



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, September 12, 2023

12:00 PM

Assembly Chambers

You are invited to a Zoom meeting.

When: September 12, 2023, 12:00 PM Alaska

Topic: September 12, 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.](#) Meeting Minutes 8.8.2023

5. Public Comments

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

6. Consent Calendar

[A.](#) 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)

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

[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).

8. Non-Agenda Items

A. Commissioner Comments

B. Staff Comments

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

9. Adjournment



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, August 08, 2023

12:00 PM

Assembly Chambers

1. Call to Order

Commission Chair Chris Fry called the meeting to order at 12:00pm

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Vice-Chair Heather O'Neil
Commission Secretary Sally Dwyer
Commissioner Jim Floyd
Commissioner John Jensen
Commissioner Marietta Davis
Commissioner Phillip Meeks

3. Acceptance of Agenda

The agenda was unanimously approved.

Motion made by Commissioner Jensen, Seconded by Commissioner Davis.

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

4. Approval of Minutes

The July 11, 2023 meeting minutes were unanimously approved.

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

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

A. Meeting Minutes 7.11.2023

5. Public Comments

None.

6. Consent Calendar

- A. Acceptance and scheduling 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 Jensen, Seconded by Commission Secretary Dwyer.

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

7. Public Hearing Items

- A. Consideration of an application from Tyler and Olivia Reid for a minor subdivision with variance from the minimum frontage requirement at 419 Mitkof Highway (PID: 01-085-250).

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Dwyer.

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

- B. Consideration of an application from Greg and Heidi Johnson for a variance from the front yard setback requirement to allow for construction of a residence 5' from the property line at 811 Sandy Beach Rd (PID: 01-004-138).

Motion made by Commissioner Davis, Seconded by Commissioner Floyd.

Discussion.

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

Voting Nay: Commissioner Jensen, Commissioner Meeks

- C. Consideration of an application from Greg and Heidi Johnson for a variance from the maximum lot coverage requirement to allow for construction of a residence with 43% lot coverage at 811 Sandy Beach Rd (PID: 01-004-138).

Greg Johnson spoke on his own behalf in regards to the lot coverage.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commissioner Davis.

Discussion.

Voting Yea: Commissioner Floyd, Commissioner Davis

Voting Nay: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Jensen, Commissioner Meeks

8. Non-Agenda Items

A. Commissioner Comments

Commissioner Davis stated she will be out of town for the next meeting scheduled for September 12, 2023.

Commission Vice-Chair O'Neil stated she will be out of town for the next meeting scheduled for September 12, 2023.

B. Staff Comments

Community Development Director Cabrera stated there are items on the agenda for the September 12, 2023 meeting and it would be nice to have a quorum.

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

9. Adjournment

The meeting was adjourned at 12:19pm.

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

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

Planning Commission Staff Report & Findings of Fact

Meeting Date: September 12, 2023

APPLICANT/AGENT:

Petersburg Medical Center

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lots 2 and 9 thru 12, inclusive, Block 240; Lots 1 thru 10, inclusive, Block 299; Lots 1 thru 17, inclusive, and Green Belt, Block 300, and Lots 9 thru 17, inclusive, Block 301, Airport Addition to Petersburg, according to Plat No. 77-2, and Lot 18A, Thirteenth Street Relocation Subdivision, according to Plat No. 94-6.

LOT AREA: 16.51 acres

LOCATION:

Vacant land between Haugen & Excel

SURROUNDING ZONING:

North: Single Family Residential
South: Public Use
East: Commercial 1
West: Single Family Residential

ZONING:

Public Use

PID:

APPLICATION SUBMISSION DATE:

August 8, 2023

RECOMMENDATION:

Approve with conditions

I. APPLICANT REQUEST:

The applicant requests approval of the Final Plat for the Petersburg Medical Center Subdivision.

II. APPLICABLE CODES:

18.24 MAJOR SUBDIVISION
19.48 PUBLIC USE DISTRICT

III. FINDING:

- a. Applications for a major subdivision and vacation of rights-of-way were submitted by Phil Hostetter, CEO of Petersburg Medical Center. The applications were approved for submission by the Petersburg Borough Assembly as owner of the property on April 17, 2023. The applicant has now submitted a Final Plat for approval. See Exhibit A.
- b. In Resolution 2023-04, approved on April 17, 2023, the Petersburg Borough Assembly dedicated the subject property for use by the Hospital Board for a new facility and approved submission of the applications. See Exhibit B.
- c. The subject property is vacant land owned by the Petersburg Borough and will remain in borough ownership.
- d. The subject property is zoned Public Use per ordinance #2023-11 adopted on July 17, 2023 by the Borough Assembly. See Exhibit C.

Planning Commission Staff Report & Findings of Fact

Meeting Date: September 12, 2023

- e. The stated intended use for the property is construction of a new medical center on Lot 1, and land reserved for future expansion on Lot 2. The intended use is consistent with the zoning designation of Public Use (PMC 19.48).
- f. The subject property is adjacent to municipal water, wastewater, and electric utility services.
- g. The subject property has legal access from existing public rights-of-way and there are no public dedications of land or rights-of-way on the final plat.
- h. At their July 13, 2023, meeting, the Planning Commission, sitting as the Platting Board, denied approval of PMC's preliminary plat and vacation of portions of Fram, Gjoa, N. 9th, and N. 12th Streets, and all of N. 11th Street.
- i. On July 17, 2023, the Borough Assembly, sitting as the Board of Adjustment, reversed the Platting Board's decision, thereby granting approval to the preliminary plat, vacation of the rights-of-way, and findings of fact. See Exhibit D.
- j. Approval of the preliminary plat granted authorization to the applicant to proceed with preparation of the final plat and engineering plans (PMC 18.24.045(B)). Under the terms of the approval, the applicant shall submit a final plat consistent with Borough Code or seek an extension of the approval from the platting board within one year of the approval date.

IV. PUBLIC NOTICE

Per 18.12.060, a public hearing is not required for Final Plat approval.

A notice specifying the subject, time, and date of the public meeting was posted in a public location at the municipal building and distributed to the local newspaper and radio station. See Exhibit E.

V. APPLICATION REVIEW

The application is classified as a request for approval of a Final Plat.

a. ZONING DISTRICT STANDARDS – Public Use

Minimum Standards for Zoning District and Use			
	Standard	Proposed Lots	Analysis
Minimum Lot Size	N/A	12 acres; 4.51 acres	Conforms
Minimum Road Frontage	N/A	N/A	Conforms
Maximum Height	35' or 3 stories	N/A	This is part of building permit review.
Maximum Lot Coverage	100%	N/A	This is part of building permit review.
Yard Setbacks/Fire Code Separation	N/A	N/A	This is part of building permit review.
Off-street Parking	N/A	N/A	This is part of building permit review.
Maximum Fence Height	N/A	N/A	This is part of building permit review.
Signs	N/A	N/A	This is part of building permit review.

Planning Commission Staff Report & Findings of Fact

Meeting Date: September 12, 2023

b. Final Plat Criteria

	PMC Final Plat	Analysis
18.24.045 – Platting board review		
B2. Prior to approval of the final plat, all required and elected improvements shall be completed by the sub-divider	N/A	There are no public improvements required for this subdivision.
B3. The sub-divider may submit a final plat on or before the expiration date of the preliminary plat.	Conforms	Preliminary plat approval date: July 17, 2023 Final plat submission date: August 5, 2023
C. Prior to submittal of final plat, the sub-divider shall furnish to the city engineer the following engineering plans	N/A	There are no public improvements required for this subdivision. Engineered plans for the proposed public access easement were submitted to Public Works for review on August 7, 2023. See Exhibit F.
18.24.050 – Final Plat Submission		
A. Subdivider shall submit a final plat that bears the information specified for the preliminary plat in Section 18.24.040 .	Conforms	The preliminary plat was found to conform with requirements of Title 18 and approved by the Borough Assembly on July 17, 2023.
A1. The boundaries of the plat shall clearly show the initial point of survey, original or reestablished corners, with description of them, and actual traverse showing area of closure and all distances, angles and calculations required to determine initial point, corners and distances of the plat.	Conforms	
A2. Bearings and distances to the nearest established street lines, section lines or official monuments necessary to describe the location of the plat.	Conforms	
A2. All monuments found shall be indicated and proper references, including the date set, type of monument, the surveyor and his registration number shall be indicated.	Conforms	
A3. Centerlines of all streets, lengths, tangents, radii, and central angles of all curves, the total width of each street	Conforms	

Planning Commission Staff Report & Findings of Fact

Meeting Date: September 12, 2023

A4. The width, bearing and other necessary data to delineate all easements to which the lots are subject.	Conforms	
A5. All lot and block numbers.	Conforms	
A6. Sufficient data to determine readily the bearing and length of each line. No ditto marks shall be used.	Conforms	
A7. The names of adjacent subdivisions and the lot numbers of adjacent lots.	Conforms	
A8. The exact boundaries of all areas to be dedicated or reserved for public use or for the common use of property owners. The purpose of the dedication or reservation shall be set forth on the plat.	Conforms	
A9. All lots, blocks, or tracts affected by the floodplain regulations adopted by the city shall be labeled "Flood Hazard Area" on the face of the plat.	N/A	The subdivision is not located within a flood hazard area. See Exhibit G.
B1. Certification of Surveyor	Conforms	
B2. Certification of Ownership and Dedication.	Conforms	
B3. Certificate of Payment of Taxes.	Conforms	
B4. Certification of Approval by the Platting Board	Conforms	
C Final Plat Monuments		
C1. Primary Monuments established	Conforms	
C2. Secondary monuments	Conforms	
D1. statement referring to private covenants	N/A	There are no private covenants governing the subdivision.
D2. Statement limiting placement of habitable structures, if any portion of the plat depicts areas within the floodplain.	N/A	The subdivision is not located within a floodplain. See Exhibit G.
E. Development Plat Restriction.	N/A	No public improvements were required for this subdivision.
F. On any zero lot line subdivision	N/A	This is not a zero lot line subdivision.
18.64.060 Design Principles		
A1. Compliance with ordinances of the borough.	Conforms	
A2. Proposed name of the subdivision shall not duplicate, or too closely approximate the name of any other subdivision.	Conforms	Petersburg Medical Center Subdivision does not duplicate or approximate the name of any existing subdivision. See Exhibit H.
A3. Lands which have been found to be unsuitable for subdivision because of	Conforms	Per the Final Plat, a 3-acre drainage easement created along

Planning Commission Staff Report & Findings of Fact

Meeting Date: September 12, 2023

potential hazards, shall not be subdivided or included in any building lot.		the intermittent stream effectively renders area unbuildable.
18.24.070 Streets		
Street Design	N/A	Per the Final Plat, no public streets are dedicated as part of the subdivision.
18.24.080 Easements		
C. There shall be at least a ten-foot-wide easement on either side of any creek or stream.	Conforms	Per the Final Plat, the drainage easement is 25 feet on either side of the intermittent stream.

