

# Planning Commission Staff Report & Finding of Fact

Meeting Date: 10/10/2023

APPLICANT/AGENT:

Ben & Marcie Hinde

OWNER(S), IF DIFFERENT:

LEGAL DESCRIPTION:

LOT AREA:

6,181

LOCATION:

507 Fram St.

SURROUNDING ZONING:

North: Single-family Residential

South: Single-family Residential

East: Single-family Residential

West: Single-family Residential

ZONING:

Single-family Residential

PID:

01-006-224

PREVIOUS ACTIONS:

APPLICATION SUBMISSION DATE:

9/5/2023

RECOMMENDATION:

Approve with Conditions

I. APPLICANT REQUEST:

Applicant is requesting a conditional use permit to allow for a home occupation.

II. APPLICABLE CODES:

19.04.370 DEFINITION - HOME OCCUPATION

19.20 SINGLE FAMILY RESIDENTIAL DISTRICT

19.72 CONDITIONAL USE PERMIT

III. FINDING:

- a. The surrounding area is a well-established residential neighborhood. Nearby church and school generate traffic throughout the day.
- b. The subject property has an existing residential dwelling, garage, and shed. The total floor area of the structures is 1,942 sf.

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 19.72.060. 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 conditional use permit.

a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Subject Property	Analysis

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<b>Minimum Lot Size</b>	8,000 sf	6,181 sf	Legal non-conforming
<b>Minimum Road Frontage</b>	80 ft	100 ft	Conforms
<b>Front Yard</b>	20 ft		Legal Non-conforming
<b>Rear Yard</b>	20 ft		Legal Non-conforming
<b>Side Yard</b>	10 ft		Legal Non-conforming
<b>Max. Height</b>	3 stories, not to exceed 30 ft		--
<b>Max Lot Coverage</b>	35%	31%	Conforms
<b>Fire Code Separation</b>	n/a		
<b>Off-street Parking</b>			
<b>Dwelling</b>	2 spaces	2 spaces	Conforms
<b>Home Occupation</b>			
<b>Max Height Fence</b>	6 feet	n/a	
<b>Sign</b>	Max. 3' square; name of occupant & home occupation	n/a	Will be reviewed if installed.
<b>Home Occupation</b>			
Use is conducted in dwelling or accessory building	No outside use	Conforms	
Use is clearly incidental and secondary to the dwelling or accessory buildings			
Use does not change the character or appearance of the dwelling or exhibit other visible evidence of the conduct of such home occupation	No change to exterior.	Conforms	
Employment of one person not a resident in the subject home	No outside employees.	Conforms	
< 15% of the existing floor space of the structures on the property, not to exceed 525 sf.	1,942 sf *.15 = 291 sf	Conforms	

**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.

YES  NO  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.

REASON:

YES  NO  B. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

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REASON:

YES \_\_\_\_\_ NO \_\_\_\_\_ N/A \_\_\_X\_\_\_ 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.

REASON:

## VI. ACTION

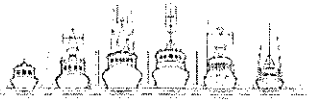
**Proposed motion:** *I move to approve the application for a conditional use permit to allow for a home occupation at 507 Fram St.*

**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:
  - a.

## **EXHIBITS**

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



**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 Ben & Marcie Hinde	NAME
MAILING ADDRESS PO Box 2099	MAILING ADDRESS
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP
PHONE 907-518-1679	PHONE
EMAIL ben@alaskabroker.com	EMAIL

**PROPERTY INFORMATION**

PHYSICAL ADDRESS or LEGAL DESCRIPTION:  
 507 Fram Street

PARCEL ID: 01006224      ZONE: Residential      OVERLAY:

CURRENT USE OF PROPERTY:  
 Home, Dwelling      LOT SIZE: 6180 SQ FT

PROPOSED USE OF PROPERTY (IF DIFFERENT):  
 Home, Office Space

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):  
 Fram & 6th Streets

**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): Ben & Marcie Hinde Date: 9-6-23

Owner(s): Ben & Marcie Hinde Date: 9-6-23

## 19.72 CONDITIONAL USE APPLICATION

Applicant(s): Ben & Marcie Hinde

Address or PID: 507 Fram

### Project Summary:

Owners of property are seeking conditional use permit to allow for operation of Alaskan Quota & Permits LLC. AQP is a business primarily operated by email and telephonic means. Clients are seen by appointment only.

