



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, August 08, 2023

12:00 PM

Assembly Chambers

You are invited to a Zoom meeting.

When: August 8, 2023, 12:00 PM Alaska

Topic: August 8, 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 7.11.2023

5. Public Comments

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

6. Consent Calendar

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

7. Public Hearing Items

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

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

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

8. Non-Agenda Items

A. Commissioner Comments

B. Staff Comments

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

9. Adjournment



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, July 11, 2023

12:00 PM

Assembly Chambers

1. Call to Order

Commission Chair Chris Fry called the meeting to order at 12:05pm

2. Roll Call

PRESENT

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

3. Acceptance of Agenda

The agenda was unanimously approved.

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

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

4. Approval of Minutes

The June 13, 2023 meeting minutes were unanimously approved.

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

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

A. Meeting Minutes 6.13.2023

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Consideration of an application from Tamara McKeown for a conditional use permit for a temporary trailer for construction at 567 Mitkof Highway (PID: 01-116-200).

Robert Larson spoke on his own behalf speaking of having an interim check point prior to the two years.

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

Discussion.

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

- B. Consideration of an application from Chris Kegans, Samai Kegans, and Melisa Kegans for vacation of a section line easement and a public access easement and review of alternate public access at 808-812 Mitkof Highway (PID: 01-174-225 and 01-174-220).

Chris Kegans spoke on his own behalf giving information about the property.

Dave Thynes spoke as the surveyor giving more information on the easement and where beachfront water lines are.

Beverly Richardson spoke on her own behalf asking a question regarding the section line.

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

Discussion.

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

- C. Consideration of an application from Dave Ohmer for a minor subdivision at 531-535 Mitkof Highway (PID: 01-115-200 and 01-115-250).

Dave Ohmer spoke on his own behalf speaking about his application to consolidate lots.

Motion made by Commissioner Jensen, Seconded by Commissioner Floyd.

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

D. Consideration of a recommendation to the Borough Assembly regarding an application from Wikan Enterprises to purchase borough property at 103 A Dock Street (PID: 01-010-037).

Sherry Wikan spoke on behalf of Wikan Enterprises giving information to support the sale of 103 A Dock Street.

Hillary MacDonald spoke on her and Earl Warner's behalf in support of the sale of 103 A Dock Street.

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

Discussion.

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

8. Non-Agenda Items

A. Commissioner Comments

Commissioner Jim Floyd spoke about hearing criticism from the community after the last meeting and wanted to remind the community that the Commissioners are citizens and volunteers.

Commissioner Sally Dwyer spoke in regard to last meeting and not having enough funding details regarding PMC to make a good decision.

Commission Chair Chris Fry thanked the Fire Department for all their hard work.

B. Staff Comments

None

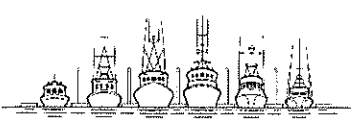
C. Next Meeting is August 8, 2023, at 12:00pm.

9. Adjournment

The meeting was adjourned at 12:38pm

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

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



PETERSBURG BOROUGH LAND USE APPLICATION

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

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

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

PROPERTY INFORMATION

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

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

CURRENT USE OF PROPERTY: Commercial and Residential LOT SIZE:

PROPOSED USE OF PROPERTY (IF DIFFERENT):

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

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

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

TYPE OF APPLICATION & BASE FEE

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

SUBMITTALS:

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

SIGNATURE(S):

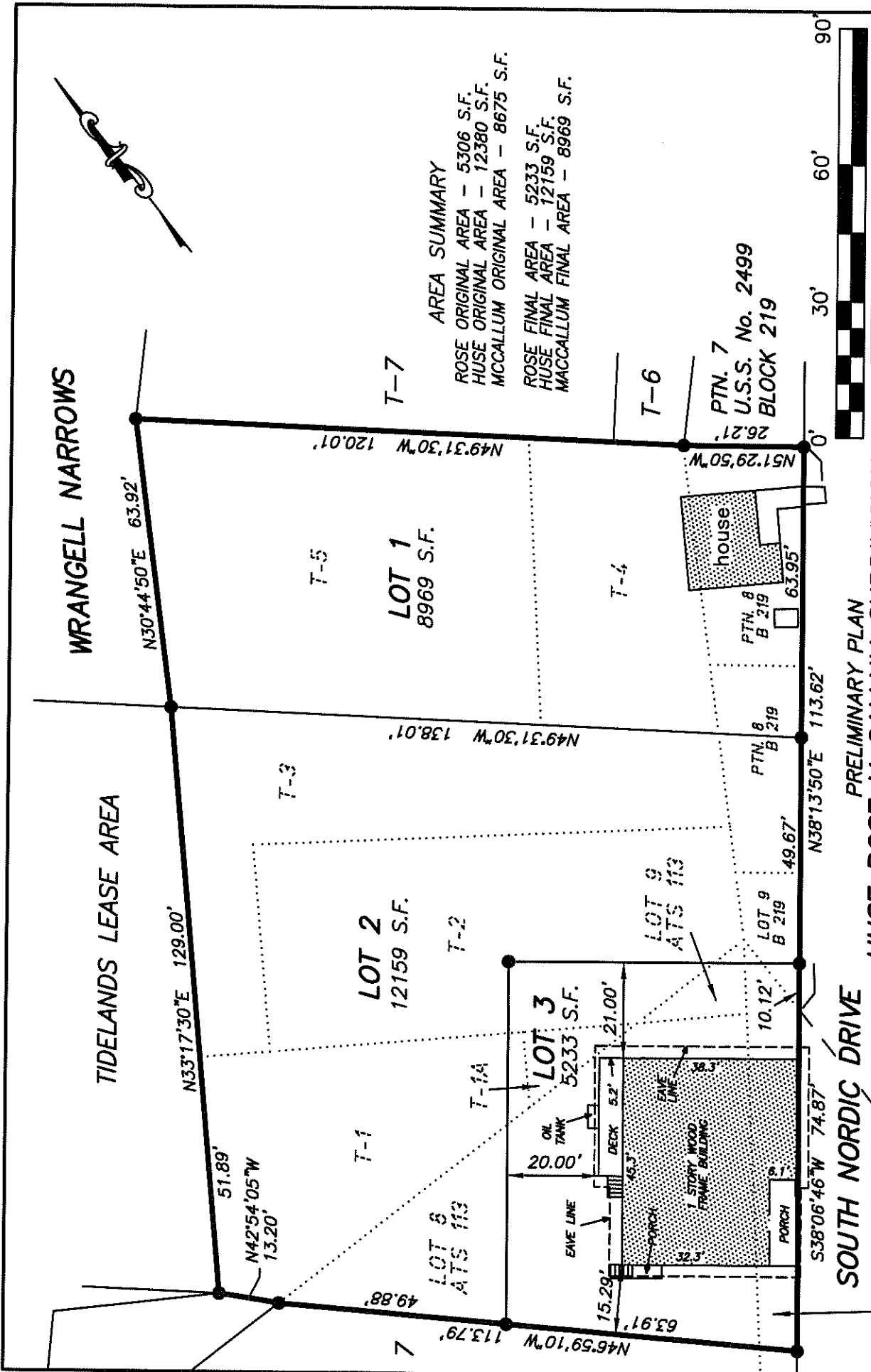
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.

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

Owner: _____ Date: _____

Owner: _____ Date: _____

Owner: _____ Date: _____



SURVEYOR

RICK G. BRAUN, L.S.
 P.O. BOX 211, PETERSBURG AK 99833
 PH (907) 518-1889

DRAWING COMPLETED 7/25/23

DRAWING No. HU14D22

PRELIMINARY PLAN
HUSE ROSE MCCALLUM SUBDIVISION

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

Planning Commission Staff Report

Meeting date: August 8, 2023

TO: Planning Commission

FROM: Liz Cabrera, Community & Economic Development Director

Subject: MINOR SUBDIVISION and VARIANCE
 Tyler & Olivia Reid
 419 Mitkof Highway (PID: 01-085-250)

Recommended Motion:

I move to approve the Stillwater Subdivision with a variance from the lot frontage requirement at 419 Mitkof Highway with findings of fact as presented.

The Petersburg Planning & Zoning Commission makes the following findings of fact:

1. An application was submitted by Tyler & Olivia Reid and fees paid on June 27, 2023.
2. The subject parcel is located at 419 Mitkof Highway.
3. The subject parcel is 3.66 acres. The proposed plat subdivides the parcel into three lots.
4. The subject parcel is zoned Rural Residential (RR). The stated intended use for the property is residential, which is consistent with the zoning district.
5. Surrounding properties are zoned RR and some lots remain undeveloped.
6. The minimum lot size in the RR district is 1 acre. All three proposed lots meet or exceed the minimum lot size.
7. The minimum road frontage for the RR district is 200'. Lots A1 and A2 meet or exceed the minimum road frontage requirement.
8. Lot A3 does not meet the minimum 200' frontage requirement and a variance has been submitted to allow for the proposed reduced road frontage.
9. Lot A3 would be considered a "flag lot" under PMC 19.04.310. Per this provision, the minimum roadway surface shall be 20' and the minimum easement 30'. This requirement is supported by comments from the PVFD Chief. Applicants will amend final plat to meet this standard.
10. The subject parcel is adjacent to municipal electric, water, and wastewater services. Properties located within 150 feet of municipal wastewater service are required to connect to the municipal system (PMC 14.08.080). Lots A1 and A2 will be required to connect to the municipal system.



