

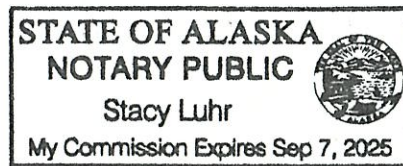
Please sign application in the presence of a Notary Public.

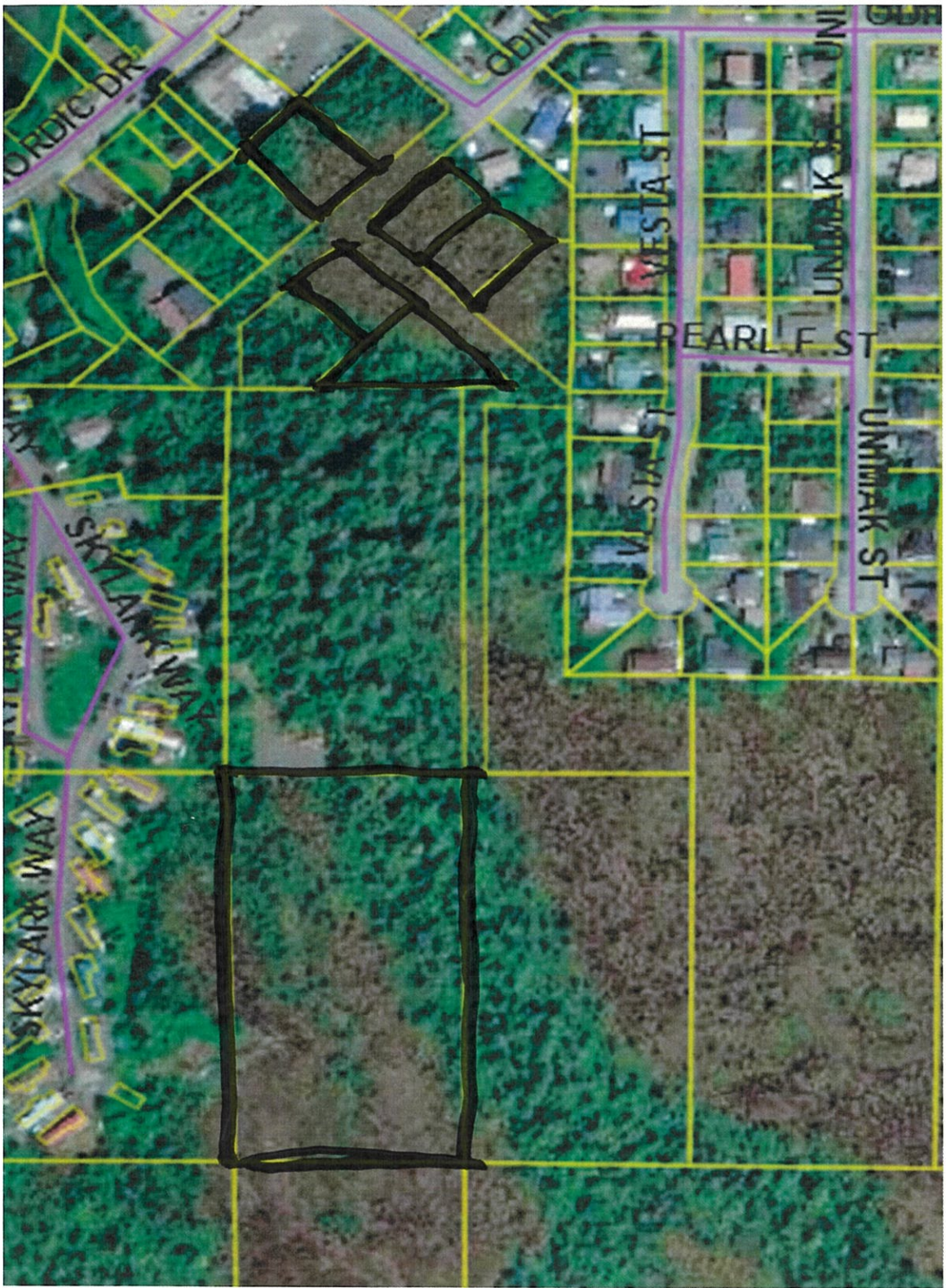
Ambre Burrell
Applicant/Applicant's Representative

Subscribed and sworn to by *Ambre Burrell*, who personally appeared
before me this *2nd* day of *August*, 20*23*.

Stacy Luhr
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: *9/7/2025*





Debra Thompson

From: Ambre Burrell <ambre@rocknroadak.com>
Sent: Thursday, August 10, 2023 3:47 PM
To: Debra Thompson
Subject: Zoning Changes to Proposed Borough property purchase

Good Afternoon Debbie,

I would like to add some clarification to the Borough property we are proposing to purchase.

I would like to have the following lot remain Single Family residential:

01-010-752

I would like to rezone the following lots to Single Family Manufactured Home due to the fact that we may need to subdivide out parts of these lots when we put in a road:

01-010-764

01-010-247

01-010-245

01-010-766

I would like to rezone parcel 01-010-430 To Single Family Manufactured home as it is our intention to subdivide out into lots approximately 75' x 100' lots put in roads and utilities and offer affordable housing options to residents of Petersburg.

If you have any further questions please let me know.

Thank you,

Ambre Burrell
Rock-N-Road Construction, Inc
P. 907.772.3308
F. 907.772.2268

Debra Thompson

From: Karl Hagerman
Sent: Thursday, August 10, 2023 1:11 PM
To: Debra Thompson; Liz Cabrera; Chris Cotta
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Water, Wastewater and Power & Light have no need for the parcels being requested. I do have questions about the applicant's plan to extend the road and utilities and want to be sure that this is done per our standards so the improvements may be accepted by the Borough when complete, but overall I appreciate what they are trying to do with this plan and land purchase application.

Thanks,

Karl Hagerman
Utility Director
907-772-5421

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Wednesday, August 9, 2023 4:32 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Skylark Park LLC Land Purchase Application

Hi Liz, Karl & Chris,

Please see the attached land purchase application from Ambre Burrell. She did not complete Section 10 of the application, so I am sending this to you for your review and determination of whether your department(s) need any of the parcels noted for a public purpose. Parcel numbers are: 01-010-245, 01-010-247, 01-010-430, 01-010-752, 01-010-764 and 01-010-766.

Please email me your comments.

Thank you,
Debbie

Debra K. Thompson, CMC
Borough Clerk/Human Resources Director

Petersburg Borough
907-772-5405

Debra Thompson

From: Chris Cotta
Sent: Thursday, August 10, 2023 3:20 PM
To: Karl Hagerman; Debra Thompson; Liz Cabrera
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Public Works has no need for the parcels being requested. Along with Director Hagerman, we would like to see more details of the road and utility extensions and whether the intent is to construct these to Borough specifications. I also feel that this development would ultimately be a good thing for the Borough's housing situation. In addition we would obtain revenue from sale of the property and then tax and potential utilities revenues moving forward as development progresses.

One item of note: the application states that no local, state or federal permits are required for the proposed use. While this might be true for the sale of the property, there would almost certainly be permitting required from the Corps of Engineers for placing fill in the wetlands; and possibly some ADF&G permitting prior to development if the creek basin located within GL14 and GL21 has any fish runs.

Thanks,

Chris

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Sent: Thursday, August 10, 2023 1:11 PM
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Subject: Skylark Park LLC Land Purchase Application

Hi Liz, Karl & Chris,

Debra Thompson

From: Liz Cabrera
Sent: Tuesday, August 15, 2023 11:15 AM
To: Debra Thompson
Subject: RE: Skylark Park LLC Land Purchase Application

Debbie,

Community Development has no need for the parcels for a public purpose.

Thanks,
Liz

From: Chris Cotta <ccotta@petersburgak.gov>
Sent: Thursday, August 10, 2023 3:20 PM
To: Karl Hagerman <khagerman@petersburgak.gov>; Debra Thompson <dthompson@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>
Subject: RE: Skylark Park LLC Land Purchase Application

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Item 7C.

VESTA ST

UNIMAK ST

SKYLARK WAY

Skylark Park

Psg Borough

-752 21,526

-247 14,850

-245 14,850

-764 14,880

-766 20,523

217,800

-430

h Psg Borough

Skylark Park

Psg Borough

Total = 304,429
Sq Ft

6.99 acres

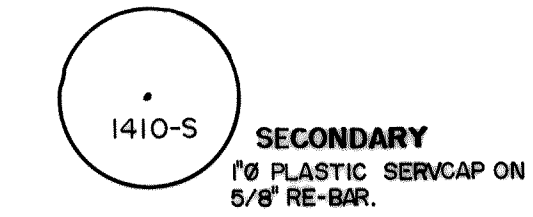
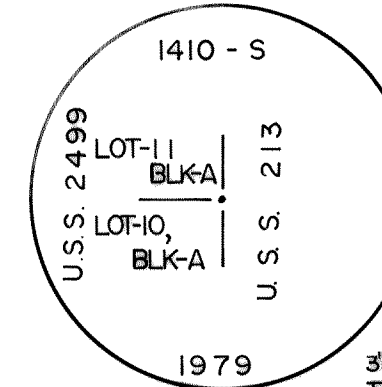
Petersburg Borough

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GENERAL SURVEY NOTES

- AUTHORIZATION TO CONDUCT THE SKYLARK II SUBDIVISION, A RESUBDIVISION OF A FRACTION OF THE ORIGINAL SKYLARK ADDITION TO PETERSBURG, ALASKA, U.S. SURVEY NO. 2499, WAS BY THE CITY PLANNER AND CITY MANAGER, CITY OF PETERSBURG, ALASKA IN APRIL 1979.
- THE BASIS-OF-BEARING FOR CONDUCTING THE RETRACEMENT SURVEY AND FOR CONDUCTING THE RESUBDIVISION WAS THE LINE-OF-SIGHT BETWEEN ORIGINAL G.L.O. CORNERS 2 AND 3, SKYLARK ADDITION TO PETERSBURG, ALASKA, U.S. SURVEY NO. 2499. THE ACCEPTED BEARING BETWEEN SAID RECOVERED MONUMENTS WAS ACCEPTED AS S 89°58'00" W.
- BEARINGS DENOTED ON THIS PLAT ARE ROUNDED TO THE NEAREST 15" OF ARC. DISTANCES ARE SHOWN TO THE NEAREST 0.01 OF A FOOT. ALL LAND ACREAGE IS SHOWN IN SQUARE FOOTAGE.
- VACATION OF CERTAIN STREETS WITHIN THE ORIGINAL SKYLARK ADDITION TO PETERSBURG, ALASKA REQUIRES THAT LOTS 1, 2, 3, 3A & 5A OF BLOCK 221 AND LOTS 1B, 2B, 3, 4A, 4C, 5A, & 5B OF BLOCK 222 AND LOTS 1B, 6, 5, 4, & 2 OF BLOCK 223 AND LOTS 1, 2A & 4A OF BLOCK 224 RECEIVE PORTIONS OF THE VACATED SKYLARK AVENUE
- THIS PLAT DEPICTS ALASKA DEPARTMENT OF HIGHWAYS' RIGHT-OF-WAY "TAKES" FOR RECENT HIGHWAY CONSTRUCTION TO MITKOF HIGHWAY IN PETERSBURG, ALASKA. THE "RIGHT-OF-WAY TAKES" WERE ACCOMPLISHED DURING THE LATE 1960'S AND EARLY 1970'S.
- ORIGINAL G.L.O. COURSES (BEARINGS AND DISTANCES) WHEN MEASURED OR COMPUTED THAT DIFFER FROM THE ORIGINAL RECORD COURSE, AS DENOTED BY RECOVERED MONUMENTS, IS REFLECTED BY THE RECORD COURSE SHOWN IN PARENTHESES FOLLOWED BY THE MEASURED AND/OR COMPUTED COURSE SHOWN WITHOUT PARENTHESES, THUSLY; (S 0°51'18" W - 1163.59') S 0°50'00" W - 1165.85'.
- BLOCK 278 OF SEVERSON ADDITION TO CITY OF PETERSBURG WAS SINGLE LINE PROPORTIONED BASED ON RECOVERED MONUMENTS.

