



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Agenda Planning Commission Regular Meeting

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Wednesday, February 14, 2024

12:00 PM

Assembly Chambers

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You are invited to a Zoom meeting.

When: February 14, 2024, 12:00 PM Alaska

Topic: February 14, 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. January 9, 2024 Meeting Minutes.

### 5. Public Comments

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

### 6. Consent Calendar

A. Acceptance and scheduling of an application from the Alaska Mental Health Trust Land Office for a replat of the Melisa Kegans Beach Subdivision and the Chelsea Kegans Beach Subdivision to dedicate Lots 24C and 25C as public right-of-way at 807- 812 Mitkof Hwy.

B. Acceptance and scheduling of an application from the Petersburg Children's Center for a conditional use permit to allow parking spaces to be on a lot within 500' of the use at 306 N 5<sup>th</sup> ST. (PID: 01-006-125).

C. Acceptance and scheduling of an application from Josh Etcher for a conditional use permit to allow construction of a net house in a single-family residential zone at 112 Cornelius RD (PID: 01-031-610).

## 7. Public Hearing Items

- A.** Consideration of an application from Petersburg Power & Light for a conditional use permit for construction of municipal utilities at 1328 N Nordic Dr. (PID: 01-002-434).
- B.** Consideration of an application from the Alaska Mental Health Trust Land Office for a minor subdivision at 807/808 Mitkof Hwy (PID: 01-174-220 and 01-174-300).
- C.** Consideration of an application from the Alaska Mental Health Trust Land Office for a minor subdivision at 809/812 Mitkof Hwy (PID: 01-174-225, 01-174-226, and 01-174-380).
- D.** Consideration of an application from Wess Baguley for a variance from the side and rear yard setback requirements to allow for construction of a shed 6' from the side yard and 8.5' from the rear yard property lines at 606 Rambler St (PID: 01-010-324).

## 8. Non-Agenda Items

- A.** Commissioner Comments
- B.** Staff Comments
  - Planning Commission Training video – 30 minutes
  - Zoning Practice
- C.** The Next Meeting is March 12, 2024, at 12:00pm.

## 9. Adjournment



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Minutes Planning Commission Regular Meeting

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Tuesday, January 09, 2024

12:00 PM

Assembly Chambers

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### 1. Call to Order

The meeting was called to order at 12:00pm

### 2. Roll Call

PRESENT

Commissioner Heather O'Neil - late arrival 12:01 after roll call  
Commissioner Jim Floyd  
Commission Vice-Chair John Jensen  
Commissioner Marietta Davis  
Commissioner Phillip Meeks

ABSENT

Commission Chair Chris Fry  
Commission Secretary Sally Dwyer

### 3. Acceptance of Agenda

Liz Cabrera asked to have two more agenda items added to the consent calendar. One being a conditional use permit for a home-based business submitted by Steven and Danielle Aikins. The other is a conditional use permit for municipal utility in a single-family district submitted by Karl Hagerman. This would be to schedule for the next meeting, not an action item this meeting.

Motion made by Commissioner Floyd to amend the agenda to add the two additional items to the consent calendar, Seconded by Commissioner Davis.

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

### 4. Approval of Minutes

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

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

**5. Public Comments**

None

**6. Consent Calendar**

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

Motion made by Commissioner Floyd, Seconded by Commissioner Davis.

Voting Yea: Commissioner O’Neil, Commissioner Floyd, Commission Vice-Chair Jensen, Commissioner Davis, Commissioner Meeks

- B. Acceptance and scheduling of a conditional use permit application from Steven and Danielle Aikins for a home occupation at 402 Haugen Dr (PID: 01-006-511) and a conditional use permit application from Karl Hagerman, Petersburg Borough Utility Director to place municipal utilities in a single-family parcel at 1320 N Nordic Dr. (PID 01-002-161)

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

Voting Yea: Commissioner O’Neil, Commissioner Floyd, Commission Vice-Chair Jensen, Commissioner Davis, Commissioner Meeks

**7. Public Hearing Items**

None

**8. Non-Agenda Items**

- A. Commissioner Comments

Commissioner Floyd asked Liz about further training opportunities.

Liz spoke and said she could add a 30-minute training session to the end of the next meeting.

- B. Staff Comments

Liz Cabrera spoke regarding the upcoming February meeting. There will be agenda items, two conditional use permits as well as two minor subdivisions.

C. Next Meeting is February 13, 2024, at 12:00 pm.

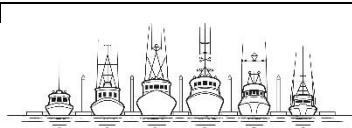
Commission Vice-Chair Jensen asked to have the next meeting moved to February 14, 2024, at noon.

The next meeting will be February 14, 2024, at noon.

**9. Adjournment**

The meeting adjourned at 12:10pm

Motion made by Commissioner Floyd, Seconded by Commissioner Davis



# PETERSBURG BOROUGH LAND USE APPLICATION

CODE TO:	<b>110.000.404110</b>
BASE FEE:	N/C
PUBLIC NOTICE FEE:	\$70.00
<b>TOTAL:</b>	N/C

DATE RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_ CHECK NO. or CC: \_\_\_\_\_

APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME	<b>David Thynes</b>	NAME	<b>T.L.O. (Chandler Long)</b>
MAILING ADDRESS	<b>PO Box 533</b>	MAILING ADDRESS	<b>1900 First Avenue, Suite 313</b>
CITY/STATE/ZIP	<b>Petersburg, AK 99833</b>	CITY/STATE/ZIP	<b>Ketchikan, AK 99901</b>
PHONE	<b>907-518-0075</b>	PHONE	<b>907-269-8421</b>
EMAIL	<b>fvocona@gmail.com</b>	EMAIL	<b>chandler.long@alaska.gov</b>

### PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:

**807-812 Mitkof Highway**

PARCEL ID: **01-174-220/225/226/300/380**      ZONE: **RR**      OVERLAY: **-**

CURRENT USE OF PROPERTY: **vacant land**      LOT SIZE: \_\_\_\_\_

PROPOSED USE OF PROPERTY (IF DIFFERENT):

**vacant land**

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): **Mitkof Highway**

### 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):

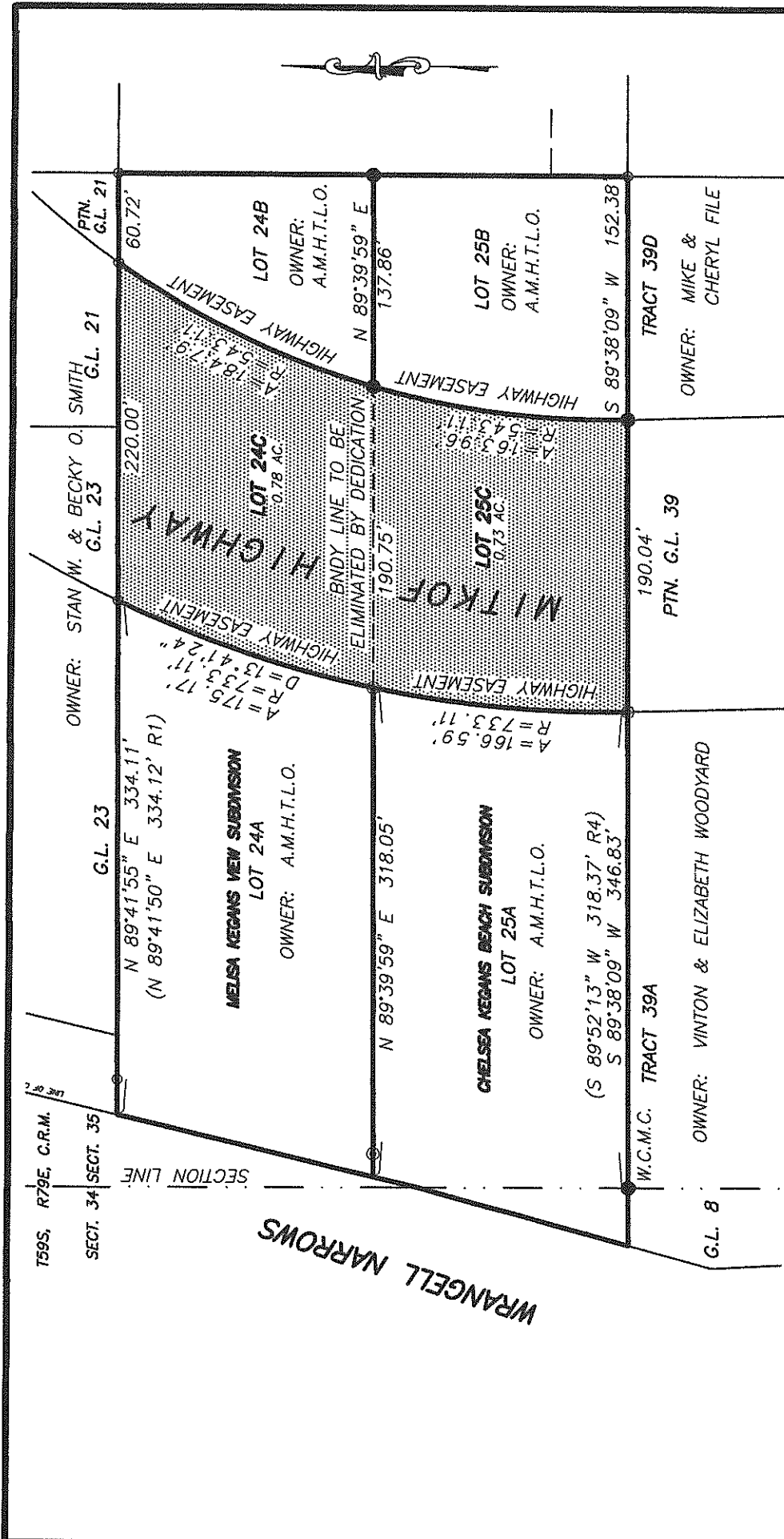
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.

Applicant(s): David C. Thynes      Date: 1/12/2024

Owner: Chandler Long      Date: 1/12/2024  
DocuSigned by: CC5DD11A3C68458...

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

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



**PRELIMINARY REPLAT PLAN**  
**A REPLAT DEDICATING LOT 24C OF THE MELISA KEGANS VIEW**  
**SUBDIVISION AND LOT 25C OF THE CHELSEA KEGANS BEACH**  
**SUBDIVISION TO PUBLIC RIGHT OF WAY**

PETERSBURG RECORDING DISTRICT

CLIENT: ALASKA MENTAL HEALTH LAND TRUST OFFICE  
 2600 CORDOVA STREET  
 ANCHORAGE, AK 99503

ATTN: CHANDLER LONG T.L.O. SENIOR PROJ. MANAGER

SURVEYOR

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

DRAWING COMPLETED 1/9/24

DRAWING No. KEGANS SUBD DEDICATION 2024

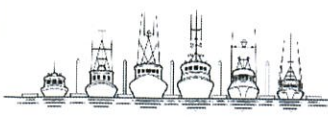
 A.M.H.T.L.O. OWNED PROPERTY  
 TO BE DEDICATED TO PUBLIC R.O.W.



AREA SUMMARY:  
 LOT 24C = 0.78 AC.  
 LOT 25C = 0.73 AC.

TOTAL AREA DEDICATED  
 TO PUBLIC R.O.W. = 1.51 AC.





# PETERSBURG BOROUGH CONDITIONAL USE APPLICATION

CODE TO:	110.000.404110
BASE FEE:	\$50.00
PUBLIC NOTICE FEE:	\$70.00
<b>TOTAL:</b>	<b>\$120.00</b>
CHECK NO. or CC:	

DATE RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME	Petersburg Children's Center	NAME	Petersburg Borough
MAILING ADDRESS	P.O. Box 138	MAILING ADDRESS	P.O. Box 329
CITY/STATE/ZIP	Petersburg, AK 99833	CITY/STATE/ZIP	Petersburg, AK 99833
PHONE	907-772-3419	PHONE	
EMAIL	pccen1@gmail.com	EMAIL	

### PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:  
US Survey 1252 Lot 4, Block 66

PARCEL ID: 01-006-125      ZONE: Single Family Res      OVERLAY: N/A

CURRENT USE OF PROPERTY: Vacant      LOT SIZE: 5000 sf

PROPOSED USE OF PROPERTY (IF DIFFERENT):  
Create a 50' x 100' gravel parking lot

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

WATER SOURCE:  Municipal  Cistern/Roof Collection  Well

LEGAL ACCESS TO LOT(S) (Street Name):  
Dolphin Street and 5th Street

### TYPE OF APPLICATION

- Home Occupation. Please include copy of current Sales Tax Registration Application
- Residential Use in Industrial District
- Other:

### Submittals

Please submit site plan. For home occupation permits, please include a site plan showing location and size of area to be used for the home occupation (including storage), and location and size of area available for off-street parking.

### SIGNATURE(S):

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

Applicant(s): Shaunay Mamoee      Date: 1/25/2024

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



## 19.72 CONDITIONAL USE APPLICATION

Applicant(s): Petersburg Children’s Center

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

**Project Summary:**

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

**Conditions of approval as required in Petersburg Municipal Code 19.72.020:**

**(Note that all regulations and requirements of Title 19 must be satisfied in order to qualify for a conditional use permit.)**

1. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and the neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place.

