



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Agenda Planning Commission Regular Meeting

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Tuesday, August 09, 2022

12:00 PM

Assembly Chambers

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You are invited to a Zoom meeting.

When: August 9, 2022 12:00 PM Alaska

Topic: August 9, 2022 Regular Planning Commission Meeting

Please click the link below to join the webinar:

<https://petersburgak-gov.zoom.us/j/96232354380?pwd=UkU0b1JiaHI5SGQ4OU1ISzNaZTdCZz09>

Meeting ID: 962 3235 4380

Passcode: 289401

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.** Planning Commission regular meeting minutes July 12, 2022

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.** Johnson CUP

7. **Public Hearing Items**

8. **Non-Agenda Items**

**A.** Commissioner Comments

**B.** Staff Comments

**C.** The next regular meeting will be Tuesday, September 13, 2022 at 12:00pm.

**9. Adjournment**



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Minutes Planning Commission Regular Meeting

Tuesday, July 12, 2022

12:00 PM

Assembly Chambers

### 1. Call to Order

The meeting was called to order at 12:00pm

### 2. Roll Call

PRESENT

Commission Chair Chris Fry  
Commission Vice-Chair Heather O'Neil  
Commission Secretary Sally Dwyer  
Commissioner Nancy Strand  
Commissioner Jim Floyd

### 3. Acceptance of Agenda

Director Liz Cabrera brought up the letter from Drew Ware showing plans for a warehouse which is not currently related to anything on today's agenda; however since they won't have a residential dwelling, as is required, they will need a conditional use permit, and since this is a two meeting process, perhaps the agenda could be amended to include under the Consent Calendar pending filing of a conditional use permit application to accept that and schedule it for the next meeting rather than making the Ware's wait for three meetings.

Motion made by Commissioner Floyd, Seconded by Commission Secretary Dwyer to amend the agenda to include under the Consent Calendar the scheduling of a conditional use permit from Drew Ware for a warehouse on a residential lot.

Voting Yea on the amendment: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Strand, Commissioner Floyd

Motion made to accept the agenda as amended made by Commission Secretary Dwyer, Seconded by Commission Vice-Chair O'Neil.

Voting Yea on the amended agenda: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Strand, Commissioner Floyd.

### 4. Approval of Minutes

The minutes from the June 14th meeting were approved as presented.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Dwyer.

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

A. Planning Commission Regular Meeting Minutes 6/14/2022.

**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.*

None.

**6. Consent Calendar**

Acceptance and scheduling of an application from Drew Ware for a conditional use permit to allow a warehouse in a single-family residential district at 365 Mitkof Highway (PID: 01-084-250).

Motion made by Commission Secretary Dwyer, Seconded by Commission Vice-Chair O'Neil.

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

**7. Public Hearing Items**

A. Consideration of an application from Wesley Davis DBA Hermosa Holdings LLC for a variance from the 20' yard setback requirement at 1103 S Nordic Dr. (PID: 01-010-745).

Wesley Davis spoke on his own behalf to give an explanation on snow loads and clarified that the pitch of the roof would fall to the back of the building into his parking lot rather than any side buildings. Discussion. Wesley also explained that he would like the least possible impact on Wesley Street and that's why he's got the layout the way he does. Questions were posed of the lot size and shape. Discussion.

(Due to a power outage, the audio/video is in two parts.)

Motion made by Commissioner Floyd, Seconded by Commission Secretary Dwyer to approve the variance with the findings of fact as submitted in the Staff Report.

Motion made by Commissioner Floyd, Seconded by Commission Vice-Chair O'Neil to amend the approval to reflect the findings of fact A: Due to the unique property needed to reduce impact on N. Nordic Drive and Wesley.

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

Motion made by Commission Vice-Chair O'Neil, Seconded by Commissioner Floyd to have the snow shed to the South of the building.

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

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

Voting Yea on amended main motion: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Floyd

- B. Consideration of an application from Drew Ware for a conditional use permit for a temporary trailer for construction purposes at 365 Mitkof Highway (PID: 01-084-250)

Multiple letters were received in support. Discussion.

Motion made by Commissioner Floyd, Seconded by Commission Secretary Dwyer, to include conditions in the findings of fact.

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

- C. Consideration of an application from Reid Brothers Construction and the Petersburg Borough for a replat of the Power Plant Subdivision located at 329 and 339 Mitkof Highway (PID: 01-058-250 and 01-058-275).

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Dwyer.

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

**8. Non-Agenda Items**

- A. Commissioner Comments

Sally will not be available for next month's meeting.