### 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.

Alaskan Quota & Permits is a full service commercial fishing brokerage service, that has operated in Petersburg since being established as Petersburg Fisherman Services in 1996. Clients needing to do business in person are seen by appointment only. The property will have less vehicle & foot traffic than in the past.

There are no plans to alter either the property or structures to make it look commercial. The property will continue to resemble the residential properties on the 507 block of 6th & Fram Street.

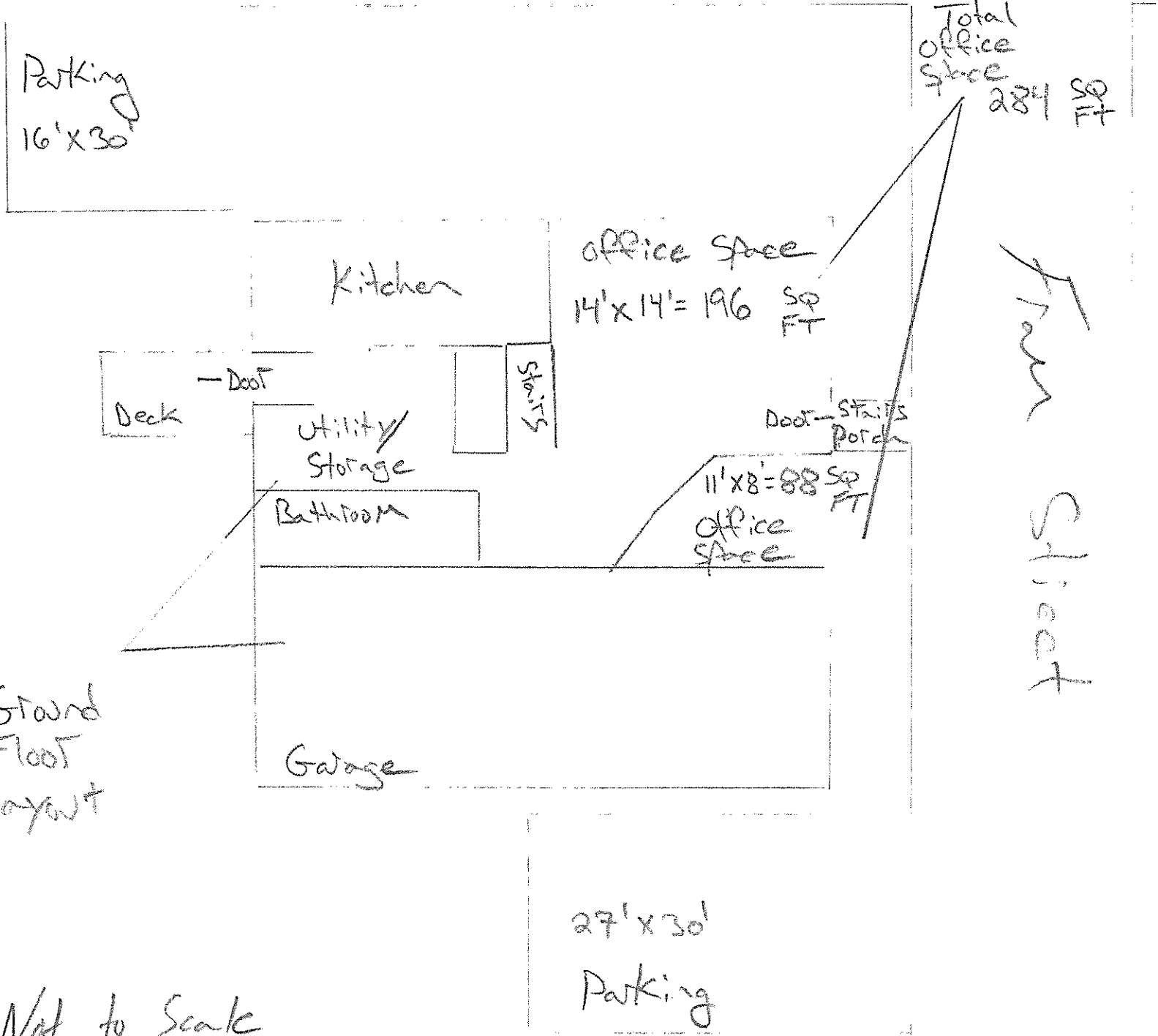
2. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

There is adequate parking on the property.