Planning Commission Staff Report

Meeting date: August 8, 2023

11. Lot A3 may be connected to the municipal sewer system but is not required to do so by code. An onsite wastewater system requires prior approval of the borough utility director and approval of the Alaska Department of Environmental Conservation prior to development (PMC 14.08.030).
12. The plat provides legal access to Mitkof Highway either directly or via a proposed access easement.
13. The plat does not contain or require a dedication of a street, right-of-way, or other area.
14. The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation (the variance requested is from a zoning regulation)
15. On July 20, 2023, copies of the application were provided for review and comment to:
 - a. Public Works: No comments.
 - b. Utility:
 - c. Fire Chief: I hope the 20ft width of the proposed road is the top before the ditch starts. The fire trucks will need that room to safely off-load equipment and personnel in case of an emergency. The word substandard, for a road is a bit concerning.
 - d. Police:
16. Hearing notices were mailed to property owners within 600 feet of the right-of-way.
17. On August 8, 2023, a duly noticed public hearing was held by the Petersburg Planning Commission.
18. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

Section 2. Based on the preceding findings of fact, the Petersburg Planning Commission makes the following determinations:

1. The proposed Stillwater Subdivision meets the conditions outlined in Title 19 for a minor subdivision.
2. The planning commission must find all three of the following conditions to exist to grant the variance from the minimum road frontage requirement:

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

Yes No REASON: The subject parcel is a large with road frontage for two legal lots, but sufficient acreage to create three legal lots.

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

Yes No REASON: Enforcing the 200' road frontage would restrict the subdivision to two lots and would not allow for highest and best use of the available

Planning Commission Staff Report

Meeting date: August 8, 2023

acreage. Constructing a 200' road along Lot A3 would be impractical given the topography and the road would not connect to other roads or provide access to additional properties.

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

Yes No REASON: Adjacent subdivisions have a similar design whereby legal access is provided through easements and do not meet the minimum lot frontage requirement.

Lot A3 shall not be required to connect to the municipal sewer system. An onsite system requires prior approval of the borough utility director and approval of the Alaska Department of Environmental Conservation prior to development.

2. The access easement for Lot A3 shall meet the minimum standards required under PMC 19.04.310, which is a 30' wide easement and, when constructed, 20' wide roadway.

3. The applicant 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 signatures and recording.

Chair, Planning Commission

Secretary, Planning Commission

ATTACHMENTS:

- A. MAPS
- B. MATERIALS SUBMITTED BY APPLICANT
- C. HEARING NOTICE TO NEIGHBORS

A. MAPS

*Reid Property
419 Mitkof Highway
01-085-250*



PROPERTY AREA

US Forest Service



Item 7A.

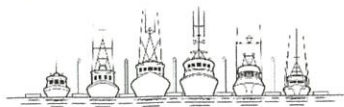
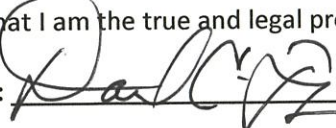


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12

B. MATERIALS SUBMITTED BY APPLICANT

Item 7A.

 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE:
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: \$175.00
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC: # 3044
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME David Thynes C.S.S.		NAME Tyler & Olivia Reid
MAILING ADDRESS PO Box 533		MAILING ADDRESS PO Box 1548
CITY/STATE/ZIP Petersburg / Alaska / 99833		CITY/STATE/ZIP Petersburg / Alaska / 99833
PHONE (907) 518-0075		PHONE (907) 518-0500
EMAIL fvnocona@gmail.com		EMAIL tyler_reid42@hotmail.com
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: 397 Mitkof Highway / Lot A of U.S. Survey 2461 419 Mitkof Highway		
PARCEL ID: 01084475 01-085-250	ZONE: Rural Residential	OVERLAY:
CURRENT USE OF PROPERTY: Vacant land	LOT SIZE: 3.47 Acres	
PROPOSED USE OF PROPERTY (IF DIFFERENT): Subdivide into 3 residential lots		
SEPTIC SYSTEM: Is there a septic system on the property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO What is current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): Mitkof Highway		
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 (\$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: <u>6/27/23</u>	
Owner: _____	Date: _____	
Owner: _____	Date: _____	
Owner: _____	Date: _____	

19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): Tyler & Olivia Reid

Address or PID: 01085250

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

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

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

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

Lot A's shape, specifically its available road frontage, will not allow a three lot subdivision while also meeting the 200' road frontage requirement for the owner's desired three lot subdivision.

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

With only 459' of existing frontage along Mitkof Highway, the 200' road frontage requirement for rural residential lots would restrict the owners' subdivision to two, 1.73 Acre lots; both lots almost 3/4 of an acre over the 1 Acre required minimum for rural residential zoning. Restricting this subdivision to two lots would not allow optimal use of the existing acreage and would significantly reduce the owners' overall return on their investment compared to the proposed three lot subdivision plan.

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

The subdivision to the north & adjoining Lot A USS 2461, Gato Montes subdivision, Plat 2007-9 and the subdivision to the south & adjoining Lot A USS 2461, Mom's Place subdivision, Plat 2011-4 both have similar designs in that there are easements used to access the lots that do not front Mitkof Highway. The Reid's three lot subdivision plan follows the spirit of these neighboring approved subdivisions while allowing them to maximize the use of their 3.47 Acre lot.

GENERAL NOTES

1. THE BASIS-OF-BEARING UTILIZED TO CONDUCT THIS SURVEY IS THE BASIS-OF-BEARING OF LOT 1 OF U.S. SURVEY 2461 AND THE B.L.M. B.C.M. MARKING CORNER 3 OF U.S. SURVEY 2461. THE ACCEPTED BEARING SHOWN ON THE MOM'S PLACE SUBDIVISION, N 62°25'36" E, PETERSBURG RECORDING DISTRICT, BEING 110.000.
2. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:10,000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AND ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. WHEN RECORD COURSES DIFFER FROM MEASURED COURSES, RECORD COURSES ARE SHOWN IN PARENTHESES () FOLLOWED BY THE SOURCE OF THE RECORD COURSE AND A 9 OF ENABLE CONCLUSIVE LOCATION OF THE EASEMENT BOUNDS.
5. A TRANSMISSION LINE EASEMENT WIDE RECORD COURSE AND 4.9 OF ENABLE CONCLUSIVE LOCATION OF THE EASEMENT BOUNDS.
6. THE FOLLOWING PLATS AND RECORDS WERE USED TO EXECUTE THIS SURVEY:
 - (R1) MOM'S PLACE SUBDIVISION, PLAT #2011-4
 - (R2) GATO MONTES SUBDIVISION, PLAT #2007-9
 - (R3) GATO MONTES RECORD, MAP RS-5981(2) PAGES 7 OF 18, (R4) U.S. SURVEY 2461

CERTIFICATE OF APPROVAL BY THE PLATING BOARD

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

DATE _____ CHAIRMAN, PETERSBURG PLATING BOARD

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT WE HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, NO ROAD RIGHT OF WAYS ARE DEDICATED BY THIS PLAT.

DATE _____ OWNER _____

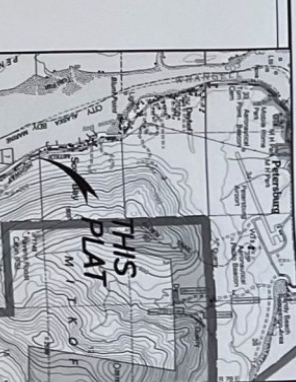
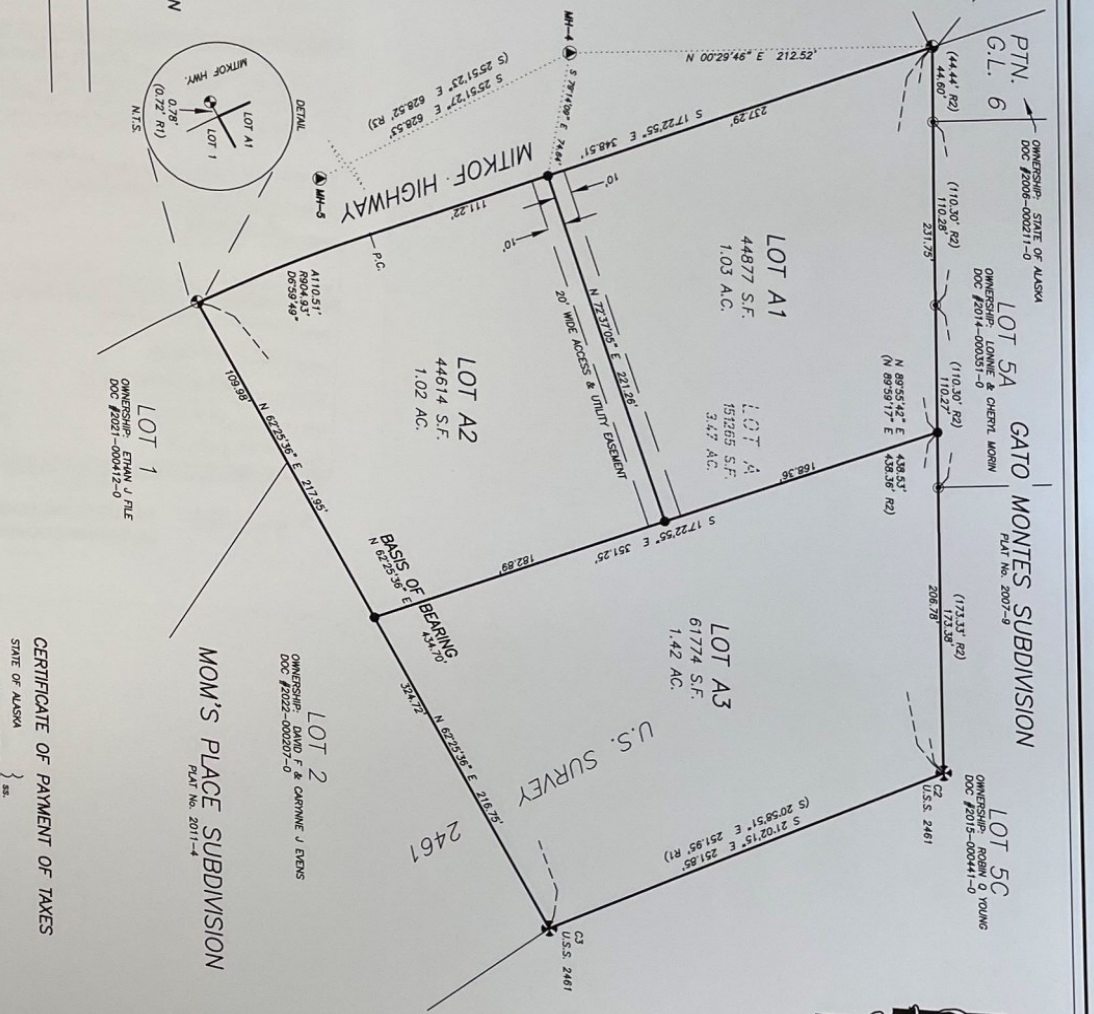
DATE _____ OWNER _____