- B. Staff Comments

Director Cabrera stated that she included a copy of information on public hearings in a post-Covid world. Also, just an FYI, work is just beginning starting on updating the code on "dangerous buildings" which is what is used when they need to condemn dangerous buildings. Discussion on trailer/RV parks.

- C. Next Meeting

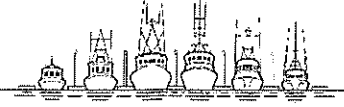
The next regular meeting will be on Tuesday, August 9, 2022 at 12:00pm.

**9. Adjournment**

The meeting was unanimously adjourned.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Dwyer.

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

 <b>PETERSBURG BOROUGH</b> <b>CONDITIONAL USE APPLICATION</b>		CODE TO: <b>110.000.404110</b>
		BASE FEE: \$50.00
		PUBLIC NOTICE FEE: \$70.00
		<b>TOTAL: \$120.00</b>
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
<b>APPLICANT/AGENT</b>		<b>LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)</b>
NAME <i>GREGORY &amp; HEIDI JOHNSON</i>		NAME
MAILING ADDRESS <i>2037 E. TERZA STREET</i>		MAILING ADDRESS
CITY/STATE/ZIP <i>MERIDIAN, ID 83642</i>		CITY/STATE/ZIP
PHONE <i>(208) 989-9505</i>		PHONE
EMAIL <i>heidigreg@gmail.com</i>		EMAIL
<b>PROPERTY INFORMATION</b>		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <i>110 ARNESS HEIGHTS</i>		
PARCEL ID: <i>01-056-465</i>	ZONE: <i>RESIDENTIAL</i>	OVERLAY: <i>N/A</i>
CURRENT USE OF PROPERTY: <i>RESIDENTIAL &amp; SHOP/NET HOUSE</i>		LOT SIZE: <i>34,460</i>
PROPOSED USE OF PROPERTY (IF DIFFERENT): <i>LOT 19-A : RESIDENTIAL <sup>2</sup> &amp; LOT 19-B : NET HOUSE</i>		
SEPTIC SYSTEM: Is there a septic system on the property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO What is current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site 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): <i>ARNESS HEIGHTS DR.</i>		
<b>TYPE OF APPLICATION</b>		
<input type="checkbox"/> Home Occupation. Please include copy of current Sales Tax Registration Application		
<input type="checkbox"/> Residential Use in Industrial District		
<input checked="" type="checkbox"/> Other: <i>NET HOUSE</i>		
<b>Submittals</b>		
Please submit site plan. For home occupation permits, please include a site plan showing location and size of area to be used for the home occupation (including storage), and location and size of area available for off-street parking.		
<b>SIGNATURE(S):</b>		
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein.		
Applicant(s): <i>Gregory B. Johnson</i>		Date: <i>18 JULY 2022</i>
Owner(s): <i>Gregory B. Johnson</i>		Date: <i>18 JULY 2022</i>
<i>Heidi Johnson</i>		

19.72 CONDITIONAL USE APPLICATION

Applicant(s):     *Sid Salomon*     *Greg Johnson*    

Address or PID:           01-056-465          

Project Summary: *I WOULD LIKE TO SPLIT THE EXISTING LOT TO CREATE A MORE MARKETABLE PROPERTY.*

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.

*NO CHANGE ; CURRENT USE WILL CONTINUE.*

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

*N/A NO ADDITIONAL TRAFFIC EXPECTED FROM THIS*

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.

