

Planning Commission Report
P&Z Meeting date: February 8, 2022

TO: Borough Assembly
FROM: Planning Commission
Subject: Purchase of Borough-Owned Property at 1015 Sandy Beach Rd.
Linda Millard & Samuel Burgeron

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

Applicant is requesting to purchase approximately 14,925 sf of borough-owned property located at 1015 Sandy Beach Road (PID#: 01-014-180).

1. Application was referred to the Planning Commission on January 18, 2022.
2. The property has legal and practical access from Sandy Beach Road.
3. The property has more than 80' of road frontage and a lot area greater than 8,000 sf, which are minimum standards for residential property in this district.
4. Lot is zoned single-family residential. PMC 16.12.050 requires a property be zoned prior to approval for disposal.
5. The Applicant's development plans are to construct a single-family residence. Per zoning, property may be developed with single-family or duplex dwelling, or any manner allowed by code.
6. A portion of the property may be located within flood zone A-1 and be subject to the requirements of PMC 17.14 Floodplain Management Regulations.
7. Based on review of the application by borough departments, there is no public need or use for the property.
8. Hearing notices were mailed to property owners within 600 feet of the area on January 24, 2022.
9. On February 8, 2022, a duly noticed public hearing was held by the Petersburg Planning Commission. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following recommendation:

Recommendation:

The Planning Commission recommends the borough-owned property at 1015 Sandy Beach Rd be sold by sealed bid. If the Borough Assembly decides not to dispose of the property, the Planning Commission recommends the borough consider rezoning the parcel from Single-Family Residential to Open Space.



Petersburg Borough, Alaska

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Office Use:
Rec'd. by: <u>VA</u>
Fee: \$ <u>500-</u>
Date Rec'd: <u>1/12/22</u>

Date: *January 6, 2022*

This is a request for land disposal via (circle one):
Lease **Purchase** Exchange Other

Parcel ID #(s) of Subject Property:

01-014-180

Proposed term of lease: NA
(total years)

Legal Description of Property:

1015 Sandy Beach Road, Petersburg

Current Zoning of Property:

Single Family Residential

Applicant Name: Linda Millard & Samuel Bergeron

Applicant Mailing Address: 501 A Front St
Ketchikan, AK 99901

Applicant Contact Info: (phone and/or email) Linda: 907.617.3246 Email: lmillard@millardarchitects.com
Samuel: 907.821.0524 Email: sam@bergeronalaska.com

1. Size of Area requested (identify the minimum area necessary in square feet): 14,925 sf
2. Attach a map showing the location of the land requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color. *See attached.*

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the borough and any other information you feel should be considered. (attached additional sheet if necessary)

Property would be used for construction of a new single family home meeting zoning and building code requirements. Design and construction would take place soon after the property is purchased with the proposed improvements in the range of \$425,000. The economy of the borough would be strengthened by adding the property and improvements to the tax rolls and providing new housing for new residents.

4. Name and address of all adjacent land owners or lessees, including upland owner(s) if applicable: (attach additional sheet if necessary)

<u>Nancy Strand</u>	<u>1017 Sandy Beach Road</u>
<u>Matthew & Jolyn Duddles</u>	<u>1013 Sandy Beach Road</u>
<u>Petersburg Borough</u>	<u>1016 Sandy Beach Road</u>

5. Are there any existing permits or leases covering any part of the land applied for?

Yes No If yes, please check one: (Lease Permit)

Describe the type of permit or lease, if applicable, and the name and last known address of the permittee or lessee: _____

6. What local, state or federal permits are required for the proposed use? (list all)

A local building permit is required for the development of a single family home.

7. If applicant is a corporation, provide the following information:

A. Name, address and place of incorporation: NA

B. Is the corporation qualified to do business in Alaska?: Yes No

Name and address of resident agent: _____

8. Why should the Planning Commission recommend Assembly approval of this request?

Disposal of the residential property to private ownership for housing development would increase housing stock within the Borough with the tax rolls benefitting from the development.