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

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

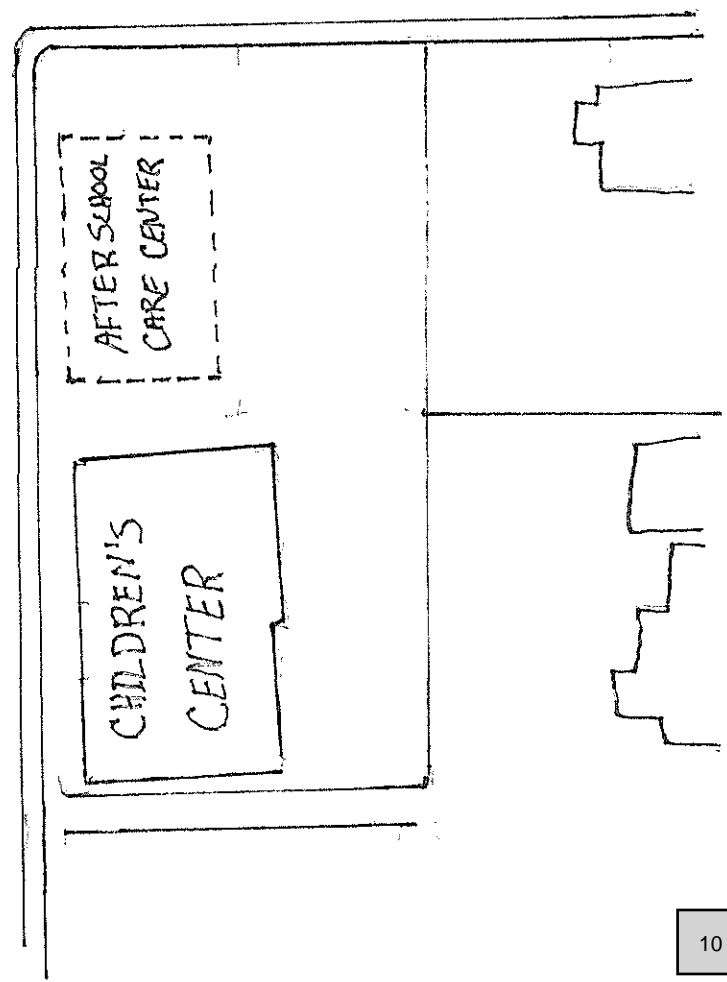
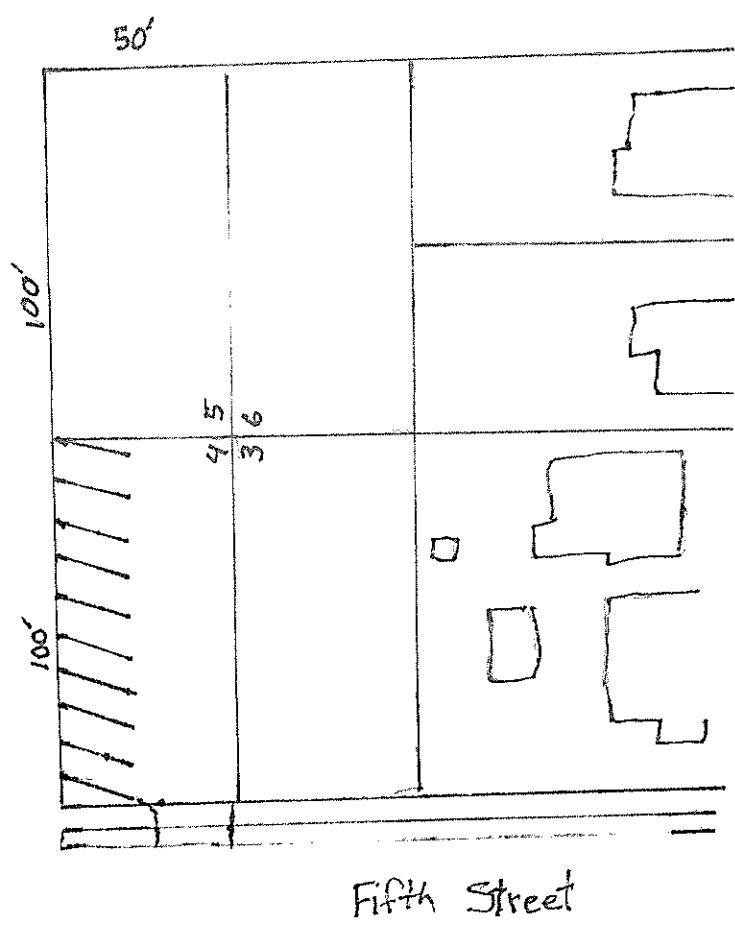
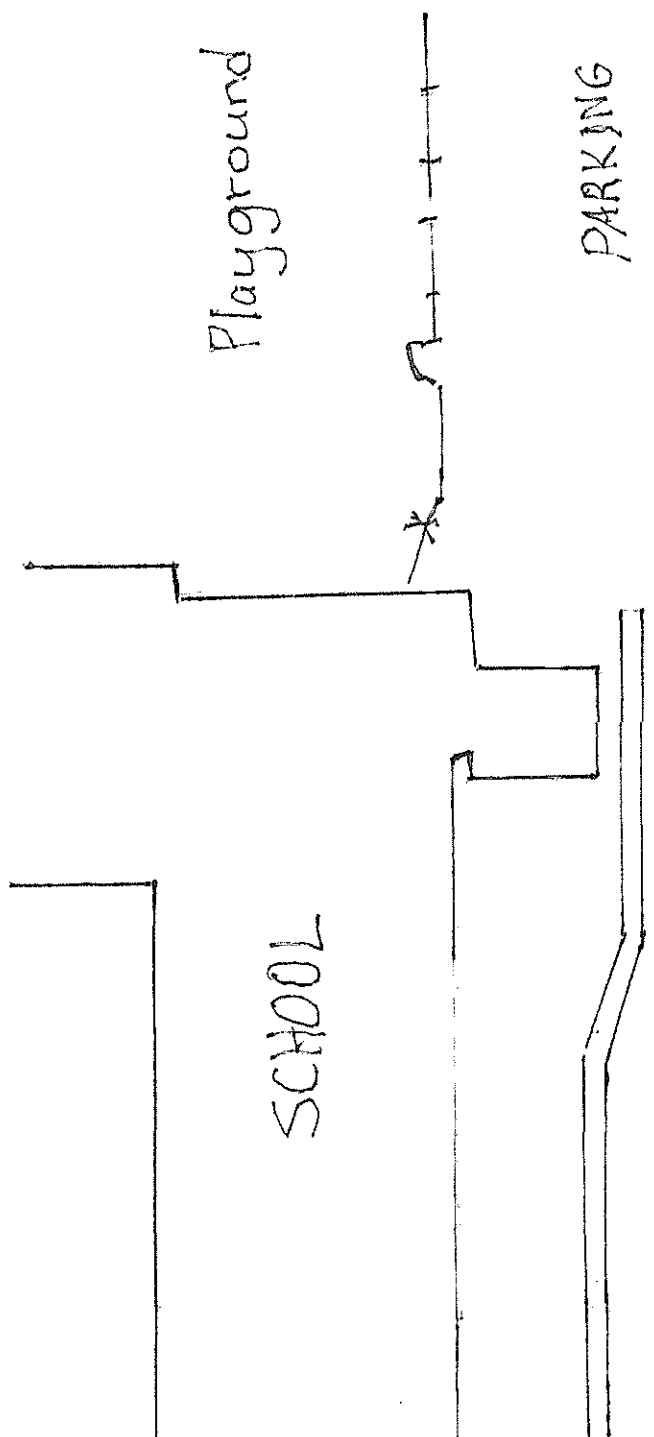
Lot 4 is 50' x 100'. It will need to have the current sidewalk reconfigured so that a drive through from 5th Street accesses the gravel parking so that 9 diagonal drive through parking spots are available that exit into Dolphin Street and the elementary parking right-of-way. This should minimize traffic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

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

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


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

9 Drive thru parking spaces



paid ck # 1092

Item 6C.

<b>PETERSBURG BOROUGH LAND USE APPLICATION</b>	CODE TO:	110.000.404110
	BASE FEE:	\$50.00
	PUBLIC NOTICE FEE:	\$70.00
	TOTAL:	\$120.00
DATE RECEIVED: 12/3/19	RECEIVED BY: 	CHECK NO. or CC: CC-12-3-19

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

**PROPERTY INFORMATION**

PHYSICAL ADDRESS or LEGAL DESCRIPTION:  
112 Cornelius

PARCEL ID: 0131610	ZONE:	OVERLAY: Not Applicable
CURRENT USE OF PROPERTY: Vacant Lot		LOT SIZE: 100'x125'
PROPOSED USE OF PROPERTY (IF DIFFERENT): Boat Shed		

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

WATER SOURCE:  Municipal  Cistern/Roof Collection  Well

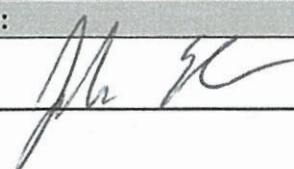
LEGAL ACCESS TO LOT(S) (Street Name): Cornelius Road

**TYPE OF APPLICATION & BASE FEE**

19.80 Variance (\$100).  
 19.72 Conditional Use Permit (\$50).  
 19.72 Home Occupation CUP (\$50)  
 19.76 Special Use Permit (\$50)  
 19.84 Zoning Change (\$100)  
 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)  
 18.20 Minor Subdivision/18.24 Preliminary Plat (\$75 + \$10 per lot)  
 18.24 Final Plat (\$25 per lot)

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

**SIGNATURE(S):**

Applicant(s):  Date: 12-3-19

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

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

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

**Applicant(s):** Josh and Rachel Etcher

**Address or PID:** 112 Cornelius Road

**Project Summary:**

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

**CUP Requested:**

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

Other

**Conditions of approval as required in Petersburg Municipal Code 19.72.020:**  
**(Note that all regulations and requirements of Title 19 must be satisfied in order to qualify for a conditional use permit.)**

1. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and the neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place.

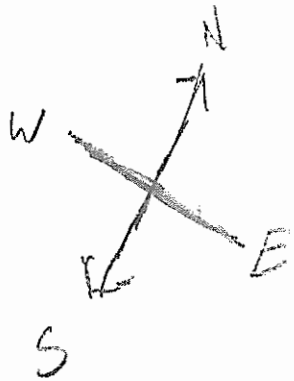
The reason that the proposed boat shed would be suitable for the neighboring properties is there are already several boat sheds, warehouses, and shops along Cornelius road.

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

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

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

Cornelius Road

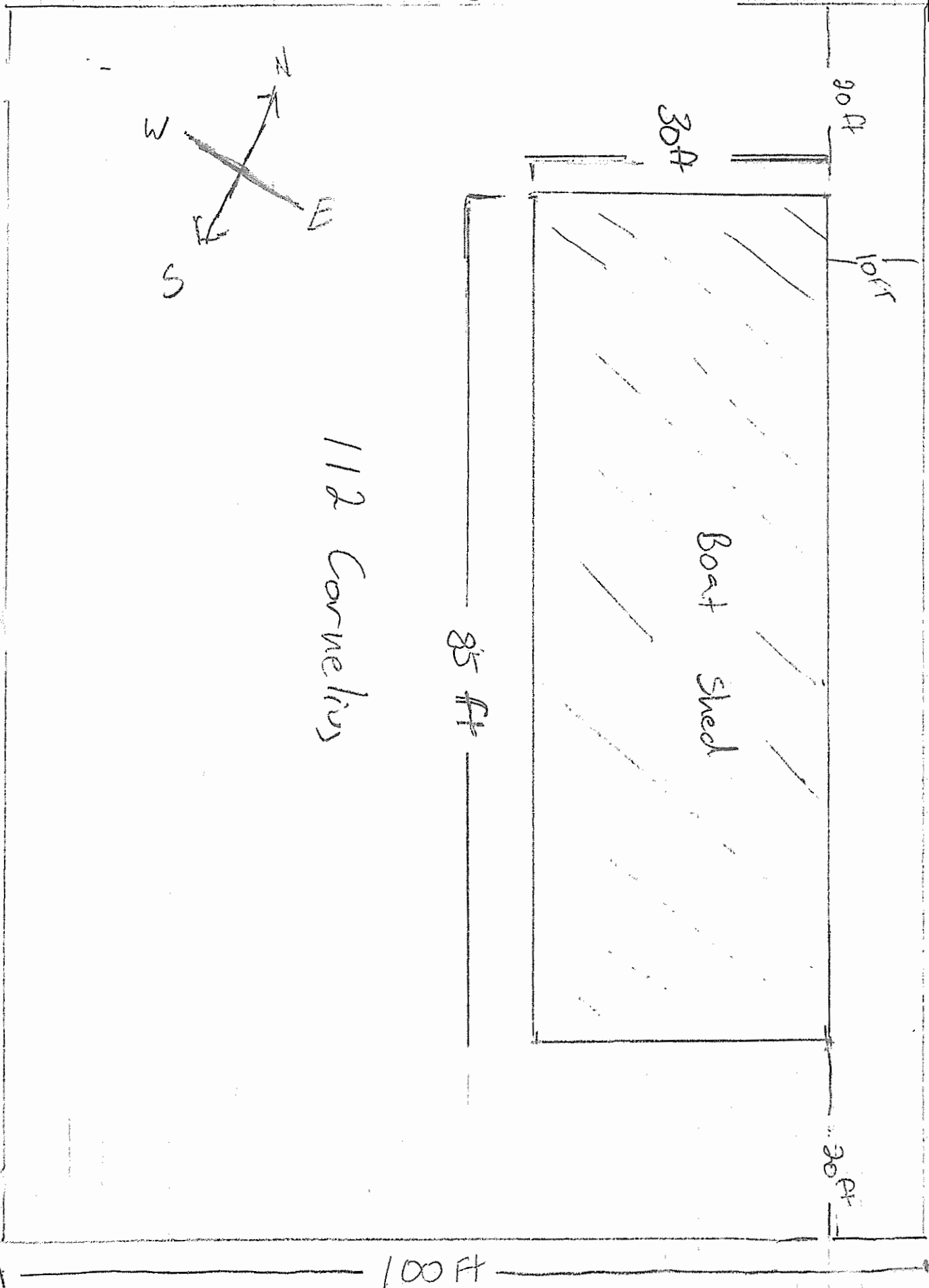


110 Cornelius

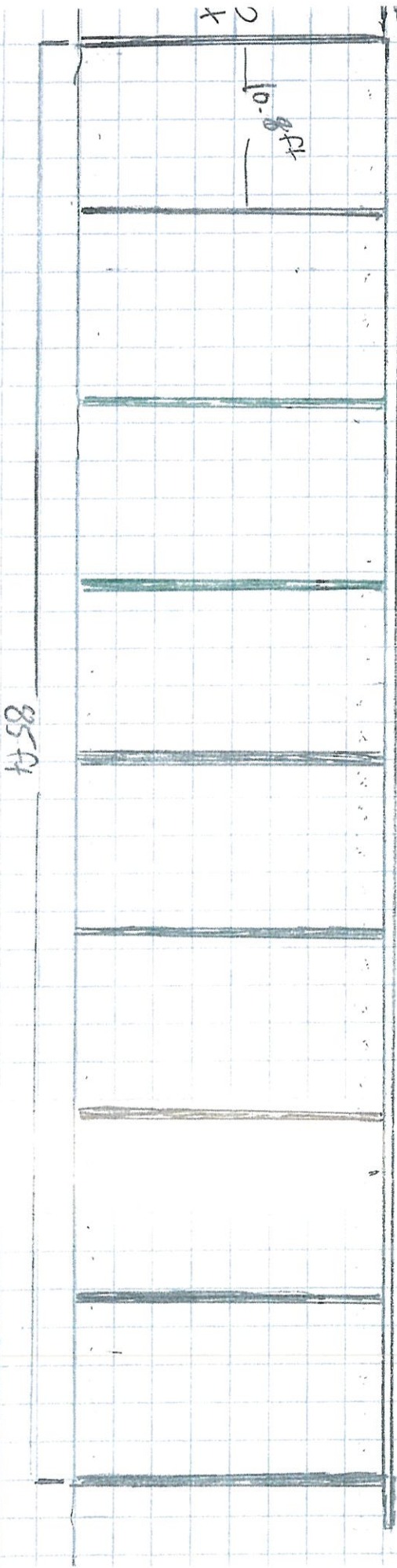
112 Cornelius

114 Cornelius 125 FT

3,284+  
One Square

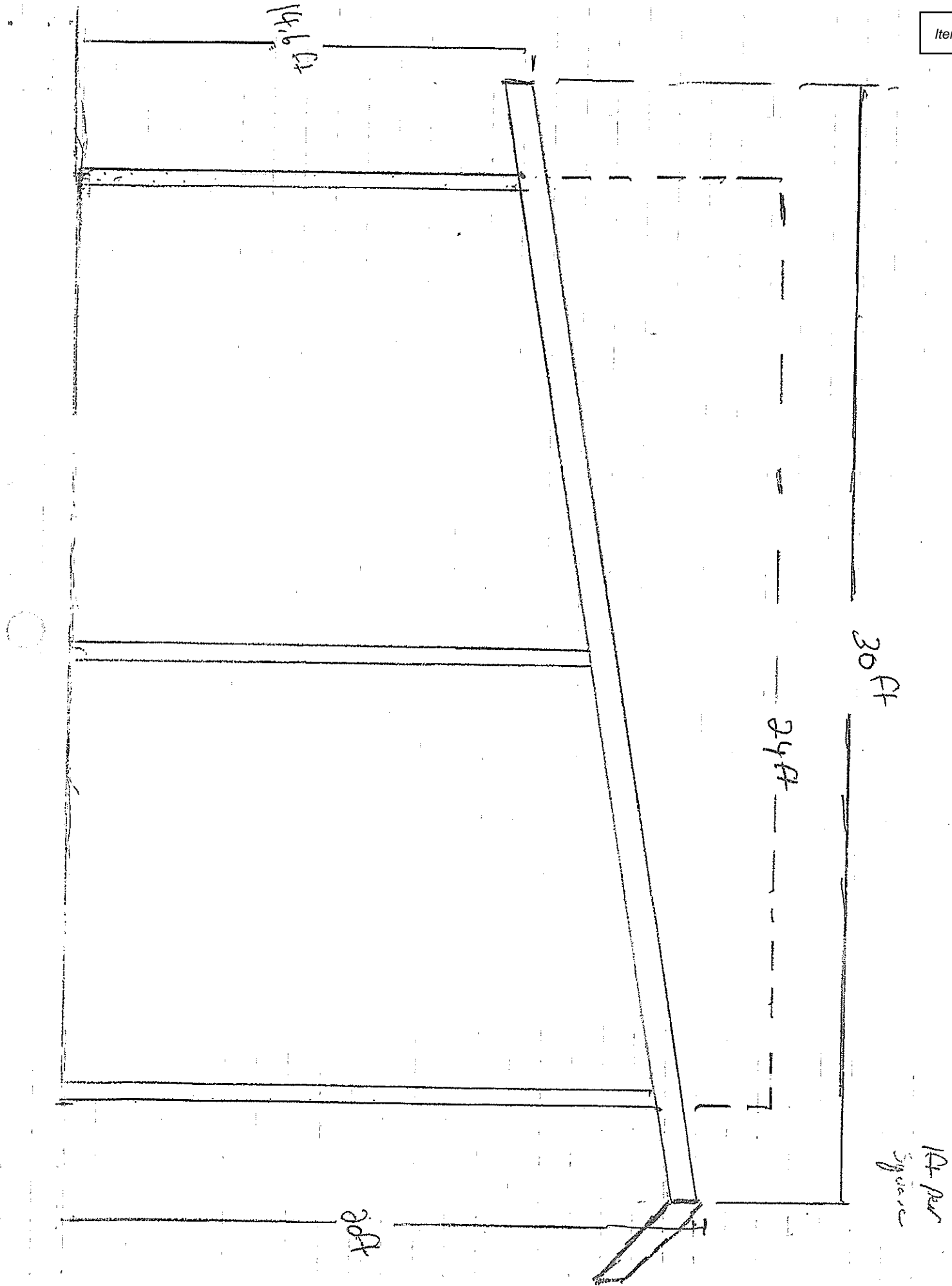






Front View

10.5 ft  
One Spine





# Planning Commission Staff Report & Finding of Fact

Meeting Date: 2/14/2024

APPLICANT/AGENT:

Petersburg Borough/Karl Hagerman

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

LOT 10 A, BLK 234, USS 1252A

LOT AREA:

2,080 SQ FT

LOCATION:

1328 N Nordic Drive

SURROUNDING ZONING:

North: Single-family, Special Use (SF-2)

South: Single-family Residential (SF)

East: Single-family Residential (SF)

West: Single-family Residential (SF)

ZONING:

Single-family Residential (SF)

PID:

01-002-434

EXISTING STRUCTURES:

None

APPLICATION SUBMISSION DATE:

1/9/2024

RECOMMENDATION:

Approve with Conditions

I. APPLICANT REQUEST:

Applicant is requesting a conditional use permit to use the subject property for essential services, specifically municipal utilities.

II. APPLICABLE CODES:

19.04.270 DEFINITION - ESSENTIAL SERVICE

19.20.040(I) SINGLE FAMILY RESIDENTIAL – CONDITIONAL USES

19.72 CONDITIONAL USE PERMIT

III. FINDING:

- a. On January 9, 2024, the Planning Commission approved a subdivision (Swanson Subdivision) creating Lot 10A to allow for installation of municipal utilities.
- b. Approval of the Swanson Subdivision included approval of a platting variance allowing for creation of a substandard lot, Lot 10A, to be used for municipal utilities.
- c. Essential services are defined as construction, alteration or maintenance by public utility companies or municipal departments of underground water transmission or distribution systems, and other similar equipment.
- d. Essential services are conditional use in the single-family residential district.
- e. The surrounding area is an established residential neighborhood.
- f. The proposed installation will not include buildings or vertical structures that could impede water views.

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 18.12.040. Notice was mailed by first class mail to the owner of record of the property within 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: 2/14/2024

## V. APPLICATION REVIEW

The application is classified as a request for a conditional use permit.

### a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Subject Property	Analysis
Minimum Lot Size	8,000 sf	2,080 sf	Variance Granted
Minimum Road Frontage	80 ft	36.58'	Variance Granted
Front Yard	20 ft		--
Rear Yard	20 ft		--
Side Yard	10 ft		--
Max. Height	3 stories, not to exceed 30 ft		--
Max Lot Coverage	35%		--
Fire Code Separation	n/a		-
Off-street Parking			
Dwelling	2 spaces		--
Home Occupation			-
Max Height Fence	6 feet		--

b. Floodplain management – The subject property is not located within the floodplain.

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.

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

**YES. REASON:** The proposed use of this lot will not have an ill effect on the character of the surrounding property as the existing pump station has existed immediately north of the subject property for decades. Further, the new pump station will be installed below grade and will be a low-impact and clean design. The design includes some landscape plantings to help shield any minimal impact from the neighbors.

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

# Planning Commission Staff Report & Finding of Fact

Meeting Date: 2/14/2024

**YES. REASON:** Access to the new pump station will be directly to and from North Nordic Drive, with a sidewalk curb cut and adequate space for utility vehicles to avoid impeding vehicular or pedestrian traffic

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.

**YES. REASON:** The subject property has been sized to have a minimal impact on the neighboring properties while also providing the required space for the intended purpose. The project has been designed to be of maximum benefit and service to the public by positioning the new pump station to provide ongoing wastewater service to the residents of Petersburg and facilitate ease of construction of the improvements.

## VI. ACTION

**Proposed motion:** I move to approve the application from PMP&L for a conditional use permit to allow installation of municipal utilities on Lot 10A, Swanson Subdivision including findings of fact as presented.

**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 incorporate landscape plantings to help shield any minimal impact from the neighbors as proposed in design.

## EXHIBITS

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

 <b>PETERSBURG BOROUGH</b> <b>CONDITIONAL USE APPLICATION</b>	CODE TO: <b>110.000.404110</b>
	BASE FEE: \$50.00
	PUBLIC NOTICE FEE: \$70.00
	<b>TOTAL: \$120.00</b>

DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
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APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Karl Hagerman	NAME Petersburg Borough
MAILING ADDRESS PO Box 329	MAILING ADDRESS PO Box 329
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP Petersburg, AK 99833
PHONE 907-773-5421	PHONE 907-772-4425
EMAIL khagerman@petersburgak.gov	EMAIL sgiesbrecht@petersburgak.gov

**PROPERTY INFORMATION**

PHYSICAL ADDRESS or LEGAL DESCRIPTION:  
1320 N Nordic Drive, Lot 10A, Block 234, USS 1252A

PARCEL ID: 01-002-161	ZONE: SFR	OVERLAY:
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CURRENT USE OF PROPERTY: Vacant	LOT SIZE: 2,080 Sq ft
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PROPOSED USE OF PROPERTY (IF DIFFERENT):  
Municipal Utility Purposes - Wastewater Pump Station #4

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

WATER SOURCE:  Municipal  Cistern/Roof Collection  Well

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

**TYPE OF APPLICATION**

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

Residential Use in Industrial District

Other: Municipal Utility

**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): Karl Hagerman Date: 1 / 9 / 24

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

## 19.72 CONDITIONAL USE APPLICATION

Applicant(s): Petersburg Borough Wastewater Department

Address or PID: 1320 N Nordic Drive

**Project Summary:**

The Borough wastewater department plans to site a new underground wastewater pump station at this location, to replace the current pump station that is immediately to the north of this lot, and is seeking a conditional use permit to allow this municipal utility purpose on single family residential zoned land.

**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.

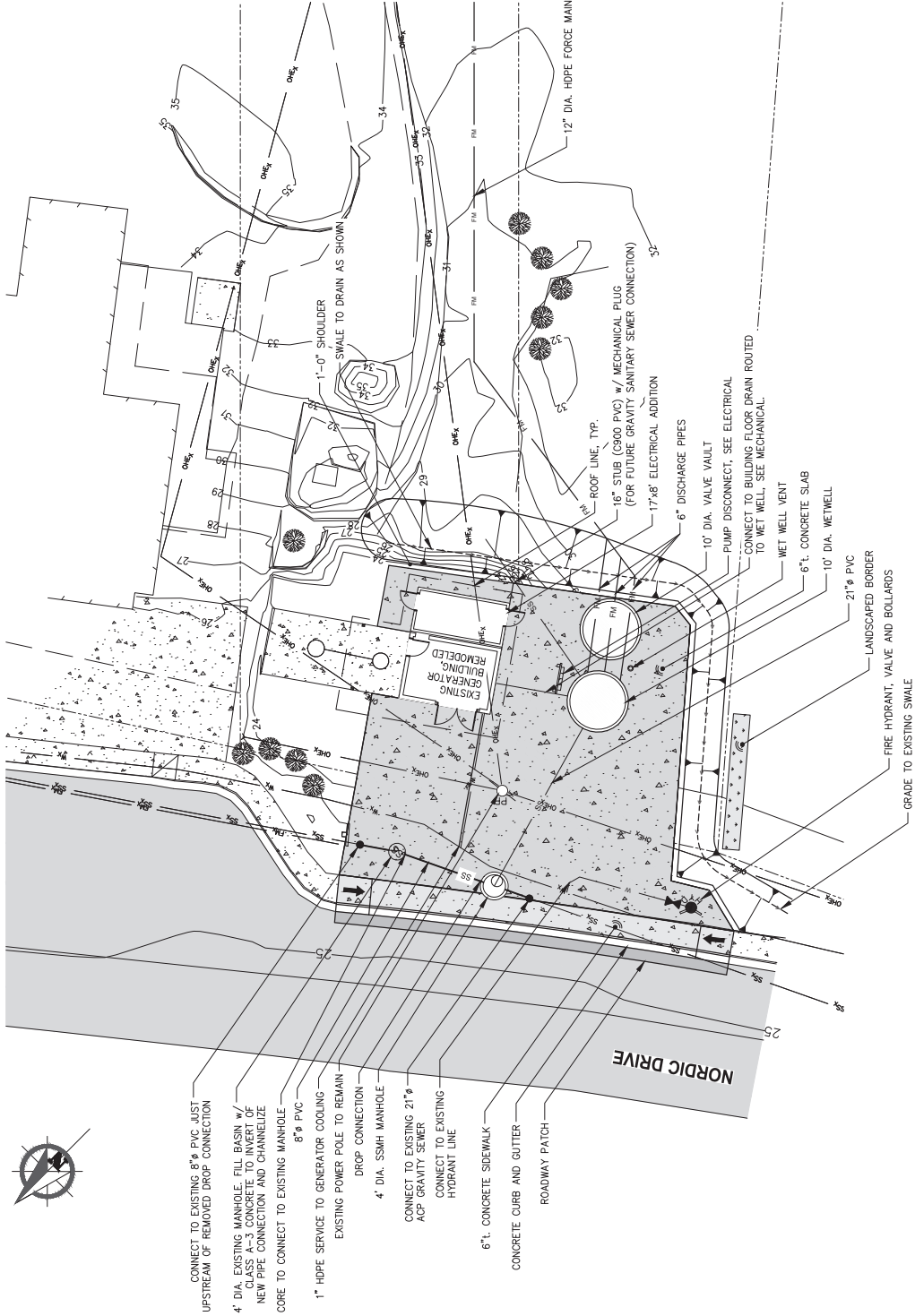
Borough response: The proposed use of this lot will not have an ill effect on the character of the surrounding property as the existing pump station has existed immediately north of the proposed project site for decades. Further, the new pump station will be installed below grade and will be a low, impact and clean design. The design includes some landscape plantings to help shield any minimal impact from the neighbors. Lastly, municipal utility uses are allowed within a SFR zone.

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

Borough response: Access to the new pump station will be directly to and from North Nordic Drive, with a sidewalk curb cut and adequate space for utility vehicles to avoid impede to vehicular or pedestrian traffic

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.

Borough response: The property has been sized to have a minimal impact on the neighboring properties while also providing the required space for the proposed purpose. The project has been designed to be of maximum benefit and service to the public by positioning the new pump station to provide ongoing wastewater service to the residents of Petersburg and facilitate ease of construction of the improvements.



- CONNECT TO EXISTING 8" PVC JUST UPSTREAM OF REMOVED DROP CONNECTION
- 4' DIA. EXISTING MANHOLE. FILL BASIN W/ CLASS A-3 CONCRETE TO INVERT OF NEW PIPE CONNECTION AND CHANNELIZE CORE TO CONNECT TO EXISTING MANHOLE
- 8" PVC
- 1" HDPE SERVICE TO GENERATOR COOLING EXISTING POWER POLE TO REMAIN
- DROP CONNECTION
- 4' DIA. SSMH MANHOLE
- CONNECT TO EXISTING 21" ACP GRAVITY SEWER
- CONNECT TO EXISTING HYDRANT LINE
- 6" L. CONCRETE SIDEWALK
- CONCRETE CURB AND GUTTER
- ROADWAY PATCH

PETERSBURG BOROUGH  
 PUMP STATION 4 &  
 FORCE MAIN REPLACEMENT

SHEET TITLE:  
**PUMP STATION SITE PLAN**

PHD PROJECT #: 192090 C.A.N. NO.: AEC0250

DESIGN  
 REVIEW

DATE: 07/14/23

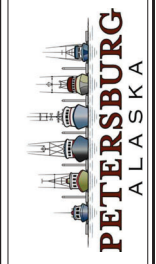
9360 Glacier Highway Suite 100  
 Juneau, Alaska 99801  
 Phone: 907-586-2093  
 Fax: 907-586-2099  
 www.petengr.com

**P N D**  
**ENGINEERS, INC.**

DESIGN: TCB CHECKED: TCB  
 DRAWN: JCC APPROVED: \_\_\_\_\_

SCALE: SCALE IN FEET  
 0 10 20 FT.

REV.	DATE	REVISIONS	DWN.	CKD.	APP.



# Vicinity & Detail Map

## ***Petersburg Borough Property***

### *Location of Municipal Utilities*

*Lot 10A*

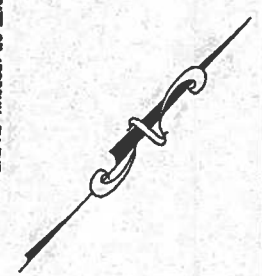
*1328 N. Nordic Drive*

*01-002-434*



N 14TH ST





**CERTIFICATE OF APPROVAL BY THE BONDHOLE ASSEMBLY**

I, \_\_\_\_\_, Mayor of the City of Albany, do hereby certify that the foregoing plan for the subdivision of \_\_\_\_\_ has been approved by the Bondhole Assembly of the City of Albany, and that the same has been duly recorded in the Office of the Recorder of Deeds of this State.