*N/A*

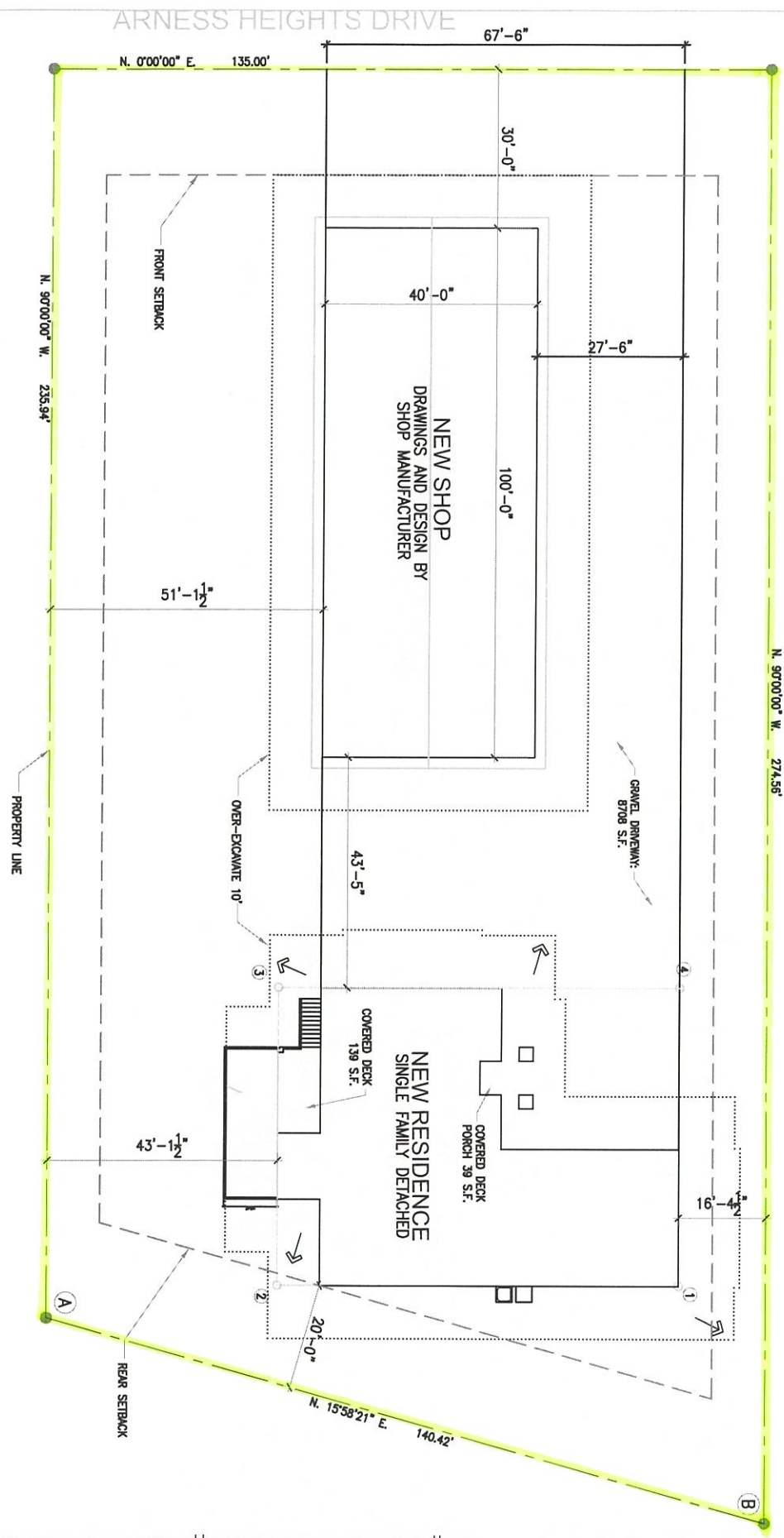


**1 SITE PLAN**  
 SCALE: 1/30"=1'-0"  
**LOT 19**  
**BAYVIEW ESTATES**  
**PETERSBURG, AK**



*Existing*

LAYOUT KEY	
A	B
1 118'-9"	47'-9"
2 43'-7"	102'-3"
3 75'-11"	136'-8"
4 134'-1"	102'-6"



- 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 CORP.
  - C. ALL UTILITIES TO BE RUN UNDERGROUND.
  - D. IRRIGATION WATER MAY NOT BE PROVIDED.
  - E. ALL DETAILS SHALL BE VERIFIED W/ CURRENT PLAT MAP ON FILE W/ CITY OR COUNTY.

DRAWN BY:	JOSHUA 208.854.7374
PROJECT NO.:	BE1-19
DATE:	12-7-16
SUPERINTENDENT:	GREG 208.989.9505

FIRST FLOOR:	1947 S.F.
SECOND FLOOR:	N/A
TOTAL LIVING AREA:	1947 S.F.
GARAGE:	914 S.F.