VI. ACTION

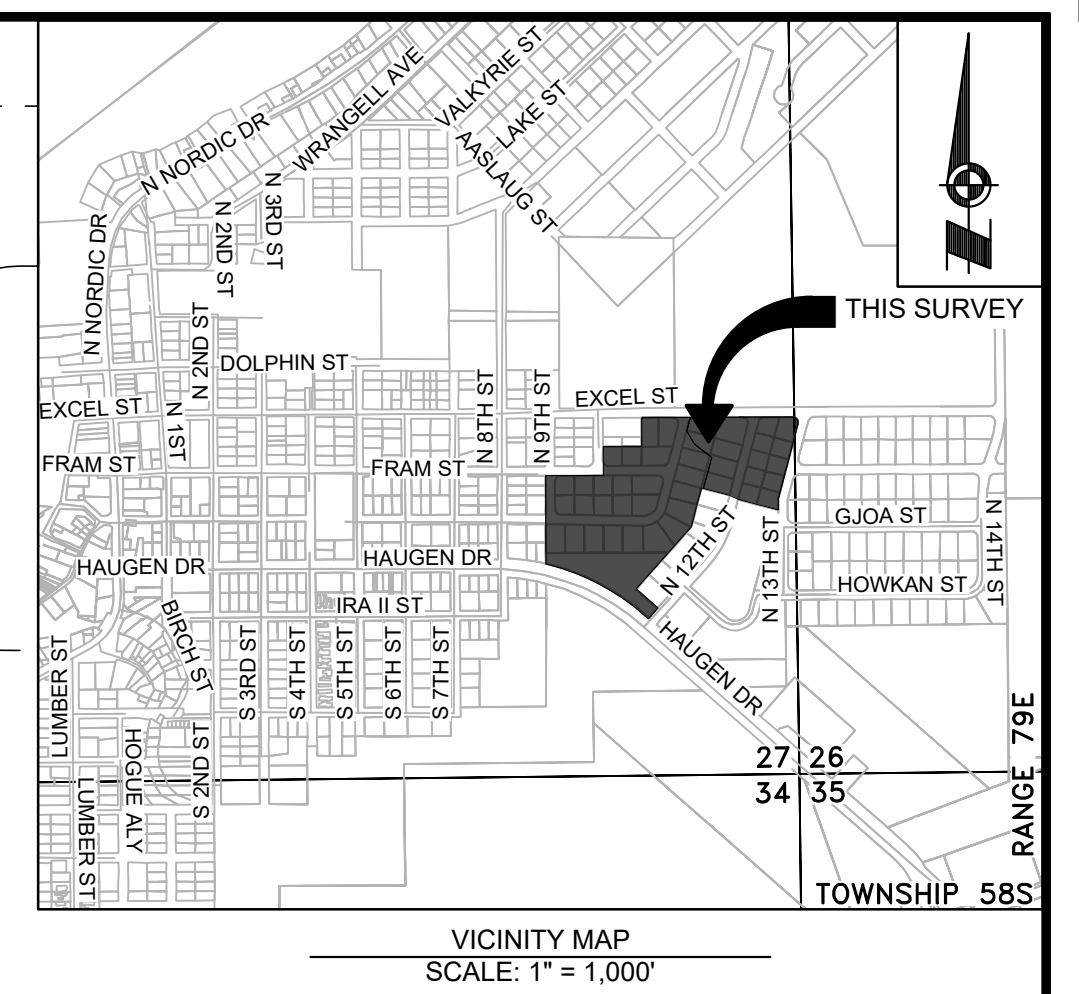
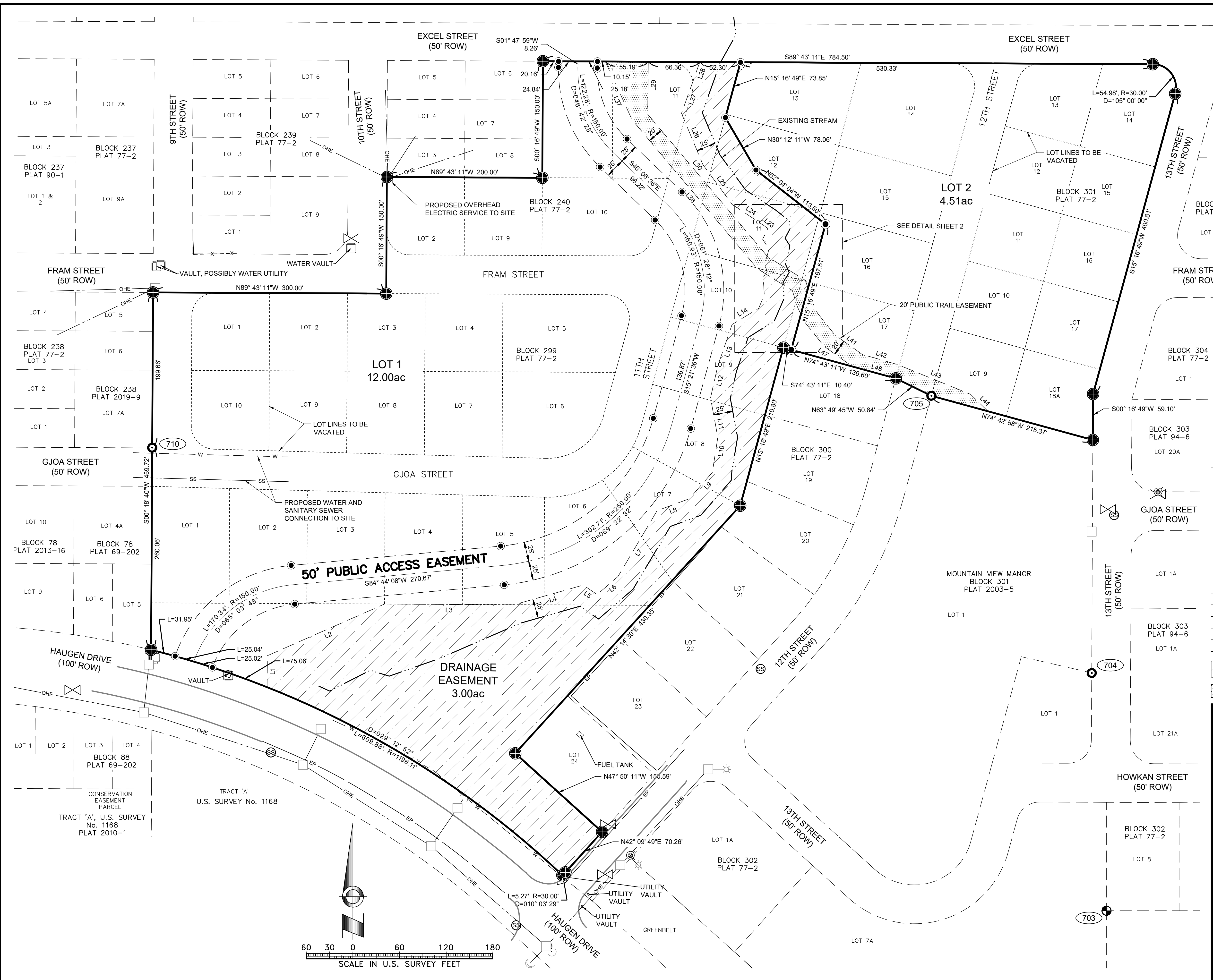
Proposed motion: I move to approve the Petersburg Medical Center Subdivision along with findings of fact and conditions of approval as presented.

Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Board, makes the following determination:

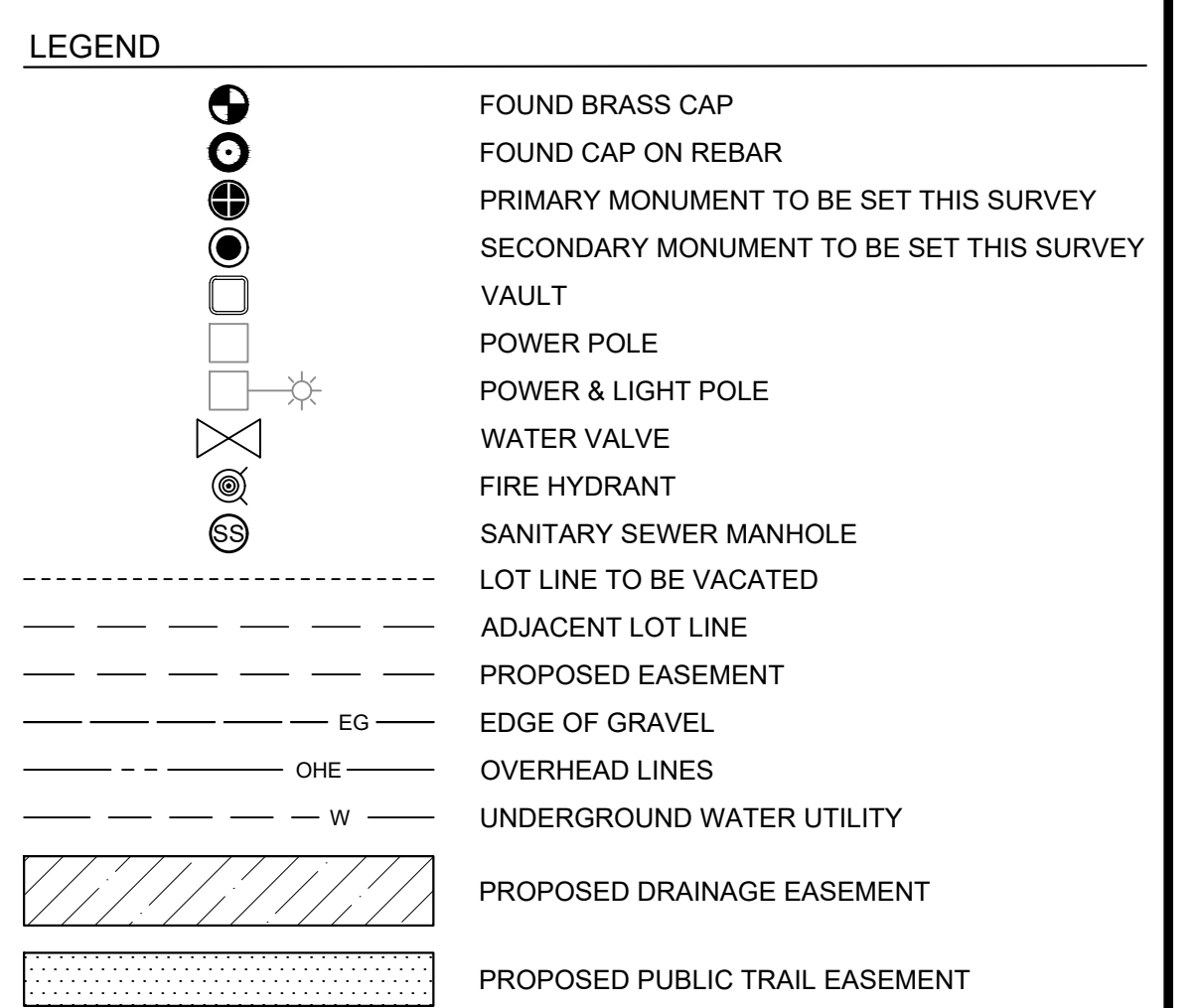
- a. The proposed Petersburg Medical Center Subdivision meets the criteria outlined in Title 18 for final plat approval.
- b. As a condition of approval, the Applicant/Owner shall:
 - Submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording for signatures.
 - Prior to recording of the final plat, a certificate to plat shall be updated to a date not more than fifteen days prior to submission of the final plat to the borough clerk for recording.

EXHIBITS

- A. Applicant submission - Final Plat for PMC Subdivision
- B. Resolution 2023-04
- C. Ordinance 2023-11
- D. Board of Adjustment decision of July 17, 2023
- E. Public Service Announcement and Public Notice Ad
- F. Comments from Public Works and Proposed Access Road Typical Section
- G. Flood Insurance Rating Map
- H. Subdivision Name Search



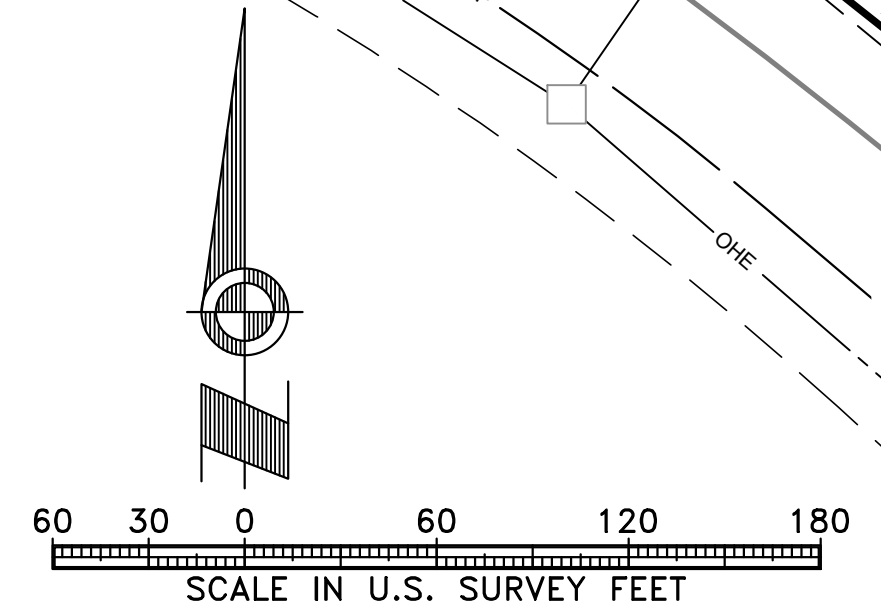
- GENERAL NOTES**
1. THE BASIS OF BEARING FOR THIS SURVEY IS THE RECORD BEARING BETWEEN THE RECOVERED 3" BRASS CAP MONUMENT (CONTROL POINT 701) LOCATED AT THE SE CORNER OF THE SOUTH GREEN BELT PARCEL, BLOCK 302, PLAT 77-2, PETERSBURG RECORDING DISTRICT, AND THE RECOVERED 3" BRASS CAP MONUMENT (CONTROL POINT 703) LOCATED AT THE SW CORNER LOT 8, BLOCK 302, PLAT 77-2, PETERSBURG RECORDING DISTRICT, HAVING A RECORD BEARING OF N00°00'00"W AND A DISTANCE OF 329.89' (330.00') (R).
 2. ALL DISTANCES ARE LOCAL GROUND DISTANCES.
 3. FIELD SURVEY CONDUCTED AUG. 31 - SEPT. 1, 2022.
 4. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.



NAME OF SURVEYOR:
RESPEC
 9109 MENDENHALL MALL RD. STE. 4
 JUNEAU, AK 99801
PHONE: 907.780.6066
FAX: 907.586.3771
 AECC163270

PETERSBURG MEDICAL CENTER SUBDIVISION
 A PLAT OF A CONSOLIDATION AND RESUBDIVISION OF LOTS 2, 9-11, BLOCK 240, LOTS 1-6, BLOCK 299, LOTS 1-17, BLOCK 300, AND LOTS 9-18, BLOCK 301, AIRPORT ADDITION SUBDIVISION CONTAINING 16.51 ACRES SECTION 27, TOWNSHIP 58 SOUTH, RANGE 79 EAST PETERSBURG RECORDING DISTRICT

OWNER: PETERSBURG BOROUGH PO BOX 329 PETERSBURG, ALASKA	SCALE: 1" = 60'
DRAWN: MKF	SURVEYOR: COR
CHECKED: KHE	DATE: 8/30/2023
PROJECT NO.: 11749.22001	SHEET NUMBER: 1 OF 2



RECOVERED MONUMENT DETAILS

701

3" BRASS CAP,
0.2' ABOVE GROUND,
GOOD CONDITION, FIRM

702

5/8" REBAR,
0.3' BELOW GROUND,
GOOD CONDITION,
LOOSE IN SWAMP

703

3" BRASS CAP,
0.45' ABOVE GROUND,
LEANING/VERY LOOSE

704

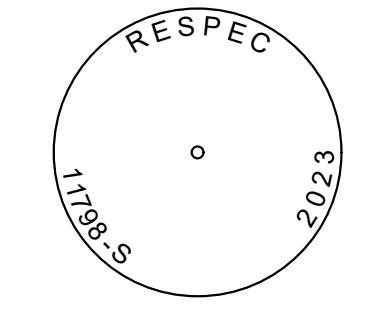
1-1/2" ALUM. CAP,
0.6' ABOVE GROUND,
GOOD CONDITION,
FIRM

705

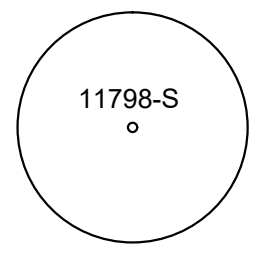
1-1/2" ALUM. CAP,
0.6' ABOVE GROUND,
GOOD CONDITION,
FIRM

710

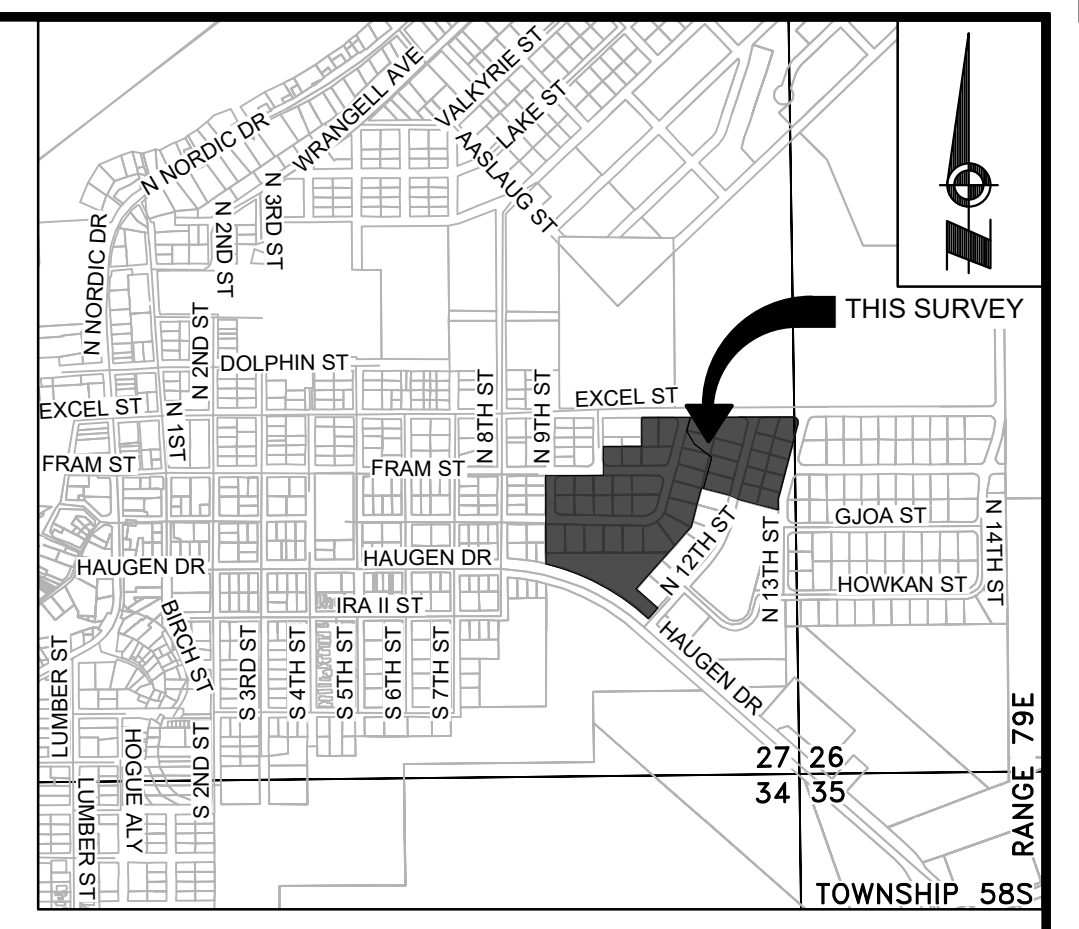
3-1/4" ALUM. CAP.