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ 20____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TLER & OLMA REDD TO ME AND EXECUTED THE KNOW TO BE THE DEEDFUL, LEGAL, UNTERNEED AND I HEREBY SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREBY WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

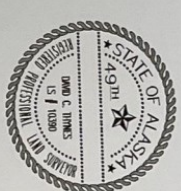


SURVEYOR'S CERTIFICATE

I, DAVID C. THINES, CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT I HAVE PERSONALLY AND DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY, AND THAT ALL NECESSARY MEASUREMENTS, CONTROL MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND SAVED.

DATE _____

REGISTERED PROFESSIONAL LAND SURVEYOR No. A114 10380



STILLWATER SUBDIVISION

A SUBDIVISION OF LOT A
OF U.S. SURVEY 2461
SECT. 15, T59S, R79E, C.R.M.
PETERSBURG RECORDING DISTRICT

CLIENT: TLER & OLMA REDD
P.O. BOX 533
PETERSBURG, AK 99833

DATE THIS _____ DAY OF _____ 20____

TRACESUB - CITY OF PETERSBURG

CENTRAL SOUTHEAST SURVEYORS

13030
533
518-0075

06/24/2022





July 25, 2023

FILE, ETHAN J
PO BOX 1666
PETERSBURG, AK 99833-1666

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider an application from Tyler and Olivia Reid for a minor subdivision with variance from the minimum frontage requirement at 419 Mitkof Highway (PID: 01-085-250).

You are receiving this notice because you own or lease property in the vicinity of the proposed action.

The public hearing and consideration of the application will be held:	Tuesday, August 8, 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 or acaulum@petersburgak.gov	

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

Parcel_ID	OWNER
01-085-270	FILE, ETHAN J
01-085-260	EVENS, DAVID F and CARYNNE J
01-084-500	LITTLETON, ROCKY C
01-085-350	SULLIVAN, DANIEL and DILLMAN, KAREN and TRANSFER ON
01-085-300	HALEY, WILLIAM P and DARLENE E
01-085-250	REID, TYLER and OLIVIA BUYER and AMHT SELLER
01-085-010	ALASKA STATE OF
01-085-700	YOUNG, ROBIN Q
01-084-155	JOHNSON, COURTNEY
01-084-520	CAULUM, CALEB J and BRITTON E
01-084-150	BETZINA, KIM and SUE
01-084-140	VOLK, DANIEL J
01-084-145	VOLK, DANIEL J
01-084-475	BLOOM, CAROLYN E
01-085-200	MORIN, LONNIE L and CHERYL M
01-143-800	US FOREST SERVICE
01-084-155	JOHNSON, COURTNEY
	CHRIS FRY
	HEATHER O'NEIL
	SALLY DWYER
	JIM FLOYD
	JOHN JENSEN
	PHIL MEEKS
	MARIETTA DAVIS

Planning Commission Staff Report

Meeting date: August 8, 2023

TO: Planning Commission

FROM: Liz Cabrera, Community & Economic Development Director

Subject: VARIANCE (SETBACK) – 811 Sandy Beach Rd (PID: 01-004-138)
Greg & Heidi Johnson

Recommended Motion:

I move to approve a variance from the 20’ front yard setback requirement to allow for construction of a dwelling 5’ from the property line at 811 Sandy Beach Rd along with findings of fact as presented.

The Petersburg Planning & Zoning Commission makes the following findings of fact:

1. An application for a variance was submitted by Greg & Heidi Johnson (applicant) and fees paid on July 19, 2023.
2. Subject parcel size is approximately 12,687 sf. and is a vacant lot. The lot has been cleared and has a building pad.
3. The zoning of the subject parcel is single family residential (SF).
4. Surrounding properties are all zoned single-family residential and the area is well-established and developed residential neighborhood.
5. The minimum lot size for the SF district is 8,000 square feet. The subject property exceeds the minimum.
6. Setback requirements for this district are 20’ front and rear yard and 10’ on the side yards. However, there is no yard setback requirement on lot lines which are in common with shorelines, so the rear yard setback is 0’ (PMC 19.60.050).
7. The maximum lot coverage for the district is 35%. The proposed development results in a lot coverage of 43%. A separate application has been submitted to request a variance from the maximum lot coverage requirement.
8. The maximum building height in the SF district is three stories, not to exceed 30’. The proposed building height is 30’.
9. Previous land use decisions:



Planning Commission Staff Report

Meeting date: August 8, 2023

- a. 2011 – A minor subdivision was approved subdividing the original parcel into three separate lots.
- 10. On July 20, 2023, copies of the application were provided for review and comment to:
 - a. Utility Department: No comment.
 - b. Public Works: No opposition to variance.
 - c. Fire Chief: No opposition to variance.
- 11. The Sandy Beach Rd right-of-way is approximately 100’ wide in front of the subject property.
- 12. Hearing notices were mailed to property owners within 600 feet of the subject parcel.
- 13. On August 8, 2023, a duly noticed public hearing was held by the Petersburg Planning & Zoning Commission.
- 14. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

Section 2. Based on the preceding findings of fact, the Petersburg Planning & Zoning Commission makes the following determinations:

The planning commission must find all three of the following conditions to exist to grant the variance:

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

Yes No REASON: The right-of-way along the subject property is approximately 100’ wide, which results in shallow lots.

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

Yes No REASON: Enforcing the required setback would limit the ability of the owner to fully utilize their property and could result in the owners relocating the residence further back on the lot as there is no yard requirement on the rear yard. This would have a negative impact on surrounding property owners’ water views.

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

Yes No REASON: Several properties along Sandy Beach Rd have received similar accommodation due to the width of the right-of-way and to preserve water views of neighboring properties. Even with the variance the proposed residence will be constructed 50’ from the existing road pavement. This provides ample room for fire access, pedestrian and bicycle use, and line of sight of oncoming traffic. Further surrounding properties would benefit from the owners constructing their home closer to the road and protecting neighbors’ views.

Planning Commission Staff Report

Meeting date: August 8, 2023

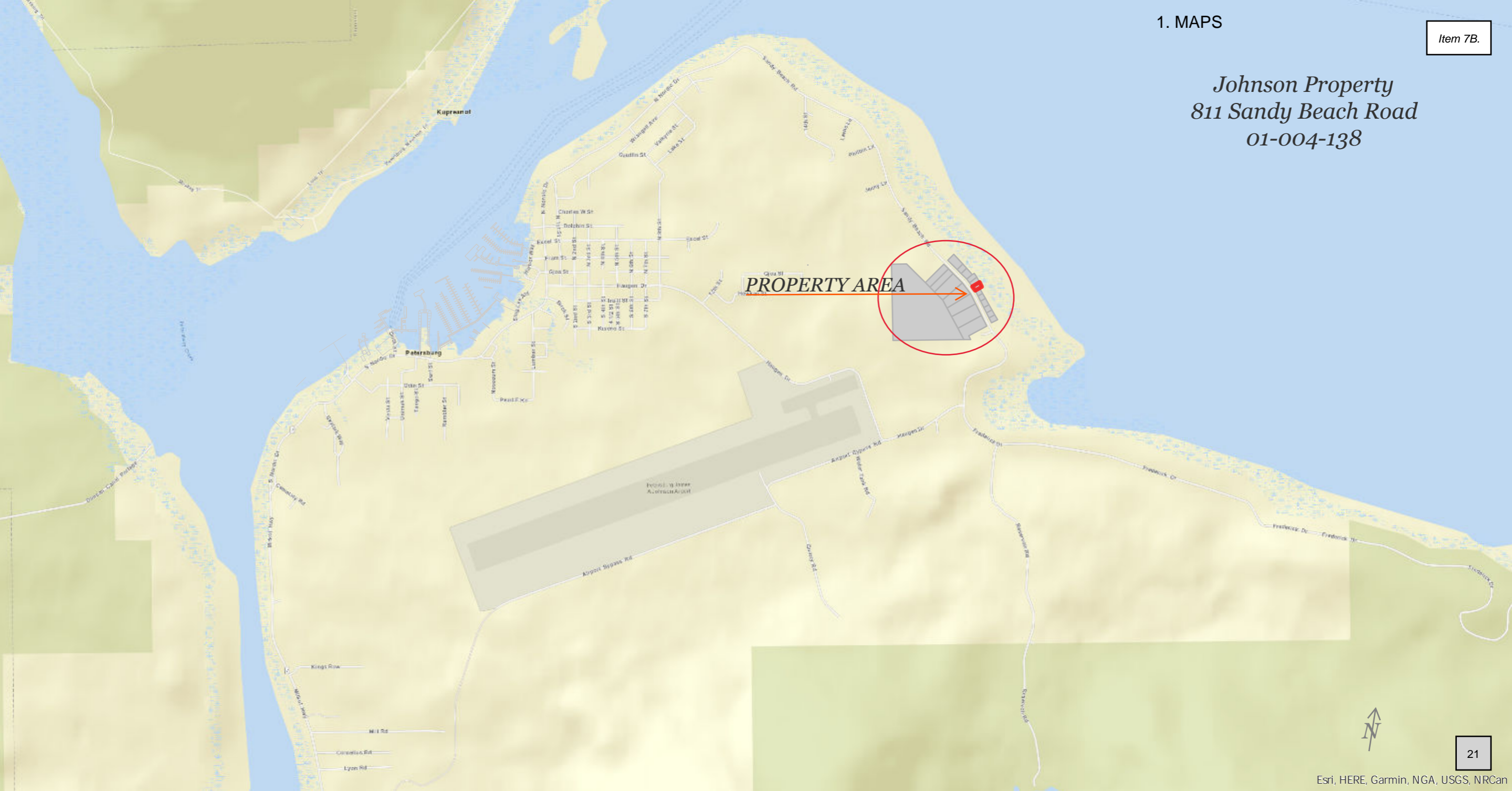
Chair, Planning Commission

Secretary, Planning Commission

Attachments:

1. MAPS
2. Applicant submitted materials
3. Hearing notice mail out

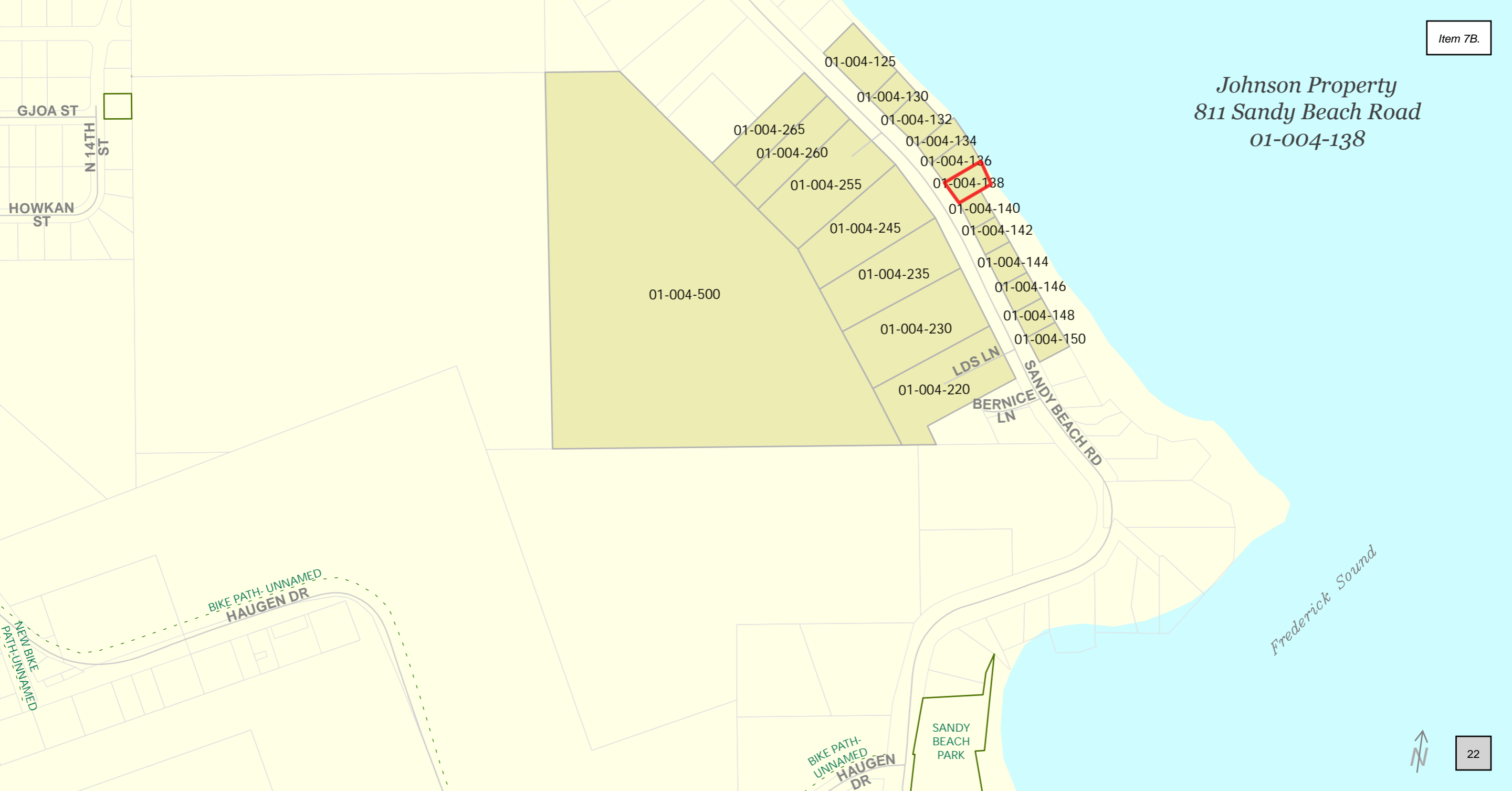
Johnson Property
811 Sandy Beach Road
01-004-138

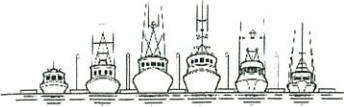


PROPERTY AREA



*Johnson Property
811 Sandy Beach Road
01-004-138*



 <h2 style="margin: 0;">PETERSBURG BOROUGH VARIANCE APPLICATION</h2>	CODE TO: 110.000.404110
	BASE FEE: \$100.00
	PUBLIC NOTICE FEE: \$70.00
	TOTAL: \$170.00

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

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME <i>GREGORY B. JOHNSON</i>	NAME
MAILING ADDRESS <i>PO BOX 282</i>	MAILING ADDRESS
CITY/STATE/ZIP <i>PETERSBURG, AK 99833</i>	CITY/STATE/ZIP
PHONE <i>(208) 989-9505</i>	PHONE
EMAIL <i>greg@westparkco.com</i>	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
811 SANDY BEACH ROAD

PARCEL ID: <i>Lot 5C Skokum</i>	ZONE: <i>RESIDENTIAL</i>	OVERLAY:
------------------------------------	-----------------------------	----------

CURRENT USE OF PROPERTY: <i>VACANT LOT</i>	LOT SIZE:
---	-----------

PROPOSED USE OF PROPERTY (IF DIFFERENT):
SINGLE FAMILY HOME

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

WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name):
SANDY BEACH ROAD

TYPE OF VARIANCE REQUESTED

Yard Setback
 Maximum Lot Coverage
 Building Height
 Fence Height
 Other:

SUBMITTALS:

Please include a site plan proposed plans.

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): *Gregory Johnson* Date: *JULY 18, 2023*

Owner(s): *(Same)* Date: _____

19.80 VARIANCE APPLICATION

For Setback Variance

(SUBMIT WITH SITE PLAN)

Applicant(s): GREGORY B. JOHNSON

Address or PID: 811 SANDY BEACH ROAD

P.O. BOX 282 PETERSBURG, AK 99833

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

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

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

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

WHILE FACING THE LOT FROM THE STREET, THE LEFT PROPERTY PIN IS 43' FROM THE EDGE OF PAVEMENT; THE RIGHT PROPERTY PIN IS 47' FROM THE EDGE OF PAVEMENT. THIS IS AN EXCESSIVELY LARGE RIGHT OF WAY.

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

THE HOUSE BUILDING WITH THE CURRENT SETBACK REQUIRED (25 FEET) FROM THE FRONT PROPERTY WOULD MEAN WE WOULD BE SEVERAL FEET BEYOND EXISTING SEA WALL. WE ORIGINALLY BUILT THE SEA WALL AT A DISTANCE COMPATIBLE WITH PROPERTIES ON BOTH SIDES. PUSHING BEYOND WOULD SERIOUSLY BLOCK NEIGHBORS VIEWS TO THE NORTH AND SOUTH.

