

Planning Commission Staff Report & Finding of Fact

Meeting Date: March 11, 2024

APPLICANT/AGENT:

David Mazzella

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

LOT 8, BLK 255, PLAT 69-53

LOT AREA:

10,000 SQ FT

LOCATION:

1009 Augusta St

SURROUNDING ZONING:

North: Single Family Residential

South: Public Use

East: Single Family Residential

West: Single Family Residential

ZONING:

Single Family Residential

PID:

01-002-560

APPLICATION SUBMISSION DATE:

12/20/2024

I. APPLICANT REQUEST: The applicant has requested to purchase borough-owned property at 1009 Augusta St.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY

III. FINDINGS:

1. Subject property is subdivided and zoned single-family residential. The property has platted legal access.
2. The surrounding area is partially developed with a well-established residential neighborhood, the remaining area is undeveloped.
3. There are no municipal utilities or road access to the subject property.
4. The applicant seeks to access the property through his existing lot on Lake St rather than construct a new road and similarly extend utilities from his existing service.
5. The applicant's proposal to expand the existing dwelling and construct additional storage is consistent with the zoning. Although, the subject property will have to be consolidated with the original lot prior to construction.
6. The applicant states expansion, and new construction would be completed in 5 years.

IV. PUBLIC NOTICE

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

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V. APPLICATION REVIEW

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

b. Criteria –

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

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

VI. ACTION

Proposed motion: I move to recommend to the borough assembly that Lot 8, Block 255, Plat 69-53 be approved for sale.

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

1. The subject property is subdivided into a legal lot, has platted legal access, and is zoned as required by 16.12.080.
2. The proposed development plans are consistent with single-family residential zoning once the subject property is consolidated with the applicant's Lake St log.

EXHIBITS

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



Petersburg Borough, Alaska

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Office Use:
Rec'd. by: <u>Alaska</u>
Fee: \$ <u>500</u>
Date Rec'd: <u>12/20/24</u>

Date: 12/13/24

This is a request for land disposal via:

- Lease
- Purchase
- Exchange
- Other _____
(Describe)

Parcel ID #(s) of Subject Property:
01002560
1009 AUGUSTA ST

Proposed term of lease: _____
 (total years)

Legal Description(s) of Property:
VACANT LAND
LOT 8 NORTHEAST SUBDIVISION
BLOCK 255 SECTION 27

Current Zoning of Property:
SINGLE-FAMILY
RESIDENTIAL

Is the Applicant applying to purchase under Petersburg Municipal Code Section 16.12.030 as one of the following? If yes, check approximate box below:

- State of Federal Agency
- Federally Recognized Tribe
- Nonprofit Entity
- Applying to Purchase for a Public Benefit Purpose per PMC 16.12.030

Applicant Name: DAVID MAZZELLA

Applicant Mailing Address: P.O. BOX 650
PETERSBURG, AK 99833

Applicant Contact Info:
 (telephone and email) 907 650 7296
DMAZZELLA14@GMAIL.COM

1. Size of Area requested (identify the minimum area necessary in square feet): 10,004

2. Attach a map showing the location of the parcel(s) requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

If applicant is applying to purchase property under PMC 16.12.030 for a public benefit purpose, the application must include, at a minimum, the following:

- a) a conceptual plan;
- b) a financial plan; and
- c) a development timeline

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the borough and any other information you feel should be considered. (attached additional sheet if necessary)

THE LAND WOULD BE USED TO EXPAND OUR CURRENT HOUSE AND BUILD ANOTHER STORAGE STRUCTURE WITH THE ADDITIONAL SPACE AND DEVELOP THE REMAINING LAND INTO DRIVEABLE/USEABLE SPACE. HOUSE RENOVATION AND NEW STRUCTURE TO BE COMPLETED IN THE NEXT 5 YEARS AND ADD AN ESTIMATED \$250,000 IN VALUE TO THE ENTIRE PROPERTY. BUILDING MATERIALS WOULD BE TRADITIONAL FOR STICK FRAME CONSTRUCTION, LUMBER, INSULATION, ROOFING MATERIALS ETC.

