

**PETERSBURG BOROUGH
CONDITIONAL USE APPLICATION**

CODE TO:	110.000.404110
BASE FEE:	\$50.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$120.00

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

APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME	GREGORY & HEIDI JOHNSON	NAME	
MAILING ADDRESS	2037 E. TERZA STREET	MAILING ADDRESS	
CITY/STATE/ZIP	MERIDIAN, ID 83642	CITY/STATE/ZIP	
PHONE	(208) 989-9505	PHONE	
EMAIL	heidigreg@gmail.com	EMAIL	

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
110 ARNESS HEIGHTS

PARCEL ID: 01-056-465 ZONE: RESIDENTIAL OVERLAY: N/A

CURRENT USE OF PROPERTY: RESIDENTIAL & SHOP/NET HOUSE LOT SIZE: 34,460

PROPOSED USE OF PROPERTY (IF DIFFERENT):
LOT 19-A : RESIDENTIAL LOT 19-B : NET HOUSE

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): ARNESS HEIGHTS DR.

TYPE OF APPLICATION

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

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): Gregory B. Johnson Date: 18 JULY 2022

Owner(s): Gregory B. Johnson Date: 18 JULY 2022

Heidi Johnson

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.

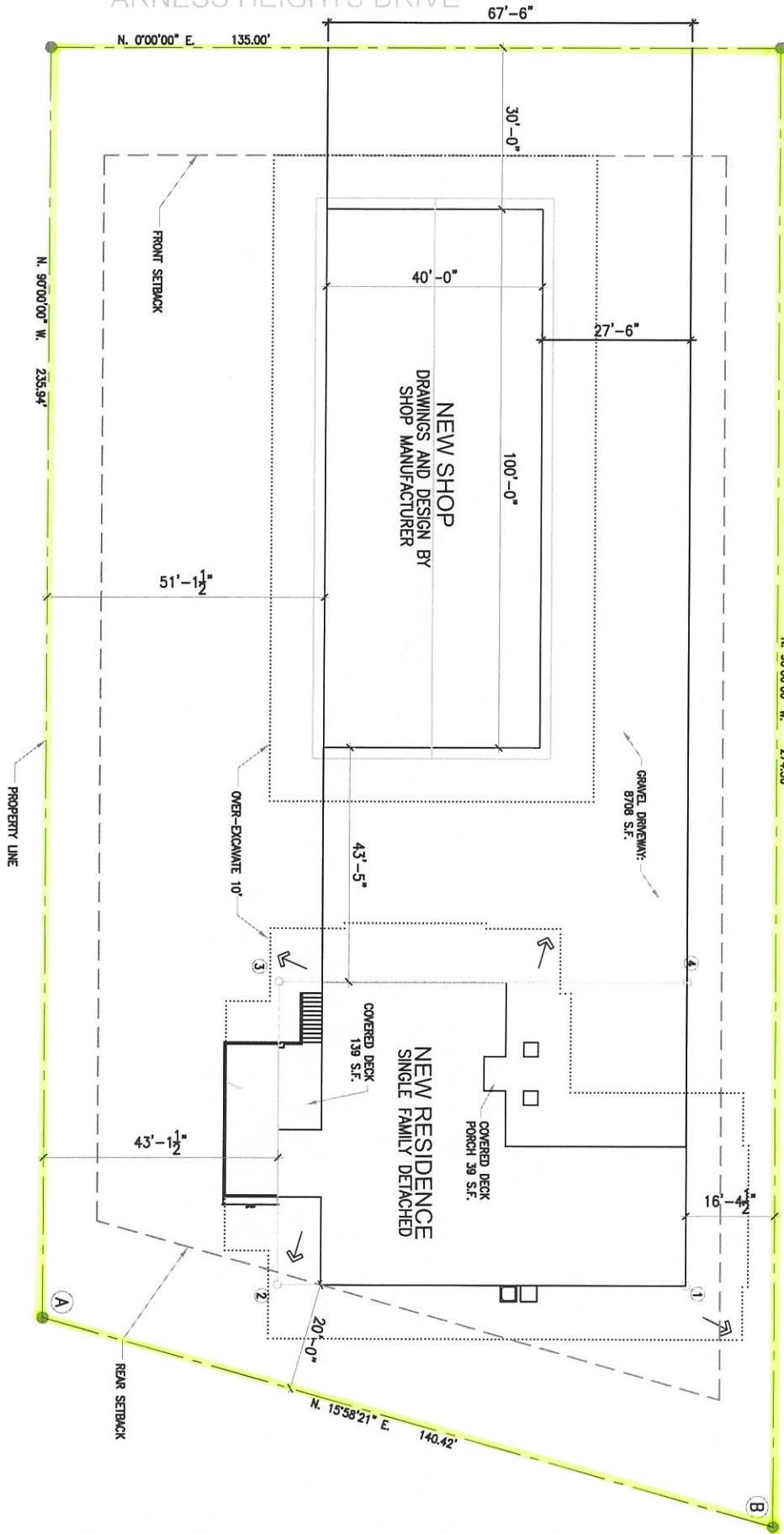
2. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