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

6th Street



stand  
foot  
print

Not to Scale

27' x 30'  
Parking

Petersburg Borough, Alaska

P.O. Box 329, Petersburg, AK 99833

**Sales Tax Registration (Non-Expiring)**

This Registration is Granted To:

Alaskan Quota & Permits LLC  
DBA:  
200 Nth 5th ST  
Petersburg, AK 99833

License Number

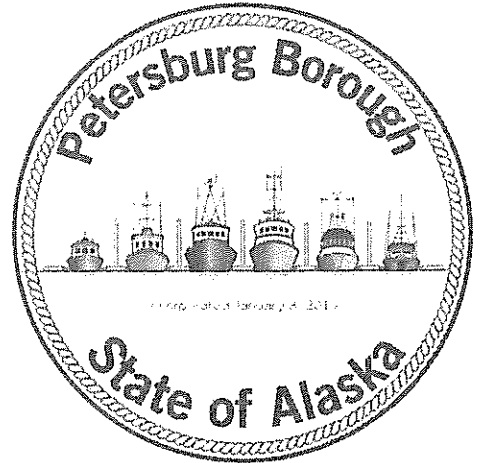
000246

Issued

12/31/1969

Expires

Never



**NOT TRANSFERABLE.  
POST THIS LICENSE IN A CONSPICUOUS PLACE AT ALL TIMES.**

**Hinde Property**  
**507 Fram Street**  
**01-006-224**



-224

-010

-050

-060

-100 -103 -105  
-111 -106  
-112 -110  
-115 -116 -113 -109 -107  
-120  
-118

-125 -127 -128 -130 -131 -132 -133  
-129 -140 -134  
-144 -145 -139  
-148 -141 -135  
-151 -146 -142 -138  
-147 -143 -137

-160 -161  
-169 -163  
-166 -165

-177

-320 -201  
-321 -204  
-322 -205  
-323 -206  
-324 -206  
-325

-207 -209  
-218 -210  
-211  
-216 -212  
-214 -213

-220 -221  
-229 -222  
-227 -223  
-225 -224

-230 -231  
-239 -232  
-234 -233

-240 -241  
-248  
-246 -245

-252  
-258  
-257

-370 -700  
-375 -705

-720

-730 -732 -733  
-738 -736  
-737 -735

-740 -742  
-741 -743  
-748 -747  
-749

-750 -751  
-759 -753  
-758 -755  
-757

-370  
-378  
-376  
-375

-710 -711  
-451 -712  
-713

-728 -722  
-726

-801 -807  
-815 -809  
-813

-820 -822  
-829 -824  
-823

-831 -833  
-830 -832  
-839 -838 -836

-511 -514

-520 -523  
-521 -524  
-522 -525

-535 -537  
-538





*Hinde Property*  
*507 Fram Street*  
*01-006-224*



Kupreanof

PROPERTY AREA

Petersburg

Petersburg James  
A. Johnson Airport

Airport Boundary

Wrangell Narrows





September 26, 2023

**MARTIN ROBERT W MARTIN BECKY J  
PO BOX 357  
PETERSBURG, AK 99833-0357**

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

**Consideration of a conditional use permit application from Ben & Marcie Hinde for a home occupation at 507 Fram ST (PID: 01-006-224).**

