



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, April 09, 2024

12:00 PM

Assembly Chambers

You are invited to a Zoom meeting.

When: April 9, 2024, 12:00 PM Alaska

Topic: April 9, 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. March 12, 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

7. Public Hearing Items

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

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

C. Consideration of an application from Sandy Beach Holdings LLC for preliminary approval of a major subdivision at 410 Sandy Beach Rd (PID: 01-003-275).

D. Consideration of an application from Brian and Aleksandra Richards for a replat of Lots 3A & 8A, Block 30, USS 1252 located at 203 Lumber St/13 E Lansing St. (PID: 01-007-737, 01-007-738).

E. Consideration of an application from Harold Medalen for a replat of a portion of Block 57 and Lots T-113 thru T119 of ATS 9 located at 110 S Nordic Dr (PID: 01-007-540, 541, 542, 549, 550,551, 552, 553,554, 555,556,557).

8. Non-Agenda Items

A. Commissioner Comments

B. Staff Comments

C. Next Meeting is May 14, 2024, at 12:00PM.

9. Adjournment



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, March 12, 2024

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:01 PM.

2. Roll Call

PRESENT

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

ABSENT

Commissioner Jim Floyd

Commission Chair Chris Fry announced in the interest of public transparency that Commissioner Heather O'Neil had a question.

Commissioner O'Neil spoke saying she had an ex parte conversation with Commission Chair Fry about the Kegans subdivision and the two public hearing items that are being withdrawn from the agenda. Alaska Mental Health Trust is now withdrawing their application to replat for the dedication of the highway, but the commission already approved the subdivision.

Liz Cabrara spoke saying AMHT did withdraw their application after the Title Chief reviewed the subdivision. Title Chief said a replat was not necessary because DOT already had ownership of the highway. A replat would have been redundant. Liz is trying to get a copy of Title Chiefs' determination. Documentation is necessary.

Additional discussions on this topic by Commission and Liz.

3. Acceptance of Agenda

The agenda was amended to remove Public Hearing items 7A and 7B.

Motion made by Commission Vice-Chair Jensen, Seconded by Commission Secretary Dwyer.

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

4. Approval of Minutes

A. February 14, 2024, meeting minutes.

The February 14, 2024, meeting were unanimously approved.

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

5. Public Comments

None

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).

Motion made by Commission Vice-Chair Jensen, Seconded by Commission Secretary Dwyer.

Commissioner Dwyer made a correction to consent calendar item B., it should read home based business instead of home occupation.

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

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.

Withdrawn by Applicant

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.

Withdrawn by Applicant

- 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 5th ST. (PID: 01-006-125).

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

- 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 5th and Dolphin Streets (PID: 01-006-125, -127, -149, -155).

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

- 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).

Tom Kowalske spoke on his own behalf with concern that the net shed would be built to close to Cornelius Road.

Discussion between Commissioners, Tom Kowalske and Community Development Director Liz Cabrera.

Motion made by Commission Vice-Chair Jensen, Seconded by Commissioner Davis.

Commissioner Meeks asked for clarification about a net shed vs boat shed.

Liz Cabrera clarified the code is net house. A boat shed or boat house is only for tidelands, while a net house is uplands and considered fishing gear. The code definition is in the staff report.

Discussion.

Commissioner Dwyer asked if the eight bays in the drawing would be open or have garage doors.

Michael Etcher, Josh Etcher's father spoke to answer Commissioner Dwyer's question. The bays of the net shed will be open, no walls, there will be a roof to keep the weather and snow off boats and small equipment.

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

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).

Motion made by Commission Vice-Chair Jensen, Seconded by Commission Secretary Dwyer.

Commissioner Jensen asked if the drawing submitted with the variance application was for a bigger building.

Commission Chair Fry stated it is a bigger building by 20 feet but still meets building codes if it's used for storage only. No work would be allowed on this residential property.

Michael Etcher, Josh Etcher's father spoke to say they didn't plan on working on anything at the net shed, they have a shop on a neighboring property where they do work, and business as needed.

Commissioner O'Neil said she would like to see the code met and is not so fond of the variance.

Discussion

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

8. Non-Agenda Items

A. Commissioner Comments

None

B. Staff Comments

None

C. Next Meeting is April 9, 2024, at 12:00PM.

9. Adjournment

The meeting adjourned at 12:43PM.

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

Planning Commission Staff Report & Finding of Fact

Meeting Date:

APPLICANT/AGENT:

Commission Initiated

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Gov't Lot 12, Section 35
Lot 13B, Plat 2008-13

LOT AREA:

Lot 12 - 94,764 sf
Lot 13B - 98,881 sf

LOCATION:

1016 Sandy Beach Rd (Lot 12)
1020 Sandy Beach Rd (Lot 13B)

SURROUNDING ZONING

North: Rural Residential
South: Public Use/Single Family
East: Public Use/Single Family
West: Unclassified

ZONING:

Rural Residential

PID:

01-014-010
01-014-700

APPLICATION SUBMISSION DATE:

2/5/2024

RECOMMENDATION:

Recommend rezone

I. APPLICANT REQUEST: Amendment of the Borough zoning map.

II. APPLICABLE CODES:

- 19.84 AMENDMENTS
- 19.19 RURAL RESIDENTIAL DISTRICT
- 19.20 SINGLE-FAMILY RESIDENTIAL DISTRICT

III. FINDINGS:

- a. Ron and Anne Loesch applied to purchase borough property at 1020 Sandy Beach Rd (Lot 13B) on the condition the property is rezoned to SF Residential.
- b. The borough owns another lot at 1016 Sandy Beach Rd (Lot 12) that is also zoned rural residential.
- c. On March 12, the Planning Commission voted to initiate a rezone of both Lot 12 and Lot 13B from Rural Residential to Single Family Residential.
- d. The subject properties are both vacant lots.
- e. The RR district requires a minimum of 1-acre lots and is intended for one single-family home per acre. However, conditional uses in the RR include mobile homes and mobile home parks.
- f. The immediate surrounding area is zoned SF or public use and is a well-developed residential area with some institutional uses (churches, park, playground) with road access and municipal power, water, and sewer located nearby.
- g. The applicant's intent is to pursue the purchase of Lot 13B and to subdivide into residential lots. No request has been received to purchase Lot 12.
- h. Rezoning from RR to SF would allow single-family or duplex as a primary use and reduce the minimum lot size from 1 acre to 8,000 sf. The maximum number of dwellings per lot is 2 with single family, two-family (duplex), and detached accessory dwellings allowed use. Mobile homes and mobile home parks are not allowable uses in SF.
- i. Rural residential zoning has primarily been used for areas of Service Area 1 without access to municipal water and sewer. The larger minimum lot size of 1 acre is intended to ensure sufficient acreage for on-site septic systems and create a more rural, lower density area.

Planning Commission Staff Report & Finding of Fact

Meeting Date:

- j. Although the Sandy Beach Rd neighborhood is zoned single-family, lot sizes vary significantly from large multi-acre parcels to lots of 9,000/10,000-sf. The area is generally less dense than other neighborhoods apart from certain stretches of the waterfront.

IV. PUBLIC NOTICE

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

V. APPLICATION REVIEW

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

The 2016 comprehensive plan recommends future land use for this area be Low- Density Residential. The intended use is lower density residential, *Single family or duplex residential, option for accessory dwelling units and home-based businesses, 1-4 dwellings per acre (DUA) is most common; but allow option for densities up to 6-8 DUA.*

VI. ACTION

Proposed motion: I move to recommend to the Borough Assembly that the borough zoning map be amended by rezoning Government Lot 12, Section 35, Township 58 South, Range 79 East, Copper River Meridian, and Lot 13B, Plat # 2018-15 from Rural Residential to Single-family Residential, including findings of fact as presented.

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

1. The rezone responds to market demand for developable residential property.
2. The rezone is consistent with the objectives of the comprehensive plan by providing residential land for development at appropriate densities.
3. The proposed development is located on the road system and utility service area, so no significant expansion of municipal roads or utilities is required.

EXHIBITS

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

Applicant Material



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: 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

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 sq ft

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?

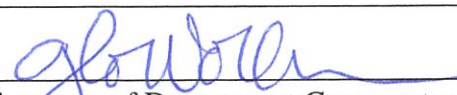
Meets future housing needs.

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):

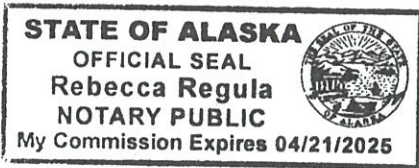
Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.