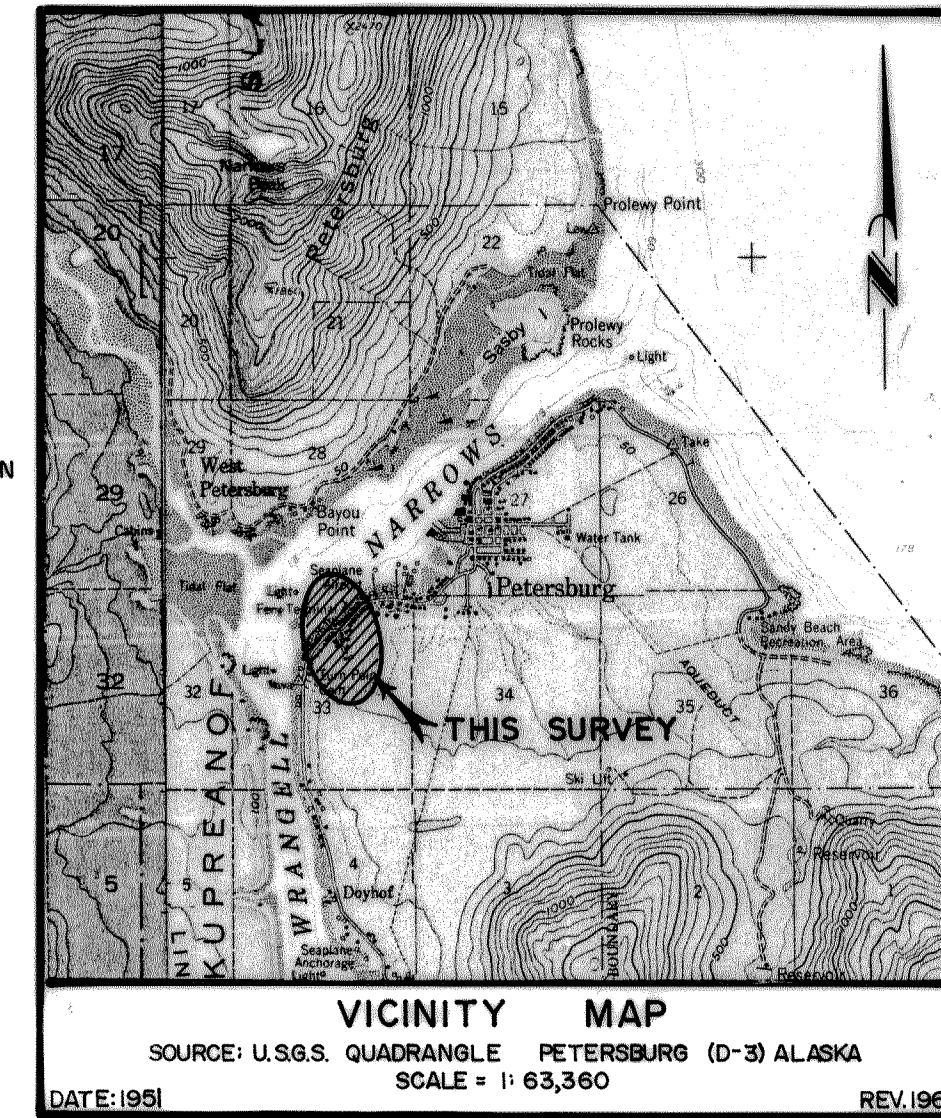
TYPICAL MONUMENTS SET THIS SURVEY



SURVEYORS STATEMENT

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT, TO THE BEST OF MY ABILITY.

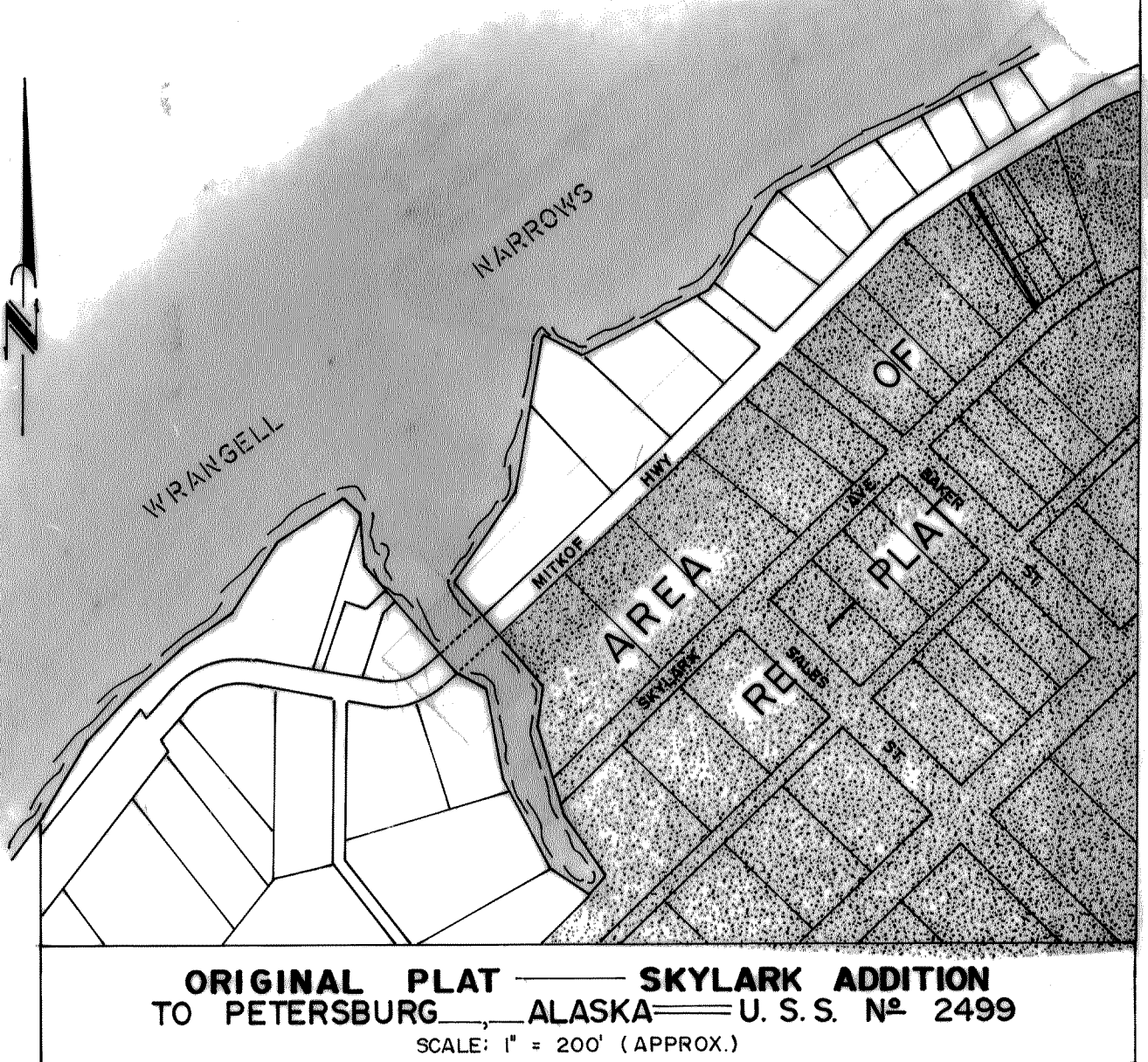
Malcolm A. Menzies
MALCOLM A. MENZIES
APRIL 23, 1979
MARCH 15, 1981



VICINITY MAP
SOURCE: U.S.G.S. QUADRANGLE PETERSBURG (D-3) ALASKA
SCALE: 1" = 63,360'
DATE: 1951
REV: 1963

SYMBOLS

- ⊕ RECOVERED G.L.O./B.L.M. MONUMENT
- ⊙ PRIMARY MON. ESTABLISHED THIS SURVEY
- SECONDARY MON. ESTABLISHED THIS SURVEY
- POWER POLE
- ⊕ ANTENNA
- BUILDING



ORIGINAL PLAT - SKYLARK ADDITION TO PETERSBURG, ALASKA - U.S.S. No. 2499
SCALE: 1" = 200' (APPROX.)

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PETERSBURG, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLATTING BOARD BY PLAT RESOLUTION NO. 3 DATED OCTOBER 12, 1981 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, PETERSBURG, ALASKA.

DATED DECEMBER 17, 1981

ATTEST:
Dave Ellis
CLERK
CITY OF PETERSBURG
PLATTING BOARD

Ronald J. Lohd
CHAIRPERSON
CITY OF PETERSBURG
PLATTING BOARD

CERTIFICATE OF APPROVAL BY PETERSBURG CITY COUNCIL

I HEREBY CERTIFY THAT THE ORDER OF THE CITY OF PETERSBURG PLANNING AND ZONING COMMISSION APPROVING SAID PLAT ON THE 19TH DAY OF OCTOBER, 1981 WAS APPROVED BY RESOLUTION OF THE CITY OF PETERSBURG COMMON COUNCIL DATED THE 20TH DAY OF OCTOBER, 1981.

DATED AT PETERSBURG, ALASKA THIS 3RD DAY OF DECEMBER, 1981

ATTEST:
Jerry Tordick
CITY CLERK

Don Keeney
MAYOR, CITY OF PETERSBURG

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

DATED DECEMBER 2, 1981

Ed Bran WITNESS
Debrae May K. Kunata OWNER, L-1, BLK-223
Maria S. Shavik WITNESS
Marjorie S. Shavik OWNER, L-2, BLK-223
Robt M. Herrera WITNESS
Robt M. Herrera OWNER, L-3, BLK-223
W.K. Tidd WITNESS
W.K. Tidd OWNER, L-4, BLK-223
Robt M. Herrera WITNESS
Robt M. Herrera OWNER, L-5, BLK-223
Robt M. Herrera WITNESS
Robt M. Herrera OWNER, L-6, BLK-223
Robt M. Herrera WITNESS
Robt M. Herrera OWNER, L-7, BLK-223
Robt M. Herrera WITNESS
Robt M. Herrera OWNER, L-8, BLK-223
Robt M. Herrera WITNESS
Robt M. Herrera OWNER, L-9, BLK-223
Robt M. Herrera WITNESS
Robt M. Herrera OWNER, L-10, BLK-223
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Robt M. Herrera OWNER, L-100, BLK-223