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

TREVOR McKay
KATHRYN EMMENEGGER

1004 LAKE ST
1012 LAKE ST

5. Are there any existing permits or leases covering any part of the land applied for?

Yes No If yes, please check one: Lease Permit

Describe the type of permit or lease, if applicable, and the name and last known address of the permittee or lessee: _____

6. What local, state or federal permits are required for the proposed use? (list all)

N/A Building permits

7. If applicant is a corporation, provide the following information:

A. Name, address and place of incorporation: N/A

B. Is the corporation qualified to do business in Alaska?: Yes No

Name and address of registered agent: _____

8. Why should the Planning Commission recommend Assembly approval of this request?

AS THE UTILITY INFRASTRUCTURE STANDS THE REQUESTED PARCEL OF VACANT LAND WOULD ONLY BENEFIT THE ADJACENT LOTS AND THEREFORE SHOULD BE GRANTED THE FIRST OPPORTUNITY TO PURCHASE SAID LOTS.

9. How is this request consistent with the Borough's comprehensive plan?

THE BOROUGH HAS RECENTLY OPTED TO SELL PARCELS TO INDIVIDUALS AT OR BELOW ASSESSED VALUE IN DIRECT SALES. ~~THE~~ THE SALE OF PARCELS TO YOUNG, WORKING, TAXPAYERS WOULD BE OF ECONOMIC VALUE TO THE BOROUGH IN ADDITION TO THE ORIGINAL PURCHASE PRICE OF VACANT LAND

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase, exchange or other disposal is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor or Public Works Departments and obtain their comments and signatures below. (attach additional sheet if necessary):

Department Comments: The Harbor Dept has no need for this property.

[Signature] 12/13/24
Signature of Department Commenter

Department Comments: Public Works does not need this property. Closest utilities (water + sewer) are at the Lake/Annis lang intersection. If sewer service is extended from this point to subject property it may require a pump station.

[Signature]
Signature of Department Commenter

Department Comments: PMPL HAS NO PUBLIC PURPOSE FOR THIS LOT.

[Handwritten Signature]

Signature of Department Commenter

Department Comments: WAS UNABLE TO CONNECT WITH LIZ

Signature of Department Commenter

NOTICE TO APPLICANT(s):

Application must be submitted to the Borough with a non-refundable filing fee of \$500. If the application moves forward, the applicant will be required to deposit with the Borough payment for other costs. See, PMC 16.12.030C(2)(a), 16.12.090, and 16.16.070A, as applicable.

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

Please sign application in the presence of a Notary Public.

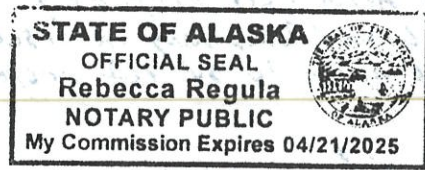
[Handwritten Signature]

