

**PETERSBURG BOROUGH
LAND USE APPLICATION**

CODE TO:	110.000.404110
BASE FEE:	\$95.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$165.00
CHECK NO. or CC:	CC

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME	Rick G. Braun, L.S.	NAME	John Reid and Justin Reid
MAILING ADDRESS	P.O. Box 211	MAILING ADDRESS	P.O. Box 463
CITY/STATE/ZIP	Petersburg, AK 99833	CITY/STATE/ZIP	Petersburg, AK 99833
PHONE	907-518-1889	PHONE	425-280-4936
EMAIL	rickgbraun@gmail.com	EMAIL	nana_patti@msn.com

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION: 112 Scow Bay Loop Road. A replat and subdivision of the Remainder of Lot 1, Sec. 9 and the Remainder of Lot 9, Sec. 4, Quiet title Civil Action 77-147, and Clerk's Deed Quieting Title in Document 2021-000530-0 in T59S, R79E, C.R.M. and as shown on Record of Survey Plat No. 2020-1, Petersburg Recording District.

PARCEL ID: 01-057-100 ZONE: Commercial 2 OVERLAY:

CURRENT USE OF PROPERTY: Residential LOT SIZE: 9659 S.F. & 81,589 S.F.

PROPOSED USE OF PROPERTY (IF DIFFERENT):

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): Scow Bay Loop Road

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 (\$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): _____ Date: 5

Owner: Date: 5-9-22

Owner: Date: 5/9/22

Owner: _____ Date: _____

Planning Commission Staff Report

Meeting date: June 14, 2022

TO: Planning Commission
FROM: Liz Cabrera, Community & Economic Development Director
Subject: MINOR SUBDIVISION
Sunshine Point Subdivision

Recommended Motion:

I move to approve the Sunshine Point Subdivision with findings of facts as presented.

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

1. An application was submitted by John and Justin Reid and fees paid on May 9, 2022.
2. The subject property is located at 112 Scow Bay Loop Rd.
3. The property is zoned Commercial-2.
4. There is no minimum lot size within the commercial-2 district nor is there a minimum street frontage required.
5. The subject property is adjacent to municipal water, sewer, electric utility services.
6. Surrounding area is well-developed with a mix of residential and industrial activity.
7. The stated intended use for the property is residential. All single-family and multi-family uses are permitted within the commercial-2 district.
8. The plat subdivides a single lot into 2 lots.
9. The plat provides legal and physical access to Scow Bay Loop Road.
10. The plat does not contain or require a dedication of a street, right-of-way, or other area.
11. The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation.
12. The outside corners of each lot shall be marked and at least two outside corners of the whole subdivision tract are referenced to publicly recorded survey markers.
13. Comments from public works, engineering, power and light and police departments has been noted on the application. If the above listed departments have not provided the planning department with approval or disapproval notice within forty-five days of receipt of the application, it may be assumed that they have no objection.
14. Hearing notices were mailed to property owners within 600 feet of the right-of-way.



Planning Commission Staff Report

Meeting date: June 14, 2022

15. On June 14, 2022, a duly noticed public hearing was held by the Petersburg Planning Commission.
16. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

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

1. The proposed Sunshine Point Subdivision meets the conditions outlined in Title 19 for a minor subdivision.
2. The subdivider 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.