CERTIFICATE OF OWNERSHIP FOR THE CITY OF PETERSBURG

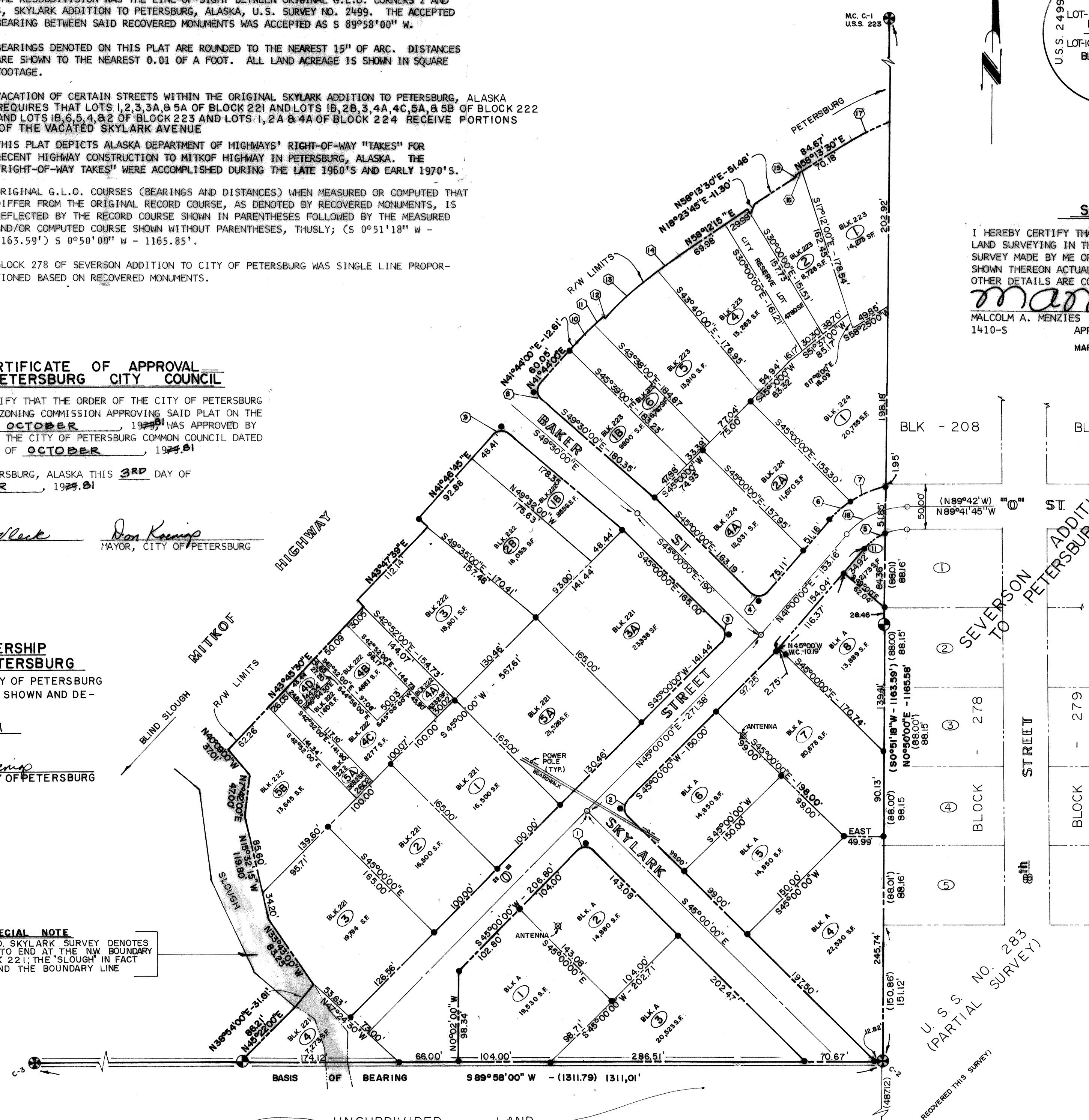
I HEREBY CERTIFY THAT THE CITY OF PETERSBURG IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON.

DATED DECEMBER 3, 1981

ATTEST:
Jerry Tordick
CITY CLERK

Don Keeney
MAYOR, CITY OF PETERSBURG

SPECIAL NOTE
ORIGINAL G.L.O. SKYLARK SURVEY DENOTES THE "SLOUGH" TO END AT THE NW BOUNDARY OF L-4, BLOCK 221; THE "SLOUGH" IN FACT EXTENDS BEYOND THE BOUNDARY LINE.



SKYLARK II SUBDIVISION

A RE-SUBDIVISION PLAT DENOTING THE VACATION OF SKYLARK AVE., A FRACTION OF BAKER ST; SALES ST; AN UN-NAMED STREET AND ALLEY WAY AS WELL AS THE RE-PLATTING OF A FRACTION OF SKYLARK ADDITION TO PETERSBURG, ALASKA U. S. SURVEY No. 2499 & LOT-1, BLOCK-278, SEVERSON ADDITION TO PETERSBURG, A FRACTION OF U.S.S. No. 283 WITHIN SECTION 33, T.58S, R.79E, C.R.M.

TABLE OF CURVES

FLAG	LOT/BLOCK	Δ	R	T	L	CHORD
1	L 2/A	90°00'00"	15.00	15.00	23.56	EAST - 21.21
2	L 6/A	90°00'00"	15.00	15.00	23.56	NORTH - 21.21
3	L3A/221	90°00'00"	15.00	15.00	23.56	NORTH - 21.21
4	L4A/224	94°00'00"	15.00	16.09	24.61	N 88°00'00" E - 21.94
5	L11/A	28°58'00"	61.00	15.76	30.84	N 55°29'00" E - 30.51
6	L2A/224	12°24'05"	111.00	12.06	24.03	N 47°12'00" E - 23.98
7	L 1/224	26°09'13"	111.00	25.78	50.67	N 66°24'15" E - 50.23
8	L1B/223	91°14'00"	15.00	15.33	23.88	S 4°53'00" E - 21.92
9	L1A/222	88°43'15"	15.00	14.67	23.23	S 86°08'15" E - 20.98
10	L 6/223	2°52'03"	545.46	13.65	27.30	S 43°10'00" W - 27.30
11	L 5/223	1°07'45"	545.46	5.38	10.75	S 45°10'00" W - 10.75
12	L 5/223	-	-	-	-	S 44°16'15" E - 3.00
13	L 5/223	6°59'53"	542.46	33.17	66.26	S 49°13'45" W - 66.22
14	L 4/223	4°20'30"	542.46	20.56	41.11	S 54°54'00" W - 41.10
15	L 2/223	-	-	-	-	N 31°46'00" W - 3.00
16	L 2/223	-	-	-	-	N 58°13'30" E - 14.49
17	L 1/223	5°15'05"	481.80	22.09	44.16	N 60°51'00" E - 44.14
18	RD. CL	35°12'00"	86.00	27.28	52.83	N 58°36'00" E - 52.01

REVISED PLAT

REVISIONS HAVE BEEN MADE TO CORRECT DISTANCE OF SW PROPERTY LINE OF LOT 7 BLOCK A FROM 170.76 TO 198.00 AND NW PROPERTY LINE OF LOT 8 BLOCK A FROM 154.04 TO 116.37.

THE ABOVE REVISION CONSTITUTES THE SOLE CHANGE MADE TO THE PLAT ASIDE FROM ITS NOTATION IN THE REVISION BLOCK ON THE PLAT. THE ABOVE REVISION DOES NOT ALTER LOT AREAS AND DOES NOT AFFECT OR INFLUENCE ANY CHANGE OF OWNERSHIP, DRAINAGE FEATURES, RIGHTS-OF-WAY, OR ANY OTHER ITEM WHICH WOULD ADVERSELY AFFECT THIS OR ADJACENT PROPERTIES. I AM THEREFORE SUBMITTING THIS PLAT FOR REILING AS CORRECTED.

REVISION SIGNATURE: *Ed Bran*
DATE: 7/21/90

Plat 81-19
RECORDED - 11/11/80
Petersburg
DATE: 12/28/81
TIME: 10:18
Address: City of Petersburg
P.O. Box 325
Petersburg, Alaska 99701

SKYLARK II SUBDIVISION
A RE-SUBDIVISION OF A FRACTION OF SKYLARK ADDITION TO PETERSBURG, ALASKA U. S. SURVEY NO. 2499 WITHIN SECTION 33, T.58S, R.79E, C.R.M.

SUBDIVIDER: CITY OF PETERSBURG, P.O. BOX 325, PETERSBURG, ALASKA
SURVEYOR: R & M CONSULTANTS INC., P.O. BOX 1788, JUNEAU, ALASKA 99801
REVISED: MAR, 1990 - DIST. S.W. PROP. LINE, LOT 7, BLOCK A
REVISED: DEC, 1986 - BEARINGS & DISTANCES, LOTS 2B, 1B, 7 & 8
DATE: APRIL 1979
SCALE: AS SHOWN
R & M NO. 93714

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF November, 1981
Barbara A. Curtis
NOTARY FOR ALASKA

PLAT 90-14

PETE PLAT # 81-19
90-14

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 3/21/90 OWNER CITY OF PETERSBURG

NOTARY'S ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS 21 day of March, 1990, BEFORE ME, THE UNDERSIGNED, a Notary Public in and for the State of Alaska, personally appeared Patricia Curtis

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND HE ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 21 day of March, 1990, IN THIS CERTIFICATE FIRST HEREIN MENTIONED IN WITNESS WHEREOF I HAVE HEREON SET MY HAND AND SEAL OF OFFICE.

MY COMMISSION EXPIRES 10/13/90

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY OF PETERSBURG, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY OF PETERSBURG, IN THE NAME OF City of Petersburg AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY OF PETERSBURG ARE paid; THAT CURRENT TAXES FOR THE YEAR 1990 WILL BE DUE ON OR BEFORE Sept 30, 1990, DATED THIS 21 day of March, 1990.