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

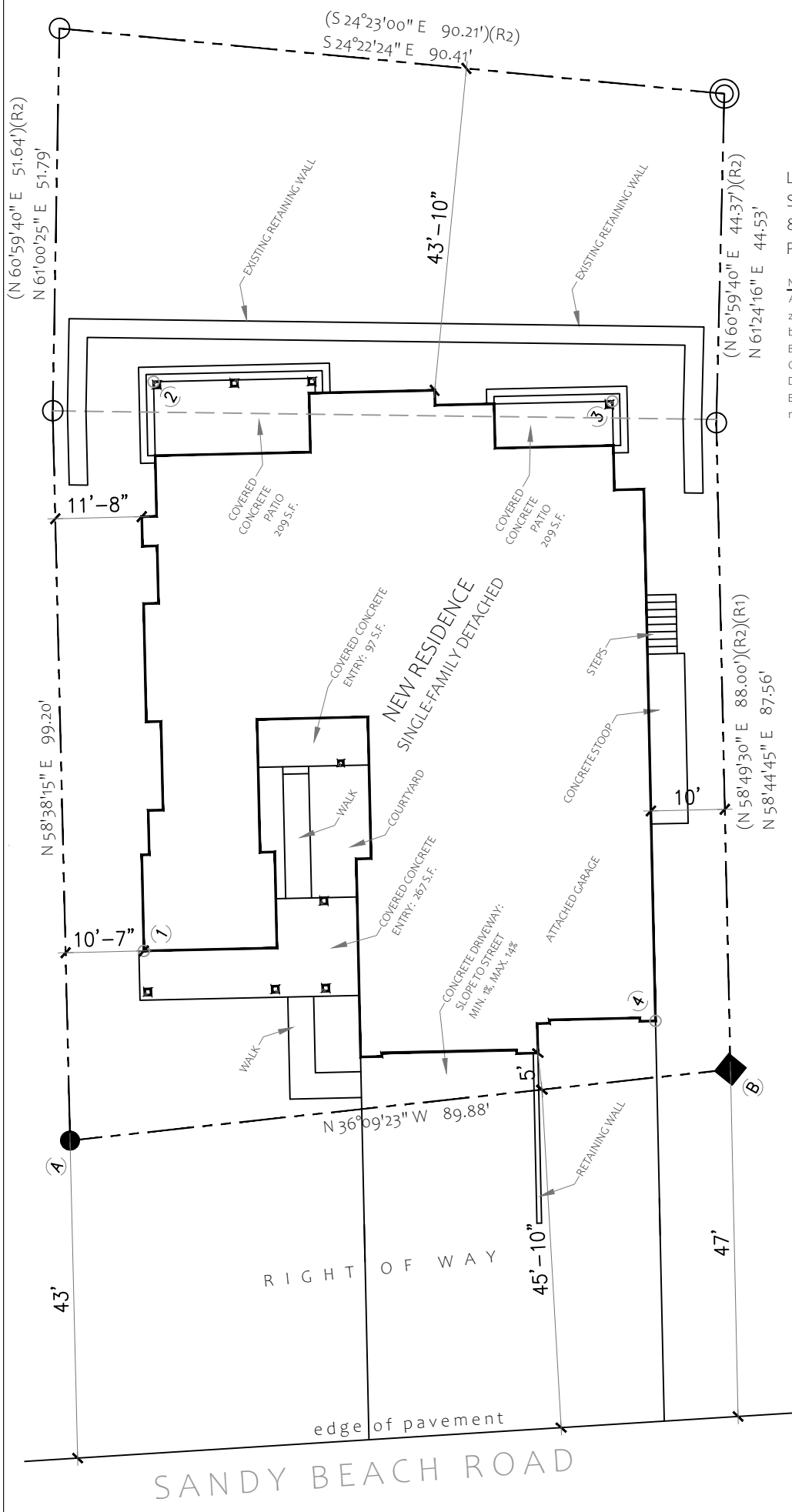
THE REQUESTED VARIANCE WILL ALLOW THE HOME TO BE PLACED WHERE IT WILL HAVE THE LEAST IMPACT ON VIEWS FROM NEIGHBORING PROPERTIES; AND BE BUILT UPON SOLID FILL ON LOT.

LOT AREA: 12,687 sf
 RIGHT OF WAY AREA: 4,028 sf
 TOTAL AREA: 16,715 sf
 35%: 5,850 sf
 PROPOSED LOT COVERAGE: 5,446 sf

LOT 5C BLOCK 3
 SKOOKUM #2
 811 SANDY BEACH ROAD
 PETERSBURG, AK 99833

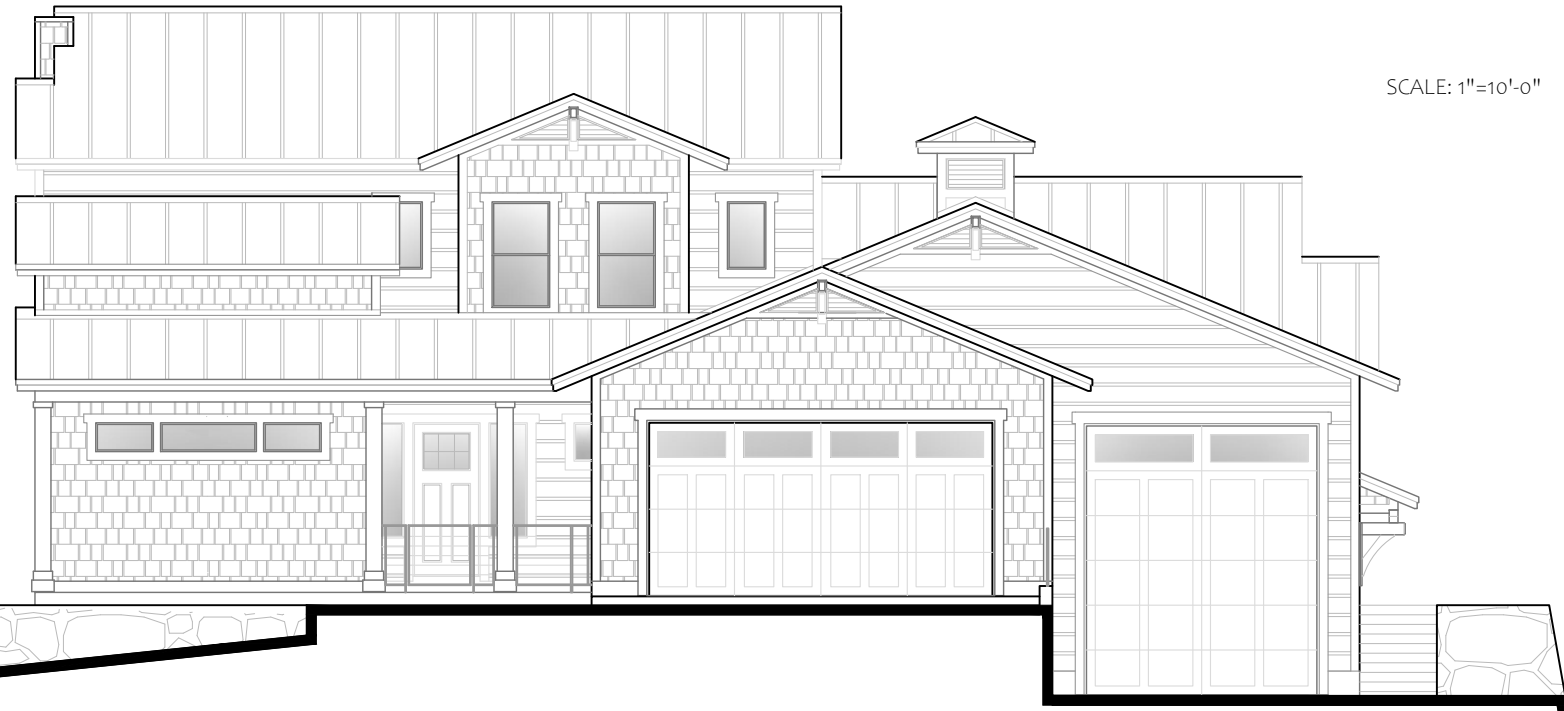
- NOTES:
- A. All setbacks to comply with all codes and zoning requirements and to be verified by building inspector prior to construction.
 - B. Water and sewer by local water corporation.
 - C. All utilities to be run underground.
 - D. Irrigation water may not be provided.
 - E. All details shall be verified with current plat map on file with the city or county.

7 SITE PLAN
 SCALE: 1"=20'-0"



THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PROJECTS OR ADDITIONS TO THIS PROJECT, WITHOUT THE WRITTEN CONSENT OF BRYAN J. JOHNSON OR ITS AFFILIATES.	
<h1>JOHNSON</h1> 811 SANDY BEACH ROAD, PETERSBURG, AK 99833	
DATE: 7.19.2023 DRAFTSMAN: JOSHUA 208.854.7374 SUPERINTENDENT: GREG 208.989.9505 PROJECT: SKOOKUM	COLD STORAGE: 488 s.f. FIRST FLOOR: 3152 s.f. SECOND FLOOR: 1469 s.f. TOTAL LIVING AREA: 4621 s.f. GARAGE: 1542 s.f. COVERED PORCH/PATIO: 566 s.f.

THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF RIVERWOOD ARCHITECTS AFFILIATE



SCALE: 1"=10'-0"

JOHNSON
811 SANDY BEACH ROAD,
PETERSBURG, AK 99833

COLD STORAGE:	488 s.f.
FIRST FLOOR:	3152 s.f.
SECOND FLOOR:	1469 s.f.
TOTAL LIVING AREA:	4621 s.f.
GARAGE:	1542 s.f.
COVERED PORCH/PATIO:	566 s.f.

LOT 5C BLOCK 3
SKOOKUM #2
811 SANDY BEACH ROAD
PETERSBURG, AK 99833

LOT AREA: 12,687 sf
RIGHT OF WAY AREA: 4,028 sf
TOTAL AREA: 16,715 sf
35%: 5,850 sf
PROPOSED LOT COVERAGE: 5,446 sf

- NOTES:
- A. All setbacks to comply with all codes and zoning requirements and to be verified by building inspector prior to construction.
 - B. Water and sewer by local water corporation.
 - C. All utilities to be run underground.
 - D. Irrigation water may not be provided.
 - E. All details shall be verified with current plat map on file with the city or county.

DATE:	7.19.2023
DRAFTSMAN:	JOSHUA 208.854.7374
SUPERINTENDENT:	GREG 208.989.9505
PROJECT:	SKOOKUM



July 25, 2023

**MARIETTA DAVIS
PO BOX 673
PETERSBURG, AK 99833-0673**

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider an application from Greg and Heidi Johnson for a variance from the front yard setback requirement to allow for construction of a residence 5’ from the property line at 811 Sandy Beach Rd and a variance from the maximum lot coverage requirement to allow for construction of a residence with 43% lot coverage at 811 Sandy Beach Rd (PID: 01-004-138).

You are receiving this notice because you own or lease property in the vicinity of the proposed action.

