

# Planning Commission Staff Report & Finding of Fact

Meeting Date: February 11, 2025

APPLICANT/AGENT:  
Hermosa Holdings LLC

OWNER(S), IF DIFFERENT:

LEGAL DESCRIPTION:  
Lot 1C

LOT AREA:  
25,564 SQ FT

LOCATION:  
1103 S. Nordic Dr.

SURROUNDING ZONING:  
North: Industrial  
South: Single Family Residential  
East: Commercial-1  
West: Commercial-1

ZONING:  
Commercial-1

PID:  
01-010-745

APPLICATION SUBMISSION  
DATE:  
1/15/25

RECOMMENDATION:  
Approve with conditions

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I. APPLICANT REQUEST: The applicant is requesting a minor subdivision to subdivide a parcel into two lots.

II. APPLICABLE CODES:  
18.20 MINOR SUBDIVISION  
19.32 COMMERCIAL-1 DISTRICT

III. FINDING:

1. The subject property is located about a mile south of downtown.
2. The surrounding area is developed with a mix of residential, commercial, and industrial developments.
3. Legal access is from S Nordic Dr and Wesley St for the proposed Lot 1CA and Wesley St for the proposed Lot 1CB.
4. Municipal water, wastewater, and electricity are available to the property.
5. The property is zoned commercial-1 and uses are consistent with that zoning.
6. There are two existing commercial structures on the property. The proposed subdivision would result in one structure per lot.
7. As proposed the buildings would be 1.35' – 1.4' from the common property line.
8. State fire code requirements are applicable and fire separation requirements shall be enforced on both structures, including the existing open pole barn style structure.

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 19.84.040. Notice was mailed by first class mail to the owner of record of the property within six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

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The application is classified as a minor subdivision.

## a. ZONING DISTRICT STANDARDS

### Commercial-1 Zoning

	Criteria	Proposed Lots	Analysis
Lot Size	No minimum	Lot 1CA-12,709 sf Lot 1CB- 11,817 sf	Conforms
Lot Coverage	100%	-	Conforms
Fire Code	Per IBC	1.35' separation between the newly constructed shop and the proposed property line.	A 2-hour fire wall is required during construction of the north wall of the shop to comply with IBC Fire Resistance Rating Requirements for Exterior Walls, Table 705.5.
		1.35' separation between the open pole barn area and the proposed property line.	Fire resistant material is required on the existing open pole barn area per IBC Fire Resistance Rating Requirements for Exterior Walls, Table 705.5 and state fire marshal requirements.

c. Criteria – Per 18.20, the minor subdivision plat procedure shall be available to create a subdivision of a single parcel into no more than four parcels. The following general conditions must be met to be considered for a minor subdivision:

CRITERIA	PROPOSED SUBDIVISION	COMMENT
1. The plat subdivides a single lot into not more than four lots;	2 lots	Conforms
2. The plat provides legal and physical access to a public highway or street for each lot created by the subdivision;	S Nordic Drive Wesley St	Conforms
3. The plat does not contain or require a dedication of a street, right-of-way, or other area;	No dedications proposed	Conforms

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4. The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation;	No vacations proposed.	Conforms
5. The outside corners of each lot are marked and at least two outside corners of the whole subdivision tract are referenced to publicly recorded survey markers;	All outside corners are marked	Final survey will reference basis of bearing.
6. The written approval of the public works, engineering, power and light and police departments has been noted on the application.		

## VI. ACTION

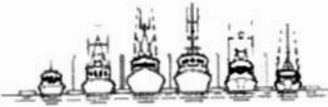
**Proposed motion:** I move to approve the NAPA Subdivision with findings of fact and conditions of approval as presented.

