



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Agenda Planning Commission Regular Meeting

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Tuesday, March 12, 2024

12:00 PM

Assembly Chambers

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You are invited to a Zoom meeting.

When: March 12, 2024, 12:00 PM Alaska

Topic: March 12, 2024, 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.** February 14, 2024 meeting minutes.

### 5. Public Comments

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

### 6. Consent Calendar

**A.** Initiation of a rezone from Rural Residential to Single-family Residential at 1016 and 1020 Sandy Beach Rd. (PID: 01-014-010, 01-014-700).

The borough has received an application to purchase 1020 Sandy Beach Rd on the condition the property is rezoned to Single-family. It seems to make sense to also consider rezoning a nearby parcel, 1016 Sandy Beach Rd, to single-family at the same time.

**B.** Acceptance and scheduling of an application from Marissa Collison for a conditional use permit for a home occupation at 104 Lewis Lane (PID: 01-003-272).

### 7. Public Hearing Items

**A.** Consideration of an application from the Alaska Mental Health Trust Land Office for a replat of the Melisa Kegans Beach Subdivision to dedicate Lot 24C as public right-of-way at 807/808 Mitkof Hwy.

- B.** Consideration of an application from the Alaska Mental Health Trust Land Office for a replat of the Chelsea Kegans Beach Subdivision to dedicate Lot 25C as public right-of-way at 809/812 Mitkof Hwy.
- C.** Consideration of an application from the Petersburg Children’s Center for a conditional use permit to allow parking spaces to be on a lot within 500’ of the use at 306 N 5<sup>th</sup> ST. (PID: 01-006-125).
- D.** Consideration of an application from the Petersburg Children’s Center to rezone Lots 3,4,5, and 6 from single-family residential to public use at the corner of N 5<sup>th</sup> and Dolphin Streets (PID: 01-006-125, -127, -149, -155).
- E.** Consideration of an application from Josh Etcher for a conditional use permit to allow construction of a net house in a single-family residential zone at 112 Cornelius RD (PID: 01-031-610).
- F.** Consideration of an application from Josh Etcher for a variance from the yard setback requirement to allow for construction of a 105’ x 30’ net house 10’ from the rear yard property line at 112 Cornelius RD (PID: 01-031-610).

**8. Non-Agenda Items**

- A.** Commissioner Comments
- B.** Staff Comments
- C.** Next Meeting is April 9, 2024, at 12:00PM.

**9. Adjournment**



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Minutes Planning Commission Regular Meeting

Wednesday, February 14, 2024

12:00 PM

Assembly Chambers

### 1. Call to Order

The meeting was called to order at 12:00pm.

### 2. Roll Call

#### PRESENT

Commission Chair Chris Fry - present via Zoom.

Commissioner Heather O'Neil

Commission Secretary Sally Dwyer

Commissioner Jim Floyd

Commission Vice-Chair John Jensen - Sitting in as Chair for this meeting.

Commissioner Marietta Davis

#### ABSENT

Commissioner Phillip Meeks

### 3. Acceptance of Agenda

The agenda was accepted as presented.

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

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

### 4. Approval of Minutes

A. January 9, 2024, Meeting Minutes.

The January 9, 2024, meeting minutes were unanimously approved.

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

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

### 5. Public Comments

Dave Thynes spoke as the land surveyor contracted to help with the mental health subdivisions in the Chris Kegans area, he wanted to make himself available for any questions.

**6. Consent Calendar**

- A. Acceptance and scheduling of an application from the Alaska Mental Health Trust Land Office for a replat of the Melisa Kegans Beach Subdivision and the Chelsea Kegans Beach Subdivision to dedicate Lots 24C and 25C as public right-of-way at 807- 812 Mitkof Hwy.
- B. Acceptance and scheduling of an application from the Petersburg Children’s Center for a conditional use permit to allow parking spaces to be on a lot within 500’ of the use at 306 N 5th ST. (PID: 01-006-125).
- C. Acceptance and scheduling of an application from Josh Etcher for a conditional use permit to allow construction of a net house in a single-family residential zone at 112 Cornelius RD (PID: 01-031-610).

The consent calendar was unanimously approved.

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

**7. Public Hearing Items**

- A. Consideration of an application from Petersburg Power & Light for a conditional use permit for construction of municipal utilities at 1328 N Nordic Dr. (PID: 01-002-434).

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

- B. Consideration of an application from the Alaska Mental Health Trust Land Office for a minor subdivision at 807/808 Mitkof Hwy (PID: 01-174-220 and 01-174-300).

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

- C. Consideration of an application from the Alaska Mental Health Trust Land Office for a minor subdivision at 809/812 Mitkof Hwy (PID: 01-174-225, 01-174-226, and 01-174-380).

Motion made by Commissioner Davis, Seconded by Commissioner O’Neil.

Commission Vice Chair Jensen asked Director Liz Cabrera for clarification on section b. of the proposed motion where it states water and wastewater to the parcels is required.

Director Liz Cabrera stated that was a misprint in the staff report. This area does have Municipal utilities as far as Power out there but not water, wastewater.

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

D. Consideration of an application from Wess Baguley for a variance from the side and rear yard setback requirements to allow for construction of a shed 6' from the side yard and 8.5' from the rear yard property lines at 606 Rambler St (PID: 01-010-324).

Wess Baugley spoke on his own behalf to give clarification on the eave, it will not be a 5 foot eave, the loft is 5 feet tall, the eave is 1 foot.

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

Commissioner O'Neil mentioned she knew two other circumstances where the commission approved very similar variances.

Commissioner Dwyer asked which way the snow sheds.

Wess Baugley spoke on his own behalf to say the roof is slanted into his property.

The variance criteria were amended.

Commissioner O'Neil amended criteria a. to a yes for reasons being pilings are already in place.

Commissioner Dwyer amended criteria b. to a yes for reasons being the lot is already filled, no machinery would have to be brought onto the property or driven on the road.

Director Liz Cabrera said criteria c. should have been yes on the staff report because no part of the structure being within 5 feet from the property line was already in the proposed motion.

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

**8. Non-Agenda Items**

A. Commissioner Comments

None

B. Staff Comments

Director Liz Cabrera said if the Commission is willing, she has a 30-video queued up for the Commission members on legally defensible decisions for planning commission.

C. The Next Meeting is March 12, 2024, at noon.

Commissioner Floyd mentioned he will not be able to attend next meeting.

**9. Adjournment**

The meeting adjourned at 12:17pm.



**PETERSBURG**  
ALASKA  
**Petersburg Borough, Alaska**

Office Use:
Rec'd. by:
Fee: \$
Date Rec'd:

**Land Disposal Application**  
(\$500.00 non-refundable filing fee required)  
**Form must be completed in its entirety to be considered**

Date: Feb. 5, 2024

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

Parcel ID #(s) of Subject Property:  
01-014-700

Proposed term of lease: \_\_\_\_\_  
(total years)

Legal Description of Property:  
Lot 13B

Current Zoning of Property:  
Rural Residential

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Applicant Name: Ron & Anne Loesch  
Applicant Mailing Address: P.O. Box 451  
Petersburg, AK 99833  
Applicant Contact Info: Captain ron 389 @ yahoo.com  
(phone and/or email) 907-518-1180

1. Size of Area requested (identify the minimum area necessary in square feet): 98,881
2. Attach a map showing the location of the land requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

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

Long-term investment opportunity with Development well into the future. Sale dependant on rezoning to single family residential zoning change.

Eventually could be subdivided into 5-6 single family lots.

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

Susan Ohmer / Mark Tuccillo Petersburg Borough

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

None at present time

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

N/A

A. Name, address and place of incorporation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Name and address of resident agent: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Puts Borough Property on tax rolls  
Makes land available for future development  
as housing needs expand.

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

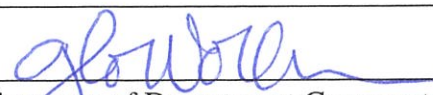
Meets future housing needs.

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

Department Comments: WATER, WASTEWATER AND POWER DEPARTMENTS  
HAVE NO PUBLIC PURPOSE FOR THE SUBJECT PROPERTY.

  
Signature of Department Commenter

Department Comments: Harbor Dept has no public  
purpose for the subject property

  
Signature of Department Commenter

Department Comments: Public Works has no public purpose  
for the subject property.

  
Signature of Department Commenter

Department Comments: Parks + Recreation has no need for this parcel.

  
Signature of Department Commenter

Dept Comments: Com Dev has no need  
for the property. Liz Caser



**NOTICE TO APPLICANT(s):**

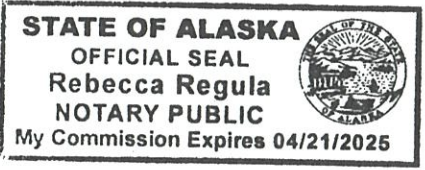
**Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.**

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

**Please sign application in the presence of a Notary Public.**

*Ronald J. Loesch*

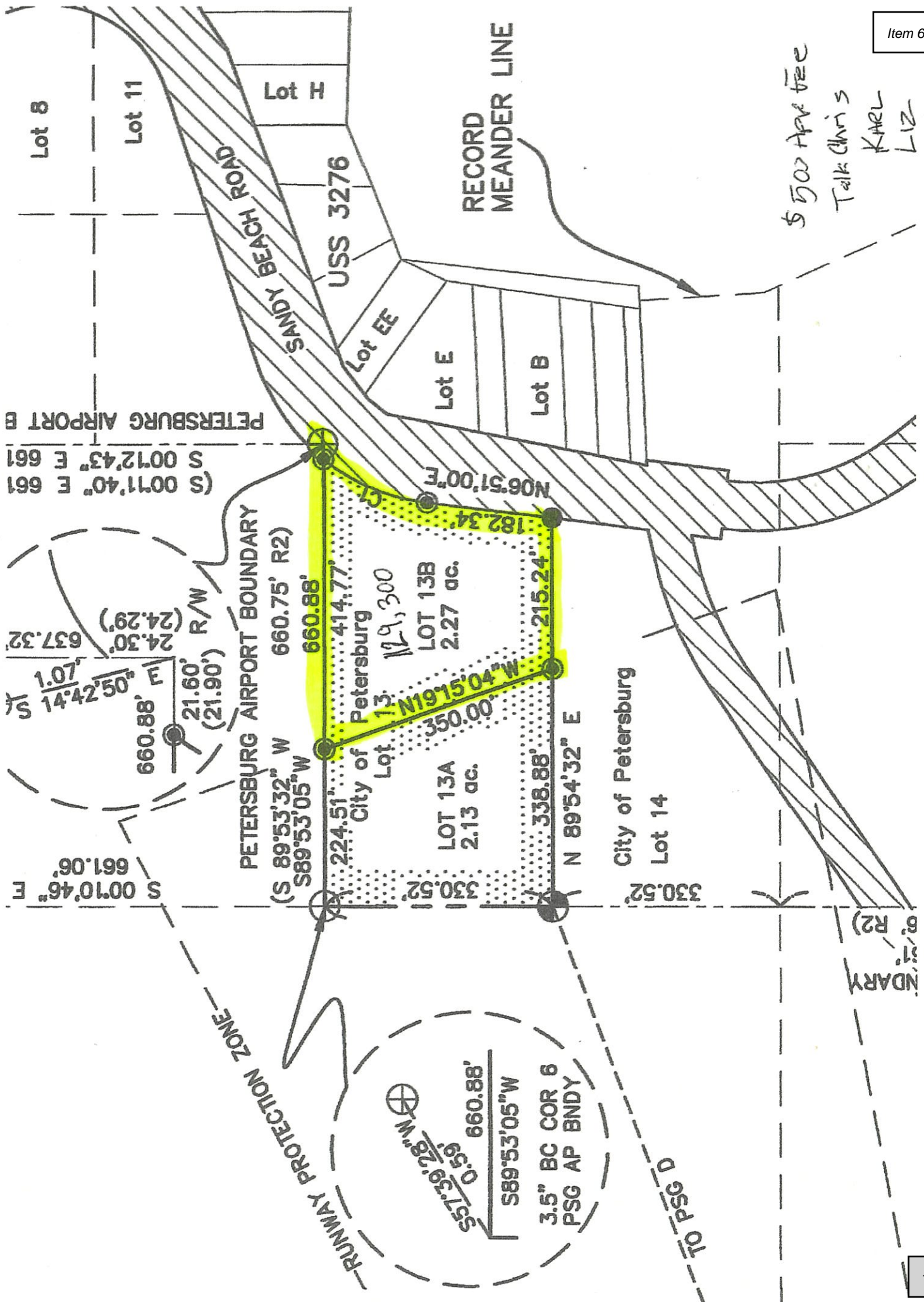
Applicant/Applicant's Representative

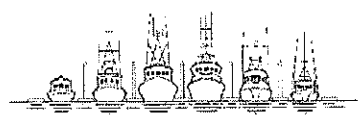


Subscribed and sworn to by Ronald Loesch, who personally appeared  
before me this 20<sup>th</sup> day of February, 2024.

*Rebecca Regula*  
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: 4.21.2025



 <b>PETERSBURG BOROUGH</b> <b>CONDITIONAL USE APPLICATION</b>	CODE TO: <b>110.000.404110</b>	
	BASE FEE: \$50.00	
	PUBLIC NOTICE FEE: \$70.00	
	<b>TOTAL: \$120.00</b>	
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME <i>Marissa Collison</i>	NAME
MAILING ADDRESS <i>PO Box 1702</i>	MAILING ADDRESS
CITY/STATE/ZIP <i>Petersburg, AK 99833</i>	CITY/STATE/ZIP
PHONE <i>907-518-0145</i>	PHONE
EMAIL <i>marissacollison@gmail.com</i>	EMAIL

**PROPERTY INFORMATION**

PHYSICAL ADDRESS or LEGAL DESCRIPTION:  
*104 Lewis Lane*

PARCEL ID: <i>010103272</i>	ZONE: <i>Single family Res.</i>	OVERLAY:
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CURRENT USE OF PROPERTY: <i>Residential</i>	LOT SIZE: <i>8860 sq ft</i>
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PROPOSED USE OF PROPERTY (IF DIFFERENT): *allow use of room set up for stretch therapy sessions for 1 client @ time. parking provided on residential lot*

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):  
*Lewis Lane*

**TYPE OF APPLICATION**

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

Residential Use in Industrial District

Other: *Allow use of room for stretch therapy business thru separate access entrance for 1 client at a time*

**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): *Marissa Collison* Date: *2/24/2024*

Owner(s): *Marissa Collison* Date: *2/24/2024*

# 19.72 CONDITIONAL USE APPLICATION

Applicant(s): Marissa Gillison

Address or PID: \_\_\_\_\_

### Project Summary:

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.

*Requesting used space to provide stretch therapy sessions  
12x12 = 144 sq ft bodywork room  
12x24 = 288 sq ft finger area  
432 sq ft.*

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

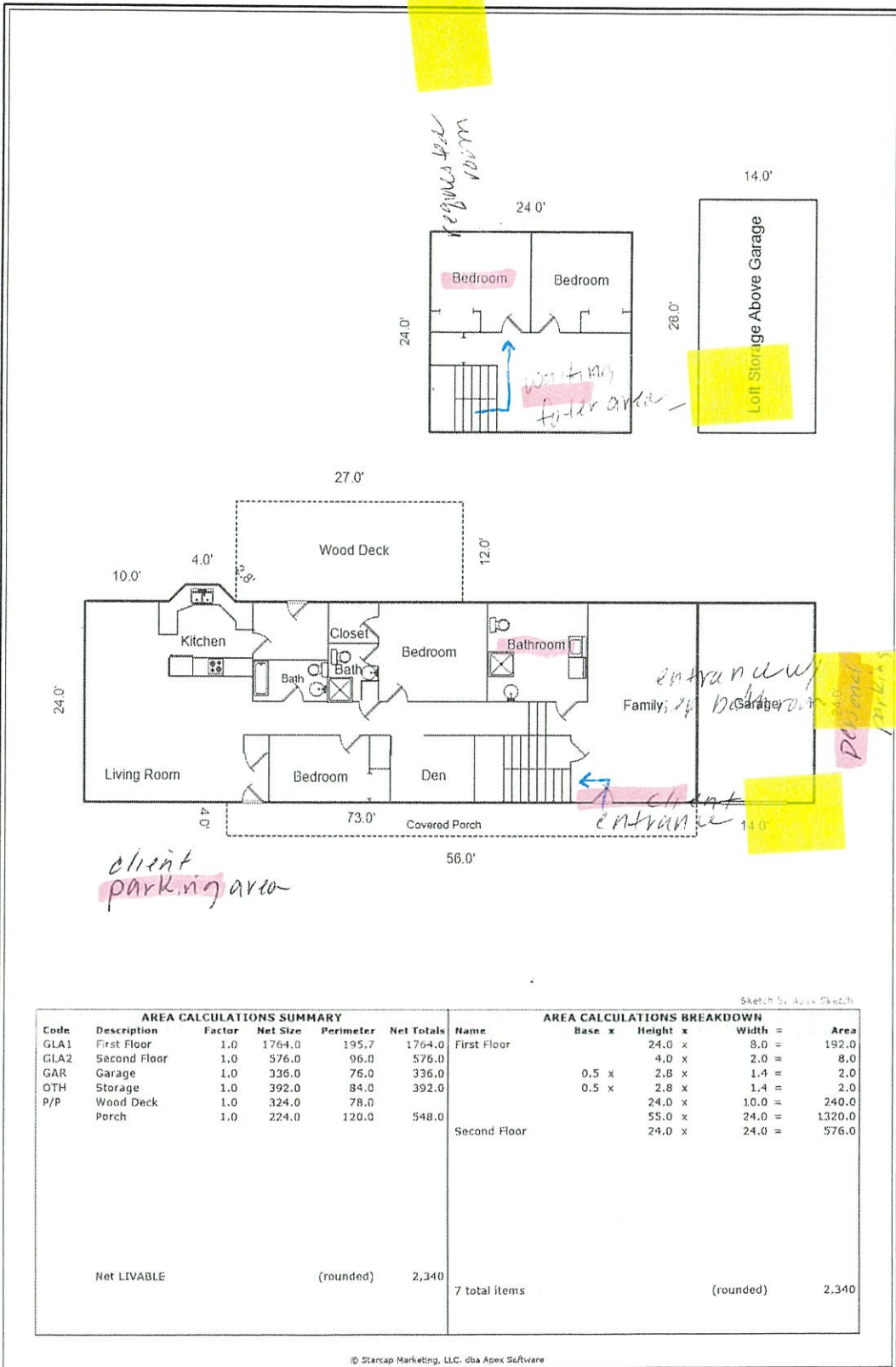
*Entrance off Sandy Beach road onto Lewis Lane. private parking on lot provided*

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.