**CERTIFICATE OF APPROVAL BY THE PLANNING BOARD**

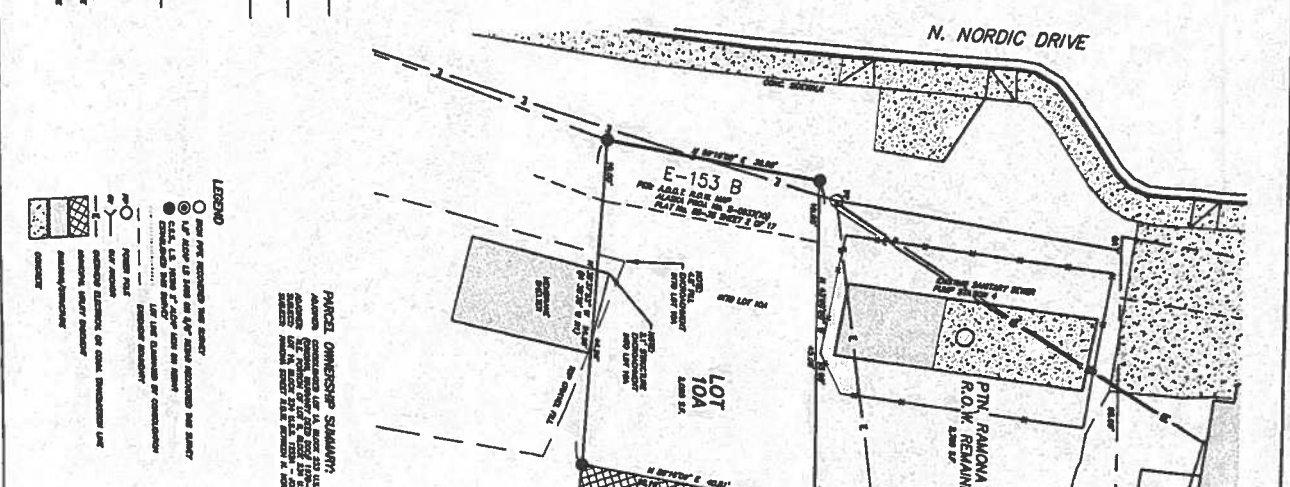
I, \_\_\_\_\_, Mayor of the City of Albany, do hereby certify that the foregoing plan for the subdivision of \_\_\_\_\_ has been approved by the Planning Board of the City of Albany, and that the same has been duly recorded in the Office of the Recorder of Deeds of this State.

**CERTIFICATE OF PAYMENT OF TAXES**

I, \_\_\_\_\_, Mayor of the City of Albany, do hereby certify that the taxes due on the land shown in the foregoing plan have been paid in full.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, \_\_\_\_\_, Mayor of the City of Albany, do hereby certify that the land shown in the foregoing plan is the property of \_\_\_\_\_ and that the same is being subdivided for the purpose of \_\_\_\_\_



**LEGEND**

○ Lot front setback line

○ Lot side setback line

○ Lot rear setback line

○ Lot corner setback line

○ Easement

○ Property line

○ Adjoining lot

○ Adjoining lot

○ Adjoining lot

**GENERAL NOTES**

1. The subdivision shown on this plat is subject to all existing and future public utility easements and other easements shown on the plat.
2. The subdivision shown on this plat is subject to all existing and future public utility easements and other easements shown on the plat.
3. The subdivision shown on this plat is subject to all existing and future public utility easements and other easements shown on the plat.
4. The subdivision shown on this plat is subject to all existing and future public utility easements and other easements shown on the plat.

**PANEL OWNERSHIP SUMMARY**

Lot 104 - Panel 104

Lot 108 - Panel 108

Lot 119 - Panel 119

Lot 171A - Panel 171A

Lot 171B - Panel 171B

**NE PNK L9**

**BLOCK 234**

**LOT 108**

**LOT 119**

**LOT 104**

**LOT 171A**

**LOT 171B**

**NE PNK L9**

**SWANSON SUBDIVISION**

A PARTIAL VACATION OF RAMONA STREET AND A CONSOLIDATION AND SUBDIVISION OF LOT 10, BLOCK 234 OF THE SURVEY 1229 AND THE WACKED PORTION OF RAMONA STREET TO FORM LOTS 104 AND 108 OF SWANSON SUBDIVISION, ALBANY, NEW YORK.

SWANSON SUBDIVISION

RAMONA STREET

LOT 10, BLOCK 234 OF THE SURVEY 1229 AND THE WACKED PORTION OF RAMONA STREET TO FORM LOTS 104 AND 108 OF SWANSON SUBDIVISION, ALBANY, NEW YORK.

SWANSON SUBDIVISION

RAMONA STREET

LOT 10, BLOCK 234 OF THE SURVEY 1229 AND THE WACKED PORTION OF RAMONA STREET TO FORM LOTS 104 AND 108 OF SWANSON SUBDIVISION, ALBANY, NEW YORK.

January 23, 2024



**CORRAO KARLA M  
PO BOX 1066  
PETERSBURG, AK 99833-1546**

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

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

The public hearing and consideration of the application will be held:	<b>Wednesday, February 14<sup>th</sup>, 2024, at 12:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via <b>ZOOM</b> , please contact Anna Caulum at 907-772-5409.	

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

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

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

Sincerely,

Liz Cabrera,  
Community & Economic Development Department

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

# Planning Commission Staff Report & Finding of Fact

## Meeting Date: February 14, 2024

APPLICANT/AGENT:

David Thynes

OWNER(S), IF DIFFERENT:Alaska Mental Health Trust Land Office  
under contract of sale to Melisa KegansLEGAL DESCRIPTION:

G.L. 24, Section 35, T59S, R79E, CRM

LOT AREA:

2.4 AC/104,544 SQ FT

LOCATION:

807 &amp; 808 Mitkof Hwy

SURROUNDING ZONING:

North: RURAL RESIDENTIAL

South: RURAL RESIDENTIAL

East: RURAL RESIDENTIAL

West: N/A

ZONING:

RURAL RESIDENTIAL

PID:

01-174-220, 01-174-300

APPLICATION SUBMISSION DATE:

1/9/2024

RECOMMENDATION:

APPROVE

I. APPLICANT REQUEST: The applicant is requesting a minor subdivision.

II. APPLICABLE CODES:

18.20 MINOR SUBDIVISION

19.16 RURAL RESIDENTIAL

III. FINDING:

- a. The proposed minor subdivision subdivides Government Lot 24 into Lots 24A, 24B, 24C.
- b. The subject property is owned by the Alaska Mental Health Trust Authority (AMHT) and is under a contract of sale to Melisa Kegans.
- c. The Petersburg Borough recognizes Lot 24 as two separate legal lots (Lot 24 East and Lot 24 West) divided by the Mitkof Highway right-of-way as described in Plat 96-30.
- d. The State of Alaska recorded a quitclaim deed in 1996 granting G.L. 24, containing approximately 2.5 acres, to the AMHT. The deed did not reserve a right-of-way for Mitkof Highway.
- e. The deed conveyed the parcel according to a federal supplemental plat for Section 35 recorded in 1954. The Section 35 plat depicted the centerline of Mitkof Highway for "topography only" but did not include a specific reservation for the right-of-way.
- f. As a result, there is ambiguity as to whether the portion of Lot 24 commonly referred to as the Mitkof Highway exists as a public easement with the AMHT owning the underlying land or exists as a right-of-way with fee interest held by the State of Alaska/Department of Transportation.
- g. Legal access to each lot is from Mitkof Highway.

# Planning Commission Staff Report & Finding of Fact Meeting Date:

- h. The subject parcel has access to municipal power but is outside the municipal water and wastewater service area. An on-site wastewater system approved by ADEC will be required as part of any future residential development.
- i. The surrounding area is a developed residential area along the Mitkof Highway corridor.
- j. The subject parcel is zoned rural residential. The stated intended use for the property is residential development, which is consistent with the existing zoning.

## IV. PUBLIC NOTICE

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

## V. APPLICATION REVIEW

The application is classified as a request to approve a minor subdivision.

### a. ZONING DISTRICT STANDARDS

Minimum Standards for RR Zoning District			
	Requirement	Proposed Lots	Analysis
<b>Minimum Lot Size</b>	1 acre	24A - 1.23 ac	Conforms
		24B - .39 ac	Nonconforming
		24C - .78 ac	Nonconforming
<b>Minimum Road Frontage</b>	200 ft	24A – 175.17 ft	Nonconforming
		24B – 184.79 ft	Nonconforming
		24C – 220 ft	Conforms

b. Criteria – Per 18.20, the following general conditions have been met to be considered a minor subdivision:

- i. The proposed plat subdivides a single lot into not more than four lots.
- ii. The plat provides legal access to a public street for each lot created.
- iii. The plat does not contain or require a dedication of a street, right-of-way, or other area.
- iv. The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation.
- v. The outside corners of each lot are marked and at least two outside corners of the whole subdivision tract are referenced to publicly recorded survey markers.

## VI. ACTION

**Proposed motion:** I move to approve the Melisa Kegans View Subdivision of G.L. 24, Section 35, Township 59 South, Range 79 East, CRM along with findings of fact as presented.

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

## Planning Commission Staff Report & Finding of Fact Meeting Date:

- a. The proposed Minor Subdivision meets the conditions outlined in Title 18.
- b. Municipal utilities are in the vicinity but extension of water and wastewater to the parcels is required prior to, or in conjunction with future residential development.
- c. As a condition of approval, 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 recording.
  - Apply to replat the Melisa Kegans View Subdivision to dedicate Lot 24C as a public right-of-way.

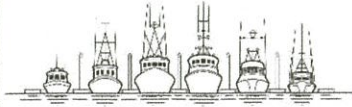

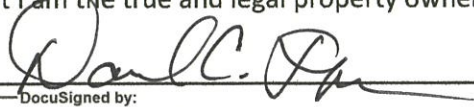
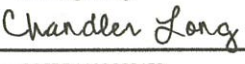
### **EXHIBITS**

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

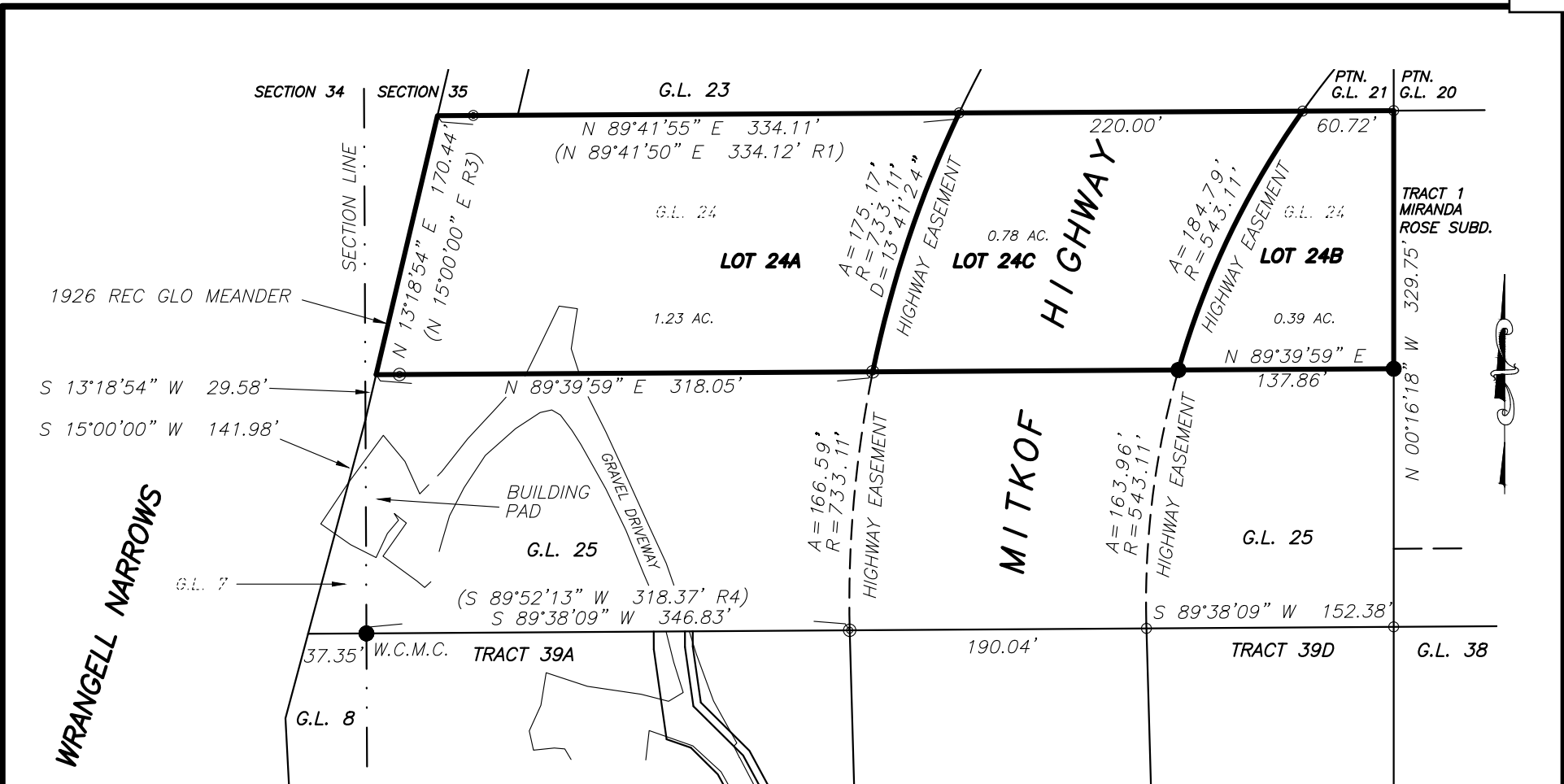


# APPLICANT MATERIALS

Item 7B.

 <b>PETERSBURG BOROUGH LAND USE APPLICATION</b>		CODE TO: <b>110.000.404110</b>
		BASE FEE: <b>\$95.00</b>
		PUBLIC NOTICE FEE: <b>\$70.00</b>
		TOTAL: <b>\$165.00</b> 
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
<b>APPLICANT/AGENT</b>		<b>LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)</b>
NAME <b>David Thynes</b>		NAME <b>T.L.O. (Chandler Long)</b>
MAILING ADDRESS <b>PO Box 533</b>		MAILING ADDRESS <b>1900 First Avenue, Suite 313</b>
CITY/STATE/ZIP <b>Petersburg/Alaska/99833</b>		CITY/STATE/ZIP <b>Ketchikan/Alaska/99901</b>
PHONE <b>(907) 518-0075</b>		PHONE <b>(907) 269-8421</b>
EMAIL <b>fvnocona@gmail.com</b>		EMAIL <b>chandler.long@alaska.gov</b>
<b>PROPERTY INFORMATION</b>		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <b>G.L. 24 Section 35, T59S, R79E, CRM</b>		
PARCEL ID: <b>01174220,01174300</b>	ZONE: <b>RR</b>	OVERLAY:
CURRENT USE OF PROPERTY: <b>Undeveloped land with driveway and pad constructed.</b>		LOT SIZE: <b>2.4 AC</b>
PROPOSED USE OF PROPERTY (IF DIFFERENT): <b>Same use</b>		
CURRENT OR PLANNED SEWER SYSTEM: <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> DEC-approved on-site system		
CURRENT OR PLANNED WATER SOURCE: <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): <b>Mitkof Highway</b>		
<b>TYPE OF APPLICATION &amp; BASE FEE</b>		
<input type="checkbox"/> 19.84 Zoning Change (\$100)		
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)		
<input checked="" type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)		
<input type="checkbox"/> 18.24 Final Plat (\$25 per lot)		
<b>SUBMITTALS:</b>		
For Zoning Change, please submit letter stating the new zoning and explaining the need for the change. For Subdivision approvals, please submit a prepared plat map as required by borough code.		
<b>SIGNATURE(S):</b>		
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.		
Applicant(s): 	DocuSigned by:	Date: <b>1/9/2024</b>
Owner: 	CC5DD11A3C68458...	Date: <b>1/9/2024</b>
Owner: _____		Date: _____
Owner: _____		Date: _____

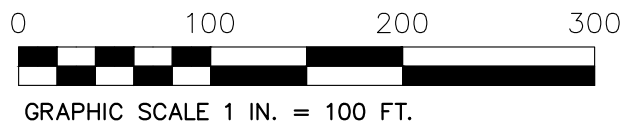




**PRELIMINARY SUBDIVISION PLAN  
MELISA KEGANS VIEW SUBDIVISION**  
A SUBDIVISION OF G.L. 24, SECT. 35,  
T59S, R79E, C.R.M.,  
CREATING LOT 24A, LOT 24B & LOT 24C  
TRUST LAND SURVEY 2023-08

PETERSBURG RECORDING DISTRICT  
AREA SUMMARY:

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



CLIENT: ALASKA MENTAL HEALTH LAND TRUST OFFICE  
2600 CORDOVA STREET  
ANCHORAGE, AK 99503

ATTN: CHANDLER LONG T.L.O. SENIOR PROJ. MANAGER

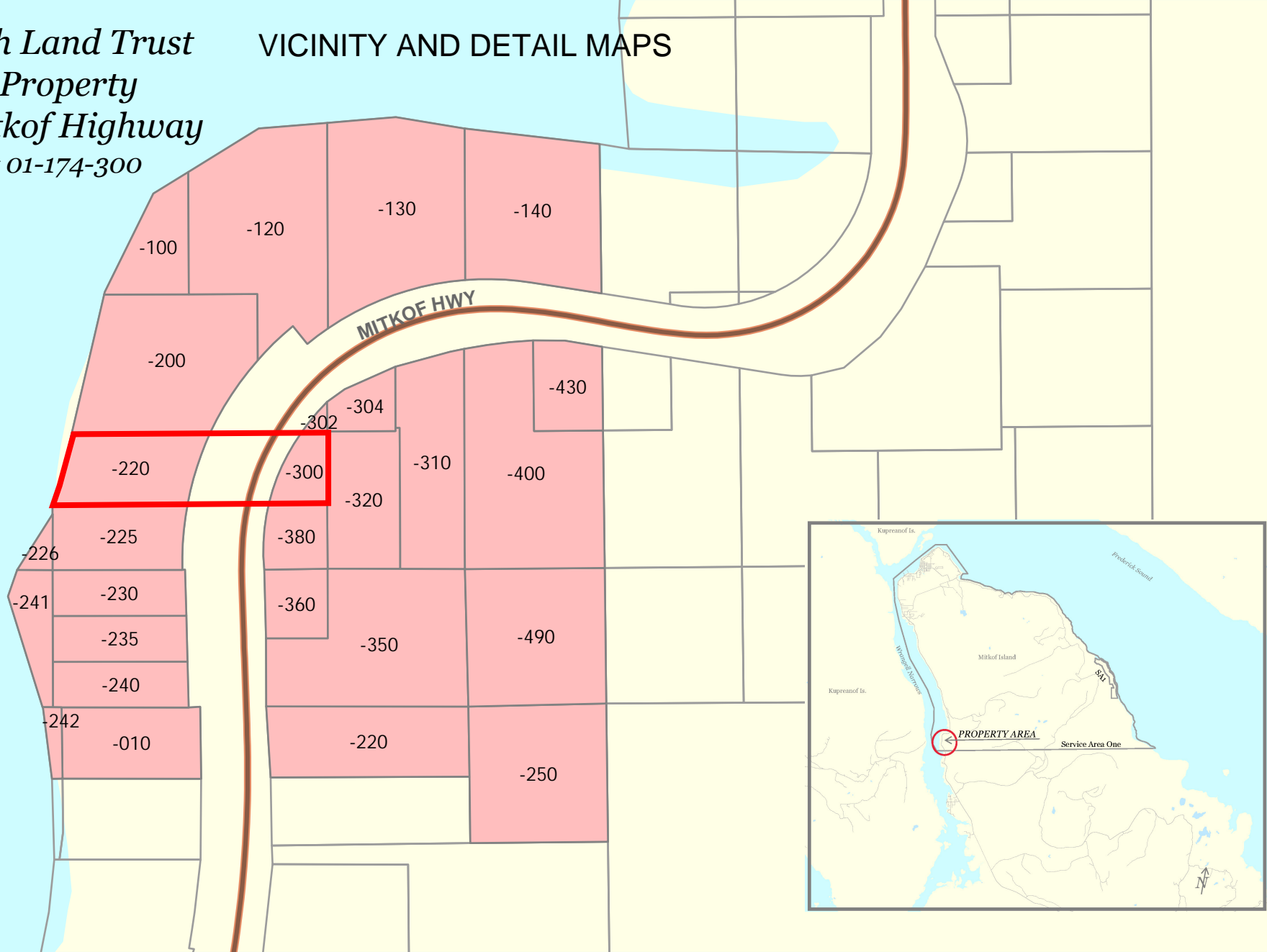
SURVEYOR  
**CENTRAL SOUTHEAST SURVEYORS**  
P.O. BOX 533, PETERSBURG AK 99833  
PH (907) 518-0075

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

DRAWING No. KEGANS SUBD1 2024

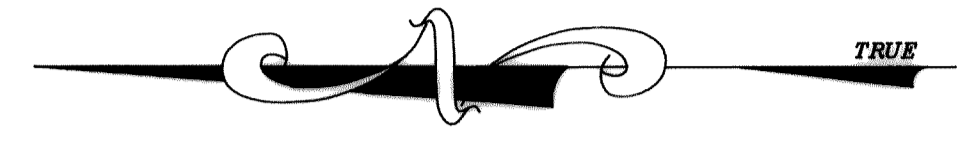
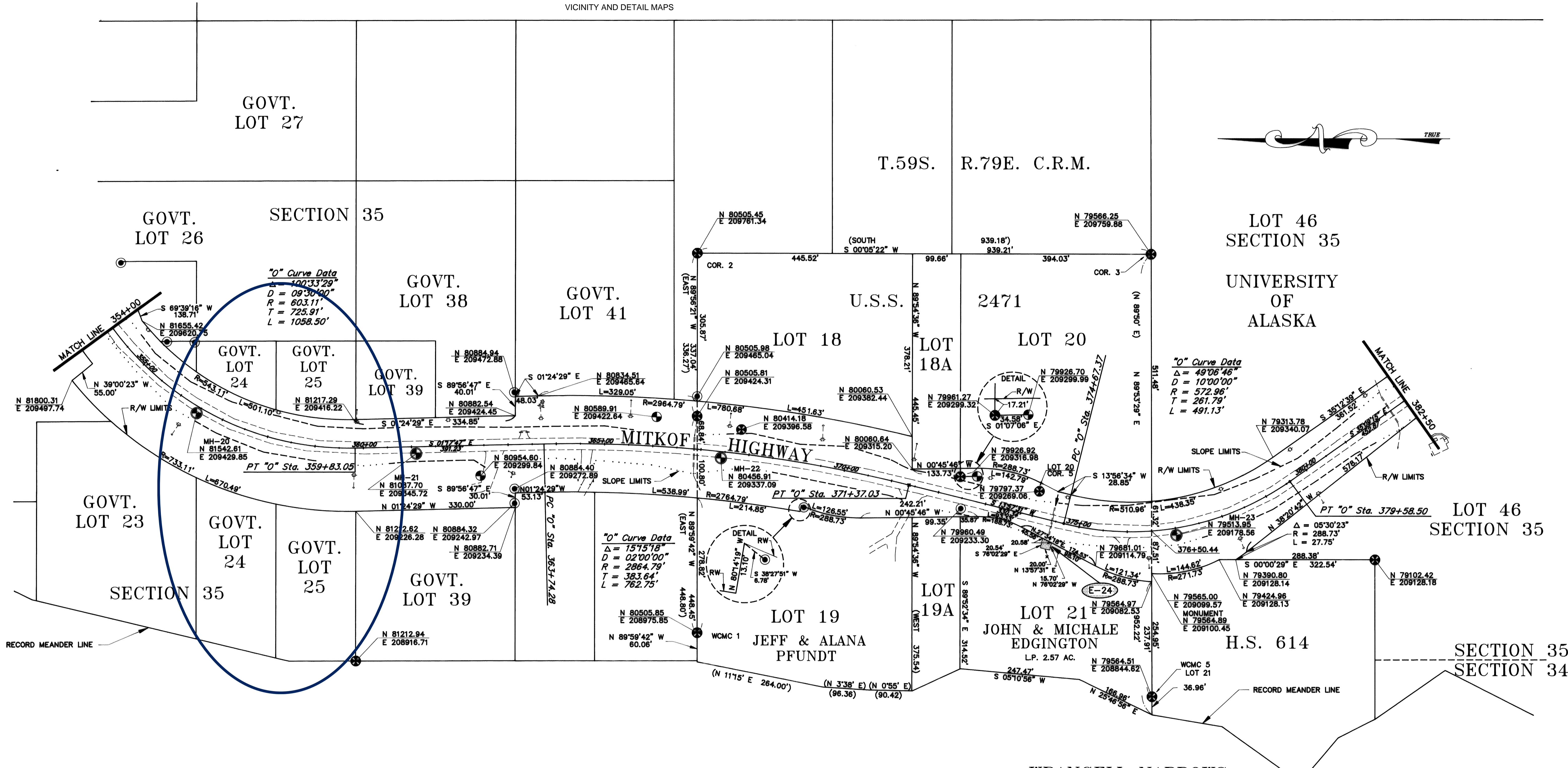
*Mental Health Land Trust  
& Kegans Property  
807 & 808 Mitkof Highway  
01-174-220 & 01-174-300*

VICINITY AND DETAIL MAPS



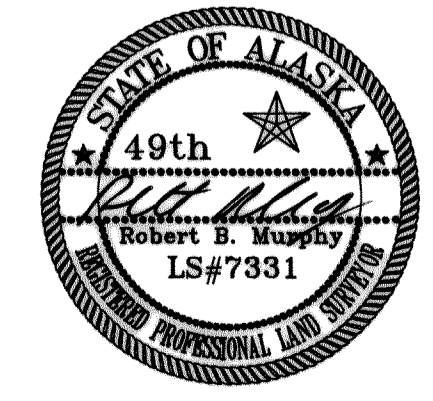


VICINITY AND DETAIL MAPS



EASEMENT	OWNER	AREA	PURPOSE
E-24	EDGINGTON	362 S.F.	CULVERT INSTALLATION

SURVEYOR'S CERTIFICATE  
 I HEREBY CERTIFY that I am properly registered and licensed to practice land surveying in the State of Alaska and that this plat was made by me or under my supervision. I declare that this plat was based upon the monuments recovered during State of Alaska Locations Survey 70225 dated 1990-92 and that all dimensions and other details are accurate.  
 Robert B. Murphy LS-7331 9-24-96 Date



DATE	REVISIONS	BY

STATE OF ALASKA  
 DEPARTMENT OF TRANSPORTATION  
 &  
 PUBLIC FACILITIES  
 RIGHT OF WAY MAP  
 ALASKA PROJECT NO.  
 RS-0937(22) 70265  
 MITKOF HWY - SCOW BAY TO PAPKE'S LANDING

DRAWN RTB	DATE 7/91	SCALE 1"=100'
CHECKED RBM	DATE 7/91	SHEET 14 OF 18



# PUBLIC HEARING MAIL OUT

Item 7B.



January 23, 2024

**FILE MICHAEL A FILE CHERYL H  
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 the Alaska Mental Health Trust Land Office for a minor subdivision at 807/808 Mitkof Hwy (PID: 01-174-220 and 01-174-300).**

The public hearing and consideration of the application will be held:	<b>Wednesday, February 14<sup>th</sup>, 2024, at 12:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via <b>ZOOM</b> , please contact Anna Caulum at 907-772-5409.	

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

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

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Sincerely,

Liz Cabrera,  
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip	EMAIL
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440	<a href="mailto:nwood@mac.com">nwood@mac.com</a>
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083	<a href="mailto:fvogue@gci.net">fvogue@gci.net</a>
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788	<a href="mailto:sallydw1942@gmail.com">sallydw1942@gmail.com</a>
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281	<a href="mailto:jim@hammerandwikan.com">jim@hammerandwikan.com</a>
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681	<a href="mailto:i.fishjensen@gmail.com">i.fishjensen@gmail.com</a>
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514	<a href="mailto:psmeeks@aptalaska.net">psmeeks@aptalaska.net</a>
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673	<a href="mailto:mariettajoanne12@gmail.com">mariettajoanne12@gmail.com</a>
Trust Land Office	Chandler Long	1900 FIRST AVE STE 313	KETCHIKAN	AK	99901	<a href="mailto:chandler.long@alaska.gov">chandler.long@alaska.gov</a>
ALASKA MENTAL HEALTH TRUST		2600 CORDOVA ST STE 201	ANCHORAGE	AK	99503	
BEERS RUSSELL		PO BOX 1441	PETERSBURG	AK	99833-1441	
FILE MICHAEL A	FILE CHERYL H	PO BOX 1666	PETERSBURG	AK	99833-1666	
HAAS BRYAN HAAS LISA	BRYAN AND LISA HAAS LIVI	5601 E FREEDOM LN	WASILLA	AK	99654	
KEGANS CHRISTOPHER L KEGANS SAMAI	ALASKA MENTAL HEALTH TF	PO BOX 1277	PETERSBURG	AK	99833-1277	
KEGANS MELISA CHANEL	ALASKA MENTAL HEALTH TF	3616 45TH ST	TACOMA	WA	98422	
KISSINGER EVERETT	KISSINGER KRISTINE	PO BOX 741	PETERSBURG	AK	99833-0741	
LOMBARDO MICHAEL A		PO BOX 2034	PETERSBURG	AK	99833-2034	
OBROCTA STEPHEN	OBROCTA SARAH L	PO BOX 656	PETERSBURG	AK	99833-0656	
SMITH STAN & BECKY	MYERS MARK & ALICE	200 BREE AVE	ANCHORAGE	AK	99515	
WOODYARD VINTON	WOODYARD ELIZABETH	PO BOX 1217	PETERSBURG	AK	99833-1217	

# Planning Commission Staff Report & Finding of Fact

Meeting Date: February 14, 2024

APPLICANT/AGENT:

David Thynes

OWNER(S), IF DIFFERENT:

Alaska Mental Health Trust Land Office  
under contract of sale to Christopher  
and Samia Kegans

LEGAL DESCRIPTION:

G.L. 25, Section 35, T59S, R79E, CRM  
and G.L. 7, Section 34, T59S, R79E, CRM

LOT AREA:

2.56 AC/111,514 SQ FT

LOCATION:

809 & 812 Mitkof Hwy

SURROUNDING ZONING:

North: RURAL RESIDENTIAL  
South: RURAL RESIDENTIAL  
East: RURAL RESIDENTIAL  
West: N/A

ZONING:

RURAL RESIDENTIAL

PID:

01-174-225, 01-174-226, 01-174-380

APPLICATION SUBMISSION DATE:

1/9/2024

RECOMMENDATION:

APPROVE

I. APPLICANT REQUEST: The applicant is requesting a minor subdivision.

II. APPLICABLE CODES:

18.20 MINOR SUBDIVISION  
19.16 RURAL RESIDENTIAL

III. FINDING:

- a. The proposed minor subdivision subdivides Government Lot 25 into Lots 25A, 25B, 25C and consolidates Government Lot 7 into Lot 25A.
- b. The subject property is owned by the Alaska Mental Health Trust Authority (AMHT) and is under a contract of sale to Chris and Samia Kegans.
- c. The Petersburg Borough recognizes Lot 25 as two separate legal lots (Lot 25 East and Lot 25 West) divided by the Mitkof Highway right-of-way as described in Plat 96-30.
- d. The State of Alaska recorded a quitclaim deed in 1996 granting G.L. 25, containing approximately 2.5 acres, to the AMHT. The deed did not reserve a right-of-way for Mitkof Highway.
- e. The deed conveyed the parcel according to a federal supplemental plat for Section 35 recorded in 1954. The Section 35 plat depicted the centerline of Mitkof Highway for "topography only" but did not include a specific reservation for the right-of-way.

# Planning Commission Staff Report & Finding of Fact Meeting Date: February 14, 2024

- f. As a result, there is ambiguity as to whether the portion of Lot 25 commonly referred to as the Mitkof Highway exists as a public easement with the AMHT owning the underlying land or exists as a right-of-way with fee interest held by the State of Alaska/Department of Transportation.
- g. Legal access to each lot is from Mitkof Highway.
- h. The subject parcel has access to municipal power but is outside the municipal water and wastewater service area. An on-site wastewater system approved by ADEC will be required as part of any future residential development.
- i. The surrounding area is a developed residential area along the Mitkof Highway corridor.
- j. The subject parcel is zoned rural residential. The stated intended use for the property is residential development, which is consistent with the existing zoning.