9. How is this request consistent with the Borough's comprehensive plan?

The Comprehensive Plan Update of 2016 notes a goal of expanding the range of quality housing in the community and the development of infill properties in established neighborhoods.

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor or Public Works Departments and obtain their comments and signatures below. (attach additional sheet if necessary):

Department Comments: Please see attached email from Linda Millard.

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

NOTICE TO APPLICANT(s):

Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.

I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.

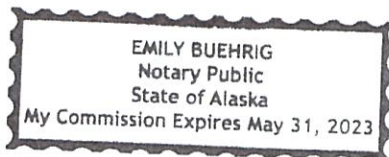
Please sign application in the presence of a Notary Public.

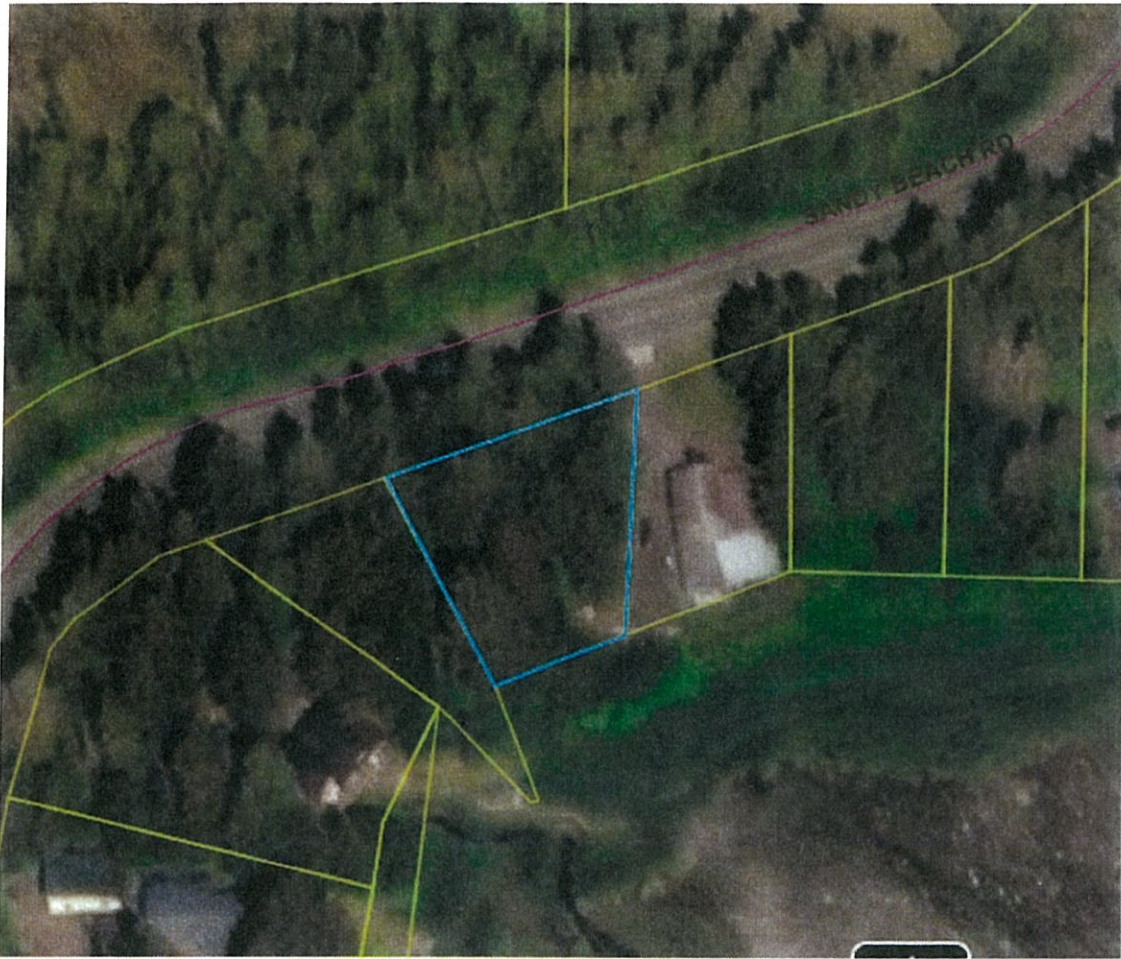
Linda G. Millard
Applicant/Applicant's Representative

Subscribed and sworn to by Linda G. Millard, who personally appeared
before me this 7th day of January, 20 22.