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

ARNESS HEIGHTS DRIVE



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.

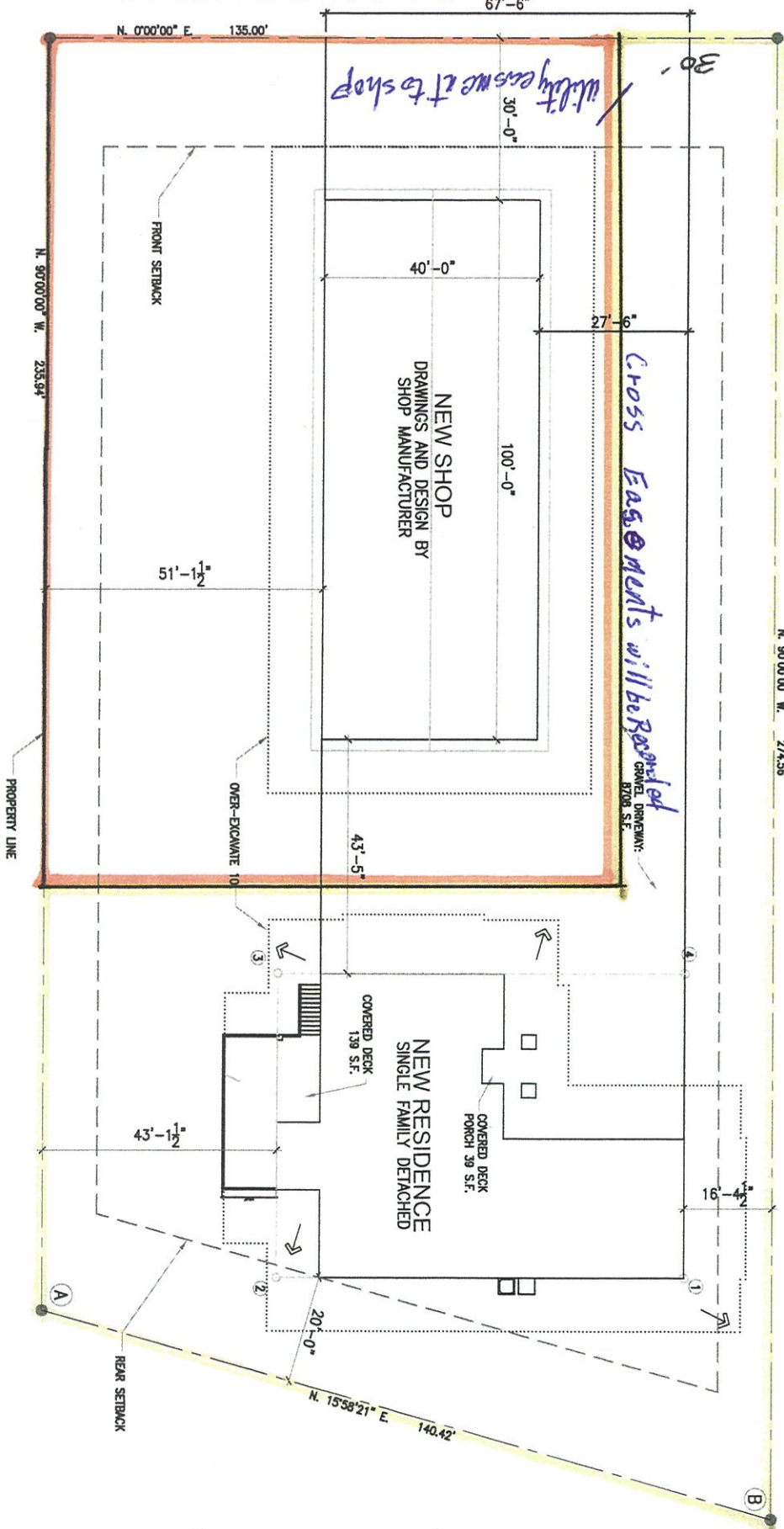
RIVERWOOD HOMES

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.

ARNESS HEIGHTS DRIVE



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



PROPOSED

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

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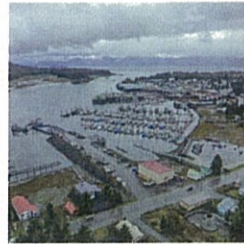
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Just Listed House, Large Shop, Alaska

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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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

Pat S. Weaver
NAME

NAME

P.O. Box 1181
ADDRESS

Petersburg, AK 99833
CITY, STATE, ZIP

Dated: _____

NAME

NAME

ADDRESS

CITY, STATE, ZIP

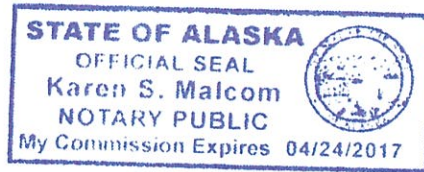


ACKNOWLEDGEMENT

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 17th 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



Planning Commission Staff Report

Meeting date: September 6, 2022

TO: Planning Commission

FROM: Liz Cabrera, Community & Economic Development Director

Subject: **CONDITIONAL USE PERMIT – 110 Arness Heights Dr (01-056-465)**
Heidi & Greg Johnson

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

1. An application for a variance was submitted by Heidi & Greg Johnson (applicants) and fees paid on July 18, 2022.
2. The Planning Commission accepted and scheduled the application for a public hearing at their August 13, 2022 meeting.
3. The zoning of the subject parcel is single-family residential.