### IV. PUBLIC NOTICE

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

### V. APPLICATION REVIEW

The application is classified as a request to approve a minor subdivision.

#### a. ZONING DISTRICT STANDARDS

<b>Minimum Standards for RR Zoning District</b>			
	<b>Requirement</b>	<b>Proposed Lots</b>	<b>Analysis</b>
<b>Minimum Lot Size</b>	1 acre	25A - 1.25 ac	Conforms
		25B - .58 ac	Nonconforming
		25C - .73 ac	Nonconforming
<b>Minimum Road Frontage</b>	200 ft	25A – 166.59 ft	Nonconforming
		25B – 163.96 ft	Nonconforming
		25C – 190.75 ft	Nonconforming

b. Criteria – Per 18.20, the following general conditions have been met to be considered a minor subdivision:

- i. The proposed plat subdivides a single lot into not more than four lots.
- ii. The plat provides legal access to a public street for each lot created.
- iii. The plat does not contain or require a dedication of a street, right-of-way, or other area.
- iv. The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation.
- v. The outside corners of each lot are marked and at least two outside corners of the whole subdivision tract are referenced to publicly recorded survey markers.



# Planning Commission Staff Report & Finding of Fact

## Meeting Date: February 14, 2024

### VI. ACTION

**Proposed motion:** I move to approve the Chelsea Kegans Beach Subdivision of G.L. 25, Section 35, Township 59 South, Range 79 East, CRM and G.L. 7, Section 34, Township 59 South, R79 East, CRM along with findings of fact as presented.

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

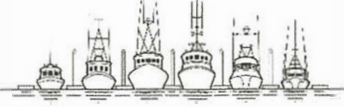
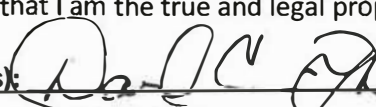
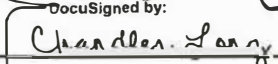
- a. The proposed Minor Subdivision meets the conditions outlined in Title 18.
- b. Municipal utilities are in the vicinity but extension of water and wastewater to the parcels is required prior to, or in conjunction with future residential development.
- c. As a condition of approval, the Applicant 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 recording.
  - Apply to replat the Chelsea Kegans Beach Subdivision to dedicate Lot 25C as a public right-of-way.

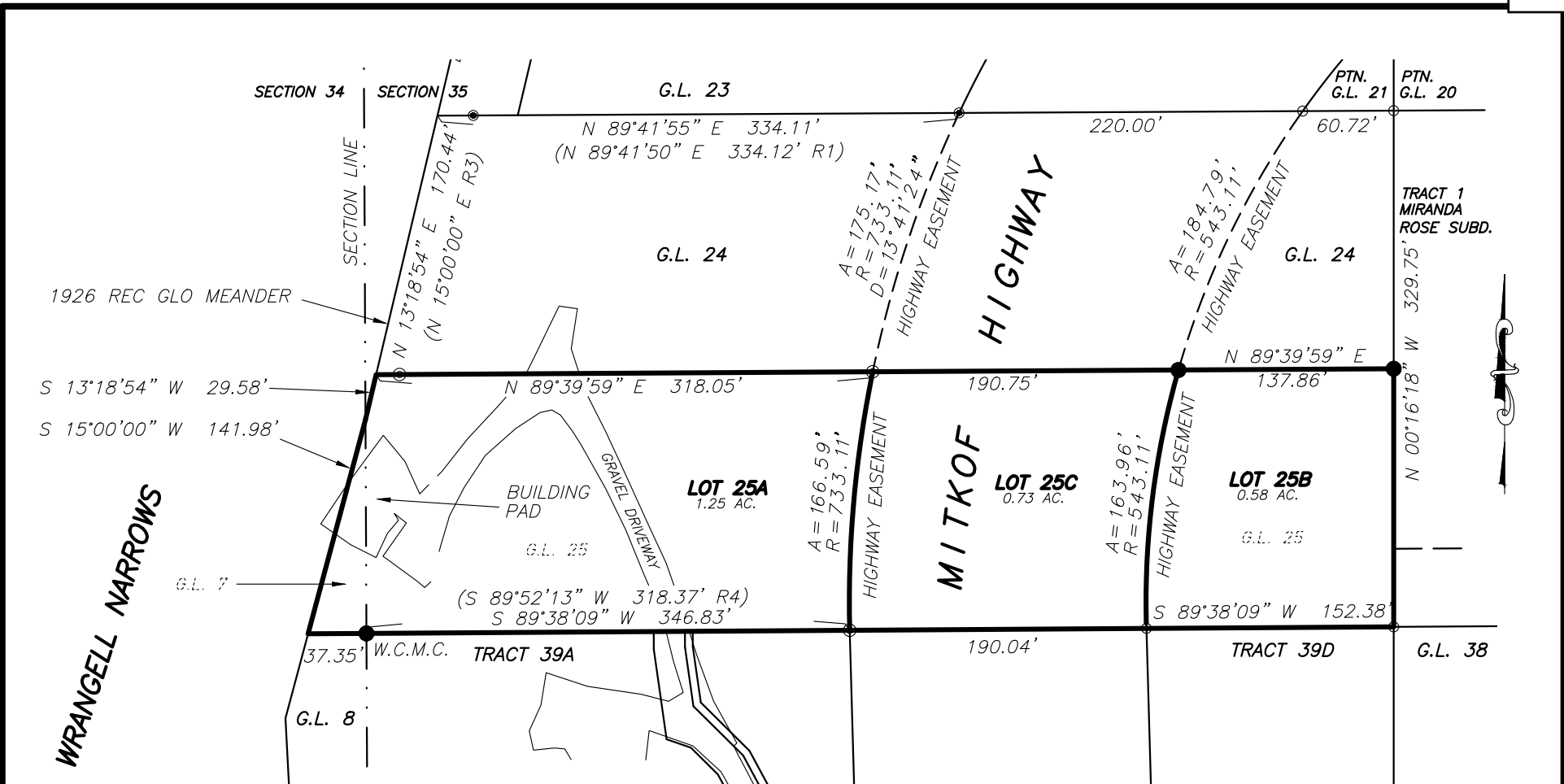
### EXHIBITS

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

# Applicant Material

Item 7C.

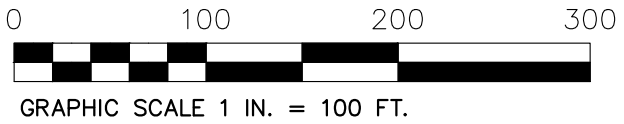
 <b>PETERSBURG BOROUGH LAND USE APPLICATION</b>		CODE TO: <b>110.000.404110</b>
		BASE FEE: <b>\$95.00</b>
		PUBLIC NOTICE FEE: <b>\$70.00</b>
		TOTAL: <b>\$165.00</b>
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
<b>APPLICANT/AGENT</b>		<b>LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)</b>
NAME <b>David Thynes</b>		NAME <b>T.L.O. (Chandler Long)</b>
MAILING ADDRESS <b>PO Box 533</b>		MAILING ADDRESS <b>1900 First Avenue, Suite 313</b>
CITY/STATE/ZIP <b>Petersburg/Alaska/99833</b>		CITY/STATE/ZIP <b>Ketchikan/Alaska/99901</b>
PHONE <b>(907) 518-0075</b>		PHONE <b>(907) 269-8421</b>
EMAIL <b>fvnocona@gmail.com</b>		EMAIL <b>chandler.long@alaska.gov</b>
<b>PROPERTY INFORMATION</b>		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <b>G.L. 25, Section 35, T59S, R79E, CRM and G.L. 7, Section 34, T59S, R79E, CRM</b>		
PARCEL ID: <b>01174226,01174225,01174380</b>	ZONE: <b>RR</b>	OVERLAY:
CURRENT USE OF PROPERTY: <b>Undeveloped land with driveway and pad constructed.</b>		LOT SIZE: <b>2.5 AC</b>
PROPOSED USE OF PROPERTY (IF DIFFERENT): <b>Same use</b>		
CURRENT OR PLANNED SEWER SYSTEM: <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> DEC-approved on-site system		
CURRENT OR PLANNED WATER SOURCE: <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): <b>Mitkof Highway</b>		
<b>TYPE OF APPLICATION &amp; BASE FEE</b>		
<input type="checkbox"/> 19.84 Zoning Change (\$100)		
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)		
<input checked="" type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)		
<input type="checkbox"/> 18.24 Final Plat (\$25 per lot)		
<b>SUBMITTALS:</b>		
For Zoning Change, please submit letter stating the new zoning and explaining the need for the change. For Subdivision approvals, please submit a prepared plat map as required by borough code.		
<b>SIGNATURE(S):</b>		
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.		
Applicant(s): 	Date: <b>1/9/2024</b>	
DocuSigned by: Owner: 	Date: <b>1/9/2024</b>	
CC5DD11A3C68458...	Date: _____	
Owner: _____	Date: _____	
Owner: _____	Date: _____	



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

PETERSBURG RECORDING DISTRICT

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



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

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

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

DRAWING No. KEGANS SUBD 2024

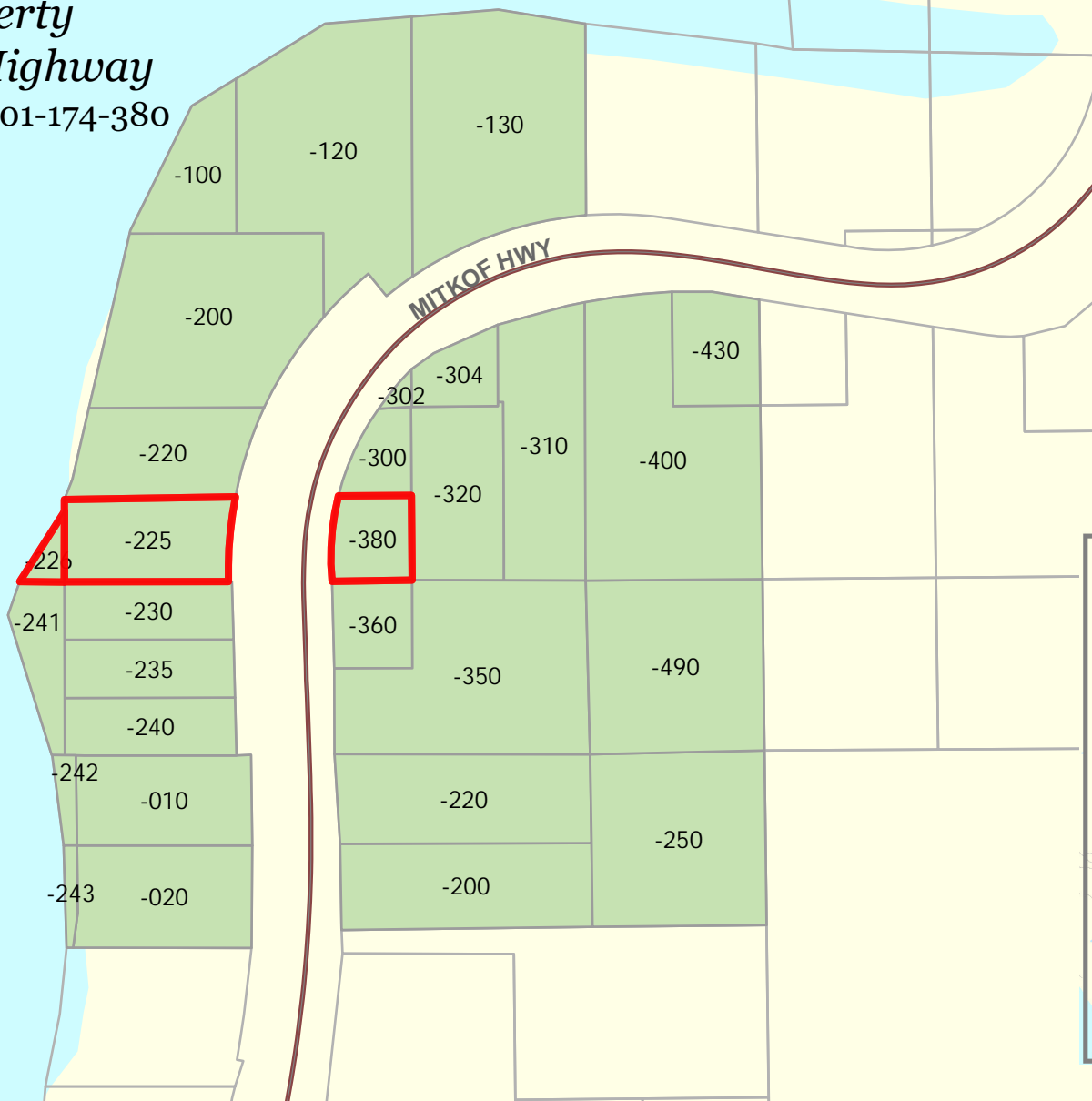
*Mental Health Land Trust  
& Kegans Property*

*809 & 812 Mitkof Highway*

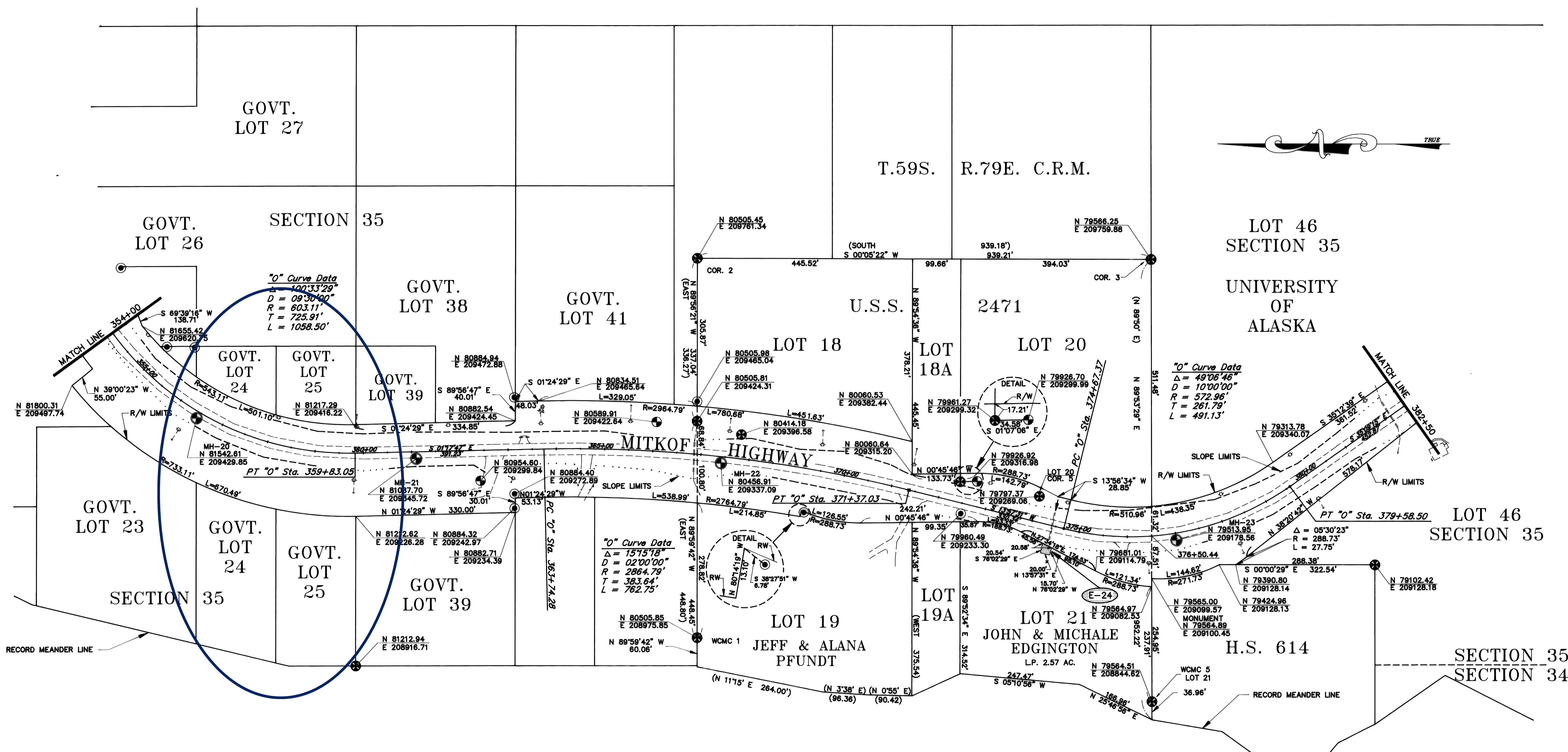
01-174-225, 01-174-226 & 01-174-380

# Vicinity & detail maps

Item 7C.







