



**PETERSBURG BOROUGH
CONDITIONAL USE APPLICATION**

CODE TO:	110.000.404110
BASE FEE:	\$50.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$120.00
CHECK NO. or CC:	#138

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME	Madeleine Valentine <i>DBA Fitness Fundamentals</i>	NAME	Madeleine & James Valentine
MAILING ADDRESS	Po Box 787	MAILING ADDRESS	
CITY/STATE/ZIP	Petersburg AK 99833	CITY/STATE/ZIP	
PHONE	907-793-0000	PHONE	
EMAIL	madeleine@vikingtrvl.net	EMAIL	

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
607 Excel St

PARCEL ID: 01006142 & 01006137	ZONE: single family residential	OVERLAY: --
CURRENT USE OF PROPERTY: residential	LOT SIZE: 1,669 & 1,669	

PROPOSED USE OF PROPERTY (IF DIFFERENT):

WASTEWATER SYSTEM: What is the current or planned system? Municipal DEC-approved on-site system

WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name): **Excel St**

TYPE OF APPLICATION

- Home Occupation
- Residential Use in Industrial District
- Other: Conditional Use Permit - public and private schools - gymnastics facility

Submittals

Please submit a site plan. For new construction, please include elevation drawing.

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.

For home occupation permits, are you registered to collect sales/transient room tax through MuniRevs? Yes No

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): *M Valentine* Date: 8/29/2024

Owner(s): *J Valentine M Valentine* Date: 8/29/2024

19.72 CONDITIONAL USE APPLICATION

Applicant(s): Madeleine Valentine dba Fitness Fundamentals

Address or PID: 607 Excel St

Project Summary:

Hello Planning Commission,

I am submitting this conditional use application in the hopes of being able to use the current garage/warehouse structure at 607 excel street for a gymnastics/fitness school. In October of 2021 I started my business Fitness Fundamentals to provide the long absent service of a gymnastics program to the town of Petersburg. I did gymnastics all my life from the age of 4 until the age of 21 when I graduated from University of Alaska Anchorage after completing 4 years as a Division 1 athlete in the NCAA. Since 2021 I have single handedly taught gymnastics to over 125 children and fitness class to over 45 adults in Petersburg. By applying for this conditional use permit I am hoping to be able to continue to provide this wellness service for the community in a permanent location.

I have explored several other rental locations including Parks and Rec, Lutheran Church Holy Cross House, Elks, Moose Lodge, John Hanson Hall, and Petersburg High School. However, each location has several limitations making it unfeasible including size, cost, ceiling height, and most limiting the availability of each location. I had been renting the John Hanson Hall from Petersburg Indian Association for the past 2.5 years, however they are working to renovate the hall to allow it to be available for other community needs. I am seeking this conditional use permit as I have no other feasible location to offer my classes and currently have had to suspend operation of this service.

I would not be adding/changing the exterior of the structure on the property but using the existing garage structure. My classes all take place outside of school hours or on the weekends. In order to minimize the impact on surrounding property owners I would enforce the pick up/drop off/parking protocol the committee sees fit based on my proposed solutions outlined in question 2. With this locations proximity to school, daycares, and afterschool programs like kinderskog several kids will be able to walk to the facility. The ability to walk may even allow some families the option to enroll their child who otherwise for logistical reasons may not have been able to participate.

Within this neighborhood there are lots zoned for public use, and several parcels under the non-profit religious exemption, as well as the school, Parks and Rec, and public use fields and trails. As such, this neighborhood is already catering to multiple uses, and property owners have chosen this community knowing it caters to multiple uses and services. It is very important to me to be respectful to neighbors and I will ensure appropriate noise levels are maintained. All classes will be concluded well before general neighborhood quiet hours. I am applying for this conditional use permit not for personal gain or benefit, but because I am passionate about being able to contribute to the community by providing this service. Thank you for your time and consideration of my application.

Sincerely,

Madeleine Valentine
Fitness Fundamentals
907-793-0000

Please respond to the following conditions of approval as required in Petersburg Municipal Code 19.72.020 below:

(Note that all regulations and requirements of Title 19 must be satisfied 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.**

The space of the garage on our property is 40 x 40 and I would like to use this space in its entirety. This space would provide a bathroom, entrance/foyer serving as a waiting area and space for coats and shoes, as well as a safe space to provide gymnastics instruction. I feel this property is suitable for the proposed use as the structure already exists and the neighborhood already has several lots zoned for, or operating under permits for different uses. Since the garage structure is preexisting, I do not feel it will have any economic or aesthetic effect on the property or neighboring properties. My classes have a maximum enrollment of 10 participants per class and will all be completed well before general neighborhood quiet hours. The purpose of the single-family residential district is to provide a sound and attractive residential neighborhood. I feel my proposed use of the space will keep within this purpose as no structures will be changing. If permitted this space will serve as a wellness center for members of the community ranging in age from 18 months to 60+ years. I am passionate about fitness and wellness as well as the community of Petersburg and retention of community members. The gymnastics and fitness program has proven to be a sought out and highly valued program. This is evident by the fact that all my gymnastics classes have been full with waitlists for every session. I feel it will be a big loss for the community if I cannot continue to provide this service.