Emily Buehrig
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: 05/31/2023





1015 Sandy Beach Road

Parcel ID 01-014-180

168,200 assessed value

Single family residential

Debra Thompson

From: Linda Millard <lmillard@millardarchitects.com>
Sent: Tuesday, January 11, 2022 3:27 PM
To: Debra Thompson
Subject: Land Disposal Application for 1015 Sandy Beach Road, Petersburg

Hello Debbie-

As noted on the Land Disposal Application, I verified with two of the Borough Departments to see if the Borough-owned property at 1015 Sandy Beach Road was needed for a public purpose. I first spoke with Karl Hagerman, Utility Director, at his office regarding whether he saw any need for electrical, water, or wastewater easements or other utility uses. He verified that he saw no need now or in the future for the property. I contacted Liz Cabrera, Director for Community Development, by telephone. She did not see any public need for the property and was very helpful in providing information on the property that was in the Borough files. Please let me know if there is any additional information you need for the application.

Sincerely,

Linda
Linda Millard, AIA
Principal Architect

309 Stedman St.
Ketchikan, Alaska 99901
Office: 907.225.7133
www.millardarchitects.com



MILLARD +
ASSOCIATES
ARCHITECTS LLC

Planning Commission Staff Report

Meeting date: February 8, 2022

TO: Planning Commission

FROM: Liz Cabrera, Community & Economic Development Director

Subject: Purchase of Borough-Owned Property at 1015 Sandy Beach Rd.
Linda Millard & Samuel Burgeron

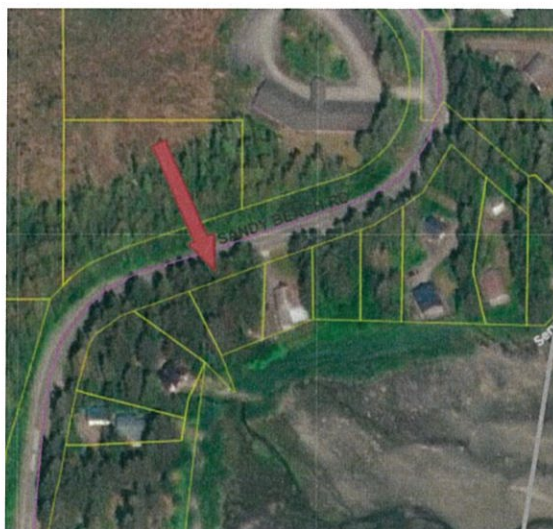
Recommendation:

Recommend preliminary approval of sale to the borough assembly.

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

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3. The property has more than 80' of road frontage and a lot area greater than 8,000 sf, which are minimum standards for residential property in this district.
4. Lot is zoned single-family residential.
PMC 16.12.050 requires a property be zoned prior to approval for disposal.
5. The property is within the borough's Applicant's development plans are to construct a single-family residence. Per zoning, property may be developed with single-family or duplex dwelling, or any manner allowed by code.
6. A portion of the property is located within flood zone A-1 and is subject to the requirements of PMC 17.14 Floodplain Management Regulations.
7. Based on review of the application by borough departments, there is no public need or use for the property.
8. Hearing notices were mailed to property owners within 600 feet of the area on January 24, 2022.