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

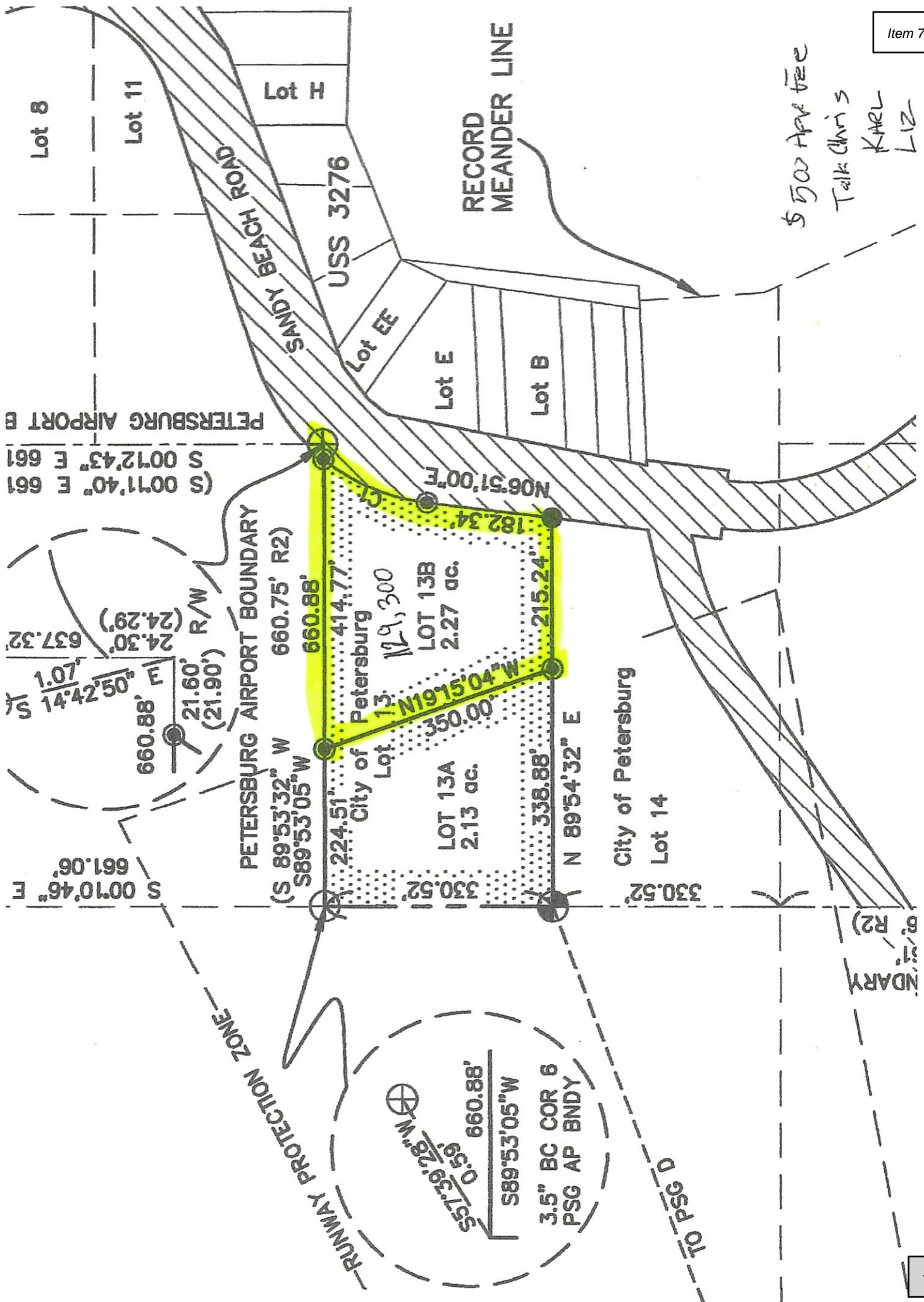
Applicant/Applicant's Representative



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

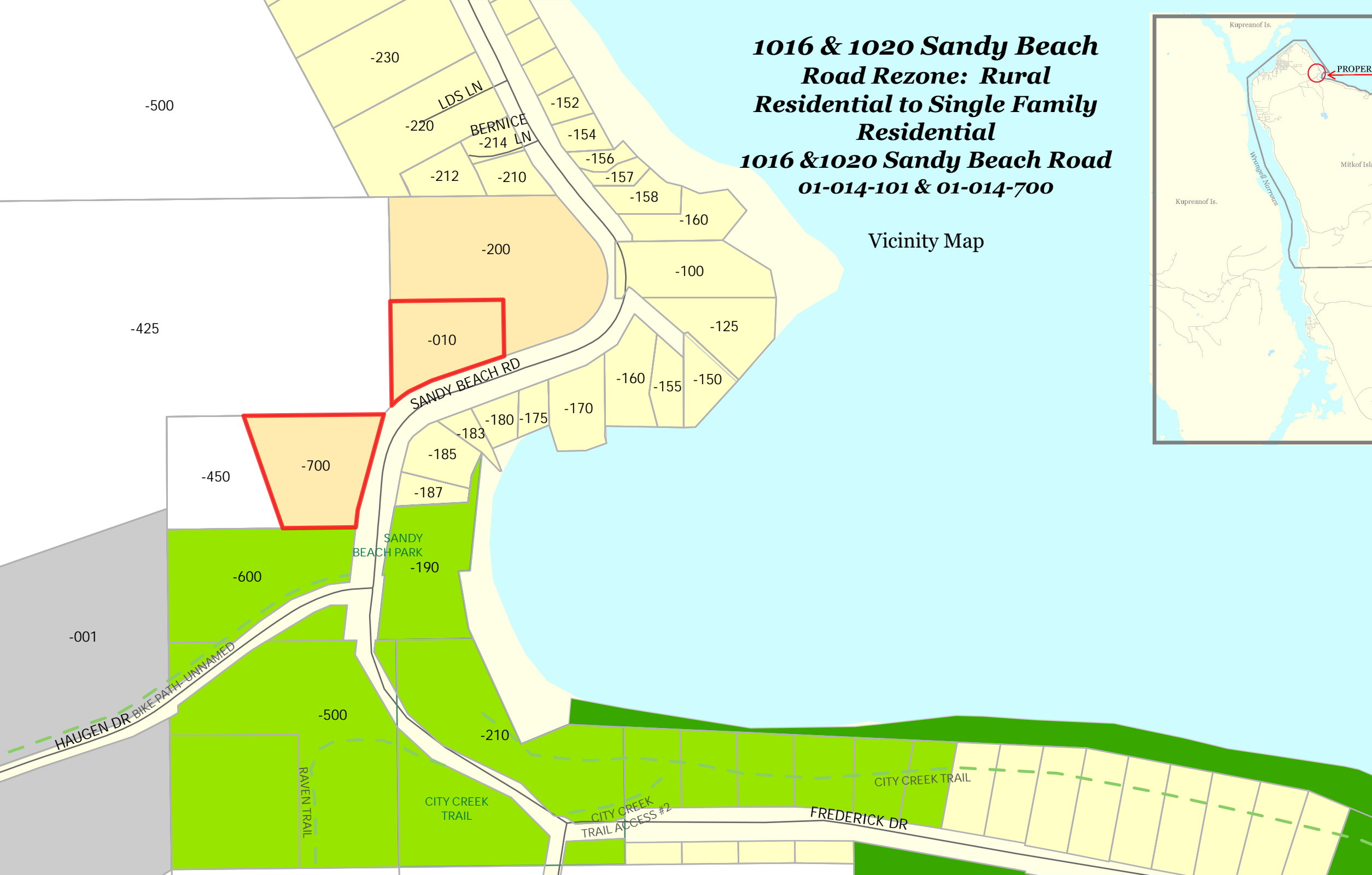
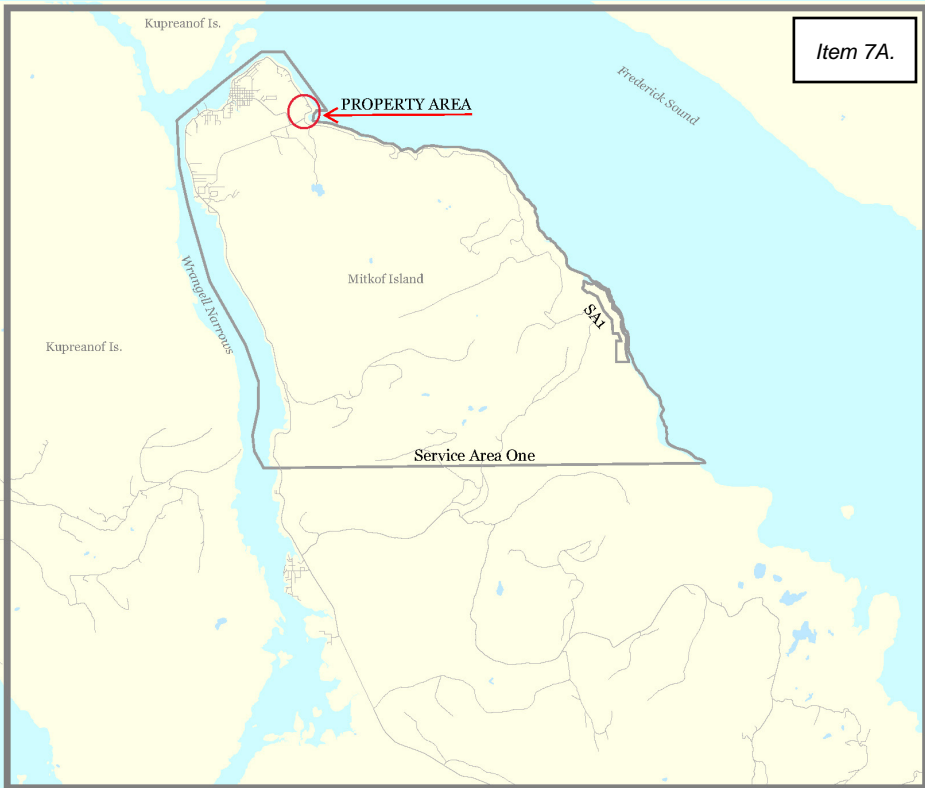
Rebecca Regula
Notary Public

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



**1016 & 1020 Sandy Beach
Road Rezone: Rural
Residential to Single Family
Residential
1016 & 1020 Sandy Beach Road
01-014-101 & 01-014-700**

Vicinity Map



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

Public Hearing mailout



March 22, 2024

JENSEN CAROL L
PO BOX 774
PETERSBURG, AK 99833-0774

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

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

The public hearing and consideration of the application will be held:	Tuesday, April 9th, 2024, 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
ALASKA MENTAL HEALTH TRUST		2600 CORDOVA ST STE 201	ANCHORAGE	AK	99503
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
BAKOS TOBY J	BAKOS KELLY DENISE	PO BOX 173	PETERSBURG	AK	99833-0173
BERGERON SAMUEL EDWARD MILLARD LINDA GAY	SAMUEL MILLARD TRUST	309 STEDMAN ST	KETCHIKAN	AK	99901
BURKE TIMOTHY MARK BURKE DANA GAY	TIMOTHY AND DANA BURKE	77 OMAIKAI PLACE	LAHAINA	HI	96761
CHURCH OF JESUS CHRIST		50 E NORTH TEMPLE	SALT LAKE CITY	UT	84150-2201
DUDDLES MATTHEW W DUDDLES JOLYN I	DUDDLES LIVING TRUST	PO BOX 490	PETERSBURG	AK	99833-0490
EDDY JACK	EDDY KAREN	PO BOX 1467	PETERSBURG	AK	99833-1467
EVENS CHRIS R	EVENS TAMARA	PO BOX 886	PETERSBURG	AK	99833-0886
FORNER MURPHY FORNER MARY	LAYLA1975 TRUST	PO BOX 191056	ANCHORAGE	AK	99519-1056
HUNTER BRADFORD	HUNTER SHARON M	PO BOX 1603	PETERSBURG	AK	99833-1603
JENSEN CAROL L		PO BOX 774	PETERSBURG	AK	99833-0774
KLOSE DIETER		PO BOX 1522	PETERSBURG	AK	99833-1522
KOENEMAN TIMOTHY	KOENEMAN POLLY A	PO BOX 1324	PETERSBURG	AK	99833-1324
LOESCH RONALD JOHN LOESCH ANNE MARIE	THE RONALD AND ANNE LOE	PO BOX 451	PETERSBURG	AK	99833-0451
NOROSZ KRISTINE MARIE	TRANSFER ON DEATH DEED	PO BOX 805	PETERSBURG	AK	99833-0805
OHMER SUSAN		PO BOX 556	PETERSBURG	AK	99833-0556
ORTH PAUL	ORTH DEBORAH M	10910 TALLMAN RD E	CHARRAROY	WA	99003-8532
PETERSBURG BIBLE CHURCH		PO BOX 704	PETERSBURG	AK	99833-0704
STRAND NANCY	TRANSFER ON DEATH DEED	PO BOX 505	PETERSBURG	AK	99833-0505
SWANSON ADAM		PO BOX 2151	PETERSBURG	AK	99833-2151
WEGENER CODY A		PO BOX 2078	PETERSBURG	AK	99833-2078
WILLIS JOSEPH	WILLIS ERIN K	PO BOX 43	PETERSBURG	AK	99833-0043
WOLLEN GLORIANNE D		PO BOX 1076	PETERSBURG	AK	99833-1076

Planning Commission Staff Report & Finding of Fact

Meeting Date: 2/24/2024

APPLICANT/AGENT:

Marissa Collison

OWNER(S), IF DIFFERENT:

-

LEGAL DESCRIPTION:

Lot 4A, Blk O, US S 2985, Plat 83-8

LOT AREA:

8,860 Sq Ft

LOCATION:

104 Lewis Lane

SURROUNDING ZONING:

North: Single-family Residential (SF)

South: Single-family Residential (SF)

East: Single-family Residential (SF)

West: Single-family Residential (SF)

ZONING:

Single-family Residential (SF)

PID:

01-003-272

EXISTING STRUCTURES:

Home with attached garage

APPLICATION SUBMISSION DATE:

2/24/2024

RECOMMENDATION:

Approve with Conditions

I. APPLICANT REQUEST:

Applicant is requesting a conditional use permit to operate a home-based stretch therapy business.

II. APPLICABLE CODES:

19.04.370 HOME OCCUPATION

19.20 SINGLE FAMILY RESIDENTIAL DISTRICT

19.72 CONDITIONAL USE PERMIT

III. FINDING:

- a. The surrounding area is an established residential neighborhood.
- b. The subject property has an existing residential structure with an attached garage. The total floor area of the structures is 2,712 sq ft.
- c. Applicant is proposing to establish a home-based business using approximately 368 sf of the home. (Note application states 432 sf but the request has been amended to delete area of staircase.)
- d. Municipal code defines a home occupation as "a profession or use customarily conducted entirely within a dwelling or accessory building by the owners, which use is clearly incidental and secondary to the dwelling or accessory buildings and does not change the character or appearance of the dwelling or exhibit other visible evidence of the conduct of such home occupation. A home occupation shall permit the employment of one person not a resident in the subject home and shall have not more than fifteen percent of the existing floor space of the structures on the property, not to exceed five hundred twenty-five square feet, used for the business or profession."
- e. The maximum space available for home occupation is 2,712 x .15 or 407 sf.
- f. The applicant proposes having customers visit the home. Customers will be by appointment and one at a time.

IV. PUBLIC NOTICE

Planning Commission Staff Report & Finding of Fact

Meeting Date: 2/24/2024

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 home-based business.

a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Subject Property	Analysis
Minimum Lot Size	8,000 sf	8860 sf	--
Minimum Road Frontage	80 ft	129'	Conforms
Max Lot Coverage	35%	30%	Conforms
Off-street Parking			
Home Occupation	1 space	1 space	
Sign	Max. 3' square; name of occupant & home occupation	None proposed	--
Max Height Fence	6 feet	N/A	--
Home Occupation			
Use is conducted in dwelling or accessory building		Yes	
Use is clearly incidental and secondary to the dwelling or accessory buildings		Yes	
Use does not change the character or appearance of the dwelling or exhibit other visible evidence of the conduct of such home occupation		Yes	
Employment of one person not a resident in the subject home		N/A	
< 15% of the existing floor space of the structures on the property, not to exceed 525 sf.		Yes	2,712 x .15 or 407 sf.

b. Floodplain management – The subject property is not located in a 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

Planning Commission Staff Report & Finding of Fact

Meeting Date: 2/24/2024

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 proposed business is low-impact and likely has minimal effect on neighbors.

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: The public street access is from Sandy Beach Rd. The proposed business will not generate sufficient traffic to create traffic hazards or congestion. The parking on Lewis Ln appears limited and applicants need to ensure the easement remains open and access to properties beyond the subject property is maintained.

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:

VI. ACTION

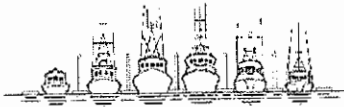
Proposed motion: I move to approve the application for a conditional use permit to allow for a home occupation at 104 Lewis Ln.

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

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

EXHIBITS

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

 PETERSBURG BOROUGH CONDITIONAL USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE: \$50.00
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: \$120.00
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: <i>104 Lewis Lane</i>		
PARCEL ID: <i>010103272</i>	ZONE: <i>Single family Res.</i>	OVERLAY:
CURRENT USE OF PROPERTY: <i>Residential</i>		LOT SIZE: <i>8860 sq ft</i>
PROPOSED USE OF PROPERTY (IF DIFFERENT): <i>allow use of room set up for stretch therapy sessions for 1 client @ time. parking provided on residential lot</i>		
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		
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>Lewis Lane</i>		
TYPE OF APPLICATION		
<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: <i>Allow use of room for stretch therapy business thru separate access entrance for 1 client at a time</i>		
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):	<i>[Signature]</i> <u>MARISSA COLLISON</u>	Date: <u>2/24/2024</u>
Owner(s):	<i>[Signature]</i>	Date: <u>2/24/2024</u>

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.

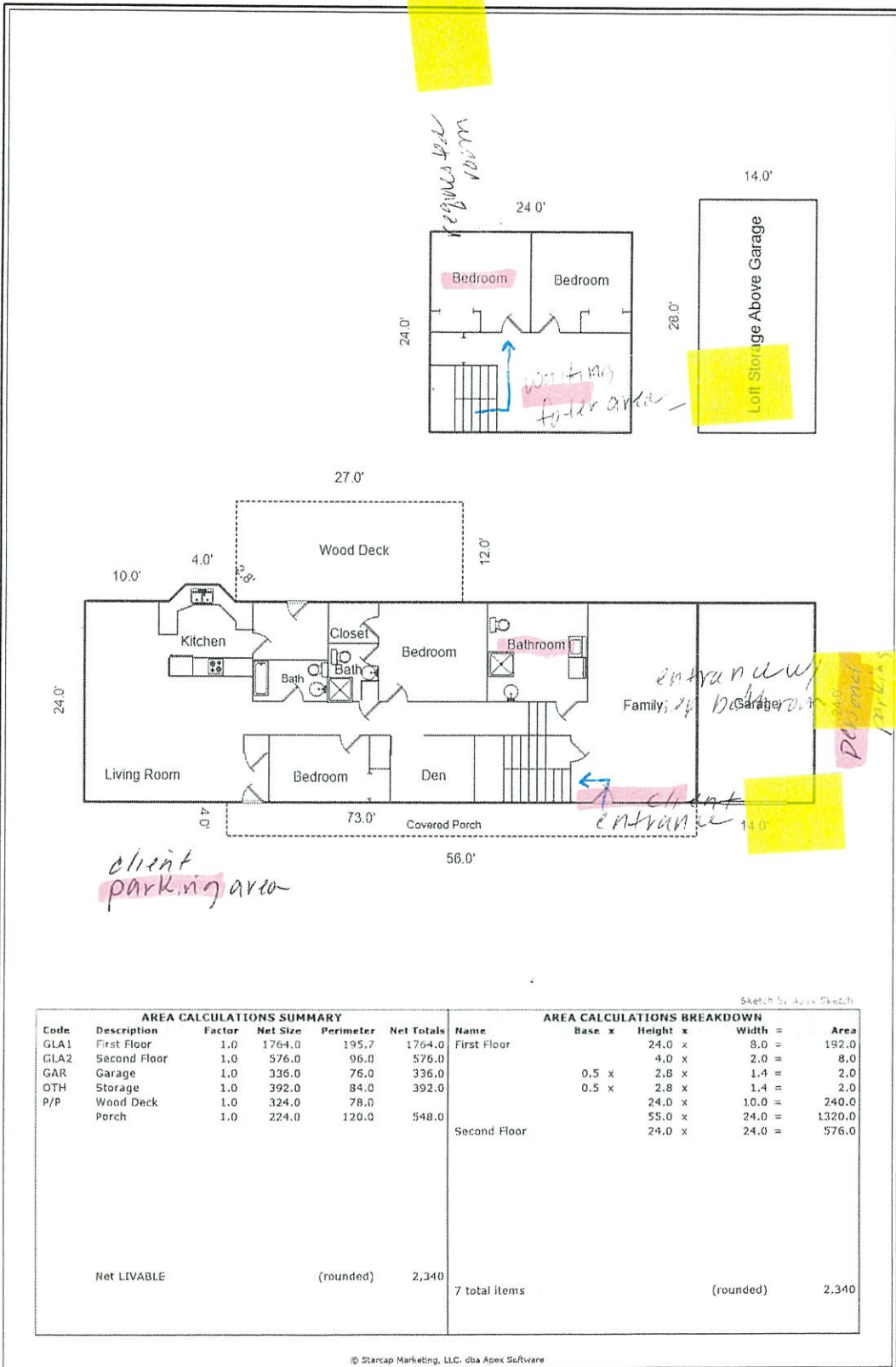
Entrance off Sandy Beach road onto Lewis Lane. private parking on lot provided