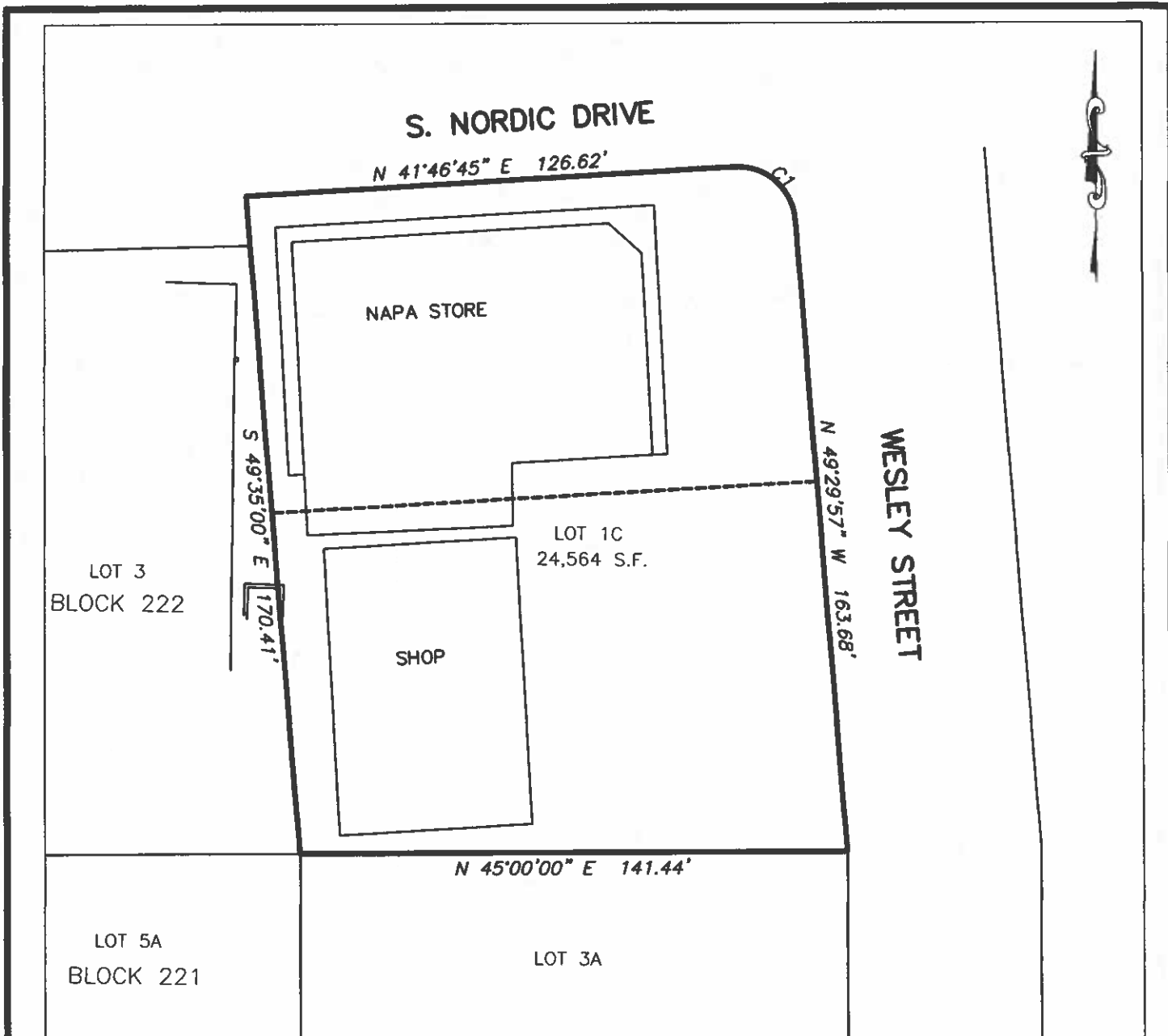
**Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Board, makes the following determination:**

- a. The proposed NAPA Subdivision meets the conditions outlined in Title 18 for a minor subdivision.
- b. As a condition of approval, the Applicant/Owner shall:
  - Structures are subject to IBC Fire Resistance Rating Requirements for Exterior Walls.
  - Submit plans to meet fire resisting rating for review to state fire marshal's office.
  - Implement state fire marshal requirements for both structures prior to recording of subdivision.
  - Applicant to coordinate with building official for inspections as needed.
  - 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.
  - Plat will have at least two outside corners of the whole subdivision tract referenced to publicly recorded survey markers.

