

# Planning Commission Staff Report & Findings of Fact

Meeting Date: September 12, 2023

APPLICANT/AGENT:

Don Huse/Rick Braun

OWNER(S), IF DIFFERENT:

Don Huse, Laura Wong-Rose, Seth McCallum

LEGAL DESCRIPTION:

See Exhibit A

LOT AREA:

26,361 SF

LOCATION:

1208,1212, 1216 S. Nordic DR

SURROUNDING ZONING:

North: Industrial

South: Single Family Residential

East: Single Family Residential

West: --

ZONING:

Industrial

PID:

See Exhibit A

APPLICATION SUBMISSION DATE:

August 8, 2023

RECOMMENDATION:

Approve with conditions

I. APPLICANT REQUEST:

The applicants a request a replat of the subject property. The plat would consolidate 11 small lots and then re-subdivide the parcel into three lots.

II. APPLICABLE CODES:

17.02 INTERNATIONAL FIRE CODE (IFC) ADOPTED BY 13 AAC 50.025

17.14 FLOODPLAIN MANAGEMENT REGULATIONS

18.19 REPLAT

19.44 INDUSTRIAL DISTRICT

III. FINDING:

- a. The subject property is partially developed with commercial and residential structures.
- b. The surrounding area is a mix of industrial, commercial, and residential activity.
- c. The existing parcels have building encroachments across multiple lots and would be difficult to develop under current building and fire code requirements.

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 18.12.040. 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 replat of an existing subdivision.

a. ZONING DISTRICT STANDARDS

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| Minimum Standards for Zoning District and Use |                                       |                           |  |
|---|---------------------------------------|---------------------------|--|
|   | Requirement                           | Proposed Lots             | Analysis   |
| Minimum Lot Size                              | N/A                                   | N/A                       | Conforms   |
| Minimum Road Frontage                         | 0 feet                                | N/A                       | Conforms   |
| Front Yard                                    | 0 feet                                | N/A                       | Conforms   |
| Rear Yard                                     | 0 feet                                | N/A                       | Conforms   |
| Side Yard                                     | 0 feet                                | N/A                       | Conforms   |
| Max. Height                                   | 75 feet                               |                           | Conforms   |
| Max Lot Coverage                              | 100%                                  | N/A                       | Conforms   |
| Fire Code Separation                          | Min. 5 feet from property lines       |                           | Conforms – for the front lot line, separation is measured from the middle of the right-of-way. |
| Off-street Parking                            |                                       |                           |  |
| <b>Dwelling</b>                               | 2 spaces                              | 0 spaces                  | Legal non-conforming   |
| <b>Clinic/Professional Office</b>             | 1 space/250 ft of building floor area | ~1,700sf/250ft = 6 spaces | Conforms – North side of Lot 3 provides sufficient area for 6 parking spaces.                  |
| Max Height Fence                              | 6 feet                                | N/A                       |  |

b. Floodplain management – A portion of the subdivision is located within the 100-year flood plain. The base elevation is 21 feet.

c. Department Reviews

Utility – No comment

Public Works – No comment

Fire Dept. – No comment

Building official – No comment

Police Dept. - No comment

d. Replat Criteria – Per 18.14, the platting authority shall inquire into and determine the merits of the relief petitioned for and make such order as justice and the public welfare require.

The replat rationalizes a collection of oddly shaped and sized lots that would be difficult to develop under current codes.

## VI. ACTION

**Proposed motion:** I move to approve the Creek View Subdivision along with findings and conditions as presented.

**Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Board, makes the following determination:**

- a. The proposed Creek View Subdivision meets the conditions outlined in Title 18 for a replat.
- b. As a condition of approval, the Applicant/Owner shall:

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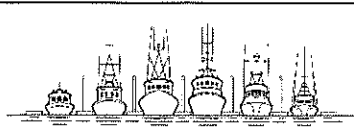
- Submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording.
- Add distance and bearing on the interior lot lines of Lot 3.
- All lots, blocks, or tracts affected by the floodplain regulations adopted by the borough shall be labeled "Flood Hazard Area" on the face of the plat. Such notation may include a written statement, stating the affected lots, blocks and tract by legal description and the report and date of the report used to make the determination of the floodplain.