SOUTHEAST APPRAISAL SERVICES, LLC.  
**SKETCH ADDENDUM**

File No. 07-19-009  
 VA Case# 63-63-6-0381290

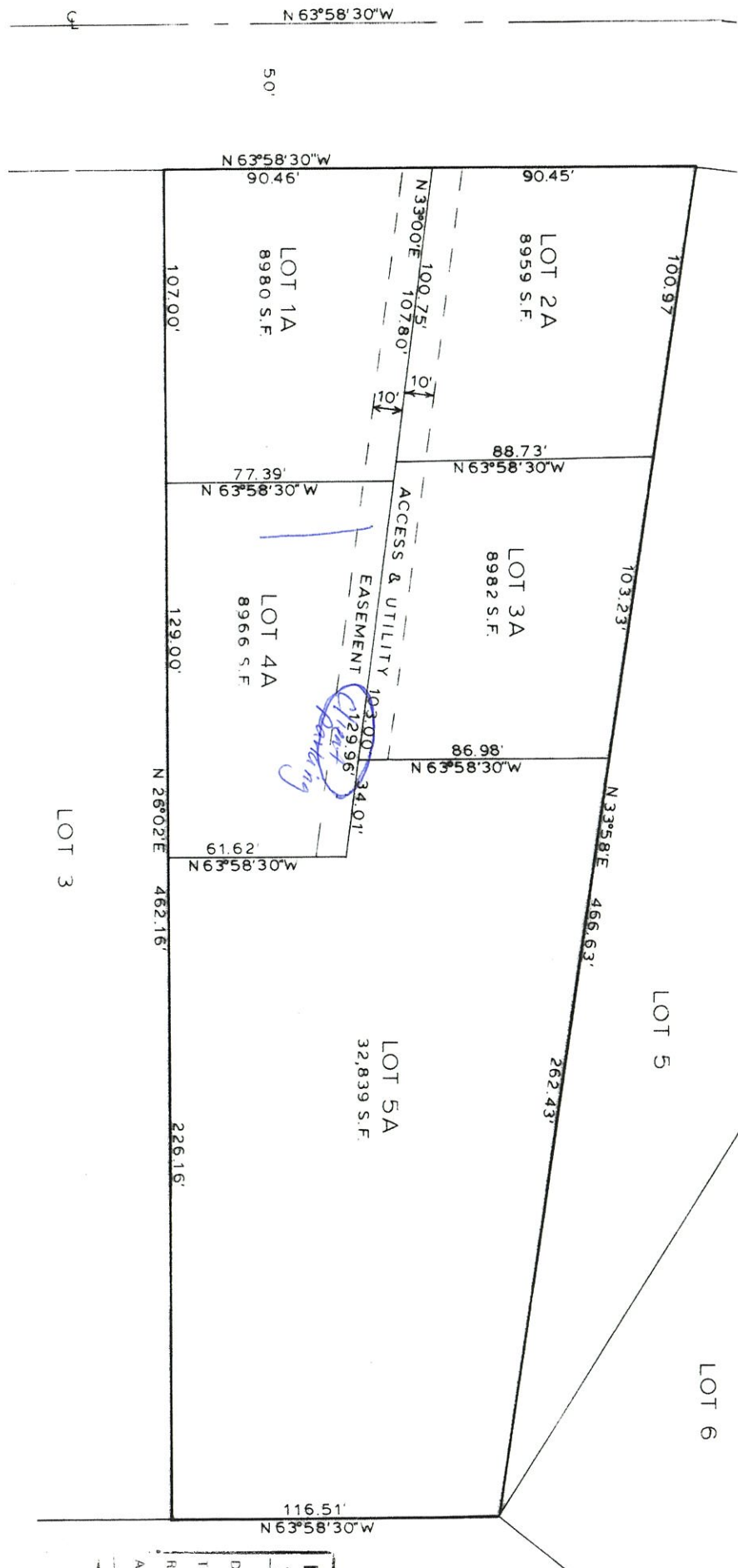
Borrower	Jeremy N. Collison						
Property Address	104 Lewis Lane						
City	Petersburg	County	City of Petersburg	State	AK	Zip Code	99833
Lender/Client	First Bank	Address					3075 Vintage Blvd., Juneau AK, 99801



AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	1764.0	195.7	1764.0	First Floor	24.0 x	24.0 x	8.0 =	192.0
GLA2	Second Floor	1.0	576.0	96.0	576.0			4.0 x	2.0 =	8.0
GAR	Garage	1.0	336.0	76.0	336.0		0.5 x	2.8 x	1.4 =	2.0
OTH	Storage	1.0	392.0	84.0	392.0		0.5 x	2.8 x	1.4 =	2.0
P/P	Wood Deck	1.0	324.0	78.0				24.0 x	10.0 =	240.0
	Porch	1.0	224.0	120.0	548.0			55.0 x	24.0 =	1320.0
						Second Floor		24.0 x	24.0 =	576.0
	Net LIVABLE		(rounded)		2,340	7 total items			(rounded)	2,340

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# SANDY BEACH ROAD



# Planning Commission Staff Report & Finding of Fact

Meeting Date:

APPLICANT/AGENT:

Dave Thynes

OWNER(S), IF DIFFERENT:

AK Mental Health Trust Land Office

LEGAL DESCRIPTION:

Lot 24C, Melisa Kegans View  
Subdivision

LOT AREA:

33,977 SQ Ft (.78 AC)

LOCATION:

807 & 808 Mitkof Hwy (the Highway)

SURROUNDING ZONING:

North: Rural Residential  
South: Rural Residential  
East: Rural Residential  
West: Rural Residential

ZONING:

Rural Residential

PID:

Not Assigned

APPLICATION SUBMISSION DATE:

1/12/2024

RECOMMENDATION:

Approve

I. APPLICANT REQUEST: The applicant is requesting a replat of the Melisa Kegans View Subdivision to dedicate a portion of the subdivision to the Alaska Department of Transportation for use as a public right-of-way.

II. APPLICABLE CODES:

- 18.19 REPLAT
- 19.20 SINGLE-FAMILY RESIDENTIAL

III. FINDING:

- a. The subject property is owned by the Alaska Mental Health Trust Authority (AMHT).
- b. The State of Alaska recorded a quitclaim deed in 1996 granting G.L. 24, containing approximately 2.5 acres, to the AMHT. The deed did not reserve a right-of-way for Mitkof Highway.
- c. The deed conveyed the parcel according to a federal supplemental plat for Section 35 recorded in 1954. The Section 35 plat depicted the centerline of Mitkof Highway for “topography only” but did not include a specific reservation for the right-of-way.
- d. As a result, there is ambiguity as to whether Lot 24C commonly referred to as the Mitkof Highway exists as a public easement with the AMHT owning the underlying land or exists as a right-of-way with fee interest held by the State of Alaska/Department of Transportation.

IV. PUBLIC NOTICE

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

V. APPLICATION REVIEW

# Planning Commission Staff Report & Finding of Fact

## Meeting Date:

The application is classified as a request to replat.

a. ZONING DISTRICT STANDARDS – N/A

c. 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 proposed replat eliminates ambiguity as to whether Lot 24C commonly referred to as the Mitkof Highway exists as a public easement with the AMHT owning the underlying land or exists as a right-of-way with fee interest held by the State of Alaska/Department of Transportation.

### VI. ACTION

**Proposed motion:** I move to approve the Melisa Kegans Subdivision replat to dedicate Lot 24C as a state-owned public right-of-way along with the findings and conditions of approval.


**Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Board, makes the following recommendation to the Borough Assembly:**

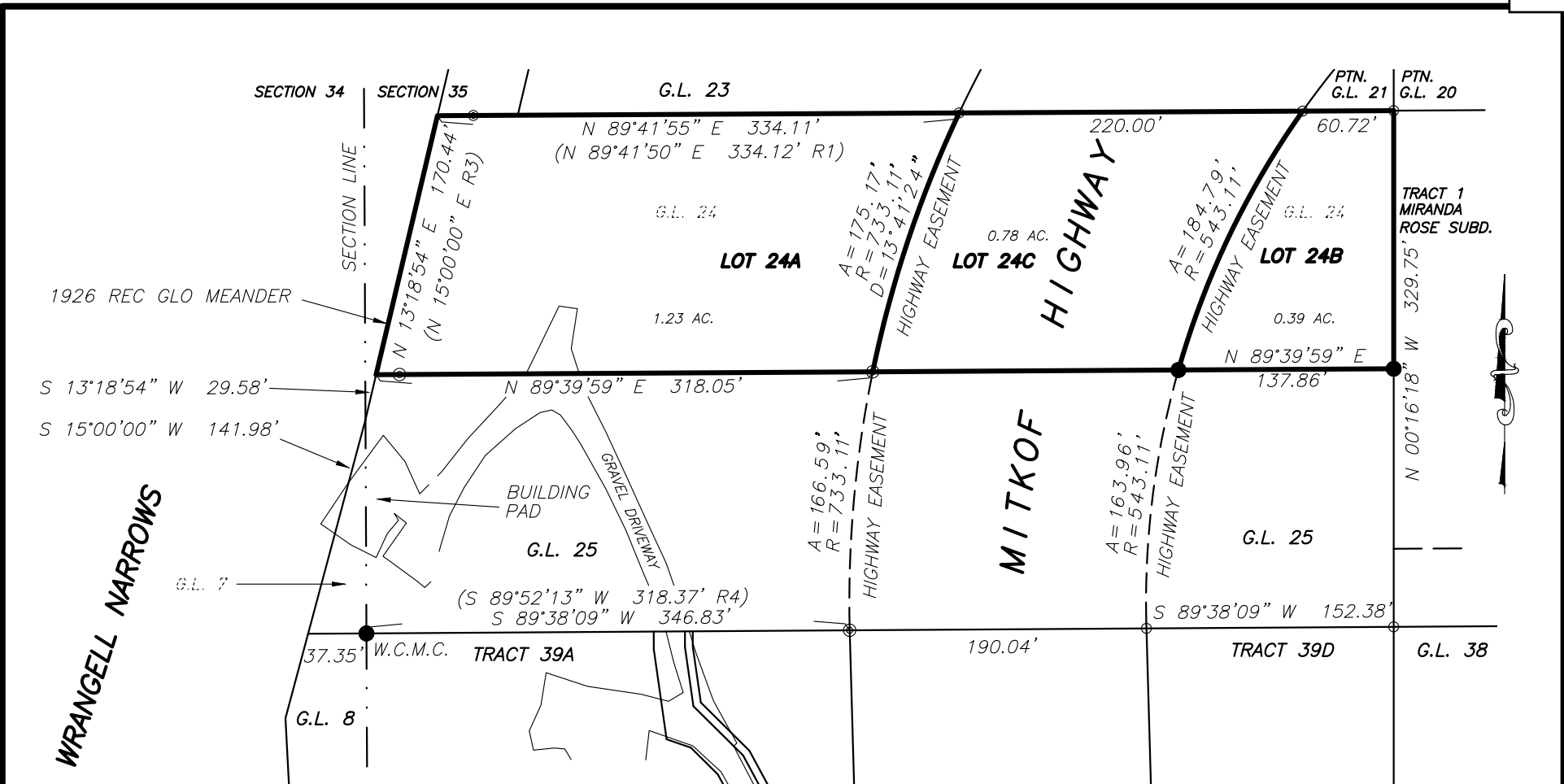
- a. The proposed Melisa Kegans Subdivision meets the conditions outlined in Title 18 for a replat.
- b. As a condition of approval, the Applicant/Owner shall:
  - Provide a unique name of the re-platted subdivision.
  - Submit a plat with legible lettering meeting the generally accepted standards for 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.
  - Remove any references or labels with the word(s): “Easement” or “Highway Easement”.
  - Label the property being dedicated either by label/leader or by the hatch in the legend with the following text: “Alaska Department of Transportation and Public Facilities Right-of-Way Dedicated by this Plat.”

### EXHIBITS

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



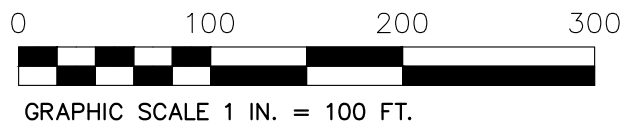
 <b>PETERSBURG BOROUGH LAND USE APPLICATION</b>		CODE TO: <b>110.000.404110</b>
		BASE FEE: N/C
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: N/C
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME <b>David Thynes</b>	NAME <b>T.L.O. (Chandler Long)</b>	
MAILING ADDRESS <b>PO Box 533</b>	MAILING ADDRESS <b>1900 First Avenue, Suite 313</b>	
CITY/STATE/ZIP <b>Petersburg, AK 99833</b>	CITY/STATE/ZIP <b>Ketchikan, AK 99901</b>	
PHONE <b>907-518-0075</b>	PHONE <b>907-269-8421</b>	
EMAIL <b>fvocona@gmail.com</b>	EMAIL <b>chandler.long@alaska.gov</b>	
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <b>807-812 Mitkof Highway</b>		
PARCEL ID: <b>01-174-220/225/226/300/380</b>	ZONE: <b>RR</b>	OVERLAY: -
CURRENT USE OF PROPERTY: <b>vacant land</b>		LOT SIZE:
PROPOSED USE OF PROPERTY (IF DIFFERENT): <b>vacant land</b>		
CURRENT OR PLANNED SEWER SYSTEM: <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> DEC-approved on-site system		
CURRENT OR PLANNED WATER SOURCE: <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): <b>Mitkof Highway</b>		
TYPE OF APPLICATION & BASE FEE		
<input type="checkbox"/> 19.84 Zoning Change (\$100)		
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)		
<input checked="" type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)		
<input type="checkbox"/> 18.24 Final Plat (\$25 per lot)		
SUBMITTALS:		
For Zoning Change, please submit letter stating the new zoning and explaining the need for the change. For Subdivision approvals, please submit a prepared plat map as required by borough code.		
SIGNATURE(S):		
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.		
Applicant(s): <u><i>David C. Thynes</i></u>	Date: <u>1/12/2024</u>	
Owner: <u><i>Chandler Long</i></u> <small>DocuSigned by: CC5DD11A3C68458...</small>	Date: <u>1/12/2024</u>	
Owner: _____	Date: _____	
Owner: _____	Date: _____	



**PRELIMINARY SUBDIVISION PLAN  
MELISA KEGANS VIEW SUBDIVISION**  
A SUBDIVISION OF G.L. 24, SECT. 35,  
T59S, R79E, C.R.M.,  
CREATING LOT 24A, LOT 24B & LOT 24C  
TRUST LAND SURVEY 2023-08

PETERSBURG RECORDING DISTRICT  
AREA SUMMARY:

- LOT 24A = 1.23 AC.
- LOT 24B = 0.39 AC.
- LOT 24C = 0.78 AC.
- GOV'T. LOT 24 = 2.40 AC.