Planning Commission Staff Report

Meeting date: February 8, 2022

9. On February 8, 2022, a duly noticed public hearing was held by the Petersburg Planning Commission. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following recommendation:

1. Based on review of the application by borough departments, there is no public need or use for the property.
2. Terms and conditions of sale require that any future residential development on the property connect to municipal sewer system on Sandy Beach Rd. Cost of extending utilities (electricity, water, sewer) to the property will be the responsibility of the property owner. Cost of providing service from the property line to any structure is the responsibility of the property owner.
3. Proof of consultation and, if required, a permit/letter from the Army Corps of Engineers shall be furnished to the borough prior to development of the lot.

U. S. SURVEY
No. 3276, ALASKA

SITUATED
ON SANDY BEACH ROAD
APPROXIMATELY 2 1/2 MILES SOUTHEAST
OF PETERSBURG

SECTION 35, TOWNSHIP 58 SOUTH, RANGE 79 EAST
OF THE COPPER RIVER MERIDIAN
IN
AREA: 7.24 ACRES

SURVEYED BY
JOHN H. SHORT, CARTOGRAPHER (CADASTRAL)
APRIL 22 TO MAY 2, 1953

UNDER SPECIAL INSTRUCTIONS
DATED APRIL 14, 1953
AND APPROVED MAY 11, 1953.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. September 13, 1954

This plat is strictly conformable to the approved
field notes, and the survey, having been correctly
executed in accordance with the requirements of law
and the regulations of this Bureau, is hereby accepted.

For the Director
Carl A. Harrington
Cadastral Engineering Officer

FREDERICK SOUND



o indicates an iron post with brass cap.
e indicates a brass tablet



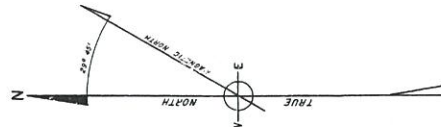
16

U. S. SURVEY
No. 2987

T. 58 S., R. 79 E., C.R.M.

Sec. 26

Sec. 35



State of Alaska



Patent

No. 2086

RECORDED - FILED	500
Petersburg REC. DIST.	
DATE	Oct. 16 1974
TIME	4:00 P.M.
Requested by	City of Petersburg
Address	Box 329 City

Know All Men By These Presents that the State of Alaska in consideration of the sum of TEN AND NO/100.....DOLLARS,

lawful money of the United States and other good and valuable consideration, now paid, the receipt whereof is hereby acknowledged, does hereby grant to

CITY OF PETERSBURG.....

Its successors

..... here and assigns all the real property situated in the Borough of State of Alaska, described as follows:

LOT FF OF U.S.S. SURVEY 3276, CONTAINING 0.53 ACRES,
MORE OR LESS, LOCATED IN TOWNSHIP 58 SOUTH, RANGE
79 EAST, COPPER RIVER MERIDIAN

Subject to a right-of-way permit ADL 56729 a Federal
Aid Highway Project No. S-0937 (10) Parcel "B"

Township..... 58 SOUTH..... Range..... 79 EAST..... COPPER RIVER..... Meridian,
Alaska, according to the official survey thereof save and except those restrictions appearing in the Federal Patent or
other conveyance by which the Grantor acquired title and further, Alaska, the Grantor, expressly reserves, out of
the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals,
fissionable materials, and fossils of every name, kind or description, and which may be in or upon said lands above
described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable
materials and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its
lessees, successors and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon
said lands, or any part or parts thereof, at any and all times, for the purpose of opening, developing, drilling and
working mines or wells on these or other lands, and taking out and removing therefrom all such oils, gases, coal,
ores, minerals, fissionable materials and fossils, and to that end it further expressly reserves out of the grant hereby
made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys
at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, power-
lines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part
thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such
purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights
and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render
beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

On Here and to Hold the said land with the appurtenances thereof unto the said Grantee and
its successors
..... and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director
of the Division of Lands, Department of Natural Resources, State of Alaska, this 26th
day of SEPTEMBER A.D. 1974...