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

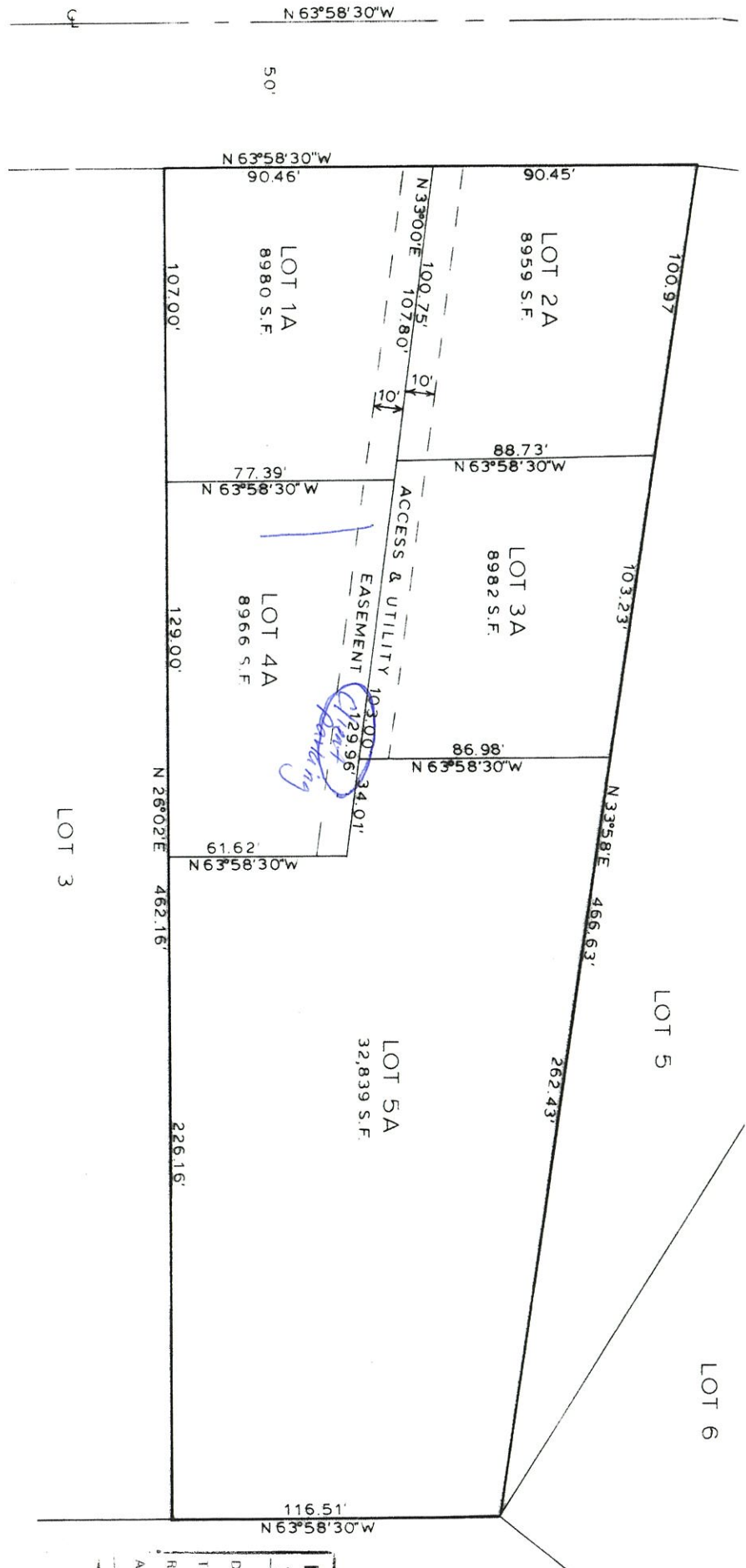
Borrower	Jeremy N. Collison						
Property Address	104 Lewis Lane						
City	Petersburg	County	City of Petersburg	State	AK	Zip Code	99833
Lender/Client	First Bank	Address					3075 Vintage Blvd., Juneau AK, 99801



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

© Stancap Marketing, LLC, dba Apex Software

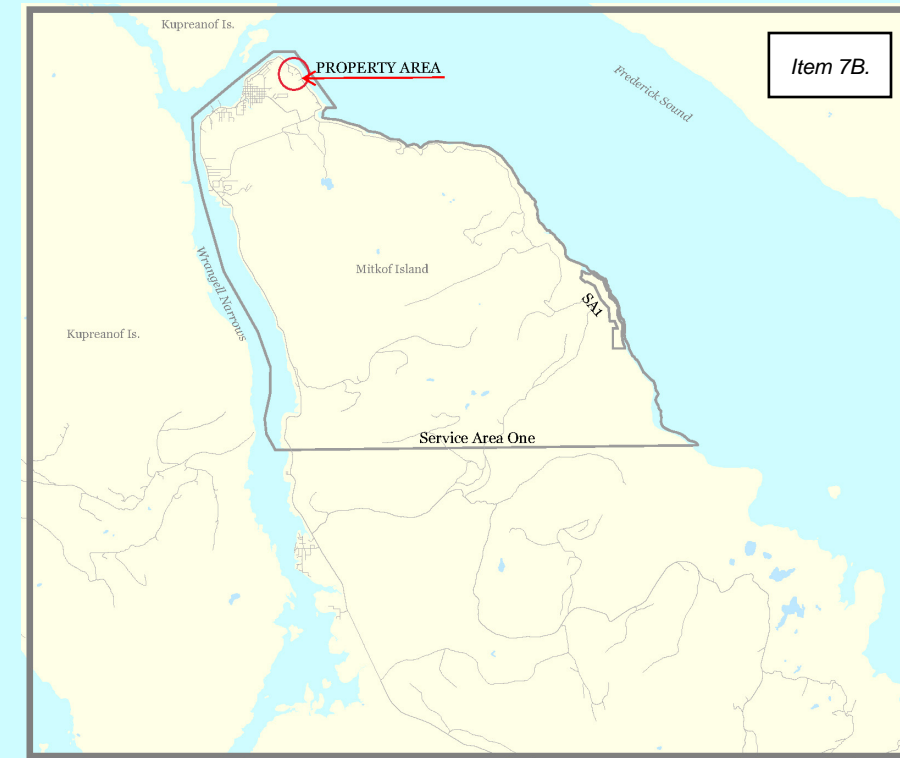
SANDY BEACH ROAD



Collison Property

104 Lewis Lane

01-003-272



Item 7B.

Zoning Classification

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





March 22, 2024

**CORL DOUGLAS M CORL ARLANA S
PO BOX 1254
PETERSBURG, AK 99833-1254**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

An application from Marissa Collison for a conditional use permit for a home occupation at 104 Lewis Lane (PID: 01-003-272).

The public hearing and consideration of the application will be held:	Tuesday, April 9th, 2024, 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
COLLISON JEREMY N	COLLISON MARISSA A	PO BOX 1702	PETERSBURG	AK	99833-1702
ALASCOM INC PROPERTY TAX DIVISION		1010 PINE ST 9E-L-01	SAINT LOUIS	MO	63101-2015
ANDERSON WILLIAM	ANDERSON CHERYL	N1687 16TH RD	MONTELLO	WI	53949
BALDWIN DAVID L	DAVID LE BALDWIN REVOCABLE LIVING TRUST	1410 E JAMAICA WAY	MOHAVE VALLEY	AZ	86440
BATES JASON	SUSORT KIRSTEN	PO BOX 132	PETERSBURG	AK	99833-0132
CORL DOUGLAS M	CORL ARLANA S	PO BOX 1254	PETERSBURG	AK	99833-1254
EVENS CRAIG JOHN		PO BOX 585	PETERSBURG	AK	99833-0585
EVENS RAY	EVENS BERTHIEL	PO BOX 197	PETERSBURG	AK	99833-0197
HURSEY BRIAN SCOTT	HURSEY JULIE	PO BOX 213	PETERSBURG	AK	99833-0213
JUDY RODNEY	JUDY DARCY	PO BOX 358	PETERSBURG	AK	99833-0358
LEE ANNE C		PO BOX 1595	PETERSBURG	AK	99833-1595
MATTSON CATHY		PO BOX 1168	PETERSBURG	AK	99833-1168
MATTSON MORRIS		PO BOX 1168	PETERSBURG	AK	99833-1168
MAYER NIKKI MW	MAYER III EDWIN V	2526 TESLIN ST	JUNEAU	AK	99801
MCCAY RODERICK	MCCAY JEAN	PO BOX 161	PETERSBURG	AK	99833-0161
MURRISON NANCY KAYE		PO BOX 689	PETERSBURG	AK	99833-0689
MYERS MEGAN	MYERS ERIC	31910 RAYMOND CREEK RD	SCAPPOOSE	OR	97956
PETERS COLETTE		PO BOX 2092	PETERSBURG	AK	99833-2092
RIEMER KATHI R		PO BOX 1752	PETERSBURG	AK	99833-1752
ROGERS DENNIS	ROGERS TONI	PO BOX 542	PETERSBURG	AK	99833-0542
SANDY BEACH HOLDINGS LLC		162 N 400 E STE A-204	ST GEORGE	UT	84770
SIERCKS BEVERLEY		PO BOX 2040	PETERSBURG	AK	99833-2040
SPIGELMYRE DONALD F	SPIGELMYRE JULIE W	PO BOX 611	PETERSBURG	AK	99833-0611
TEJERA ELEJABEITIA ROCIO		PO BOX 1270	PETERSBURG	AK	99833-1270
TOLAND KIM B	TOLAND TERI L	PO BOX 1037	PETERSBURG	AK	99833-1037
US COAST GUARD		PO BOX 1290	PETERSBURG	AK	99833-1290
VOLK SANDRA	VOLK KEVIN	PO BOX 554	PETERSBURG	AK	99833-0554
WARMACK JASON GLENN	EDWARDS WARMACK ASHLEY ELIZA	38820 SE 60TH ST	SNOQUALMIE	WA	98065-9104

Planning Commission Staff Report & Finding of Fact

Meeting Date:

APPLICANT/AGENT:

Sandy Beach Holdings LLC

OWNER(S), IF DIFFERENT:

-

LEGAL DESCRIPTION:

Lot 3, Block 1, US Survey 2985

LOT AREA:

106,740 Sq Ft

LOCATION:

410 Sandy Beach Road

SURROUNDING ZONING:

North: Single Family

South: Public Use

East: Single Family

West: Single Family

ZONING:

Single Family Residential

PID:

01-003-275

APPLICATION SUBMISSION DATE:

3/12/2024

RECOMMENDATION:

Approve with conditions

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

II. APPLICABLE CODES:

18.24 MAJOR SUBDIVISION

19.20 SINGLE-FAMILY RESIDENTIAL

III. FINDINGS:

- a. The subject property is a vacant parcel located along Sandy Beach Rd.
- b. The proposed subdivision is in an established residential area with access to municipal water, wastewater, and electricity.
- c. The proposed subdivision creates 6 residential lots ranging in size from 9,400 sf to 26,000 sf. The existing zoning is appropriate for the proposed use.
- d. The developer is proposing to construct two roads, each ending in a cul-de-sac. The roads are to be to borough standards and intended to be dedicated to the borough as rights-of-way.
- e. The developer is proposing to extend borough utilities to the property line of each lot.
- f. Fire department review recommends placement of a hydrant approximately halfway up Karluk Lane to serve the surrounding properties.
- g. The proposed plat was reviewed for conformity with preliminary plat requirements. See V(a-b) below.

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 approve a preliminary plat.

a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Proposed	Analysis
Minimum Lot Size	8,000 sf	9,000 – 26,000	Conforms
Minimum Road Frontage	80'	See plat	Conforms

b. 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.

- A sketch plat was submitted and a pre-application conference with planning staff occurred on February 5, 2024.
- The preliminary plat submitted was reviewed for consistency with the requirements of PMC 18.24.040, Preliminary plat submission requirements.
- Owner provided a Certificate to Plat issued by title company for subject property.
- Per adopted flood insurance maps, the subject property is not located within a flood hazard area (PMC 18.24.040(D)).
- The subject property has legal access to Sandy Beach Rd. All proposed lots have legal access.
- Karluk Subdivision does not duplicate, or too closely approximate the name of any other subdivision. The platting board has authority to designate the name of the subdivision and shall do so before final plat approval.
- Karluk St and Curlew St do not duplicate existing street names. Street names shall be approved by the platting board during Final Plat approval.
- Karluk and Curlew Streets do not exceed four hundred feet in length, and the closed end with circular turnaround has a radius of at least fifty feet as required by code.
- Proposed intersections are at right angles as required by code.
- Proposed streets are local access streets and meet the minimum right-of-way width of 40'.
- There is a small creek running through the middle of the property. Per code, there shall be at least a ten-foot-wide easement on either side of any creek or stream. The platting board may require wider easements if the stream is anadromous as determined by the platting board after consultation with the Alaska Department of Fish and Game. The stream does not appear on the ADF&G Catalog of Anadromous Waters.
- The application was distributed to borough departments (Power & Light, Water/Wastewater, Public Works, Fire, Community Development) for review on March 22, 2024. Comments received are incorporated into the findings and conditions.

