



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, November 14, 2023

12:00 PM

Assembly Chambers

You are invited to a Zoom meeting.

When: November 14, 2023, 12:00 PM Alaska

Topic: November 14 2023, Regular Planning Commission Meeting

Please click the link below to join the webinar:

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

Meeting ID: 863 7120 3481

Or Telephone:

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

1. Call to Order

2. Roll Call

3. Acceptance of Agenda

4. Approval of Minutes

A. Meeting Minutes 10.10.2023

5. Public Comments

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

6. Consent Calendar

7. Public Hearing Items

A. Recommendation to the Borough Assembly on an application from the Petersburg Indian Association to purchase borough-owned property located on N. 8th St. (PID: 01-006-060, 01-006-070).

B. Consideration of an application from John and Miriam Swanson for a major subdivision and vacation of a portion of the Ramona St. right-of-way at 1320 Nordic Dr. (PID: 01-002-161).

- C.** Consideration of an application from the Petersburg Borough to replat Lots 3, 4, 5, 6, 7, and 8, Block 264, Northeast Subdivision to create a 50-foot right-of-way and four 10,000-sf residential lots (PID: 01-003-473, 001-003-475, 1-003-476, 01-003-477, 01-003-480, 01-003-481).
- D.** Initiation of a rezone by the Planning Commission to rezone Lot 4, Skylark II Subdivision and Government Lot 13, Section 33, T58S, R79E to Open Space - Recreation.

8. Non-Agenda Items

- A.** Commissioner Comments
- B.** Staff Comments
- C.** Next Meeting is December 12, 2023, at 12:00pm.

9. Adjournment



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, October 10, 2023

12:00 PM

Assembly Chambers

1. Call to Order

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

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Vice-Chair Heather O'Neil
Commissioner Marietta Davis
Commissioner Phillip Meeks

ABSENT

Commission Secretary Sally Dwyer
Commissioner Jim Floyd
Commissioner John Jensen

3. Election of Officers

Election of officers

Marietta nominated Sally Dwyer to keep her seat as Commission Secretary, seconded by Phillip.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commissioner Meeks

Heather nominated Chris Fry to keep his seat as Commission Chair, seconded by Phillip.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

Marietta nominated John Jensen to Vice-Chair, seconded by Heather.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

4. Acceptance of Agenda

Vicki Sokol asked for an amendment to the order of the public hearing items, to hear the Sokol application before Skylark rezone and purchase.

Commission Chair Chris Fry moved item D to be heard after item A.

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

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

5. Approval of Minutes

The September 12, 2023, meeting minutes were unanimously approved.

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

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commissioner Meeks

6. Public Comments

None

7. Consent Calendar

None

8. Public Hearing Items

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

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

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

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

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

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commissioner Davis, Commissioner Meeks

C. Initiation and recommendation to the Borough Assembly for a rezone of 5 lots from Single-Family Residential to Single-Family Mobile Home and 1 parcel from Open-

Space Recreation to Single-Family Mobile Home located at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430)

Kathryn Schnider spoke on her own behalf concerned about zoning definitions.

Mika Hasbrouck spoke on her own behalf concerned about the proposal and lack of a clear plan.

Joe Bertagnoli spoke on his own behalf giving concerns and asking for more clarity on the plan and where the road would go.

Ambre Burrell spoke on her own behalf explaining that platting and road plans will happen but not until the rezoning has passed. Until they get in there with a machine it's hard to tell where exactly the road will be. The purpose of this rezone is to provide affordable housing for families not to have another trailer park.

Sig Burrell spoke on his own behalf explaining in more depth where the road would go. Spoke his concerns of zoning and said he would like to see a manufactured home zoning added to the code. The intent of this rezone is to provide good, affordable housing for younger people to be able to move into.

Motion made by Commissioner Davis to amend the proposal to recommend to the Borough Assembly that lot 3 of Skylark II Subdivision and GL 21 Section 33, T58S, R79E will be rezoned to Single-Family Mobile Home along with the findings and as presented. Seconded by Commissioner Meeks

Discussion

Voting Yea: Commission Chair Fry, Commissioner Davis, Commissioner Meeks

Voting Nay: Commissioner O'Neil

- D. Recommendation to the Borough Assembly on a request from Skylark Park LLC to purchase borough-owned property at 1104, 1105, and 1107 Odin St, Lots 3 and 5, Skylark II Subdivision, and Government Lot 21, Section 33, T58S, R79E (PID: 01-010-752, 01-010-247, 01-010-245, 01-010-764, 01-010-766, 01-010-430

Motion made by Commissioner Davis, Seconded by Commissioner Meeks

Voting Yea: Commission Chair Fry, Commissioner Davis, Commissioner Meeks, Commissioner O'Neil

9. Non-Agenda Items

- A. Commissioner Comments

Commissioner O'Neil said she voted the way she did because she heard from people that wanted more clarity and more understanding.

Commission Chair Fry said he appreciates all who came and commented.

B. Staff Comments

Community Development Director Liz Cabrera thanked everyone for their patience.

C. The next Meeting is November 14, 2023, at 12:00pm.

10. Adjournment

The meeting adjourned at 1:16pm.

Motion made by Commissioner Davis, Seconded by Commissioner Meeks.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commissioner Meeks

Planning Commission Staff Report & Finding of Fact

Meeting Date: November 14, 2023

APPLICANT/AGENT:

Petersburg Indian Association

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Portion of Tract A, USS 1168
Portion of Tract A, USS 1168

LOT AREA:

71,469 sq ft
64,642 sq ft

LOCATION:

N 8th Street, West side of 8th
N 8th Street, East side of 8th

SURROUNDING ZONING:

North: Single Family Residential
South: Single Family Residential
East: Multiple Family Residential
West: Public Use

ZONING:

Multiple Family Residential

PID:

01-006-060
01-006-070

North: Public Use
South: Single Family Residential
East: Public Use
West: Multiple Family Residential

APPLICATION SUBMISSION DATE:

10/11/2023

I. APPLICANT REQUEST: The applicant has requested to purchase two borough-owned parcels for development of residential rental properties.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY

III. FINDINGS:

- a. Petersburg Indian Association applied to purchase borough property on N. 8th Street.
- b. The subject parcel is comprised of borough-owned vacant land. The total area is approximately 136,000 sf or just over 3 acres.
- c. Legal access to the property is from N 8th Street.
- d. The subject parcel is zoned Multiple Family Residential.
- e. The "Nature Boardwalk" trail bisects a portion of the parcel as does the continuation of that trail up to the ballfield.
- f. The surrounding area is developed with residential neighborhoods to the north and south and public school and recreational areas to the east and west.
- g. The applicant's intent is to develop residential rental properties.
- h. The purpose of Multiple Family Residential is to provide a sound residential environment for three or more one-family, two-family, or multiple-family dwellings.
- i. The current zoning is consistent with the applicant's intended use for the parcel.
- j. The application was reviewed by relevant borough departments and determined there was no public purpose need for the subject property.

Planning Commission Staff Report & Finding of Fact

Meeting Date: November 14, 2023

IV. PUBLIC NOTICE

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

V. APPLICATION REVIEW

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

b. Criteria –

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

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

VI. ACTION

Proposed motion: I move to recommend to the Borough Assembly borough-owned property located on N. 8th St, identified as parcels 01-006-060 and 01-006-070, be approved for sale along with the findings as presented.

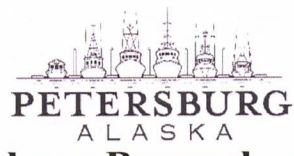
Based on the preceding findings of fact, the Petersburg Planning Commission makes the following report to the Borough Assembly:

1. The Planning Commission recommends the subject property be approved for sale.
2. The current zoning of the subject property is consistent with the intended development plans.
3. The existing trail should not be included in the sale of the parcel (or be granted a public access easement) to ensure continued use.

EXHIBITS

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

EXHIBIT A



Petersburg Borough, Alaska

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

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

Date: September 22, 2023

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

Parcel ID #(s) of Subject Property:
01006060
01006070

Proposed term of lease: _____
(total years)

Legal Description of Property:
Portion of Tract A, USS 1168
Portion of Tract A, USS 1168

Current Zoning of Property:
Multi-family Residential
Multi-family Residential

Applicant Name: Petersburg Indian Association

Applicant Mailing Address: PO Box 1410
Petersburg, AK 99833

Applicant Contact Info: Chad Wright
(phone and/or email) (907) 772-3636 tribaladmin@piatribal.org

1. Size of Area requested (identify the minimum area necessary in square feet): 64,642 & 71,469
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)

Proposed use: residential rental properties -- duplexes and small apartment buildings. PIA plans to retain ownership of the units. Rentals would be available to tribal and non-tribal citizens. Some of the units will be designated for tenants who experience mobility issues (elderly, disabled, etc). Estimated completion date for all structures: 2038 to 2043. Estimated dollar value for all structures: \$10 million. Value to the economy: (a) Increasing the rental market will benefit local employers by providing housing opportunities for new and existing employees and has the potential to attract new residents to the borough who might otherwise choose not to move here due to a lack of available housing. (b) Property tax for structures on land that is now vacant.

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

Petersburg Borough
Nels III & Holli Otness, 307 N. 8th Street
John R. Longworth, 607 Excel Street

Jay Hofschulte, Trustee, 304 N. 8th Street

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)

Borough building permits, ACOE permit

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

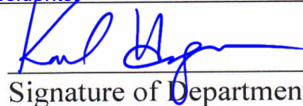
Name and address of resident agent: _____

8. Why should the Planning Commission recommend Assembly approval of this request? Petersburg Indian Association's housing plan (a) fits within the current zoning purpose and principal uses for the two parcels and (b) would serve to lessen the housing shortage that Petersburg is projected to experience for the foreseeable future.