CLIENT: ALASKA MENTAL HEALTH LAND TRUST OFFICE  
2600 CORDOVA STREET  
ANCHORAGE, AK 99503  
ATTN: CHANDLER LONG T.L.O. SENIOR PROJ. MANAGER

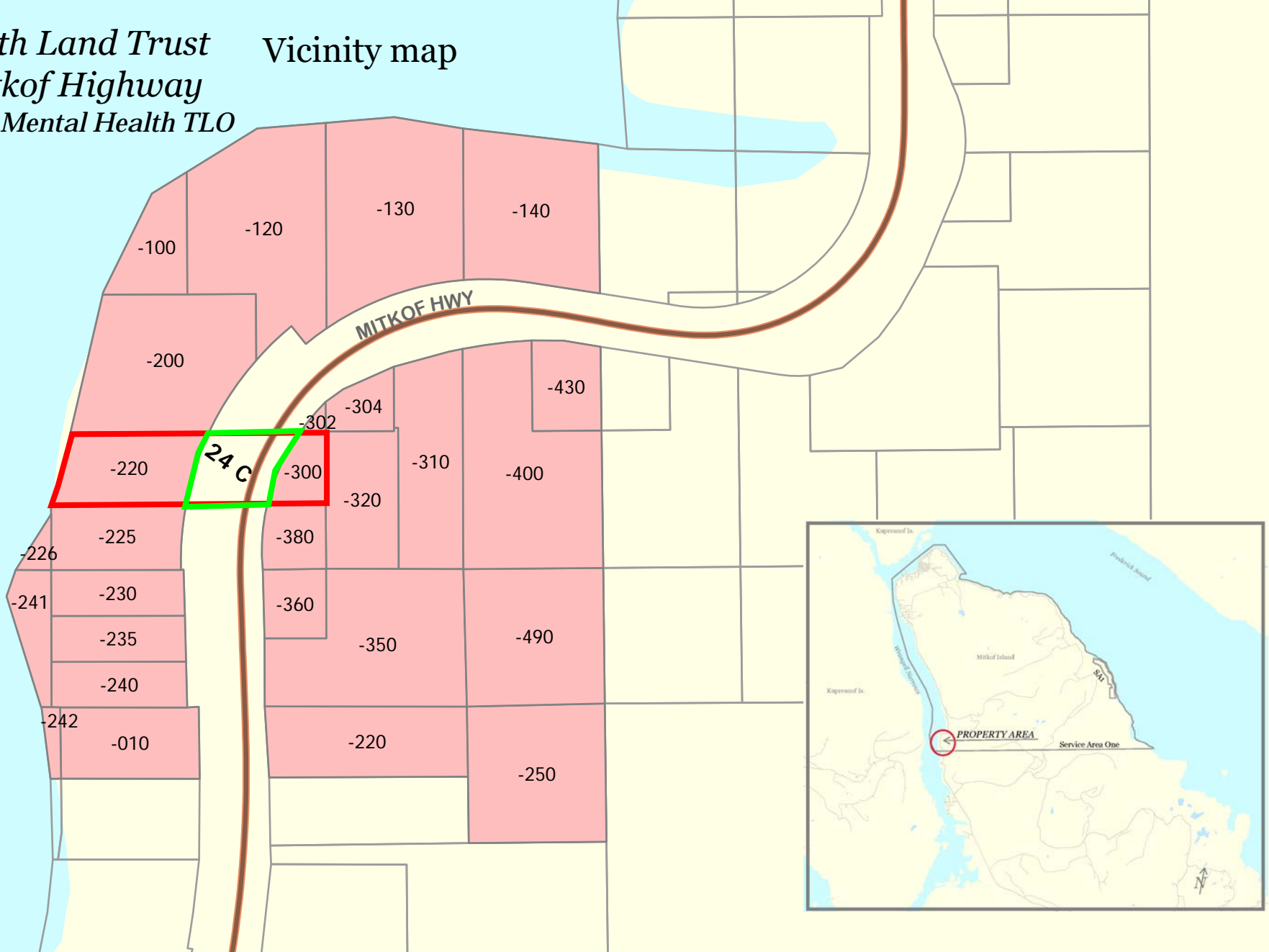
SURVEYOR  
**CENTRAL SOUTHEAST SURVEYORS**  
P.O. BOX 533, PETERSBURG AK 99833  
PH (907) 518-0075

DRAWING COMPLETED 1/9/24 DRAWN BY D.C.T.

DRAWING No. KEGANS SUBD1 2024

*Mental Health Land Trust*  
*807 & 808 Mitkof Highway*  
*LOT 24C - Alaska Mental Health TLO*

Vicinity map





February 20, 2024

**WOODYARD VINTON WOODYARD ELIZABETH  
PO BOX 1217  
PETERSBURG, AK 99833-1217**

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

An application from the Alaska Mental Health Trust Land Office for a replat of the Melisa Kegans Beach Subdivision to dedicate Lot 24C as public right-of-way at 807/808 Mitkof Hwy also, an application from the Alaska Mental Health Trust Land Office for a replat of the Chelsea Kegans Beach Subdivision to dedicate Lot 25C as public right-of-way at 809/812 Mitkof Hwy.

The public hearing and consideration of the application will be held:	<b>Tuesday, March 12<sup>th</sup> 2024, at 12:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via <b>ZOOM</b> , 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.

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

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

Sincerely,

Liz Cabrera,  
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
ALASKA MENTAL HEALTH TRUST		2600 CORDOVA ST STE 201	ANCHORAGE	AK	99503
BEERS RUSSELL		PO BOX 1441	PETERSBURG	AK	99833-1441
FILE MICHAEL A	FILE CHERYL H	PO BOX 1666	PETERSBURG	AK	99833-1666
HAAS BRYAN HAAS LISA	BRYAN & LISA HAAS LIVING TRUST	5601 E FREEDOM LN	WASILLA	AK	99654
KEGANS CHRISTOPHER L KEGANS SAMAI	ALASKA MENTAL HEALTH TRUST SELLER	PO BOX 1277	PETERSBURG	AK	99833-1277
KEGANS MELISA CHANEL BUYER	ALASKA MENTAL HEALTH TRUST SELLER	3616 45TH ST	TACOMA	WA	98422
KISSINGER EVERETT J	KISSINGER KRISTINE O	PO BOX 741	PETERSBURG	AK	99833-0741
LOMBARDO MICHAEL A		PO BOX 2034	PETERSBURG	AK	99833-2034
OBROCTA STEPHEN	OBROCTA SARAH L	PO BOX 656	PETERSBURG	AK	99833-0656
SMITH STAN & BECKY	MYERS MARK & ALICE	200 BREE AVE	ANCHORAGE	AK	99515
THORSEN DEREK	THORSEN STACEY	PO BOX 784	PETERSBURG	AK	99833-0784
WOODYARD VINTON	WOODYARD ELIZABETH	PO BOX 1217	PETERSBURG	AK	99833-1217

# Planning Commission Staff Report & Finding of Fact

Meeting Date:

APPLICANT/AGENT:

David Thynes

OWNER(S), IF DIFFERENT:

AK Mental Health Trust Land Office

LEGAL DESCRIPTION:

25C of Preliminary Subdivision plan  
Chelsea Kegans Beach Subdivision

LOT AREA:

31,799 SQ FT (.73 AC)

LOCATION:

809 & 812 Mitkof Hwy (the Highway)

SURROUNDING ZONING:

North: Rural Residential  
South: Rural Residential  
East: Rural Residential  
West: Rural Residential

ZONING:

Rural Residential

PID:

Not Assigned

APPLICATION SUBMISSION DATE:

1/12/2024

RECOMMENDATION:

I. APPLICANT REQUEST: The applicant is requesting a replat

II. APPLICABLE CODES:

- 18.19 REPLAT
- 19.20 SINGLE-FAMILY RESIDENTIAL

III. FINDING:

- a. The subject property is owned by the Alaska Mental Health Trust Authority (AMHT).
- b. The State of Alaska recorded a quitclaim deed in 1996 granting G.L. 25, containing approximately 2.5 acres, to the AMHT. The deed did not reserve a right-of-way for Mitkof Highway.
- c. The deed conveyed the parcel according to a federal supplemental plat for Section 35 recorded in 1954. The Section 35 plat depicted the centerline of Mitkof Highway for “topography only” but did not include a specific reservation for the right-of-way.
- d. As a result, there is ambiguity as to whether the portion of Lot 25 commonly referred to as the Mitkof Highway exists as a public easement with the AMHT owning the underlying land or exists as a right-of-way with fee interest held by the State of Alaska/Department of Transportation.

IV. PUBLIC NOTICE

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

V. APPLICATION REVIEW

# Planning Commission Staff Report & Finding of Fact

## Meeting Date:

The application is classified as a request to replat

### a. ZONING DISTRICT STANDARDS – N/A

c. **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 eliminates ambiguity as to whether Lot 25C commonly referred to as the Mitkof Highway exists as a public easement with the AMHT owning the underlying land or exists as a right-of-way with fee interest held by the State of Alaska/Department of Transportation.

## VI. ACTION

**Proposed motion:** I move to recommend to the Borough Assembly

**Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Board, makes the following recommendation to the Borough Assembly:**


- 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:
  - Provide a unique name of the re-platted subdivision.
  - 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.
  - Remove any references or labels with the word(s): “Easement” or “Highway Easement”.
  - Label the property being dedicated either by label/leader or by the hatch in the legend with the following text: “Alaska Department of Transportation and Public Facilities Right-of-Way Dedicated by this Plat.”

## EXHIBITS

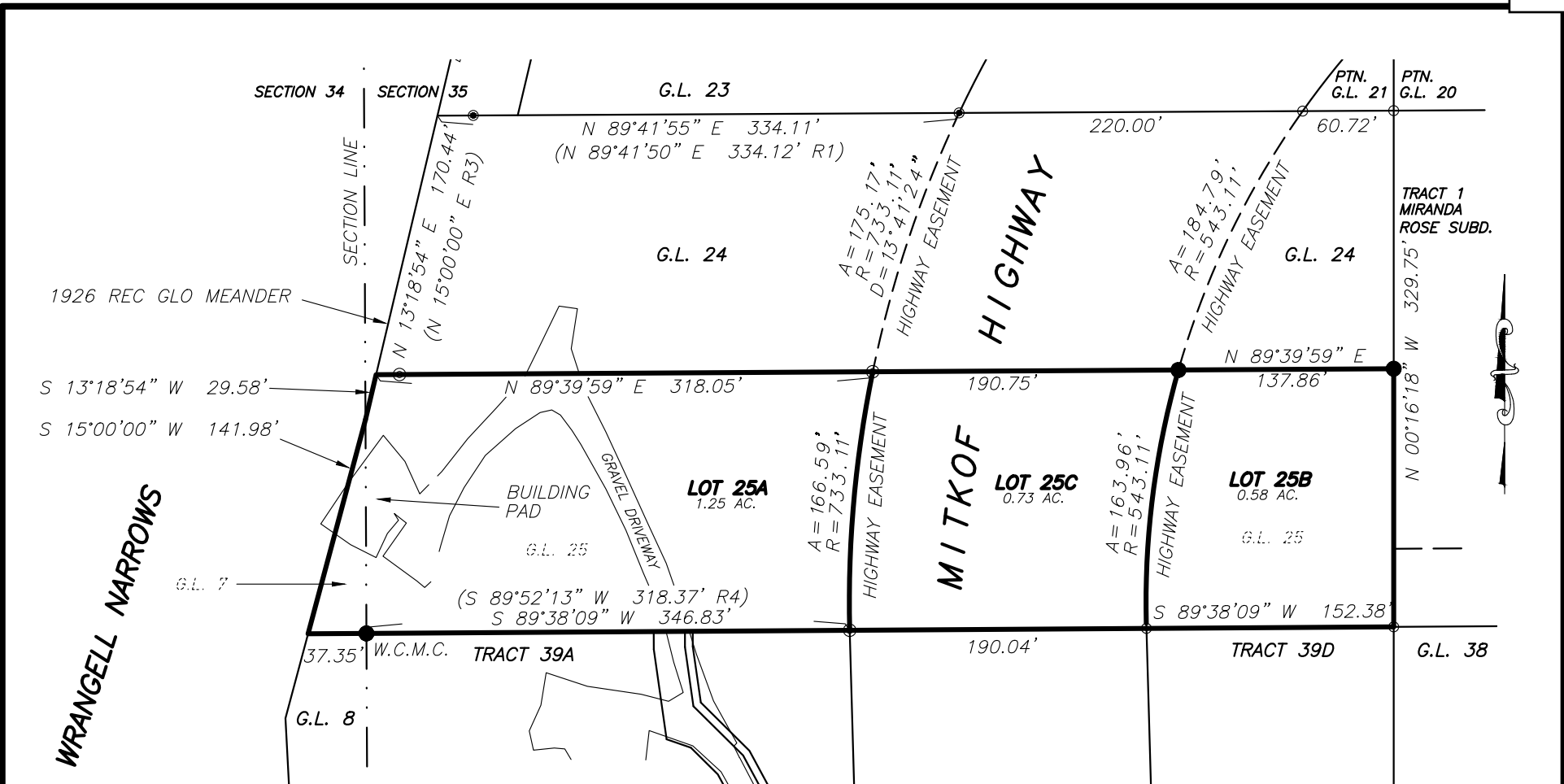
- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout
- D. Public Comments

# Applicant Material

Item 7B.

 <b>PETERSBURG BOROUGH</b> <b>LAND USE APPLICATION</b>	CODE TO: <b>110.000.404110</b>	
	BASE FEE: N/C	
	PUBLIC NOTICE FEE: \$70.00	
	TOTAL: N/C	
DATE RECEIVED: _____	RECEIVED BY: _____	CHECK NO. or CC: _____
<b>APPLICANT/AGENT</b>		<b>LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)</b>
NAME <b>David Thynes</b>		NAME <b>T.L.O. (Chandler Long)</b>
MAILING ADDRESS <b>PO Box 533</b>		MAILING ADDRESS <b>1900 First Avenue, Suite 313</b>
CITY/STATE/ZIP <b>Petersburg, AK 99833</b>		CITY/STATE/ZIP <b>Ketchikan, AK 99901</b>
PHONE <b>907-518-0075</b>		PHONE <b>907-269-8421</b>
EMAIL <b>fvocona@gmail.com</b>		EMAIL <b>chandler.long@alaska.gov</b>
<b>PROPERTY INFORMATION</b>		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <b>807-812 Mitkof Highway</b>		
PARCEL ID: <b>01-174-220/225/226/300/380</b>	ZONE: <b>RR</b>	OVERLAY: <b>-</b>
CURRENT USE OF PROPERTY: <b>vacant land</b>		LOT SIZE: _____
PROPOSED USE OF PROPERTY (IF DIFFERENT): <b>vacant land</b>		
CURRENT OR PLANNED SEWER SYSTEM: <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> DEC-approved on-site system		
CURRENT OR PLANNED WATER SOURCE: <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): <b>Mitkof Highway</b>		
<b>TYPE OF APPLICATION &amp; BASE FEE</b>		
<input type="checkbox"/> 19.84 Zoning Change (\$100)		
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)		
<input checked="" type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)		
<input type="checkbox"/> 18.24 Final Plat (\$25 per lot)		
<b>SUBMITTALS:</b>		
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.		
<b>SIGNATURE(S):</b>		
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): <u>David C. Thynes</u>	Date: <u>1/12/2024</u>	
Owner: <u>Chandler Long</u> <small>DocuSigned by: CC6DD11A3C68468...</small>	Date: <u>1/12/2024</u>	
Owner: _____	Date: _____	
Owner: _____	Date: _____	

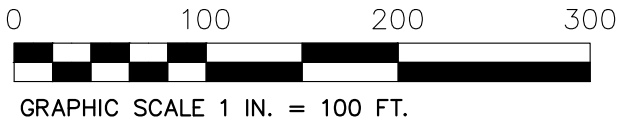




**PRELIMINARY SUBDIVISION PLAN  
CHELSEA KEGANS BEACH SUBDIVISION**  
A CONSOLIDATION & SUBDIVISION OF G.L. 7, SECT. 34 AND  
G.L. 25, SECT. 35, T59S, R79E, C.R.M.  
CREATING LOT 25A, LOT 25B, AND LOT 25C  
TRUST LAND SURVEY 2023-09

PETERSBURG RECORDING DISTRICT

**AREA SUMMARY:**  
LOT 25A = 1.25 AC.  
LOT 25B = 0.58 AC.  
LOT 25C = 0.73 AC.  
GOV'T. LOT 25 = 2.56 AC.



CLIENT: ALASKA MENTAL HEALTH LAND TRUST OFFICE  
2600 CORDOVA STREET  
ANCHORAGE, AK 99503  
ATTN: CHANDLER LONG T.L.O. SENIOR PROJ. MANAGER

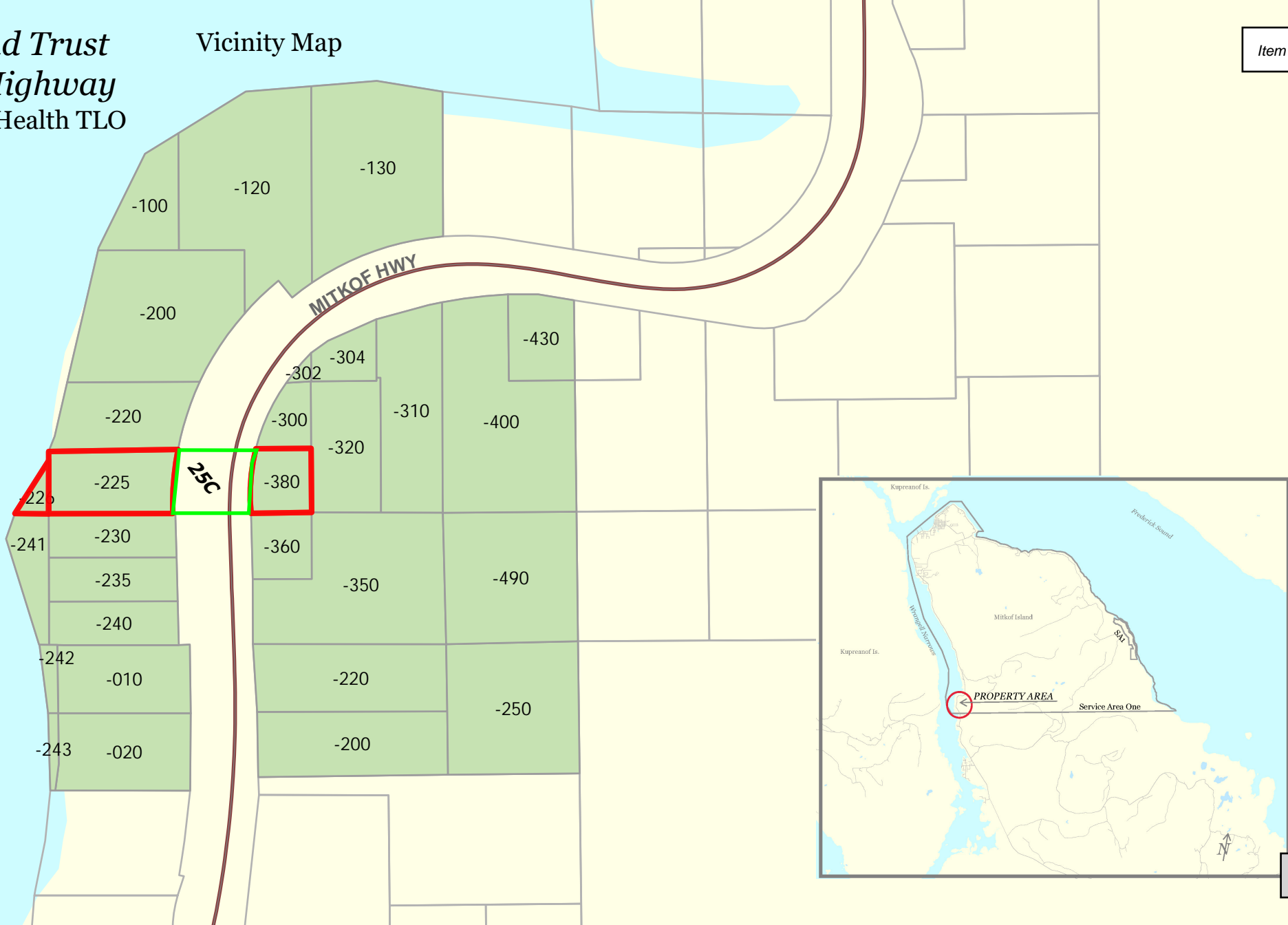
**SURVEYOR**  
**CENTRAL SOUTHEAST SURVEYORS**  
P.O. BOX 533, PETERSBURG AK 99833  
PH (907) 518-0075

DRAWING COMPLETED 1/9/24 DRAWN BY D.C.T.