The public hearing and consideration of the application will be held:	Tuesday, August 8, 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 or acaulum@petersburgak.gov	

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

Parcel_ID	OWNER	Mailing_Address
01-004-500	ALASKA MENTAL HEALTH TRUST	2600 CORDOVA ST STE 201
01-004-148	BOWEN, PAUL	PO BOX 68
01-004-265	BUSCHMANN, CHRISTIAN W	PO BOX 898
01-004-220	CHURCH OF JESUS CHRIST	50 E NORTH TEMPLE
01-004-245	EVENS, ERIC N	PO BOX 1412
01-004-144	HURST, STEVEN and KASONDRA	3534 S 2640 E
01-004-136	JOHNSON, GREGORY and HEIDI	PO BOX 344
01-004-138	JOHNSON, GREGORY B and HEIDI M	PO BOX 344
01-004-140	JOHNSON, JOHN and DELL	PO BOX 1273
01-004-150	KENYON, PETER W and BOWEN, NEVETTE M	PO BOX 971
01-004-132	LYSTER, THEODORE C III III and ELOISE and TRUST	PO BOX 28
01-004-134	LYSTER, THEODORE C III III and ELOISE and TRUST	PO BOX 28
01-004-235	MARIFERN, BRUCE and BARBARA	PO BOX 917
01-004-130	MEHRKENS, JOSEPH and HELEN	PO BOX 296
01-004-125	OHMER, BECKY	200 BREE AVE
01-004-260	PAWUK, MATTHEW W and STEPHANIE J	PO BOX 1561
01-004-146	STOCKTON, MELVIN and SHARON	PO BOX 566
01-004-230	SWANSON, ADAM LEE and KAILI	PO BOX 2151
01-004-255	TETER, JOE and WEISS, CHRISTINE	PO BOX 32
01-004-142	WILLIAMS, RICK and JILL	PO BOX 1321
	CHRIS FRY	PO BOX 1440
	HEATHER O'NEIL	PO BOX 1083
	SALLY DWYER	PO BOX 1788
	JIM FLOYD	PO BOX 281
	JOHN JENSEN	PO BOX 681
	PHIL MEEKS	PO BOX 1514
	MARIETTA DAVIS	PO BOX 673

Liz Cabrera

From: Chris Cotta
Sent: Thursday, July 20, 2023 8:30 AM
To: Liz Cabrera; Karl Hagerman; Ryan Welde; Ray Wesebaum
Subject: RE: Johnson Variance Request

Public Works is not in favor of giving up any Sandy Beach Road ROW. We have no objections to the proposed variance from front property line and max lot coverage. Thanks,

Chris

-----Original Message-----

From: Liz Cabrera <l Cabrera@petersburgak.gov>
Sent: Wednesday, July 19, 2023 4:45 PM
To: Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Ryan Welde <rwelde@petersburgak.gov>; Ray Wesebaum <rwesebaum@petersburgak.gov>
Subject: Johnson Variance Request

All,

Attached is a request for a variance from the front property line and maximum lot coverage.

Let me know if you have any questions or comments by July 31.

Thanks,
Liz

-----Original Message-----

From: PrimeLink C9065 <petersburgak@xeroxscan.com>
Sent: Wednesday, July 19, 2023 3:16 PM
To: Liz Cabrera <l Cabrera@petersburgak.gov>
Subject: Scan from Petersburg Borough Xerox

Please open the attached document. It was scanned and sent to you using PrimeLink.

Number of Images: 4
Attachment File Type: PDF

Device Name: PrimeLink C9065
Device Location: Admin/Finance

Liz Cabrera

From: Karl Hagerman
Sent: Thursday, July 20, 2023 8:07 AM
To: Liz Cabrera; Chris Cotta; Ryan Welde; Ray Wesebaum
Subject: RE: Johnson Variance Request

No comments.

Karl Hagerman
Utility Director
907-772-5421

-----Original Message-----

From: Liz Cabrera <l Cabrera@petersburgak.gov>
Sent: Wednesday, July 19, 2023 4:45 PM
To: Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Ryan Welde <rwelde@petersburgak.gov>; Ray Wesebaum <rwesebaum@petersburgak.gov>
Subject: Johnson Variance Request

All,

Attached is a request for a variance from the front property line and maximum lot coverage.

Let me know if you have any questions or comments by July 31.

Thanks,
Liz

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Number of Images: 4
Attachment File Type: PDF

Device Name: PrimeLink C9065
Device Location: Admin/Finance

Planning Commission Staff Report

Meeting date: August 8, 2023

TO: Planning Commission

FROM: Liz Cabrera, Community & Economic Development Director

Subject: VARIANCE (Lot Coverage) – 811 Sandy Beach Rd (PID: 01-004-138)
Greg & Heidi Johnson

Recommended Motion: I move to approve a variance from the maximum lot coverage requirement to allow for construction of a dwelling covering 43% of the lot at 811 Sandy Beach Rd along with findings of fact.

Staff Recommendation: This variance request does not meet most of the criteria established by Section 19.80. Denial would mean the applicant would be required to reduce the size of the proposed dwelling in conformity with this Title. The lot can accommodate a 4,440-sf dwelling including porches and garages. However, staff recognizes the Commission may find that the requested variance is reasonable and would allow for substantial justice to the applicant if granted. Given the context of the site, that may be a supportable conclusion to make. The Commission will need to amend the determinations below if it decides to approve the variance.

The Petersburg Planning & Zoning Commission makes the following findings of fact:

1. An application for a variance was submitted by Greg & Heidi Johnson (applicant) and fees paid on July 19, 2023.
2. Subject parcel size is approximately 12,687 sf. and is a vacant lot. The lot has been cleared and has a building pad.
3. The zoning of the subject parcel is single family residential (SF).
4. The surrounding properties are all zoned single-family residential and the area is a well-established and developed residential neighborhood.
5. The minimum lot size for the SF district is 8,000 square feet. The subject property exceeds the minimum.
6. The road frontage requirement for the SF district is 80'. The subject property has a road frontage of 89'.



Planning Commission Staff Report

Meeting date: August 8, 2023

- 7. Setback requirements for this district are 20’ front and rear yard and 10’ on the side yards. However, there is no yard setback requirement on lot lines which are in common with shorelines, so the rear yard setback is 0’ (PMC 19.60.050). The proposed development would be constructed within 5’ of the front property line. A variance has been requested to allow for a reduction of the front yard setback.
- 8. The maximum lot coverage for the district is 35%. The calculated maximum lot coverage for is 4,440.5 sf. (12,687 x .35). The proposed dwelling with attached garages is approximately 5,446 sf, which results in a lot coverage of 43%.
- 9. The maximum building height in the district is three stories, not to exceed 30’. The proposed building height is 30’.
- 10. Previous land use decisions:
 - a. 2011 – A minor subdivision was approved subdividing the original parcel into three separate lots.
- 11. On July 20, 2023, copies of the application were provided for review and comment to:
 - a. Utility Department: No comment.
 - b. Public Works: No opposition to variance.
 - c. Fire Chief: No opposition to variance.
- 12. Hearing notices were mailed to property owners within 600 feet of the subject parcel.
- 13. On August 8, 2023, a duly noticed public hearing was held by the Petersburg Planning & Zoning Commission.
- 14. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

Section 2. Based on the preceding findings of fact, the Petersburg Planning & Zoning Commission makes the following determinations:

Per Section 19.80, the planning commission must find all three of the following conditions to exist to grant the variance:

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

Yes No REASON: The 100’ right-of-way adjacent to the subject property does result in a shallow lot for its size and supports the recommendation to reduce the front yard setback requirement. However, the subject property exceeds minimum lot standards and road frontage for the SF district and is similar in size to other waterfront lots in the neighborhood.

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

Planning Commission Staff Report

Meeting date: August 8, 2023

Yes No REASON: Strict application would not result in hardship as the applicant has the same property development rights as surrounding neighbors. The subject property can accommodate over 4,400 sf of development while still meeting the standard.

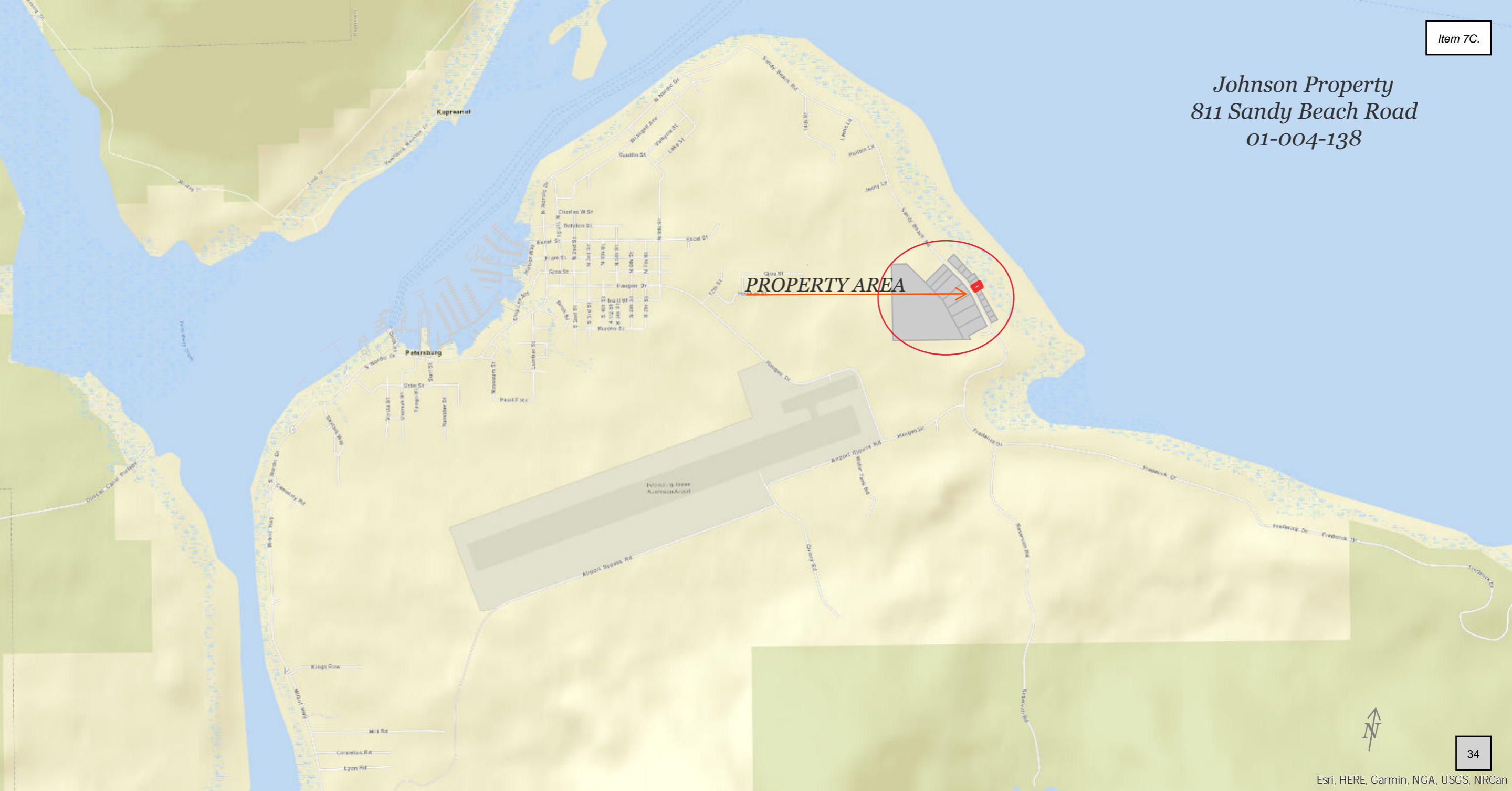
C. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety, or welfare.