9. How is this request consistent with the Borough's comprehensive plan? Comprehensive Plan Update (Feb 2016) - Chapter 6. "1. Goal: Housing Supply. Increase availability of affordable, quality housing, particularly . . . rentals . . ." "1. Goal: Housing Supply. (b) Encourage higher density, less expensive housing options such as duplexes . . . apartments. . ." "1. Goal: Housing Supply. (c) Encourage small housing developments with shared green spaces, maintenance and parking."

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: The water, wastewater and electric departments have no need for these lots. The housing development plan being presented by PIA will need to include provisions of extending water and sewer service to this low lying area as there is no current plan for the Borough to extend water and sewer to these lots. Power exists on 8th Street that can serve the development. I am supportive of this effort to add housing options to Petersburg residents.

 Utility Director
Signature of Department Commenter

Department Comments: Community Development has no need for these 2 parcels.


Signature of Department Commenter

Department Comments: Public works has no need for these two parcels. Any road or drainage work will will need to be approved by Public Works.

 Public Works Director
Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

NOTICE TO APPLICANT(s):

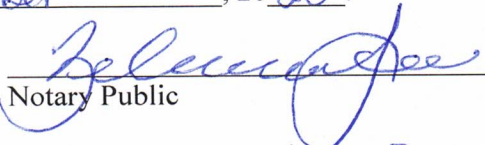
Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.

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

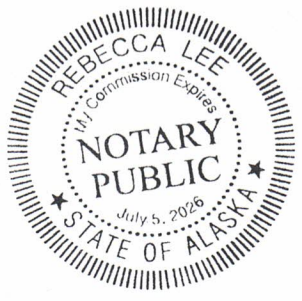
Please sign application in the presence of a Notary Public.

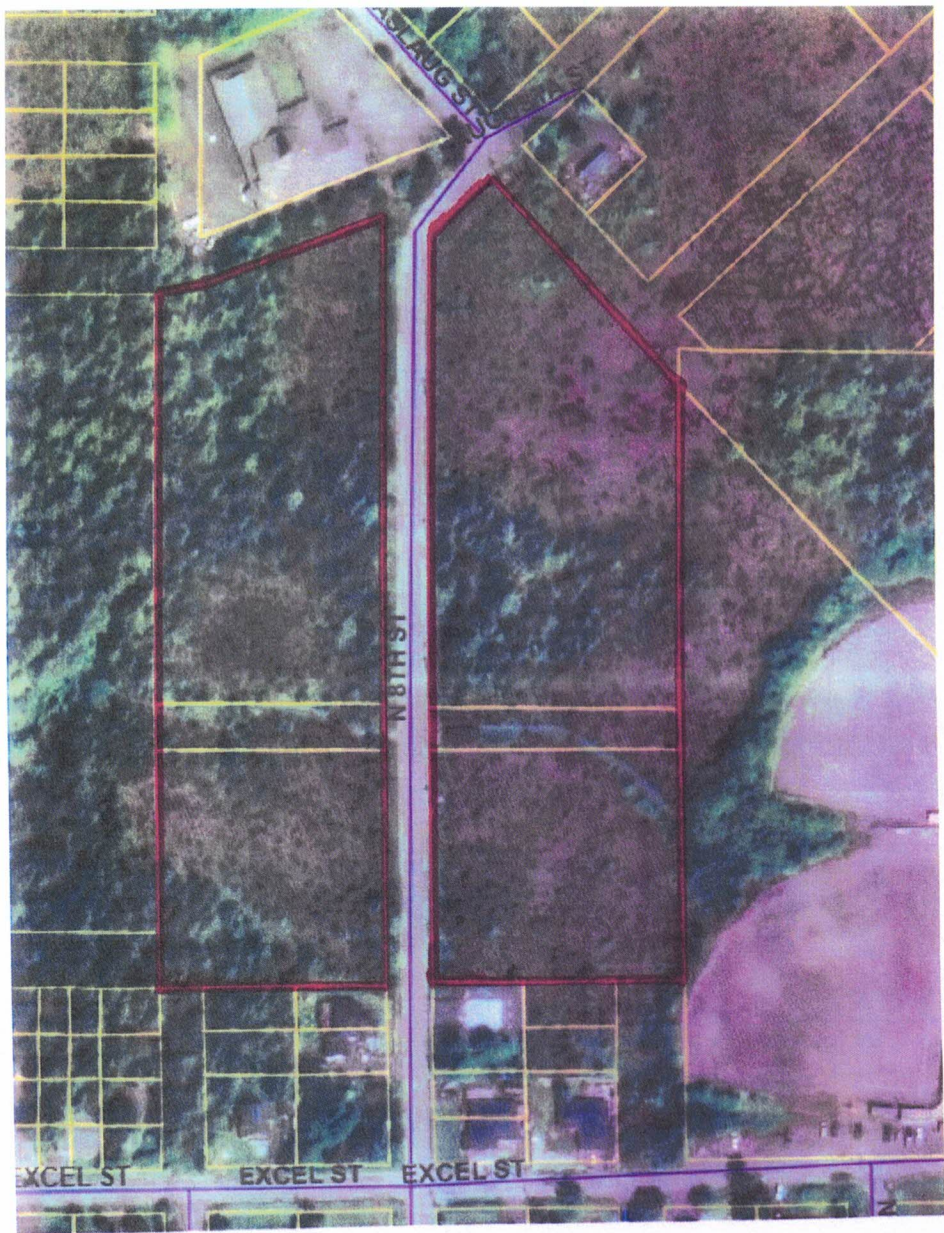

Applicant/Applicant's Representative

Subscribed and sworn to by Chad Wright, who personally appeared
before me this 25 day of September, 2023.


Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: July 5, 2026





Petersburg Borough Parcels

N. 8th Street

01-006-060 & 01-006-070



Item 7A.

October 23, 2023



**JOHNSON CARLEE RAE BAXTER-MCINTOSH RANS
 PO BOX 2162
 PETERSBURG, AK 99833-2162**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Recommendation to the Borough Assembly on an application from the Petersburg Indian Association to purchase borough-owned property located on N. 8th St. (PID: 01-006-060, 01-006-070).

The public hearing and consideration of the application will be held:	Tuesday, November 14th 2023, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