VI. ACTION

Proposed motion: I move to grant preliminary approval to the Karluk Subdivision with conditions of approval and 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:

Planning Commission Staff Report & Finding of Fact

Meeting Date:

- a. The proposed Karluk Subdivision meets the conditions outlined in Title 18 for preliminary approval of a Major Subdivision.
- b. Conditions of approval:
 - Approval shall be valid for a period of one year from date of platting board action and may be extended twice for two periods not to exceed twelve months each at the discretion of the board.
 - Prior to approval of the final plat all required and elected improvements shall be completed by the sub-divider or suitable and approved security in lieu thereof shall be posted as provided in [Chapter 18.26](#) hereof. No lots may be sold until the final plat is approved.
 - The sub-divider may submit a final plat on or before the expiration date of the preliminary plat. If approval of the preliminary plat expires prior to filing of the application for approval of the final plat, the preliminary plat shall be resubmitted for approval as a new case, and a new fee paid. If board review of a resubmitted plat reveals no substantial change from the previously approved preliminary plat and that conditions under which previous approval was granted have not changed, the filing fee shall be refunded, and the resubmitted plat scheduled for hearing by the board at its first regular meeting thereafter.
 - Prior to construction of improvements, applicants must contact municipal utilities to determine necessary submittals and review process.
 - New water or wastewater mains that will be dedicated to the Borough also need to be approved by Alaska Dept of Environmental Conservation prior to acceptance by borough. Applicants should contact ADEC prior to construction to determine submittals required for approval.
 - The stream will be reviewed to determine whether an easement is required and included in the final plat.
 - Final plat submission must adhere to requirements of PMC 18.24.050

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: 205.00

DATE RECEIVED: 3/7/24	RECEIVED BY: <i>[Signature]</i>	CHECK NO. or CC: #4124
------------------------------	---------------------------------	-------------------------------

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Steve Hurst	NAME Sandy Beach Holdings, LLC
MAILING ADDRESS PO BOX 1597	MAILING ADDRESS 162 N 400 E STE A-204
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP Saint George, UT 84770
PHONE 907-650-7718	PHONE 907-650-7718
EMAIL steve@hs-consulting-llc.com	EMAIL steve@hs-consulting-llc.com

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
410 Sandy Beach Rd

PARCEL ID: 01-003-275	ZONE: Single Family Res	OVERLAY:
CURRENT USE OF PROPERTY: Undeveloped		LOT SIZE: 2.45 ac

PROPOSED USE OF PROPERTY (IF DIFFERENT):
Subdivide and market improved lots for sale to public

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): **Sandy Beach Rd**

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):

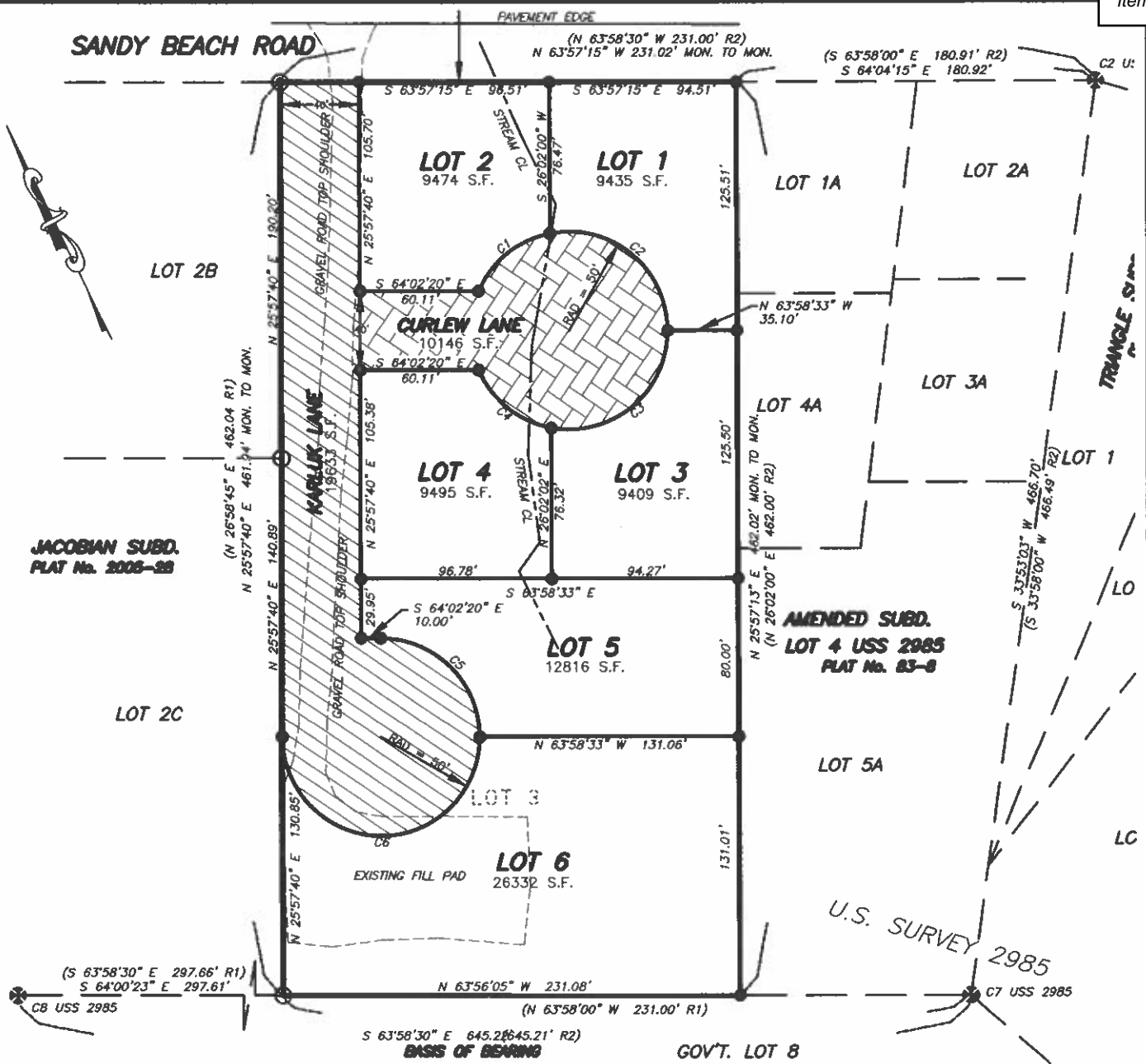
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.

Applicant(s): *[Signature]* (MANAGER, SANDY BEACH HOLDINGS) Date: MARCH 7, 2024

Owner: _____ Date: _____

Owner: _____ Date: _____

Owner: _____ Date: _____



BOUNDARY & R.O.W. SHEET
PRELIMINARY SUBDIVISION PLAN OF THE KARLUK SUBDIVISION
A SUBDIVISION OF LOT 3, BLOCK 1 OF U.S. SURVEY 2985
 PETERSBURG RECORDING DISTRICT

CLIENT: SANDY BEACH HOLDINGS LLC.
 162 N 400 E, STE. A-204
 ST. GEORGE, UT 84770

AREA SUMMARY:
 UNSUBDIVIDED LOT 3, BLOCK 1 = 106,740 S.F.
 LOT 1 = 9,435 S.F. LOT 4 = 9,495 S.F.
 LOT 2 = 9,474 S.F. LOT 5 = 12,816 S.F.
 LOT 3 = 9,409 S.F. LOT 6 = 26,332 S.F.
 KARLUK LANE = 19,633 S.F.
 CURLEW LANE = 10,146 S.F.

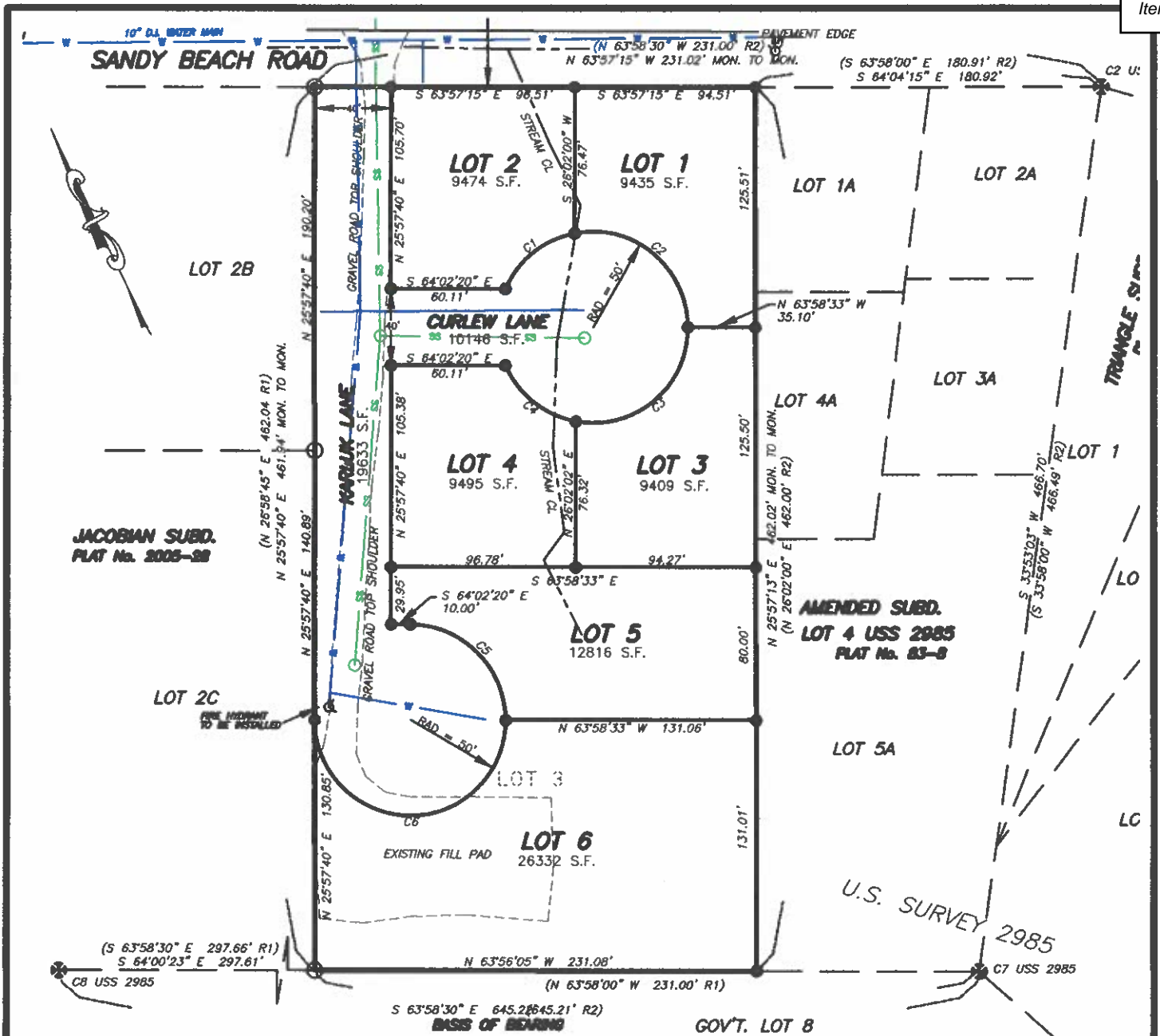


CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	50.00'	48.38'	55°26'20"
C2	50.00'	88.18'	101°02'45"
C3	50.00'	87.59'	100°22'25"
C4	50.00'	48.86'	55°59'06"
C5	50.00'	78.65'	90°07'46"
C6	50.00'	156.97'	179°52'14"

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

DRAWING COMPLETED 3/7/24 DRAWN BY D.C.T.
 DRAWING No. KARLUK SUBD 2024



WATER/SANITARY SEWER SHEET
PRELIMINARY SUBDIVISION PLAN OF THE KARLUK SUBDIVISION
A SUBDIVISION OF LOT 3, BLOCK 1 OF U.S. SURVEY 2985
 PETERSBURG RECORDING DISTRICT

CLIENT: SANDY BEACH HOLDINGS LLC.
 162 N 400 E, STE. A-204
 ST. GEORGE, UT 84770

AREA SUMMARY:
 UNSUBDIVIDED LOT 3, BLOCK 1 = 106,740 S.F.
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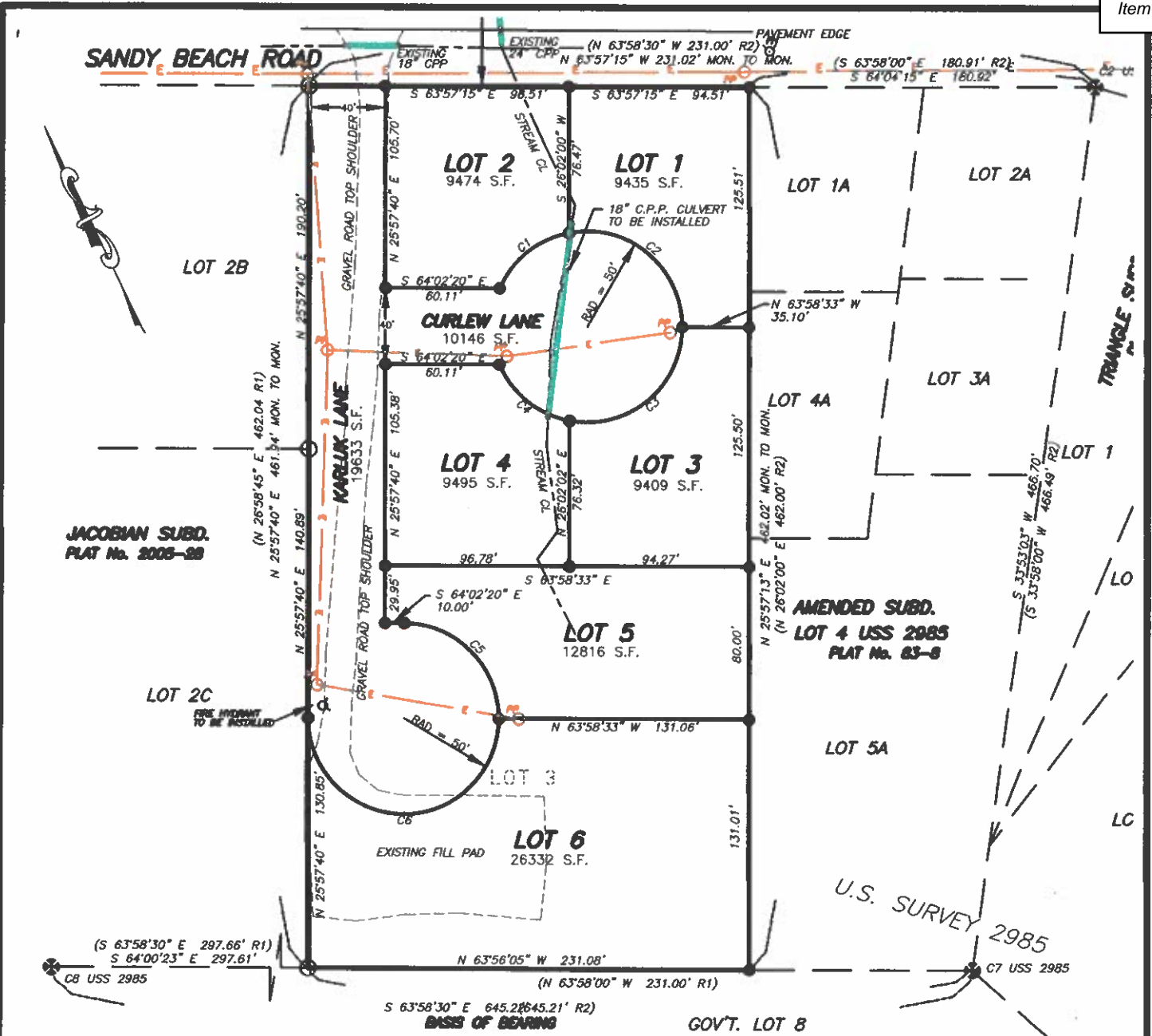
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C5	50.00'	78.65'	90°07'46"
C6	50.00'	156.97'	179°52'14"

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

DRAWING COMPLETED 3/7/24 DRAWN BY D.C.T.