Applicant/Applicant's Representative Signature

DAVID MAZZELLA

Printed Name

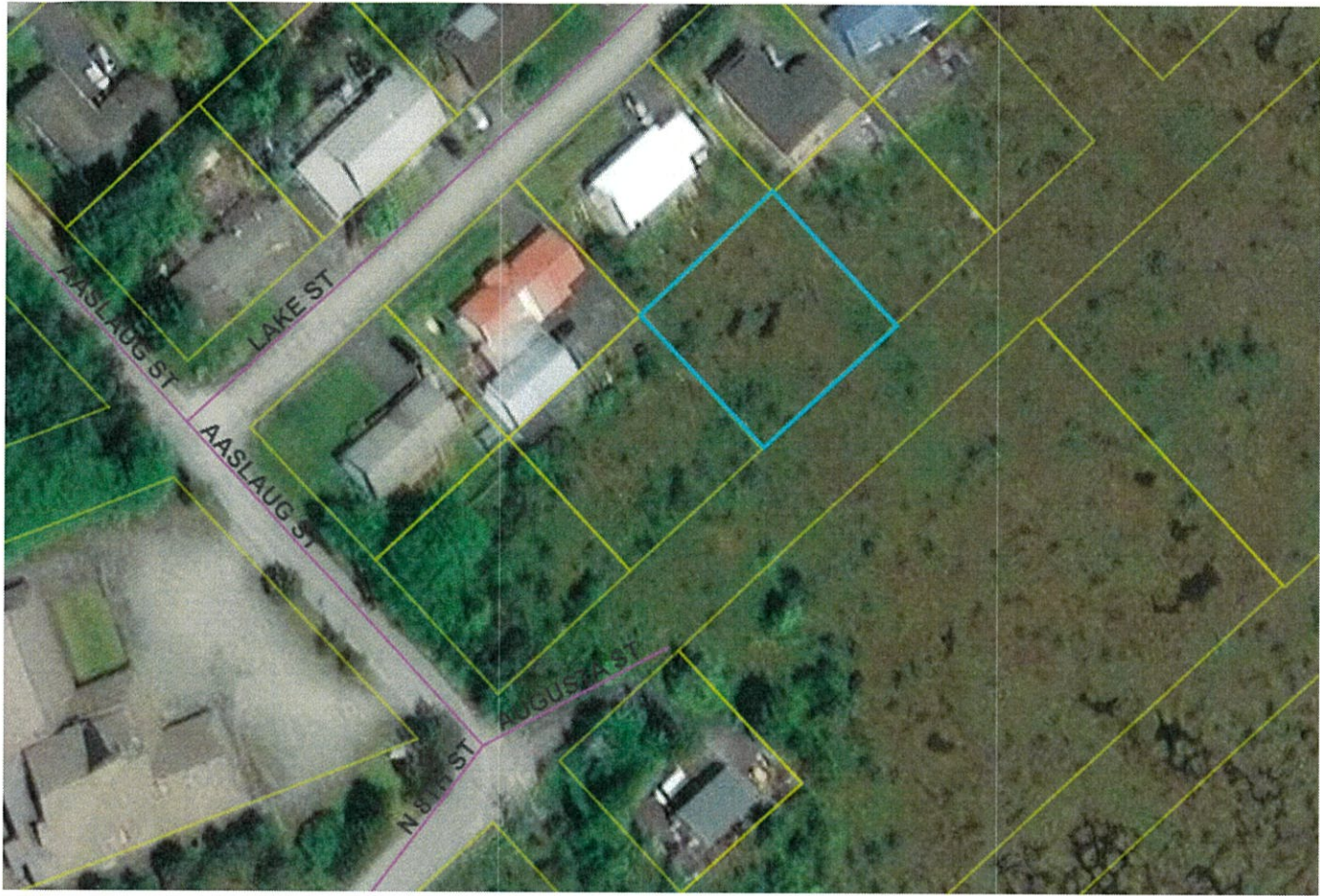
Subscribed and sworn to by David Mazzella, who personally appeared before me this 13th day of December, 2024