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

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

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

Sincerely,

Liz Cabrera,
 Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
PETERSBURG INDIAN ASSOCIATION		PO BOX 1410	PETERSBURG	AK	99833-1410
ANDERSON PAUL	ANDERSON DARLENE	PO BOX 1454	PETERSBURG	AK	99833-1454
ANDERSON RODNEY	ANDERSON MELINDA	PO BOX 849	PETERSBURG	AK	99833-0849
BEAL R WILLIAM	BEAL TERRIE L	PO BOX 561	PETERSBURG	AK	99833-0561
BELL DUANE E	BELL DIANE	PO BOX 1301	PETERSBURG	AK	99833-1301
BERGMANN WILLIAM BERGMANN JOYCE A		PO BOX 130	PETERSBURG	AK	99833-0130
CARR REED T	CARR TONYA J	PO BOX 2168	PETERSBURG	AK	99833-2168
CLEMENS GEORGE D	CLEMENS MARY A	PO BOX 865	PETERSBURG	AK	99833-0865
COLLISON JEREMY N	COLLISON MARISSA A	PO BOX 1702	PETERSBURG	AK	99833-1702
CORNELIUS DONALD A	CORNELIUS KAREN A	PO BOX 1727	PETERSBURG	AK	99833-1727
CORRAO CHELSEA		PO BOX 1812	PETERSBURG	AK	99833-1812
CURTISS CRAIG CURTISS NANCY A		PO BOX 693	PETERSBURG	AK	99833-0693
DUNHAM LARRY D	MACDONALD LARINE H	PO BOX 424	PETERSBURG	AK	99833-0424
EILENBERGER MARILYN H		PO BOX 503	PETERSBURG	AK	99833-0503
EMMENEGGER DENNIS G	EMMENEGGER KATHRYN E	PO BOX 730	PETERSBURG	AK	99833-0730
EWING LYNN R	EWING DONNA M	PO BOX 1335	PETERSBURG	AK	99833-1335
FREEMAN HARLAN F	FREEMAN SHARON A	PO BOX 207	PETERSBURG	AK	99833-0207
GCI COMMUNICATION CORPORATION LESSEE		2550 DENALI ST STE 1000	ANCHORAGE	AK	99503
HALTINER FRED E HALTINER KAREN R		PO BOX 408	PETERSBURG	AK	99833-0408
HINDE BENJAMIN	HINDE MARCIE	PO BOX 2099	PETERSBURG	AK	99833-2099
HOFSCHULTE JAY		PO BOX 775497	STEAMBOAT SPR CO		80477
JOHNSON CARLEE RAE	BAXTER-MCINTOSH RANS	PO BOX 2162	PETERSBURG	AK	99833-2162
KAER JOHN C	KAER VICTORIA G	PO BOX 716	PETERSBURG	AK	99833-0716
KAINO DOUGLAS	MCNUTT NAN	PO BOX 295	PETERSBURG	AK	99833-0295
KAINO TEDDY T	KAINO SHIGEKO	PO BOX 265	PETERSBURG	AK	99833-0265
KIVISTO KURT	KIVISTO SHARON	PO BOX 1036	PETERSBURG	AK	99833-1036
LAMBE KELSEY	MCCAY TREVOR	PO BOX 631	PETERSBURG	AK	99833-0631
LEONARD MICHAEL		PO BOX 676	PETERSBURG	AK	99833-0676
LIGHTHOUSE ASSEMBLY OF GOD		PO BOX 49	PETERSBURG	AK	99833-0049
LITTLETON RYAN		PO BOX 2143	PETERSBURG	AK	99833-2143
LONGWORTH JOHN R		PO BOX 773	PETERSBURG	AK	99833-0773
LUTHERAN CHURCH		PO BOX 709	PETERSBURG	AK	99833-0709
MALONE ALAN J		PO BOX 135	PETERSBURG	AK	99833-0135
MAROHL AARON B		PO BOX 255	PETERSBURG	AK	99833-0255
MARTIN DAVID S		PO BOX 88	PETERSBURG	AK	99833-0088
MARTIN ROBERT W	MARTIN BECKY J	PO BOX 357	PETERSBURG	AK	99833-0357
MAZZELLA DAVID A	MAZZELLA HILLARY G	PO BOX 650	PETERSBURG	AK	99833-0650
MEDALEN HAROLD D	MEDALEN CHRISTINE	PO BOX 821	PETERSBURG	AK	99833-0821
MIDKIFF EARL	MIDKIFF SHANNON	PO BOX 1728	PETERSBURG	AK	99833-1728
MOORE JOSHUA A	MOORE VICTORIA R	PO BOX 2015	PETERSBURG	AK	99833-2015
NELSON DONALD NELSON BETTY		PO BOX 442	PETERSBURG	AK	99833-0442
NEWLUN NEIL	NEWLUN MARGARET	PO BOX 957	PETERSBURG	AK	99833-0957
OCHOA RAYMOND		PO BOX 2138	PETERSBURG	AK	99833-2138
OHMER DAVE N		PO BOX 13	PETERSBURG	AK	99833-0013
OTNESS HOLLI	OTNESS NELS	PO BOX 2058	PETERSBURG	AK	99833-2058
OTNESS NELS K III	OTNESS HOLLI I	PO BOX 716	PETERSBURG	AK	99833-0716
OVERDORFF ERIC C	OVERDORFF KELLY J	PO BOX 247	PETERSBURG	AK	99833-0247
PETERSBURG LITTLE LEAGUE LESSEE		PO BOX 1577	PETERSBURG	AK	99833-1577
PETERSBURG BOROUGH SCHOOLS		PO BOX 289	PETERSBURG	AK	99833-0289
PETERSBURG CHILDREN CENTER		PO BOX 138	PETERSBURG	AK	99833-0138
RESSLER CHARLES	RESSLER LOIS V	PO BOX 1313	PETERSBURG	AK	99833-1313
RONNE BILL H	RONNE RITA J	PO BOX 1035	PETERSBURG	AK	99833-1035
SPEL DONALD & TAUSHA	SPEL KOREN	PO BOX 1407	PETERSBURG	AK	99833-1407
STANTON GREGOR JAY	STANTON GREGOR LEA	PO BOX 2155	PETERSBURG	AK	99833-2155
STEELE WILLIAM		PO BOX 2004	PETERSBURG	AK	99833-2004
STEWART DAVID L		PO BOX 1018	PETERSBURG	AK	99833-1018
THOMAS BRANDON RANSOM		PO BOX 333	PETERSBURG	AK	99833-0333
THOMPSON FLOYD A		PO BOX 1436	PETERSBURG	AK	99833-1436
THOMPSON HAROLD K	THOMPSON ELIZABETH M	PO BOX 1631	PETERSBURG	AK	99833-1631
THORSEN STACEY A	THORSEN DEREK	PO BOX 784	PETERSBURG	AK	99833-0784
TURLAND BECKY A		PO BOX 1987	PETERSBURG	AK	99833-1987
US COAST GUARD		PO BOX 1290	PETERSBURG	AK	99833-1290
WARE WILLIAM A	WARE CHRISTINE J	PO BOX 672	PETERSBURG	AK	99833-0672
WELDE DOUGLAS		PO BOX 875	PETERSBURG	AK	99833-0875
WELDE RACHEL		PO BOX 1245	PETERSBURG	AK	99833-1245
WELLNER MICHAEL	WELLNER JENNIFER	PO BOX 1591	PETERSBURG	AK	99833-1591
WILKINSON TIM	WILKINSON RAE	PO BOX 895	PETERSBURG	AK	99833-0895
WRIGHT CHADWICK C	JOHNSON SARAH A	PO BOX 1956	PETERSBURG	AK	99833-1956
YUEN KEN	VIEN VIVIAN	PO BOX 1689	PETERSBURG	AK	99833-1689

Planning Commission Staff Report & Finding of Fact

Meeting Date: November 14, 2023

APPLICANT/AGENT:

John and Miriam Swanson

OWNER(S), IF DIFFERENT:

Petersburg Borough (Ramona St)

LEGAL DESCRIPTION:

Lot 10, Block 234, USS 1252A

LOT AREA:

13,782 Sq Ft

LOCATION:

1320 N Nordic Drive

SURROUNDING ZONING:

North: SFR
South: SFR
East: SFR
West: SFR

ZONING:

Single Family Residential (SFR)

PID:

01-002-161

APPLICATION SUBMISSION DATE:

October 9, 2023

RECOMMENDATION:

Approve

I. APPLICANT REQUEST: The applicant is requesting approval of a preliminary plat for a major subdivision.

II. APPLICABLE CODES:

- 18.24 MAJOR SUBDIVISION
- 18.30 VACATION
- 19.20 SINGLE-FAMILY RESIDENTIAL

III. FINDING:

- a. The subject property is a through lot on North Nordic Drive and an adjacent undeveloped right-of-way. The subject property is adjacent to municipal water, wastewater, and electric utilities.
- b. The surrounding area is partially developed with residential dwellings.
- c. The stated intended use of the property is:
 - a. Lot 10A to be acquired by the Petersburg Borough for use as the site of a new wet well and valve vault as part of the Pumpstation #4 reconstruction project.
 - b. Lot 10B will remain in private ownership and zoned single-family residential.
 - c. See details in attached memo from Karl Hagerman.
- d. Currently, Lot 10 is of an usual shape and does not meet the minimum lot size or road frontage for the single-family residential district.
- e. The proposed Lot 10A would be a substandard lot and would not meet the minimum size nor road frontage for the single-family residential district.
- f. Lot 10A will be acquired by the borough for the utility department’s use and is not intended for future residential development. The limited use of the parcel will not be detrimental to public safety, welfare or injurious to adjacent properties.
- g. Following the subdivision, Lot 10B will no longer have direct access to N Nordic though electric utilities will be available from Valkyrie St.

Planning Commission Staff Report & Finding of Fact

Meeting Date:

- h. The proposed vacation eliminates most of the existing Ramona St right-of-way between N. Nordic and Valkyrie St. The vacated portion of Ramona St will attach to the adjacent lot to create Lot 10B.

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

The application is classified as a request to approve a preliminary plat and platting variance and partial vacation of a borough right-of-way.

a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Proposed Lots	Analysis
Minimum Lot Size	8,000	Lot 10A – 2,080 sf Lot 10B – 11,702 sf	Lot 10A is substandard but will be owned by the borough.
Minimum Road Frontage	80 ft	Lot 10A – 36.58 ft Lot 10B- 100 ft	Road frontage for Lot 10A is substandard, but the lot will be owned by the borough.
Front Yard	20'		For Lot 10A, all improvements will be underground.
Rear Yard	20'		For Lot 10A, all improvements will be underground.
Side Yard	10'		For Lot 10A, all improvements will be underground.
Max. Height	32'		For Lot 10A, all improvements will be underground.
Max Lot Coverage	35%		For Lot 10A, all improvements will be underground.
Fire Code Separation	N/A		
Off-street Parking	N/A		
Max Height Fence	6 feet		

- c. Criteria – Per 18.24, 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.

PRELIMINARY PLAT	
A sketch plat was submitted and a pre-application conference with planning staff occurred.	Conforms
Application submitted no less than 30 days before the regular meeting of the platting board	Application was submitted on October 9, 2023
Plat prepared by a licensed land surveyor.	Conforms

Planning Commission Staff Report & Finding of Fact

Meeting Date:

The preliminary plat submitted was reviewed for consistency with the requirements of PMC 18.24.040, Preliminary plat submission requirements.	Conforms
Per adopted flood insurance maps, the subject property is not located within a flood hazard area (PMC 18.24.040(D)).	Conforms
Drainage/Stream easement (PMC 18.24.080(C)2).	N/A
The application was distributed to borough departments (Power & Light, Water/Wastewater, Public Works, Fire, Community Development) for review.	Emailed to Departments on October 11, 2023. No comments.
VACATION	
The proposed plat requires a vacation of a public dedication of land.	An application and map for vacation of a borough-owned right-of-way were submitted (PMC18.24.030(A)).

VI. ACTION

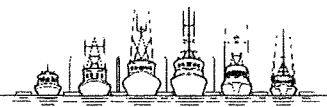
Proposed motion: I move to approve the preliminary plat of the Lot 10 Consolidation Subdivision along with the findings of fact as presented.