Dale P. Faraba
Acting Director, Division of Lands

State Record of Patents

Vol. XX
Page 86
PETERSBURG
Serial No. 74-626

Sharon and Brad Hunter 913C Sandy Beach Road
Re: Sale of PID 01-014-180, 1500 Sandy Beach Road

Feb. 3, 2022

Dear Planning Commission,

As members of the Sandy Beach neighborhood, we received the Notice of Scheduled Public Hearing for the proposed sale of the 1500 Sandy Beach Road property. Thank you for your time and consideration of this letter regarding the sale of the above-mentioned city parcel to Linda Millard and Samuel Bergeron.

We offer our full support of the sale of this single-family zoned lot for the following reasons.

- The lot requested for purchase is a valuable property which will command a fair market price providing money needed for borough operations.
- The sale will add further revenue to borough income going forward in the form of annual property tax.
- The purchasers of this property intend to move to Petersburg to become year-round residents thus adding to the economy of our town as local consumers of goods and services.
- The purchasers are small business owners and will be bringing their services to Petersburg which will also positively contribute to our economy.
- The lot is in between pre-existing single-family homes and separated from Sandy Beach Park by 3 other properties with houses so we find making an exception to the standard to which other residents have been held is inconsistent.

We are aware that there is a petition put out that presents the sale as being a change for the land from a protected part of the Sandy Beach Park and that the development of this lot will cause irreparable damage to the beauty of the well-loved and much used park and implies that the lot is contiguous with the park property itself. We think that a new house between the existing homes can be designed thoughtfully and have minimal impact on the people using the park. We believe the next-door property owners will find themselves pleased with the results of what is built and learn they have very good neighbors in the deal.

Sincerely yours,

Sharon Hunter
Brad Hunter

RECEIVED
2/3/22 KM
3:50PM

To Whom It May Concern,

I am writing today to voice my support that the Planning and Zoning Board and Borough Assembly approve the sale of the residential property located at 1015 Sandy Beach Rd.

This lot is currently zoned as Single-Family Residential and being owned by the Borough it provides no tax revenue to the City to fund our critical infrastructure and City departments. As a small business owner with a handful of rental properties I know firsthand how difficult it is to find a lot in Petersburg to build a home on. Beachfront lots within City limits are a dwindling commodity and I believe it is in the Borough's best interest to get as many lots that are zoned for Residential use into private hands as quickly as possible.

In the aftermath of COVID there is a revolution going on in the workplace with a significant portion moving towards working remotely; I believe Petersburg is in a good position to add to our population, bring in new businesses and neighbors that will allow our community to continue to thrive. I know both Linda Millard and Sam Bergerion and not only are they both wonderful people I am excited at having a professional architect and construction manager moving to Petersburg. Whether they choose to startup businesses or not the positive contributions they could offer to the community are significant. Their fingerprints are already showing up all over our little town as they have assisted in the design and construction of new homes but also in remodels and rebuilds of some historic properties.

Thank you for your consideration.

Nick Ohmer

To Whom it May Concern,

I am writing to express my support for the sale of the borough-owned property located at 1015 Sandy Beach Road to Linda Millard and Samuel Bergeron. As the number of empty lots dwindle in town and property values have gone up, this is a great opportunity for the Petersburg Borough to make money on the sale of the lot for a fair market price and bring two professionals to town who will add value to our community.

Some members of the community have expressed concerns that it will impede on Sandy Beach Park, however the lot does not border the park and is several lots a way. There are houses on either side of the lot and it is zone single family residential, so no development would occur any closer to the park than already exists. Additionally, the lot is zoned for single family residence, not public use, so it can be assumed the intent for the lot was to be eventually be a home and would not require any change in zoning for the purchasers to build a residence. As a member of the Petersburg community and Sandy Beach Road homeowner, I believe continued development of lots zoned and intended for single family residences will add value and character to our neighborhood.

Linda and Samuel are an architect and contractor who plan on bringing their skills to town. They have already done some work in our community including the new construction home at 408 Sandy Beach Road, remodels, and other projects currently in the works. Living here they would be able to do more business in our community, which has a large need for additional building professionals. In addition to adding to the economy in our community by bringing their businesses, they also plan on being full time residents, and would contribute to the Petersburg economy by paying property taxes and spending money at local stores.