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

I would like to start by recognizing that this aspect is likely the most important to ensure safety, traffic flow, and minimize impact to all homeowners in the vicinity. It will be of the utmost importance to me that my participants and their families are following the protocol that is in place to address these concerns.

At this time there is not dedicated off street parking in addition to the 2 parking spots required for a single family residential lot available at 607 excel st. I recognize that this is a requirement in order to avoid congestion on the street and minimize impact on neighbors. It is really important for me to be able to resume my classes as soon as possible so that kids who have been enrolled in my program over the past few years can continue their growth and development in the sport. For this reason I would like to propose a temporary solution. I have received permission from Petersburg Lutheran Church to utilize the Rebbi Hus parking lot Monday-Friday after preschool (1:30pm) as well as on Saturdays. As a back up I also have received permission from Petersburg

Children's Centre for use Monday-Fridays after 5:30pm and on the weekends. I have had a conversation with the Petersburg School District and they have acknowledged that the public utilizes the elementary school parking lot after school hours and they are aware that families may choose to park in that area as well.

Due to the fact that there is not a parking lot on our property I will be enforcing parents/visitors who do want to come inside park at one of these locations. This requirement will be part of the class rules/liability waiver that all families have to sign in order to participate in my classes. The previous location I was renting (John Hanson Hall) had very limited parking as well and it was never an issue during the 2.5 years I held my classes there. The longer-term solution would be adding parking in front of the garage. The garage is situated 22 feet from the Excel Street property line, which means there is enough room for any standard length vehicle to park in front of the garage and be completely off the street. This option would involve removing the trees/shrubs that are currently in front of a portion of the garage and adding rock fill to create an even parking surface. The requirement for off street parking is one spot per five students. The maximum capacity of my classes is 10 students. Therefore we need to provide two additional parking spaces. This is attainable in front of the garage as it is 40ft wide. I feel this is the most attainable solution however there could be other alternatives for parking such as applying to develop the right of way of 7th street and use parcel ID 01006134 for parking or add a drive on the left hand side (when looking at the garage) and add a parking area on parcel 01006141 both of which are parcels we own.

There is a door that leads to the foyer of the garage located at the back side, far off the street, and completely on our property. This will be the entrance and exit used for the facility. It is situated in a location that will allow for any foot traffic of people coming in or out of the facility to be on our property and completely off the street. For the past three years my classes have been predominantly drop off and pick up. Several families already carpool, several kids walk from their homes or school, and some afterschool programs like kinderskog have walked and dropped off kids to my classes. We are fortunate to live in a community where many families will feel comfortable allowing their kids to walk 0.2 miles from the school to 607 excel street for their class. For classes that are not directly after school or for those not attending school as well as for pick up at the conclusion of the class, I have the options of the Rebbi Hus, Petersburg Children's Center and the elementary school parking lot. I do require all participants of my class to sign a liability waiver. I will ensure to include the required parking stipulations in the waiver and ensure that all families are following the proper protocol. I feel confident that all my participants will be willing to follow the protocols in order to be respectful to the neighborhood members and we will operate in such a way knowing that if the rules are not followed we are at risk of losing the space.

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.**

This proposed location of my gymnastics/fitness school shall benefit the community as it will continue to provide a year-round physical outlet for kids and adults alike. Gymnastics not only allows participants to improve their balance, coordination, and strength, but also improves discipline, independence, self esteem, and confidence. I think these sentiments and more are echoed in the letters of support included with this application. A small town faces hurdles with attracting new residents as well as retention of those that already live here. You can say that Petersburg has everything you need, but not everything you want. You could say that you can overlook the things you want, however eventually some families may feel the wants of their children, for example to participate in a certain sport or activity, may drive them away from town if they cannot get this service here. While I can recognize that this activity would be best suited in a large, 2,500+sq ft warehouse in a different area of town, the fact of the matter is that that is not attainable or sustainable for this program at this time. I do have a full time job working at Viking Travel which I co-own with my husband. I am running this program out of passion and desire to provide a program and another option for a healthy outlet to the community. I feel this location is centrally located in town to allow a variety of participants and families to attend class that may not be feasible to get to if it was further from town. I am hopeful that everyone can see the benefit of this program and my commitment to being a respectful and compliant neighbor so I can continue to have a healthy and positive impact on the community of Petersburg.



existing garage to be used for school
☆ off street parking areas available

Proposed Location for Fitness Fundamentals

607 Excel Street

01-006-142 & 01-006-137

COMMUNITY CENTER -010

DOLPHIN ST

NATURE BOARDWALK TRAIL 051
NATURE BOARDWALK

-069

-070

MORT FRYER BALL FIELD PARK

POINT TRAIL PARK



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

-125	-127	-130	-131	-132	-133
-155	-149	-128	-145	-139	-134
	-148	-144	-141	-138	-135
-152	-151	-146	-143	-137	-136
	-147				

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

-170	-171
-178	-173
-177	-176

EXCEL ST

-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	-245
-246	

-252	-251
-258	
-257	-255

FRAM ST

-720

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

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

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

-370	-372
-378	
-376	

GJOA ST

-820	-822
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HAUGEN DR

DEVILS THUMB PLAYGROUND

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