DRAWING No. KEGANS SUBD 2024

*Mental Health Land Trust*  
*809 & 812 Mitkof Highway*  
LOT 25C - Alaska Mental Health TLO

Vicinity Map





February 20, 2024

**WOODYARD VINTON WOODYARD ELIZABETH  
PO BOX 1217  
PETERSBURG, AK 99833-1217**

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Sincerely,

Liz Cabrera,  
Community & Economic Development Department

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KISSINGER EVERETT J	KISSINGER KRISTINE O	PO BOX 741	PETERSBURG	AK	99833-0741
LOMBARDO MICHAEL A		PO BOX 2034	PETERSBURG	AK	99833-2034
OBROCTA STEPHEN	OBROCTA SARAH L	PO BOX 656	PETERSBURG	AK	99833-0656
SMITH STAN & BECKY	MYERS MARK & ALICE	200 BREE AVE	ANCHORAGE	AK	99515
THORSEN DEREK	THORSEN STACEY	PO BOX 784	PETERSBURG	AK	99833-0784
WOODYARD VINTON	WOODYARD ELIZABETH	PO BOX 1217	PETERSBURG	AK	99833-1217

# Planning Commission Staff Report & Finding of Fact

Meeting Date: 3/12/2024

APPLICANT/AGENT:

Petersburg Children’s Center

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lot 4, Blk 66, USS 1252, Plat 66-38

LOT AREA:

5000 sq ft

LOCATION:

306 N 5<sup>th</sup> Street

SURROUNDING ZONING:

North: --Public Use  
South: Single-family Residential (SF)  
East: Single-family Residential (SF)  
West: --Public Use

ZONING:

Single-family Residential (SF)

PID:

01-006-125

EXISTING STRUCTURES:

Vacant

APPLICATION SUBMISSION DATE:

1/25/2024

RECOMMENDATION:

Approve with Conditions

I. APPLICANT REQUEST:

Applicant is requesting a conditional use permit.

II. APPLICABLE CODES:

- 19.20 SINGLE FAMILY RESIDENTIAL DISTRICT
- 19.64 OFF-STREET PARKING
- 19.72 CONDITIONAL USE PERMIT

III. FINDING:

- a. The surrounding area is an established neighborhood with a mix of residential and institutional uses, such as schools, childcare facility, and churches.
- b. The applicant is seeking to expand their existing childcare facility and seek to provide required off-street parking for their existing facility and the expansion.
- c. The original facility was constructed prior to requirements for off-street parking were adopted, however off-street parking is now required for new construction or alteration and/or enlargements.
- d. Per 19.64.060, Parking shall be on the same lot with the main use it serves except that the commission may allow parking spaces to be on a lot within 500 feet of the use.
- e. Lot 4 is within 500 feet of the main use.
- f. The expansion will add capacity to provide after-school care for 35 children.
- g. There is no school or childcare parking requirement specified. The closest use mentioned in code is likely, perhaps oddly, shopping centers where most people are coming for a short period of time to pick-up/drop off.
- h. Under the off-street parking requirement, the expansion requires one parking space for every 500 square feet of building.
- i. For the proposed 2,500 sf addition, 5 parking spaces would be required.

# Planning Commission Staff Report & Finding of Fact

Meeting Date: 3/12/2024

## 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 request for a conditional use permit to allow for required parking on a lot within 500 feet of the main use.

### a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Subject Property	Analysis
<b>Minimum Lot Size</b>	8,000 sf	5000 sq ft	Legal non-conforming
<b>Minimum Road Frontage</b>	80 ft	100 ft	Conforms
<b>Front Yard</b>	20 ft		--
<b>Rear Yard</b>	20 ft		--
<b>Side Yard</b>	10 ft		--
<b>Max. Height</b>	3 stories, not to exceed 30 ft		--
<b>Max Lot Coverage</b>	35%		--
<b>Fire Code Separation</b>	n/a		
<b>Off-street Parking</b>			
<b>Dwelling</b>	2 spaces		--
<b>Home Occupation</b>			
<b>Max Height Fence</b>	6 feet		--

b. Floodplain management – The subject property is not located within the flood hazard area.

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

A. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place. The commission shall require the conditional user to take those steps necessary so that the permitted conditional use will not be offensive because of injurious and noxious noise, vibrations, smoke, gas, fumes or odors or will not be hazardous to the community because of danger of fire or explosion.

**YES\_X\_ NO\_\_\_ REASON:** The area adjacent to the subject property is used as off-street parking for the elementary school.

# Planning Commission Staff Report & Finding of Fact

Meeting Date: 3/12/2024

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

**YES  NO**  **REASON:** While the Dolphin and 5<sup>th</sup> St area is congested during morning hours, locating the entrance/exit on 5<sup>th</sup> St will prohibit cars moving directly onto Dolphin St, which is the drop off point for the elementary school.

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

**YES  NO  N/A**  **REASON:** The Children's Center provides substantial benefit and service to the public by providing childcare services to the community.

## VI. ACTION

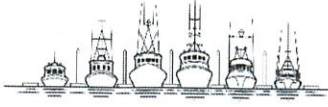
**Proposed motion:** I move to approve the application for a conditional use permit to allow the Petersburg Children's Center to use Lot 4 for nine off-street parking spaces as required for expansion.

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

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

## EXHIBITS

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

 <b>PETERSBURG BOROUGH</b> <b>CONDITIONAL USE APPLICATION</b>		CODE TO: <b>110.000.404110</b>
		BASE FEE: \$50.00
		PUBLIC NOTICE FEE: \$70.00
		<b>TOTAL: \$120.00</b>
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
<b>APPLICANT/AGENT</b>		<b>LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)</b>
NAME Petersburg Children's Center		NAME Petersburg Borough
MAILING ADDRESS P.O. Box 138		MAILING ADDRESS P.O. Box 329
CITY/STATE/ZIP Petersburg, AK 99833		CITY/STATE/ZIP Petersburg, AK 99833
PHONE 907-772-3419		PHONE
EMAIL pccen1@gmail.com		EMAIL
<b>PROPERTY INFORMATION</b>		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: US Survey 1252 Lot 4, Block 66		
PARCEL ID: 01-006-125	ZONE: Single Family Res	OVERLAY: N/A
CURRENT USE OF PROPERTY: Vacant		LOT SIZE: 5000 sf
PROPOSED USE OF PROPERTY (IF DIFFERENT): Create a 50' x 100' gravel parking lot		
SEPTIC SYSTEM: Is there a septic system on the property <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO What is current or planned system? <input type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site		
WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): Dolphin Street and 5th Street		
<b>TYPE OF APPLICATION</b>		
<input type="checkbox"/> Home Occupation. Please include copy of current Sales Tax Registration Application		
<input type="checkbox"/> Residential Use in Industrial District		
<input checked="" type="checkbox"/> Other:		
<b>Submittals</b>		
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.		
<b>SIGNATURE(S):</b>		
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):	<u>Shaulay Mamoe</u>	Date: <u>1/25/2024</u>
Owner(s):	<u>[Signature]</u>	Date: <u>1/25/2024</u>



# 19.72 CONDITIONAL USE APPLICATION

**Applicant(s):** Petersburg Children’s Center

**Address or PID:** P.O Box 138, Petersburg, AK 99833

**Project Summary:**

Create a gravel parking lot on Lot 4, of Block 66 from US Survey 1252 which is directly across 5th street from the current Children's Center complex. The Petersburg Children's Center already has a lease from the Petersburg Borough for the lot for childcare related purposes. Lot 4 is 50' x 100'. It will need to have the current sidewalk reconfigured so that a drive through from 5th street accesses the gravel parking so that 9 diagonal drive through parking spots are available that exit into Dolphin Street and the elementary parking right-of-ways. This should minimize traffic congestion and facilitate the current traffic flow.

**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.

Because a lease exists between the Petersburg Children’s Center and the Petersburg Borough for childcare related uses and the perfect location across the street from the Children’s Center this conditional use as a parking lot will be an excellent match for meeting the needs of the expansion of Center to accommodate a building on the old parking lot. Lot 4, of Block 66 is currently zoned Single Family Residential. This conditional use permit will allow this parking lot activity to occur and fit with the intended lease agreement already in place.

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

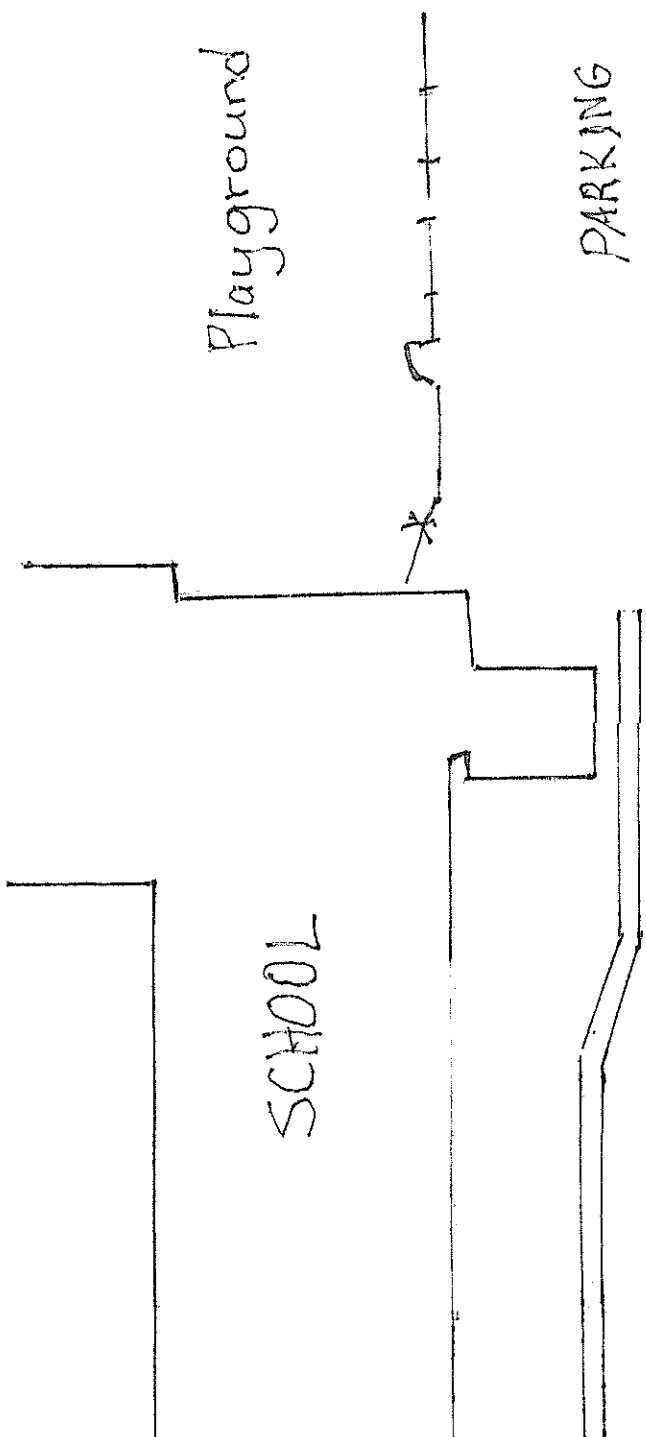
Lot 4 is 50' x 100'. It will need to have the current sidewalk reconfigured so that a drive through from 5th Street accesses the gravel parking so that 9 diagonal drive through parking spots are available that exit into Dolphin Street and the elementary parking right-of-way. This should minimize traffic congestion and facilitate the current traffic flow.

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.

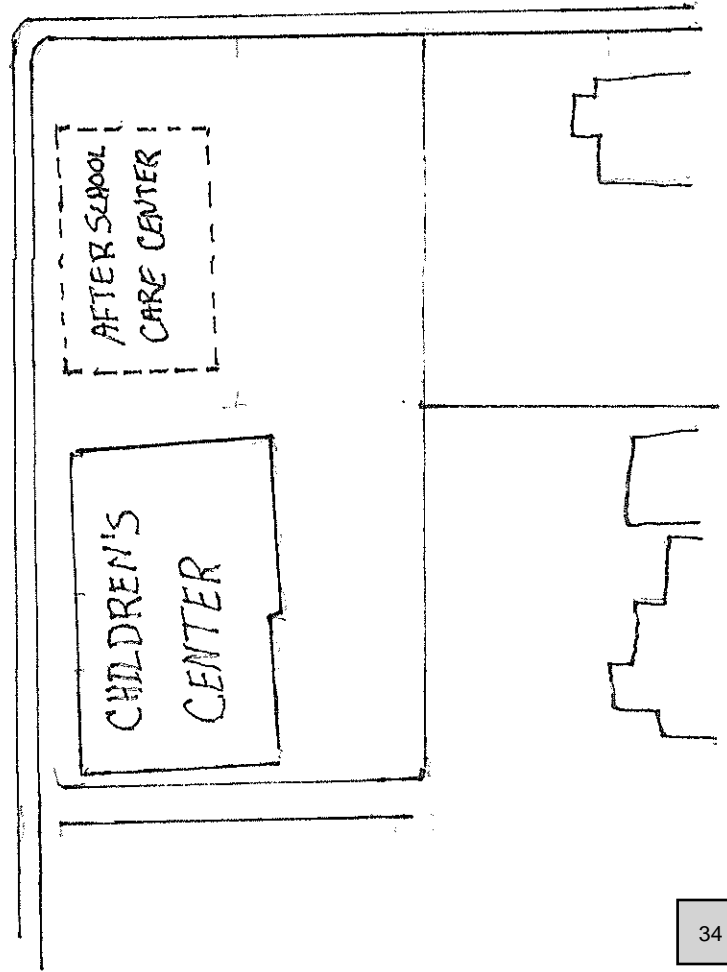
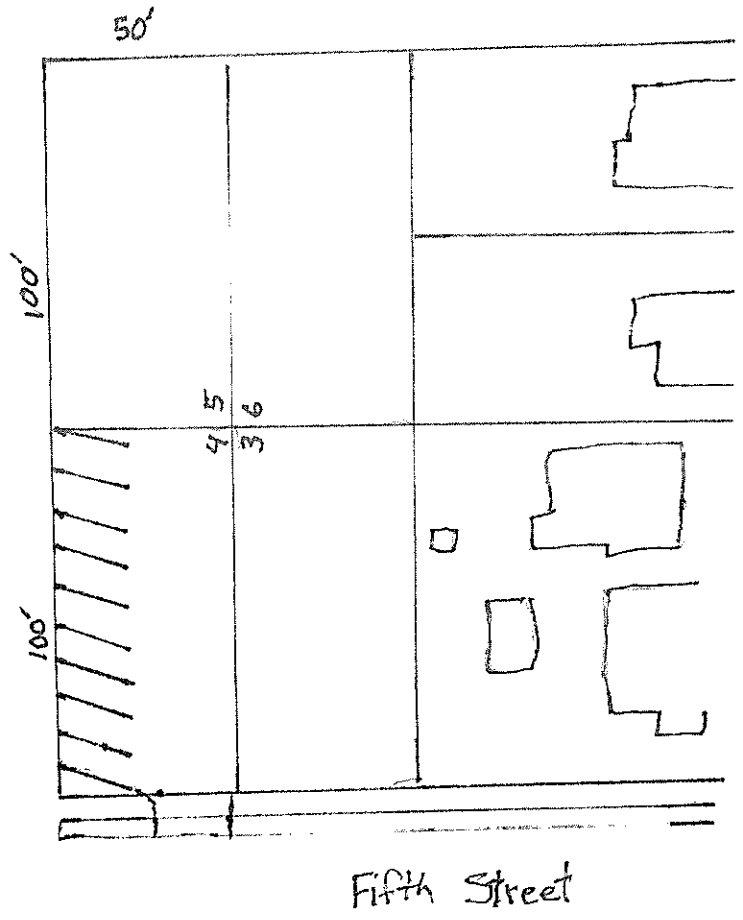
The size and location of Lot 4 is an excellent match for replacing the current parking lot of the Petersburg Children’s Center expansion project. Since there is already a lease between the Center and the Borough this proposed activity fits the intent of that Lease. The availability of this lot also becomes part of the project’s local contribution in the formula for grant requirements thereby increasing the strength of our grant applications for funding. This project is also “shovel ready” with the approval of this permit application.