**RIVERWOOD HOMES**  
 P.O. Box 344 Meridian, ID  
 Ph. (208) 854-7408 Fx. (208) 854-7409

**The SANTA MARIA**

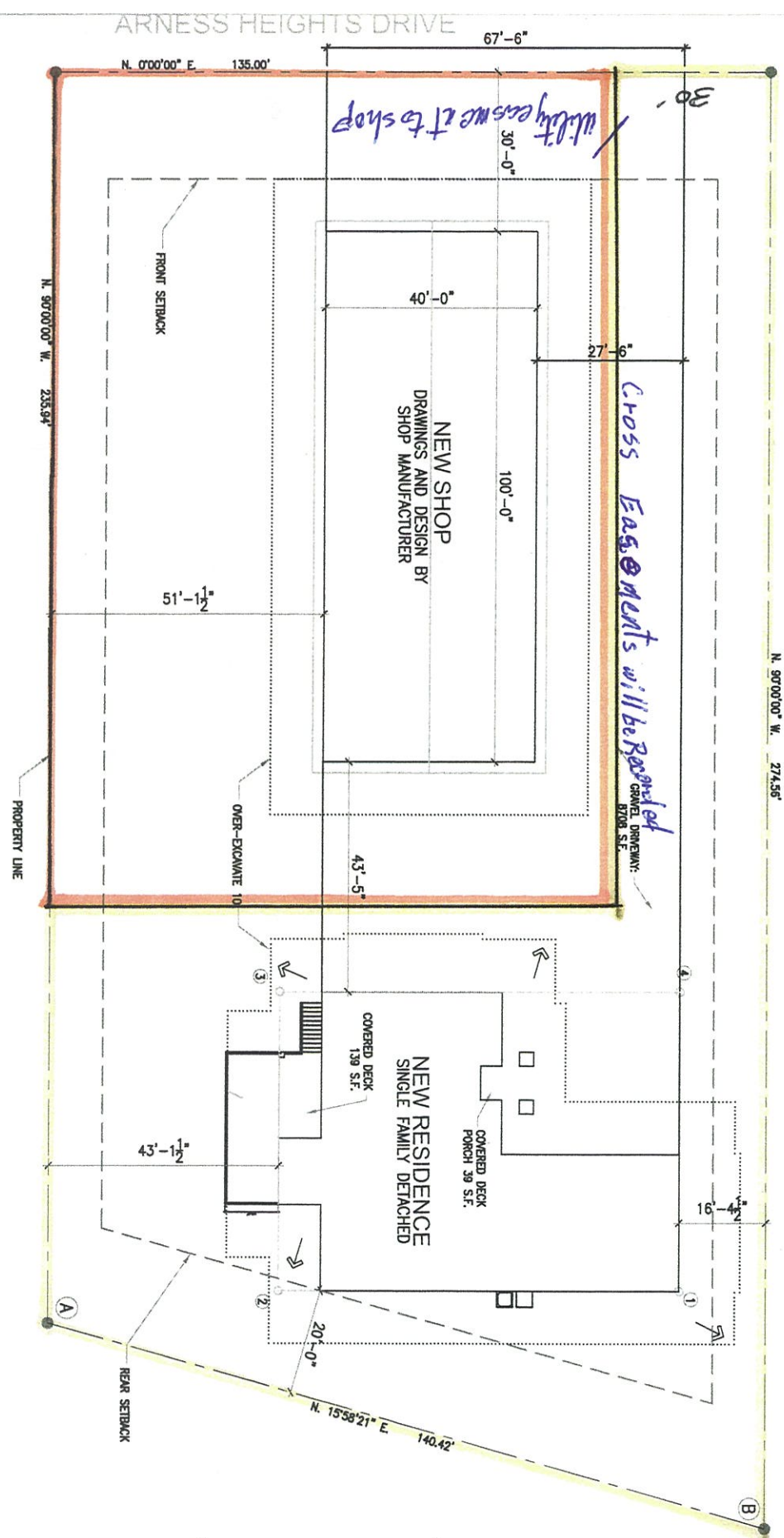
THESE DRAWINGS AND DESIGNS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS, WITHOUT THE WRITTEN CONSENT OF RIVERWOOD HOMES.

**1 SITE PLAN**  
 SCALE: 1/32"=1'-0"  
**LOT 19**  
**BAYVIEW ESTATES**  
**PETERSBURG, AK**



LAYOUT KEY	
A	B
1 118'-9"	47'-9"
2 43'-7"	102'-3"
3 75'-11"	136'-8"
4 134'-1"	102'-6"

**PROPOSED**



- NOTES:**
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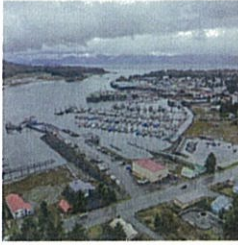
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# Just Listed House, Large Shop, Alaska

**3+bd, 2 bth, 3 car, 40x100 shop, .5 ac**  
110 Arness Heights, Petersburg, Alaska  
Asking \$955,000



**Greg Johnson**  
Builder, Seller  
208.989.9505  
alaska110arness@gmail.com  
Call, email, text for information

8/3/22

Pat Weaver asked  
for this to be distributed  
to the Commission & included  
in the packet.

*lk.*

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2016 - 000343 - 0

Item 6A.