## EXHIBITS

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

 <b>PETERSBURG BOROUGH LAND USE APPLICATION</b>		CODE TO: <b>110.000.404110</b>
		BASE FEE:
		PUBLIC NOTICE FEE: <b>\$70.00</b>
		TOTAL: <b>1105.00</b>
DATE RECEIVED: <b>1/14/25</b>	RECEIVED BY: <b>KT</b>	CHECK NO. or CC: <b>#3164</b>
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME <b>David Thynes C.S.S.</b>	NAME <b>Hermosa Holdings LLC</b>	
MAILING ADDRESS <b>PO Box 533</b>	MAILING ADDRESS <b>PO Box 1393</b>	
CITY/STATE/ZIP <b>Petersburg / Alaska / 99833</b>	CITY/STATE/ZIP <b>Petersburg/Alaska/99833</b>	
PHONE <b>(907) 518-0075</b>	PHONE <b>(480) 235-1374</b>	
EMAIL <b>fvnocona@gmail.com</b>	EMAIL <b>hightideparts@gmail.com</b>	
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <b>Lot 1C of the Skylark II Subdivision, Plat No. 90-14</b>		
PARCEL ID: <b>01010745</b>	ZONE: <b>C1</b>	OVERLAY:
CURRENT USE OF PROPERTY: <b>Retail business</b>	LOT SIZE: <b>24,609 S.F.</b>	
PROPOSED USE OF PROPERTY (IF DIFFERENT): <b>Retail and shop</b>		
SEPTIC SYSTEM: Is there a septic system on the property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
What is current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): <b>Excel Street and Nordic Drive</b>		
TYPE OF APPLICATION & BASE FEE		
<input type="checkbox"/> 19.84 Zoning Change (\$100)		
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)		
<input checked="" type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat (\$75 + \$10 per lot) <b>\$75 + \$10 x 90 = \$975</b>		
<input type="checkbox"/> 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): <u><i>Wesley Davis</i></u>	Date: <u><i>1-15-25</i></u>	
Owner: <u><i>Angela Dawn</i></u>	Date: <u><i>1/15/25</i></u>	
Owner: _____	Date: _____	
Owner: _____	Date: _____	



**PRELIMINARY PLAN OF THE NAPA SUBDIVISION  
A SUBDIVISION OF LOT 1C OF THE SKYLARK II SUBDIVISION,  
PLAT No. 90-14, WITHIN SECT. 33 OF T58S, R79E, C.R.M.**

PETERSBURG RECORDING DISTRICT

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	15.00'	23.23'	88°43'18"

CLIENT: ANGELA & WES DAVIS  
P.O. BOX 1393  
PETERSBURG, AK 99833



**AREA SUMMARY:**  
UNSUBDIVIDED PARENT LOT 1FB, BLOCK E = 8,961 S.F.  
PROPOSED LOT 1FC = 5,304 S.F.  
PROPOSED LOT 1FD = 3,657 S.F.

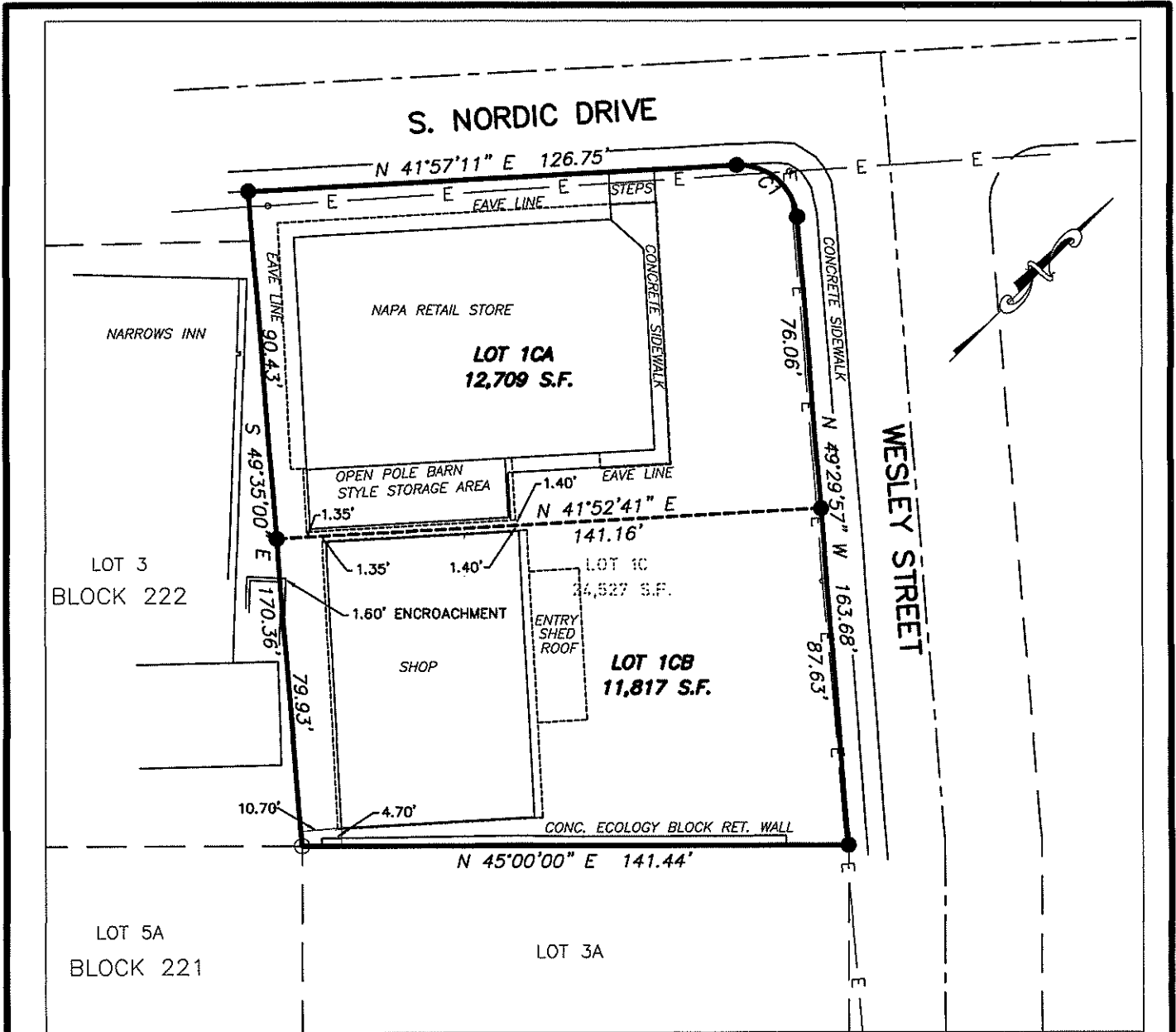
**LEGEND**  
● 2" CSS ALCAP MON. PROPOSED THIS SURVEY