TYPICAL MONUMENT
(ESTABLISHED THIS SURVEY)
2" ALUM. CAP
ON A 5/8" x 30" REBAR



TYPICAL MONUMENT
(ESTABLISHED THIS SURVEY)
1-3/8" YELLOW PLASTIC CAP
ON A 5/8" x 30" REBAR



VICINITY MAP
SCALE: 1" = 1,000'

OWNERSHIP CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN 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.

DATE: _____ OWNER: _____
DATE: _____ OWNER: _____

CERTIFICATE OF APPROVAL BY THE PLATTING BOARD

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD, AND THE PLAT SHOWN, HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE _____ CHAIRMAN,
PLATTING BOARD

NOTARY ACKNOWLEDGMENT

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

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

NOTARY PUBLIC IN AND FOR STATE OF ALASKA

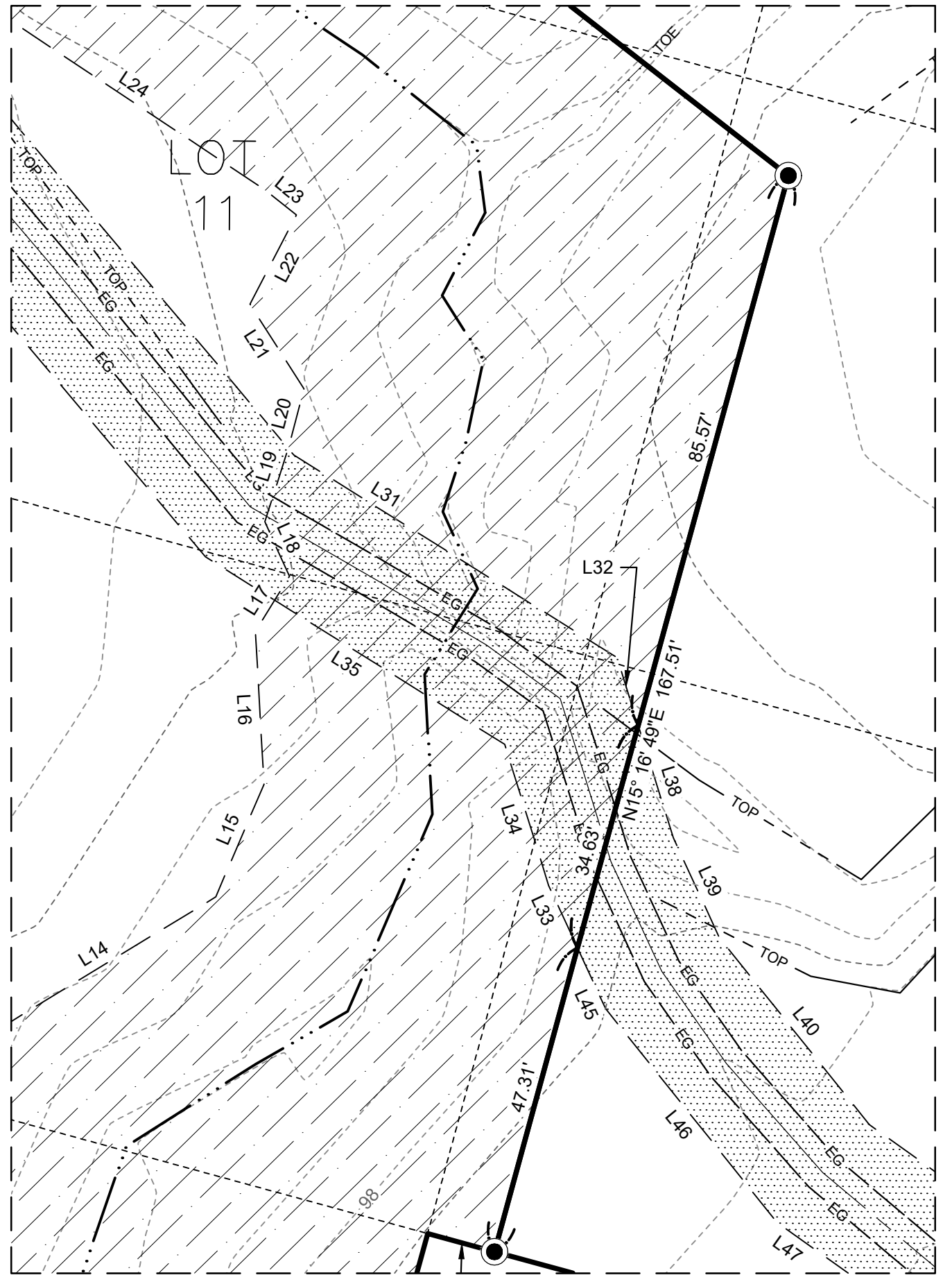
MY COMMISSION EXPIRES _____

THIS CERTIFICATE SHALL BE SIGNED BY ALL PERSONS HOLDING ANY LEGAL OR EQUITABLE INTEREST IN THE LAND BEING PLATTED AND DEDICATED. THE CERTIFICATE SHALL BE SIGNED BEFORE THE MUNICIPAL CLERK OR A NOTARY PUBLIC.

CERTIFICATE OF PAYMENT OF TAXES

UNITED STATES OF AMERICA)
STATE OF ALASKA)
), ss.
I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR OF THE PETERSBURG BOROUGH, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE PETERSBURG BOROUGH, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF: _____, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE PETERSBURG BOROUGH ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR _____ WILL BE DUE ON OR BEFORE _____ DATED THIS _____ DAY OF _____ AT PETERSBURG, AK.

TREASURER - PETERSBURG BOROUGH



DETAIL
SCALE: 1" = 20'

LINE #	BEARING	DISTANCE
L1	N00° 35' 51.29"E	40.43'
L2	N66° 11' 05.79"E	164.73'
L3	S89° 38' 05.76"E	166.15'
L4	N74° 06' 31.93"E	93.00'
L5	S55° 44' 23.54"E	21.65'
L6	N49° 05' 34.21"E	35.42'
L7	N30° 44' 07.41"E	98.65'
L8	N69° 48' 01.84"E	44.05'
L9	N41° 04' 33.16"E	45.02'
L10	N08° 56' 11.18"E	45.66'
L11	N10° 30' 31.32"W	51.56'
L12	N12° 42' 57.99"E	42.08'
L13	N19° 05' 54.01"E	56.54'
L14	N58° 40' 18.37"E	39.97'
L15	N23° 13' 14.01"E	18.37'
L16	N03° 11' 37.63"W	23.06'
L17	N31° 50' 11.61"E	9.68'
L18	N24° 16' 40.95"W	9.00'
L19	N17° 45' 47.15"E	12.03'
L20	N14° 34' 08.75"E	8.81'
L21	N32° 36' 48.11"W	15.06'
L22	N27° 29' 28.93"E	15.10'
L23	N51° 26' 16.74"W	6.14'
L24	N56° 21' 50.44"W	49.90'

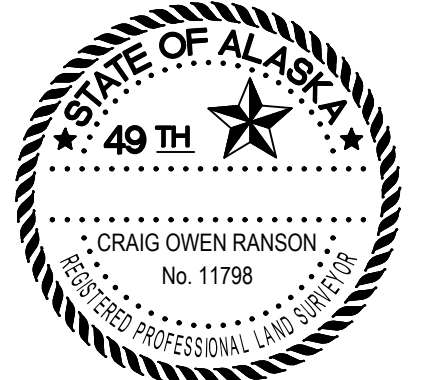
LINE #	BEARING	DISTANCE
L25	N36° 12' 23.30"W	63.49'
L26	N22° 38' 46.03"W	71.37'
L27	N19° 39' 18.33"E	43.65'
L28	N19° 39' 18.33"E	26.52'
L29	S00° 35' 52.16"W	67.63'
L30	S40° 05' 57.38"E	239.75'
L31	S57° 55' 53.53"E	57.28'
L32	S17° 19' 56.45"E	10.65'
L33	N24° 48' 05.87"W	10.28'
L34	N17° 19' 56.45"W	22.24'
L35	N57° 55' 53.53"W	53.02'
L36	N40° 05' 57.38"W	250.30'
L37	N24° 36' 52.97"W	82.61'
L38	S17° 19' 56.45"E	17.68'
L39	S24° 48' 05.87"E	16.61'
L40	S38° 45' 06.05"E	35.91'
L41	S54° 29' 17.79"E	42.98'
L42	S73° 54' 51.96"E	47.63'
L43	S67° 48' 25.96"E	101.17'
L44	S45° 44' 31.54"E	31.31'
L45	N24° 48' 05.87"W	10.09'
L46	N38° 45' 06.05"W	41.12'
L47	N54° 29' 17.79"W	44.66'
L48	N74° 43' 10.76"W	57.91'

SURVEYOR'S CERTIFICATE

I, CRAIG O. RANSON, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY; AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED.

DATE _____ REGISTRATION NO. LS-11798

CRAIG O. RANSON
REGISTERED LAND SURVEYOR



NAME OF SURVEYOR:
RESPEC
9109 MENDENHALL MALL RD. STE. 4
JUNEAU, AK 99801
PHONE: 907.780.6060
FAX: 907.586.3771
AECC163270

**PETERSBURG MEDICAL CENTER
SUBDIVISION**

A PLAT OF A CONSOLIDATION AND RESUBDIVISION
OF LOTS 2, 9-11, BLOCK 240, LOTS 1-6, BLOCK 299,
LOTS 1-17, BLOCK 300, AND LOTS 9-18, BLOCK 301,
AIRPORT ADDITION SUBDIVISION
CONTAINING 16.51 ACRES
SECTION 27, TOWNSHIP 58 SOUTH, RANGE 79 EAST
PETERSBURG RECORDING DISTRICT

OWNER: PETERSBURG BOROUGH PO BOX 329 PETERSBURG, ALASKA	SCALE: 1" = 60'
SURVEYOR: CES	COR: CES
DRAWN: CES	CES: CES
CHECKED: KHE	KHE: KHE
DATE: 8/30/2023	
PROJECT NO.: 11749.22001	
SHEET NUMBER: 2 OF 2	

**PETERSBURG BOROUGH
RESOLUTION #2023-04**

A RESOLUTION OF THE PETERSBURG BOROUGH APPROVING THE HOSPITAL BOARD'S SITE SELECTION FOR A NEW HOSPITAL FACILITY, AUTHORIZING THE HOSPITAL BOARD'S SUBMISSION OF REZONING AND SUBDIVISION APPLICATIONS FOR THE SITE, AND AUTHORIZING THE HOSPITAL BOARD TO PROCEED WITH CONTRACTING WITH DAWSON CONSTRUCTION FOR PRECONSTRUCTION SERVICES UNDER A CONSTRUCTION MANAGER/GENERAL CONTRACTOR AGREEMENT

WHEREAS, on May 17, 2021, the Assembly approved Resolution #2021-04, a copy of which is attached hereto as Exhibit A, stating its support for the Hospital Board ("the Board") to commence phased planning for a new hospital facility ("the project"); and

WHEREAS, the Board has now selected a preferred site for the project, a 17-acre area owned by the Borough, and referred to as the North Haugen-Excel St. Site ("the site"); and

WHEREAS, the Borough Assembly wishes to approve this selection, dedicate the site for such use, and authorize the Board to submit applications for rezoning and subdivision/replatting of the site as may be necessary for the project under the Petersburg Municipal Code; and

WHEREAS, pursuant to PMC 3.50.070C, the Board hired Bettisworth North Architects & Planners to act as the architect for the project and the Preliminary Design phase has commenced, including geotechnical investigation and site and utility assessment; and

WHEREAS, at its April 3, 2023 regular meeting, the Assembly appointed Borough Manager Giesbrecht to the PMC Project Steering Committee, so that he can advise the Assembly on the progress of the project moving forward; and

WHEREAS, in December 2022, the Hospital Board issued a Request for Proposals (RFP), seeking proposals for a Construction Manager/General Contractor (CM/GC) for the project; and

WHEREAS, the CM/GC would provide preconstruction services for the project during the design phase, including assisting with phasing of the project, cost estimating, and value engineering; and

WHEREAS, under the CM/GC contract, a Guaranteed Maximum Price amendment could be executed upon completion of the design, for the CM/GC to construct the project for an agreed upon maximum price; and

WHEREAS, if a Guaranteed Maximum Price cannot be agreed upon between the parties, the contract can be terminated; and

WHEREAS, in response to the RFP, the Board received two proposals, which were evaluated and scored by the Board's selection committee; and

WHEREAS, the committee recommended to the Board that the proposal submitted by

Dawson Construction be accepted, and the Board adopted that recommendation on February 23, 2023; and

WHEREAS, the Borough Assembly wishes to now authorize the Board to proceed with contracting with Dawson Construction under a CM/GC contract, under the conditions set forth in this Resolution.