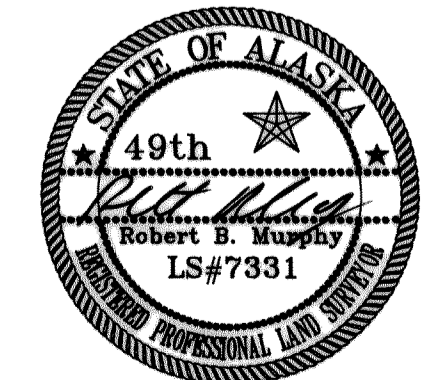
EASEMENT	OWNER	AREA	PURPOSE
E-24	EDGINGTON	362 S.F.	CULVERT INSTALLATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I am properly registered and licensed to practice land surveying in the State of Alaska and that this plat was made by me or under my supervision. I declare that this plat was based upon the monuments recovered during State of Alaska Locations Survey 70225 dated 1990-92 and that all dimensions and other details are accurate.

*Robert B. Murphy*  
 Robert B. Murphy LS#7331

9-24-96  
 Date



DATE	REVISIONS	BY

STATE OF ALASKA  
 DEPARTMENT OF TRANSPORTATION  
 &  
 PUBLIC FACILITIES  
 RIGHT OF WAY MAP  
 ALASKA PROJECT NO.  
 RS-0937(22) 70265  
 MITKOF HWY - SCOW BAY TO PAPKE'S LANDING

DRAWN RTB	DATE 7/91	SCALE 1"=100'
CHECKED RBM	DATE 7/91	SHEET 14 OF 18



January 23, 2024



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

## NOTICE OF SCHEDULED PUBLIC HEARINGS

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

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

The public hearing and consideration of the application will be held:	<b>Wednesday, February 14<sup>th</sup> 2024, at 12:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via <b>ZOOM</b> , please contact Anna Caulum at 907-772-5409.	

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

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

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

Sincerely,

Liz Cabrera,  
 Community & Economic Development Department



Name1	Name2	Address1	City	State	Zip	EMAIL
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440	<a href="mailto:nwood@mac.com">nwood@mac.com</a>
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083	<a href="mailto:fvogue@gci.net">fvogue@gci.net</a>
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788	<a href="mailto:sallydw1942@gmail.com">sallydw1942@gmail.com</a>
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281	<a href="mailto:jim@hammerandwikan.com">jim@hammerandwikan.com</a>
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681	<a href="mailto:i.fishjensen@gmail.com">i.fishjensen@gmail.com</a>
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514	<a href="mailto:psmeeks@aptalaska.net">psmeeks@aptalaska.net</a>
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673	<a href="mailto:mariettaioanne12@gmail.com">mariettaioanne12@gmail.com</a>
Trust Land Office	Chandler Long	1900 FIRST AVE STE 313	KETCHIKAN	AK	99901	<a href="mailto:chandler.long@alaska.gov">chandler.long@alaska.gov</a>
ALASKA MENTAL HEALTH TRUST		2600 CORDOVA ST STE 201	ANCHORAGE	AK	99503	
BEERS RUSSELL		PO BOX 1441	PETERSBURG	AK	99833-1441	
FILE MICHAEL A	FILE CHERYL H	PO BOX 1666	PETERSBURG	AK	99833-1666	
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KEGANS CHRISTOPHER L KEGANS SAMAI	ALASKA MENTAL HEALTH TF	PO BOX 1277	PETERSBURG	AK	99833-1277	
KEGANS MELISA CHANEL	ALASKA MENTAL HEALTH TF	3616 45TH ST	TACOMA	WA	98422	
KISSINGER EVERETT	KISSINGER KRISTINE	PO BOX 741	PETERSBURG	AK	99833-0741	
LOMBARDO MICHAEL A		PO BOX 2034	PETERSBURG	AK	99833-2034	
OBROCTA STEPHEN	OBROCTA SARAH L	PO BOX 656	PETERSBURG	AK	99833-0656	
SMITH STAN & BECKY	MYERS MARK & ALICE	200 BREE AVE	ANCHORAGE	AK	99515	
WOODYARD VINTON	WOODYARD ELIZABETH	PO BOX 1217	PETERSBURG	AK	99833-1217	

# Planning Commission Staff Report & Finding of Fact

Meeting Date: 2/14/2024

APPLICANT/AGENT:

WESS BAGULEY

OWNER(S), IF DIFFERENT:

n/a

LEGAL DESCRIPTION:

LOT 7, BLK 282 SEVERSON ADDITION

LOT AREA:

8,800 SQ FT

LOCATION:

606 RAMBLER ST

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:

01-010-324

EXISTING STRUCTURES:

Single-family home

APPLICATION SUBMISSION DATE:

1/8/2024

RECOMMENDATION:

Deny

I. APPLICANT REQUEST:

Applicant is requesting a variance from the side and rear yard setback requirements to allow for construction of a 176 sf shed 6' from the side yard and 8.5' from the rear yard property lines at 606 Rambler St.

II. APPLICABLE CODES:

19.20 SINGLE FAMILY RESIDENTIAL DISTRICT

19.60.060 EXITS, EAVES, AND ACCESSORY BUILDINGS

19.80 VARIANCE

III. FINDING:

- a. The surrounding area is a well-established residential neighborhood.
- b. The subject property has an existing residential structure.
- c. The total floor area of existing structures is 2,327 Sq Ft.
- d. Municipal code allows sheds and similar structures less than 120 sf to encroach into the rear yard setback, but not into the side yard setback.
- e. The applicant proposes to construct a 176 sf shed on piling placed by the previous owner. The piling was placed within the side and rear yard setbacks.

IV. PUBLIC NOTICE

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

V. APPLICATION REVIEW

The application is classified as a request for a variance from the side and rear yard setback requirements.

# Planning Commission Staff Report & Finding of Fact

Meeting Date: 2/14/2024

a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Subject Property	Analysis
<b>Minimum Lot Size</b>	8,000 sf	8,800 sf	Conforms
<b>Minimum Road Frontage</b>	80 ft	88 ft	Conforms
<b>Front Yard</b>	20 ft	--	Conforms
<b>Rear Yard</b>	20 ft	8.5 ft	Variance requested
<b>Side Yard</b>	10 ft	6 ft	Variance requested
<b>Max. Height</b>	3 stories, not to exceed 30 ft		Conforms
<b>Max Lot Coverage</b>	35%	28%	Conforms
<b>Fire Code Separation</b>	n/a		
<b>Off-street Parking</b>			
	<b>Dwelling</b>	2 spaces	Conforms
<b>Max Height Fence</b>	6 feet		--

b. Variance Criteria – The planning commission must find all three of the following conditions to exist in order 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 subject property meets minimum lot size and is a standard shape. It has no unique physical circumstances or conditions that prevent development in conformance with the code.

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

**YES  NO  REASON:** The lot is level, filled, and there is adequate space to construct a shed.

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 proposed shed’s eaves would extend to 5 ft. from the side yard property line. If the commission decides to grant the variance, a condition should be applied that no part of the structure be within 5 ft of the property line. This would be consistent with past variances and ensure adequate separation for fire safety.

VI. ACTION

**Proposed motion:** I move to approve the application for a variance from the yard setback requirements to allow for construction of a 176 sf shed within 6 ft of the side property line and 8 ft of the rear property line with no part of structure, including eaves, being any closer than 5 ft from the property.

# Planning Commission Staff Report & Finding of Fact

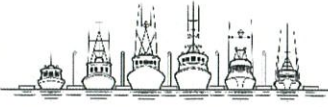
Meeting Date: 2/14/2024

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

- a. The application does not meet the criteria outlined in Title 19.80 for a variance.
- b. The subject property meets minimum lot size and is a standard shape. It has no unique physical circumstances or conditions that prevent development in conformance with the code.
- c. The lot is level, filled, and there is adequate space to construct a shed.
- d. The proposed shed's eaves would extend to within 5 ft of the side yard property line. If the commission decides to grant the variance, a condition should be applied that no part of the structure be within 5 ft of the property line. This would be consistent with past variances and ensure adequate separation for fire safety.

## **EXHIBITS**

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

 <b>PETERSBURG BOROUGH VARIANCE APPLICATION</b>		CODE TO: <b>110.000.404110</b>
		BASE FEE: \$100.00
		PUBLIC NOTICE FEE: \$70.00
		<b>TOTAL: \$170.00</b>
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC: <b>CL</b>
<b>APPLICANT/AGENT</b>		<b>LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)</b>
NAME <b>WESS G. BAGULEY</b>		NAME
MAILING ADDRESS <b>P.O. 766</b>		MAILING ADDRESS
CITY/STATE/ZIP <b>PETERSBURG / AK / 99833</b>		CITY/STATE/ZIP
PHONE <b>(208) 740-0886</b>		PHONE
EMAIL <b>Wbags21@gmail.com</b>		EMAIL
<b>PROPERTY INFORMATION</b>		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <b>606 RAMBLER ST.</b>		
PARCEL ID: <b>01010324</b>	ZONE: <b>2</b>	OVERLAY:
CURRENT USE OF PROPERTY: <b>HOUSE / (SINGLE-FAMILY RESIDENTIAL)</b>		LOT SIZE: <b>8,800 Sq.-FT</b>
PROPOSED USE OF PROPERTY (IF DIFFERENT): <b>11'x16' SHED IN BACK YARD ON PILINGS</b>		
SEPTIC SYSTEM: Is there a septic system on the property? <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO What is current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): <b>RAMBLER</b>		
<b>TYPE OF VARIANCE REQUESTED</b>		
<input checked="" type="checkbox"/> Yard Setback		
<input type="checkbox"/> Maximum Lot Coverage		
<input type="checkbox"/> Building Height		
<input type="checkbox"/> Fence Height		
<input checked="" type="checkbox"/> Other: <b>11' x 16' SHED IN BACK YARD, 8FT ON BACK FROM MY FENCE LINE / 6 FT FROM FENCE LINE ON THE SIDE.</b>		
<b>SUBMITTALS:</b>		
Please include a site plan of your proposed development.		
<b>SIGNATURE(S):</b>		
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein.		
Applicant(s): <u><b>Wess G. Baguley</b></u>		Date: <u><b>01/8/24</b></u>
Owner(s): <u><b>Wess G. Baguley</b></u>		Date: <u><b>01/8/24</b></u>



### 19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): WESS G. BAGULEY

Address or PID: 606 RAMBLER ST.

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): YARD SETBACK - BUILDING SHED 6 FT FROM SIDE OF SHED TO PROPERTYLINE, 8 FT FROM BACK TO PROPERTYLINE

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.

BUILDING SHED FOR TOOLS/STORAGE. BUILDING ON PILINGS THAT WERE PLACED BEFORE I MOVED IN. I FIGURED I WOULD PUT THEM TO USE FOR A SHED.

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

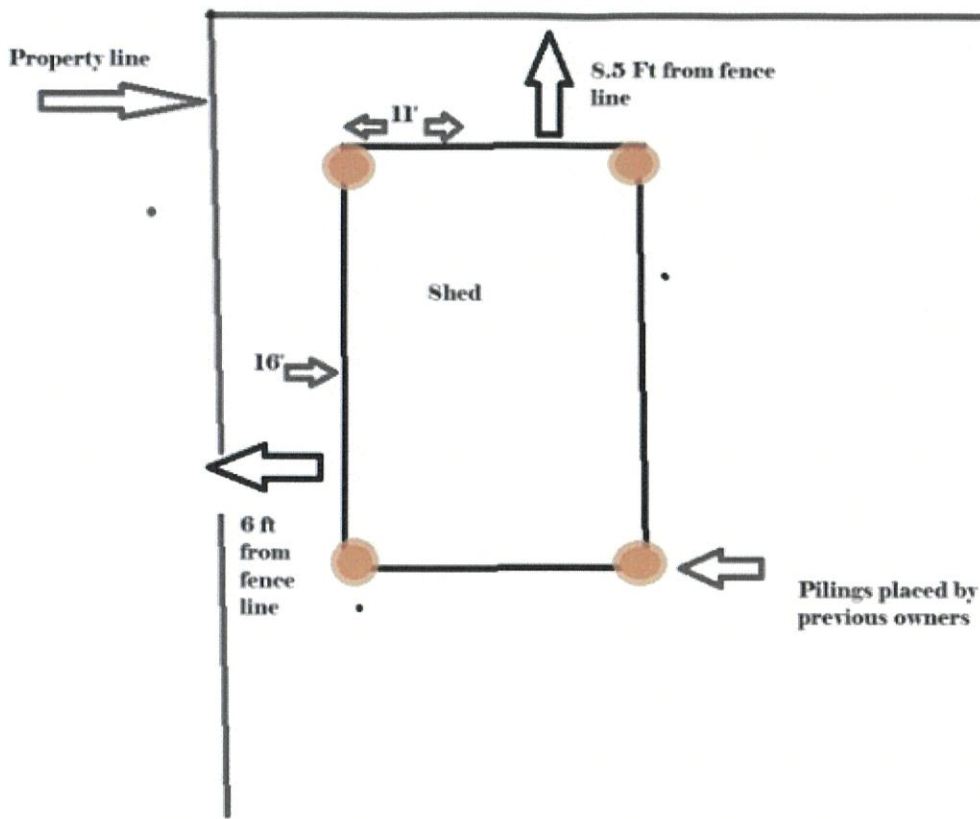
IT WOULD BE EXPENSIVE TO HAVE NEW PILINGS PLACED, I FIGURED I WOULD JUST USE WHAT WAS ALREADY PLACED