Yes No REASON: The dwelling will meet side and rear yard setback requirements, all building code requirements, and is accessible by the fire department. The development poses no threat to public health, safety, or welfare.

Chair, Planning Commission

Secretary, Planning Commission

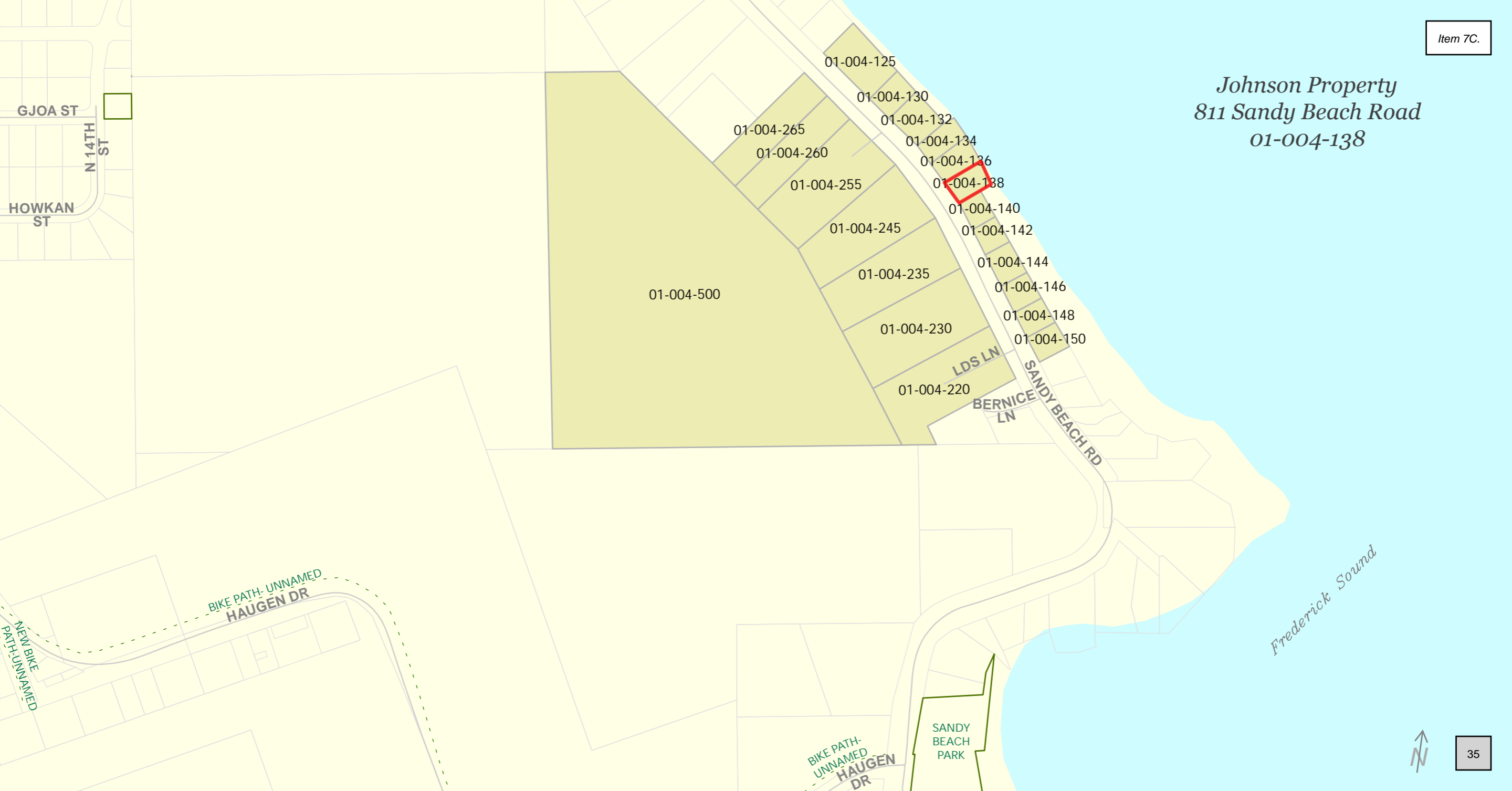
*Johnson Property
811 Sandy Beach Road
01-004-138*

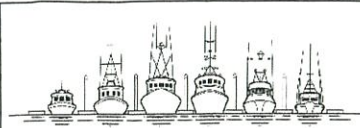


PROPERTY AREA



*Johnson Property
811 Sandy Beach Road
01-004-138*





PETERSBURG BOROUGH VARIANCE APPLICATION

CODE TO:	110.000.404110
BASE FEE:	\$100.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$170.00

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

APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME	GREGORY B. JOHNSON	NAME	
MAILING ADDRESS	PO BOX 282	MAILING ADDRESS	
CITY/STATE/ZIP	PETERSBURG, AK 99833	CITY/STATE/ZIP	
PHONE	(208) 989-9505	PHONE	
EMAIL	greg@westparkco.com	EMAIL	

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
811 SANDY BEACH ROAD

PARCEL ID: Lot 5C Skokum ZONE: RESIDENTIAL OVERLAY:

CURRENT USE OF PROPERTY: VACANT LOT LOT SIZE:

PROPOSED USE OF PROPERTY (IF DIFFERENT):
SINGLE FAMILY HOME

SEPTIC SYSTEM: Is there a septic system on the property? YES NO

What is current or planned system? Municipal DEC-approved on-site system

WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name):
SANDY BEACH ROAD

TYPE OF VARIANCE REQUESTED

- Yard Setback
- Maximum Lot Coverage
- Building Height
- Fence Height
- Other:

SUBMITTALS:

Please include a site plan proposed plans.

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): Gregory Johnson Date: JULY 18, 2023

Owner(s): (Same) Date: _____

19.80 VARIANCE APPLICATION
(SUBMIT WITH SITE PLAN)

For Lot Coverage
Variance

Applicant(s): GREGORY B. JOHNSON

Address or PID: 811 SANDY BEACH RD.

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

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

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

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

THE LOT IS 89' WIDE
MANY OF THE LOTS ARE WIDER, ALLOWING A
HOUSE WITH A SHALLOW DEPTH TO BE BUILT.