ASSESSOR, CITY OF PETERSBURG

CERTIFICATE OF APPROVAL BY THE BOARD

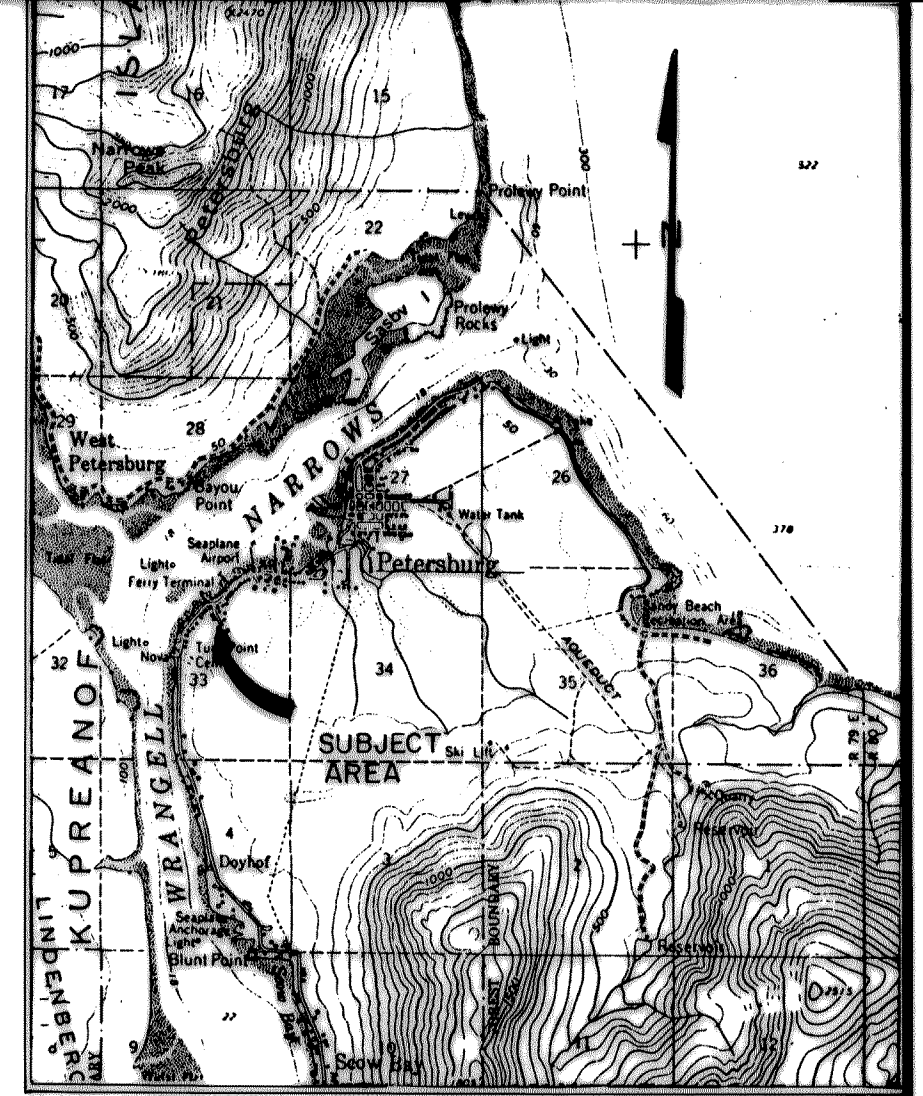
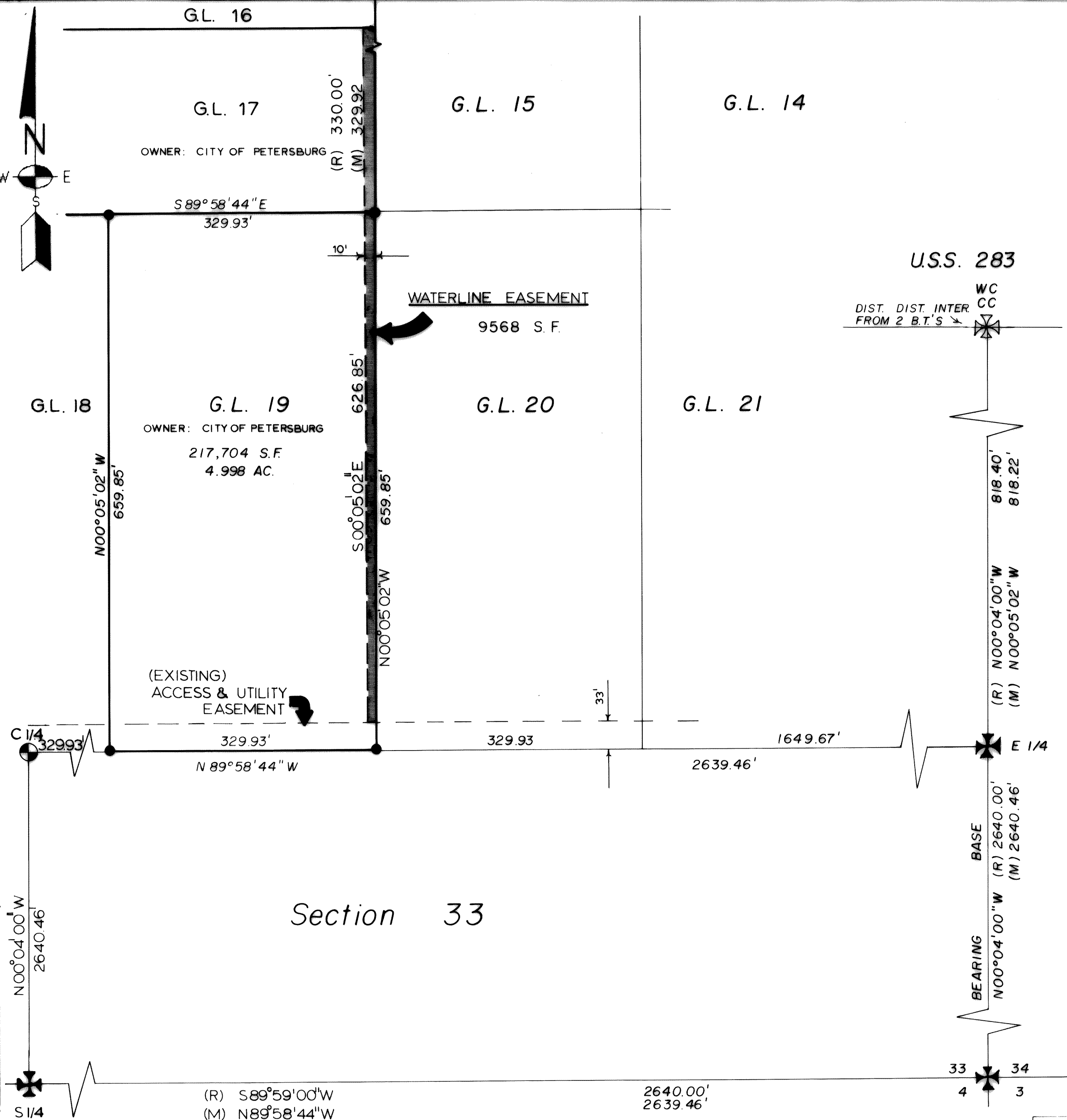
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PETERSBURG PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 19, DATED 19, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE 3/19/90 Bin L Lyl CHAIRMAN, PLATTING BOARD
SECRETARY Patricia Curtis

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 PETERSBURG CORPORATION AS SET FORTH IN MINUTE BOOK 10 PAGE 10 DATED 19 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE 5/21/90 MAYOR Patricia Curtis



VICINITY MAP
SCALE: 1" = 1 MILE

NOTES

- 1) GOV'T LOTS NORTH OF THE E 1/4 OF SEC. 33 WERE PROPORTIONED IN RATIO TO THE MEASURED RECORD DISTANCE BETWEEN THE E 1/4 AND THE WC. CLOSING CORNER.
- 2) REFER TO R.O.W. PERMIT ADL 56411 FOR THE ACCESS/UTILITY EASEMENT.
- 3) TWO REFERENCE MONUMENTS (R.M.'S.) WERE RECOVER FOR THE CENTER 1/4 CORNER.
 - 1) RM # 1 BEARS N7°53'56"E 95.43FT
 - 2) RM # 2 BEARS S15°33'50"E 138.72FT

LEGEND

- ⊕ G.L.O. B.C. MONUMENT RECOVERED
- ⊗ G.L.O. MONUMENT POSITION ESTABLISHED BY RECORD B.T.'S. NO MONUMENT SET.
- ⊙ PRIMARY ALUM. POST MONUMENT RECOVERED
- REBAR & ALUM. CAP RECOVERED
- (R) RECORD
- (M) MEASURED

PETERSBURG RECORDING DISTRICT

SURVEYOR'S CERTIFICATE

I hereby certify that I am a registered Surveyor, licensed in the State of Alaska, and that in MARCH, 1986 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 2/26/90
Greg Scheff

90-9
RECORDED - FILED
Petersburg REC. DIST.
DATE MAY 14 1990
TIME 4:00 P.
Requested by Greg Scheff Assoc.
P.O. Box 850
Petersburg Alaska
99833

WATERLINE EASEMENT

GOV'T LOTS 19, AND 17, SEC. 33
T 58S R 79E C.R.M.

CLIENT: CITY OF PETERSBURG BOX 329 PETERSBURG, AK 99833
FRED & ENID MAGILL BOX 444 PETERSBURG, AK 99833

GREG SCHEFF & ASSOCIATES
LAND SURVEYORS
BOX 850
PETERSBURG, AK. 99833

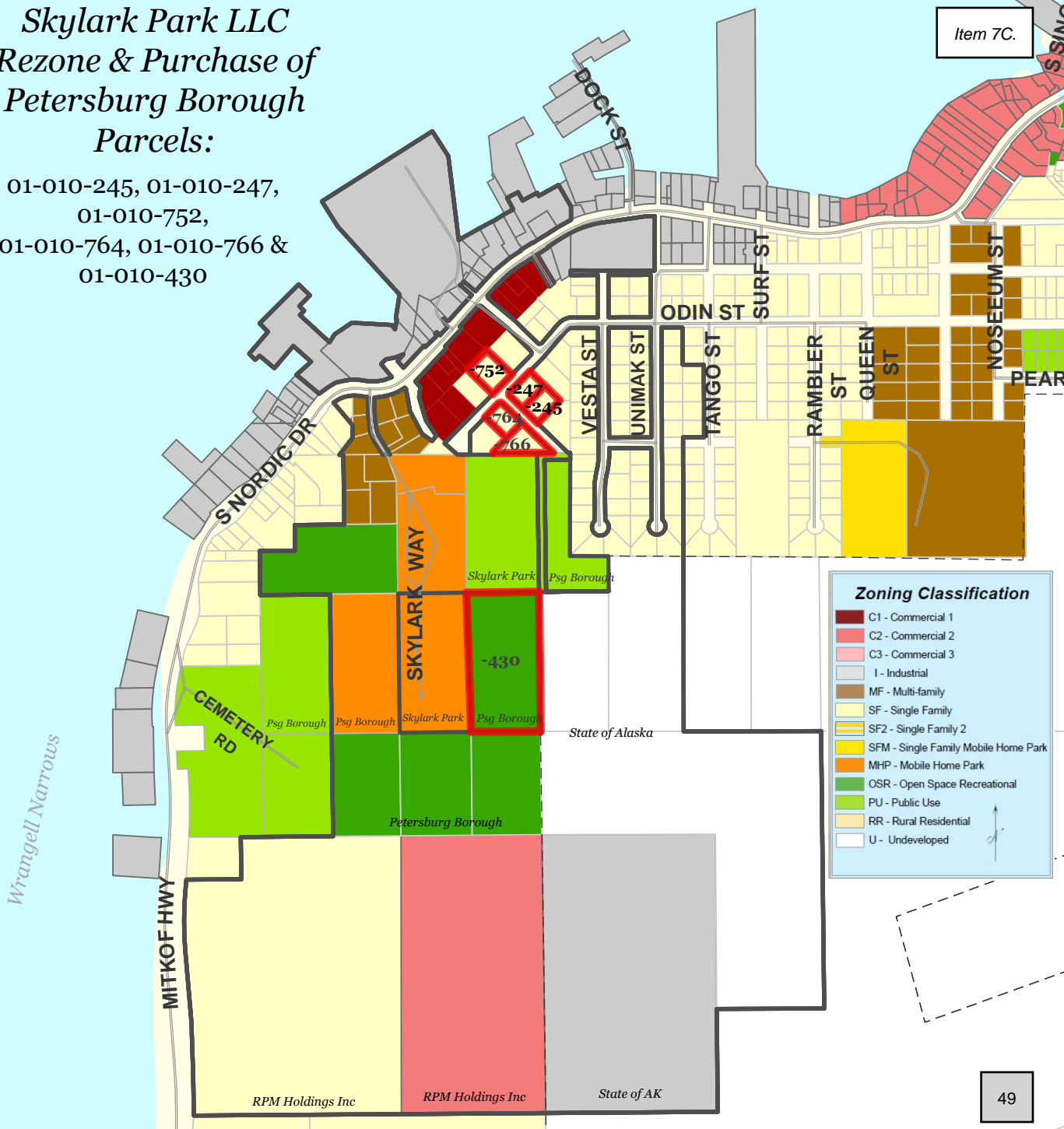
DATE SEPT. 28, 1989	NAME OF SURVEYOR GREG SCHEFF & ASSOC.	PROJECT NUMBER 51005-01-07 P
SCALE 1" = 100'	DRAWN BY LMS	

PETERSBURG 90-9

Skylark Park LLC Rezone & Purchase of Petersburg Borough Parcels:

01-010-245, 01-010-247,
01-010-752,
01-010-764, 01-010-766 &
01-010-430

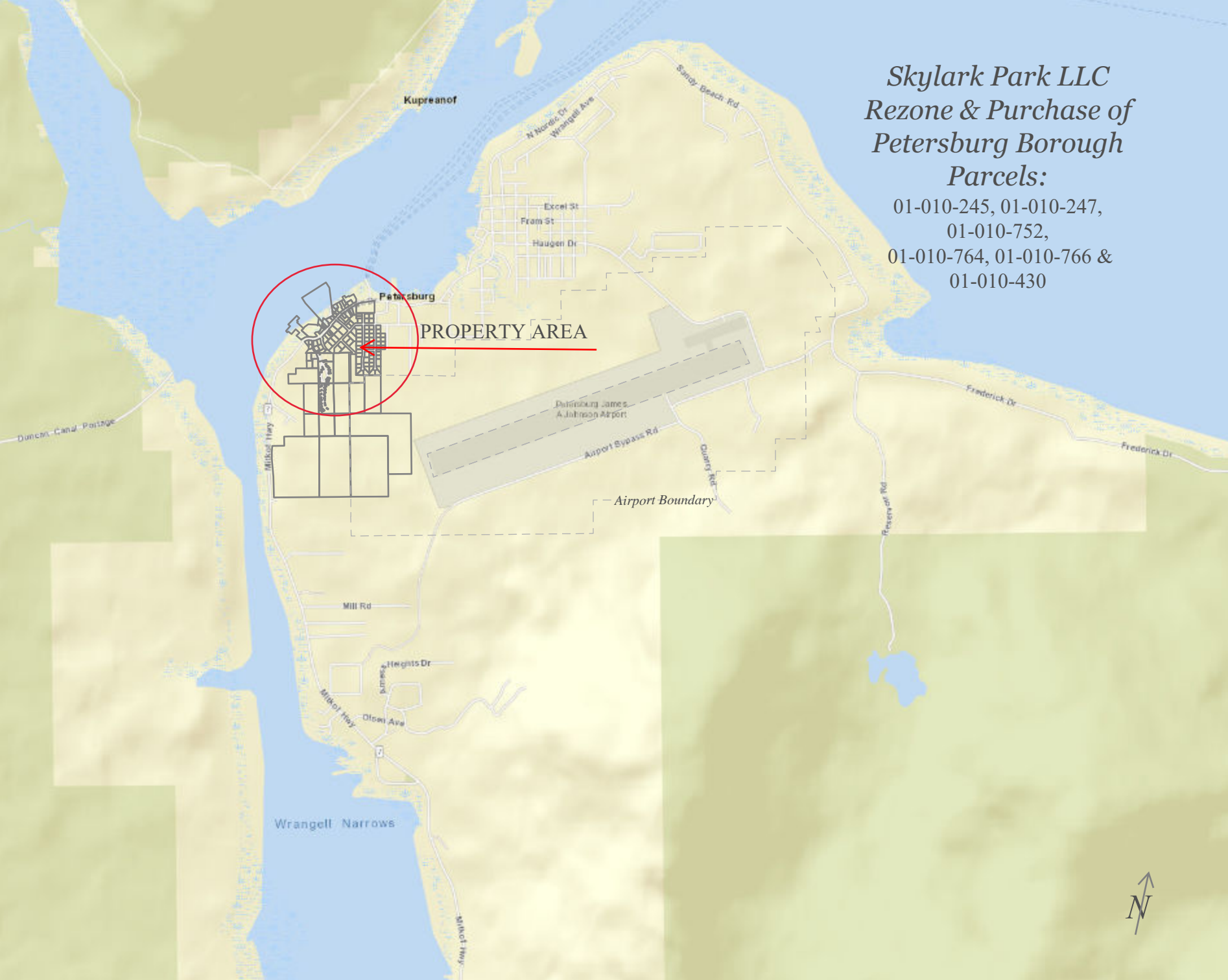
Item 7C.



Zoning Classification	
	C1 - Commercial 1
	C2 - Commercial 2
	C3 - Commercial 3
	I - Industrial
	MF - Multi-family
	SF - Single Family
	SF2 - Single Family 2
	SFM - Single Family Mobile Home Park
	MHP - Mobile Home Park
	OSR - Open Space Recreational
	PU - Public Use
	RR - Rural Residential
	U - Undeveloped

*Skylark Park LLC
Rezone & Purchase of
Petersburg Borough
Parcels:*

01-010-245, 01-010-247,
01-010-752,
01-010-764, 01-010-766 &
01-010-430





September 26, 2023

TRIDENT SEAFOODS CORPORATION
5303 SHILSHOLE AVE NW
SEATTLE, WA 98107

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

1. An initiation and recommendation to the Borough Assembly for a rezone of 5 lots from Single-Family Residential to Single-Family Mobile Home and 1 parcel from Open-Space Recreation to Single-Family Mobile Home located at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)
2. Recommendation to the Borough Assembly on a request from Skylark Park LLC to purchase borough-owned property at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)

The public hearing and consideration of the application will be held:	Tuesday, October 10th 2023, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera, Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
SKYLARK PARK LLC		PO BOX 2070	PETERSBURG	AK	99833-2070
AGNER JESSE A	AGNER MARGARET H	PO BOX 565	PETERSBURG	AK	99833-0565
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
AMANECER ELIZABETH		PO BOX 215	PETERSBURG	AK	99833-0215
ANDERSON AMY E		PO BOX 2064	PETERSBURG	AK	99833-2064
ARMIN NORMAN	ARMIN MERRY	PO BOX 1876	PETERSBURG	AK	99833-1876
BERTAGNOLI JOE		PO BOX 481	PETERSBURG	AK	99833-0481
BOJORQUEZ-FELIX RICARDO		PO BOX 2011	PETERSBURG	AK	99833-2011
BRADFORD AARON	BRADFORD JANET	PO BOX 946	PETERSBURG	AK	99833-0946
BRAUN RICK G	BRAUN SUE A	PO BOX 211	PETERSBURG	AK	99833-0211
BURRELL SIGMUND BURRELL AMBRE	SKYLARK PARK LLC	PO BOX 2070	PETERSBURG	AK	99833-2070
CANGIALOSI SALVATORE A		PO BOX 1414	PETERSBURG	AK	99833-1414
CARNES SHANE	PHILLIPS DEANNA	PO BOX 1573	PETERSBURG	AK	99833-1573
CHITTENDEN TIMOTHY R		PO BOX 1774	PETERSBURG	AK	99833-1774
CISNEY JOE ALLEN	CISNEY JENNIFER MAE	PO BOX 349	PETERSBURG	AK	99833-0349
CLARK KEVIN J		PO BOX 1256	NOME	AK	99762-1256
COLLINS KEVIN	BRUSELL PRISCILLA	PO BOX 1856	PETERSBURG	AK	99833-1856
CONN JOSHUA H	CONN HEATHER	PO BOX 593	PETERSBURG	AK	99833-0593
CONNOR WILLIAM H JR		PO BOX 1124	PETERSBURG	AK	99833-1124
COTTA CARISSA R		PO BOX 615	PETERSBURG	AK	99833-0615
CUMMINGS ROBIN	CUMMINGS JOYCE	PO BOX 1754	PETERSBURG	AK	99833-1754
CURTIS DYLAN		PO BOX 2065	PETERSBURG	AK	99833-2065
DAVIS KELLY		PO BOX 311	PETERSBURG	AK	99833-0311
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029
EGEN KADDY		PO BOX 1644	PETERSBURG	AK	99833-1644
ELLIS MARY ANNE		PO BOX 472	PETERSBURG	AK	99833-0472
ENGELL JAMES B	ENGELL JILL E	PO BOX 730	PETERSBURG	AK	99833-0730
ENRIQUEZ JORGE A	ENRIQUEZ MINDY J	PO BOX 1132	PETERSBURG	AK	99833-1132
FALTER TERRY	FALTER TERRI	PO BOX 1868	PETERSBURG	AK	99833-1868
FRANKLIN CLAYTON S		PO BOX 62	PETERSBURG	AK	99833-0062
FRANKLIN KYLE O	FRANKLIN VIKKI	PO BOX 62	PETERSBURG	AK	99833-0062
FRENTZ STEPHEN	FRENTZ MELANIE	PO BOX 66	PETERSBURG	AK	99833-0066
FRIEND REX	FRIEND CHERI	PO BOX 1225	PETERSBURG	AK	99833-1225
GARD TIMOTHY	GARD LISA	21700 WILDFLOWER DR	NEWBERG	OR	97132
GOOD INVESTMENTS LLC		PO BOX 818	PETERSBURG	AK	99833-0818
GRANBERG LOREEN		PO BOX 2002	PETERSBURG	AK	99833-2002
HALL KIMBERLY REBECCA		PO BOX 7	PETERSBURG	AK	99833-0007
HAMMER KACEY		PO BOX 97	PETERSBURG	AK	99833-0097
HANAHAN INDIGO L	HANAHAN WILLIAM R	PO BOX 106	PETERSBURG	AK	99833-0106
HASBROUCK MIKA JERE		PO BOX 1902	PETERSBURG	AK	99833-1902
HELMS DAVID	HELMS ALEXANDREA	PO BOX 2194	PETERSBURG	AK	99833-2194
HERMOSA HOLDINGS LLC		PO BOX 1393	PETERSBURG	AK	99833-1393
HESS COURTNEY N	HESS REX	PO BOX 1332	PETERSBURG	AK	99833-1332
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975
JONES KENNETH JOHN LORGEN MARIE H		311 MATS VIEW RD	PORT LUDLOW	WA	98365
KANDOLL BRIAN	KANDOLL CAROL	PO BOX 1363	PETERSBURG	AK	99833-1363
KATASSE IRVING		PO BOX 894	PETERSBURG	AK	99833-0894
KLUDT-PAINTER JONATHAN T	KLUDT-PAINTER ERICA L	PO BOX 1972	PETERSBURG	AK	99833-1972
LENZ TORE		PO BOX 1073	PETERSBURG	AK	99833-1073
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856
LOPEZ-MENDOZA JOEL		426 MAGPIE CT	KISSIMMEE	FL	34758-4444
LUHR JASON	LUHR STACY	PO BOX 1663	PETERSBURG	AK	99833-1663
LYNN CYNTHIA E		PO BOX 1758	PETERSBURG	AK	99833-1758
LYONS HEIDI PERSCHON LIV	ONEIL HEATHER	PO BOX 527	PETERSBURG	AK	99833-0527
LYONS JACK C	LYONS HEIDI	PO BOX 527	PETERSBURG	AK	99833-0527
M&K SCHWARTZ AK TRUST		PO BOX 434	PETERSBURG	AK	99833-0434