## **EXHIBITS**

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

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Chair, Planning Commission



# PETERSBURG BOROUGH LAND USE APPLICATION

|                    |                   |
|--------------------|-------------------|
| CODE TO:           | 110.000.404110    |
| BASE FEE:          | \$105             |
| PUBLIC NOTICE FEE: | \$70.00           |
| <b>TOTAL:</b>      | <b>\$175.00</b> @ |

DATE RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_ CHECK NO. or CC: \_\_\_\_\_

| APPLICANT/AGENT                     | LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT) |
|-------------------------------------|---|
| NAME Rick G. Braun                  | NAME Don Huse                                   |
| MAILING ADDRESS P.O. Box 211        | MAILING ADDRESS P.O. Box 373                    |
| CITY/STATE/ZIP Petersburg, AK 99833 | CITY/STATE/ZIP Petersburg, AK 99833             |
| PHONE 907-518-1889                  | PHONE 907-518-1711                              |
| EMAIL rickgbraun@gmail.com          | EMAIL zuse@gmail.com                            |

### PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION: 1208, 1212, 1216, South Nordic Drive  
Huse Rose McCallum Subdivision. A replat of Lots T-1, T-1A, T-2, T-3, T-4 & T-5 of the Tidelands Addition Subdivision of A.T.S. No. 9, Lots 8 & 9 of Block 219 of U.S. Survey 2499, Lots 8 & 9 of A.T.S. No. 113, and a portion of Tract 1 of U.S. Survey No. 1173, Petersburg Recording District.

PARCEL ID: 01-010-800, 801,802,803,804,805,806,807,810, 811,812      ZONE: Industrial      OVERLAY: \_\_\_\_\_

CURRENT USE OF PROPERTY: Commercial and Residential      LOT SIZE: \_\_\_\_\_

PROPOSED USE OF PROPERTY (IF DIFFERENT): \_\_\_\_\_

CURRENT OR PLANNED SEWER SYSTEM:  Municipal    DEC-approved on-site system

CURRENT OR PLANNED WATER SOURCE:  Municipal    Cistern/Roof Collection    Well

LEGAL ACCESS TO LOT(S) (Street Name): South Nordic Drive

### 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/18.19 Replat (\$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): Don Huse      Date: 7/26/23

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_



*Huse Rose McCallum Subdivision Properties  
1208, 1212, 1216 South Nordic Drive  
& Tideland 1-5*



**PROPERTY AREA**





August 29, 2023

«Name1» «Name2»  
«Address1»  
«City», «State» «Zip»

### NOTICE OF SCHEDULED PUBLIC HEARINGS

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

**Application from Don Huse, Laura Rose, and Seth McCallum for a replat of Lots T-1, T-1A, T-2, T-3, T-4, & T-5 of the Tideland Addition of ATS 9, Lots 8 & 9 of Block 219, US Survey 2499, Lots 8 & 9 of ATS 113, and a portion of US Survey 1173 located at 1208, 1212, and 1216 South Nordic Drive**

|   |  |
|---|--|
| The public hearing and consideration of the application will be held:   | <b>Tuesday, September 12<sup>th</sup> 2023, at 12:00 PM</b><br>Assembly Chambers, Municipal Building<br>12 South Nordic Drive, Petersburg, Alaska. |
| The meeting is open to the public.<br>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.