# Petersburg Children's Center Site Plan: Lot 4 Parking Lot

9 Drive thru parking spaces



Dolphin Street







February 20, 2024

**ABBOTT THOMAS HART ELIZABETH  
PO BOX 1617  
PETERSBURG, AK 99833-1617**

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

An application from the Petersburg Children’s Center for a conditional use permit to allow parking spaces to be on a lot within 500’ of the use at 306 N 5<sup>th</sup> ST. (PID: 01-006-125) also, to rezone Lots 3,4,5, and 6 from single-family residential to public use at the corner of N 5<sup>th</sup> and Dolphin Streets (PID: 01-006-125, -127, -149, -155).

The public hearing and consideration of the application will be held:	<b>Tuesday, March 12<sup>th</sup> 2024, at 12:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via <b>ZOOM</b> , 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.

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

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

Sincerely,

Liz Cabrera,  
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
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MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
<b>PETERSBURG CHILDREN CENTER</b>		<b>PO BOX 138</b>	<b>PETERSBURG</b>	<b>AK</b>	<b>99833-0138</b>
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WRIGHT CHADWICK C	JOHNSON SARAH A	PO BOX 1956	PETERSBURG	AK	99833-1956

# Planning Commission Staff Report & Finding of Fact

Meeting Date: 3/12/2024

APPLICANT/AGENT:

Petersburg Children’s Center

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lots 3,4,5,6 Blk 66 USS1252

LOT AREA:

20,000 sq ft

LOCATION:

See attached maps

SURROUNDING ZONING

North: Public Use  
South: Single-family Residential (SF)  
East: Single-family Residential (SF)  
West: Public Use

ZONING:

Single Family Residential

PID:

01-006-125, 01-006-127  
01-006-149, 01-006-155

APPLICATION SUBMISSION DATE:

1/25/2024

I. APPLICANT REQUEST:

II. APPLICABLE CODES:

19.84 AMENDMENTS

III. FINDINGS:

- a. The subject property is composed of 4 parcels of borough-owned vacant land that is leased to the Petersburg Children’s Center.
- b. The immediate surrounding area is developed with a mix of residential and institutional uses such as schools and childcare.
- c. The applicant’s intent is to develop these lots for parking for the adjacent childcare facility but also move toward construction of a future childcare facility.
- d. The 2016 comprehensive plan recommends future land use for this area be Public Facilities. The intended use is *site-specific, developed public use facilities, including developed recreation facilities.*
- e. Public Facilities is also the intended land use for the existing PCC facility.
- f. Rezoning these lots from SF to Public Use would be consistent with the current land use for the school and existing Petersburg Children’s Center. It would also be consistent with the intended use as outlined in the lease agreement with the borough.

IV. PUBLIC NOTICE

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

# Planning Commission Staff Report & Finding of Fact

Meeting Date: 3/12/2024

## V. APPLICATION REVIEW

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

## VI. ACTION

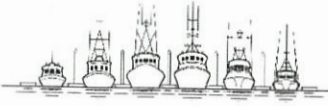
**Proposed motion:** I move to recommend to the Borough Assembly that Lots 3,4,5,6 Blk 66, USS 1252 be rezoned from Single-Family Residential to Public Use with findings of fact as presented.

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

The proposed change is consistent with the goals of the comprehensive plan, which recommended the property be used for public facilities and is consistent with the intended use as outlined in the terms of the lease between the PCC and the borough.

## EXHIBITS

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

 <b>PETERSBURG BOROUGH LAND USE APPLICATION</b>	CODE TO:	<b>110.000.404110</b>
	BASE FEE:	
	PUBLIC NOTICE FEE:	\$70.00
	TOTAL:	

DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
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APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME <b>Petersburg Children's Center</b>	NAME <b>Petersburg Borough</b>
MAILING ADDRESS <b>P.O. Box 138</b>	MAILING ADDRESS <b>P.O. Box 329</b>
CITY/STATE/ZIP <b>Petersburg, AK 99833</b>	CITY/STATE/ZIP <b>Petersburg, AK, 99833</b>
PHONE <b>907-772-3419</b>	PHONE
EMAIL <b>pccen1@gmail.com</b>	EMAIL

**PROPERTY INFORMATION**

PHYSICAL ADDRESS or LEGAL DESCRIPTION:  
**US Survey 1252 Lots 3, 4, 5, 6 Block 66**

PARCEL ID: <b>01-006-125;-127;-149;-155</b>	ZONE: Single Family Residential	OVERLAY: <b>N/A</b>
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CURRENT USE OF PROPERTY: <b>Vacant</b>	LOT SIZE: 5000 sf each
--	------------------------

PROPOSED USE OF PROPERTY (IF DIFFERENT):  
**Childcare facilities and required parking lot**

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): **Dolphin Street and 5th Street**

**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): *Shalaya Mancee* Date: *1/25/2024*

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Owner: *[Signature]* Date: \_\_\_\_\_

Owner: *[Signature]* Date: *1/25/2024*





Petersburg Children's Center  
Eagle's Nest  
P.O. Box 138  
Petersburg, AK 99833  
(907)772-3419 Fax (907)772-3452  
pccen1@gmail.com

*The mission of the Petersburg Children's Center is to promote the healthy development of children and families in Petersburg by offering dependable, high-quality child care and by actively working toward the positive growth and development of all children in the community.*

Petersburg Children's Center  
PO Box 138  
Petersburg, AK 99833  
907-772-3419

Dear Planning and Zoning Committee,

The Petersburg Children's Center is planning for a new building on the site of their current parking lot and the building of a new parking lot across the street from the Children's Center building. There is an existing lease between the Petersburg Children's Center and the City of Petersburg for Lots 3, 4, 5, 6 Block 66, US Survey 1252 for childcare related facilities and activities. Reviewing the status of the land in question with the Borough staff it was determined that the zoning of Lots 3, 4, 5, 6, Block 66, currently is Single Family Residential.

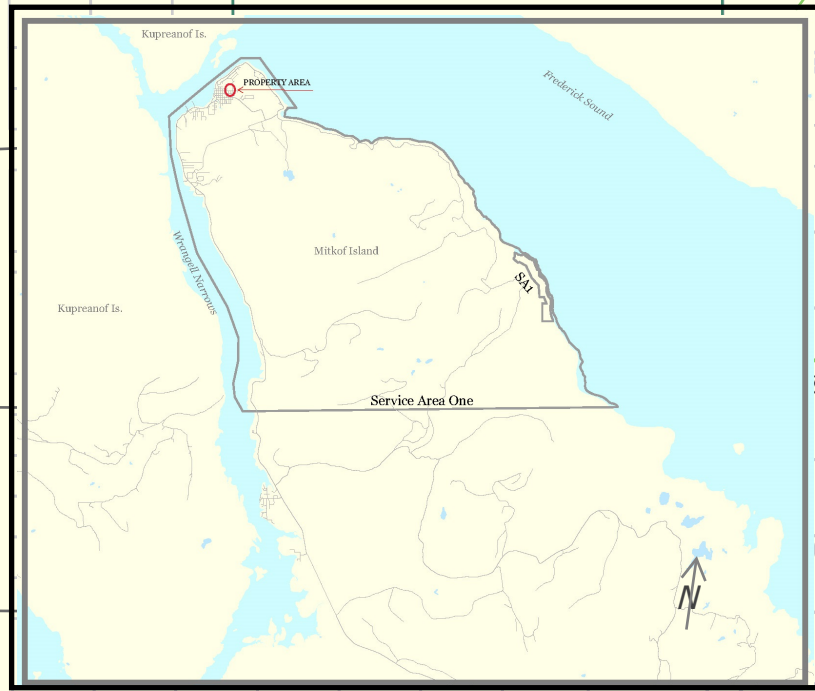
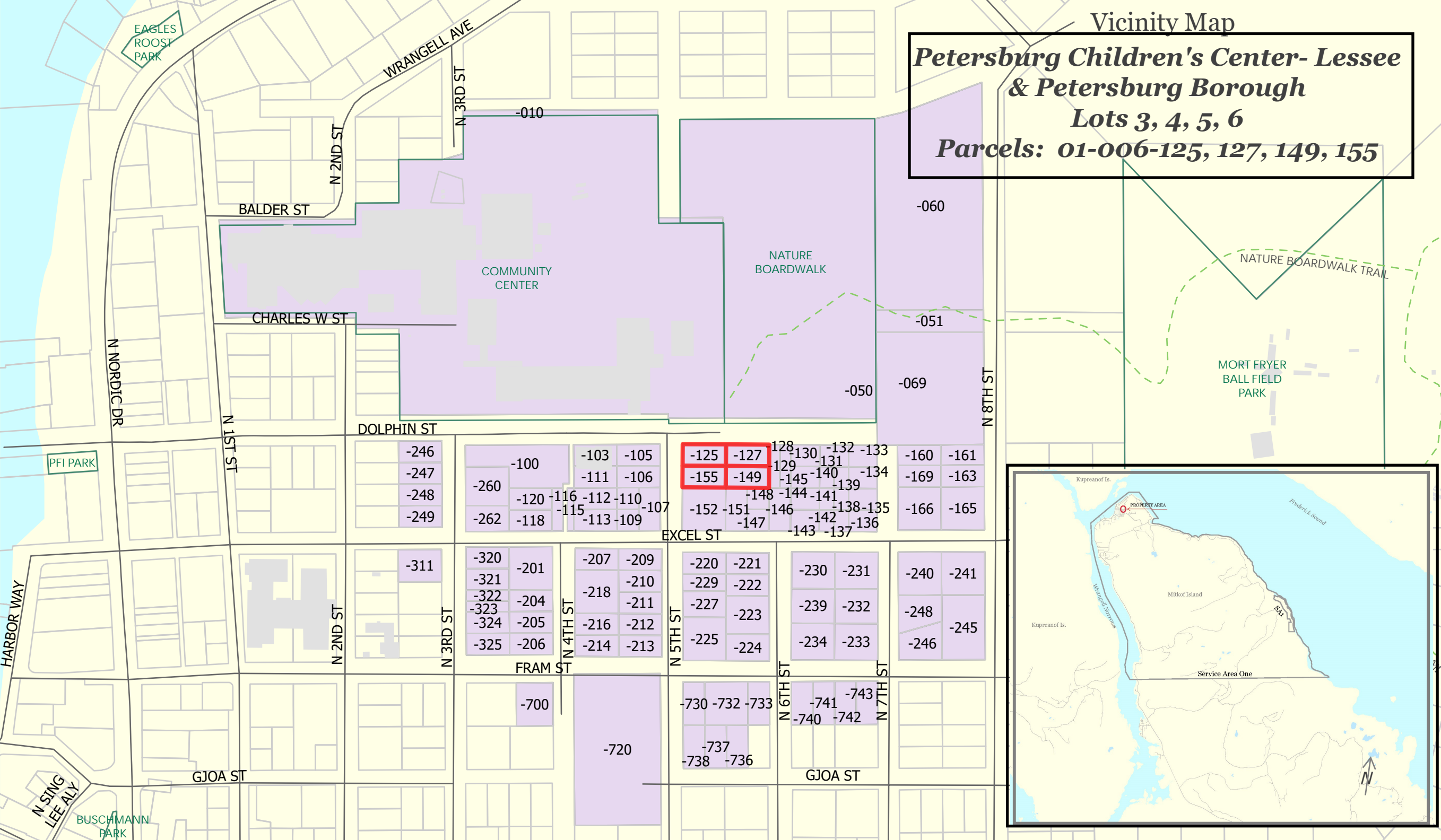
The Petersburg Children's Center is requesting to change the zoning of Lots 3, 4, 5, 6, Block 66, from Single Family Residential to Public Use, so that the zoning will match the intent of the existing lease between the Petersburg Children's Center and the Petersburg Borough. We would also like to point out that the Petersburg Childcare Task Force has discussed the positive potential of the lots for future childcare facilities. The Petersburg Children's Center is also submitting a conditional use permit for Lot 4, of Block 66, for the construction of a parking lot to replace the loss of their current parking lot to the proposed after-school childcare facility. The rezoning of the land in question will also strengthen the grant applications that we will be submitting, eliminating any potential questions with mismatched documentation.

Thank you for your consideration.  
Sincerely,

Sharlay Mamoe  
Executive Director  
Petersburg Children's Center

Vicinity Map

**Petersburg Children's Center- Lessee  
& Petersburg Borough**  
**Lots 3, 4, 5, 6**  
**Parcels: 01-006-125, 127, 149, 155**





February 20, 2024

**ABBOTT THOMAS HART ELIZABETH  
PO BOX 1617  
PETERSBURG, AK 99833-1617**

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

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Sincerely,  


Liz Cabrera,  
Community & Economic Development Department

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# Planning Commission Staff Report & Finding of Fact

Meeting Date: 3/12/2024

APPLICANT/AGENT:

Josh Etcher

OWNER(S), IF DIFFERENT:

4 & 4 Rentals LLC

LEGAL DESCRIPTION:

Lot 16, Plat 76-1, USS 285

LOT AREA:

12,500 Sq Ft

LOCATION:

112 Cornelius Rd

SURROUNDING ZONING:

North: Single-family Residential (SF)

South: --Industrial (I)

East: Single-family Residential (SF)

West: Single-family Residential (SF)

ZONING:

Single-family Residential (SF)

PID:

01-031-610

EXISTING STRUCTURES:

Vacant

APPLICATION SUBMISSION DATE:

1/29/2024

RECOMMENDATION:

Approve with Conditions

I. APPLICANT REQUEST:

Applicant is requesting a conditional use permit to construct a net house in a single-family residential district.

II. APPLICABLE CODES:

19.20 SINGLE FAMILY RESIDENTIAL DISTRICT

18.72 CONDITIONAL USE PERMIT

III. FINDING:

- a. Subject parcel is zoned Single-family Residential and is undeveloped.
- b. The applicant is proposing to use the property for a net house to store personal boats and property. A net house is a conditional use in the single-family district.
- c. The applicant applied for and received a conditional use permit for a net house in 2020. The permit is valid for one year and expired before the applicant was able to construct a net house.
- d. The surrounding area is well-developed with a mix of uses, including some residential and warehouses.
- e. Per code, "Net house" means a covered structure whose sole purpose is for the storage, repair and construction of fishing gear. Fishing gear being nets, pot gear, hooks, line, buoys and corks, poles, gurdies and other small accessory parts and supplies.

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 request for a conditional use permit for a net house.

a. ZONING DISTRICT STANDARDS

# Planning Commission Staff Report & Finding of Fact

Meeting Date: 3/12/2024

Minimum Standards for Zoning District and Use			
	Requirement	Subject Property	Analysis
<b>Minimum Lot Size</b>	8,000 sf	12,500 Sq Ft	Conforms
<b>Minimum Road Frontage</b>	80 ft	Easement	Conforms
<b>Front Yard</b>	20 ft	20'	Conforms
<b>Rear Yard</b>	20 ft	10'	Variance requested
<b>Side Yard</b>	10 ft		Conforms
<b>Max. Height</b>	3 stories, not to exceed 30 ft		Conforms
<b>Max Lot Coverage</b>	35%	3,150/4,375	Conforms
<b>Fire Code Separation</b>	n/a		
<b>Off-street Parking</b>			
<b>Dwelling</b>	2 spaces	N/A	--
<b>Home Occupation</b>		N/A	
<b>Max Height Fence</b>	6 feet	N/A	--

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

A. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place. The commission shall require the conditional user to take those steps necessary so that the permitted conditional use will not be offensive because of injurious and noxious noise, vibrations, smoke, gas, fumes or odors or will not be hazardous to the community because of danger of fire or explosion.

**YES  NO**  **REASON:** The surrounding property is mixed use and a net house would not be out of place in this location. It is unlikely the proposed use would result in excessive noise, vibrations, smoke, gas or fumes or hazardous to the community due to danger of fire or explosion.

District yard setbacks would be adhered to providing separation and fire protection to surrounding property owners unless a variance is granted by the commission.

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

**YES  NO**  **REASON:** Proposed use is unlikely to require significant off-street parking nor cause traffic hazards or congestion. Also, access to the property is via public access easement, Cornelius Rd.

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

# Planning Commission Staff Report & Finding of Fact

Meeting Date: 3/12/2024

YES \_\_\_\_\_ NO \_\_\_\_\_ N/A X REASON: N/A

## VI. ACTION

**Proposed motion:** I move to approve the application for a conditional use permit to allow for construction of net house for personal boat storage at 112 Cornelius along with the findings of fact and conditions of approval.