ZONING: COMMERCIAL 1.

**SURVEYOR**  
**CENTRAL SOUTHEAST SURVEYORS**  
P.O. BOX 533, PETERSBURG AK 99833  
PH (907) 518-0075

DRAWING COMPLETED 10/2/24 DRAWN BY D.C.T.

DRAWING No. OHMERS' CORNER SUBD PRELIM 2024



**PRELIMINARY PLAN OF THE NAPA SUBDIVISION  
CREATING LOT 1CA AND LOT 1CB**

**A SUBDIVISION OF LOT 1C OF THE SKYLARK II SUBDIVISION,  
PLAT No. 90-14, WITHIN SECT. 33 OF T58S, R79E, C.R.M.**

PETERSBURG RECORDING DISTRICT

CLIENT: ANGELA & WES DAVIS  
P.O. BOX 1393  
PETERSBURG, AK 99833

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	15.00'	22.68'	86°37'09"



**AREA SUMMARY:**

UNSUBDIVIDED PARENT LOT 1C, BLOCK 222 = 24,527 S.F.  
PROPOSED LOT 1CA = 12,709 S.F.  
PROPOSED LOT 1CB = 11,817 S.F.

**LEGEND**

- 2" CSS ALCAP MON. PROPOSED THIS SURVEY
- 1.25" R&M ENG. PLASTIC CAP MON. FOUND

ZONING: COMMERCIAL 1.