THEREFORE, BE IT RESOLVED by the Assembly of the Petersburg Borough, as follows:

1. The parcels identified in attached Exhibit B, located within the Airport Addition Subdivision (Plat Nos.77-2 and 94-6, Petersburg Recording District), selected by the Hospital Board as the preferred site, are hereby dedicated for use by the Hospital Board for the new hospital facility.
2. Pursuant to the selection of this site for the project, the Hospital Board is authorized to submit applications for a change of zoning of the parcels from their current zoning to Public Use, and for subdivision/replatting of this area, along with any necessary right-of-way vacations, as may be required under the provisions of Petersburg Municipal Code.
3. Pursuant to Section 9.03 of the Borough Charter and Sections 3.50.060 and 3.50.080 of the Petersburg Municipal Code, the Hospital Board is authorized to proceed with execution of a CM/GC contract with Dawson Construction, in substantially the form as attached hereto as Exhibit C. The Hospital Board shall administer, supervise and manage all aspects of Dawson's performance under the contract.
4. No Guaranteed Maximum Price amendment or Notice to Proceed for any service that does not constitute a preconstruction service shall be executed without authorization of the Assembly.
5. The Borough shall be notified when the Hospital Board issues any Notice to Proceed (NTP) to Dawson for preconstruction services. Such notice shall be given by email or personal delivery to the Borough Manager and to the Borough Clerk. A NTP can be issued by the Hospital Board only if the funds for the work to be performed under the NTP are fully appropriated for that work in the current hospital budget and said appropriation shall not lapse until the work called for under the NTP has been fully performed.
6. The Borough Manager is authorized to acknowledge in writing the CM/GC contract under the terms and conditions of this Resolution, and the Manager's signature shall be attested to by the Borough Clerk.

PASSED AND APPROVED BY the Petersburg Borough Assembly on this 17th day of April, 2023.


Mark Jensen, Mayor

ATTEST:


Debra K. Thompson, Borough Clerk

**PETERSBURG BOROUGH
ORDINANCE #2023-11**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR SERVICE AREA 1 OF
THE PETERSBURG BOROUGH TO REZONE PORTIONS OF THE AIRPORT ADDITION
SUBDIVISION AND THIRTEENTH STREET RELOCATION
SUBDIVISION TO PUBLIC USE (PU)**

WHEREAS, the Petersburg Borough owns parcels of land, described as follows:

Lots 2 and 9 thru 12, inclusive, Block 240; Lots 1 thru 10, inclusive, Block 299; Lots 1 thru 17 and Green Belt, Block 300, and Lots 9 thru 17, inclusive, Block 301, Airport Addition to Petersburg, according to Plat No. 77-2, and Lot 18A, Thirteenth Street Relocation Subdivision, according to Plat No. 94-6

;and

WHEREAS, the parcels are currently zoned Single-family Residential (SFR-1), Commercial-1 (C-1), Multi-family Residential (MFR), and Open Space – Recreation (OS-R); and

WHEREAS, on April 17, 2023, the Petersburg Borough Assembly adopted Resolution 2023-04 dedicating the subject property for use by the Hospital Board for a new facility; and

WHEREAS, the Petersburg Borough Assembly approved submission of an application by the Petersburg Medical Center for a zoning change of the subject parcel, under PMC 19.84 .020(B); and

WHEREAS, Chapter 19.84 of the Petersburg Municipal Code (Service Area 1) provides for zoning amendments whenever the public necessity, convenience or general welfare requires; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the proposed rezone on June 13, 2023, and considered and reviewed applicant materials, public comments and testimony, and staff report; and

WHEREAS, the Planning Commission voted 3-3 with one abstention to recommend rezoning the parcels to Public Use (PU); and

WHEREAS, Borough Charter Section 3.01(K) and Section 1.12.010(G) of the Municipal Code require amendments to the official zoning map be enacted by ordinance.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS as follows:

Section 1. Classification. This Ordinance is of a general and permanent nature but will not be codified in the Municipal Code.

Section 2. Purpose. The purpose of this Ordinance is to amend the Official Zoning Map for Service Area 1 of the Petersburg Borough.

Section 3. Substantive Provisions. The Official Zoning Map for Service Area 1 of the Petersburg Borough, codified and referenced in Section 19.08.020 in the Municipal Code, is hereby amended for the property described as: Lots 2 and 9 thru 12, inclusive, Block 240; Lots 1 thru 10, inclusive, Block 299; Lots 1 thru 17 and Green Belt, Block 300, and Lots 9 thru 17, inclusive, Block 301, Airport Addition to Petersburg, according to Plat No. 77-2, and Lot 18A, Thirteenth Street Relocation Subdivision, according to Plat No. 94-6 to Public Use (PU).

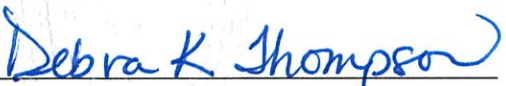
Section 4. Where Record to be Maintained. This non-Code ordinance, and the enactment of the zoning amendment referenced under Section 3 of this ordinance, shall be maintained with the zoning records of the Borough.

Section 5. Effective Date. This Ordinance will take effect immediately upon adoption.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this 17th day of July, 2023.


Bob Lynn, Vice Mayor

ATTEST:


Debra K. Thompson, Borough Clerk

Adopted: 7/17/2023
Published: 7/20/2023
Effective: 7/17/2023

**Petersburg Borough Board of Adjustment
Decision on Appeal filed by the Petersburg Medical Center (PMC)
from the decision of the Platting Board denying Approval of a Preliminary Plat
and Vacation of certain Rights-of-Way**

On July 17, 2023, by a vote of 5 - 1, the Assembly of the Petersburg Borough, sitting as the Board of Adjustment, reversed the June 13, 2023 Decision of the Planning Commission, sitting as the Platting Board, and granted approval of PMC's Preliminary Plat and Vacation of certain Rights-of-Way. The Board of Adjustment hereby adopts the following Findings and Conclusions.

Findings:


1. Applications for a major subdivision and vacation of related rights-of-way were submitted by Phil Hostetter, CEO of Petersburg Medical Center ("the applications").
2. The legal descriptions of the parcels that are the subject of the applications are as follows: Lots 2 and 9 through 12, inclusive, Block 240; Lots 1 through 10, inclusive, Block 299; Lots 1 through 17, inclusive, and Green Belt, Block 300, and Lots 9 through 17, inclusive, Block 301, Airport Addition to Petersburg, according to Plat No. 77-2, and Lot 18A, Thirteenth Street Relocation Subdivision, according to Plat No. 94-6 ("the site"). The cumulative acreage of the site is approximately 16.86 acres.
3. The site consists of vacant land owned by the Petersburg Borough and no transfer of land ownership is contemplated. Supporting ownership information was provided in the form of a Certificate to Plat from Alaska Escrow and Title dated April 7, 2023.
4. On April 17, 2023, by Assembly Resolution 2023-04, the applications were approved for submission and the parcels were dedicated for use by the Hospital Board for a new facility.
5. The Application for a Major Subdivision proposed to:
 - a. Consolidate 43 lots and adjacent rights-of-way within a portion of the Airport Addition Subdivision;
 - b. Subdivide the 16.86-acres into two parcels: Lot 1 containing approximately 12.34 acres and Lot 2 containing approximately 4.52 acres;
 - c. Establish a 50' wide public access easement from Haugen Drive to Excel Street through Lot 1;
 - d. Establish a 3.25-acre drainage easement within Lot 1; and
 - e. Establish a 20' wide public access easement for the existing pedestrian trail through the proposed Lot 2.
6. The stated intended use for the site is construction of a new medical center on proposed Lot 1, and land reserved for future expansion on proposed Lot 2. Approximately 6 acres of proposed Lot 1 would be utilized for initial development.
7. Government facilities in vicinity of the site include the Mountain View Manor Senior Housing and Assisted Living Facility.
8. The site is adjacent to municipal water, wastewater, and electric utility services.

9. The site has legal access from existing public rights-of-way and there are no proposed public dedications of land or rights-of-way on the preliminary plat.
10. A sketch plat was submitted by PMC and a pre-application conference with planning staff occurred on April 4, 2023 (PMC 18.24.020).
11. The preliminary plat submitted was reviewed by Borough staff and found to be consistent with the requirements of PMC 18.24.040, *Preliminary plat submission requirements*.
12. Per on-line FEMA flood maps, the subject property is not located within a flood hazard area (PMC 18.24.040(D)).
13. The preliminary plat establishes an adequate drainage easement along the intermittent creek flowing southwest along the eastern portion of Lot 1. The creek is not listed in the on-line ADFG Anadromous Waters Catalog. (PMC 18.24.080(C)(2)).
14. The proposed plat requires a vacation of a public dedication of land. An application and map for vacation of borough-owned rights-of-way was submitted by PMC (PMC18.24.030(A)).
15. The proposed vacation would vacate portions of Fram, Gjoa, N. 9th, and N. 12th Streets, and all of N. 11th Street, as shown on the Road Vacation Exhibit.
16. Legal access to Lot 1 would remain from Haugen Drive, Fram, Gjoa, N. 9th and N. 10th Streets, and Excel Street; and to Lot 2 from Excel, N. 12th, and N. 13th Streets.
17. On May 18, 2023, a notice of the public hearing was mailed to all owners of property within six hundred feet of the exterior boundary of the property that is the subject of the application (PMC 18.12.040(B)).
18. On May 26, 2023, notices of the public hearing were posted at the Municipal Building and at the subject property (PMC 18.12.040(E)).
19. On June 1 and June 8, 2023, a notice of the public hearing was published in the local newspaper of general circulation (PMC 18.12.040(C)).
20. On June 13, 2023, a duly noticed meeting was held by the Petersburg Planning Commission.
21. At the meeting, the Planning Commission, sitting as the Platting Board, denied approval of PMC's preliminary plat and related vacation of portions of Fram, Gjoa, N. 9th, and N. 12th Streets, and all of N. 11th Street.
22. The approved minutes of that meeting do not reflect that an adequate public hearing was held on the preliminary plat and vacation applications, and the minutes provide no findings or bases for the Board's decision.
23. On June 22, 2023, a Notice of Appeal from the Platting Board's decision was filed by PMC to the Board of Adjustment.
24. The Board of Adjustment meeting was scheduled for July 17, 2023 at 6:00 p.m.
25. On July 7, 2023, notice of the appeal, and of the Board of Adjustment meeting and hearing, were mailed to the persons entitled to notice of the proceedings before the Platting Board (PMC 18.36.040(A-B)).
26. General public notice of the Board of Adjustment meeting was posted at least five calendar days prior to the date of the meeting (PMC 18.36.040(B)).

27. The Board of Adjustment met on July 17, 2023, and held a public hearing, at which any person who wanted to be heard on the matter was permitted to provide oral or written testimony.

Conclusions:

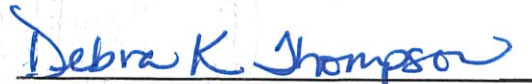
- 1) The property which is the subject of the applications is located within the Petersburg Borough, and the Borough has jurisdiction over the applications.
- 2) By Assembly authority, PMC submitted applications for a major subdivision and for related vacations of rights-of-way for a site dedicated to hospital use.
- 3) Ownership of the site was demonstrated in compliance with PMC 18.24.040(B)(4).
- 4) Notice of the Platting Board meeting was provided to the public and to surrounding property owners in compliance with the requirements of PMC 18.12.040.
- 5) Notice of the appeal and of the Board of Adjustment meeting and hearing was provided to the public and to those entitled to notice of the Platting Board proceedings in compliance with the requirements of PMC 18.36.040.
- 6) While an adequate public hearing was not held before the Platting Board, a full public hearing was held before the Board of Adjustment on July 17, 2023, as permitted under PMC 18.36.040C.
- 7) The preliminary plat meets the requirements of Chapter 18.24 for preliminary plat approval.
- 8) Accordingly, the Platting Board's denial of preliminary plat approval is hereby reversed, and approval is hereby granted.
- 9) Approval of the preliminary plat grants authorization to the applicant to proceed with preparation of the final plat and engineering plans (PMC 18.24.045(B)). Within one year, the applicant shall submit a final plat consistent with Borough Code or seek an extension of the approval from the platting board.
- 10) Vacating the existing rights of way, as depicted in the map attached to the Application for Right-of-Way Vacation, is a necessary step to consolidate the parcels into the proposed lots suitable for the planned future development of a medical center.
- 11) Accordingly, the Platting Board's denial of the application for right-of-way vacation is hereby reversed, and approval is hereby granted in accordance with the requirements of PMC 18.30.040(D). All the area vacated shall be devoted to the public purpose of development of a new medical facility, so title to the area vacated would remain vested in the Petersburg Borough (PMC 18.30.050(B)).
- 12) The request by PMC to modify the Decision to reference a 'replat', instead of a preliminary plat for a major subdivision, is denied.



Bob Lynn, Vice Mayor

Dated: 7/18/2023

Certificate of Service: This Decision was sent on July 19, 2023, by U.S. Mail to the following: See attached mailing list


Debra K. Thompson, Borough Clerk

Notice: This is notification of a Final Decision of the Board of Adjustment. Pursuant to PMC Chapter 18.36.060, this Decision may be appealed by an aggrieved person to the Superior Court, State of Alaska, First Judicial District, within thirty (30) days of the date of mailing, in accordance with the applicable rules of court.

27. The Board of Adjustment met on July 17, 2023, and held a public hearing, at which any person who wanted to be heard on the matter was permitted to provide oral or written testimony.