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

- a. The application meets the criteria outlined in Title 19.72 for a conditional use permit.
- b. The conditional use permit approved by the planning commission shall expire unless the privilege granted is utilized within one year after the granting of the conditional use permit. The applicant may request an extension in writing prior to expiration of their permit.
- c. The planning commission may, in writing, suspend or revoke the conditional use permit whenever the permit is issued in error or based on incorrect information supplied, or in violation of any ordinance or regulation or any provisions of this code.
- d. As a condition of approval:
  - a. The property and structures shall only be used for personal for personal boat/gear storage. The applicant cannot commercially lease space or use the property or structures for any other commercial activity, except in the case of an approved home occupation permit.

## EXHIBITS

- A. Letter of Decision – Etcher 2020
- B. Applicant materials
- C. Vicinity & Detail Maps
- D. Public Hearing Mailout
- E. Public Comment



January 21, 2020

4 & 4 Rentals, LLC  
PO Box 1952  
Petersburg, AK 99833

Re: Letter of Determination – Conditional Use Permit

Dear Mr. & Ms. Etcher,

At their meeting on January 14, 2020, the Planning Commission conducted a public hearing and considered your request for a conditional use permit for a net house in a single-family residential district at 112 Cornelius RD (01-316-610).

The Planning Commission reviewed your application and found the request satisfies the requirements as described in Petersburg Municipal Code 19.72 and has granted a conditional use permit based on the information contained in your application for construction of a net house for personal boat/gear storage.

Please be advised the privilege of the conditional use permit expires if it is not used within one year of issuance. Under certain circumstances the Planning Commission may extend the one-year period prior to expiration.

Petersburg Municipal Code 19.92 provides for an appeal of a commission decision to the Borough Assembly within 10 consecutive calendar days of the date the decision is made.

Please contact Joe Bertagnoli at 772-5410 to obtain a building permit prior to construction.

Sincerely,

A handwritten signature in blue ink that reads "Liz Cabrera".

Liz Cabrera  
Director of Community Development



# Applicant material

paid ck # 1092 Item 7E.

<b>PETERSBURG BOROUGH LAND USE APPLICATION</b>		CODE TO:	<b>110.000.404110</b>
		BASE FEE:	<b>150.00</b>
		PUBLIC NOTICE FEE:	\$70.00
		<b>TOTAL:</b>	<b>120.00</b>
DATE RECEIVED: <u>12/3/19</u>	RECEIVED BY:	CHECK NO. or CC:	<u>CC - 12-3-19</u>

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME <b>Josh and Rachel</b>	NAME <b>4&amp;4 Rentals LLC</b>
MAILING ADDRESS <b>P.o.box 1952</b>	MAILING ADDRESS <b>P.o. box 1952</b>
CITY/STATE/ZIP <b>Petersburg Ak 99833</b>	CITY/STATE/ZIP <b>Petersburg AK 99833</b>
PHONE <b>907-518-0726</b>	PHONE <b>907-518-0726</b>
EMAIL <b>jretcher@msn.com</b>	EMAIL

PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <b>112 Cornelius</b>		
PARCEL <b>01-031-610</b>	ZONE:	OVERLAY: <b>Not Applicable</b>
CURRENT USE OF PROPERTY: <b>Vacant Lot</b>		LOT SIZE: <b>100'x125'</b>
PROPOSED USE OF PROPERTY (IF DIFFERENT): <b>Boat Shed</b>		
SEPTIC SYSTEM: Is there a septic system on the property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO What is current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): <b>Cornelius Road</b>		

TYPE OF APPLICATION & BASE FEE
<input type="checkbox"/> 19.80 Variance (\$100).
<input checked="" type="checkbox"/> 19.72 Conditional Use Permit (\$50).
<input type="checkbox"/> 19.72 Home Occupation CUP (\$50)
<input type="checkbox"/> 19.76 Special Use Permit (\$50)
<input type="checkbox"/> 19.84 Zoning Change (\$100)
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)
<input type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat (\$75 + \$10 per lot)
<input type="checkbox"/> 18.24 Final Plat (\$25 per lot)

**SUBMITTALS:**  
Please submit additional information as required for specific permit. See specific application for more information.

<b>SIGNATURE(S):</b>	
Applicant(s):	Date: <u>12-3-19</u>
Owner(s): _____	Date: _____
_____	Date: _____

**19.72 CONDITIONAL USE APPLICATION**  
(SUBMIT WITH LAND USE APPLICATION & SITE PLAN)

Applicant(s): Josh and Rachel Etcher

Address or PID: 112 Cornelius Road

**Project Summary:**

Construct a 30'x85' boat shed on a 100'x125' vacant lot.

**CUP Requested:**

Home Occupation (Please include copy of Sales Tax Registration Application)

Other

**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.

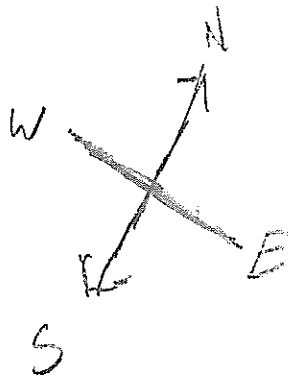
The reason that the proposed boat shed would be suitable for the neighboring properties is there are already several boat sheds, warehouses, and shops along Cornelius road.

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 will be plenty of room for off street parking on the 112 Cornelius lot.

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.

Cornelius Road



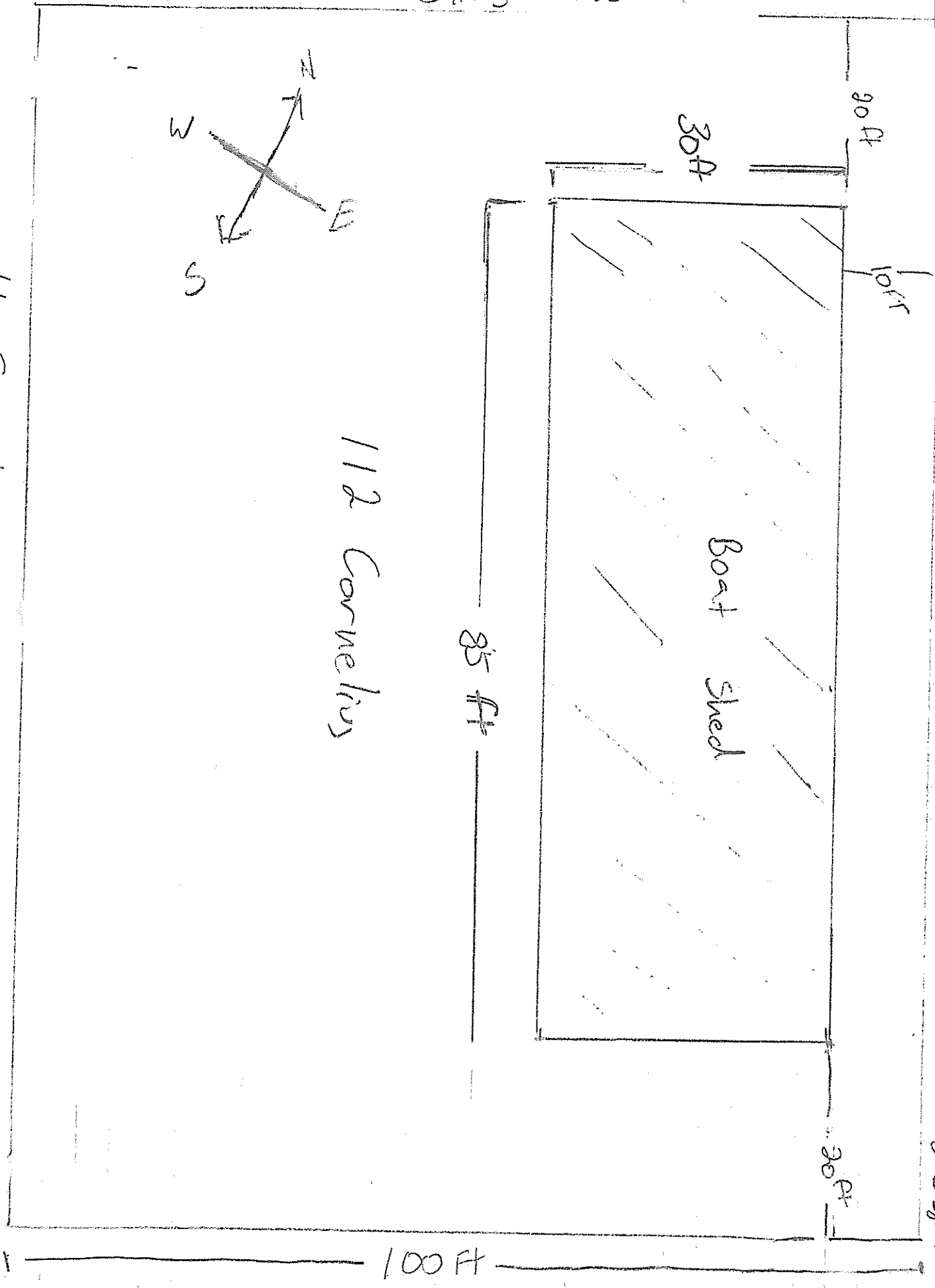
110 Cornelius

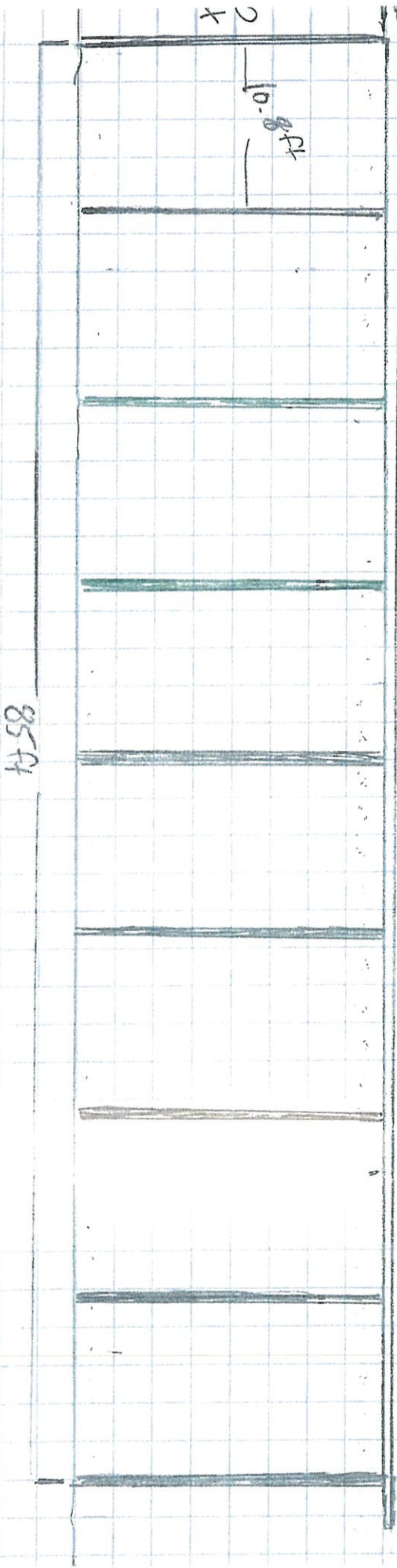
112 Cornelius

114 Cornelius

125 FT

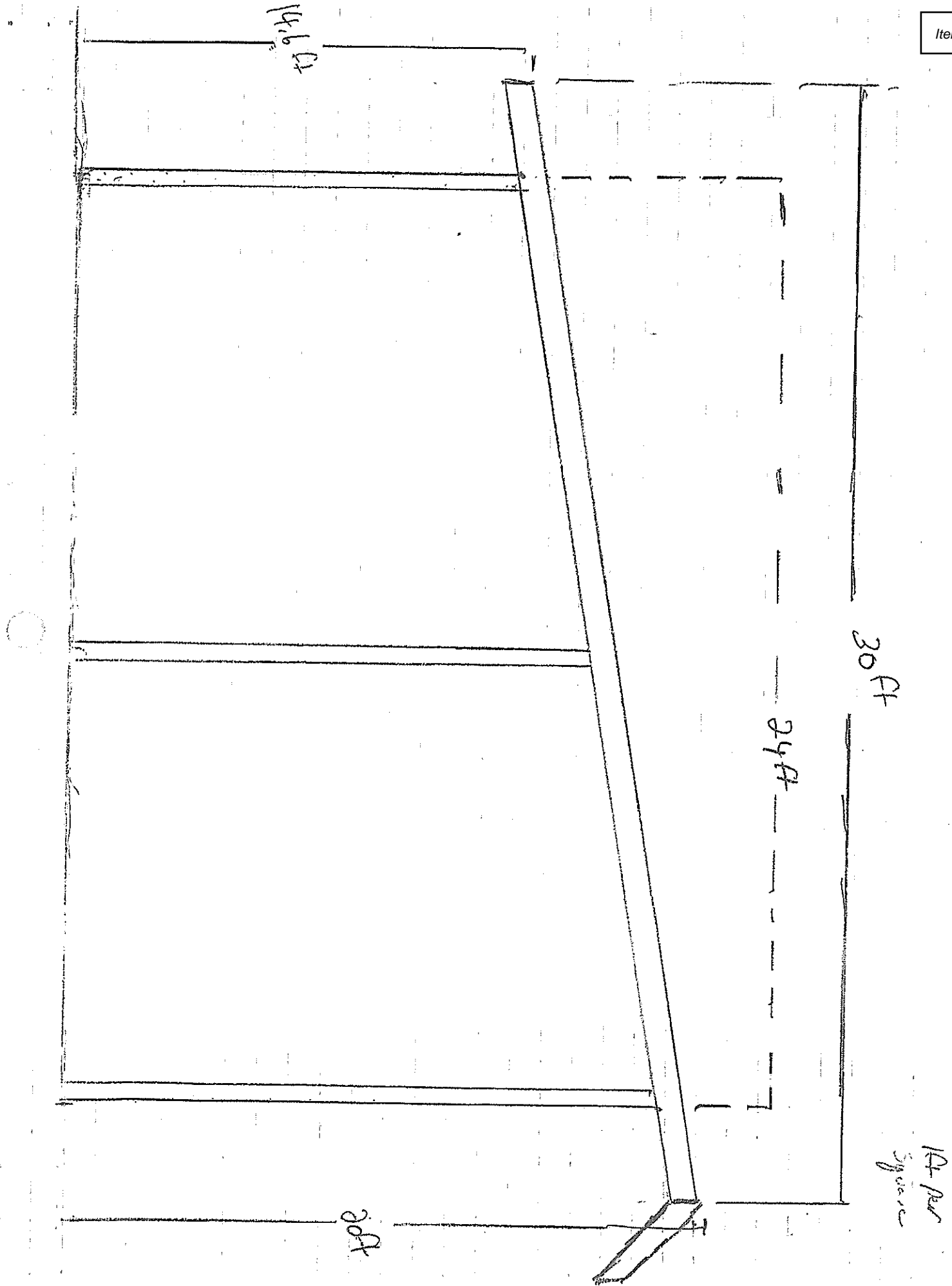
3.28 FT  
One Span





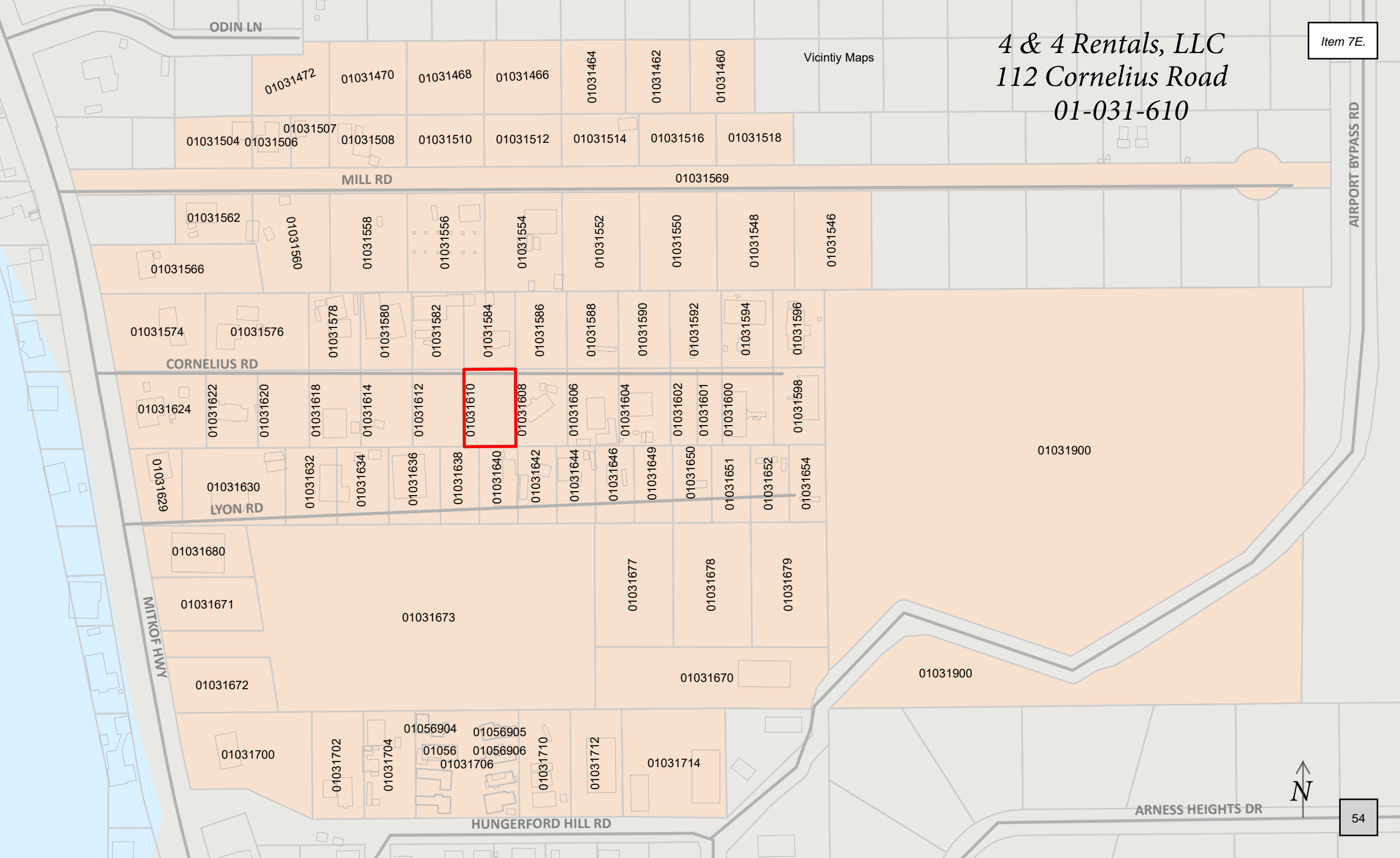
Front View

2.5 FT  
One Spine



4 & 4 Rentals, LLC  
112 Cornelius Road  
01-031-610

Vicintiy Maps



4 & 4 Rentals, LLC  
112 Cornelius Road  
01-031-610



PROPERTY AREA



February 20, 2024

**WRIGHT ANDREW P  
PO BOX 1432  
PETERSBURG, AK 99833-1432**

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

An application from Josh Etcher for a conditional use permit to allow construction of a net house in a single-family residential zone at 112 Cornelius RD (PID: 01-031-610), along with an application from Josh Etcher for a variance from the yard setback requirement to allow for construction of a 105' x 30' net house 10' from the rear yard property line at 112 Cornelius RD (PID: 01-031-610).