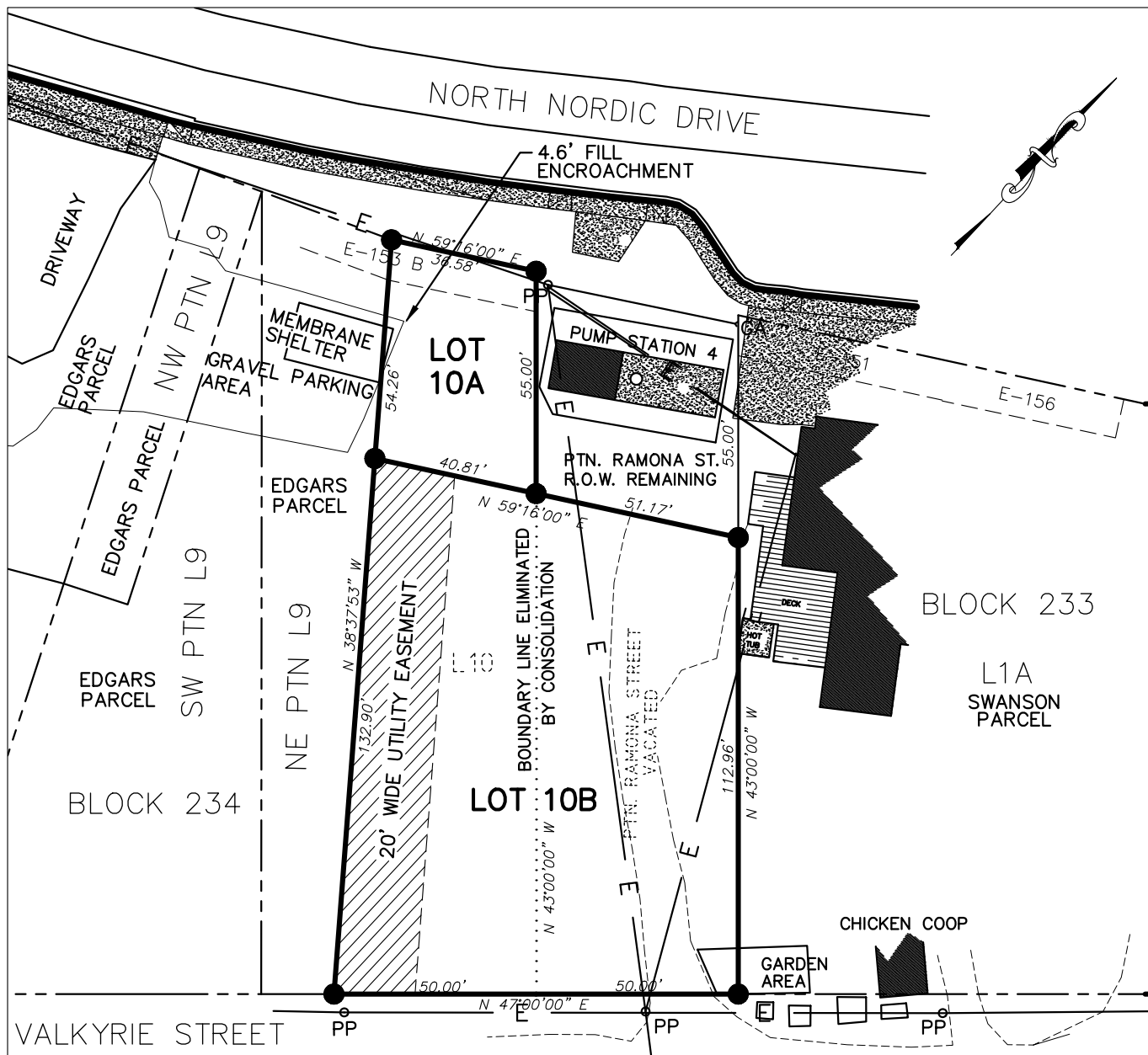
Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Board, makes the following determination:

- a. The proposed preliminary plat meets the general conditions outlined in Title 18.
- b. The vacation of a portion of the Ramona St right-of-way allows for creation of a legal sized lot (Lot 10B), which would be suitable for future residential development.
- c. Lot 10A meets the criteria for a platting variance for lot size and road frontage under 18.32.
- d. Lot 10A is not intended for future residential development and will be acquired by the borough for use by the wastewater utility.
- e. As a condition of approval, the Applicant/Owner shall:
 - Submit a final 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.
 - Submit a current Certificate to Plat.

EXHIBITS

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

 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE:
		PUBLIC NOTICE FEE: \$70.00
		TOTAL:
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME <i>JOHN & MIRIAM SWANSON</i>		NAME <i>SAME</i>
MAILING ADDRESS <i>P.O. Box 1546</i>		MAILING ADDRESS
CITY/STATE/ZIP <i>PETERSBURG AK 99833</i>		CITY/STATE/ZIP
PHONE <i>907-518-0715</i>		PHONE
EMAIL <i>JSWANSON71@YAHOO.COM</i>		EMAIL
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <i>1320 N. NORDIC DRIVE</i>		
PARCEL ID: <i>01002161</i>	ZONE: <i>SFR</i>	OVERLAY:
CURRENT USE OF PROPERTY: <i>VACANT</i>		LOT SIZE:
PROPOSED USE OF PROPERTY (IF DIFFERENT): <i>VACANT / POTENTIAL FUTURE RESIDENCE / MUNICIPAL SEWER PUMP STATION</i>		
CURRENT OR PLANNED SEWER SYSTEM: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
CURRENT OR PLANNED WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): <i>VALKYRIE STREET</i>		
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): <i>John R. Swanson Miriam Swanson</i>		Date: <i>Oct. 6, 2023</i>
Owner: _____	Date: _____	
Owner: _____	Date: _____	
Owner: _____	Date: _____	

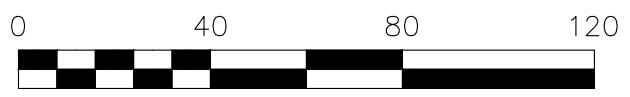


**PRELIMINARY PLAN
LOT 10 CONSOLIDATION SUBDIVISION**

A CONSOLIDATION & SUBDIVISION OF
LOT 10, BLOCK 234 OF U.S.S. 1252 AND
OF A VACATED PORTION OF RAMONA STREET R.O.W.
INTO LOTS 10A AND 10B
PETERSBURG RECORDING DISTRICT

NOTE:
THIS PLAN ASSUMES PRIOR APPROVAL OF THE
PARITAL VACATION OF RAMONA STREET.
EXISTING LOT 10 IS OWNED BY SWANSON.

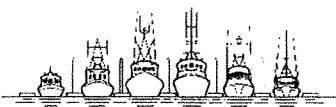
AREA SUMMARY:
PTN. RAMONA VACATED & ABSORBED
INTO LOT 10B = 5,920 S.F.
PTN. LOT 10 TO LOT 10B = 5,782 S.F.
PTN. LOT 10 TO LOT 10A = 2,080 S.F.
BOROUGH TOTAL = 2,080 S.F.
SWANSON TOTAL = 11,702 S.F.
RAMONA R.O.W. REMAINING = 2,750 S.F.

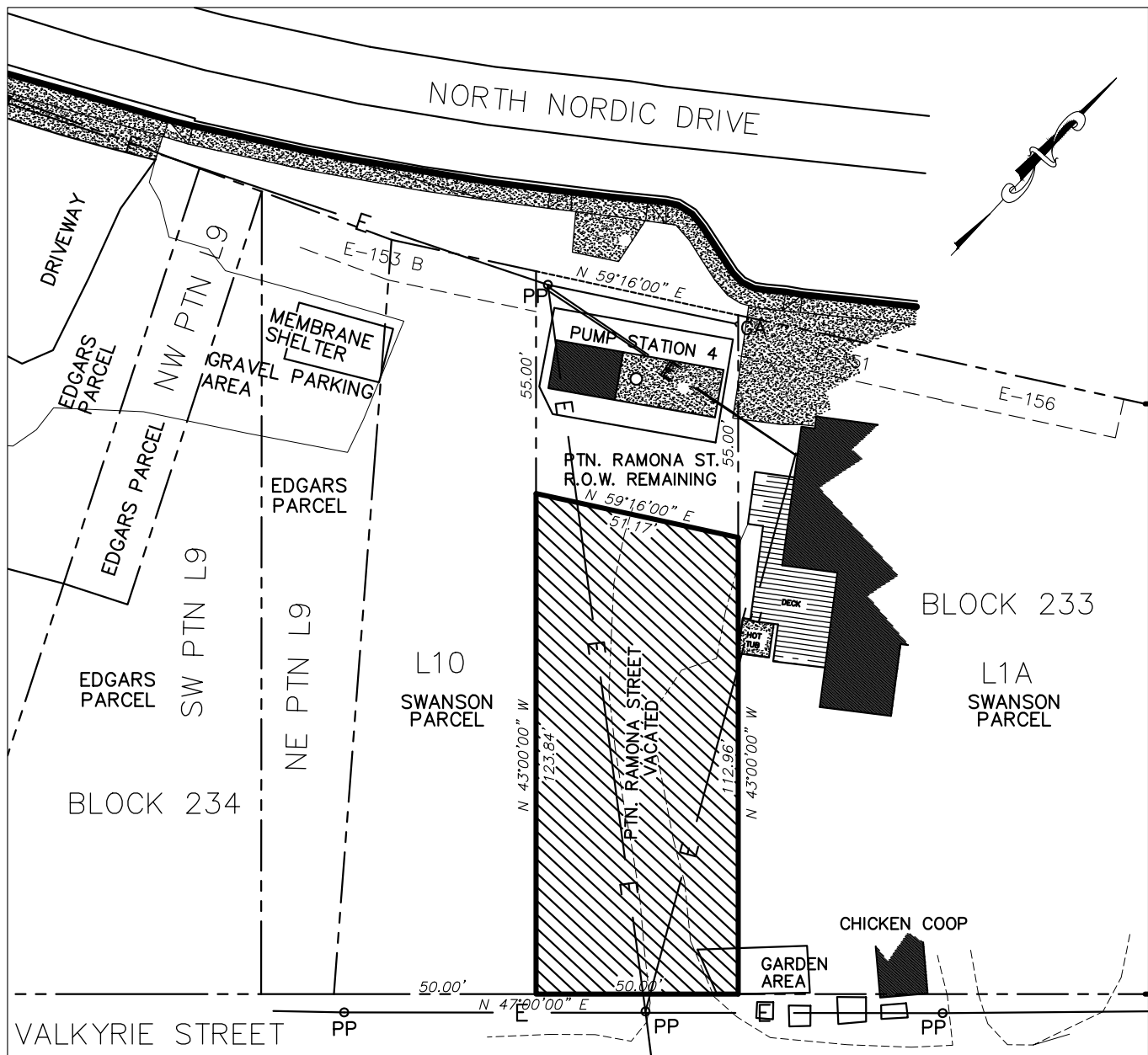


SURVEYOR
CENTRAL SOUTHEAST SURVEYORS
P.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075