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

IF EXTRA 4005' OF ROW. WERE ADDED
TO THE LOT SIZE THE HOUSE WILL BE IN
COMPLIANCE OF THE 35% OF LOT COVERAGE

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

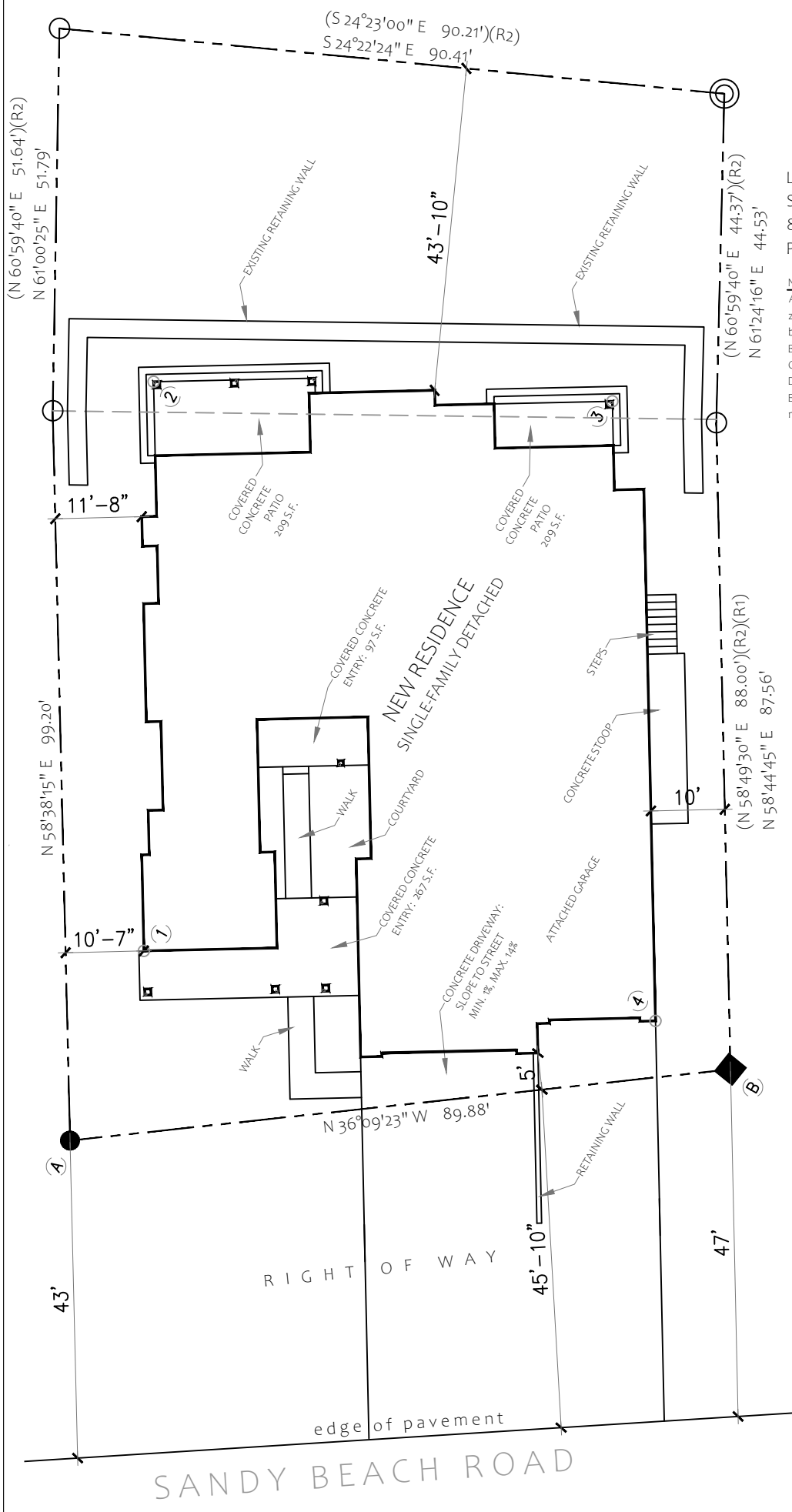
IF ALLOWED AS DESIGNED, WITH COVERED PATIO
THIS WILL INCREASE VALUES AND BE A COMPLIMENT
TO THE SANDY BEACH AREA.

LOT AREA: 12,687 sf
 RIGHT OF WAY AREA: 4,028 sf
 TOTAL AREA: 16,715 sf
 35%: 5,850 sf
 PROPOSED LOT COVERAGE: 5,446 sf

LOT 5C BLOCK 3
 SKOOKUM #2
 811 SANDY BEACH ROAD
 PETERSBURG, AK 99833

- NOTES:
- A. All setbacks to comply with all codes and zoning requirements and to be verified by building inspector prior to construction.
 - B. Water and sewer by local water corporation.
 - C. All utilities to be run underground.
 - D. Irrigation water may not be provided.
 - E. All details shall be verified with current plat map on file with the city or county.

7 SITE PLAN
 SCALE: 1"=20'-0"



THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PROJECTS OR ADDITIONS TO THIS PROJECT, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OR ITS AFFILIATES.

JOHNSON
 811 SANDY BEACH ROAD,
 PETERSBURG, AK 99833

COLD STORAGE:	488 s.f.
FIRST FLOOR:	3152 s.f.
SECOND FLOOR:	1469 s.f.
TOTAL LIVING AREA:	4621 s.f.
GARAGE:	1542 s.f.
COVERED PORCH/PATIO:	566 s.f.

DATE:	7.19.2023
DRAFTSMAN:	JOSHUA 208.854.7374
SUPERINTENDENT:	GREG 208.989.9505
PROJECT:	SKOOKUM

THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF RIVERWOOD ARCHITECTS AFFILIATE



SCALE: 1"=10'-0"

JOHNSON
811 SANDY BEACH ROAD,
PETERSBURG, AK 99833

COLD STORAGE:	488 s.f.
FIRST FLOOR:	3152 s.f.
SECOND FLOOR:	1469 s.f.
TOTAL LIVING AREA:	4621 s.f.
GARAGE:	1542 s.f.
COVERED PORCH/PATIO:	566 s.f.

LOT 5C BLOCK 3
SKOOKUM #2
811 SANDY BEACH ROAD
PETERSBURG, AK 99833

LOT AREA: 12,687 sf
RIGHT OF WAY AREA: 4,028 sf
TOTAL AREA: 16,715 sf
35%: 5,850 sf
PROPOSED LOT COVERAGE: 5,446 sf

- NOTES:
- A. All setbacks to comply with all codes and zoning requirements and to be verified by building inspector prior to construction.
 - B. Water and sewer by local water corporation.
 - C. All utilities to be run underground.
 - D. Irrigation water may not be provided.
 - E. All details shall be verified with current plat map on file with the city or county.

DATE:	7.19.2023
DRAFTSMAN:	JOSHUA 208.854.7374
SUPERINTENDENT:	GREG 208.989.9505
PROJECT:	SKOOKUM



July 25, 2023

**MARIETTA DAVIS
PO BOX 673
PETERSBURG, AK 99833-0673**

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider an application from Greg and Heidi Johnson for a variance from the front yard setback requirement to allow for construction of a residence 5' from the property line at 811 Sandy Beach Rd and a variance from the maximum lot coverage requirement to allow for construction of a residence with 43% lot coverage at 811 Sandy Beach Rd (PID: 01-004-138).

You are receiving this notice because you own or lease property in the vicinity of the proposed action.

The public hearing and consideration of the application will be held:	Tuesday, August 8, 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 or acaulum@petersburgak.gov	

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

Parcel_ID	OWNER	Mailing_Address
01-004-500	ALASKA MENTAL HEALTH TRUST	2600 CORDOVA ST STE 201
01-004-148	BOWEN, PAUL	PO BOX 68
01-004-265	BUSCHMANN, CHRISTIAN W	PO BOX 898
01-004-220	CHURCH OF JESUS CHRIST	50 E NORTH TEMPLE
01-004-245	EVENS, ERIC N	PO BOX 1412
01-004-144	HURST, STEVEN and KASONDRA	3534 S 2640 E
01-004-136	JOHNSON, GREGORY and HEIDI	PO BOX 344
01-004-138	JOHNSON, GREGORY B and HEIDI M	PO BOX 344
01-004-140	JOHNSON, JOHN and DELL	PO BOX 1273
01-004-150	KENYON, PETER W and BOWEN, NEVETTE M	PO BOX 971
01-004-132	LYSTER, THEODORE C III III and ELOISE and TRUST	PO BOX 28
01-004-134	LYSTER, THEODORE C III III and ELOISE and TRUST	PO BOX 28
01-004-235	MARIFERN, BRUCE and BARBARA	PO BOX 917
01-004-130	MEHRKENS, JOSEPH and HELEN	PO BOX 296
01-004-125	OHMER, BECKY	200 BREE AVE
01-004-260	PAWUK, MATTHEW W and STEPHANIE J	PO BOX 1561
01-004-146	STOCKTON, MELVIN and SHARON	PO BOX 566
01-004-230	SWANSON, ADAM LEE and KAILI	PO BOX 2151
01-004-255	TETER, JOE and WEISS, CHRISTINE	PO BOX 32
01-004-142	WILLIAMS, RICK and JILL	PO BOX 1321
	CHRIS FRY	PO BOX 1440
	HEATHER O'NEIL	PO BOX 1083
	SALLY DWYER	PO BOX 1788
	JIM FLOYD	PO BOX 281
	JOHN JENSEN	PO BOX 681
	PHIL MEEKS	PO BOX 1514
	MARIETTA DAVIS	PO BOX 673

Liz Cabrera

From: Chris Cotta
Sent: Thursday, July 20, 2023 8:30 AM
To: Liz Cabrera; Karl Hagerman; Ryan Welde; Ray Wesebaum
Subject: RE: Johnson Variance Request

Public Works is not in favor of giving up any Sandy Beach Road ROW. We have no objections to the proposed variance from front property line and max lot coverage. Thanks,

Chris

-----Original Message-----

From: Liz Cabrera <l Cabrera@petersburgak.gov>
Sent: Wednesday, July 19, 2023 4:45 PM
To: Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Ryan Welde <rwelde@petersburgak.gov>; Ray Wesebaum <rwesebaum@petersburgak.gov>
Subject: Johnson Variance Request

All,

Attached is a request for a variance from the front property line and maximum lot coverage.

Let me know if you have any questions or comments by July 31.

Thanks,
Liz

-----Original Message-----

From: PrimeLink C9065 <petersburgak@xeroxscan.com>
Sent: Wednesday, July 19, 2023 3:16 PM
To: Liz Cabrera <l Cabrera@petersburgak.gov>
Subject: Scan from Petersburg Borough Xerox

Please open the attached document. It was scanned and sent to you using PrimeLink.

Number of Images: 4
Attachment File Type: PDF

Device Name: PrimeLink C9065
Device Location: Admin/Finance

Liz Cabrera

From: Karl Hagerman
Sent: Thursday, July 20, 2023 8:07 AM
To: Liz Cabrera; Chris Cotta; Ryan Welde; Ray Wesebaum
Subject: RE: Johnson Variance Request

No comments.

Karl Hagerman
Utility Director
907-772-5421

-----Original Message-----

From: Liz Cabrera <l Cabrera@petersburgak.gov>
Sent: Wednesday, July 19, 2023 4:45 PM
To: Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Ryan Welde <rwelde@petersburgak.gov>; Ray Wesebaum <rwesebaum@petersburgak.gov>
Subject: Johnson Variance Request

All,

Attached is a request for a variance from the front property line and maximum lot coverage.

Let me know if you have any questions or comments by July 31.

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