Conclusions:

- 1) The property which is the subject of the applications is located within the Petersburg Borough, and the Borough has jurisdiction over the applications.
- 2) By Assembly authority, PMC submitted applications for a major subdivision and for related vacations of rights-of-way for a site dedicated to hospital use.
- 3) Ownership of the site was demonstrated in compliance with PMC 18.24.040(B)(4).
- 4) Notice of the Platting Board meeting was provided to the public and to surrounding property owners in compliance with the requirements of PMC 18.12.040.
- 5) Notice of the appeal and of the Board of Adjustment meeting and hearing was provided to the public and to those entitled to notice of the Platting Board proceedings in compliance with the requirements of PMC 18.36.040.
- 6) While an adequate public hearing was not held before the Platting Board, a full public hearing was held before the Board of Adjustment on July 17, 2023, as permitted under PMC 18.36.040C.
- 7) The preliminary plat meets the requirements of Chapter 18.24 for preliminary plat approval.
- 8) Accordingly, the Platting Board's denial of preliminary plat approval is hereby reversed, and approval is hereby granted.
- 9) Approval of the preliminary plat grants authorization to the applicant to proceed with preparation of the final plat and engineering plans (PMC 18.24.045(B)). Within one year, the applicant shall submit a final plat consistent with Borough Code or seek an extension of the approval from the platting board.
- 10) Vacating the existing rights of way, as depicted in the map attached to the Application for Right-of-Way Vacation, is a necessary step to consolidate the parcels into the proposed lots suitable for the planned future development of a medical center.
- 11) Accordingly, the Platting Board's denial of the application for right-of-way vacation is hereby reversed, and approval is hereby granted in accordance with the requirements of PMC 18.30.040(D). All the area vacated shall be devoted to the public purpose of development of a new medical facility, so title to the area vacated would remain vested in the Petersburg Borough (PMC 18.30.050(B)).
- 12) The request by PMC to modify the Decision to reference a 'replat', instead of a preliminary plat for a major subdivision, is denied.



Mark Jensen, Borough Mayor

Dated: 7/17/2023



PLANNING COMMISSION MEETING

Tuesday, September 12, 2023

12:00pm

Agenda includes:

Notice is hereby given that the Planning Commission, on **Tuesday, September 12th, 2023**, at 12:00 pm will be holding a meeting in the Assembly Chambers located at 12 South Nordic Drive.

- A. Consideration of final plat approval for the Petersburg Medical Center Subdivision.
- B. 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.
- C. 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).

**PETERSBURG BOROUGH
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning Commission, on **Tuesday, September 12th, 2023 at 12:00 pm** will be holding a meeting and conducting a public hearing in the Assembly Chambers located at 12 South Nordic Drive. The purpose of the public hearing is to receive public comment on the following:

- A.** Consideration of final plat approval for the Petersburg Medical Center Subdivision.
- B.** 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.
- C.** 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).

Liz Cabrera

From: Chris Cotta
Sent: Tuesday, September 5, 2023 3:13 PM
To: Kevin Puustinen; Jay Farmwald
Cc: Mark Kimerer; Juli Suver; Roy Rountree; Liz Cabrera
Subject: RE: Petersburg Medical Center - Access Road Typical Section

Kevin and Jay,

The revised street section looks good and appears to line up well with Petersburg's standard specs. Thanks!

Chris

From: Kevin Puustinen <Kevin.Puustinen@respec.com>
Sent: Thursday, August 17, 2023 4:52 PM
To: Jay Farmwald <jafalaska@gmail.com>; Chris Cotta <ccotta@petersburgak.gov>
Cc: Mark Kimerer <mkimerer@bettisworthnorth.com>; Juli Suver <jsuver@bettisworthnorth.com>; Roy Rountree <rrountree@bettisworthnorth.com>; Liz Cabrera <lcabrera@petersburgak.gov>
Subject: RE: Petersburg Medical Center - Access Road Typical Section

Hi Chris,

Attached is a revised typical section for the PMC access road. The revised section includes a crowned roadway to match the Petersburg standards. Let me know if this revised section meets your approval.

Thank you,



Kevin Puustinen, PE

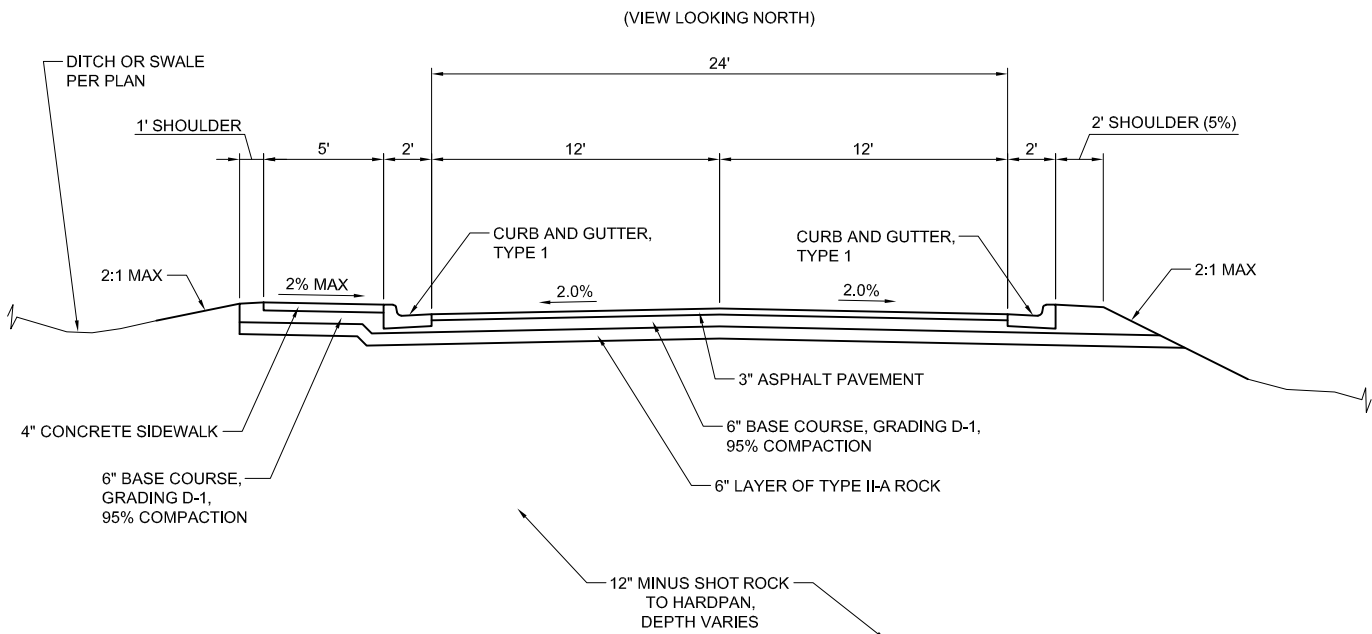
907.780.6060



From: Jay Farmwald <jafalaska@gmail.com>
Sent: Thursday, August 17, 2023 10:37 AM
To: Kevin Puustinen <Kevin.Puustinen@respec.com>
Cc: Mark Kimerer <mkimerer@bettisworthnorth.com>; Juli Suver <jsuver@bettisworthnorth.com>; Roy Rountree <rrountree@bettisworthnorth.com>; Liz Cabrera <lcabrera@petersburgak.gov>
Subject: Re: Petersburg Medical Center - Access Road Typical Section

I just talked to Chris Cotta at the Borough to make sure an approved road section makes it into the packet for the new P&Z Commission meeting on 12 September. He said he prefers a section with a crown and was in discussion with you about that. I'll assume the two of you will work it out and get the appropriate documentation to Liz Cabrera at the Borough for inclusion in the P&Z packet.

Liz, please let Kevin know the deadline for submitting info. for the packet.



1 **PMC ACCESS ROAD TYPICAL SECTION**
 FIG 1 SCALE: NTS



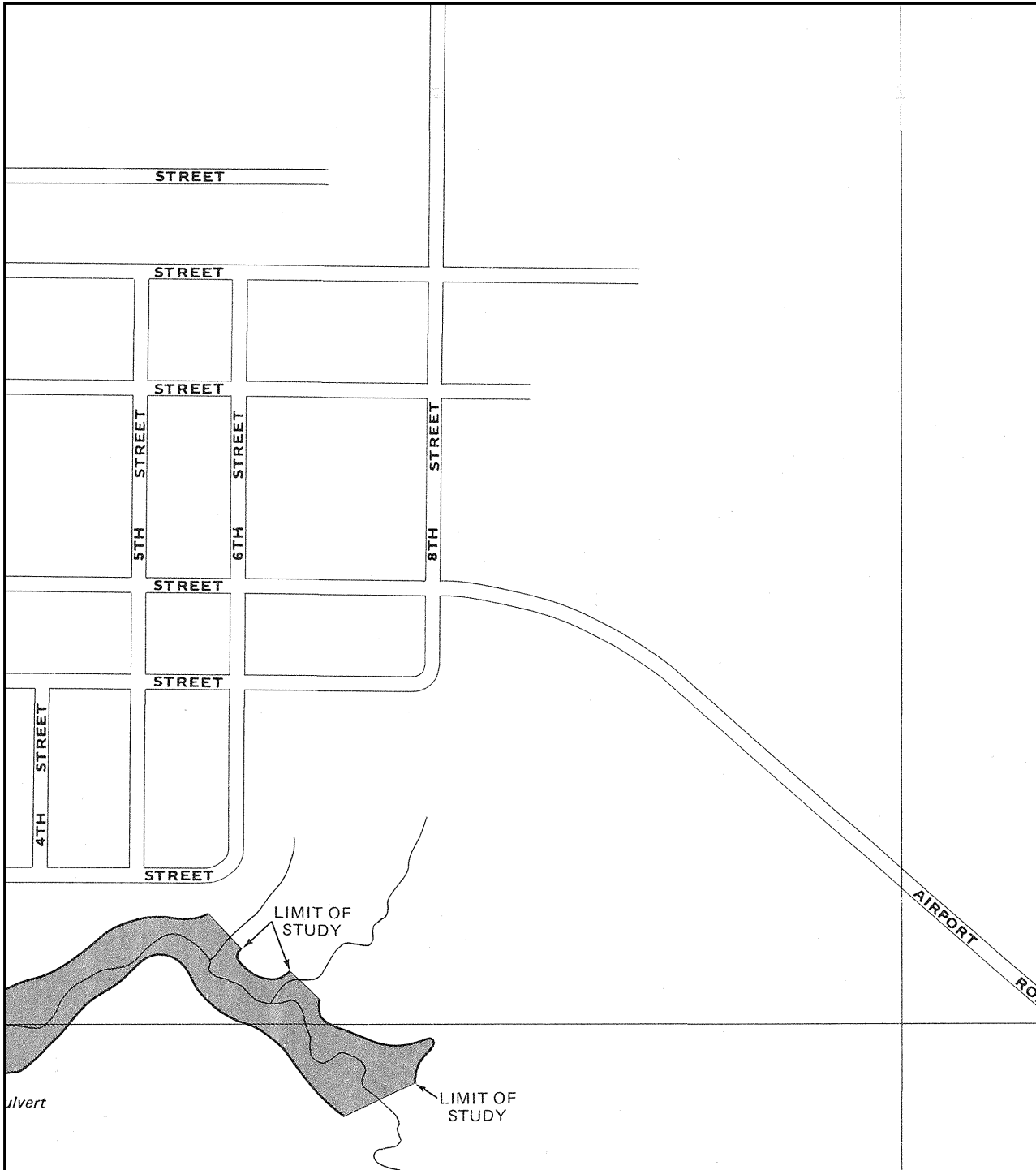
N:\Projects\11749.22001-FSG_Med_Cntr\CXREF-BASE-11749.22001:

RESPEC
 Juneau, AK
 9109 Mendenhall Mall Rd. Ste. 4
 Juneau, AK 99801
 Phone: 907.780.6060
 Fax: 907.586.3771
 AECC163270

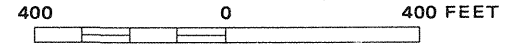
**PETERSBURG MEDICAL CENTER
 PROPOSED ACCESS ROAD
 TYPICAL SECTION**

DESIGN: KAP
 DRAWN: KAP
 CHECKED: KAP
 8/17/2023

PROJ No. 11749.22001
 FIGURE
FIG 1



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
PETERSBURG, ALASKA
WRANGELL-PETERSBURG
DIVISION

PANEL 1 OF 16
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
020074 0001 B

EFFECTIVE DATE:
JUNE 1, 1982



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



Recorder's Office - Search By Subdivision Name

Please Note: Can't find the subdivision you are looking for? Check the Name Search.

In District:

110 - PETERSBURG

Starting Subdivision Name:

PETERSBURG

Next Subdivision Name:

New Search

SUBDIVISION NAME	ASSOCIATED PLAT	PLAT
PETERSBURG AIRPORT BOUNDARY SURVEY	2009-16	Image
PETERSBURG AIRPORT PROPERTY	2020-4	Image
PETERSBURG ALASKA	2013-14	Image
PETERSBURG ALASKA CITY OF	66-94	Image
PETERSBURG CABLEVISION SUBDIVISION	95-10	Image
PETERSBURG CREEK ALASKA SUBDIVISION	68-543	Image
PETERSBURG CREEK ALASKA SUBDIVISION	2005-6	Image
PETERSBURG CREEK ALASKA SUBDIVISION	2006-6	Image
PETERSBURG CREEK DUNCAN SALT CHUCK WILDERNESS AREA	93-5RS	Image
PETERSBURG CREEK HIGHWAY RETRACEMENT OF CENTERLINE	87-26	Image
PETERSBURG H STREET R S -0938 1	85-4	Image
PETERSBURG HYDRO ELECTRIC PROJECT	71-32	Image
PETERSBURG LDS CHURCH TRACT CONSOLIDATION SURVEY	90-29	Image
PETERSBURG MARINE RAILWAY	86-8	Image
PETERSBURG MARINE RAILWAY TIDELANDS LEASE	84-13	Image
PETERSBURG PORT FACILITY CONSOLIDATION PLAT	2000-6	Image
PETERSBURG PORT FACILITY THE	94-8	Image
PETERSBURG PUBLIC SCHOOL RESERVE STREET R O W VACATION	91-15	Image
PETERSBURG ROAD IMPROVEMENTS	2013-2	Image
PETERSBURG SHIPWRIGHTS II	89-23	Image
PETERSBURG SHIPWRIGHTS TIDELANDS LEASE	86-15	Image
PETERSBURG SMALL TRACT GROUP	81-21	Image
PETERSBURG THROUGH ROUTE PHASE I	2008-3	Image
PETERSBURG THROUGH ROUTE PHASE I FERRY TERMINAL TO F STREET	85-33	Image
PETERSBURG THROUGH ROUTE PHASE II	2008-4	Image
PETERSBURG THROUGH ROUTE PHASE II S-0937 10	85-34	Image
PETERSBURG THRU ROUTE PHASE III JOY STREET TO SANDY BEACH	86-2RS	Image
PETERSBURG THRU ROUTE R-O-W PHASE III JOY ST TO SANDY BEACH	85-35	Image
PETERSBURG TIDELANDS ADDITION PTN BLOCK F AND T 207	90-6	Image



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

Petersburg Borough, Alaska

P.O. Box 329, Petersburg, AK 99833

Sales Tax Registration (Non-Expiring)

This Registration is Granted To:

License Number

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

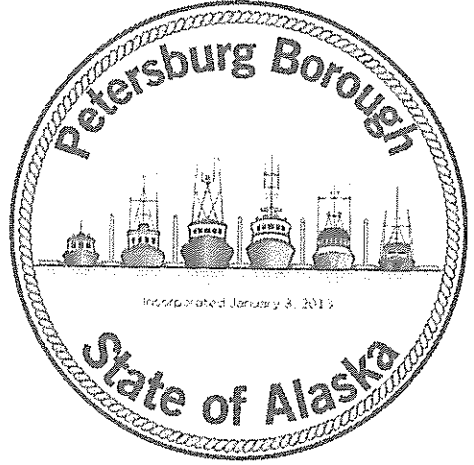
000246

Issued

12/31/1969

Expires

Never



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

Planning Commission Staff Report & Findings of Fact

Meeting Date: September 12, 2023

APPLICANT/AGENT:
Don Huse/Rick Braun

OWNER(S), IF DIFFERENT:
Don Huse, Laura Wong-Rose, Seth McCallum

LEGAL DESCRIPTION:
See Exhibit A

LOT AREA:
26,361 SF

LOCATION:
1208,1212, 1216 S. Nordic DR

SURROUNDING ZONING:
North: Industrial
South: Single Family Residential
East: Single Family Residential
West: --

ZONING:
Industrial

PID:
See Exhibit A

APPLICATION SUBMISSION DATE:
August 8, 2023

RECOMMENDATION:
Approve with conditions

I. APPLICANT REQUEST:

The applicants a request a replat of the subject property. The plat would consolidate 11 small lots and then re-subdivide the parcel into three lots.