DRAWING No. KARLUK SUBD 2024





ELECTRICAL/STORM SEWER SHEET
PRELIMINARY SUBDIVISION PLAN OF THE KARLUK SUBDIVISION
A SUBDIVISION OF LOT 3, BLOCK 1 OF U.S. SURVEY 2985
 PETERSBURG RECORDING DISTRICT

CLIENT: SANDY BEACH HOLDINGS LLC.
 162 N 400 E, STE. A-204
 ST. GEORGE, UT 84770

AREA SUMMARY:
 UNSUBDIVIDED LOT 3, BLOCK 1 = 106,740 S.F.
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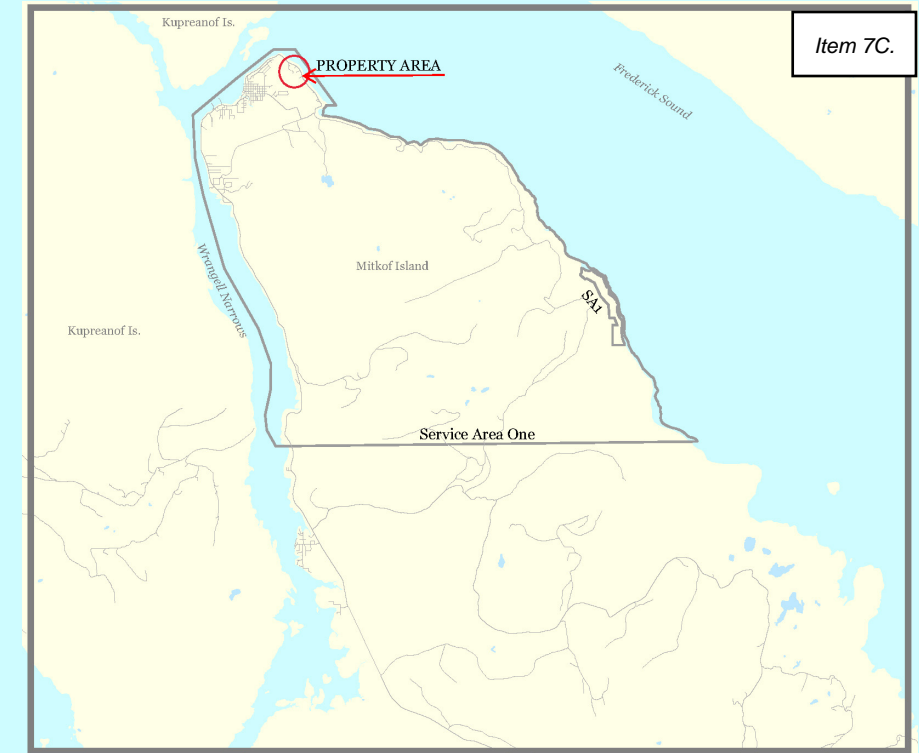
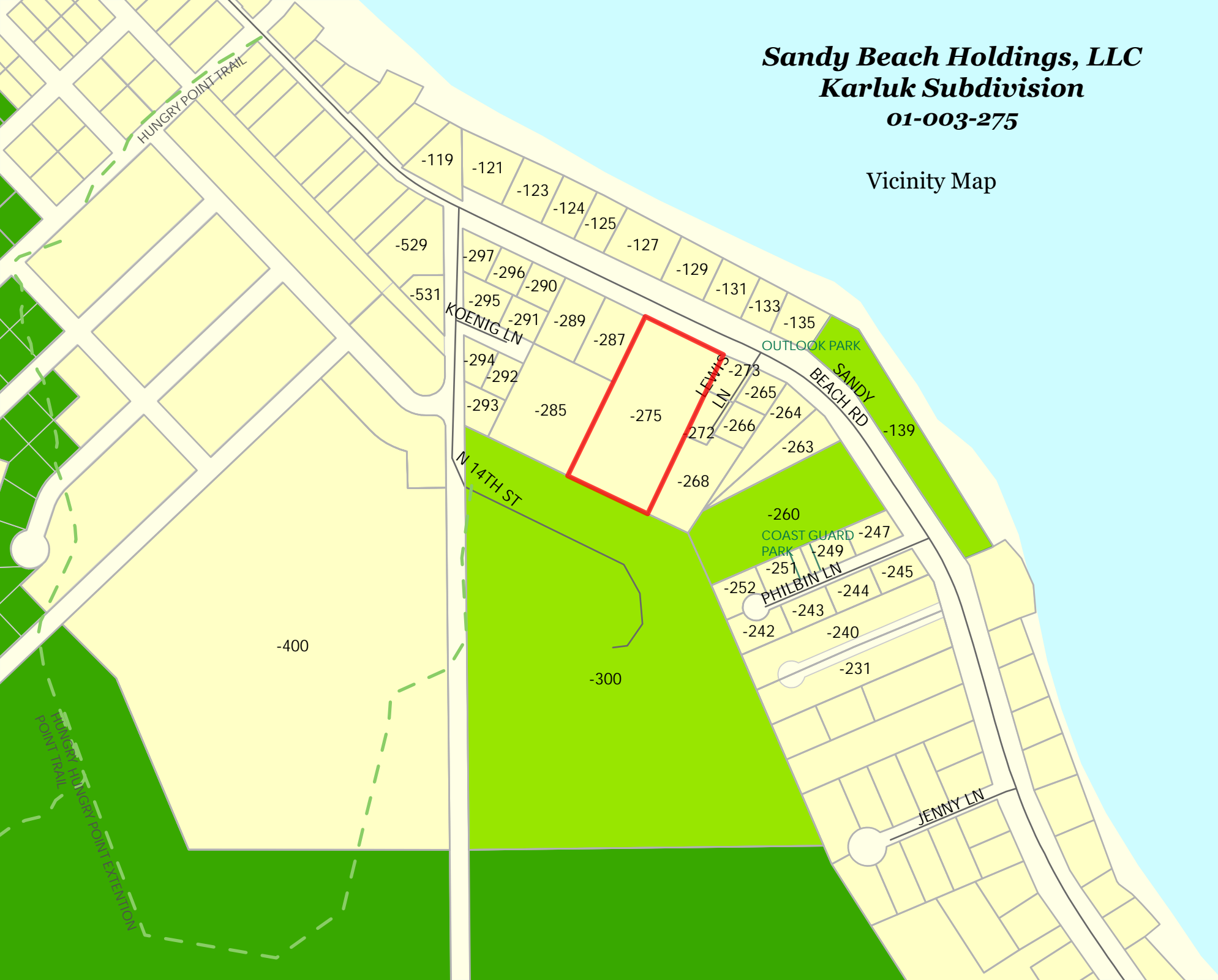
SURVEYOR
CENTRAL SOUTHEAST SURVEYORS
 P.O. BOX 533, PETERSBURG AK 99833
 PH (907) 518-0075

DRAWING COMPLETED 3/7/24 DRAWN BY D.C.T.

DRAWING No. KARLUK SUBD 2024

Sandy Beach Holdings, LLC
Karluk Subdivision
01-003-275

Vicinity Map



Item 7C.

Zoning Classification

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



March 22, 2024

**MCCAY RODERICK MCCAY JEAN
PO BOX 161
PETERSBURG, AK 99833-0161**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Consideration of an application from Sandy Beach Holdings LLC for preliminary approval of a major subdivision at 410 Sandy Beach Rd (PID: 01-003-275).

The public hearing and consideration of the application will be held:	Tuesday, April 9th, 2024, 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
SANDY BEACH HOLDINGS LLC		162 N 400 E STE A-204	ST GEORGE	UT	84770
ALASCOM INC PROPERTY TAX DIVISION		1010 PINE ST 9E-L-01	SAINT LOUIS	MO	63101-2015
ANDERSON WILLIAM	ANDERSON CHERYL	N1687 16TH RD	MONTELLO	WI	53949
BALDWIN DAVID L	DAVID LE BALDWIN REVOCA	1410 E JAMAICA WAY	MOHAVE VALLEY	AZ	86440
BATES JASON	SUSORT KIRSTEN	PO BOX 132	PETERSBURG	AK	99833-0132
BOGGS JOSEPH	BOGGS HELEN A	PO BOX 1562	PETERSBURG	AK	99833-1562
COLLISON JEREMY N	COLLISON MARISSA A	PO BOX 1702	PETERSBURG	AK	99833-1702
CORL DOUGLAS M	CORL ARLANA S	PO BOX 1254	PETERSBURG	AK	99833-1254
CURTISS TROY E	CURTISS VICKI R	PO BOX 1532	PETERSBURG	AK	99833-1532
EVENS CRAIG JOHN		PO BOX 585	PETERSBURG	AK	99833-0585
EVENS RAY	EVENS BERTHIEL	PO BOX 197	PETERSBURG	AK	99833-0197
HURSEY BRIAN SCOTT	HURSEY JULIE	PO BOX 213	PETERSBURG	AK	99833-0213
JUDY RODNEY	JUDY DARCY	PO BOX 358	PETERSBURG	AK	99833-0358
LEE ANNE C		PO BOX 1595	PETERSBURG	AK	99833-1595
MATTSON CATHY		PO BOX 1168	PETERSBURG	AK	99833-1168
MATTSON MORRIS		PO BOX 1168	PETERSBURG	AK	99833-1168
MAYER NIKKI MW	MAYER III EDWIN V	2526 TESLIN ST	JUNEAU	AK	99801
MCCAY RODERICK	MCCAY JEAN	PO BOX 161	PETERSBURG	AK	99833-0161
MITCHELL BENNY B		103 DARRIN DR/HPR	SITKA	AK	99835
MURRISON NANCY KAYE		PO BOX 689	PETERSBURG	AK	99833-0689
MYERS MEGAN	MYERS ERIC	31910 RAYMOND CREEK RD	SCAPPOOSE	OR	97956
PETERS COLETTE		PO BOX 2092	PETERSBURG	AK	99833-2092
RIEMER KATHI R		PO BOX 1752	PETERSBURG	AK	99833-1752
ROGERS DENNIS	ROGERS TONI	PO BOX 542	PETERSBURG	AK	99833-0542
SANDY BEACH HOLDINGS LLC		162 N 400 E STE A-204	ST GEORGE	UT	84770
SCHWARTZ MICHAEL O SCHWARTZ KAY L	M&K SCHWARTZ AK TRUST	PO BOX 434	PETERSBURG	AK	99833-0434
SCHWARTZ ROBERT	SCHWARTZ COLLEEN	PO BOX 1533	PETERSBURG	AK	99833-1533
SIERCKS BEVERLEY		PO BOX 2040	PETERSBURG	AK	99833-2040
SPIGELMYRE DONALD F	SPIGELMYRE JULIE W	PO BOX 611	PETERSBURG	AK	99833-0611
TEJERA ELEJABEITIA ROCIO		PO BOX 1270	PETERSBURG	AK	99833-1270
TOLAND KIM B	TOLAND TERI L	PO BOX 1037	PETERSBURG	AK	99833-1037
US COAST GUARD		PO BOX 1290	PETERSBURG	AK	99833-1290
VOLK SANDRA	VOLK KEVIN	PO BOX 554	PETERSBURG	AK	99833-0554
WARD BEAU JEFFREY WARD IOANA SABINA	BEAU AND IOANA WARD RE	PO BOX 1842	PETERSBURG	AK	99833-1842
WARMACK JASON GLENN	EDWARDS WARMACK ASHLE	38820 SE 60TH ST	SNOQUALMIE	WA	98065-9104

Planning Commission Staff Report & Finding of Fact

Meeting Date: April 9, 2024

APPLICANT/AGENT:

Dave Thynes

OWNER(S), IF DIFFERENT:

Brian & Aleksandra Richards
Scott Roberge & Jane Smith

LEGAL DESCRIPTION:

Lot 3A Blk 30
Lot 8A Blk 30

LOT AREA:

Lot 3AB – 11,200 sf
Lot 8AB – 8,800 sf

LOCATION:

203 Lumber St
13 E Lansing St

SURROUNDING ZONING:

North: Single Family

South: Single Family
East: Single Family
West: Single Family

ZONING:

Single Family Residential

PID:

01-007-737
01-007-738

APPLICATION SUBMISSION DATE:

3/12/2024

RECOMMENDATION:

Approve

I. APPLICANT REQUEST: The applicant is requesting a replat to adjust a common boundary line between two adjacent lots.

II. APPLICABLE CODES:

18.19 REPLAT
19.20 SINGLE-FAMILY RESIDENTIAL

III. FINDING:

- a. The surrounding area is a well-developed residential neighborhood that was originally subdivided prior to adoption of the subdivision and zoning codes. Original lot sizes were 5,000 sf, which is below minimum for the SF district.
- b. Lot 3AB has existing structures including a dwelling that is about 6’ from the property line and a shed encroaching onto Lot 8AB. The owners would like to address encroachment by straightening the common property line.
- c. With the proposed new property line, the dwelling will remain within the setback at 6.9’ from the property line and the shed will be located fully on the correct lot however it will not meet the 10’ side yard setback requirement as it is only 5.6’ from the property line.
- d. Both the dwelling and the shed are a nonconforming structure that predate setback requirements.