SURVEYOR

**CENTRAL SOUTHEAST SURVEYORS**

P.O. BOX 533, PETERSBURG AK 99833  
PH (907) 518-0075

DRAWING COMPLETED 1/14/25

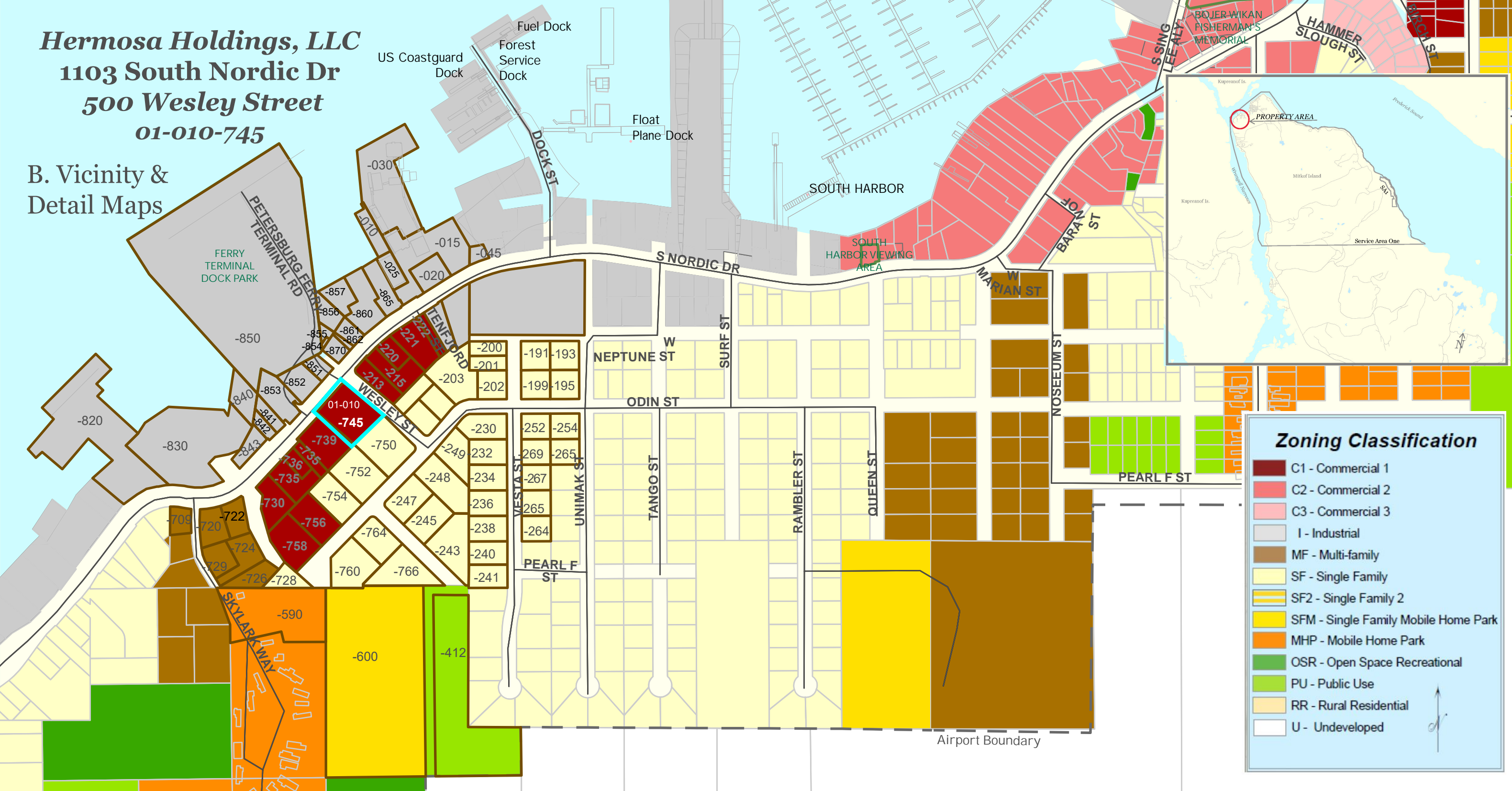
DRAWN BY D.C.T.

DRAWING No. NAPA SUBD PRELIM 2025



**Heramosa Holdings, LLC**  
**1103 South Nordic Dr**  
**500 Wesley Street**  
**01-010-745**

**B. Vicinity & Detail Maps**



**Zoning Classification**

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MF - Multi-family
- SF - Single Family
- SF2 - Single Family 2
- SFM - Single Family Mobile Home Park
- MHP - Mobile Home Park
- OSR - Open Space Recreational
- PU - Public Use
- RR - Rural Residential
- U - Undeveloped

C. Public Hearing Mailout



January 21, 2025

**MARTIN BROCK F WEBB SUZANNE M  
PO BOX 1398  
PETERSBURG, AK 99833-1398**

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:  
**Consideration of an application from Hermosa Holdings LLC for a minor subdivision at 1103 S NORDIC DR (PID: 01-010-745).**