II. APPLICABLE CODES:

- 17.02 INTERNATIONAL FIRE CODE (IFC) ADOPTED BY 13 AAC 50.025
- 17.14 FLOODPLAIN MANAGEMENT REGULATIONS
- 18.19 REPLAT
- 19.44 INDUSTRIAL DISTRICT

III. FINDING:

- a. The subject property is partially developed with commercial and residential structures.
- b. The surrounding area is a mix of industrial, commercial, and residential activity.
- c. The existing parcels have building encroachments across multiple lots and would be difficult to develop under current building and fire code requirements.

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 18.12.040. 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 replat of an existing subdivision.

a. ZONING DISTRICT STANDARDS

Planning Commission Staff Report & Finding of Fact

Meeting Date: September 12, 2023

Minimum Standards for Zoning District and Use			
	Requirement	Proposed Lots	Analysis
Minimum Lot Size	N/A	N/A	Conforms
Minimum Road Frontage	0 feet	N/A	Conforms
Front Yard	0 feet	N/A	Conforms
Rear Yard	0 feet	N/A	Conforms
Side Yard	0 feet	N/A	Conforms
Max. Height	75 feet		Conforms
Max Lot Coverage	100%	N/A	Conforms
Fire Code Separation	Min. 5 feet from property lines		Conforms – for the front lot line, separation is measured from the middle of the right-of-way.
Off-street Parking			
Dwelling	2 spaces	0 spaces	Legal non-conforming
Clinic/Professional Office	1 space/250 ft of building floor area	~1,700sf/250ft = 6 spaces	Conforms – North side of Lot 3 provides sufficient area for 6 parking spaces.
Max Height Fence	6 feet	N/A	

b. Floodplain management – A portion of the subdivision is located within the 100-year flood plain. The base elevation is 21 feet.

c. Department Reviews

- Utility – No comment
- Public Works – No comment
- Fire Dept. – No comment
- Building official – No comment
- Police Dept. - No comment

d. Replat Criteria – Per 18.14, the platting authority shall inquire into and determine the merits of the relief petitioned for and make such order as justice and the public welfare require.

The replat rationalizes a collection of oddly shaped and sized lots that would be difficult to develop under current codes.

VI. ACTION

Proposed motion: I move to approve the Creek View Subdivision along with findings and conditions as presented.

Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Board, makes the following determination:

- a. The proposed Creek View Subdivision meets the conditions outlined in Title 18 for a replat.
- b. As a condition of approval, the Applicant/Owner shall:

Planning Commission Staff Report & Finding of Fact

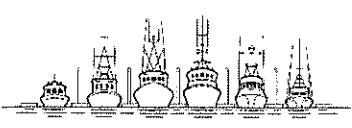
Meeting Date: September 12, 2023

- Submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording.
- Add distance and bearing on the interior lot lines of Lot 3.
- All lots, blocks, or tracts affected by the floodplain regulations adopted by the borough shall be labeled "Flood Hazard Area" on the face of the plat. Such notation may include a written statement, stating the affected lots, blocks and tract by legal description and the report and date of the report used to make the determination of the floodplain.

EXHIBITS

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

Chair, Planning Commission



PETERSBURG BOROUGH LAND USE APPLICATION

CODE TO:	110.000.40411U
BASE FEE:	\$105
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$175.00 @

DATE RECEIVED: _____ RECEIVED BY: _____ CHECK NO. or CC: _____

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Rick G. Braun	NAME Don Huse
MAILING ADDRESS P.O. Box 211	MAILING ADDRESS P.O. Box 373
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP Petersburg, AK 99833
PHONE 907-518-1889	PHONE 907-518-1711
EMAIL rickgbraun@gmail.com	EMAIL zuse@gmail.com

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION: 1208, 1212, 1216, South Nordic Drive
Huse Rose McCallum Subdivision. A replat of Lots T-1, T-1A, T-2, T-3, T-4 & T-5 of the Tidelands Addition Subdivision of A.T.S. No. 9, Lots 8 & 9 of Block 219 of U.S. Survey 2499, Lots 8 & 9 of A.T.S. No. 113, and a portion of Tract 1 of U.S. Survey No. 1173, Petersburg Recording District.

PARCEL ID:01-010-800, 801,802,803,804,805,806,807,810
811,812 ZONE:Industrial OVERLAY:

CURRENT USE OF PROPERTY: Commercial and Residential LOT SIZE:

PROPOSED USE OF PROPERTY (IF DIFFERENT):

CURRENT OR PLANNED SEWER SYSTEM: Municipal DEC-approved on-site system

CURRENT OR PLANNED WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name):South Nordic Drive

TYPE OF APPLICATION & BASE FEE

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

SUBMITTALS:

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

SIGNATURE(S):

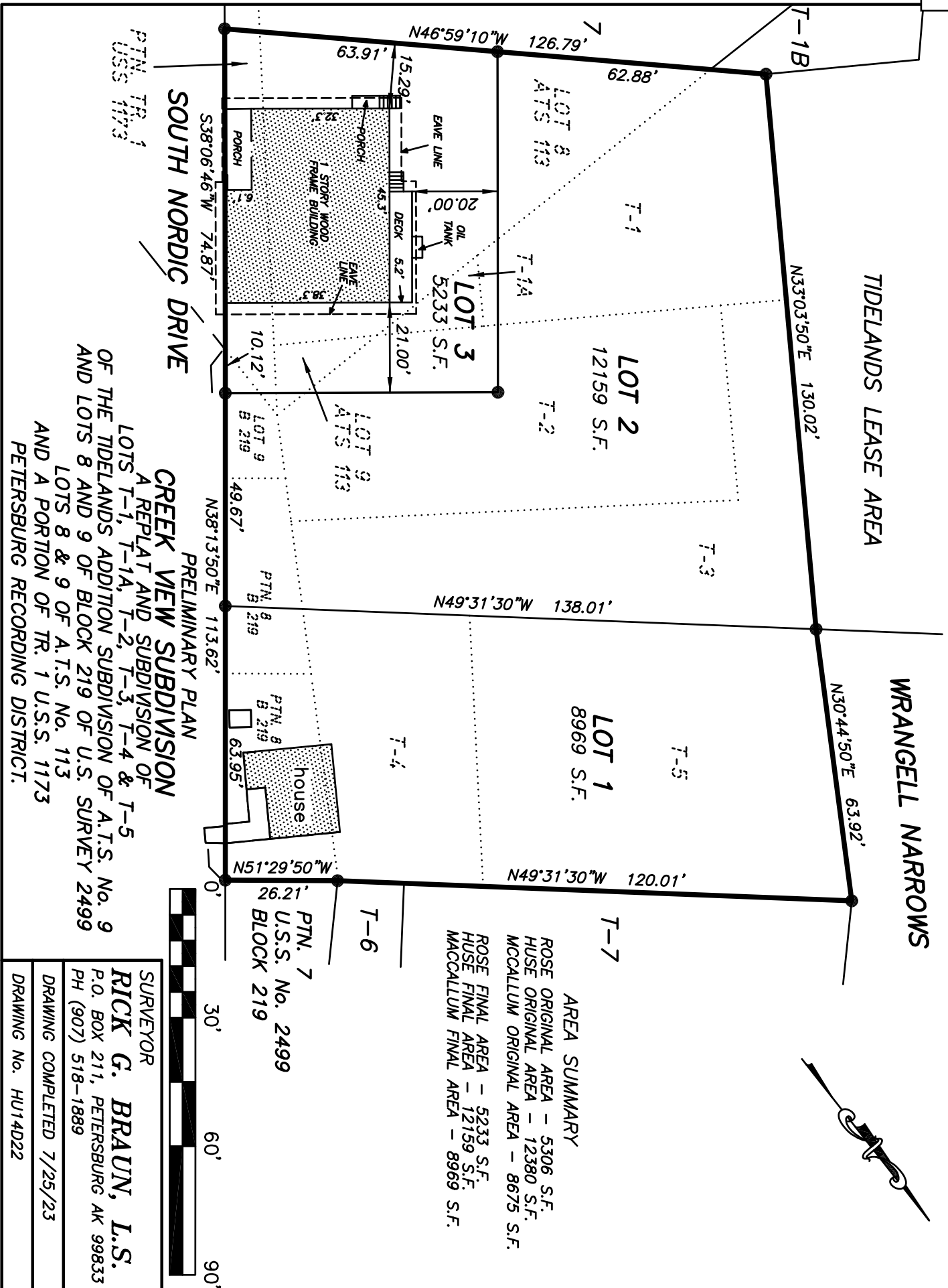
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.

Applicant(s): Don Huse Date: 7/26/23

Owner: _____ Date: _____

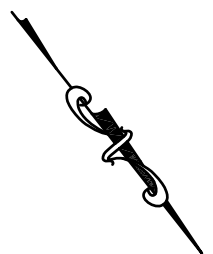
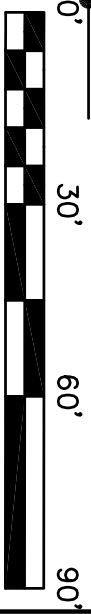
Owner: _____ Date: _____

Owner: _____ Date: _____



PRELIMINARY PLAN
CREEK VIEW SUBDIVISION
 A REPLAT AND SUBDIVISION OF
 LOTS T-1, T-1A, T-2, T-3, T-4 & T-5
 OF THE TIDELANDS ADDITION SUBDIVISION OF A.T.S. No. 9
 AND LOTS 8 AND 9 OF BLOCK 219 OF U.S. SURVEY 2499
 LOTS 8 & 9 OF A.T.S. No. 113
 AND A PORTION OF TR. 1 U.S.S. 1173
 PETERSBURG RECORDING DISTRICT.

AREA SUMMARY
 ROSE ORIGINAL AREA - 5306 S.F.
 HUSE ORIGINAL AREA - 12380 S.F.
 MCCALLUM ORIGINAL AREA - 8675 S.F.
 ROSE FINAL AREA - 5233 S.F.
 HUSE FINAL AREA - 12159 S.F.
 MCCALLUM FINAL AREA - 8969 S.F.



SURVEYOR
RICK G. BRAUN, L.S.
 P.O. BOX 211, PETERSBURG AK 99833
 PH (907) 518-1889
 DRAWING COMPLETED 7/25/23
 DRAWING No. HU14D22

*Huse Rose McCallum Subdivision Properties
1208, 1212, 1216 South Nordic Drive
& Tideland 1-5*



PROPERTY AREA





August 29, 2023

«Name1» «Name2»
«Address1»
«City», «State» «Zip»

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

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 Tideland 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

The public hearing and consideration of the application will be held:	Tuesday, September 12th 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.

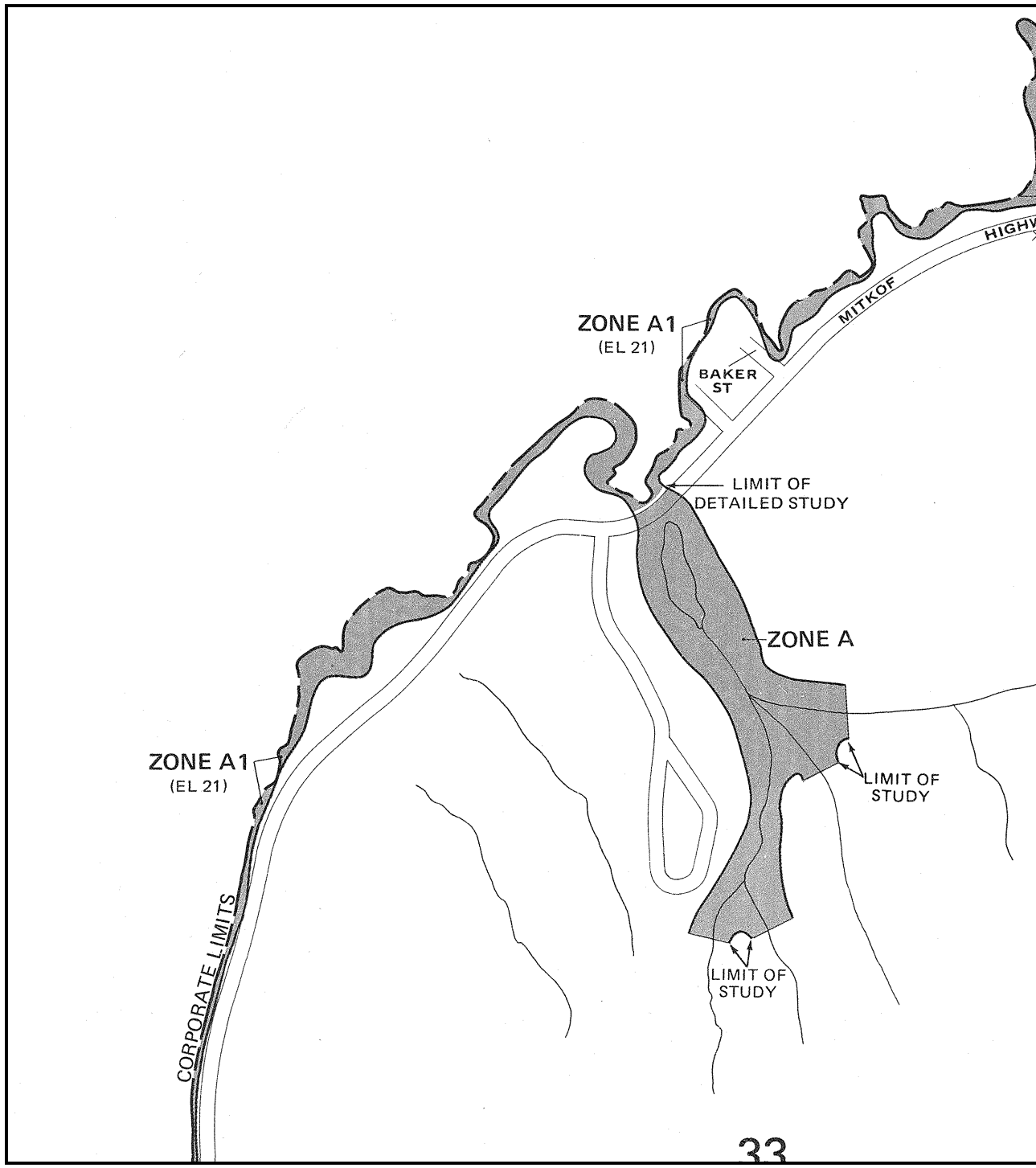
TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

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.