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: April 9, 2024

V. APPLICATION REVIEW

The application is classified as a request to replat an existing subdivision.

a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Proposed Lots	Analysis
Minimum Lot Size	8,000	3AB - 11,200	Conforms
		8AB - 8,800	Conforms
Minimum Road Frontage	80'	3AB – 62' 8AB – 100 '	Legal nonconforming Conforming
Side Yard Setback	10'	3AB – 5.6"	Legal nonconforming

- b. 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.

Replat will move properties closer to compliance with zoning code by eliminating encroachment of a shed. Other pre-existing encroachments into the setback are considered legal non-conforming.

VI. ACTION

Proposed motion: I move to approve the Richards-Lohr replat with conditions of approval and findings as presented.

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

- a. The proposed Richards-Lohr Subdivision meets the conditions outlined in Title 18 for a replat.
- b. As a condition of approval, the Applicant/Owner shall:
 - Submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording.

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: \$165-

DATE RECEIVED: 3/12/24	RECEIVED BY: KT	CHECK NO. or CC: #3130
-------------------------------	------------------------	-------------------------------

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Dave Thynes	NAME Richards/Roberge & Smith
MAILING ADDRESS PO Box 533	MAILING ADDRESS PO Box 1866/2169
CITY/STATE/ZIP Petersburg/Alaska/99833	CITY/STATE/ZIP Petersburg/Alaska/99833
PHONE (907) 518-0075	PHONE (907) 518-1317 Brian Richards
EMAIL fvnocona@gmail.com	EMAIL jester2900@hotmail.com B. Richards

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:

Lot 3A & 8A of block 30, U.S. Survey 1252

PARCEL ID: 01007737/01007738	ZONE: SF-RES	OVERLAY:
-------------------------------------	---------------------	----------

CURRENT USE OF PROPERTY: SF-RES	LOT SIZE: 21,800SF
--	---------------------------

PROPOSED USE OF PROPERTY (IF DIFFERENT):
SAME

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): **Lumber St., Lansing St. & Hogue Alley**

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):

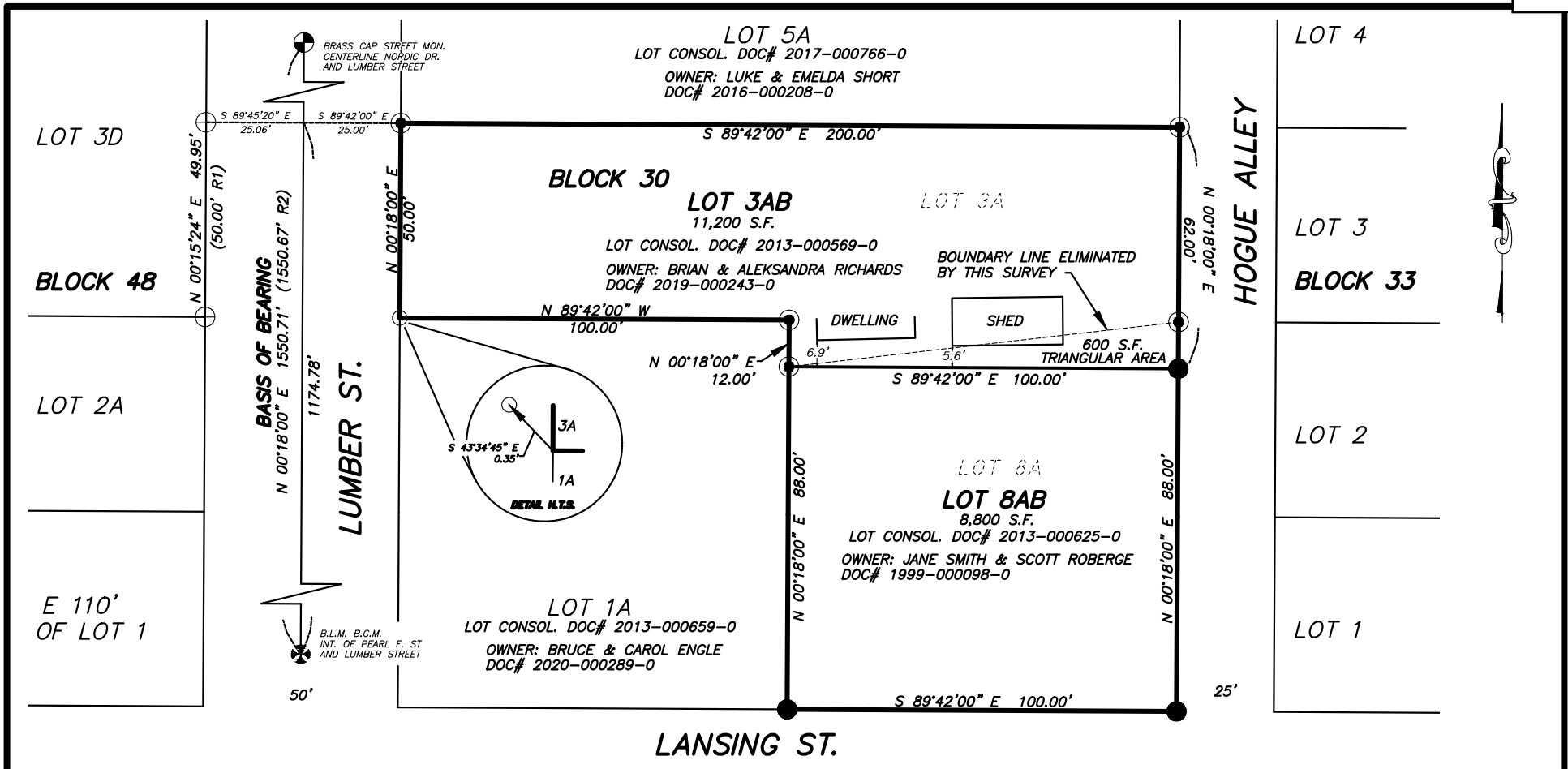
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.

Applicant(s):  Date: 3/12/2024

Owner: _____ Date: _____

Owner: _____ Date: _____

Owner: _____ Date: _____



PRELIMINARY SUBDIVISION PLAN OF THE RICHARDS-LOHR SUBDIVISION

A REPLAT & SUBDIVISION OF THE REMAINDER OF LOT 3A & LOT 8A OF BLOCK 30 OF U.S. SURVEY 1252

CREATING LOT 3AB & LOT 8AB OF BLOCK 30 OF U.S. SURVEY 1252 118A, AND 119A

PETERSBURG RECORDING DISTRICT

AREA SUMMARY:

- LOT 3A = 10,600 S.F.
- LOT 8A = 9,400 S.F.
- LOT 3AB = 11,200 S.F.
- LOT 8AB = 8,800 S.F.

CLIENT: BRIAN & ALEKSANDRA RICHARDS
 P.O. BOX 1866
 PETERSBURG, AK 99833
 SHANE & ASHLEY LOHR
 P.O. BOX 765
 PETERSBURG, AK 99833

0 40 80 120



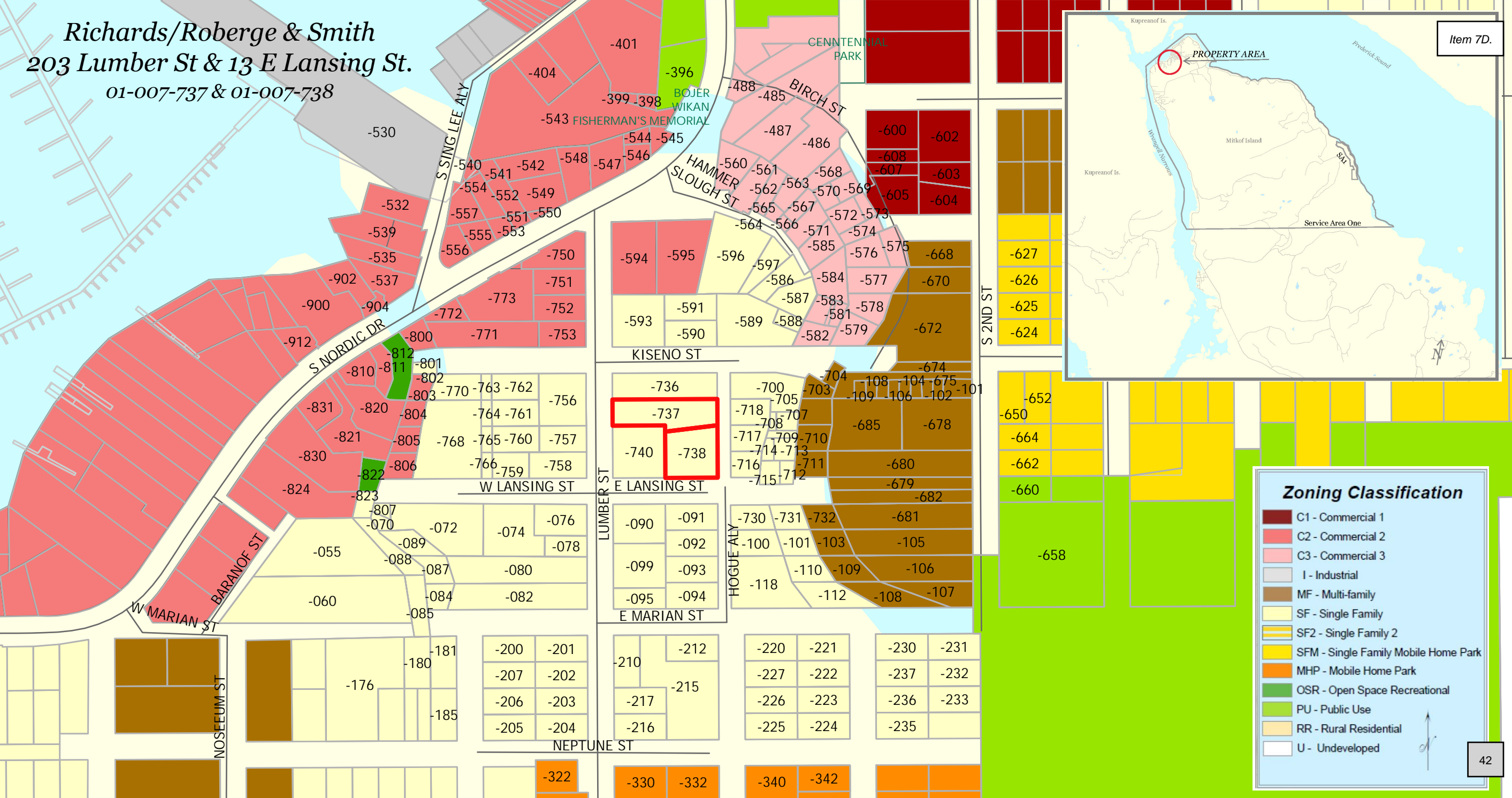
GRAPHIC SCALE 1 IN. = 40 FT.

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

DRAWING COMPLETED 3/11/24 DRAWN BY D.C.T.

DRAWING No. RICHARDS-LOHR SUBD 2024

Richards/Roberge & Smith
203 Lumber St & 13 E Lansing St.
 01-007-737 & 01-007-738



Item 7D.

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



March 22, 2024

**NAYLOR ANDREA
PO BOX 1341
PETERSBURG, AK 99833-1341**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

An application from Brian and Aleksandra Richards for a replat of Lots 3A & 8A, Block 30, USS 1252 located at 203 Lumber St/13 E Lansing St. (PID: 01-007-737, 01-007-738).

The public hearing and consideration of the application will be held:	Tuesday, April 9th, 2024, 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.

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By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