The public hearing and consideration of the application will be held:	<b>Tuesday, February 11<sup>th</sup>, 2025, 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
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
HERMOSA HOLDINGS LLC		PO BOX 1393	PETERSBURG	AK	99833-1393
AGNER JESSE A	AGNER MARGARET H	PO BOX 565	PETERSBURG	AK	99833-0565
ALASKA LAND COMPANY		2500 VISCOUNT WAY	RICHMOND	BC	V6V 1N1
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
ANDERSON AMY E		PO BOX 1781	PETERSBURG	AK	99833-1781
BERTAGNOLI JOE		PO BOX 481	PETERSBURG	AK	99833-0481
BOJORQUEZ-FELIX RICARDO		PO BOX 2011	PETERSBURG	AK	99833-2011
CANGIALOSI SALVATORE A		PO BOX 1414	PETERSBURG	AK	99833-1414
CHITTENDEN TIMOTHY R		PO BOX 1774	PETERSBURG	AK	99833-1774
CLARK KEVIN J		PO BOX 1256	NOME	AK	99762-1256
CONNOR WILLIAM H JR		1668 E HARMONY WAY	QUEEN CREEK	AZ	85140-5176
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029
FRANKLIN CLAYTON S		PO BOX 62	PETERSBURG	AK	99833-0062
GANSKE MORRILL	ELLEN M GANSKE MORRILL	112 BLACK POWDER CIR	FOLSOM	CA	95630
GARD TIMOTHY	GARD LISA	21700 WILDFLOWER DR	NEWBERG	OR	97132
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975
KANDOLL BRIAN	KANDOLL CAROL	PO BOX 1363	PETERSBURG	AK	99833-1363
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856
LYNN CYNTHIA E		PO BOX 1758	PETERSBURG	AK	99833-1758
LYONS JACK C	LYONS HEIDI	PO BOX 527	PETERSBURG	AK	99833-0527
M&K SCHWARTZ AK TRUST		PO BOX 434	PETERSBURG	AK	99833-0434
MAIN KEVIN		PO BOX 1704	PETERSBURG	AK	99833-1704
MAROHL AARON		PO BOX 255	PETERSBURG	AK	99833-0255
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421
MARTIN BROCK F	WEBB SUZANNE M	PO BOX 1398	PETERSBURG	AK	99833-1398
MORRIS CHRISTINA		709 95TH DR SE	LAKE STEVENS	WA	98258-3929
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE	PO BOX 850	PETERSBURG	AK	99833-0850
NEIDIFFER KIMBERLY		PO BOX 1913	PETERSBURG	AK	99833-1913
NORDIC REAL ESTATE LLC		PO BOX 1975	PETERSBURG	AK	99833-1975
ONEIL DENNIS	ONEIL HEATHER	PO BOX 1083	PETERSBURG	AK	99833-1083
O'SOUP DERRICK G	O'SOUP KELLY N	PO BOX 1994	PETERSBURG	AK	99833-1994
PARKER SAMUELLA MAE		PO BOX 1364	PETERSBURG	AK	99833-1364
PERRY DONALD E	PERRY LYNNE M	PO BOX 1566	PETERSBURG	AK	99833-1566
PERSCHON LIV M		PO BOX 128	PETERSBURG	AK	99833-0128
PETERSON RAYMOND G	PETERSON ELIZABETH K	PO BOX 1491	PETERSBURG	AK	99833-1491
PETRO 49 INC	HARBOR ENTERPRISES INC	PO BOX 389	SEWARD	AK	99664
PHILLIPS AARON L		PO BOX 624	PETERSBURG	AK	99833-0624
PISTON AND RUDDER SERVICE INC		PO BOX 1308	PETERSBURG	AK	99833-1308
POOLE JEFFREY		PO BOX 1715	PETERSBURG	AK	99833-1715
RENO SEAIRA	SCHONBERG FRANZ	PO BOX 1434	PETERSBURG	AK	99833-1434
RIBICH ELI	RIBICH GAIL	PO BOX 110	PETERSBURG	AK	99833-0110
ROUNDTREE DEAN & ELENA	ROUNDTREE ARIEL M	PO BOX 454	PETERSBURG	AK	99833-0454
ROUNDTREE KYLE		PO BOX 1497	PETERSBURG	AK	99833-1497
SKYLARK PARK LLC		PO BOX 2070	PETERSBURG	AK	99833-2070
STUEBER NORIE	STUEBER GERALD M JR	PO BOX 102	PETERSBURG	AK	99833-0102
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326
TANGATAILOA STACIE		400 NE 153 ST	SHORELINE	WA	98155
THE MILL INC		PO BOX 790	PETERSBURG	AK	99833-0790
TONKA SEAFOODS		PO BOX 1420	PETERSBURG	AK	99833-1420
TUCKER EMIL K	CHRISTENSEN CARIN L	PO BOX 1785	PETERSBURG	AK	99833-1785
WOOD GEORGE	WOOD SUSAN	PO BOX 902	PETERSBURG	AK	99833-0902
YOUNG ELROY L & ALIC		PO BOX 2100	PETERSBURG	AK	99833-2100
REGULA RANDY R & REBECCA A BUYERS		PO BOX 1687	PETERSBURG	AK	99833-2100