MAIN KEVIN		PO BOX 1704	PETERSBURG	AK	99833-1704
MARIFERN SAMANTHA		PO BOX 178	PETERSBURG	AK	99833-0178
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421
MARTIN BROCK F	WEBB SUZANNE M	PO BOX 1398	PETERSBURG	AK	99833-1398
MARTIN MARIA F		PO BOX 646	PETERSBURG	AK	99833-0646
MATTINGLY DARBY	MATTINGLY NICHOLE	PO BOX 783	PETERSBURG	AK	99833-0783
MCCAY ASHON	MCCAY NATALIE	PO BOX 2001	PETERSBURG	AK	99833-2001
MORAN TONY		PO BOX 1191	PETERSBURG	AK	99833-1191
MORRILL DANIEL	MORRILL ELLEN	112 BLACK POWDER RD	FOLSOM	CA	95630
MORRIS CHRISTINA		709 95TH DR SE	LAKE STEVENS	WA	98258-3929
MOULTON WILLIAM T	MOULTON PATRICIA	PO BOX 456	PETERSBURG	AK	99833-0456
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE	PO BOX 850	PETERSBURG	AK	99833-0850
NEIDIFFER JUSTIN		PO BOX 1763	PETERSBURG	AK	99833-1763
NEIDIFFER KIMBERLY		PO BOX 1913	PETERSBURG	AK	99833-1913
NELSON JOSEPH T	NELSON KAREN G	PO BOX 731	PETERSBURG	AK	99833-0731
NEWMAN LUCAS	NEWMAN TANGI	PO BOX 476	PETERSBURG	AK	99833-0476
NEWMAN SCOTT D	NEWMAN CYNTHIA	PO BOX 1348	PETERSBURG	AK	99833-1348
NEWPORT RACHEL M		PO BOX 1211	PETERSBURG	AK	99833-1211
NORHEIM LADD	NORHEIM BRENDA	PO BOX 935	PETERSBURG	AK	99833-0935
NUSSBAUMER DONA M	NUSSBAUMER ALVIN	PO BOX 994	PETERSBURG	AK	99833-0994
ONEIL DENNIS	ONEIL HEATHER	PO BOX 1083	PETERSBURG	AK	99833-1083
OREAR LARRY	OREAR KATHY	PO BOX 115	PETERSBURG	AK	99833-0115
O'SOUP DERRICK G	O'SOUP KELLY N	PO BOX 1994	PETERSBURG	AK	99833-1994
PARKER SAMMY	NEWTON LEEROY	PO BOX 1364	PETERSBURG	AK	99833-1364
PERRY DONALD E	PERRY LYNNE M	PO BOX 1566	PETERSBURG	AK	99833-1566
PERSCHON LIV M		PO BOX 128	PETERSBURG	AK	99833-0128
PETERSBURG BIBLE CHURCH		PO BOX 704	PETERSBURG	AK	99833-0704
PETERSEN KARI ANN		PO BOX 2044	PETERSBURG	AK	99833-2044
PETERSON RAYMOND G	PETERSON ELIZABETH K	PO BOX 1491	PETERSBURG	AK	99833-1491
PETRO 49 INC	HARBOR ENTERPRISES INC	PO BOX 389	SEWARD	AK	99664
PHILLIPS AARON L		PO BOX 624	PETERSBURG	AK	99833-0624
PHILLIPS JEANETTE		PO BOX 386	PETERSBURG	AK	99833-0386
PISTON AND RUDDER SERVICE INC		PO BOX 1308	PETERSBURG	AK	99833-1308
PLEW EVA R	SALOMONE PAUL	PO BOX 413	PETERSBURG	AK	99833-0413
POOLE JEFFREY		PO BOX 1715	PETERSBURG	AK	99833-1715
RADFORD GENESIS & MARTINEZ-MACIAS	ALBERTO GREGORIO	PO BOX 2062	PETERSBURG	AK	99833-2062
RENO SEAIRA	SCHONBERG FRANZ	PO BOX 1434	PETERSBURG	AK	99833-1434
RIBICH ELI	RIBICH GAIL	PO BOX 110	PETERSBURG	AK	99833-0110
ROBERTS MARK S	WHITE-ROBERTS LORI	PO BOX 246	PETERSBURG	AK	99833-0246
ROSVOLD ANDERS O		PO BOX 1993	PETERSBURG	AK	99833-1993
ROUNDTREE DEAN & ELENA	ROUNDTREE ARIEL M	PO BOX 454	PETERSBURG	AK	99833-0454
ROUNDTREE JESSE		PO BOX 34	PETERSBURG	AK	99833-0034
RPM HOLDINGS INC		PO BOX 918	PETERSBURG	AK	99833-0918
SAKAMOTO DIANNA	QUEZON ALVIN	PO BOX 1668	PETERSBURG	AK	99833-1668
SCHWARTZ JAMES	SCHWARTZ LESLIE	PO BOX 1506	PETERSBURG	AK	99833-1506
SKEEK GEORGE		PO BOX 334	PETERSBURG	AK	99833-0334
SLAVEN JACOB		PO BOX 973	PETERSBURG	AK	99833-0973
SLAVEN KILLIAN		PO BOX 582	PETERSBURG	AK	99833-0582
STEBER NORIE	STEBER GERALD M JR	PO BOX 102	PETERSBURG	AK	99833-0102
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326
TANGATAILOA STACIE		400 NE 153 ST	SHORELINE	WA	98155
THE MILL INC		PO BOX 790	PETERSBURG	AK	99833-0790
THOMASSEN SCOTT		PO BOX 152	PETERSBURG	AK	99833-0152
TIDWELL JARED		PO BOX 496	PETERSBURG	AK	99833-0496
TONKA SEAFOODS		PO BOX 1420	PETERSBURG	AK	99833-1420
TRIDENT SEAFOODS CORPORATION		5303 SHILSHOLE AVE NW	SEATTLE	WA	98107
TUCKER EMIL K	CHRISTENSEN CARIN L	PO BOX 1785	PETERSBURG	AK	99833-1785
VICK THERESA	VICK DAN	PO BOX 1271	PETERSBURG	AK	99833-1271
VOLK ROBERT D	VOLK ANNE	PO BOX 576	PETERSBURG	AK	99833-0576
WALLEN LISA J		PO BOX 1668	PETERSBURG	AK	99833-1668
WOOD GEORGE	WOOD SUSAN	PO BOX 902	PETERSBURG	AK	99833-0902
WORHATCH ERICA		PO BOX 986	PETERSBURG	AK	99833-0986
YOUNG ELROY L & ALICE H		PO BOX 2100	PETERSBURG	AK	99833-2100
REGULA RANDY R & REBECCA A		PO BOX 2100	PETERSBURG	AK	99833-2100
YUEN THAN		PO BOX 1113	PETERSBURG	AK	99833-1113

Planning Commission Staff Report & Finding of Fact

Meeting Date: 10/10/2023

APPLICANT/AGENT:

Vickie Sokol

OWNER(S), IF DIFFERENT:

LEGAL DESCRIPTION:

Lot 1A, Block 53, USS 1252

LOT AREA:

10,000 sf

LOCATION:

100 N 3rd ST

SURROUNDING ZONING:

North: Single-family Residential (SFR)

South: Single-family Residential (SFR)

East: Single-family Residential (SFR)

West: Commercial-1 (C1)

ZONING:

Single-family Residential (SFR)

PID:

01-007-375

PREVIOUS ACTIONS:

1991 – Variance from setback granted for covered deck.

2013 – Lots 1 & 2 consolidated

APPLICATION SUBMISSION DATE:

9/8/2023

RECOMMENDATION:

Approve

I. APPLICANT REQUEST:

Applicant is requesting a variance to allow for construction of an addition within the required yard setback.

II. APPLICABLE CODES:

19.20 SINGLE FAMILY RESIDENTIAL DISTRICT

19.80 VARIANCE

III. FINDING:

- a. The subject property exceeds the minimum lot size for the district.
- b. The surrounding area is a well-established residential neighborhood.
- c. The subject property is located on a corner lot although the Gjoa St right-of-way remains undeveloped.
- d. The subject property has an existing residential structure and detached garage. The total floor area of existing structures is approximately 2600 sf,
- e. In 1991, the commission granted a variance to allow construction of an enclosed deck within 6’ of the side yard property line along the Gjoa St right-of-way, however according to the as-built submitted by the applicant, the covered deck is 5’ from the property line.
- f. The 1991 variance was granted because the Planning Commission was unable to meet for lack of quorum for over two months and therefore unable to hold a public hearing within the time constraints required by code. The community development director/building official at that time granted the variance under his own authority, which is unusual.

IV. PUBLIC NOTICE

Planning Commission Staff Report & Finding of Fact

Meeting Date: 10/10/2023

The borough provided public notice consistent with 19.80.040. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

The application is classified as a request for a variance from the yard setback requirement.

a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Subject Property	Analysis
Minimum Lot Size	8,000 sf	10,000	Conforms
Minimum Road Frontage	80 ft	100 ft	Conforms
Front Yard Setback (3 rd ST)	20 ft	20.7 ft	Conforms
Side Yard Setback (Gjoa ST)	20 ft	5 ft	Variance Granted - 1991
Rear Yard Setback	10 ft	18.7 ft	Conforms
Side Yard Setback	10 ft	13.5	Conforms
Max. Height	3 stories, not to exceed 30 ft	2 story	Conforms
Max Lot Coverage	35%	28%	Conforms
Fire Code Separation	n/a		
Off-street Parking	2 spaces	Garage	Conforms

b. Variance Criteria – Per 19.72.020, the Planning Commission must find all three of the following conditions to exist to grant the variance.

1. That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

Yes No

REASON: The dwelling was constructed in 1925 prior to adoption of minimum lot size and yard setback requirements; however, through a lot consolidation, the subject property now exceeds the minimum lot size required and is larger than many lots in the surrounding neighborhood.

However, it appears city staff erroneously granted a variance without a public hearing or approval of the planning commission in 1991 that allowed construction of an enclosed deck to within 6’ of the property line. A building permit was issued, and the enclosed deck was constructed 5’ from the property line.

The circumstances applicable to this property are unusual and the applicant’s request is reasonable given how the property has been developed.

2. That the strict application of the provisions of this title would result in practical difficulties or unnecessary pecuniary hardships.

Yes No

Planning Commission Staff Report & Finding of Fact

Meeting Date: 10/10/2023

REASON: The application of the setback requirement would prevent the homeowner from constructing the addition at their preferred location and placing the addition on the other side of the house may be more costly and/or inconvenient.

3. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety, or welfare.

Yes No

REASON: It is unlikely that portion of the Gjoa St ROW will be developed and encroaching along this setback has no impact on neighbors. The proposed development will meet all other setbacks and maximum lot coverage requirements. The applicant proposes to follow the existing building line.

VI. ACTION

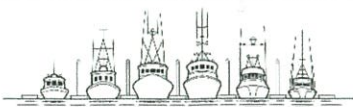
Proposed motion: I move to approve the application for a variance from the yard setback requirement to allow for construction of a 160-sf addition 5' from the side property line at 100 N 3rd Street.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following determination:

a. The application does not meet the criteria outlined in Title 19.80 for a variance.

EXHIBITS

- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout



PETERSBURG BOROUGH VARIANCE APPLICATION

CODE TO:	110.000.404110
BASE FEE:	\$100.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$170.00
CHECK NO. or CC:	#2400

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME <i>VICKIE SOKOL</i>	NAME
MAILING ADDRESS <i>PO Box 964</i>	MAILING ADDRESS
CITY/STATE/ZIP <i>Petersburg AK 99833</i>	CITY/STATE/ZIP
PHONE <i>(C) 541-217-5586 (H) 772-3210</i>	PHONE
EMAIL <i>violets@gci.net</i>	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
100 N 3rd Street

PARCEL ID: *01-007-375* ZONE: *SF* OVERLAY:

CURRENT USE OF PROPERTY: *Residential* LOT SIZE: *1- 5000*
2- 5000

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): *North 3rd Street*

TYPE OF VARIANCE REQUESTED

- Yard Setback
- Maximum Lot Coverage
- Building Height
- Fence Height
- Other: *Lot 1 - Constructing a bedroom behind covered porch area -*

SUBMITTALS:

Please include a site plan of your proposed development.

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): *Vickie Sokol* Date: *9.8.23*

Owner(s): _____ Date: _____

19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): Vickie Sokol

Address or PID: 100 N 3rd Street

Conditions of approval as required in Petersburg Municipal Code 19.80.050: (Note that all three conditions must be satisfied in order to qualify for a variance.)