Recording District 110 Petersburg  
06/20/2016 09:10 AM Page 1 of 4



**COVENANTS AND RESTRICTIONS  
OF  
BAYVIEW ESTATES**

To the Public:

The undersigned does hereby certify and declare that the following reservations and conditions, covenants and agreements shall become and hereby are made a part of all conveyances of property within Bayview Estates, Plat #86-16, as it appears in the Subdivision recorded in the Petersburg Recording District of which conveyances and agreements shall become party by reference hereto and to which shall thereupon apply as fully and with the same effect as if set forth at large therein, during the period of ten (10) years from the date of recording of this instrument. Declarant has the option of extending this document.

1. All parcels of land therein, zoned residential, shall be used exclusively for residential purposes. All parcels of land zoned industrial, shall be used exclusively for industrial purposes.
2. No dwelling shall be erected or placed on any residential lot which plot has an area of less than ten thousand (10,000) square feet, nor shall any residential building be erected on the premises which has the square footage area of less than fourteen hundred (1,400) square feet finished, exclusive of garage or carport areas. No A-Frames. No Mobile Homes.
3. No new additions or on site buildings will be erected without consent of the declarants and building inspector. Any and all yard buildings approved, such as dog house or garden sheds, will not exceed 8'X8'X8' and will be so constructed as to match or compliment exterior dwelling finish.
4. All house plans must be approved by the declarants prior to the building on the lots sold.
5. All unimproved lots that are sold must conform to all the covenants stated herein

and be approved by the declarants.

- 6. All utilities will be underground as approved by the declarants.
- 7. No obnoxious or offensive trade or pursuit shall be carried on upon any lot therein nor shall anything be done thereon which may be an annoyance or nuisance to the neighborhood. Boundary fences, walls or hedges must be kept in good condition and repair. No fencing will exceed five (5) feet in height and must be compatible to dwelling exterior. Lawns must be cut sufficiently that they do not become an eyesore and detrimental to the values of other properties. Yards must be improved on all disturbed soil within one (1) year from occupancy. Natural areas may remain as original.
- 8. No trailer, basement, tent, shack, garage or other buildings can at anytime be used for residential purposes, either temporarily or otherwise.
- 9. No boats or travel trailers, or campers or trailers of any type shall be allowed to sit or be stored in the front yard or driveway portion of any lot. Above said recreational vehicles must have designated pad alongside or behind house and stored in a neat and orderly manner. No storage in front of the front set back line. No trucks, trailers or similar vehicles of any nature will be permitted to park overnight on any street which is within Bayview Estates. No commercial equipment or commercial fishing gear to be stored on property.
- 10. No signs or other device shall be erected or maintained upon any part of said property except that a sign not larger than 18X24 inches advertising the property for sale or for rent may be erected and maintained and, further, that the declarants may erect and maintain on such property such signs, buildings, and other advertising devices as may be necessary and proper in connection with the conduct of its operation for the development, improvement, subdividing and sale of said property.
- 11. No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot except that cats or dogs or other usual household pets may be kept provided they are not bred or maintained for any commercial purpose. All dogs must be confined to owners property or under control at all times so as not to offend neighbor's privacy.
- 12. No drones to be flown within the boundaries of the subdivision.



Dated: 6/17/14

Dated: \_\_\_\_\_

Pat S. Weaver  
NAME

\_\_\_\_\_  
NAME

\_\_\_\_\_  
NAME

\_\_\_\_\_  
NAME

P.O. Box 1181  
ADDRESS

\_\_\_\_\_  
ADDRESS

Petersburg, AK 99833  
CITY, STATE, ZIP

\_\_\_\_\_  
CITY, STATE, ZIP

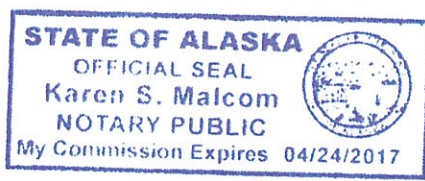


ACKNOWLEDGEMENT

STATE OF ALASKA )  
 ) ss.  
FIRST JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 17<sup>th</sup> day of June, 2016, before me, the undersigned, a Notary Public for and in the State of Alaska, duly commissioned and sworn, personally appeared PAT E. WEAVER, the person(s) described in and who executed the above and foregoing COVENANTS AND RESTRICTIONS OF BAYVIEW ESTATES; and who acknowledged to me that (he) (she) (they) signed the same freely and voluntarily for the uses and purposes therein mentioned.

WINTNESS MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.



Karen S. Malcom  
Notary Public for and Alaska  
My commission expires: 04/24/2017

Return to: Pat E. Weaver  
PO Box 1181  
Petersburg, Ak 99833