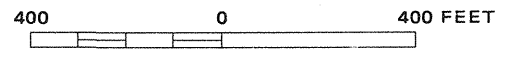
Sincerely,

Liz Cabrera,
Community & Economic Development Department

Name1	Name2
CHRIS FRY	
HEATHER O'NEIL	
SALLY DWYER	
JIM FLOYD	
JOHN JENSEN	
PHIL MEEKS	
MARIETTA DAVIS	
MCCALLUM SETH WILLIAM	
WONG-ROSE LAURA	
ZAIC NANCE	HUSE DON
CANGIALOSI SALVATORE A	
CLARK KEVIN J	
CONNOR WILLIAM H JR	
CRUMP DUSTIN K	CURTISS-CRUMP TAYLOR
DRAGE MARK E	
EISENMANN-SCHUBERT MATTHIAS/THOMAS/ANDREAS	
ELLIS MARY ANNE	
GRANBERG LOREEN	
GRISS SEAN J	GRISS KRISTA A
HEPPE DAVID	MANKA SANDRA
IEREMIA JOSEPH	IEREMIA JESSICA
LYNN CYNTHIA E	
LYONS HEIDI PERSCHON LIV	ONEIL HEATHER
M&K SCHWARTZ AK TRUST	
MARTIN CAROLYN	
MATTINGLY DARBY	MATTINGLY NICHOLE
ONEIL DENNIS	ONEIL HEATHER
PERRY ELIZABETH A	
PETERSBURG BIBLE CHURCH	
PFUNDT JEFF	PFUNDT ALANA
RANDRUP KATHLINE M	RANDRUP DAVID
ROUNDTREE JESSE	
SANDHOFER THEODORE F	SANDHOFER MARSHA L
SKYLARK PARK LLC	
STORAGE OBSESSION LLC	
STROMDAHL JAMES	STROMDAHL MARY
TANGATAILOA STACIE	
THYNES BRANDI R	
TONKA SEAFOODS	
TRIDENT SEAFOODS CORPORATION	
WOOD GEORGE	WOOD SUSAN
ALASKA STATE OF LESSOR	



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
PETERSBURG, ALASKA
WRANGELL-PETERSBURG
DIVISION

PANEL 1 OF 16
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
020074 0001 B

EFFECTIVE DATE:
JUNE 1, 1982



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

Planning Commission Staff Report

Meeting date: September 12, 2023

TO: Planning Commission

FROM: Liz Cabrera, Community & Economic Development Director

Subject: ZONING AMENDMENT
Skylark Park LLC

Proposed Motion: I move to recommend to the Borough Assembly that the Petersburg Borough Zoning Map be amended by rezoning Government Lot 14, Section 33, Township 58 South, Range 79 East, Copper River Meridian from Public Use to Single-Family Mobile Home (SFMH).

The Petersburg Planning & Zoning Commission makes the following findings as to need and justification:

1. An application for an amendment to the zoning map was submitted by Skylark Park LLC.
2. The parcel size is 5 acres, and it is mostly vacant. The surrounding area is partially developed with a mix of residential dwellings and vacant land.
3. The subject property is currently zoned Public Use, which is used for government-owned buildings and municipal facilities. The property may also be developed with single-family residential dwellings.
4. Zoning of the surrounding area:
 - a. North – Single Family Residential
 - b. South – Open Space Recreational
 - c. East – Public Use
 - d. West – Mobile Home Park
5. The stated intended use for the property is rezoning to Single Family Mobile Home to subdivide the parcel into 75'x100' lots for placement of manufactured homes. This use is consistent with SFMH. SFMH lot development requires a minimum lot size of 7,500 sf.
6. The purpose of the Single-family Mobile Home district is to provide a sound and attractive residential neighborhood for single-family mobile homes on standard residential-size building lots. One and two-family dwellings also are allowable uses in the SFMH district.
7. The overarching housing goal in Chapter 6, Housing, of the comprehensive plan is to *“...expand the range, affordability and quality of housing in the community while maintaining attractive, livable residential neighborhoods.”* The plan specifies a goal to increase the *“availability of affordable, quality housing, particularly “starter homes” and rentals, while avoiding overdeveloping housing for a stable or declining population.”*
8. The 2016 comprehensive plan recommends future land use for this area be Medium-High Density Residential. The intended use is higher density residential, including attached and detached homes, option for accessory dwelling units, for home-based occupations. The corresponding zoning districts for this use are single-family, single-family mobile home, multi-family, and mobile home park.

Planning Commission Staff Report

Meeting date: September 12, 2023

9. On August 29, 2023, a notice of the public hearing was mailed to all owners of property within six hundred feet of the exterior boundary of the property that is the subject of the application.
10. On August 31, 2023, notices of the public hearing were posted at the Municipal Building, and at the subject property.
11. On September 12, 2023, a duly noticed public hearing was held by the Petersburg Planning Commission.
12. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

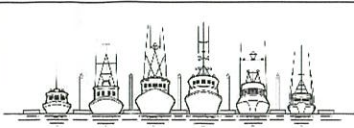
Section 2. Based on the preceding findings, the Petersburg Planning Commission makes the following determination:

1. The current zoning of the parcel is Public Use. The purpose of the Public Use district includes government-owned buildings and municipal facilities, although single-family residential uses are also allowed.
2. The existing zoning of the subject area is inconsistent with the intended use of the site for development of manufactured home dwellings.
3. The proposal is consistent with the goals of the 2016 comprehensive plan and consistent with the future land use map.

Chair, Planning Commission

EXHIBITS

- A. Applicant Materials
- B. Vicinity and Detail Map
- C. Hearing Notice
- D. Exerpts from Comprehensive Plan
- E. Public Comments



PETERSBURG BOROUGH LAND USE APPLICATION

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

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME	Ambre Burrell	NAME	Skylark Park LLC
MAILING ADDRESS	PO BOX 2070	MAILING ADDRESS	PO BOX 2126
CITY/STATE/ZIP	Petersburg, AK 99833	CITY/STATE/ZIP	Petersburg, AK 99833
PHONE	907-772-4423	PHONE	907-772-4423
EMAIL	ambre@rocknroadak.com	EMAIL	

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
LOT GL14

PARCEL ID: 01-010-600 ZONE: PU OVERLAY:

CURRENT USE OF PROPERTY: Vacant Lot LOT SIZE: 217,800 sq

PROPOSED USE OF PROPERTY (IF DIFFERENT):
SF/MH Lots SF/MH lots subdivision

CURRENT OR PLANNED SEWER SYSTEM: Municipal DEC-approved on-site system

CURRENT OR PLANNED WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name): **Odin - Skylark**

TYPE OF APPLICATION & BASE FEE

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

SUBMITTALS:

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

SIGNATURE(S):

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

Applicant(s): Ambre Burrell Date: 8.1.2023

Owner: Ambre Burrell Date: 8.1.2023

Owner: _____ Date: _____

Owner: _____ Date: _____

SKYLARK PARK LLC
PO BOX 2126
PETERSBURG, ALASKA 99833
907.772.3888
ambre@rocknroadak.com

August 8, 2023

Planning & Zoning Commission

To whom it may concern:

I am writing regarding parcels: 01-010-600 owned by Skylark Park LLC. I am asking the commission to change the zoning on our trailer park from mis zoned Public Use to Single Family Mobile Home park.

We are required to list how our proposal aligns with the Petersburg Comprehensive plan which ours does.

The Petersburg Comprehensive plan lists this parcel as Med-High density best use. Page 31 of the plan states 3. c) Establish guidelines that allow for and encourage higher density housing while ensuring quality of neighborhoods and individual structures. 4. d.) Increase the amount of residential, office and other uses within walking distance of downtown. Page 32. 1. Goal: Support Development. Actively work to reduce barriers to private development Strategy: Actively work to reduce barriers to private development. Local governments can have a large impact on the ease – or the complication – of complying with land use regulations. The objective of this strategy is for the Borough to play a role as facilitator of desired development.

Our intentions are to subdivide the lot into 75 x 100 lots which will be available for purchase to the public. This zoning change will allow a small home to be built or to work with us to bring in a custom designed manufactured home.

This zoning change will allow us to create actual affordable housing options for people struggling to find housing in Petersburg. This will also entice investors to purchase a manufactured home on its own lot they could rent out. Creating affordable rental properties will help the rental crisis we are in.

We hope the Commission can see the need in our community we will be able to address with this zoning change.

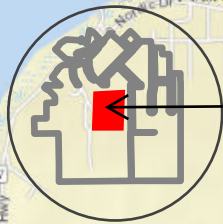
We would like to add that there will still be a Borough owned lot creating a green belt between our subdivision and Severson’s Subdivision, which is more than what exists in most other subdivisions.

Thank you for your consideration.

Regards,

Sigmund K and Ambre R Burrell
Skylark Park LLC

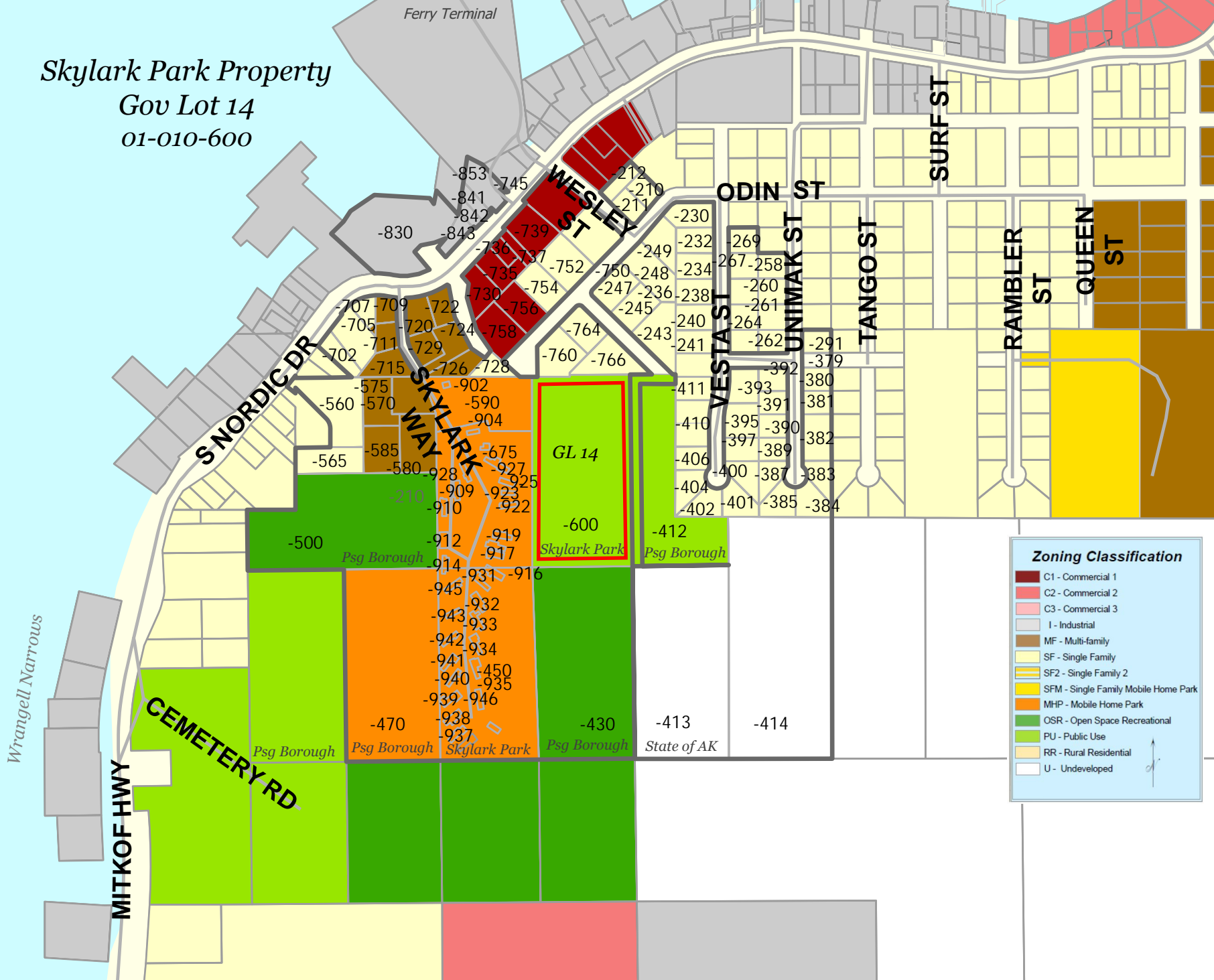
*Skylark Park Property
Gov Lot 14
01-010-600*



PROPERTY AREA



Skylark Park Property
Gov Lot 14
 01-010-600



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



August 29, 2023

«Name1» «Name2»
«Address1»
«City», «State» «Zip»

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

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).