1. What is the exceptional physical circumstance or condition affecting this property?

- Substandard Lot Area
- Easements/ROW
- Stream/Drainage
- Steep/Unstable Slope
- Odd Lot Shape
- Nonconforming Structure
- OTHER (Please Specify):

2. Explain the exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

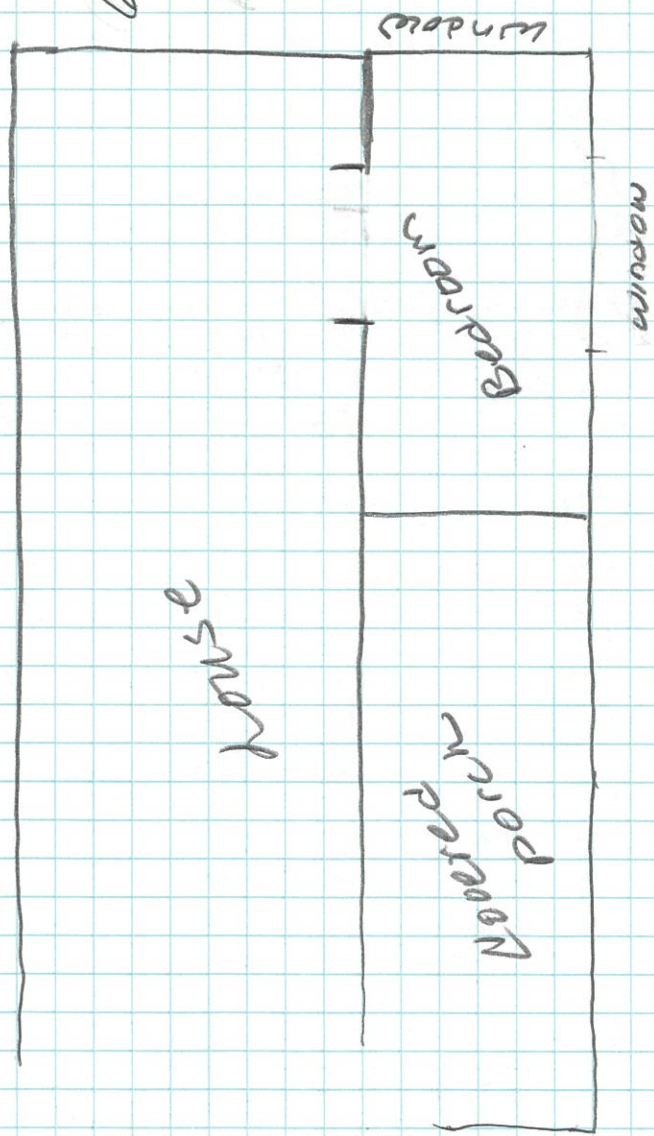
Existing home is 85+ yrs old sitting on a concrete foundation which is 16ft 5" away from end of property line

3. Explain how the strict application of these provisions of this title would result in practical difficulties or unnecessary pecuniary hardships.

Adding this main level bedroom to care for elderly parents

4. State why the granting of the variance will not result in material damage or hardship or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

This is a main level bedroom which will be located on the backside of house - Could not be construed to be detrimental to public, health, safety or welfare to any other properties around this house

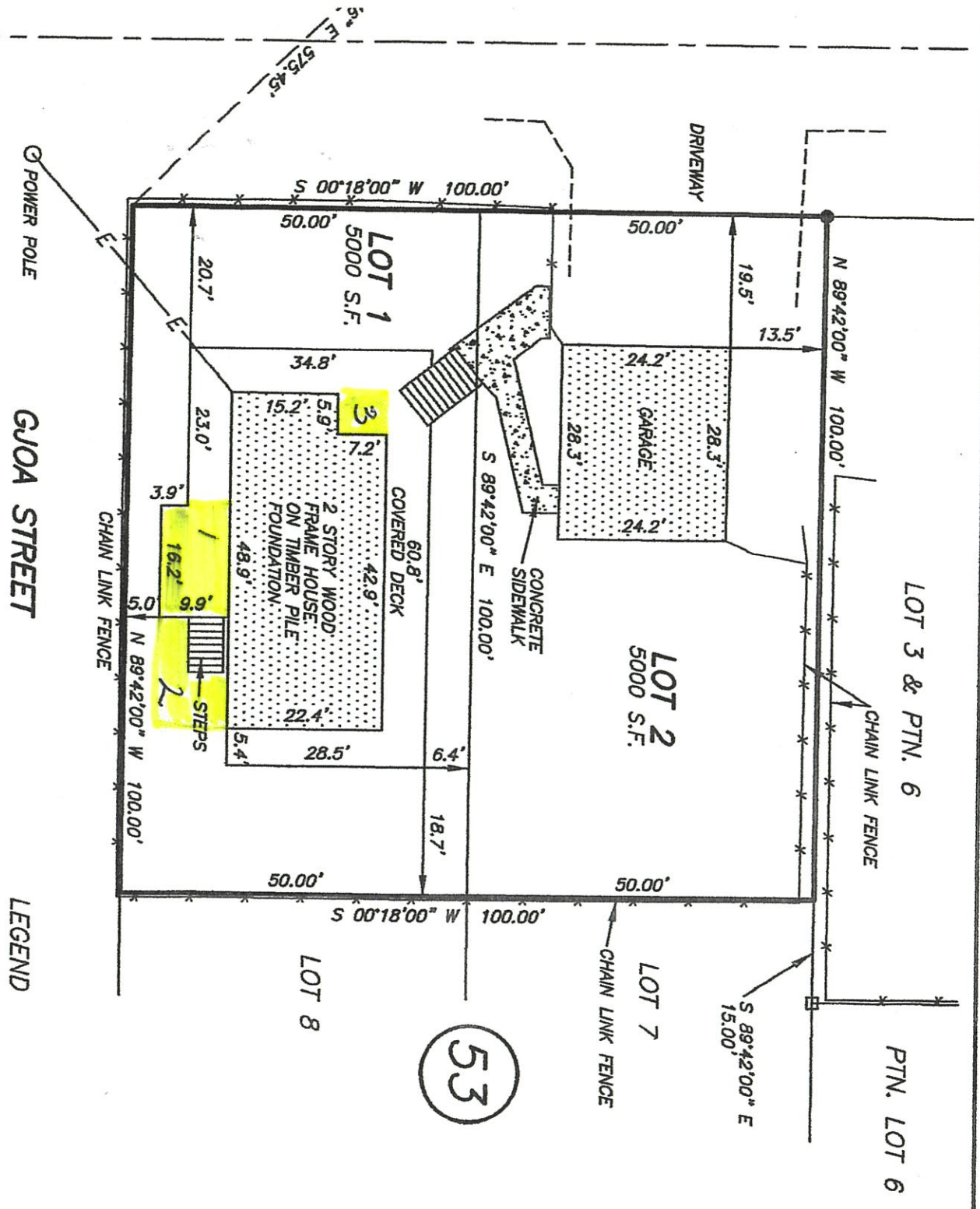


6" creosote piling
2 runs of 3

addition will be

10 x 10

2 egress windows



GUOJA STREET

LEGEND

- RICK G. BRAUN, L.S. SECONDARY MONUMENT
- 1 1/2" ALCAP ON 5/8" REBAR
- MURPH YELLOW PLASTIC CAP ON REBAR MONUMENT
- BRASS CAP STREET CENTERLINE MONUMENT



AS-BUILT
OF LOTS 1 &
OF U.S. SURVEY
PETERSBURG RECC

CLIENT: TED & VICKIE
P.O. BOX 874
PETERSBURG, AK



RICK



I HEREBY CERTIFY THAT I HAVE FOLLOWING DESCRIBED PROPER LOTS 1 & 2 OF BLOCK 53 OF PETERSBURG RECORDING DISTRICT AND THAT THE IMPROVEMENTS ARE WITHIN THE PROPERTY LINE OVERLAP OR ENCROACH ON THE ADJACENT THERETO, THAT NO IM PROPERTY LYING ADJACENT THEM ON THE PREMISES IN QUESTION ARE NO ROADWAYS, TRANSMISSIONS OR OTHER VISIBLE EASEMENTS ON EXCEPT AS INDICATED HEREON.

DATED AT PETERSBURG, ALASKA
OCTOBER

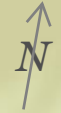
SURVEYOR'S CERTIFICATE

*Sokol Property
100 N 3rd Street
01-007-375*

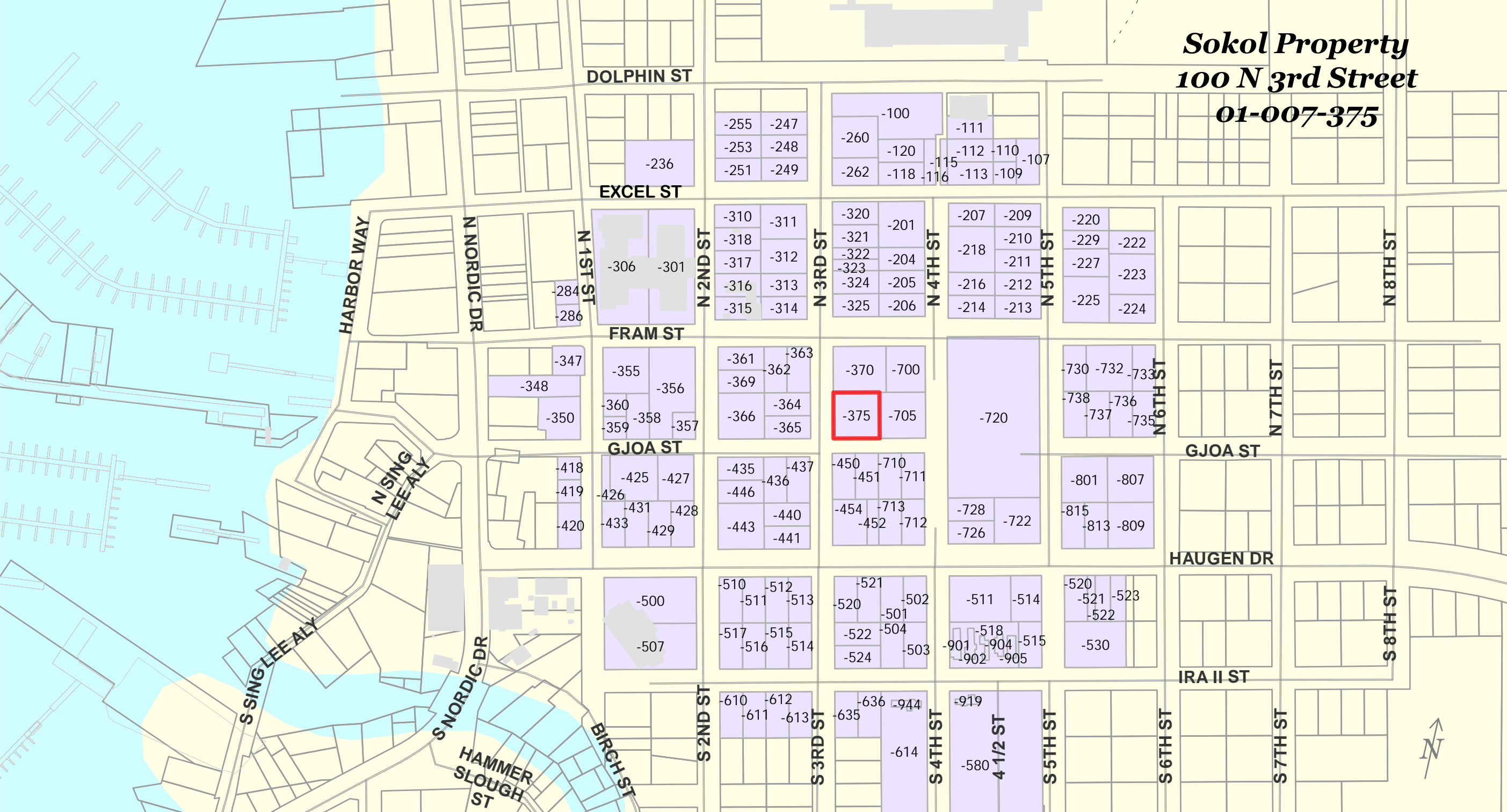


PROPERTY AREA

Airport Boundary



**Sokol Property
100 N 3rd Street
01-007-375**



-255 -247
-253 -248
-251 -249

-100
-260 -120 -111
-262 -118 -116 -113 -109 -107

-306 -301

-310 -311
-318 -312
-317 -312
-316 -313
-315 -314

-320 -201
-321 -201
-322 -204
-323 -204
-324 -205
-325 -206

-207 -209
-218 -210
-216 -212
-214 -213

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-361 -363
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-366 -364
-365

-370 -700
-375 -705

-720

-730 -732 -733
-738 -736
-737 -735

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-425 -427
-426 -431 -428
-433 -429