The public hearing and consideration of the application will be held:	<b>Tuesday, October 10<sup>th</sup> 2023, 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
HINDE BENJAMIN S	HINDE MARCIE O	PO BOX 2099	PETERSBURG	AK	99833-2099
ABBOTT THOMAS	HART ELIZABETH	PO BOX 1617	PETERSBURG	AK	99833-1617
AIKINS DANIELLE	AIKINS STEVEN	PO BOX 1553	PETERSBURG	AK	99833-1553
ANDERSON JASON C	ANDERSON JULIE E	PO BOX 1841	PETERSBURG	AK	99833-1841
ANDERSON RODNEY L	ANDERSON MELINDA S	PO BOX 849	PETERSBURG	AK	99833-0849
BENITZ ROBERT	BENITZ RUTH	PO BOX 298	PETERSBURG	AK	99833-0298
BRUMBLEY PAGE	HILL KENNETH	PO BOX 1290	CORDOVA	AK	99574
BRYNER ETHAN		PO BOX 1642	PETERSBURG	AK	99833-1642
BURKE RICHARD		PO BOX 1406	PETERSBURG	AK	99833-1406
C&C LLC		306 MAIN ST STE 326	KETCHIKAN	AK	99901
CANTON LOGAN J	CANTON SHEENA L	PO BOX 1742	PETERSBURG	AK	99833-1742
CASTRO ERIC		PO BOX 84	PETERSBURG	AK	99833-0084
COLLISON JEREMY N	COLLISON MARISSA A	PO BOX 1702	PETERSBURG	AK	99833-1702
CRONLUND DOUGLAS		PO BOX 363	PETERSBURG	AK	99833-0363
DUNHAM/DUNHAM FAMILY TRUST LARRY D	MACDONALD/MACDONALD FAMILY TRUS	PO BOX 424	PETERSBURG	AK	99833-0424
EIDE MITCHELL L		PO BOX 981	PETERSBURG	AK	99833-0981
EILENBERGER MARILYN H		PO BOX 503	PETERSBURG	AK	99833-0503
ERICKSON BARBARA S	ERICKSON WIARD TRACY	PO BOX 1795	PETERSBURG	AK	99833-1795
EWING LYNN R	EWING DONNA M	PO BOX 1335	PETERSBURG	AK	99833-1335
FIRST BAPTIST CHURCH		PO BOX 990	PETERSBURG	AK	99833-0990
FLETCHER BRANDEN L		PO BOX 162	PETERSBURG	AK	99833-0162
FREDRICKSEN NORMAN	FREDRICKSEN LYNDA	PO BOX 98	PETERSBURG	AK	99833-0098
GILBERT WENDEL	GILBERT RHODA	PO BOX 1101	PETERSBURG	AK	99833-1101
HAGERMAN KARL	HAGERMAN ROBYN	PO BOX 2111	PETERSBURG	AK	99833-2111
HALL KELLY J		PO BOX 18	PETERSBURG	AK	99833-0018
HALTNER DEAN R		PO BOX 443	PETERSBURG	AK	99833-0443
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975
JOHNSON CARLEE RAE	BAXTER-MCINTOSH RANS	PO BOX 2162	PETERSBURG	AK	99833-2162
KAER JOHN C	KAER VICTORIA G	PO BOX 716	PETERSBURG	AK	99833-0716
KAINO DOUGLAS	MCNUTT NAN	PO BOX 295	PETERSBURG	AK	99833-0295
KAINO TEDDY T	KAINO SHIGEKO	PO BOX 265	PETERSBURG	AK	99833-0265
LARSON ERIK C		PO BOX 1161	PETERSBURG	AK	99833-1161
LENHARD MATTHEW	LENHARD JILL	PO BOX 1404	PETERSBURG	AK	99833-1404
LEWIS ERIC L		PO BOX 2046	PETERSBURG	AK	99833-2046
LITTLETON RYAN		PO BOX 2143	PETERSBURG	AK	99833-2143
LOCKHART MARCI A		PO BOX 878	PETERSBURG	AK	99833-0878
LONGWORTH JOHN R		PO BOX 773	PETERSBURG	AK	99833-0773
LUTHERAN CHURCH		PO BOX 709	PETERSBURG	AK	99833-0709
LUTTON THOMAS	LUTTON JANELLE	PO BOX 1913	PETERSBURG	AK	99833-1913
MANLY AMBER	OLSON DARRYL P	PO BOX 476	PETERSBURG	AK	99833-0476
MARTIN DAVID S		PO BOX 88	PETERSBURG	AK	99833-0088