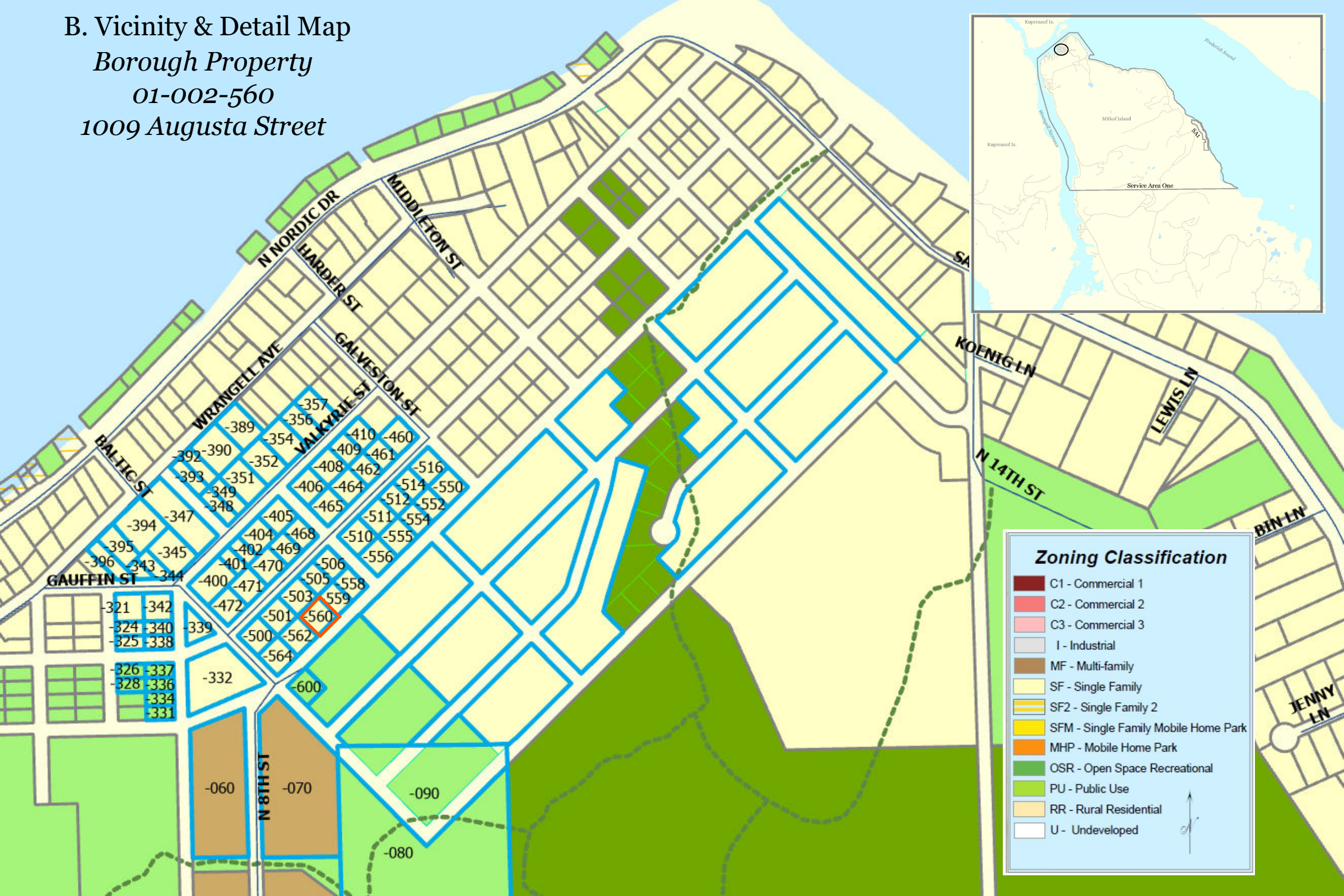
[Handwritten Signature]

Notary Public in and for the State of Alaska.

My Commission Expires: 4-21-2025



B. Vicinity & Detail Map
Borough Property
01-002-560
1009 Augusta Street



Zoning Classification

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



February 18, 2025

**LEONARD MICHAEL
PO BOX 676
PETERSBURG, AK 99833-0676**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Recommendation to the Borough Assembly regarding an application from David Mazzella to purchase borough-owned property at 1009 Augusta St (PID: 01-002-560).

The public hearing and consideration of the application will be held:	Tuesday, March 11th, 2025, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