The sale of this lot would be a great opportunity not only for the borough to make money, but to add two great people to our community.

All the best,

Colette Peters

Matthew & Jolyn Duddles

Po Box 490
Petersburg AK, 99833

Petersburg Planning Commission
Po Box 329
Petersburg AK, 99833

February 7, 2022

To whom it concerns,

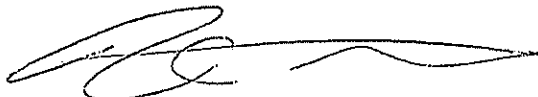
I've lived in Petersburg for over 5 years. After moving here Sandy Beach quickly became mine and my daughters favorite park to visit. Not only for the play area but for the rural feel of the area despite it being in town. I enjoyed the fact that you didn't feel crowded by houses. I loved the neighborhood so much that when a house became available for sell me and my husband did not hesitate to purchase the property, which happens to be right next to the lot we are discussing today.

I have several concerns about the city placing this lot up for sell. The first is that by selling this lot to a private party it will forever and drastically change the feel and the scenery of the park. The lot is compact and full of old growth trees. No doubt the trees will be cut down for a home to be built and unlike the houses close to Sandy Beach that are nestled into the area, due to the small lot size, it will crowd the beach front.

As a homeowner in the neighborhood my concern is that we will lose the low-density residential feel of the neighborhood which was one of the many draws to purchase in the area. We were also told the lot was City owned and an extension of Sandy Beach as an additional public access area. We were not aware that the city had changed the lot to a residential lot, we are curious as to when the zoning had changed as we never received notification. Also concurring is that 15 feet from the southern corner of my property line, located on 1015 Sandy Beach is an 8" storm drain that leads out to the beach. There is no easement on record for this structure nor is its location marked or outlined on any document that I have seen regarding the lot. Our concern is that if anything is altered, disrupted or changed it will adversely affect the drainage of our property and the surrounding area. We propose that an appropriate easement be placed surrounding the storm drain despite weather or not the proper is to be sold.

It is our wish that the city does not sell the lot and instead allow it to be and extension of Sandy Beach Park.

Warm Regards,

A handwritten signature in black ink, appearing to read 'Jolyn Duddles', with a long horizontal flourish extending to the right.

Jolyn Duddles

People for Sandy Beach Park



Movement: Save our Parks

Jolyn Duddles started this petition to Petersburg Planning Commission

The Petersburg Planning Commission is considering selling the borough-owned lot at 1015 Sandy Beach Road to a private party.

The city of Parkersburg needs to use the lot as originally intended when it was gifted by the State. The lot was gifted to be an extension of Sandy Beach park and ensure the tranquil and rural feel of the area.

If the city allows the sell of the lot, the old growth trees located there will be lost, and the shoreline crowded with a house.

There are plenty of privately owned lots with beautiful water views available for sale along Sandy Beach road and Mitkof Highway.

We the undersigned are oppose to the selling of the property and wish the city to use the lot as intended, as an extension of Sandy Beach park, keeping the character of the neighborhood and our park as is.

45 have signed. Let's get to 100!



At 100 signatures, this petition is more likely to be featured in recommendations!