4. Surrounding properties are zoned single-family residential. The subdivision has access to private water and wastewater utilities and municipal power. It is partially developed with residences.
5. Subject parcel size is approximately 34,460 sf.
6. An existing one family dwelling and garage with a footprint of approximately 2,861 sf is located on the property. The existing structure satisfies the requirement of a principal use. An accessory warehouse of 4,000 sf is also on the property.
7. The applicants seek a conditional use permit to allow subdivision of Lot 19 into two lots. Subdividing Lot 19 would result in a one-family dwelling as the principal use on one legal lot and a net house as the use on the second legal lot.
8. A net house is an allowed conditional use in the single-family residential district. A net house is defined in code as “a covered structure whose sole purpose is for the storage, repair and construction of fishing gear. Fishing gear being nets, pot gear, hooks, line, buoys and corks, poles, gurdies and other small accessory parts and supplies.”
9. Hearing notices were mailed to property owners within 600 feet of the subject parcel.
10. On September 6, 2022, a duly noticed public hearing was held by the Petersburg Planning & Zoning Commission.
11. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.



Planning Commission Staff Report

Meeting date: September 6, 2022

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

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

Yes No

REASON:

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

Yes No

REASON:

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

Yes No Not Applicable

Chair, Planning Commission

Secretary, Planning Commission