

# Planning Commission Staff Report

Meeting date: June 13, 2023

**TO:** Planning Commission  
**FROM:** Liz Cabrera, Community & Economic Development Director  
**Subject:** MINOR SUBDIVISION – 365 Mitkof Highway  
Drew Ware

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## Recommended Motion:

I move to approve a minor subdivision at 365 Mitkof Highway with findings of facts as presented.

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

1. An application was submitted by Drew Ware and fees paid on May 2, 2023.
2. The subject properties are vacant lots located at 365 and 367 Mitkof Highway.
3. The property is zoned Single-family Residential.
4. Surrounding properties are zoned:  
North – Single Family Residential  
South – Single Family Residential  
East – USFS (unzoned)  
West – Industrial
5. The surrounding area is relatively developed with residential uses.
6. The subject property is adjacent to municipal water, sewer, electric utility services and has legal and practical access from Mitkof Highway.
7. The stated intended use for the property is residential development, which is consistent with the existing zoning.
8. The proposed subdivision would consolidate three existing lots into one. The proposed lot will contain approximately 1.8 acres. This exceeds the minimum lot requirement for the district.
9. Road frontage is approximately 220 ft, which exceeds the minimum frontage requirement for the district.
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. Hearing notices were mailed to property owners within 600 feet of the right-of-way.



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13. On June 13, 2023, a duly noticed public hearing was held by the Petersburg Planning Commission.
14. 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 Ware 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 as required by Title 19.

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Chair, Planning Commission

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Secretary, Planning Commission