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Sincerely,

Liz Cabrera,
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
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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
RICHARDS BRIAN	RICHARDS ALEKSANDRA	PO BOX 1866	PETERSBURG	AK	99833-1866
ROBERGE SCOTT W	SMITH JANE	PO BOX 2169	PETERSBURG	AK	99833-2169
AIKINS ROBERT JR	AIKINS STEPHANIE	PO BOX 268	PETERSBURG	AK	99833-0268
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
ANDERSON TROY E	ANDERSON ROSEANNE	PO BOX 837	PETERSBURG	AK	99833-0837
BERTAGNOLI ANGELA		PO BOX 1253	PETERSBURG	AK	99833-1253
BIRCH MICHAEL JAMES		PO BOX 1475	PETERSBURG	AK	99833-1475
BOSCH GABRIELE M		PO BOX 1161	PETERSBURG	AK	99833-1161
BUEHLER CRAIG D	BUEHLER LAURA J	PO BOX 1983	PETERSBURG	AK	99833-1983
CALHOUN JENNIFER	CALHOUN URIAH	PO BOX 1575	PETERSBURG	AK	99833-1575
CHRISTENSEN CHARLES		PO BOX 824	PETERSBURG	AK	99833-0824
CHRISTENSEN DANIEL		PO BOX 2	PETERSBURG	AK	99833-0002
CONNOR DUSTIN		PO BOX 1372	PETERSBURG	AK	99833-1372
CONNOR MARIANNE	CONNOR WILLIAM H	1668 E HARMONY WAY	SAN TAN VALLEY	AZ	85140-5176
CONTAG MARCUS	CONTAG DASHA	PO BOX 1494	PETERSBURG	AK	99833-1494
COPELAND JEANETTE MARIE	FORGEY JR CARL G	PO BOX 92	PETERSBURG	AK	99833-0092
COTTRELL ALICE		PO BOX 947	PETERSBURG	AK	99833-0947
DEANGELIS VITTORIA		PO BOX 1026	PETERSBURG	AK	99833-1026
EINERSON GREGORY	EINERSON WENDY	PO BOX 307	PETERSBURG	AK	99833-0307
ELLIS DAVID C		PO BOX 1349	PETERSBURG	AK	99833-1349
ELLIS SANDRA J RESEERVED LIFE ESTATE		PO BOX 1738	PETERSBURG	AK	99833-1738
ENGE IVAR K		PO BOX 3	PETERSBURG	AK	99833-0003
ENGLER BRUCE		PO BOX 8229	LAVERN	CA	91750
ETCHER MICHAEL SEAN		PO BOX 714	PETERSBURG	AK	99833-0714
FENTER CELESTIAL		PO BOX 338	PETERSBURG	AK	99833-0338
FORD JOHN C		PO BOX 1931	PETERSBURG	AK	99833-1931
FRANKLIN JESSICA L	FRANKLIN KYLE AND VIKKI	PO BOX 62	PETERSBURG	AK	99833-0062
FUNK BOB		PO BOX 2191	PETERSBURG	AK	99833-2191
GILLILAND HARVEY C	GILLILAND SARAH E	PO BOX 107	PETERSBURG	AK	99833-0107
GRUNDBERG ERIC A	MARVIN MALENA	PO BOX 2193	PETERSBURG	AK	99833-2193
HAMILTON JENNIFER		PO BOX 1146	PETERSBURG	AK	99833-1146
HAMMER JACOB A	HAMMER KACEY J	PO BOX 97	PETERSBURG	AK	99833-0097
HAMMER MYRL	HAMMER BEVERLY & ROGER	PO BOX 195	PETERSBURG	AK	99833-0195
HEATHER ISLAND INC		PO BOX 478	PETERSBURG	AK	99833-0478
HEMENWAY AMY B	HEMENWAY MATTHEW J	PO BOX 2012	PETERSBURG	AK	99833-2012
HOFACRE ROSS S	PFUNDT ERIN N	PO BOX 1205	PETERSBURG	AK	99833-1205
HOFSTETTER SARAH C	HOFSTETTER PHILIP J	PO BOX 1580	PETERSBURG	AK	99833-1580
HOMER STEPHEN DUANE		3800 CARIBOU RD	ELLENBURG	WA	98926
HULSE DARLA J		PO BOX 1183	PETERSBURG	AK	99833-1183
KANDOLL BRIAN	KANDOLL CAROL	PO BOX 1363	PETERSBURG	AK	99833-1363
KATASSE-MILLER MARY		PO BOX 175	SALEM	SD	57058-0175
KEGEL ERIK A		PO BOX 118	PETERSBURG	AK	99833-0118
KEUTMANN CHELSEA	KEUTMANN PETER	PO BOX 263	PETERSBURG	AK	99833-0263
KILLIAN PAUL H		PO BOX 1942	PETERSBURG	AK	99833-1942
KIRCHNER MELODY		PO BOX 438	PETERSBURG	AK	99833-0438
KITO RICHARD & THOMAS	KITO TYRONE & THERMAN	PO BOX 287	PETERSBURG	AK	99833-0287
LAMBE KELSEY J	MCCAY TREVOR	PO BOX 631	PETERSBURG	AK	99833-0631
LARSON DOUG		PO BOX 2156	PETERSBURG	AK	99833-2156
LICHTENSTEIN MATTHEW S	WOOD HILARY A	PO BOX 643	PETERSBURG	AK	99833-0643
LOPEZ CHRISTOPHER & LORENZO	LOPEZ CECILIA & CHRISTINA	18709 WHIRLAWAY RD	EAGLE RIVER	AK	99577
LOPEZ NATHAN	LOPEZ MINDY	PO BOX 1250	PETERSBURG	AK	99833-1250
LYONS NEIL S LYONS JACK & GREGORY	RESERVED LIFE ESTATE OF	PO BOX 527	PETERSBURG	AK	99833-0527
MAGOUN AUDREY J TRUSTEE	ACCURY J MAGOUN TRUST	12820 NORA DR	ANCHORAGE	AK	99515
MCCULLOUGH LAUREL	MCCULLOUGH KARIN	PO BOX 707	PETERSBURG	AK	99833-0707
MEDALEN HAROLD	MEDALEN SIGRID	PO BOX 352	PETERSBURG	AK	99833-0352
MEDALEN HAROLD JR	MEDALEN CHRISTINE	PO BOX 821	PETERSBURG	AK	99833-0821
MEDALEN MICHAEL D		PO BOX 969	PETERSBURG	AK	99833-0969
MENEZES HARVEY L		PO BOX 2148	PETERSBURG	AK	99833-2148
MILLER CHRIS		PO BOX 1568	PETERSBURG	AK	99833-1568
NAYLOR ANDREA		PO BOX 1341	PETERSBURG	AK	99833-1341
NELSON DONALD R		PO BOX 442	PETERSBURG	AK	99833-0442
NELSON ROBERT M	ROBERT M NELSON REVOCA	PO BOX 627	PETERSBURG	AK	99833-0627
NILSEN MICHAEL W	NILSEN MAMIE F	PO BOX 532	PETERSBURG	AK	99833-0532
OHMER DAVE N		PO BOX 13	PETERSBURG	AK	99833-0013
OLSON KEN		PO BOX 1557	PETERSBURG	AK	99833-1557
OTNESS JOHN J		PO BOX 2077	PETERSBURG	AK	99833-2077
PATTESON RICHARD M		PO BOX 1376	PETERSBURG	AK	99833-1376
PAUL CARSON S	PAUL SONJA A	PO BOX 883	PETERSBURG	AK	99833-0883
PAULSON ISAAC	PAULSON SHARON	PO BOX 153	PETERSBURG	AK	99833-0153
PETERSEN TAMARA	PETERSEN CLIFF	PO BOX 983	PETERSBURG	AK	99833-0983
PULLAR SCOTT	PULLAR GRETCHEN	PO BOX 1501	PETERSBURG	AK	99833-1501
PULLAR TAYLOR	PULLAR SCOTT & GRETCHEN	PO BOX 1501	PETERSBURG	AK	99833-1501
ROCKNE TOM		PO BOX 1305	PETERSBURG	AK	99833-1305
ROUSSEAU LINDA	ROUSSEAU HAROLD	9870 W BRIDLE LN	WASILLA	AK	99632
SAKAMOTO CHRISTINA L		PO BOX 772	PETERSBURG	AK	99833-0772
SALLENBACH WILLIAM	SALLENBACH BRENDA	PO BOX 1128	PETERSBURG	AK	99833-1128
SCHWEITZER DAN		PO BOX 1667	PETERSBURG	AK	99833-1667
SHORT LUKE P		PO BOX 802	PETERSBURG	AK	99833-0802
SIEK TONGMENG	KEO MALA	PO BOX 36	PETERSBURG	AK	99833-0036
SMALL JOHN M		PO BOX 2136	PETERSBURG	AK	99833-2136
SONS OF NORWAY		PO BOX 629	PETERSBURG	AK	99833-0629
SUNSET CONDOMINIUM ASSOCIATION		PO BOX 2005	PETERSBURG	AK	99833-2005
THOMASSEN FRED	C/O GREG LUTTON	PO BOX 1924	PETERSBURG	AK	99833-1924
TOTH JESSICA		PO BOX 2039	PETERSBURG	AK	99833-2039
TOYOMURA DARYL H	TOYOMURA JENNIFER L	PO BOX 1237	PETERSBURG	AK	99833-1237
VERSTEEG NICHOLAS A		PO BOX 1752	PETERSBURG	AK	99833-1752
VERWERS SHANNON L		PO BOX 1043	PETERSBURG	AK	99833-1043
VILLA FINANCE LLC		1923 W 300 E	LEHI	UT	84043
WAGNER JILL		PO BOX 1844	PETERSBURG	AK	99833-1844
WASHBURN HUGH DEVERE TRUSTEE		7521 HWY 28 E	PINEVILLE	LA	71368-9733
WESTHOFF THOMAS GUY	WESTHOFF MARISOL	PO BOX 1694	PETERSBURG	AK	99833-1694
WESTRE BRUCE	WESTRE WENDY	PO BOX 786	PETERSBURG	AK	99833-0786
WHITETHORN DAVID	WHITETHORN ELOISE K	PO BOX 636	PETERSBURG	AK	99833-0636
WILLIAMS DONALD		4112 TAKU BLVD	JUNEAU	AK	99801
WOOD HILARY		PO BOX 643	PETERSBURG	AK	99833-0643
YUEN FRANCES		PO BOX 2105	PETERSBURG	AK	99833-2105

Planning Commission Staff Report & Finding of Fact

Meeting Date: April 9, 2024

APPLICANT/AGENT:

Dave Thynes

OWNER(S), IF DIFFERENT:

Harold Medalen

LEGAL DESCRIPTION:

Tract 2 – Tract 6
Lots T-113 – T-119

LOT AREA:

Total: 31,945 sq ft.

LOCATION:

110 S Nordic Dr

SURROUNDING ZONING:

North: Industrial/Comm 2

South: Commercial 2

East: Commercial 2

West: Industrial/Comm 2

ZONING:

Commercial-2

PID:

01-007-540 – 542

01-007-549 - 557

APPLICATION SUBMISSION DATE:

3/12/2024

RECOMMENDATION:

Approve with conditions

I. APPLICANT REQUEST: The applicant is requesting a replat to consolidate 12 parcels and then re-subdivide into 9 parcels.

II. APPLICABLE CODES:

18.19 REPLAT

19.36 COMMERCIAL-2

III. FINDING:

- a. Subject properties are composed of 12 parcels of various sizes, both uplands and tidelands, with several dwellings and outbuildings crossing property lines.
- b. The properties are in a well-developed mixed-use area composed of residential, commercial, and industrial uses.
- c. The subject properties are located within the municipal utility service area for water, wastewater, and electricity.
- d. The proposed replat consolidates parcels and then re-subdivides so each dwelling is located on an individual lot and 4 lots remain vacant.
- e. Proposed lot sizes are modest but there is no minimum lot size required in the Commercial-2 district.
- f. All proposed lots have legal access.

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: April 9, 2024

V. APPLICATION REVIEW

The application is classified as a request to replat a subdivision.

a. ZONING DISTRICT STANDARDS

Commercial-2 has no minimum lot size or setback requirements per the zoning code. State fire code separation and fire protection requirements are applicable.

b. 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.

A. The replat rationalizes a collection of oddly shaped and sized lots and eliminates structures crossing over lot lines.

B. For residential (R-3) occupancy, fire-resistance is not required if the fire separation distance is 5 feet or greater. All of the structures with the proposed subdivision qualify for this exception save the dwelling on Lot 5A. A portion of the exterior wall of this structure is 4 feet from the property line.

VI. ACTION

Proposed motion: I move to recommend approval of the Medalen Subdivision replat with conditions of approval and 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:

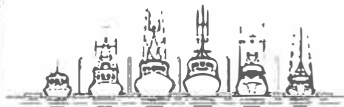
- a. The proposed Medalen Subdivision meets the conditions outlined in Title 18 for a replat.
- b. As a condition of approval, the Applicant/Owner shall:
 - Submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording.
 - Install 1-hour rated fire resistance on exterior only of portion of dwelling closest to property line on Lot 5A (Generally, a 1-hour fire resistance is achieved by installing 2 layers of 5/8 sheet rock with alternating seams on the exterior wall.)
Provide ownership information for subject property.

EXHIBITS

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

Applicant Material

Item 7E.

 PETERSBURG BOROUGH LAND USE APPLICATION	CODE TO: 110.000.404110	
	BASE FEE:	
	PUBLIC NOTICE FEE: \$70.00	
	TOTAL: 235-	
DATE RECEIVED: 3/12/24	RECEIVED BY: KT	CHECK NO. or CC: #3129

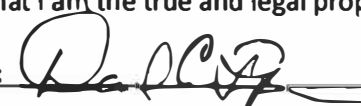
APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Dave Thynes	NAME Harold Medalen
MAILING ADDRESS PO Box 533	MAILING ADDRESS PO Box 821
CITY/STATE/ZIP Petersburg/Alaska/99833	CITY/STATE/ZIP Petersburg/Alaska/99833
PHONE (907) 518-0075	PHONE (907) 518-0506
EMAIL fvnocona@gmail.com	EMAIL haroldmedalen@yahoo.com

PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: 110 S. Nordic Drive		
PARCEL ID:	ZONE: Comm-2	OVERLAY:
CURRENT USE OF PROPERTY: Comm-2	LOT SIZE: 32,704SF	
PROPOSED USE OF PROPERTY (IF DIFFERENT): SAME		
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): South Nordic Drive, South Sing Lee Alley, Hammer Slough		