SURVEY COMPLETED 10/05/23 **DRAWN BY D.C.T.**

DRAWING No. LT10 BLK234 CON/SUBD 2023

 PETERSBURG BOROUGH R.O.W. VACATION		CODE TO:	110.000.404110	
		BASE FEE:	\$50.00	
		PUBLIC NOTICE FEE:	\$70.00	
		TOTAL:	\$120.00	
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:		
APPLICANT/AGENT:		PROPERTY OWNER(S):		
NAME JOHN & MIRIAM SWANSON		NAME SAME		
MAILING ADDRESS P.O. Box 1546		MAILING ADDRESS		
CITY/STATE/ZIP PETERSBURG AK 99833		CITY/STATE/ZIP		
PHONE 907-518-0715		PHONE		
EMAIL JSWANSON71@YAHOO.COM		EMAIL		
Adjacent Properties				
Number of Lots/Parcels Affected by Vacation: 2 LOTS - 01002161 - 01002160 -		Subdivision:	Plat #:	
SUBMITTALS:				
Please include a copy of plat. <input checked="" type="checkbox"/>				
SIGNATURE(S):				
I (we) do hereby apply for a vacation of the borough owned easement/right-of-way/land in accordance with the provisions of Title 18, SUBDIVISIONS of the Petersburg Municipal Code. PORTION OF RAMONA STREET RIGHT-OF-WAY.				
I (we) am (are) the owners of the real estate which borders said borough-owned easement/right-of-way/and, which is generally described above.				
Lot/Block	Owner(s) Name	Mailing Address	Email	Phone
1A/233	JOHN & MIRIAM SWANSON	PO BOX 1546	JSWANSON71@YAHOO.COM	907-518-0715
X	Owner Signature: <i>John R. Swanson</i>		<i>Miriam Swanson</i>	
10/234	JOHN & MIRIAM SWANSON	PO BOX 1546	JSWANSON71@YAHOO.COM	907-518-0715
X	Owner Signature: <i>John R. Swanson</i>		<i>Miriam Swanson</i>	
Owner Signature:				
Owner Signature:				
Owner Signature:				



**PRELIMINARY PLAN
RAMONA STREET PARTIAL VACATION**

A VACATION OF A PORTION OF RAMONA STREET
NORTH OF ITS INTERSECTION WITH VALKYRIE STREET
AND SOUTH OF ITS INTERSECTION WITH NORTH
NORDIC DRIVE
PETERSBURG RECORDING DISTRICT

AREA SUMMARY:
PTN. RAMONA VACATED = 5,920 S.F.
PTN. RAMONA R.O.W. REMAINING = 2,750 S.F.




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

SURVEY COMPLETED 10/05/23 **DRAWN BY D.C.T.**

DRAWING No. RAMONA ST. PARTIAL VACATION 2023

MEMORANDUM

TO: PETERSBURG BOROUGH PLANNING COMMISSION
FROM: KARL HAGERMAN, UTILITY DIRECTOR 
SUBJECT: LAND EXCHANGE TO BENEFIT PUMPSTATION 4 PROJECT
DATE: 10/19/2023
CC: LIZ CABRERA, ECONOMIC DEVELOPMENT DIRECTOR
 STEVE GIESBRECHT, BOROUGH MANAGER
 DEBRA THOMPSON, BOROUGH CLERK
 JODY TOW, FINANCE DIRECTOR

The Pumpstation 4 Force Main project has been in development for some time. It is located near Hungry Point on North Nordic Drive and pumps community wastewater from all points south of that location to a gravity main about 1,100 feet closer to the final pump station in our system. Currently, the project has achieved 65% design completion by PND Engineers, with 95% completion scheduled to be achieved by the end of September. The project is anticipating a bid advertisement to start in late October with construction occurring next year.

However, one requirement of the project is to procure a portion of private land adjacent to the pump station in order to site the new wetwell and valve vault. As this station is particularly deep and is the second largest pump station in our system, it was not economically feasible to decommission the current pumps and replace them in the same footprint as the existing station. Utilizing vacant land adjacent to the station provides enough space for a deep excavation without impacting generator shed foundations and aids in the constructability of the project by eliminating a large expense for bypass pumping during the work.

The owner of the adjacent land (John and Miriam Swanson) is amenable to working with the Borough to make land available for the project. The manner in which the wastewater department would like to proceed is through a process of right of way vacation, followed by a major subdivision of Lot 10 (1320 N Nordic Drive) and conditional use permit to use the newly procured property for public utility purposes. The process is described in further detail below.

1. September 18, 2023: The Borough Assembly passed a motion approving of the concept of the land acquisition and moving forward with Ramona Street Right of Way Vacation – referring the issue to the Planning Commission.
2. The Planning Commission must review the request for the right of way vacation and the dedication of the vacated right of way to Lot 10 at 1320 N Nordic Drive and provides recommendations to the Assembly. The Assembly will receive the recommendations and have the final decision insofar as the vacation of Borough property.
3. Concurrently with the vacation request, the Planning Commission will receive and consider a Major Subdivision application of Lot 10 to separate the land being requested for the new pump station. The Commission may approve of the subdivision under their authority without making recommendations to the Assembly.
4. Lastly, the WW department will seek a conditional use permit through the Planning Commission to site and operate utility infrastructure in a lot zoned for single family residential use.

The goal of this process is to acquire permanent Borough ownership of lands where the pump station will be located, to vacate right of way and increase the size of the private land owner’s Lot 10 so that

no substandard lot size will remain after the project's completion and to move overhead infrastructure to underground in the vicinity of the pump station by way of a utility easement on private property.

A preliminary plat of the vacation request and also the subdivision will be provided along with the applications for both.

It is important to note that while the Borough Wastewater department has instigated this land acquisition, the Swansons are the legal owners of lands that are impacted by this process. Therefore, the applications are presented with the Swansons as the applicant, but the Wastewater department is the driving force behind the process and will be paying for all application fees.

Please consider approval of the Vacation Request of Ramona Street as depicted on the preliminary plat, and further please consider approval of the major subdivision plat in order for the Borough to secure the property in question and maintain progress on this important project.

Thank you.

Swanson Property & Borough R.O.W.
1320 N. Nordic Drive
01-002-161 & Ramona St. R.O.W.

EXHIBIT B





October 23, 2023

**KRAVITZ MARY KRAVITZ GARRETT
PO BOX 2073
PETERSBURG, AK 99833-2073**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Consideration of an application from John and Miriam Swanson for a major subdivision and vacation of a portion of the Ramona St. right-of-way at 1320 Nordic Dr. (PID: 01-002-161).

The public hearing and consideration of the application will be held:	Tuesday, November 14th 2023, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

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

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

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

Sincerely,

Liz Cabrera,
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
SWANSON JOHN R	SWANSON MIRIAM M	PO BOX 1546	PETERSBURG	AK	99833-1546
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
ALBERG KAYLYNN		17904 3RD AVE NW	SHORELINE	WA	98177
BIGGERS PATRICIA L		PO BOX 1633	PETERSBURG	AK	99833-1633
BIRCHELL CURTIS W	BIRCHELL KRISTI A	PO BOX 12	PETERSBURG	AK	99833-0012
CORRAO KARLA M		PO BOX 1066	PETERSBURG	AK	99833-1066
CURRY CLYDE	CURRY JEAN	PO BOX 572	PETERSBURG	AK	99833-0572
EDGARS GORDON	EDGARS SANDRA	PO BOX 641	PETERSBURG	AK	99833-0641
EDGARS JIM	JESTEL ALISA	PO BOX 1814	PETERSBURG	AK	99833-1814
HARAI SUSAN E		PO BOX 612	PETERSBURG	AK	99833-0612
JAKOBSEN MAGNUS A	JAKOBSEN PAULINE G	PO BOX 201	PETERSBURG	AK	99833-0201
KRAVITZ MARY	KRAVITZ GARRETT	PO BOX 2073	PETERSBURG	AK	99833-2073
KVERNVIK JERALD A	KVERNVIK JANICE K	PO BOX 1221	PETERSBURG	AK	99833-1221
LYONS COLT H	CRAIN CAROLINE	PO BOX 74	PETERSBURG	AK	99833-0074
MARTINSEN JAMES H	MARTINSEN DONNA	PO BOX 385	PETERSBURG	AK	99833-0385
MARTINSEN JUDINE M	BISSET GEORGE J	PO BOX 2112	PETERSBURG	AK	99833-2112
NILSEN MATT J	NILSEN VALAREE J	PO BOX 1463	PETERSBURG	AK	99833-1463
OHMER JUDY M		PO BOX 372	PETERSBURG	AK	99833-0372
RAVEN 1 LLC		307 NE 7TH ST	MCMINNVILLE	OR	97128
STOLPE BJORN H	STOLPE SHANNON R	PO BOX 1487	PETERSBURG	AK	99833-1487
STOLPE JAMES D STOLPE TERESA G		PO BOX 1466	PETERSBURG	AK	99833-1466

Planning Commission Staff Report & Finding of Fact

Meeting Date: November 14, 2023

APPLICANT/AGENT:

Dave Thynes

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lots 3-8, Block 264,
Northeast Subdivision

LOT AREA:

50,000 Sq Ft

LOCATION:

Undeveloped property
Between Lake St. and Augusta St.