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

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

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

Sincerely,

Liz Cabrera
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
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
DONALD SPERL		PO BOX 1407	PETERSBURG	AK	99833-1407
MAZZELLA DAVID A	MAZZELLA HILLARY G	PO BOX 650	PETERSBURG	AK	99833-0650
ANDERSON PAUL	ANDERSON DARLENE	PO BOX 1454	PETERSBURG	AK	99833-1454
BELL DUANE E	BELL DIAN L	PO BOX 1301	PETERSBURG	AK	99833-1301
BENNETT LYLE E	BENNETT CAROL L	PO BOX 1547	PETERSBURG	AK	99833-1547
BERGMANN WILLIAM BERGMANN JOYCE A		PO BOX 130	PETERSBURG	AK	99833-0130
CORNELIUS DONALD A	CORNELIUS KAREN A	PO BOX 1727	PETERSBURG	AK	99833-1727
CORRAO CHELSEA		PO BOX 1812	PETERSBURG	AK	99833-1812
EMMENEGGER DENNIS G	EMMENEGGER KATHRYN E	PO BOX 730	PETERSBURG	AK	99833-0730
ESPOSITO GINA S	OLSON PAUL D	PO BOX 1909	PETERSBURG	AK	99833-1909
FREEMAN HARLAN F	FREEMAN SHARON A	PO BOX 207	PETERSBURG	AK	99833-0207
GCI COMMUNICATION CORPORATION		2550 DENALI ST STE 1000	ANCHORAGE	AK	99503
GELHAUS MARK	GELHAUS MARCELLA	PO BOX 863	PETERSBURG	AK	99833-0863
GREINIER ANDREW C		16829 51ST AVE SE	BOTHELL	WA	98012
KETTEL HAROLD		PO BOX 1028	PETERSBURG	AK	99833-1028
KIVISTO KURT	KIVISTO SHARON	PO BOX 1036	PETERSBURG	AK	99833-1036
KOWALSKI GREGORY A		PO BOX 1208	PETERSBURG	AK	99833-1208
LAMBE KELSEY	MCCAY TREVOR	PO BOX 631	PETERSBURG	AK	99833-0631
LEONARD MICHAEL		PO BOX 676	PETERSBURG	AK	99833-0676
LIGHTHOUSE ASSEMBLY OF GOD		PO BOX 49	PETERSBURG	AK	99833-0049
MACPHEE DANIELLE		PO BOX 1892	PETERSBURG	AK	99833-1892
MIDKIFF EARL	MIDKIFF SHANNON	PO BOX 1728	PETERSBURG	AK	99833-1728
NESS JEANETTE		PO BOX 653	PETERSBURG	AK	99833-0653
OCHOA RAYMOND		PO BOX 2138	PETERSBURG	AK	99833-2138
O'GARA DEBRA		PO BOX 1232	PETERSBURG	AK	99833-1232
PETERSBURG LITTLE LEAGUE LESSEE		PO BOX 1577	PETERSBURG	AK	99833-1577
RANDRUP JOEL	RANDRUP KIM	PO BOX 1231	PETERSBURG	AK	99833-1231
RESSLER CHARLES	RESSLER LOIS V	PO BOX 1313	PETERSBURG	AK	99833-1313
RITTER WENDY		PO BOX 1046	PETERSBURG	AK	99833-1046
ROBINSON JEFFREY W		PO BOX 633	PETERSBURG	AK	99833-0633
RONNE BILL H	RONNE RITA J	PO BOX 1035	PETERSBURG	AK	99833-1035
SIMBAHON KIMBERLEY A		PO BOX 1538	PETERSBURG	AK	99833-1538
SIMBAHON TIARE R		PO BOX 1538	PETERSBURG	AK	99833-1538
TAGABAN EDWARD J		PO BOX 1492	PETERSBURG	AK	99833-1492
THORSEN STACEY A	THORSEN DEREK	PO BOX 784	PETERSBURG	AK	99833-0784
THYNES BRANDI R		PO BOX 1038	PETERSBURG	AK	99833-1038
THYNES CHARLES	THYNES STEPHANIE	PO BOX 1517	PETERSBURG	AK	99833-1517
US COAST GUARD		PO BOX 1290	PETERSBURG	AK	99833-1290
VAN ETTINGER PAUL VAN ETTINGER CHRISTINE		PO BOX 1503	PETERSBURG	AK	99833-1503
WELCH JERRY L	WELCH TERRY A	PO BOX 225	PETERSBURG	AK	99833-0225
WOOD KARSTEN F		PO BOX 2195	PETERSBURG	AK	99833-2195
YUEN KEN		PO BOX 1689	PETERSBURG	AK	99833-1689