The public hearing and consideration of the application will be held:	<b>Tuesday, March 12<sup>th</sup> 2024, at 12:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via <b>ZOOM</b> , 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.

<b>TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION</b>	
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

Public Hearing  
Mailout



Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
<b>4 &amp; 4 RENTALS LLC</b>	<b>Josh and Rachel Etcher</b>	<b>PO BOX 1952</b>	<b>PETERSBURG</b>	<b>AK</b>	<b>99833-1952</b>
AHO RICHARD	HERLICK-AHO DORIS	PO BOX 1272	PETERSBURG	AK	99833-1272
APEX REFRIGERATION & HEATING LLC		PO BOX 162	PETERSBURG	AK	99833-0162
AULBACH GARY L	AULBACH KIMBERLEY L	PO BOX 1748	PETERSBURG	AK	99833-1748
BIRD DANIEL W		PO BOX 1628	PETERSBURG	AK	99833-1628
COLE FORREST	COLE SHIRLEY	PO BOX 1684	PETERSBURG	AK	99833-1684
COOK JEROD		PO BOX 1262	PETERSBURG	AK	99833-1262
CRAIG VERN R	CRAIG THERESA	PO BOX 1238	PETERSBURG	AK	99833-1238
DAVIS CHARLES		PO BOX 405	PETERSBURG	AK	99833-0405
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029
DICKAMORE ROBERT A		PO BOX 1830	PETERSBURG	AK	99833-1830
ELLIS JEAN L		PO BOX 1068	PETERSBURG	AK	99833-1068
ETCHER MICHAEL V		PO BOX 1585	PETERSBURG	AK	99833-1585
EVENS CRAIG J	EVENS VIRGINIA P	PO BOX 585	PETERSBURG	AK	99833-0585
EVERGREEN HOLDINGS LLC		PO BOX 1385	PETERSBURG	AK	99833-1385
FIERCE ALLEGIANCE DEVELOPMENT LLC		PO BOX 11463	BOZEMAN	MT	59719
GOOD INVESTMENTS LLC		PO BOX 818	PETERSBURG	AK	99833-0818
HEGAR JERRY	HEGAR ELLIE	PO BOX 435	PETERSBURG	AK	99833-0435
J & M ENTERPRISES LLC		PO BOX 1952	PETERSBURG	AK	99833-1952
JENSEN JEREMY C	EIDE MITCHELL L	PO BOX 981	PETERSBURG	AK	99833-0981
JENSEN MARINE STORAGE LLC		PO BOX 681	PETERSBURG	AK	99833-0681
JENSEN MARK L		PO BOX 457	PETERSBURG	AK	99833-0457
JOUIKO IVAN		PO BOX 174	PETERSBURG	AK	99833-0174
KOWALSKE THOMAS MARTIN	KOWALSKE SUSAN SMART	PO BOX 402	PETERSBURG	AK	99833-0402
LACHAPELLE DARREN D	LACHAPELLE HAILI L	PO BOX 2058	PETERSBURG	AK	99833-2058
LITSHEIM JAMES S		PO BOX 1621	PETERSBURG	AK	99833-1621
MADSEN KENNETH G	MADSEN STACEY R	PO BOX 918	PETERSBURG	AK	99833-0918
MALCOM STAN		PO BOX 361	PETERSBURG	AK	99833-0361
MARTENS JAQUELINE CHERIE		PO BOX 623	PETERSBURG	AK	99833-0623
MEDALEN HAROLD D	MEDALEN CHRISTINE	PO BOX 821	PETERSBURG	AK	99833-0821
MERGENTHAL ROSA L	MERGENTHAL GEORGE V	PO BOX 764	PETERSBURG	AK	99833-0764
MILL ROAD FISHERIES LLC		PO BOX 1081	PETERSBURG	AK	99833-1081
MILLER JAMES L	MILLER APRIL	PO BOX 1184	PETERSBURG	AK	99833-1184
NEWMAN BRIAN A		PO BOX 893	PETERSBURG	AK	99833-0893
NILSEN YANCEY	NILSEN LISA	PO BOX 785	UNALASKA	AK	99685-0785
OAKS BREANNA		PO BOX 27	MONROE	OR	97456-0127
ONEIL DENNIS	ONEIL HEATHER	PO BOX 1083	PETERSBURG	AK	99833-1083
ONEIL MEGAN L		PO BOX 4	PETERSBURG	AK	99833-0004
PARKER JONATHAN	PARKER TONNA	PO BOX 406	PETERSBURG	AK	99833-0406
PARKER SAMMY	NEWTON LEEROY	PO BOX 1364	PETERSBURG	AK	99833-1364
PEELER AL	PEELER SHANNON	PO BOX 761	PETERSBURG	AK	99833-0761
PFUNDT JEFFREY	PFUNDT ALANA	PO BOX 855	PETERSBURG	AK	99833-0855
POPP KAYLA A	POPP JARED D	PO BOX 1576	PETERSBURG	AK	99833-1576
ROCK'S MARINE LLC LESSEE	EVERGREEN HOLDINGS LLC LESSOR	PO BOX 1385	PETERSBURG	AK	99833-1385
ROSVOLD & CURRY ENTERPRISES LLC		PO BOX 572	PETERSBURG	AK	99833-0572
SEVERSON MARK J	SEVERSON KAREN L	PO BOX 1502	PETERSBURG	AK	99833-1502
SHORT SUSAN D		PO BOX 1735	PETERSBURG	AK	99833-1735
SIPPER ANTHONY W		PO BOX 1334	PETERSBURG	AK	99833-1334
STAFFORD SCOTT L	REVOCABLE TRUST	911 PAXTON RD SW	ROCHESTER	MN	55902-6644
THE MILL INC		PO BOX 790	PETERSBURG	AK	99833-0790
VERSTEEG KORY		PO BOX 1752	PETERSBURG	AK	99833-1752
WEAVER PAT ELAINE	PAT WEAVER LIVING TRUST	PO BOX 1181	PETERSBURG	AK	99833-1181
WHITETHORN JAREN		PO BOX 1716	PETERSBURG	AK	99833-1716
WILLIS WILBUR JOSEPH	WILLIS ERIN KATHLEEN	PO BOX 43	PETERSBURG	AK	99833-0043
WRIGHT ANDREW P		PO BOX 1432	PETERSBURG	AK	99833-1432

**From:** [Alpine Design & Building](#)  
**To:** [Anna Caulum](#)  
**Subject:** Etcher Variance Application  
**Date:** Monday, March 4, 2024 3:02:01 PM

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To: Petersburg Borough Planning and Zoning Commission

Subject: Application for Set Back Variance and Conditional Use Permit.

Dear Commissioners,

This letter references the application for a variance as well as a Conditional Use Permit for the property at 110 Cornelius Road. I also have property on Cornelius Road and was granted a conditional use permit for that property many years ago. I never actually used the property for anything other than a single family residence but I agree with the Etcher's that a precedent for building gear storage warehouses had been set in that area many many years ago. The application is a bit confusing as the letter from the Economic Development Department calls the structure a net house but all of the other documents refer to the structure as a boat shed. I am not sure if that matters. However, if the Etcher's plan is to rent out spaces in the boat shed I believe that would not be in line with current uses on Cornelius Road. If that is indeed okay to do on Cornelius Road please let me know and I would like to do the same thing.

Thank you for your time.

Gary Aulbach  
907-518-0349

# Planning Commission Staff Report & Finding of Fact

Meeting Date: 3/12/2024

APPLICANT/AGENT:

Josh Etcher

OWNER(S), IF DIFFERENT:

4 & 4 Rentals LLC

LEGAL DESCRIPTION:

Lot 16, Plat 76-1, USS 285

LOT AREA:

12,500 Sq Ft

LOCATION:

112 Cornelius Rd

SURROUNDING ZONING:

North: Single-family Residential (SF)

South: --Industrial (I)

East: Single-family Residential (SF)

West: Single-family Residential (SF)

ZONING:

Single-family Residential (SF)

PID:

01-031-610

EXISTING STRUCTURES:

Vacant

APPLICATION SUBMISSION DATE:

2/12/2024

RECOMMENDATION:

Approve with Conditions

I. APPLICANT REQUEST:

Applicant is requesting a variance to allow for construction of a net house within 10' of the rear property line.

II. APPLICABLE CODES:

19.20 SINGLE FAMILY RESIDENTIAL DISTRICT

19.80 VARIANCE

III. FINDING:

- a. Subject parcel is zoned Single-family Residential and is undeveloped.
- b. The applicant is proposing to use the property for a net house to store personal boats and property. A net house is a conditional use in the single-family district.
- c. The surrounding area is well-developed with a mix of uses, including some residential and warehouses.
- d. The subject property is a filled vacant lot 100 x 85 lot with road access and utilities.

IV. PUBLIC NOTICE

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

V. APPLICATION REVIEW

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

- a. ZONING DISTRICT STANDARDS

# Planning Commission Staff Report & Finding of Fact

Meeting Date: 3/12/2024

Minimum Standards for Zoning District and Use			
	Requirement	Subject Property	Analysis
Minimum Lot Size	8,000 sf	12,500 Sq Ft	Conforms
Minimum Road Frontage	80 ft	Easement	Conforms
Front Yard	20 ft	20'	Conforms
Rear Yard	20 ft	10'	Variance requested
Side Yard	10 ft	10'	Conforms
Max. Height	3 stories, not to exceed 30 ft		Conforms
Max Lot Coverage	35%	3,150/4,375	Conforms
Fire Code Separation	n/a		
<b>Off-street Parking</b>			
<b>Dwelling</b>	2 spaces	N/A	--
<b>Home Occupation</b>		N/A	
<b>Max Height Fence</b>	6 feet	N/A	--

**b. Variance Criteria** – Per 19.80.050, the commission shall permit these uses if, in addition to meeting the off-street parking regulations, development requirements and all other requirements of this title, the conditions set forth in this chapter are met.

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

YES \_\_\_\_\_ NO  **REASON:** The applicant does not provide any examples of exceptional physical circumstances or condition of the property.

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

YES \_\_\_\_\_ NO  **REASON:** The setback requirements do not prevent the applicant from developing the property as allowed within the zoning district.

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

YES  NO \_\_\_\_\_ N/A \_\_\_\_\_ **REASON:** Unlikely granting this setback would be detrimental to the public health, safety or welfare.

## VI. ACTION

**Proposed motion:** I move to approve the application for a variance from the rear yard setback requirement to allow for construction of a net house within 10’ of the rear property line at 112 Cornelius Rd along with the findings of fact.

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

# Planning Commission Staff Report & Finding of Fact

Meeting Date: 3/12/2024

- a. The application meets the criteria outlined in Title 19.80 for a variance.
- b. The variance approved by the planning commission shall expire unless the privilege granted is utilized within one year after the granting of the conditional use permit. The applicant may request an extension in writing prior to expiration of their permit.
- c. The planning commission may, in writing, suspend or revoke approval whenever the permit is issued in error or based on incorrect information supplied, or in violation of any ordinance or regulation or any provisions of this code.

## **EXHIBITS**

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

PAID

Applicant Material

Item 7F.

FEB 12 2024

FINANCE DEPT.

PETERSBURG BOROUGH  
VARIANCE APPLICATION

CODE TO: 110.000.404110

BASE FEE: \$100.00

PUBLIC NOTICE FEE: \$70.00

TOTAL: \$170.00

DATE RECEIVED:

RECEIVED BY:

CHECK NO. or CC:

CK # 1094 JF

APPLICANT/AGENT

LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)

NAME  
Joshua Etcher

NAME  
4&4 Rentals, LLC

MAILING ADDRESS  
Box 1952

MAILING ADDRESS

CITY/STATE/ZIP  
Petersburg, AK 99833

CITY/STATE/ZIP

PHONE  
907-518-0726

PHONE

EMAIL  
4and4rentals@gmail.com

EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:  
112 Cornelius Rd.

PARCEL ID:  
0131610

ZONE:

OVERLAY:

CURRENT USE OF PROPERTY:  
Vacant Lot

LOT SIZE:  
100' X 150'

PROPOSED USE OF PROPERTY (IF DIFFERENT):  
Boat shed

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

WATER SOURCE:  Municipal  Cistern/Roof Collection  Well

LEGAL ACCESS TO LOT(S) (Street Name):  
Cornelius Road

TYPE OF VARIANCE REQUESTED

- Yard Setback
- Maximum Lot Coverage
- Building Height
- Fence Height
- Other: Build up to 10ft from front and back property lines.

SUBMITTALS:

Please include a site plan of your proposed development.

SIGNATURE(S):

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

Applicant(s): Joshua R Etcher Date: 2-12-24

Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

# 19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): Josh and Rachel Etcher

Address or PID: 112 Cornelius Road PID: 0131610

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

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

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

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

I am seeking approval to optimize the usage of my property and align with the actions already taken by neighboring property owners in this vicinity. A few other properties situated along Cornelius road have shops, storage sheds for boats and gear, which are constructed at a distance of 10ft from both the front and back property lines.

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

I would appreciate utilizing my property to its utmost potential, as our family possesses eight boats and accompanying gear that require suitable and secure storage, out of the weather.

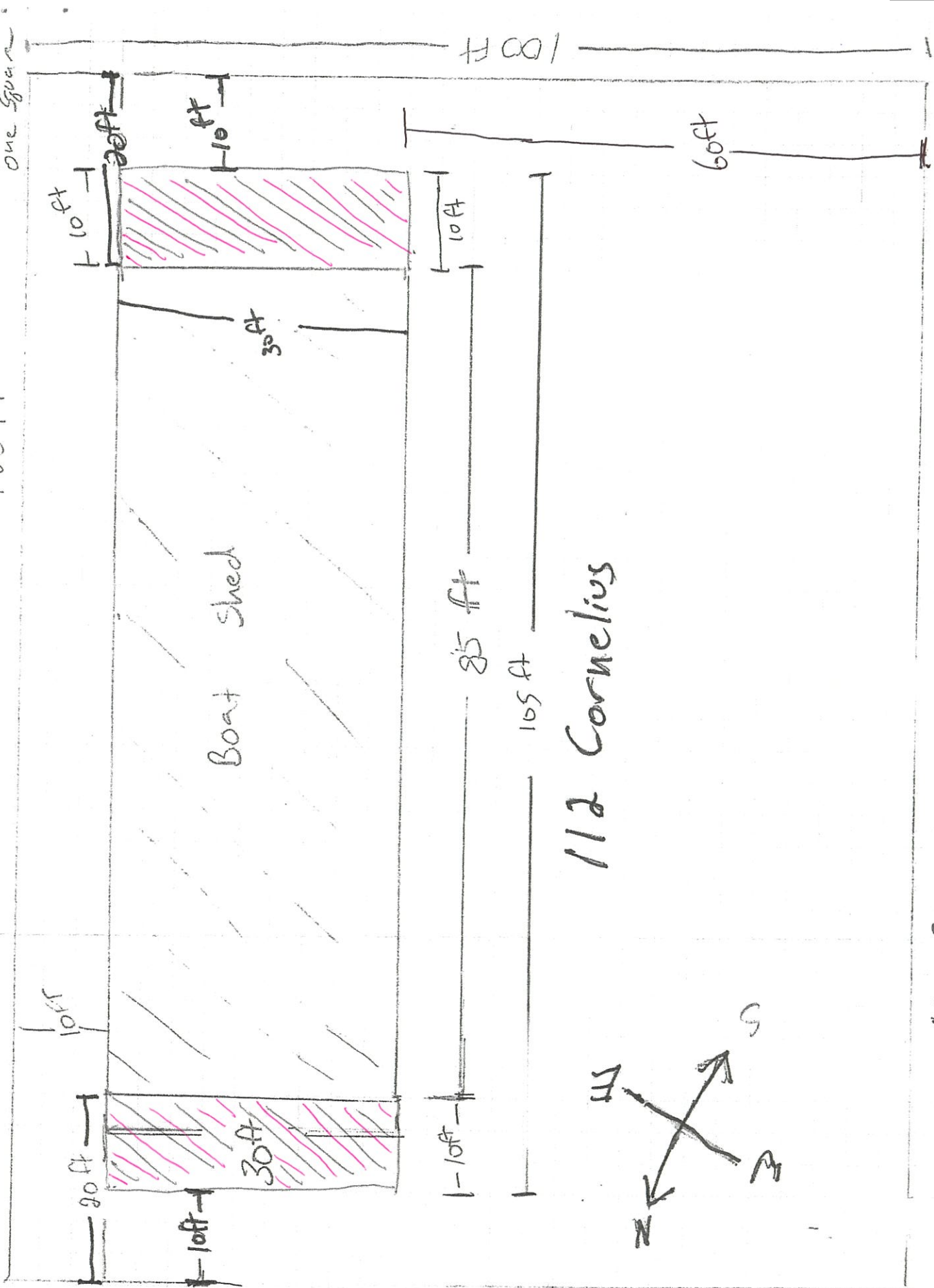
4. State why the granting of the variance will not result in material damage or hardship or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

It will not affect other property owners because several structures in that area are similar and are built 10ft from the front and/or back of their property lines. The granting of this variance will not be detrimental or cause hardship to other properties in the area.