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: 3/12/2024

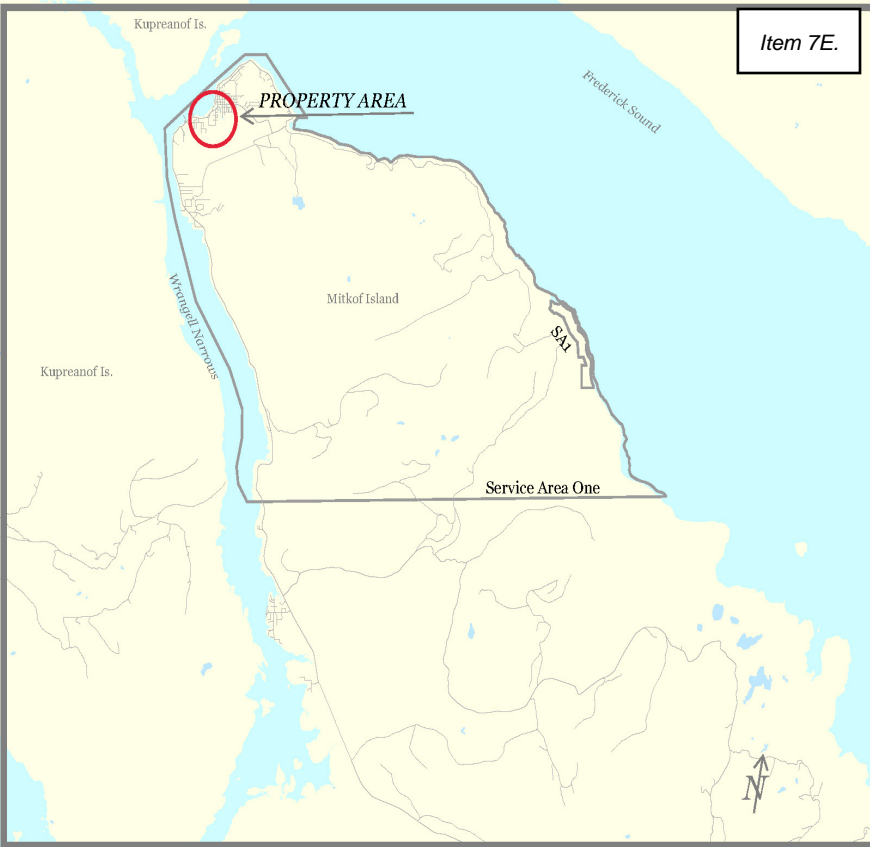
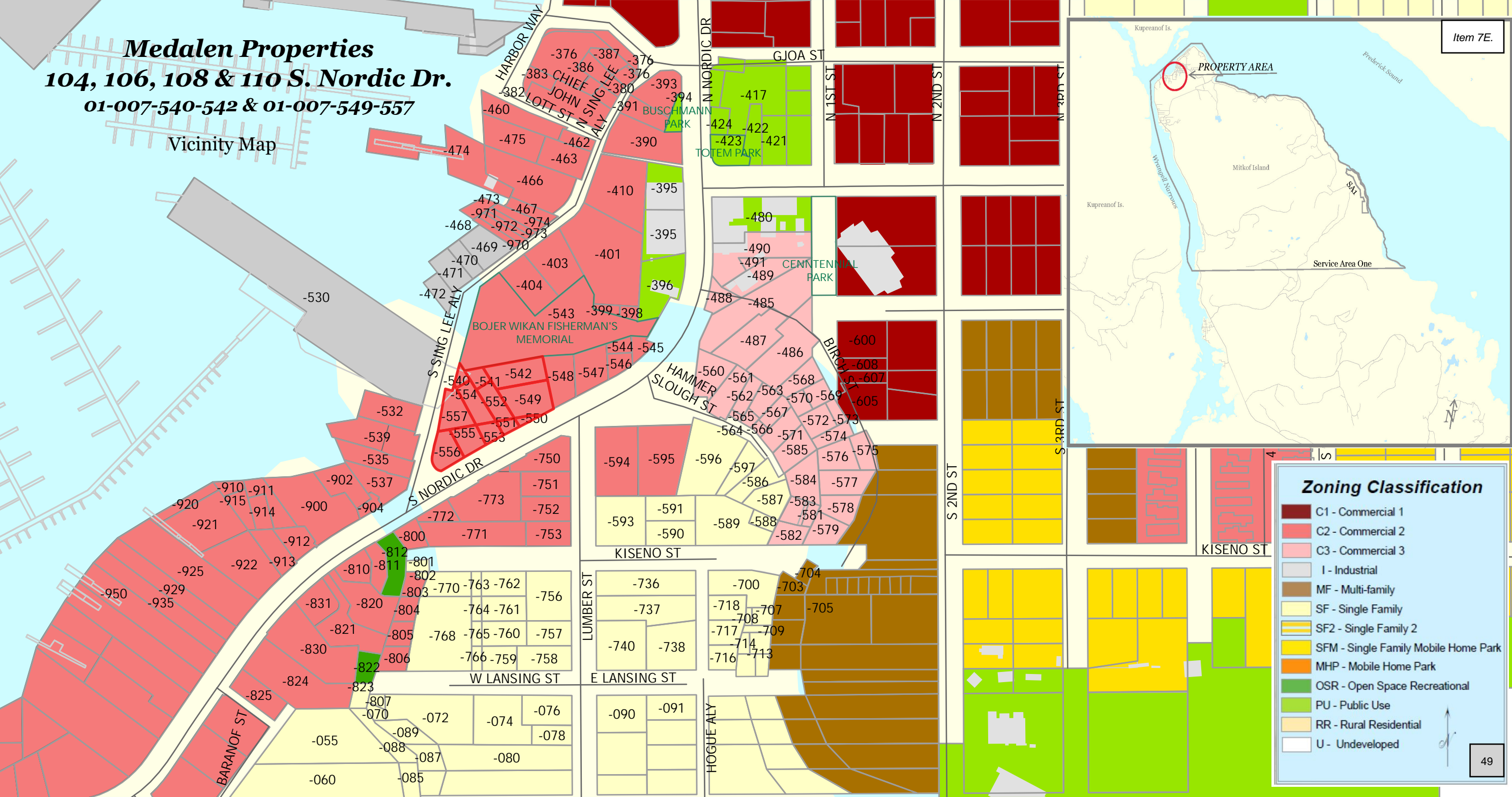
Owner: _____ Date: _____

Owner: _____ Date: _____

Owner: _____ Date: _____

Medalen Properties
104, 106, 108 & 110 S. Nordic Dr.
01-007-540-542 & 01-007-549-557

Vicinity Map



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



March 22, 2024

**BUEHLER CRAIG D BUEHLER LAURA J
PO BOX 1983
PETERSBURG, AK 99833-1983**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

An application from Harold Medalen for a replat of a portion of Block 57 and Lots T-113 thru T119 of ATS 9 located at 110 S Nordic Dr (PID: 01-007-540, 541, 542, 549, 550,551, 552, 553,554, 555,556,557).

The public hearing and consideration of the application will be held:	Tuesday, April 9th, 2024, 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
MEDALEN HAROLD JR	MEDALEN CHRISTINE	PO BOX 821	PETERSBURG	AK	99833-0821
15 SINGLEE ALLEY LLC		806 CARY RD	EDMONDS	WA	98020
ADAMS JOSHUA		PO BOX 746	PETERSBURG	AK	99833-0746
AIKINS ROBERT JR	AIKINS STEPHANIE	PO BOX 268	PETERSBURG	AK	99833-0268
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
BERTAGNOLI ANGELA		PO BOX 1253	PETERSBURG	AK	99833-1253
BLUE GLACIER LLC		PO BOX 876702	WASILLA	AK	99687
BOSCH GABRIELE M		PO BOX 1161	PETERSBURG	AK	99833-1161
BUEHLER CRAIG D	BUEHLER LAURA J	PO BOX 1983	PETERSBURG	AK	99833-1983
C&C LLC		306 MAIN ST STE 326	KETCHIKAN	AK	99901
CHRISTENSEN CHARLES		PO BOX 824	PETERSBURG	AK	99833-0824
CHRISTENSEN DANIEL		PO BOX 2	PETERSBURG	AK	99833-0002
CONTAG MARCUS	CONTAG DASHA	PO BOX 1494	PETERSBURG	AK	99833-1494
COTTRELL ALICE		PO BOX 947	PETERSBURG	AK	99833-0947
DEANGELIS VITTORIA		PO BOX 1026	PETERSBURG	AK	99833-1026
EINERSON GREGORY	EINERSON WENDY	PO BOX 307	PETERSBURG	AK	99833-0307
ELLIS DAVID C		PO BOX 1349	PETERSBURG	AK	99833-1349
ENGE IVAR K		PO BOX 3	PETERSBURG	AK	99833-0003
ENGLE BRUCE		PO BOX 8229	LAVERN	CA	91750
ERICKSON JEFFERY ERICKSON SUSAN	JEFFREY AND SUSAN ERICKSON	PO BOX 53	PETERSBURG	AK	99833-0053
FEIST ROBERT ANTHONY		PO BOX 2131	PETERSBURG	AK	99833-2131
FERCE ALLEGIANCE DEVELOPMENT LLC		PO BOX 11463	BOZEMAN	MT	59719
FLORO PEGGY A		PO BOX 1022	PETERSBURG	AK	99833-1022
FORD JOHN C		PO BOX 1931	PETERSBURG	AK	99833-1931
GILLILAND HARVEY C	GILLILAND SARAH E	PO BOX 107	PETERSBURG	AK	99833-0107
GOOD INVESTMENTS LLC		PO BOX 818	PETERSBURG	AK	99833-0818
GRUNDBERG ERIC A	MARVIN MALENA	PO BOX 2193	PETERSBURG	AK	99833-2193
HAMILTON JOHN A IV	HAMILTON JENNIFER Y	PO BOX 2161	PETERSBURG	AK	99833-2161
HAMMER JACOB A	HAMMER KACEY J	PO BOX 97	PETERSBURG	AK	99833-0097
HAMMER MYRL	HAMMER BEVERLY & ROGER	PO BOX 195	PETERSBURG	AK	99833-0195
HARBOR CONDOMINIUMS		PO BOX 2084	PETERSBURG	AK	99833-2084
HEATHER ISLAND INC		PO BOX 478	PETERSBURG	AK	99833-0478
HEMENWAY AMY B	HEMENWAY MATTHEW J	PO BOX 2012	PETERSBURG	AK	99833-2012
HILLSIDE RENTALS LLC		PO BOX 2125	PETERSBURG	AK	99833-2125
HJORT STANLEY DAVID HJORT VIVIAN GAIL	STANLEY AND VIVIAN HJORT	PO BOX 828	PETERSBURG	AK	99833-0828
HOFACRE ROSS S	PFJUNDT ERIN N	PO BOX 1205	PETERSBURG	AK	99833-1205
HOFSTETTER SARAH C	HOFSTETTER PHILIP J	PO BOX 1580	PETERSBURG	AK	99833-1580
KATASSE-MILLER MARY		PO BOX 175	SALEM	SD	57058-0175
KILLIAN PAUL H		PO BOX 1942	PETERSBURG	AK	99833-1942
KIRCHNER MELODY		PO BOX 438	PETERSBURG	AK	99833-0438
KITO RICHARD & THOMAS	KITO TYRONE & THERMAN	PO BOX 287	PETERSBURG	AK	99833-0287
KITOS KAVE INC		PO BOX 1510	PETERSBURG	AK	99833-1510
LARSON DOUG		PO BOX 2156	PETERSBURG	AK	99833-2156
LOPEZ CHRISTOPHER & LORENZO	LOPEZ CECILIA & CHRISTINA	18709 WHIRLAWAY RD	EAGLE RIVER	AK	99577
MAGOUN AUDREY J TRUSTEE	AUDREY J MAGOUN TRUST	12820 NORA DR	ANCHORAGE	AK	99515
MCCONVILLE KRISTY		PO BOX 1907	PETERSBURG	AK	99833-1907
MCCULLOUGH KARIN		PO BOX 707	PETERSBURG	AK	99833-0707
MCCULLOUGH LAUREL C		PO BOX 707	PETERSBURG	AK	99833-0581
MEDALEN HAROLD	MEDALEN SIGRID	PO BOX 352	PETERSBURG	AK	99833-0352
MENEZES HARVEY L		PO BOX 2148	PETERSBURG	AK	99833-2148
MILLER JASON L	MILLER VANESSA K	PO BOX 1473	PETERSBURG	AK	99833-1473
NARVERUD ARTHUR E	NARVERUD MARY M	4676 HERITAGE OAKS LN	FAIRFIELD	CA	94534-1309
NELSON DONALD R		PO BOX 442	PETERSBURG	AK	99833-0442
NELSON ROBERT M	ROBERT M NELSON REVOCAL	PO BOX 627	PETERSBURG	AK	99833-0627
NILSEN MICHAEL W	NILSEN MAMIE F	PO BOX 532	PETERSBURG	AK	99833-0532
OHMER DAVE N		PO BOX 13	PETERSBURG	AK	99833-0013
OTNESS JOHN J		PO BOX 2077	PETERSBURG	AK	99833-2077
PAUL CARSON S	PAUL SONJA A	PO BOX 883	PETERSBURG	AK	99833-0883
PRIEST POINT LLC		PO BOX 53	PETERSBURG	AK	99833-0053
PULLAR SCOTT	PULLAR GRETCHEN	PO BOX 1094	PETERSBURG	AK	99833-1094
PULLAR TAYLOR	PULLAR SCOTT & GRETCHEN	PO BOX 1501	PETERSBURG	AK	99833-1501
RICHARDS BRIAN	RICHARDS ALEKSANDRA	PO BOX 1866	PETERSBURG	AK	99833-1866
ROBERGE SCOTT W	SMITH JANE	PO BOX 2169	PETERSBURG	AK	99833-2169
SCHWEITZER DAN		PO BOX 1667	PETERSBURG	AK	99833-1667
SHORT LUKE P		PO BOX 802	PETERSBURG	AK	99833-0802
SONDENAA ANITA	SONDENAA LEROY	PO BOX 1115	PETERSBURG	AK	99833-1115
SONS OF NORWAY		PO BOX 629	PETERSBURG	AK	99833-0629
SUNSET CONDOMINIUM ASSOCIATION		PO BOX 2005	PETERSBURG	AK	99833-2005
THOMASSEN FRED	C/O GREG LUTTON	PO BOX 1924	PETERSBURG	AK	99833-1924
TOYOMURA DARYL H	TOYOMURA JENNIFER L	PO BOX 1237	PETERSBURG	AK	99833-1237
US FOREST SERVICE		PO BOX 21628	JUNEAU	AK	99802-1628
VILLA FINANCE LLC		1923 W 300 E	LEHI	UT	84043
WESTRE BRUCE	WESTRE WENDY	PO BOX 786	PETERSBURG	AK	99833-0786
WHITETHORN DAVID	WHITETHORN ELOISE K	PO BOX 636	PETERSBURG	AK	99833-0636
WILLIAMS DONALD		4112 TAKU BLVD	JUNEAU	AK	99801
ZUSE LLC		PO BOX 373	PETERSBURG	AK	99833-0373

Anna Caulum

Subject: FW: Harold Medalen replat of Sing Lee Alley

Public Comment

From: Aardvark LLC <architectureoffaith@gmail.com>
Sent: Tuesday, March 26, 2024 4:32 PM
To: Anna Caulum <acaulum@petersburgak.gov>
Subject: Re: Harold Medalen replat of Sing Lee Alley

You can count me in on a positive note: I think that you should go ahead with the replat! Green light.

On Tue, Mar 26, 2024 at 4:30 PM Anna Caulum <acaulum@petersburgak.gov> wrote:

No controversy. I haven't gotten any negative comment. We are required to send public notice to owners within 600 feet of the property.

Thank you ,

Anna Caulum

Finance Clerk III, Property Tax and

Community Development Admin Assistant

Petersburg Borough

(907) 772-5409

Fax 907-772-3759

From: Aardvark LLC <architectureoffaith@gmail.com>
Sent: Tuesday, March 26, 2024 4:27 PM
To: Anna Caulum <acaulum@petersburgak.gov>
Subject: Re: Harold Medalen replat of Sing Lee Alley

This all seems like common sense to me. Where is the controversy?

Joshua

On Tue, Mar 26, 2024 at 4:05 PM Anna Caulum <acaulum@petersburgak.gov> wrote:

Hi Joshua,

They are subdividing the 12 lots into 9. The plat below shows the dotted lines as how it is currently platted, and the dark lines are the preliminary plat. I also inserted a picture from our map viewer showing the current parcels. The subdivision will clean this up a bit.

Thank you ,

Anna Caulum
Finance Clerk III, Property Tax and
Community Development Admin Assistant
Petersburg Borough
(907) 772-5409
Fax 907-772-3759

From: Aardvark LLC <architectureoffaith@gmail.com>
Sent: Tuesday, March 26, 2024 3:32 PM
To: Anna Caulum <acaulum@petersburgak.gov>
Subject: Harold Medalen replat of Sing Lee Alley

Hello,

I received a letter describing a proposed replat of part of Sing Lee Alley. I am confused. How is the proposal any different from what is there already? Are they subdividing lots?

Joshua Adams