SURROUNDING ZONING:

North: SFR
South: SFR
East: SFR
West: SFR

ZONING:

Single-Family Residential (SFR)

PID:

01-003-473, -475, -476, -477, -480, 481

RECOMMENDATION:

Approve

APPLICATION SUBMISSION DATE:

I. APPLICANT REQUEST: The applicant is requesting a replat of Lots 3-8, Blk 264, Northeast Subdivision creating a 50-foot R.O.W.

II. APPLICABLE CODES:

- 18.19 REPLAT
- 19.20 SINGLE-FAMILY RESIDENTIAL

III. FINDING:

- a. Subject property is borough-owned vacant land located between the Lake St and Augusta St rights-of-way, near Hungry Pt.
- b. Currently, only 2 of the existing lots (Lots 3&8) meet minimum lot size. The remaining lots are substandard.
- c. The properties are not adjacent to municipal water, wastewater, power, or developed roads.
- d. The proposed replat would create a new 50' right of way through block 264, eliminating Lot 3 and Lot 8.
- e. The replat creates a new Block 265 and replats the four remaining lots into legal sized lots of 10,000 sf each (Lots 4A, 5A, 6A, and 7A.)
- f. The replat is part of the Pumpstation #4 reconstruction project. As part of the project, the
- g. The new right-of-way will be used to lay a new wastewater line from Pumpstation #4, located on N Nordic Drive to Sandy Beach Rd.

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

The application is classified as a request to replat.

a. ZONING DISTRICT STANDARDS

Planning Commission Staff Report & Finding of Fact

Meeting Date: November 14, 2023

Minimum Standards for Zoning District and Use			
	Requirement	Proposed Lots	Analysis
Minimum Lot Size	8,000 sf	10,000 sf	Conforms
Minimum Road Frontage	80'	100'	Conforms
Front Yard	20'		
Rear Yard	20'		
Side Yard	10'		
Max. Height			
Max Lot Coverage	35%		
Fire Code Separation	n/a		
Off-street Parking	n/a		
Max Height Fence	6'		

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.

VI. ACTION

Proposed motion: I move to approve a replat of Lots 3-8, Block 264, Northeast Subdivision along with the findings as presented.

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

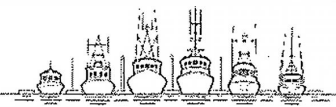
- a. The proposed subdivision meets the general conditions outlined in Title 18 for a replat.
- b. The replat creates a new right-of-way and four 10,000 sf lots.
- c. The replat is necessary for the proposed reconstruction and rerouting of the existing Pumpstation #4 wastewater line.
- d. As a condition of approval, the Applicant/Owner shall:
 - Submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording.

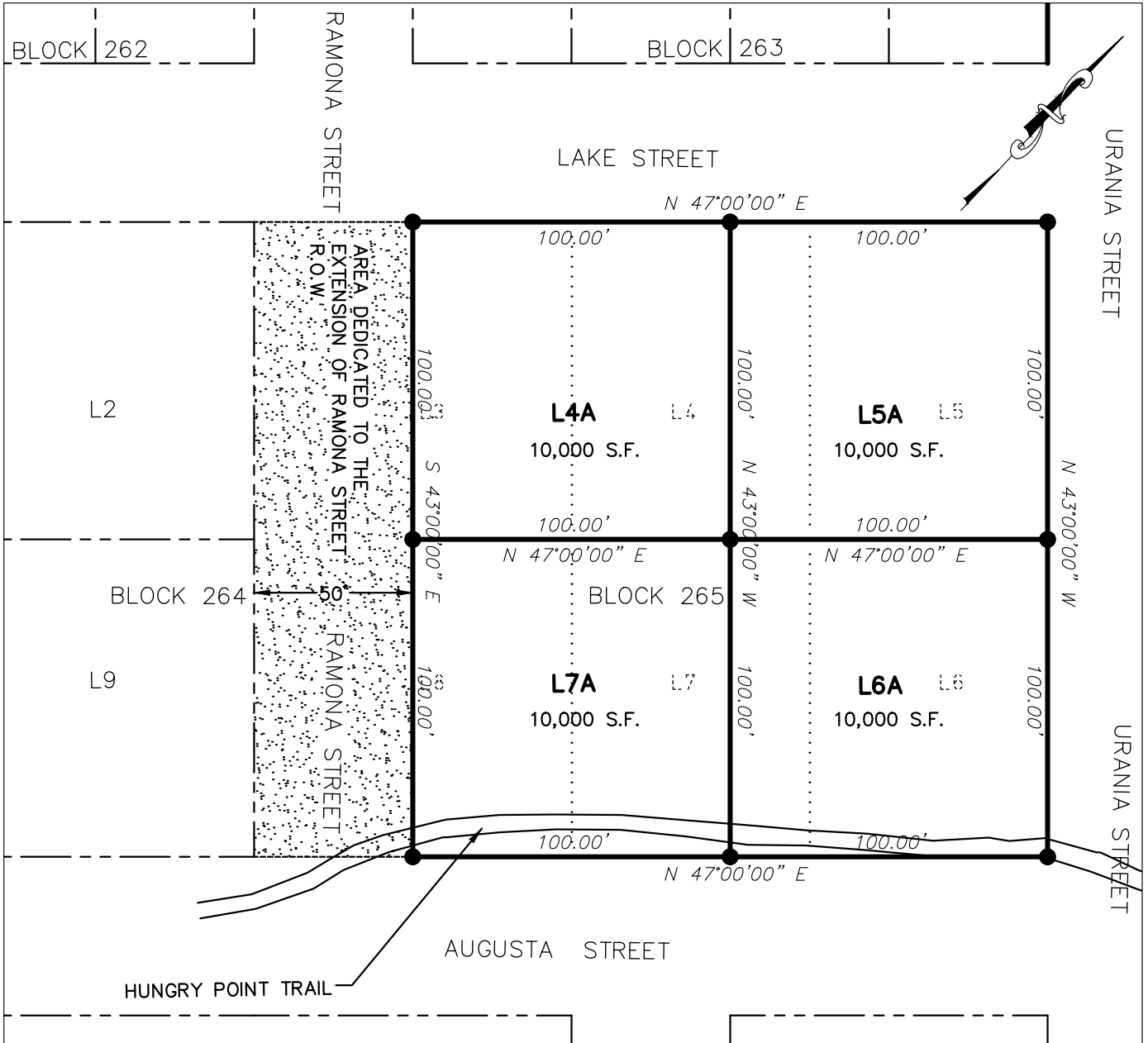
EXHIBITS

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

Exhibit A

Item 7C.

 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE: 115-
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: 185.⁰⁰
DATE RECEIVED: _____	RECEIVED BY: _____	CHECK NO. or CC: _____
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Dave Thynes		NAME Petersburg Borough
MAILING ADDRESS Box 533		MAILING ADDRESS Box 329
CITY/STATE/ZIP Petersburg/Alaska/99833		CITY/STATE/ZIP Petersburg/Alaska/99833
PHONE (907) 518-0075		PHONE _____
EMAIL fvnocona@gmail.com		EMAIL _____
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: Lot 3 through lot 8 of block 264 of U.S. Survey 1252		
PARCEL ID: 01003473,475,476,477,480,481	ZONE: SFR	OVERLAY: _____
CURRENT USE OF PROPERTY: vacant land		LOT SIZE: _____
PROPOSED USE OF PROPERTY (IF DIFFERENT): Retain S.F.R. zone but create a 50' R.O.W. to extend Ramona St		
CURRENT OR PLANNED SEWER SYSTEM: <input type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
CURRENT OR PLANNED WATER SOURCE: <input type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): Lake Street or Augusta St.		
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): _____		Date: _____
Owner: _____		Date: _____
Owner: _____		Date: _____
Owner: _____		Date: _____



**PRELIMINARY PLAN
RAMONA STREET SUBDIVISION AND
RAMONA STREET R.O.W. EXTENSION**

A CONSOLIDATION & SUBDIVISION OF
LOTS 3, 4, 5, 6, 7, & 8 BLOCK 264 OF U.S.S. 1252 TO
FORM LOTS 4A, 5A, 6A, & 7A, BLOCK 265 OF U.S.S. 1252
AND THE DEDICATION OF A 50' R.O.W. TO EXTEND
RAMONA STREET DIVIDING FORMER BLOCK 264 INTO BLOCK 264
AND BLOCK 265 OF U.S. SURVEY 1252
PETERSBURG RECORDING DISTRICT

AREA SUMMARY:

PTN. OF LOT 8 TO BE DEDICATED TO
RAMONA STREET R.O.W. = 5,000 S.F.
PTN. OF LOT 3 TO BE DEDICATED TO
RAMONA STREET R.O.W. = 5,000 S.F.
PTN. OF LOT 8 TO LOT 7A = 2,500 S.F.
PTN. OF LOT 8 TO LOT 5A = 2,500 S.F.
PTN. OF LOT 3 TO LOT 6A = 2,500 S.F.
PTN. OF LOT 3 TO LOT 4A = 2,500 S.F.
LOT 7A TOTAL = 10,000 S.F.
LOT 5A TOTAL = 10,000 S.F.
LOT 6A TOTAL = 10,000 S.F.
LOT 4A TOTAL = 10,000 S.F.

NOTE: ALL ADJOINING LOTS OWNED BY THE
PETERSBURG BOROUGH.