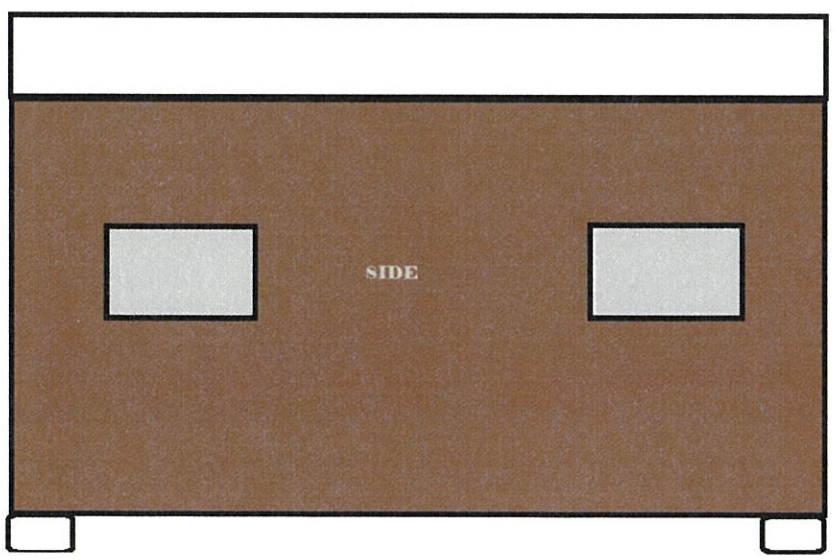
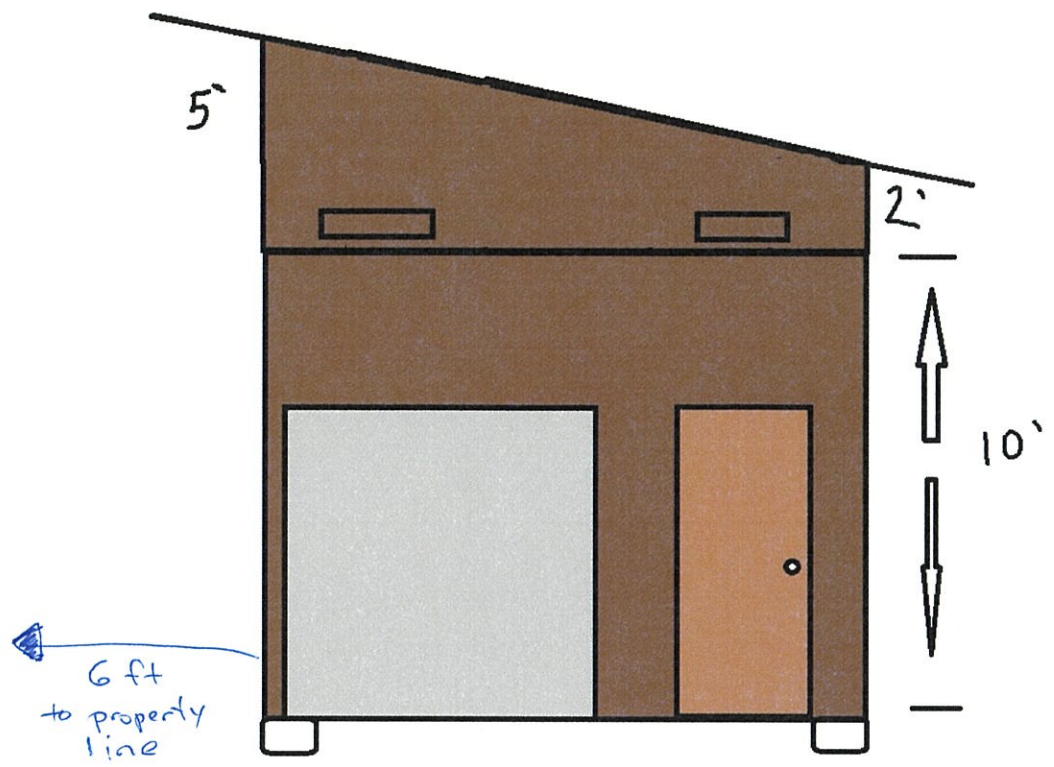
4. State why the granting of the variance will not result in material damage or hardship or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

SHED IS IN THE BACKYARD, NO UTILITIES IN DANGER AWAY FROM MAIN ROAD, POSES NO HARM TO PUBLIC.



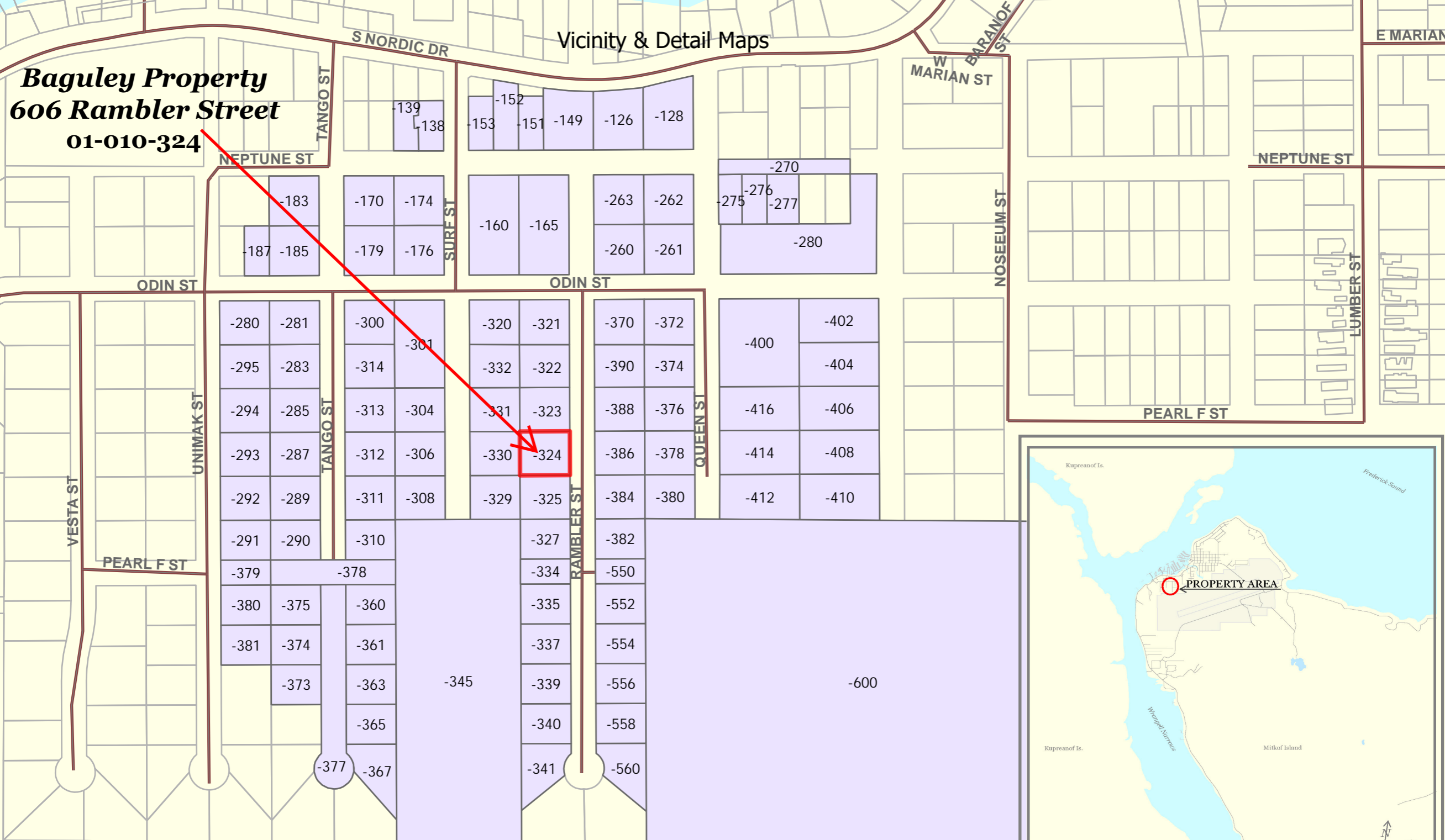






# Vicinity & Detail Maps

**Baguley Property**  
**606 Rambler Street**  
**01-010-324**







January 23, 2024

**ENGELL JAMES B ENGELL JILL E  
PO BOX 730  
PETERSBURG, AK 99833-0614**

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

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

The public hearing and consideration of the application will be held:	<b>Wednesday, February 14<sup>th</sup>, 2024, at 12:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via <b>ZOOM</b> , please contact Anna Caulum at 907-772-5409.	

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

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

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

Sincerely,

Liz Cabrera,  
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
<b>BAGULEY KAYLI</b>	<b>BAGULEY WESS</b>	<b>PO BOX 766</b>	<b>PETERSBURG</b>	<b>AK</b>	<b>99833-0766</b>
ANDERSON CRAIG	ANDERSON REBECCA M	PO BOX 756	PETERSBURG	AK	99833-0756
AULBACH GARY	AULBACH KIM	PO BOX 726	PETERSBURG	AK	99833-0726
BIGGERS DANIEL		PO BOX 132	PETERSBURG	AK	99833-0132
BRAUN RICK G	BRAUN SUE A	PO BOX 211	PETERSBURG	AK	99833-0211
BROCK DRAKE		PO BOX 956	PETERSBURG	AK	99833-0956
BUSCHMANN RONN	BUSCHMANN TINA L	PO BOX 1367	PETERSBURG	AK	99833-1367
CABRAL JAIME K	CABRAL HEIDI E	PO BOX 2087	PETERSBURG	AK	99833-2087
COLE GEORGE B III	COLE DEBRA S	PO BOX 2107	PETERSBURG	AK	99833-2107
COLE KIMBERLEE		PO BOX 1908	PETERSBURG	AK	99833-1908
COTTA CARISSA R		PO BOX 615	PETERSBURG	AK	99833-0615
COTTA CHRISTOPHER W		PO BOX 1772	PETERSBURG	AK	99833-1772
CRISTINA KARNA	CRISTINA NEIL	19504 SE 324TH ST	KENT	WA	98042
CURRY JULIANNE		PO BOX 2182	PETERSBURG	AK	99833-2182
EDDY STUART D	CORRAO KATIE T	PO BOX 2085	PETERSBURG	AK	99833-2085
ENGELL JAMES B	ENGELL JILL E	PO BOX 730	PETERSBURG	AK	99833-0730
ENGLER BRADLEY	ENGLER JACQUELINE	304 DUFFEY ST	PLAINSFIELD	IN	46168
FINNEY BRANNON P		PO BOX 1755	PETERSBURG	AK	99833-1755
FLOYD JIM EDWARD	FLOYD MAUREEN KATHLEEN	PO BOX 281	PETERSBURG	AK	99833-0281
FOWLER PATRICK A		PO BOX 91	PETERSBURG	AK	99833-0091
FREDRICKSEN SCOTT	FREDRICKSEN STACEY I	PO BOX 541	PETERSBURG	AK	99833-0541
FRENTZ STEPHEN	FRENTZ MELANIE	PO BOX 66	PETERSBURG	AK	99833-0066
GILPIN LEE	GILPIN KATHLEEN	PO BOX 1511	PETERSBURG	AK	99833-1511
HAALAND CARL	HAALAND MARILYN	PO BOX 864	PETERSBURG	AK	99833-0864
HALEY JUSTIN	HALEY ATHENA	PO BOX 1488	PETERSBURG	AK	99833-1488
HANKINS AARON R	HANKINS KEELY	PO BOX 2007	PETERSBURG	AK	99833-2007
HELMS DAVID	HELMS ALEXANDREA	PO BOX 2194	PETERSBURG	AK	99833-2194
HERNANDEZ PHYLLIS H		PO BOX 969	PETERSBURG	AK	99833-0969
HONMA ALAN I	HONMA MERLITA	PO BOX 29	PETERSBURG	AK	99833-0029
HULEBAK ALICE	HULEBAK ERIC	PO BOX 632	PETERSBURG	AK	99833-0632
JOHNSON ELDON JAMES	LOHNSON DEBRA LYNN	PO BOX 1034	PETERSBURG	AK	99833-1034
KNIGHT CASEY		PO BOX 942	PETERSBURG	AK	99833-0942
LAMPE NANCY	LAMPE WILLIE	9506 N MITCHELL RD	OTIS ORCHARDS	WA	99027
LAYMEN RENEE L		PO BOX 749	PETERSBURG	AK	99833-0749
LYONS DRAKE		PO BOX 1855	PETERSBURG	AK	99833-1855
MARIFERN SAMANTHA		PO BOX 178	PETERSBURG	AK	99833-0178
MCCULLOUGH SHANNON M	BAIRD KALEB K	PO BOX 1615	PETERSBURG	AK	99833-1615
MCDONELL JOHN	MCDONELL CYNTHIA L	PO BOX 852	PETERSBURG	AK	99833-0852
MENISH PAUL J	MENISH ANGELA D	PO BOX 33	PETERSBURG	AK	99833-0033
MORRISON BARRY	MORRISON MANDY	PO BOX 495	PETERSBURG	AK	99833-0495
MORRISON CHRISTINA TRUSTEE	ARNOLD G FREDRICKSEN TRI	PO BOX 284	PETERSBURG	AK	99833-0284
MOULTON WILLIAM T	MOULTON PATRICIA	PO BOX 456	PETERSBURG	AK	99833-0456
NEWPORT RACHEL M		PO BOX 1211	PETERSBURG	AK	99833-1211
NORHEIM LADD	NORHEIM BRENDA	PO BOX 935	PETERSBURG	AK	99833-0935
O'NEIL DANIEL K O'NEIL CHERYL A	DANIEL AND CHERYL O'NEIL	PO BOX 1455	PETERSBURG	AK	99833-1455
OWENS DAVE M		PO BOX 1853	PETERSBURG	AK	99833-1853
PETERSEN KARI ANN		PO BOX 2044	PETERSBURG	AK	99833-2044
PETERSON JESSICA	PETERSON TY C	PO BOX 216	PETERSBURG	AK	99833-0216
PETRO 49 INC		PO BOX 389	SEWARD	AK	99664
PFUNDT BRYON		PO BOX 1162	PETERSBURG	AK	99833-1162
PHILLIPS AARON L		PO BOX 624	PETERSBURG	AK	99833-0624
PLEW EVA R	SALOMONE PAUL	PO BOX 413	PETERSBURG	AK	99833-0413
ROBERTS MARK S	WHITE-ROBERTS LORI	PO BOX 246	PETERSBURG	AK	99833-0246
ROSVOLD ERIC		PO BOX 1144	PETERSBURG	AK	99833-1144
ROUNDTREE DANE T		PO BOX 963	PETERSBURG	AK	99833-0963
SEVERSON GREGORY		10769 CHARNOCK RD	LOS ANGELES	CA	90034
SEVERSON JODI MARIE	SEVERSON AARON STEWART	PO BOX 507	PETERSBURG	AK	99833-0507
SEVERSON MARK J	SEVERSON KAREN L	PO BOX 1502	PETERSBURG	AK	99833-1502
SHORT BRIDEY L		PO BOX 933	PETERSBURG	AK	99833-0933
SINGSTAD LEIF G		PO BOX 904	PETERSBURG	AK	99833-0904
SKINNER KYLE B		PO BOX 853	PETERSBURG	AK	99833-0853
SMITH TERRY J	SMITH SHARON L	PO BOX 991	PETERSBURG	AK	99833-0991
STREULI CHARLES	STREULI TERESA	PO BOX 692	PETERSBURG	AK	99833-0692
TAIBER ANTHONY T	TAIBER MOLLY L	PO BOX 1861	PETERSBURG	AK	99833-1861
THOMAS NYLE D	THOMAS ELIZABETH A	PO BOX 1744	PETERSBURG	AK	99833-1744
UPPENECAMP GINA E	UPPENECAMP BRETT T	PO BOX 1914	PETERSBURG	AK	99833-1914
WAGEMAKER BRANDON	WAGEMAKER MARIA	PO BOX 1926	PETERSBURG	AK	99833-1926
WALSH THOMAS RICHARD	FINE SARAH LAUREN	PO BOX 1480	PETERSBURG	AK	99833-1480
WORHATCH ANGELA W	WORHATCH ANDREW M	PO BOX 614	PETERSBURG	AK	99833-0614
YOUNGBERG NAOMI RUTH		PO BOX 2175	PETERSBURG	AK	99833-2175



# Public Comment

Item 7D.

**From:** Eldon Johnson  
**To:** [Anna Caulum](#)  
**Subject:** 606 Rambler St Variance  
**Date:** Thursday, January 25, 2024 3:28:44 PM

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There are no other structures near the proposed location so I have no problem with the variance. I say let him do it.

Eldon Johnson  
710 Rambler St