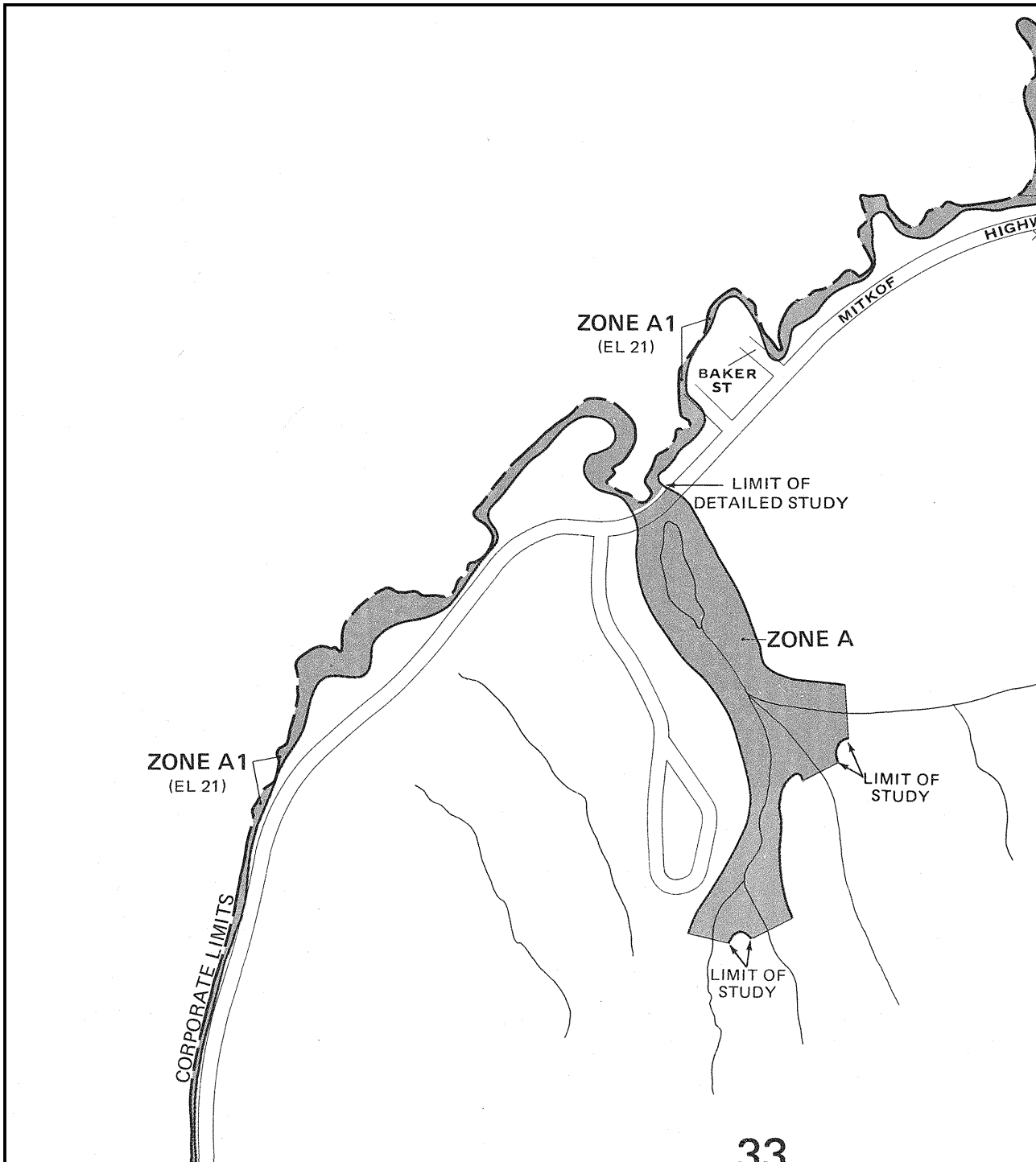
Sincerely,

Liz Cabrera,  
Community & Economic Development Department

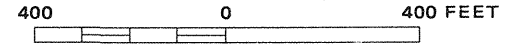
| Name1                                      | Name2                |
|--|----------------------|
| CHRIS FRY                                  |                      |
| HEATHER O'NEIL                             |                      |
| SALLY DWYER                                |                      |
| JIM FLOYD                                  |                      |
| JOHN JENSEN                                |                      |
| PHIL MEEKS                                 |                      |
| MARIETTA DAVIS                             |                      |
| MCCALLUM SETH WILLIAM                      |                      |
| WONG-ROSE LAURA                            |                      |
| ZAIC NANCE                                 | HUSE DON             |
| CANGIALOSI SALVATORE A                     |                      |
| CLARK KEVIN J                              |                      |
| CONNOR WILLIAM H JR                        |                      |
| CRUMP DUSTIN K                             | CURTISS-CRUMP TAYLOR |
| DRAGE MARK E                               |                      |
| EISENMANN-SCHUBERT MATTHIAS/THOMAS/ANDREAS |                      |
| ELLIS MARY ANNE                            |                      |
| GRANBERG LOREEN                            |                      |
| GRISS SEAN J                               | GRISS KRISTA A       |
| HEPPE DAVID                                | MANKA SANDRA         |
| IEREMIA JOSEPH                             | IEREMIA JESSICA      |
| LYNN CYNTHIA E                             |                      |
| LYONS HEIDI PERSCHON LIV                   | ONEIL HEATHER        |
| M&K SCHWARTZ AK TRUST                      |                      |
| MARTIN CAROLYN                             |                      |
| MATTINGLY DARBY                            | MATTINGLY NICHOLE    |
| ONEIL DENNIS                               | ONEIL HEATHER        |
| PERRY ELIZABETH A                          |                      |
| PETERSBURG BIBLE CHURCH                    |                      |
| PFUNDT JEFF                                | PFUNDT ALANA         |
| RANDRUP KATHLINE M                         | RANDRUP DAVID        |
| ROUNDTREE JESSE                            |                      |
| SANDHOFER THEODORE F                       | SANDHOFER MARSHA L   |
| SKYLARK PARK LLC                           |                      |
| STORAGE OBSESSION LLC                      |                      |
| STROMDAHL JAMES                            | STROMDAHL MARY       |
| TANGATAILOA STACIE                         |                      |
| THYNES BRANDI R                            |                      |
| TONKA SEAFOODS                             |                      |
| TRIDENT SEAFOODS CORPORATION               |                      |
| WOOD GEORGE                                | WOOD SUSAN           |
| ALASKA STATE OF LESSOR                     |                      |







APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
**PETERSBURG, ALASKA**  
WRANGELL-PETERSBURG  
DIVISION

PANEL 1 OF 16  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
020074 0001 B

EFFECTIVE DATE:  
JUNE 1, 1982



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.