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

SURVEY COMPLETED 10/05/23 **DRAWN BY D.C.T.**

DRAWING No. LT10 BLK234 CON/SUBD 2023

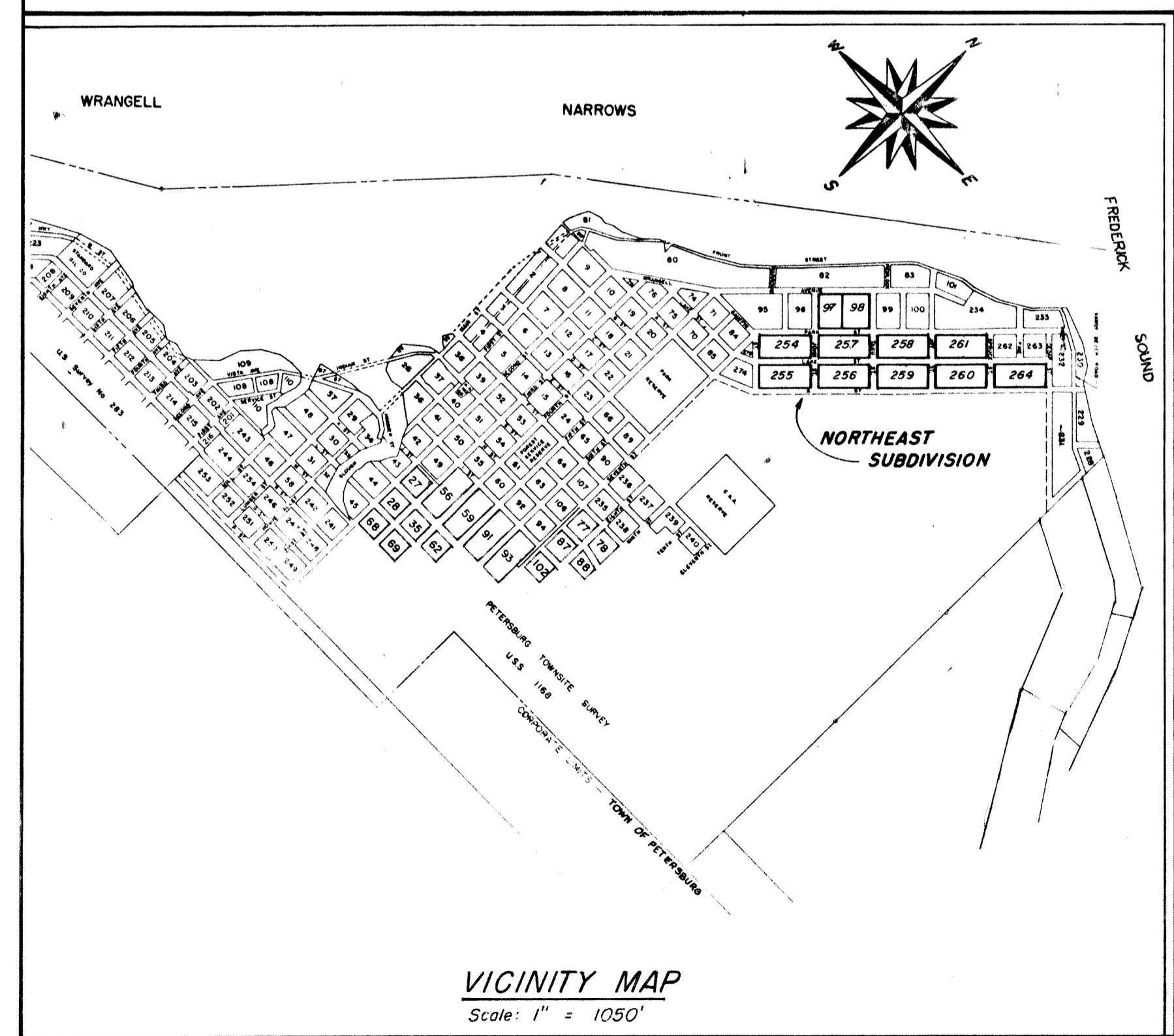
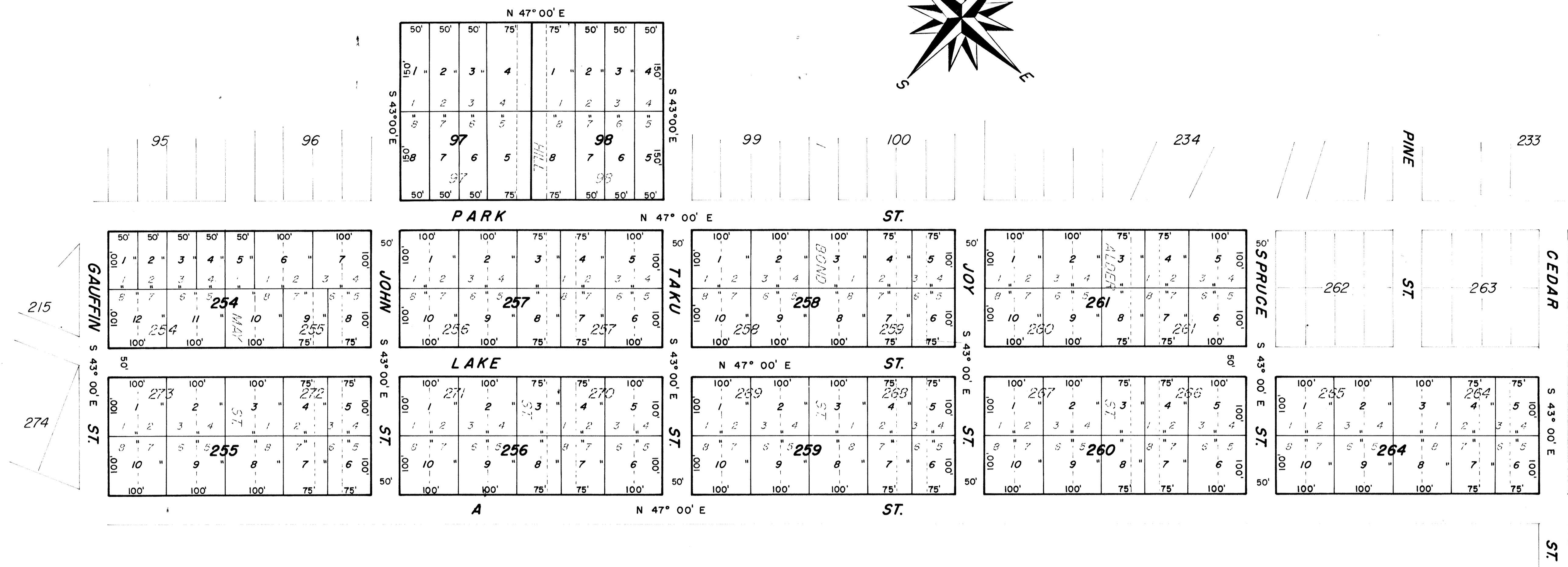
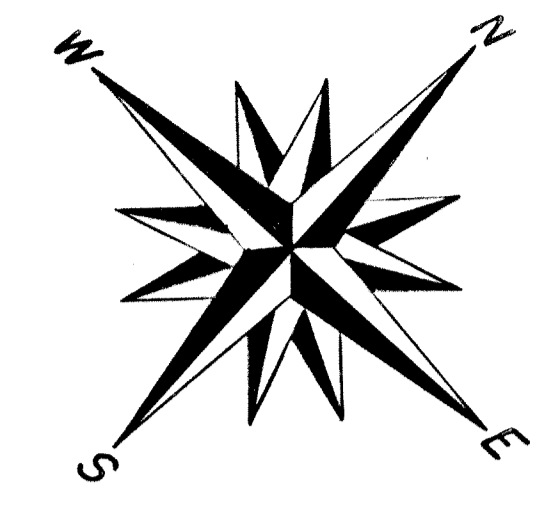
Petersburg Borough Property

01-003-480, -481, -477, -476, -475, -473
& Creation of Ramona Street Right-of-Way

Exhibit B



Drawer 1
Folder 5



CERTIFICATE OF APPROVAL
BY
CITY OF PETERSBURG PLANNING AND ZONING COMMISSION
AND BY
PETERSBURG COMMON COUNCIL

I hereby certify that the plat shown hereon was approved by order of the City of Petersburg Planning and Zoning Commission on the 5th day of September, 1967, and that the said Commission on said date ordered that the plat be recorded in the records of the District Judge, Petersburg Recording District.

Dated at Petersburg, Alaska, this 5th day of Sept, 1967
Attest:
[Signature] Chairman, City of Petersburg Planning and Zoning Commission

I hereby certify that the order of the City of Petersburg Planning and Zoning Commission approving the said plat on 5/26 was approved by resolution of the City of Petersburg Common Council dated Sept, 1967.
Dated at Petersburg, Alaska, this 5 day of Sept, 1967

Attest:
[Signature] City Clerk
[Signature] Mayor, City of Petersburg

RECORDED - FILED
Petersburg REC. DIST.
DATE January 17, 1969
TIME 3:00 P.M.
Submitted by City of Petersburg

CERTIFICATE OF REGISTERED ENGINEER
I hereby certify that I am a registered professional civil engineer and that this plat represents the survey made by me or under my direct supervision, and that all dimensional and other details are correct to the best of my knowledge.
Aug. 22, 1967



PLAT OF
NORTHEAST SUBDIVISION
RESUBDIVISION OF BLOCKS 97,98,254-261 & 264-273
TOWNSITE OF PETERSBURG
PETERSBURG, ALASKA

Scale: 1" = 100'
August 18, 1967
TONER & NORDLING • REG'T. ENGRS. • JUNEAU, ALASKA

--- INDICATES ORIGINAL BOUNDARY LINE

PETERSBURG
Serial No. 69-53



October 23, 2023

**EDGARD JAMES F JESTEL ALISA M
PO BOX 1814
PETERSBURG, AK 99833-1814**

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:
An application from the Petersburg Borough to replat Lots 3, 4, 5, 6, 7, and 8, Block 264, Northeast Subdivision to create a 50-foot right-of-way and four 10,000-sf residential lots (PID: 01-003-473, 001-003-475, 1-003-476, 01-003-477, 01-003-480, 01-003-481).