114 Cornelius

125 FT

3.28 ft  
One Span



Cornelius

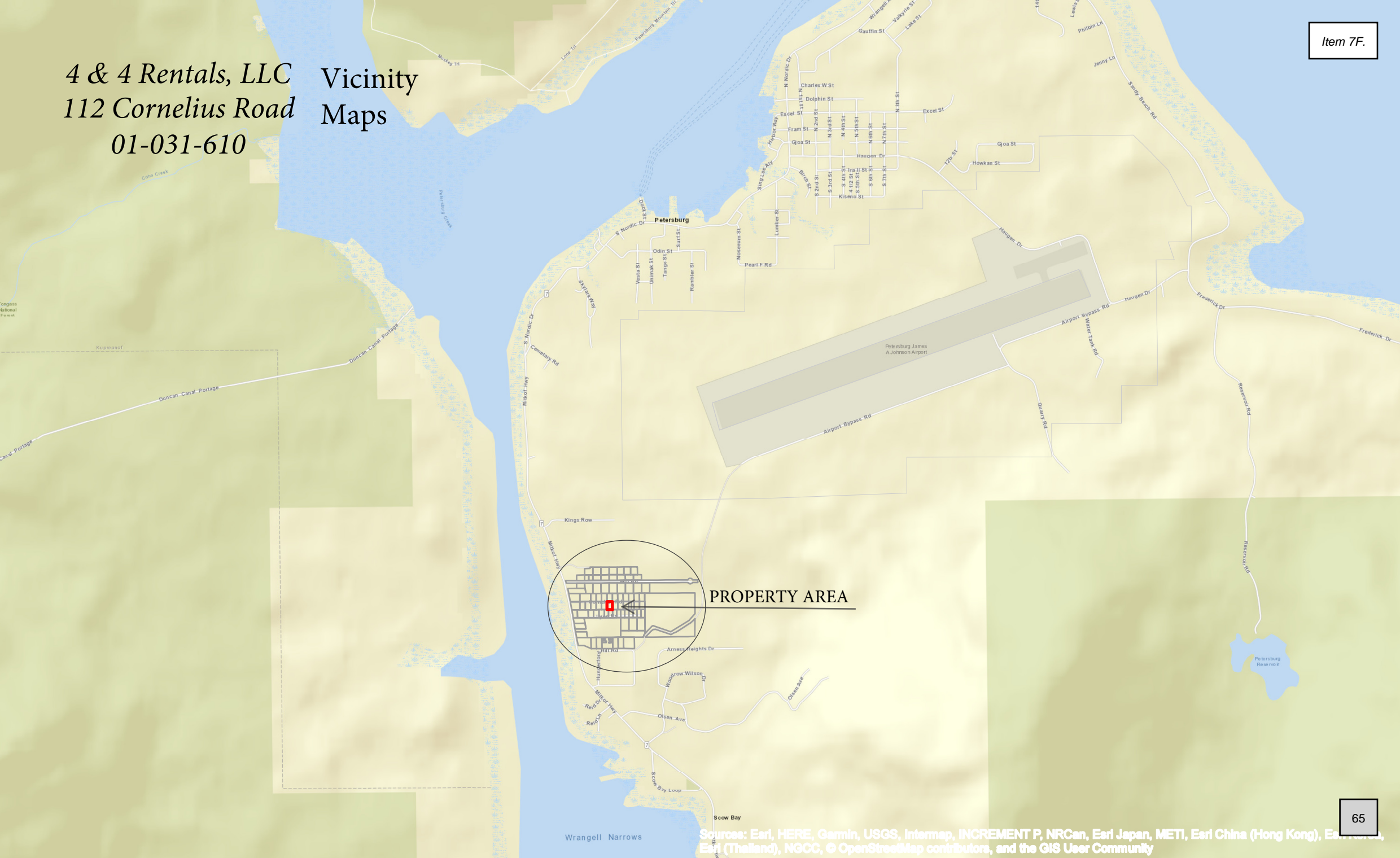
112 Cornelius

110 Cornelius



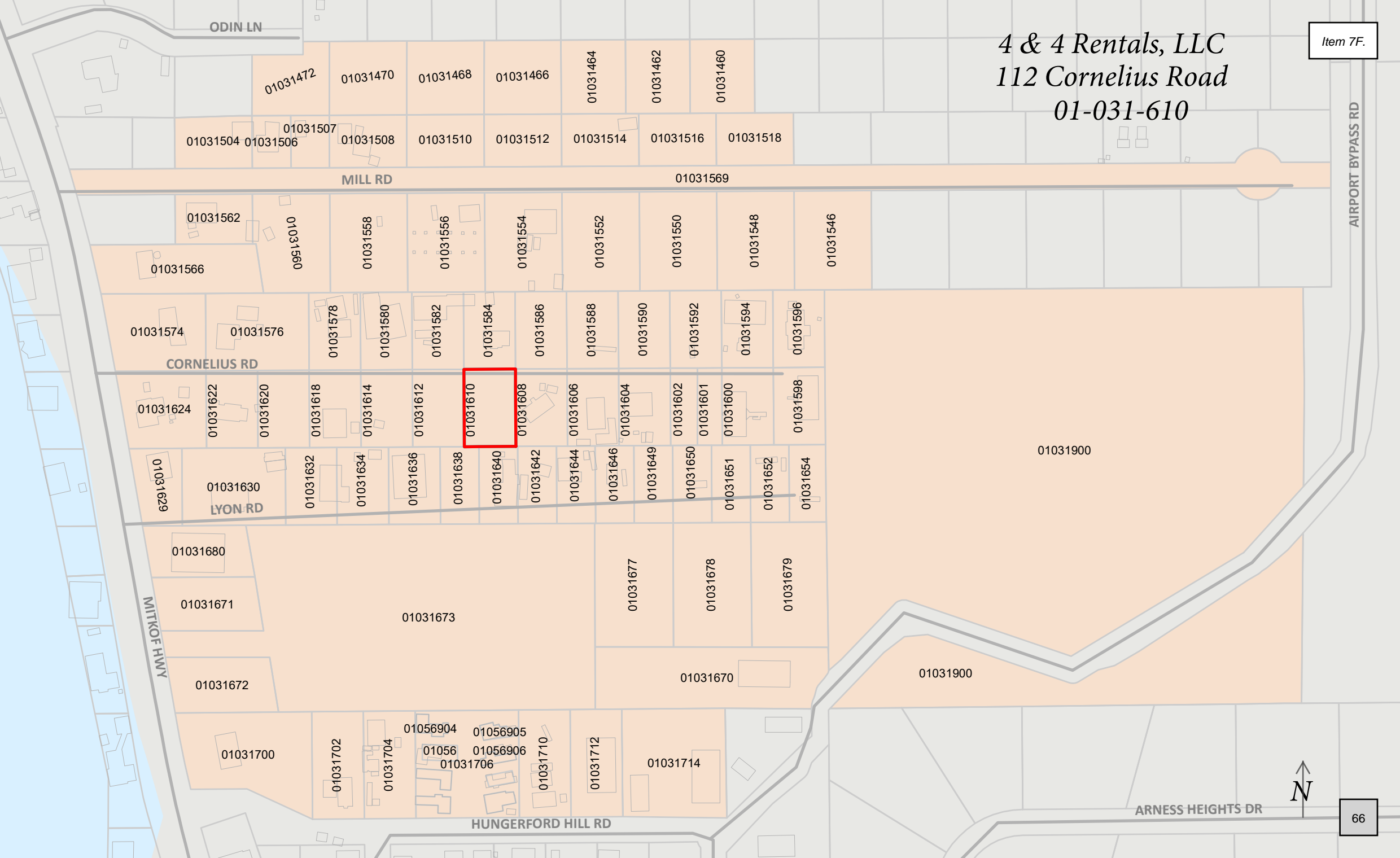
4 & 4 Rentals, LLC  
112 Cornelius Road  
01-031-610

# Vicinity Maps



**PROPERTY AREA**

4 & 4 Rentals, LLC  
112 Cornelius Road  
01-031-610





February 20, 2024

**WRIGHT ANDREW P  
PO BOX 1432  
PETERSBURG, AK 99833-1432**

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

An application from Josh Etcher for a conditional use permit to allow construction of a net house in a single-family residential zone at 112 Cornelius RD (PID: 01-031-610), along with an application from Josh Etcher for a variance from the yard setback requirement to allow for construction of a 105' x 30' net house 10' from the rear yard property line at 112 Cornelius RD (PID: 01-031-610).

The public hearing and consideration of the application will be held:	<b>Tuesday, March 12<sup>th</sup> 2024, at 12:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via <b>ZOOM</b> , 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.

<b>TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION</b>	
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

Public Hearing  
Mailout

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
<b>4 &amp; 4 RENTALS LLC</b>	<b>Josh and Rachel Etcher</b>	<b>PO BOX 1952</b>	<b>PETERSBURG</b>	<b>AK</b>	<b>99833-1952</b>
AHO RICHARD	HERLICK-AHO DORIS	PO BOX 1272	PETERSBURG	AK	99833-1272
APEX REFRIGERATION & HEATING LLC		PO BOX 162	PETERSBURG	AK	99833-0162
AULBACH GARY L	AULBACH KIMBERLEY L	PO BOX 1748	PETERSBURG	AK	99833-1748
BIRD DANIEL W		PO BOX 1628	PETERSBURG	AK	99833-1628
COLE FORREST	COLE SHIRLEY	PO BOX 1684	PETERSBURG	AK	99833-1684
COOK JEROD		PO BOX 1262	PETERSBURG	AK	99833-1262
CRAIG VERN R	CRAIG THERESA	PO BOX 1238	PETERSBURG	AK	99833-1238
DAVIS CHARLES		PO BOX 405	PETERSBURG	AK	99833-0405
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029
DICKAMORE ROBERT A		PO BOX 1830	PETERSBURG	AK	99833-1830
ELLIS JEAN L		PO BOX 1068	PETERSBURG	AK	99833-1068
ETCHER MICHAEL V		PO BOX 1585	PETERSBURG	AK	99833-1585
EVENS CRAIG J	EVENS VIRGINIA P	PO BOX 585	PETERSBURG	AK	99833-0585
EVERGREEN HOLDINGS LLC		PO BOX 1385	PETERSBURG	AK	99833-1385
FIERCE ALLEGIANCE DEVELOPMENT LLC		PO BOX 11463	BOZEMAN	MT	59719
GOOD INVESTMENTS LLC		PO BOX 818	PETERSBURG	AK	99833-0818
HEGAR JERRY	HEGAR ELLIE	PO BOX 435	PETERSBURG	AK	99833-0435
J & M ENTERPRISES LLC		PO BOX 1952	PETERSBURG	AK	99833-1952
JENSEN JEREMY C	EIDE MITCHELL L	PO BOX 981	PETERSBURG	AK	99833-0981
JENSEN MARINE STORAGE LLC		PO BOX 681	PETERSBURG	AK	99833-0681
JENSEN MARK L		PO BOX 457	PETERSBURG	AK	99833-0457
JOUIKO IVAN		PO BOX 174	PETERSBURG	AK	99833-0174
KOWALSKE THOMAS MARTIN	KOWALSKE SUSAN SMART	PO BOX 402	PETERSBURG	AK	99833-0402
LACHAPELLE DARREN D	LACHAPELLE HAILI L	PO BOX 2058	PETERSBURG	AK	99833-2058
LITSHEIM JAMES S		PO BOX 1621	PETERSBURG	AK	99833-1621
MADSEN KENNETH G	MADSEN STACEY R	PO BOX 918	PETERSBURG	AK	99833-0918
MALCOM STAN		PO BOX 361	PETERSBURG	AK	99833-0361
MARTENS JAQUELINE CHERIE		PO BOX 623	PETERSBURG	AK	99833-0623
MEDALEN HAROLD D	MEDALEN CHRISTINE	PO BOX 821	PETERSBURG	AK	99833-0821
MERGENTHAL ROSA L	MERGENTHAL GEORGE V	PO BOX 764	PETERSBURG	AK	99833-0764
MILL ROAD FISHERIES LLC		PO BOX 1081	PETERSBURG	AK	99833-1081
MILLER JAMES L	MILLER APRIL	PO BOX 1184	PETERSBURG	AK	99833-1184
NEWMAN BRIAN A		PO BOX 893	PETERSBURG	AK	99833-0893
NILSEN YANCEY	NILSEN LISA	PO BOX 785	UNALASKA	AK	99685-0785
OAKS BREANNA		PO BOX 27	MONROE	OR	97456-0127
ONEIL DENNIS	ONEIL HEATHER	PO BOX 1083	PETERSBURG	AK	99833-1083
ONEIL MEGAN L		PO BOX 4	PETERSBURG	AK	99833-0004
PARKER JONATHAN	PARKER TONNA	PO BOX 406	PETERSBURG	AK	99833-0406
PARKER SAMMY	NEWTON LEEROY	PO BOX 1364	PETERSBURG	AK	99833-1364
PEELER AL	PEELER SHANNON	PO BOX 761	PETERSBURG	AK	99833-0761
PFUNDT JEFFREY	PFUNDT ALANA	PO BOX 855	PETERSBURG	AK	99833-0855
POPP KAYLA A	POPP JARED D	PO BOX 1576	PETERSBURG	AK	99833-1576
ROCK'S MARINE LLC LESSEE	EVERGREEN HOLDINGS LLC LESSOR	PO BOX 1385	PETERSBURG	AK	99833-1385
ROSVOLD & CURRY ENTERPRISES LLC		PO BOX 572	PETERSBURG	AK	99833-0572
SEVERSON MARK J	SEVERSON KAREN L	PO BOX 1502	PETERSBURG	AK	99833-1502
SHORT SUSAN D		PO BOX 1735	PETERSBURG	AK	99833-1735
SIPPER ANTHONY W		PO BOX 1334	PETERSBURG	AK	99833-1334
STAFFORD SCOTT L	REVOCABLE TRUST	911 PAXTON RD SW	ROCHESTER	MN	55902-6644
THE MILL INC		PO BOX 790	PETERSBURG	AK	99833-0790
VERSTEEG KORY		PO BOX 1752	PETERSBURG	AK	99833-1752
WEAVER PAT ELAINE	PAT WEAVER LIVING TRUST	PO BOX 1181	PETERSBURG	AK	99833-1181
WHITETHORN JAREN		PO BOX 1716	PETERSBURG	AK	99833-1716
WILLIS WILBUR JOSEPH	WILLIS ERIN KATHLEEN	PO BOX 43	PETERSBURG	AK	99833-0043
WRIGHT ANDREW P		PO BOX 1432	PETERSBURG	AK	99833-1432

**From:** [Alpine Design & Building](#)  
**To:** [Anna Caulum](#)  
**Subject:** Etcher Variance Application  
**Date:** Monday, March 4, 2024 3:02:01 PM

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To: Petersburg Borough Planning and Zoning Commission

Subject: Application for Set Back Variance and Conditional Use Permit.

Dear Commissioners,

This letter references the application for a variance as well as a Conditional Use Permit for the property at 110 Cornelius Road. I also have property on Cornelius Road and was granted a conditional use permit for that property many years ago. I never actually used the property for anything other than a single family residence but I agree with the Etcher's that a precedent for building gear storage warehouses had been set in that area many many years ago. The application is a bit confusing as the letter from the Economic Development Department calls the structure a net house but all of the other documents refer to the structure as a boat shed. I am not sure if that matters. However, if the Etcher's plan is to rent out spaces in the boat shed I believe that would not be in line with current uses on Cornelius Road. If that is indeed okay to do on Cornelius Road please let me know and I would like to do the same thing.

Thank you for your time.

Gary Aulbach  
907-518-0349