-435 -437
-446 -436
-443 -440
-441

-450 -710
-451 -711
-454 -713
-452 -712

-728 -722
-726

-801 -807
-815 -809
-813

-500
-507

-510 -512 -513
-511 -513
-517 -515 -514
-516 -514

-521 -502
-520 -501
-522 -504
-524 -503

-511 -514
-518 -515
-901 -904 -905
-902

-520 -523
-521 -522
-530

-610 -612 -613
-611 -613

-636 -944
-635 -614

-919
-580





September 26, 2023

**YOUNGBERG EVERETT YOUNGBERG STARLA
PO BOX 2056
PETERSBURG, AK 99833-2056**

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

An application from Vicki Sokol for a variance from the side yard setback requirement to allow for construction of an addition 5’ from the property line at 100 N 3rd St (PID: 01-007-375)

The public hearing and consideration of the application will be held:	Tuesday, October 10th 2023, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600’ of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera,
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip	EMAIL
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440	nwood@mac.com
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083	fvogue@gci.net
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788	dwversa@gci.net
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281	jim@hammerandwikan.com
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681	i.fishjensen@gmail.com
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514	psmeeks@aptalaska.net
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673	mariettajoanne12@gmail.com
SOKOL VICKIE		PO BOX 964	PETERSBURG	AK	99833-0964	
ABBOTT DIANE R		PO BOX 103	PETERSBURG	AK	99833-0103	
ABBOTT THOMAS	HART ELIZABETH	PO BOX 1617	PETERSBURG	AK	99833-1617	
AIKINS DANIELLE	AIKINS STEVEN	PO BOX 1553	PETERSBURG	AK	99833-1553	
ALCOCK TARALEE		PO BOX 494	PETERSBURG	AK	99833-0494	
ANDERSON JASON C	ANDERSON JULIE E	PO BOX 1841	PETERSBURG	AK	99833-1841	
BENITZ ROBERT	BENITZ RUTH	PO BOX 298	PETERSBURG	AK	99833-0298	
BERNALDO DELILAH		PO BOX 1951	PETERSBURG	AK	99833-1951	
BOSWORTH DALE	BOSWORTH LESLEY	PO BOX 45	PETERSBURG	AK	99833-0045	
BRUMBLY PAGE	HILL KENNETH	PO BOX 1290	CORDOVA	AK	99574	
BURKE RICHARD		PO BOX 1406	PETERSBURG	AK	99833-1406	
C&C LLC		306 MAIN ST STE 326	KETCHIKAN	AK	99901	
CANTON LOGAN J	CANTON SHEENA L	PO BOX 1742	PETERSBURG	AK	99833-1742	
CHAMBER OF COMMERCE		PO BOX 649	PETERSBURG	AK	99833-0649	
COTTRILL GEORGE W		PO BOX 551	PETERSBURG	AK	99833-0551	
CRONLUND DOUGLAS		PO BOX 363	PETERSBURG	AK	99833-0363	
DAVIS CHARLES W	DAVIS TIFFANY E	PO BOX 818	PETERSBURG	AK	99833-0818	
DAVIS MARCIA		PO BOX 1678	PETERSBURG	AK	99833-1678	
DAVIS MARLEN W	DAVIS MARIETTA J	PO BOX 673	PETERSBURG	AK	99833-0673	
EASTWOOD GAYLE M		PO BOX 1185	PETERSBURG	AK	99833-1185	
EIDE MITCHELL L		PO BOX 981	PETERSBURG	AK	99833-0981	
ERICKSON BARBARA S	ERICKSON WIARD TRACY	PO BOX 1795	PETERSBURG	AK	99833-1795	
FIRST BAPTIST CHURCH		PO BOX 990	PETERSBURG	AK	99833-0990	
FLETCHER BRANDEN L		PO BOX 162	PETERSBURG	AK	99833-0162	
FREDRICKSEN NORMAN	FREDRICKSEN LYNDA	PO BOX 98	PETERSBURG	AK	99833-0098	
FREEDOM VENTURES LLC		PO BOX 1442	PETERSBURG	AK	99833-1442	
GILBERT NICHOLAS E		PO BOX 1101	PETERSBURG	AK	99833-1101	
GILBERT WENDEL	GILBERT RHODA	PO BOX 1101	PETERSBURG	AK	99833-1101	
HAGERMAN KARL	HAGERMAN ROBYN	PO BOX 2111	PETERSBURG	AK	99833-2111	
HALL KELLY J		PO BOX 18	PETERSBURG	AK	99833-0018	
HALLINGSTAD CASPER	HALLINGSTAD NICOLE	PO BOX 1496	PETERSBURG	AK	99833-1496	
HALTINER DEAN R		PO BOX 443	PETERSBURG	AK	99833-0443	
HIGGINS DONALD K HIGGINS NANCY M		PO BOX 1625	PETERSBURG	AK	99833-1625	
HINDE BENJAMIN	HINDE MARCIE	PO BOX 2099	PETERSBURG	AK	99833-2099	
HOFFMAN FAYE		PO BOX 1626	PETERSBURG	AK	99833-1626	
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975	
KAWASHIMA GENE	KAWASHIMA JANE	PO BOX 1428	PETERSBURG	AK	99833-1428	
KORCHAK PAUL		PO BOX 1256	PETERSBURG	AK	99833-1256	
KVERNVIK RACHEL M		PO BOX 822	PETERSBURG	AK	99833-0822	
LEGGETT JIMMY	STERBA BRIAN	2505 SOUNDVIEW DR	LANGLEY	WA	98260	
LENHARD MATTHEW	LENHARD JILL	PO BOX 1404	PETERSBURG	AK	99833-1404	
LEWIS ERIC L		PO BOX 2046	PETERSBURG	AK	99833-2046	
LOPEZ JAN M		PO BOX 1601	PETERSBURG	AK	99833-1601	
LUTHERAN CHURCH		PO BOX 709	PETERSBURG	AK	99833-0709	
LUTTON THOMAS	LUTTON JANELLE	PO BOX 1913	PETERSBURG	AK	99833-1913	
MANLY AMBER	OLSON DARRYL P	PO BOX 476	PETERSBURG	AK	99833-0476	
MARTIN ROBERT W	MARTIN BECKY J	PO BOX 357	PETERSBURG	AK	99833-0357	
MARTIN TYLER J		PO BOX 2033	PETERSBURG	AK	99833-2033	
MICHAEL ERIN A		PO BOX 506	PETERSBURG	AK	99833-0506	
MOORE JOSHUA A	MOORSE VICTORIA R	PO BOX 2015	PETERSBURG	AK	99833-2015	
MORRISON CHRISTOPHER	MORRISON CHRISTINA	PO BOX 284	PETERSBURG	AK	99833-0284	
MURRAY INGRID G	MURRAY PATRICK J	PO BOX 644	PETERSBURG	AK	99833-0644	
MURRISON NANCY		PO BOX 689	PETERSBURG	AK	99833-0689	
NEWLUN NEIL	NEWLUN MARGARET	PO BOX 957	PETERSBURG	AK	99833-0957	
NICHOLSON COLLEEN		PO BOX 21202	JUNEAU	AK	99502-1202	
NILSEN MIKE L	NILSEN RAVENNA	PO BOX 1084	PETERSBURG	AK	99833-1084	
NORTHWIND APARTMENTS LLC		20740 PTARMIGAN BLVD	EAGLE RIVER	AK	99577	
OINES MARJORIE J		PO BOX 591	PETERSBURG	AK	99833-0591	
PATRICK JUSTIN		PO BOX 2101	PETERSBURG	AK	99833-2101	
PETERSBURG CHILDREN CENTER		PO BOX 138	PETERSBURG	AK	99833-0138	
PETERSBURG INDIAN ASSOCIATION		PO BOX 1410	PETERSBURG	AK	99833-1410	
PETERSBURG MEDICAL CENTER		PO BOX 589	PETERSBURG	AK	99833-0589	
PETERSBURG MENTAL HEALTH SERVICES		PO BOX 1309	PETERSBURG	AK	99833-1309	
PETERSBURG MOTORS INC		PO BOX 767	PETERSBURG	AK	99833-0767	
PETERSEN CODEE	PETERSEN NATALIE	PO BOX 1498	PETERSBURG	AK	99833-1498	
POTRZUSKI MIKALAI G	POTRZUSKI BRITTANY M	PO BOX 1688	PETERSBURG	AK	99833-1688	
PRESBYTERIAN CHURCH		PO BOX 712	PETERSBURG	AK	99833-0712	
QUITSLUND JOSEF M		PO BOX 668	PETERSBURG	AK	99833-0668	
ROCKWELL DEVELOPMENT LLC		9831 MAIN TREE DR	ANCHORAGE	AK	99507	
SALVATION ARMY-PETERSBURG		PO BOX 101459	ANCHORAGE	AK	99510-1459	
SCADUTO KELLY		PO BOX 127	PETERSBURG	AK	99833-0127	
SKEEK LEONARD	SKEEK LOURDES	PO BOX 742	PETERSBURG	AK	99833-0742	
SMETS MARJA	VARSAO DANIEL	PO BOX 1714	PETERSBURG	AK	99833-1714	
SMITH JEFF L	SMITH SHARON	PO BOX 1665	PETERSBURG	AK	99833-1665	
SPERL DONALD & TAUSHA	SPERL KOREN	PO BOX 1407	PETERSBURG	AK	99833-1407	
SPRAGUE RICHARD	SPRAGUE SHARON	PO BOX 567	PETERSBURG	AK	99833-0567	
ST ANDREWS EPISCOPAL CHURCH		PO BOX 1815	PETERSBURG	AK	99833-1815	
ST CATHERINE'S CHURCH		PO BOX 508	PETERSBURG	AK	99833-0508	
STRATMAN JOSEPH	RICE ALLISON	PO BOX 1736	PETERSBURG	AK	99833-1736	
SWAINSON SANDRA (SPARKY) K		PO BOX 1672	SITKA	AK	99835-1672	
TAGABAN LOLITA		PO BOX 568	PETERSBURG	AK	99833-0568	
THOMPSON FLOYD A		PO BOX 1436	PETERSBURG	AK	99833-1436	
THYNES STEPHANIE S		PO BOX 1517	PETERSBURG	AK	99833-1517	
TIDWELL JARED		PO BOX 496	PETERSBURG	AK	99833-0496	
TRIEM FRED		PO BOX 129	PETERSBURG	AK	99833-0129	
TUCCILLO MARK WILLIAM	OHMER SUSAN	PO BOX 556	PETERSBURG	AK	99833-0556	
US FOREST SERVICE		PO BOX 21628	JUNEAU	AK	99802-1628	
VALHALLA PLACE LLC		9831 MAIN TREE DR	ANCHORAGE	AK	99507	
VARSAO DANIEL J	SMETS MARJA	PO BOX 1714	PETERSBURG	AK	99833-1714	
VINSON TRACI	VINSON ANTHONY	PO BOX 461	PETERSBURG	AK	99833-0461	
WEAVER PAT ELAINE	PAT WEAVER LIVING TRUST	PO BOX 1181	PETERSBURG	AK	99833-1181	
WELDE DOUGLAS		PO BOX 875	PETERSBURG	AK	99833-0875	
WELDE RACHEL		PO BOX 1245	PETERSBURG	AK	99833-1245	
WIKAN RICHARD		PO BOX 1461	PETERSBURG	AK	99833-1461	
WOOD THOMAS		PO BOX 157	POINT BAKER	AK	99927	
YI HOY	YI YOUSIM B	PO BOX 1202	PETERSBURG	AK	99833-1202	
YIP WAMEN	YIP LANEY	PO BOX 2037	PETERSBURG	AK	99833-2037	
YOUNGBERG EVERETT	YOUNGBERG STARLA	PO BOX 2056	PETERSBURG	AK	99833-2056	