The public hearing and consideration of the application will be held:	Tuesday, November 14th 2023, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

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

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

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

Sincerely,

Liz Cabrera,
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
SWANSON JOHN R	SWANSON MIRIAM M	PO BOX 1546	PETERSBURG	AK	99833-1546
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
ALBERG KAYLYNN		17904 3RD AVE NW	SHORELINE	WA	98177
BIGGERS PATRICIA L		PO BOX 1633	PETERSBURG	AK	99833-1633
BOSWORTH DALE	BOSWORTH LESLEY	PO BOX 45	PETERSBURG	AK	99833-0045
BROCK RICHARD V	BROCK MICHELLE M	PO BOX 2127	PETERSBURG	AK	99833-2127
CORRAO KARLA M		PO BOX 1066	PETERSBURG	AK	99833-1066
CURRY CLYDE	CURRY JEAN	PO BOX 572	PETERSBURG	AK	99833-0572
CUSHING DAVID	CUSHING MARLENE	PO BOX 1356	PETERSBURG	AK	99833-1356
EDGARD JAMES F JESTEL ALISA M		PO BOX 1814	PETERSBURG	AK	99833-1814
EDGARS GORDON	EDGARS SANDRA	PO BOX 641	PETERSBURG	AK	99833-0641
ERBEY CYNTHIA ANN	GRESETH FAMILY IRREVOCABLE TRUST	PO BOX 70	PETERSBURG	AK	99833-0070
FLINT SUSAN H	FLINT CHARLES W	PO BOX 927	PETERSBURG	AK	99833-0927
HARAI SUSAN E		PO BOX 612	PETERSBURG	AK	99833-0612
JAKOBSEN MAGNUS A	JAKOBSEN PAULINE G	PO BOX 201	PETERSBURG	AK	99833-0201
KVERNVIK JERALD A	KVERNVIK JANICE K	PO BOX 1221	PETERSBURG	AK	99833-1221
LYONS COLT H	CRAIN CAROLINE	PO BOX 74	PETERSBURG	AK	99833-0074
MARTINSEN JAMES H	MARTINSEN DONNA	PO BOX 385	PETERSBURG	AK	99833-0385
MULLEN LUCAS JOEL	MULLEN HILLARY BURGESS	PO BOX 543	PETERSBURG	AK	99833-0543
NILSEN MATT J	NILSEN VALAREE J	PO BOX 1463	PETERSBURG	AK	99833-1463
OHMER JUDY M		PO BOX 372	PETERSBURG	AK	99833-0372
PEELER ZACHARY ALFRED		PO BOX 761	PETERSBURG	AK	99833-0761
PETERSON LARRY W	PETERSON SUZANNE M	PO BOX 1384	PETERSBURG	AK	99833-1384
RAVEN 1 LLC		307 NE 7TH ST	MCMINNVILLE	OR	97128
SCRIMSHER SETH		PO BOX 1233	PETERSBURG	AK	99833-1233
STOLPE BJORN H	STOLPE SHANNON R	PO BOX 1487	PETERSBURG	AK	99833-1487
STOLPE JAMES D STOLPE TERESA G		PO BOX 1466	PETERSBURG	AK	99833-1466
VILLAMOR CHAD		PO BOX 462	TOPOCK	AZ	86436

APPLICANT/AGENT:

Petersburg Borough

OWNER(S), IF DIFFERENT:

LEGAL DESCRIPTION:

Lot 4, Skylark II Subdivision, and Government Lot 13, Section 33, T58S, R79E

LOT AREA:

Lot 4: 22,530 sf
"L" Parcel: 129,875 sf

LOCATION:

See attached map

SURROUNDING ZONING (Lot 4):

North: SFR
South: PUBLIC USE
East: SFR
West: SFR

ZONING:

Lot 4: Single-Family (SFR)
"L" Parcel – Public Use

SURROUNDING ZONING ("L" PARCEL):

North: SFR
South: UNZONED
East: SFR
West: SINGLE FAMILY MOBILE HOME

PID: 01-010-243, 01-010-412

APPLICATION SUBMISSION DATE:

Initiated by Commission

1. Under PMC 19.84, an amendment to the zoning map may be initiated by the commission on its own motion.

2. At the October meeting, Chair Fry indicated that there may be interest in rezoning Lot 4, Skylark II subdivision to provide a buffer between the new Skylark development and the established neighborhood. Additionally, there has been interest in ensuring the "L" parcel also provides an ongoing buffer for the established neighborhood.

3. Lot 4 is a 22,000 sf lot that potentially could be subdivided into 2 legal lots. If the planned Skylark development proceeded, the lot would likely be close to utilities.

4. The "L" parcel is zoned Public Use and has a deed restriction placed by the State of Alaska. The borough may not sell the parcel and the parcel must be used for "public use and access purposes".

5. If the commission initiates a rezone, public notice letters will be sent out and the item added to the next agenda.

II. APPLICABLE CODES:

19.84 AMENDMENTS

VI. ACTION

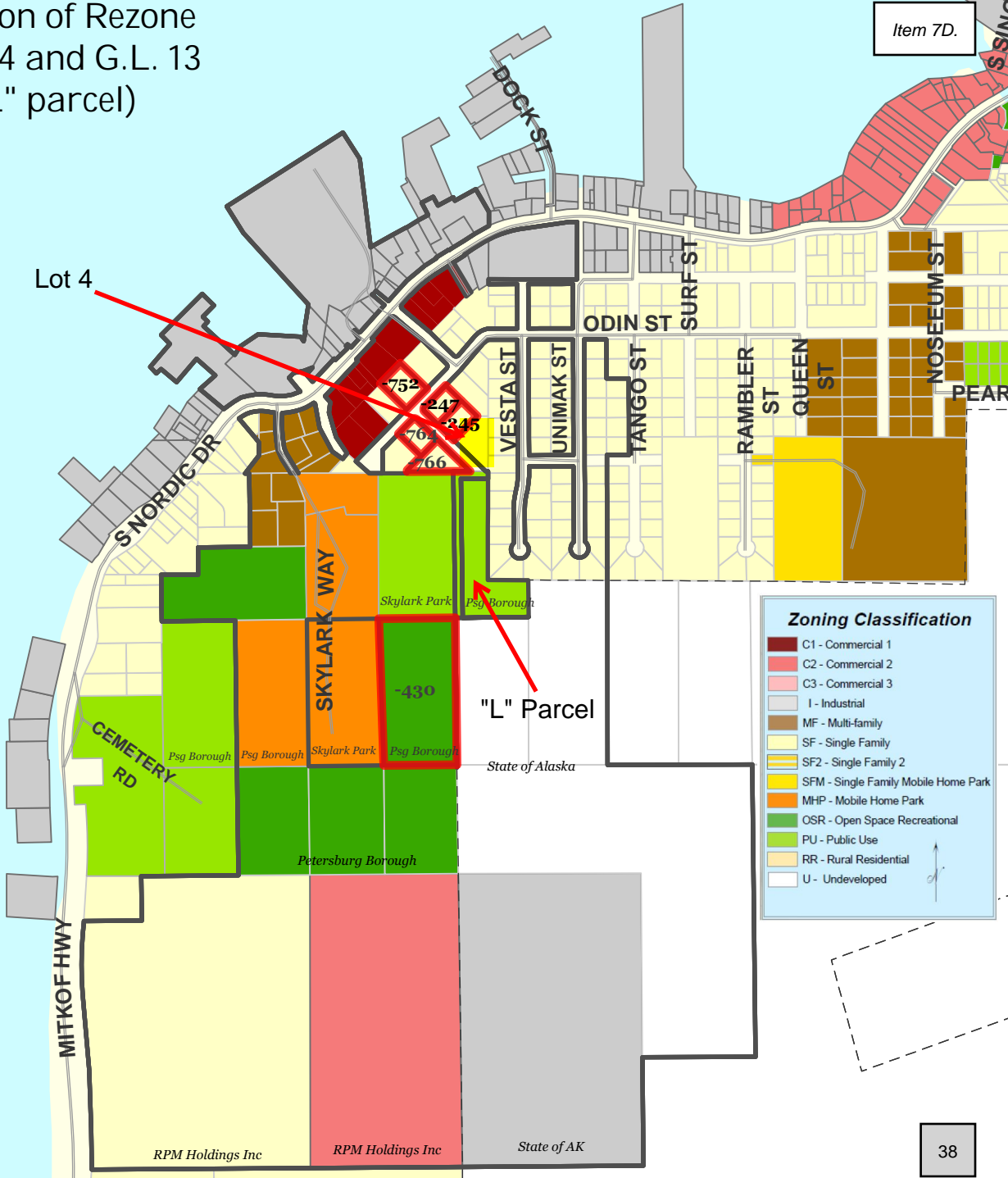
Proposed motion: I move to initiate a rezone of Lot 4, Skylark II Subdivision from Single Family Residential to Open-Space Recreation and Government Lot 13, Section 33, T58S, R79E from Public Use to Open-Space Recreation.

Initiation of Rezone for Lot 4 and G.L. 13 ("L" parcel)

Item 7D.

Lot 4

Wrangell Narrows



Zoning Classification

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