Petersburg Planning Commission:
People for Sandy Beach Park

Share on Facebook

Send an email to friends

Tweet to your followers

Copy link

petition_signatures_jobs_32249195_20220208185515

Name	City	State	Postal Code	Country	Signed On
Jolyn Duddles	Petersburg	AK		US	2022-02-02
Shaina Lane	Petersburg	AK	99833	US	2022-02-02
Matthew Duddles	Petersburg	AK	99833	US	2022-02-02
Julie Anderson	Petersburg	AK	99833	US	2022-02-02
Dona Nussbaumer	Petersburg	AK	99833	US	2022-02-03
Cheryl Morin	Petersburg	AK	99833	US	2022-02-03
Garrett Kravitz	Petersburg	AK	99833	US	2022-02-03
Janet Loucks	Petersburg	AK	99833	US	2022-02-03
Amy Hemenway	Petersburg	AK	99833	US	2022-02-03
Lillianna Graham	Petersburg	AK	99833	US	2022-02-03
Karin McCullough	Petersburg	AK	99833	US	2022-02-03
Troy Coulson	Petersburg	AK	99833	US	2022-02-03
Kyle Coulson	Petersburg	AK	99833	US	2022-02-03
David Ligon	Salinas		93907	US	2022-02-03
Jeanne Bright	Memphis	TN	38135	US	2022-02-03
Carol Martinez	Petersburg	AK	99833	US	2022-02-03
Veronica Maldonado	Petersburg	AK	99833	US	2022-02-03
Darnell Murray	Petersburg	AK	99833	US	2022-02-03
Marilyn Merriam	PORT ANGELES	WA	98363	US	2022-02-03
Trinity Dunham	Sykesville	MD	21784	US	2022-02-03
Daniel Meyer	Douglasville	PA	19518	US	2022-02-03
Kevin McManus	Traverse City	MI	49685	US	2022-02-03
Josie Passantino	Petersburg	AK	99833	US	2022-02-05
Susan Ohmer	Petersburg	AK	99833	US	2022-02-06
Mark Tuccillo	1021 Sandy Beach Rd	AK	99833	US	2022-02-06
Peyton Menish	Petersburg	AK	99833	US	2022-02-06
Josh Etcher	Petersburg	AK	99833	US	2022-02-06
Julie Spigelmyre	Petersburg	AK	99833	US	2022-02-06
Don Spigelmyre	Petersburg	AK	99833	US	2022-02-07

People for Sandy Beach Park

We the undersigned are oppose the selling of property located at 1500 Sandy Beach Rd (PID:01-014-180).

The development of the property will take away the rural feel of Sandy Beach Park and decrease the tranquilly of the area. There are other vacant properties available for purchase along Sandy Beach Road for residential development.

We would like to keep the character of the neighborhood and our park as it is.

Signature	Full Name	PO Box #	Telephone
	Jody Duddles	490	518-4171
	Nancy C. Strand	505	907-230-4019
	Erica O'Neil	755	907-650-710
	Angela Menish	33	518 0888
	Jamie Lockhart	511	360-292-3422
	Elizabeth Hart	1617	907-518-1565
	Tracy Vinson	461	518-4152
	Sally J. Duddles	1947	772-3364
	Ruby Shumway	1226	518 0441
	Carolyn Kvernvik	1081	518-1614
	Roxanne Starnel	312	518 51855
	Meredith Adams	1412	518-4355
	Tamara Evens	886	518-4581
	GULESER AKIR L.	1011	172 2926
	J Andy Kingler	1658	907-518-265
	M. H. Johnson	400	907-518-7614
	Maureen Biciur	931	907-244-6030
	Katie Taylor	1707	(415) 350-1126
	Ralph E Duddles	1947	907 772 3364
	Andrew T Duddles	490	907-518-1949
	Joe Bagg	1562	907-518-0078

People for Sandy Beach Park

Signature	Full Name	PO Box #	Telephone
	Jeremy Collison	1702	518-0980
	Amy Stymura	1025	907-518-7514
	Mike Wagon	1588	725-7488
	Kevin Granberg	2002	518-1574
	Loren Granberg	2002	518-0580
	Sue Short	1735	518-340-4666
	MARVIN King	1614	518-2126
	Jerod Cook	1262	518-0845
	Tiffany Bostinger	2084	518-1029
	Savanna Little	702	518-4402
	DAVID whitethorn	636	518-0648
	Gerald whitethorn	1540	518-0536
	ERNEST WERBER	1165	(707)599-9312
	Jessica Hawley	1165	(707)280-0997
	Tiana m. Aute	1486	907-518-0132
	Darla D Zeman	1752	(907) 518-4024
	David Felle	854	909-518-4534
	MARISSA COLLISON	1702	907-518-0145
	Mark Tuccillo	556	907-778-2266



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, February 08, 2022

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:00pm.