MARTIN ROBERT W	MARTIN BECKY J	PO BOX 357	PETERSBURG	AK	99833-0357
MORRISON CHRISTOPHER	MORRISON CHRISTINA	PO BOX 284	PETERSBURG	AK	99833-0284
MURRAY INGRID G	MURRAY PATRICK J	PO BOX 644	PETERSBURG	AK	99833-0644
NEWLUN NEIL	NEWLUN MARGARET	PO BOX 957	PETERSBURG	AK	99833-0957
NICHOLSON COLLEEN		PO BOX 21202	JUNEAU	AK	99502-1202
NILSEN MIKE L	NILSEN RAVENNA	PO BOX 1084	PETERSBURG	AK	99833-1084
OHMER DAVE N		PO BOX 13	PETERSBURG	AK	99833-0013
OHMER NICHOLAS E	OHMER RACHEL M	PO BOX 2013	PETERSBURG	AK	99833-2013
OLSEN GORDON SCOTT		PO BOX 1884	PETERSBURG	AK	99833-1884
OTNESS HOLLI	OTNESS NELS	PO BOX 2058	PETERSBURG	AK	99833-2058
OTNESS NELS K III	OTNESS HOLLI I	PO BOX 716	PETERSBURG	AK	99833-0716
PALLISSARD MATTHEW P		PO BOX 1063	PETERSBURG	AK	99833-1063
PETERSBURG BOROUGH SCHOOLS		PO BOX 289	PETERSBURG	AK	99833-0289
PETERSBURG CHILDREN CENTER		PO BOX 138	PETERSBURG	AK	99833-0138
PETERSEN CODEE	PETERSEN NATALIE	PO BOX 1498	PETERSBURG	AK	99833-1498
PILCHER JERRID W	PILCHER REBECCA M	PO BOX 812	PETERSBURG	AK	99833-0812
RANDRUP JEFF A	RANDRUP MELVA Y	PO BOX 2020	PETERSBURG	AK	99833-2020
SMALL DALTON E L		PO BOX 2136	PETERSBURG	AK	99833-2136
SOKOL VICKIE		PO BOX 964	PETERSBURG	AK	99833-0964
SPERL DONALD & TAUSHA	SPERL KOREN	PO BOX 1407	PETERSBURG	AK	99833-1407
ST CATHERINE'S CHURCH		PO BOX 508	PETERSBURG	AK	99833-0508
STANTON GREGOR JAY	STANTON GREGOR LEA	PO BOX 2155	PETERSBURG	AK	99833-2155
STEELE WILLIAM		PO BOX 2004	PETERSBURG	AK	99833-2004
STEWART DAVID L		PO BOX 1018	PETERSBURG	AK	99833-1018
STRATMAN JOSEPH	RICE ALLISON	PO BOX 1736	PETERSBURG	AK	99833-1736
TAGABAN LOLITA		PO BOX 568	PETERSBURG	AK	99833-0568
THOMAS BRANDON RANSOM		PO BOX 333	PETERSBURG	AK	99833-0333
THOMPSON FLOYD A		PO BOX 1436	PETERSBURG	AK	99833-1436
THYNES DAVID C	THYNES TANYA C	PO BOX 533	PETERSBURG	AK	99833-0533
THYNES STEPHANIE S		PO BOX 1517	PETERSBURG	AK	99833-1517
TURLAND BECKY A		PO BOX 1987	PETERSBURG	AK	99833-1987
US COAST GUARD		PO BOX 1290	PETERSBURG	AK	99833-1290
US FOREST SERVICE		PO BOX 21628	JUNEAU	AK	99802-1628
WAECHTER ROBERT LOUIS	WAECHTER CHRISTINE LYNN	PO BOX 1002	PETERSBURG	AK	99833-1002
WARE ADAM	WARE WILLIAM JR	PO BOX 672	PETERSBURG	AK	99833-0672
WARE WILLIAM A	WARE CHRISTINE J	PO BOX 672	PETERSBURG	AK	99833-0672
WELDE DOUGLAS		PO BOX 875	PETERSBURG	AK	99833-0875
WELDE RACHEL		PO BOX 1245	PETERSBURG	AK	99833-1245
WELLNER MICHAEL	WELLNER JENNIFER	PO BOX 1591	PETERSBURG	AK	99833-1591
WILKINSON TIM	WILKINSON RAE	PO BOX 895	PETERSBURG	AK	99833-0895
WOOD THOMAS		PO BOX 157	POINT BAKER	AK	99927
WRIGHT CHADWICK C	JOHNSON SARAH A	PO BOX 1956	PETERSBURG	AK	99833-1956
YI HOY	YI YOUSIM B	PO BOX 1202	PETERSBURG	AK	99833-1202
ZIEMKE ROBERT M	ZIEMKE LINNEA L	PO BOX 976	PETERSBURG	AK	99833-0976