The public hearing and consideration of the application will be held:	Tuesday, September 12th 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
CHRIST FRY	
HEATHER O'NEIL	
SALLY DWYER	
JIM FLOYD	
JOHN JENSEN	
PHIL MEEKS	
MARIETTA DAVIS	
SKYLARK PARK LLC	
AGNER JESSE A	AGNER MARGARET H
ALASKA STATE OF	
AMANECER ELIZABETH	
ARMIN NORMAN	ARMIN MERRY
BERTAGNOLI JOE	
BOJORQUEZ FELIX RICARDO	
BRADFORD AARON	BRADFORD JANET
BRAUN RICK G	BRAUN SUE A
CANGIALOSI SALVATORE A	
CARNES SHANE	PHILLIPS DEANNA
CHITTENDEN TIMOTHY R	
CISNEY JOE ALLEN	CISNEY JENNIFER MAE
CLARK KEVIN J	
COLLINS KEVIN	BRUSELL PRISCILLA
CONN JOSHUA H	CONN HEATHER

CONNOR WILLIAM H JR	
COTTA CARISSA R	
CUMMINGS ROBIN	CUMMINGS JOYCE
CURTIS DYLAN	
DAVIS KELLY	
EGEN KADDY	
ELLIS MARY ANNE	
ENGELL JAMES B	ENGELL JILL E
ENRIQUEZ JORGE A	ENRIQUEZ MINDY J
FALTER TERRY	FALTER TERRI
FRANKLIN CLAYTON S	
FRANKLIN KYLE O	FRANKLIN VIKKI
FRIEND REX	FRIEND CHERI
GARD TIMOTHY	GARD LISA
GOOD INVESTMENTS LLC	
GRANBERG LOREEN	
GRANT CASSANDRA	
GRISS SEAN J	GRISS KRISTA A
HALL KIMBERLY REBECCA	
HAMMER KACEY	
HANAHAN INDIGO L	HANAHAN WILLIAM R
HASBROUCK MIKA JERE	
HERMOSA HOLDINGS LLC	

HESS COURTNEY N	HESS REX
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH
JONES KENNETH JOHN LORGEN MARIE H	THE LORGEN-JONES LIVING TRUST
KATASSE IRVING	
KLUDT-PAINTER JONATHAN T	KLUDT-PAINTER ERICA L
LENZ TORE	
LOPEZ-MENDOZA JOEL	
LUHR JASON	LUHR STACY
LYNN CYNTHIA E	
LYONS HEIDI PERSCHON LIV	ONEIL HEATHER
LYONS JACK C	LYONS HEIDI
M&K SCHWARTZ AK TRUST	
MARSH KIRT	MARSH DONNA
MATTINGLY DARBY	MATTINGLY NICHOLE
MCCAY ASHON	MCCAY NATALIE
MORAN TONY	
MORRIS CHRISTINA	
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE
NEIDIFFER JUSTIN	
NELSON JOSEPH T	NELSON KAREN G
NEWMAN LUCAS	NEWMAN TANGI
NEWMAN SCOTT D	NEWMAN CYNTHIA

NUSSBAUMER DONA M	NUSSBAUMER ALVIN
ONEIL DENNIS	ONEIL HEATHER
OREAR LARRY	OREAR KATHY
O'SOUP DERRICK G	O'SOUP KELLY N
PERSCHON LIV M	
PETERSBURG BIBLE CHURCH	
PETERSON RAYMOND G	PETERSON ELIZABETH K
PHILLIPS AARON L	
PHILLIPS JEANETTE	
PLEW EVA R	SALOMONE PAUL
POOLE JEFFREY	
RADFORD GENESIS & MARTINEZ-MACIAS	ALBERTO GREGORIO
ROSVOLD ANDERS O	
ROUNDTREE DEAN & ELENA	ROUNDTREE ARIEL M
ROUNDTREE JESSE	
SAKAMOTO DIANNA	QUEZON ALVIN
SANDHOFER THEODORE F	SANDHOFER MARSHA L
SCHWARTZ JAMES	SCHWARTZ LESLIE
SKEEK GEORGE	
SLAVEN JACOB	
STROMDAHL JAMES	STROMDAHL MARY
TANGATAILOA STACIE	
THE MILL INC	

THOMASSEN SCOTT	RRT TRUST / SPECIAL NEEDS TRUST
TIDWELL JARED	
TRIDENT SEAFOODS CORPORATION	
VICK THERESA	VICK DAN
VOLK ROBERT D	VOLK ANNE
WALLEN LISA J	
WOOD GEORGE	WOOD SUSAN
WORHATCH ERICA	
YOUNG ELROY L & ALICE H	
REGULA RANDY R & REBECCA A	
ZAIC NANCY L	HUSE DONALD

Use Category	Intended Uses	Zoning “Menu” – zones to be applied within any specific general land use category
	- On public land: no/minimal development	private land
Downtown Historic	Compact, walkable, diverse; controls on building form and appearance to maintain historic character; little or no onsite parking	C-3 Commercial 3 with modifications to maintain historic character
Downtown Commercial	Commercial, higher density residential, - compact, walkable, diverse; minimal onsite parking, most parking needs met through well-managed public parking, on and off street	C-1 Commercial 1 with modifications to reduce on-site parking requirements
Commercial Outside of Downtown	Commercial outside of downtown, including larger floorplate uses; in contrast to downtown, these are generally uses requiring substantial on-site parking to meet needs of customers who arrive by automobile	C-2 Commercial 2
Medium and Higher Density Residential	Higher density residential, including attached and detached homes; option for accessory dwelling units, for home-based occupations	SF 1 Single Family 1, (SF 2 - Single Family 2 modified or eliminated), MF - Multi-Family, SFMH - Single Family Mobile Home, MHP - Mobile Home Park
Lower Density Residential	Single family or duplex residential, option for accessory dwelling units and home-based businesses, (1-4 dwellings units per acre (DUA) is most common; but allow option for densities up to 6-8 DUA)	RR Rural Residential; Single Family Mobile Home? (add option for up to 6-8 DUA with admin site plan review)
Public Facilities	Site-specific, developed public use facilities, including developed recreation facilities	P-1 Public use
Industrial	Range of industrial activities; primarily uses that tend to have impacts on surrounding non-industrial uses, such as noise, smells, bright lights, truck traffic, low visual quality, safety concerns	I Industrial
Open Space/Recreation	Land in natural state, allowing for dispersed recreation. Open space is 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.	OS Open Space - recreation, modified to emphasize conservation, generally for public lands, option to be dedicated for mitigation lands
Development Reserve	Areas with limited current access, and limited near term development pressures. Decision on future uses to respond to market opportunities, community and environmental standards	No current corresponding zoning category
Dispersed Recreation/Resource Development	The general category for public land managed by USFS or DNR; multi-use management including timber harvests, recreation, mineral development (same outside SA1)	No currently corresponding zoning category

CHAPTER 6: HOUSING

Overarching Goal: Expand the range, affordability and quality of housing in the community while maintaining attractive, livable residential neighborhoods.

GOALS + STRATEGIES

- 1. **Goal: Housing Supply.** Increase availability of affordable, quality housing, particularly “starter homes” and rentals, while avoiding overdeveloping housing for a stable or declining population.
 - a. Renovate and rehabilitate existing housing stock. Potential actions:
 - Provide direct links to private and public sector partners that can work with residents to estimate cost and identify funding options for home upgrades and improvements.
 - The Borough should condemn unhealthy, dilapidated housing and either rehabilitate or replace such structures, preferably with higher density, more affordable homes.
 - b. Increase infill in already developed areas. Potential actions:
 - Encourage higher density, less expensive housing options such as duplexes, four-plexes, apartments, “mother-in-law,” or “tiny houses” where appropriate. These units could be used for vacation residences, low-impact living, lower income housing and singles housing options.
 - Develop appropriate zoning and building standards to allow for “tiny house” dwelling, including multiple-dwellings on a single lot.
 - Encourage re-development of older low-density single homes into higher-density housing.
 - See Chapter 3: Land Use + Environment for specific land use strategies to encourage infill.
 - c. Reserve land adjacent to existing infrastructure to allow for increased supply in new areas, as needed. Potential actions:
 - Expand the concentrated residential downtown core of Petersburg.
 - Add two more streets with utilities to Tlingit-Haida Regional Housing Authority (THRHA) subdivision. Build on sites with appealing views.
 - Identify locations along Mitkof Highway for housing.
 - Encourage small housing developments with shared green spaces, maintenance and parking.
 - Adjust land use restrictions to allow for smaller lots.
 - Open up portions of land the airport access road focusing on areas closer to town for new housing development.
 - Where the land is physically suited, consider building housing on the large platted Borough-owned subdivision north of the ballfields.



Tiny houses and “cottage homes” offer alternatives to traditional single family housing. Instead of a lot with a single home, the lot can be used for multiple detached homes on land held in common with landscaping for privacy. *Image from tinyhouseblog.com*

- See *Chapter 3: Land Use + Environment and land use plan map* for land use designations for new housing.

2. Goal: Partnerships. Work in partnership with neighboring land owners, agencies, and nonprofits to share resources and reduce costs to identify and develop housing.

- a. Conduct a comprehensive housing needs assessment.
- b. Explore options for the Borough to play a role in reducing time and cost for development. Potential actions:
 - Infrastructure. Expand road, water and sewer systems. Assist with coordinating extension of power.
 - Permitting. Work with the Army Corps of Engineers to make the permitting process for new construction and development on existing private property easier (see Goal 1 in Land Use chapter).
 - Continue to offer a one-stop “concierge” for permits for desired uses.
 - Land. Expand areas open to housing, including land selections, and residential areas outside of town.
 - Funding. Waive fees till occupancy.
 - Host a fair for sharing innovative technologies such as renewable energy options and composting that could help interested residents and developers explore new opportunities for home construction both on and off the grid.
- c. Work in partnership with THRHA, taking advantage of the Regional Housing Authority’s ability to leverage a mix of private and public funding sources.
- d. Expand partnerships to offer subsidized housing to lower income households.
- e. Encourage development of one-room studio condos for less than \$100,000.
- f. Work with partners to offer rent-to-own housing and sweat equity options to make it easier for people to purchase homes.

3. Goal: Seasonal Housing. Ensure populations that are seasonal or transitional are living in housing that best meets their needs.

- a. Develop land use policies that allow for appropriate and accessible seasonal housing for fishing workforce. Potential actions:
 - See *land use plan map* related to designating certain waterfront properties for workforce housing.
 - Learn more about the availability and use of vacation rentals in the Borough and examine the potential impact on the overall housing market.
- b. Develop land use policies and Borough processes that facilitate, enhance and market Petersburg as a place for second homes. Potential actions:
 - Encourage development where there are appealing views.
 - See *land use plan map* for specific areas that have good views and access to existing infrastructure.

4. Goal: Senior Housing. Expand senior housing options across all levels of care.

- a. Ensure adequate support services at lower levels of in-home care. Potential actions:
 - See *Chapter 5 Public Facilities + Services* for specific strategies related to supporting seniors to live safely in their own homes. This will prevent need to build as much housing for higher levels of care.
- b. Promote development of additional elderly independent living housing. Potential actions:

- Identify possible sites including near Mountain View Manor, the Petersburg Medical Center or the ball fields.
 - Partner with non-profit developers whereby the Borough and/or other partners, such as the Alaskan Mental Health Trust Authority, provides the land for a senior housing project.
- c. Explore new housing models for seniors who need low level supports. Potential actions:
- Partner with regional Aging and Disability Resource center to pilot shared housing; for example, the Golden Girls Network.
 - Explore King Cove model of four independent housing units with one caregiver unit.
- d. Explore options for a memory-care assisted living wing addition to Mountain View Manor. Potential actions:
- Conduct a senior needs assessment to determine future demand for higher levels of care in Petersburg.

“Housing and childcare is seriously short for folks. And this is not a need for me, but I see and hear about this often.”
 – Community survey participant

BACKGROUND AND CONTEXT

This chapter outlines the current housing profile of Petersburg Borough and identifies where there is need for additional housing in the future. The chapter begins with an overview of housing supply, quality and affordability. Next, the factors that affect the supply are considered; these factors include land supply, seasonal housing and the need for senior housing. The chapter concludes with a simple quantitative housing needs assessment that sets the stage for future analysis.

RATIONALE

While providing housing might not be the first priority of a borough government, there are public benefits to having an adequate supply of housing for its population. A diversity of housing options of different sizes and prices ensure that people who come to the Borough to work and live will have a place they are willing and able to pay for. Without housing for workforce, it is more difficult for new economic sectors to develop. Additionally, poor housing quality has negative impacts on the health and wellness of the community, including young children. It also makes those homes undesirable and unsellable, which makes them poor investment choices for first time home buyers. While Petersburg Borough does not need to construct



Sept. 5, 2023

Dear Planning Commission:

I am writing in opposition to the commission approving the rezoning request from Amber Burrell, Skylark Park, LLC.

The parcel in question has long been zoned public use, and more than could ever be adequately described, has been widely used as such from firsthand observation for almost 30 years.

After having lived for almost 6 years at Lot #11 in Magill's Trailer Court, as it was known for decades, my husband and I purchased our property at 710 Vesta Street 30 years ago and proceeded to build our home in which we have lived for 27+ years. The land between Vesta Street and Magills was vacant and had been zoned as public use for decades. We anticipated from the start that it would remain so. We've raised our children here, utilized the open spaces behind and to the south of our home in this muskeg as a playground for exploration, frog and newt hunting, cross country skiing, sledding, ice skating, and so many other activities that have enriched our lives. To think that a major portion of this open space will be rezoned into single family mobile home/manufactured homes for future development makes my stomach churn.

I've been able to watch from my kitchen window many children and adults alike enjoy this space as well.

Many of our neighbors along Vesta Street and in Severson Subdivision have long shown pride of ownership in maintaining their homes and yards. Mobile home parks in Petersburg and even across the country often are not places of cleanliness and beauty. Crime is much more prevalent and frequently, they are not well kept. These factors will affect negatively the neighbors in Severson Subdivision and will also negatively affect property values. The "green belt" noted in the petition is also public use, but would not make up for the presence of an expanded trailer/manufactured home development.

Several years ago, Pat Magill petitioned the Commission for exactly the same thing: a rezoning so she could expand the trailer court. That request was denied. I urge the commission to likewise deny this one as well.

Opening residential lots close to town (ok, it's a mile or so away) could be beneficial, but to take prime public use land and pack it full of mobile/manufactured homes would be a huge loss for the neighborhood that has been long established as well as the many people who utilize this ground for all sorts of activities throughout the year.

Thank you for your time.

Sincerely,

Kirt, Donna and Evan Marsh