NOTE: The audio in the Assembly Chambers had been muted on Zoom so there is no audio for the first portion of the meeting.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Vice-Chair Heather O'Neil
Commission Secretary Sally Dwyer
Commissioner Nancy Strand
Commissioner Jim Floyd

3. Acceptance of Agenda

Approved as submitted.

Motion made by Commission Secretary Dwyer, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Strand, Commissioner Floyd

4. Approval of Minutes

A. Meeting Minutes from 1/11/2022

Approved as submitted.

Motion made by Commission Secretary Dwyer, Seconded by Commissioner Strand.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Strand, Commissioner Floyd

5. Public Comments

Public comments are welcome on matters not appearing on the Public Hearing or Consent Calendar but are within the Borough's jurisdiction. Persons wishing to speak should come forward and state their name and address. Issues raised may be referred to staff and, if action by the Commission is needed, may be scheduled for a future meeting.

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Recommendation to the Borough Assembly on disposal of borough property at 700 Sandy Beach Rd (PID#: 01-004-320).

Kris Norisz spoke on her own behalf with questions about the procedures following this meeting regarding the sale of public land.

Kathy Riemer spoke on her own behalf with questions about the procedures following this meeting regarding the sale of public land.

Toby Bakos spoke on his own behalf via Zoom stating the properties ought to be put up for auction to the public in order to make it fair for everyone.

Vice Chair O'Neil made the motion to recommend to the Assembly to put this parcel up for a competitive sealed bid with the Assembly determining what the minimum bid ought to be. Seconded by Commissioner Floyd.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commissioner Floyd.
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Strand, Commissioner Floyd

- B. Recommendation to the Borough Assembly on disposal of borough property at 1015 Sandy Beach Rd (PID#: 01-014-180).

Jolyn Duddles spoke on her own behalf in opposition to the sale of this parcel.

Linda Millard spoke on her own behalf as the individual interested in purchasing this parcel. Mrs. Millard stated that she was informed that she could get the process started; however she would not be guaranteed to be the purchaser.

Commissioner Strand recused herself and spoke on her own behalf with concerns about her access; therefore in opposition.

Susan Ohmer spoke on her own behalf in opposition to the sale of this parcel.

Vice-Chair O'Neil asked Director Cabrera about the intended use of the property when it was obtained by the then City. Director Cabrera explained this deed did not have use stipulations.

Commissioner Dwyer asked Director Cabrera how this parcel is part of the park when there are houses on either side of the proposed parcel. Discussion.

Commissioner Dwyer asked Director Cabrera if this is the last parcel that is for sale by the Borough. Director Cabrera stated there may be a few more on the other side of Sandy Beach Road. Discussion.

Commissioner Floyd made the motion to approve to recommend to the Assembly the disposal of this parcel. Seconded by Vice-Chair O'Neil.

Discussion.

Commissioner Floyd amended his motion to add the language "sealed competitive bid". Seconded by Vice-Chair O'Neil.

Motion passed unanimously.

Commissioner Floyd amended the motion to add "if the Borough chooses not to sell, then further recommend to consider rezoning the parcel to open space." Seconded by Vice-Chair O'Neil.

Motion passed unanimously.

The motion, as amended, to recommend to the Assembly the disposal of parcel 01-014-180, 1015 Sandy Beach Road, by sealed competitive bid - and if the Assembly chooses to not sell, then it is further recommended they consider rezoning the parcel to open space, passed unanimously.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Strand, Commissioner Floyd

8. Non-Agenda Items

A. Commissioner Comments

None

B. Staff Comments

None

C. Next Meeting is Tuesday, March 8, 2022 at 12:00pm.

D. Copy of Zoning Practice attached.

9. Adjournment

The meeting was adjourned at 12:50pm.

Motion made by Commission Secretary Dwyer, Seconded by Commissioner Floyd.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Strand, Commissioner Floyd