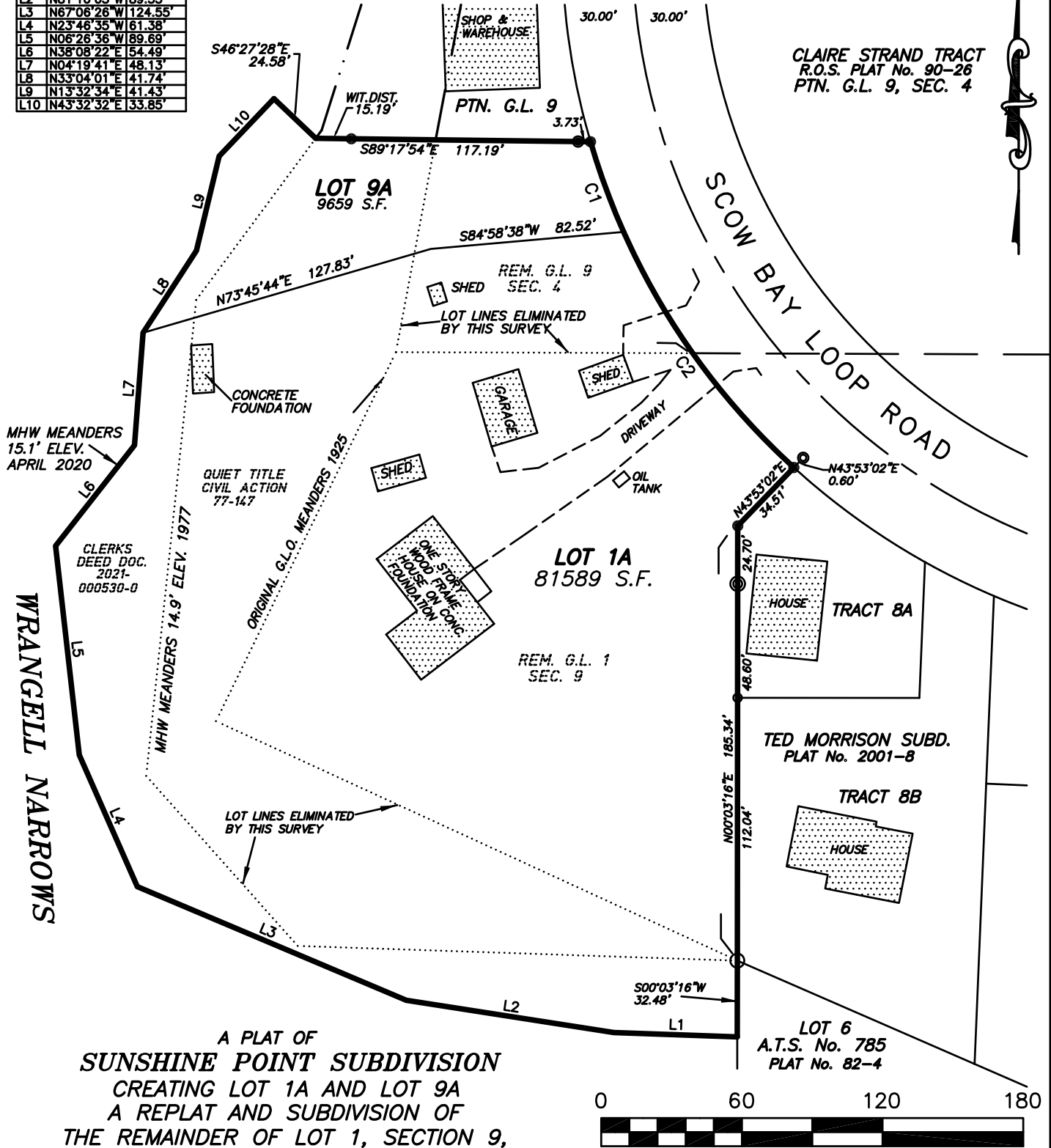
Chair, Planning Commission

Secretary, Planning Commission

M.H.W. MEANDERS

LINE	BEARING	DISTANCE
L1	N88°01'48"W	52.66'
L2	N81°10'03"W	89.55'
L3	N67°06'26"W	124.55'
L4	N23°46'35"W	61.38'
L5	N06°26'36"W	89.69'
L6	N38°08'22"E	54.49'
L7	N04°19'41"E	48.13'
L8	N33°04'01"E	41.74'
L9	N13°32'34"E	41.43'
L10	N43°32'32"E	33.85'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	41.00'	302.84'	7°45'26"	N20°10'38"W	40.97'
C2	124.79'	302.84'	23°36'34"	N35°51'38"W	123.91'



A PLAT OF
SUNSHINE POINT SUBDIVISION
 CREATING LOT 1A AND LOT 9A
 A REPLAT AND SUBDIVISION OF
 THE REMAINDER OF LOT 1, SECTION 9,
 THE REMAINDER OF LOT 9, SECTION 4,
 QUIET TITLE CIVIL ACTION 77-147,
 AND CLERK'S DEED QUIETING TITLE
 IN DOCUMENT 2021-000530-0,
 IN TOWNSHIP 59 SOUTH, RANGE 79 EAST, C.R.M.
 AS SHOWN ON RECORD OF SURVEY PLAT No. 2020-1
 PETERSBURG RECORDING DISTRICT

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

DRAWING COMPLETED 5/2/2022
 DRAWN BY R.G.B. DRAWING No. RE12A22



OLSEN AVE

MITKOF HWY

SCOW BAY LOOP RD

**Reid Property
01-057-100
112 Scow Bay Loop Road**



01-056-125

01-056-130

01-056-134

01-056-140

056-138

056-135

056-137

01-056-136

01-056-700

01-056-705

01-056-710

01-056-715

-735

-730

01-056-725

056-727

01-056-180

1-056-167

-056-170

-056-175

-057-910

01-057-100

-120

-130

-135

01-057-140

-057-145

01-057-210

01-057-220

01-057-225

01-057-230

01-057-147

47-150-10

51-150-10

01-057-240

**Reid Property
01-057-100**

112 Scow Bay Loop Road



PROPERTY AREA



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