

Planning Commission Staff Report

Meeting date: April 11, 2023

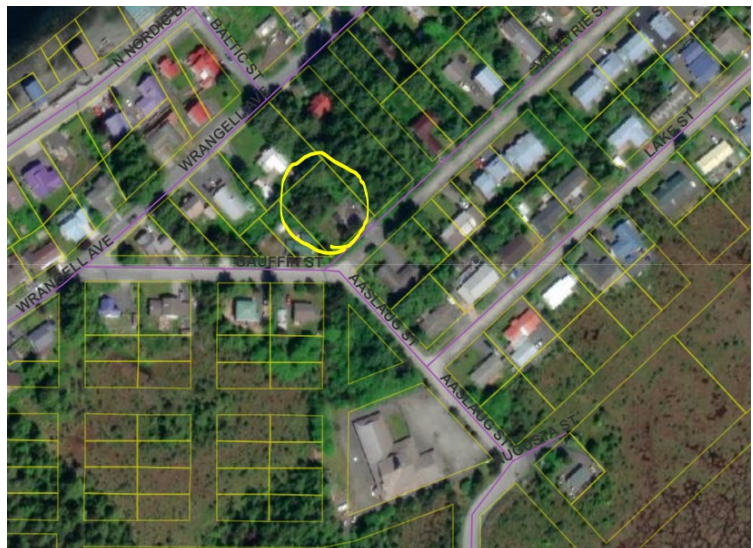
TO: Planning Commission
FROM: Liz Cabrera, Community & Economic Development Director
Subject: **CONDITIONAL USE PERMIT – 1003 Valkyrie St (01-002-345)**
Derek & Stacey Thorsen

Recommended Motion:

I move we approve a temporary conditional use permit, not to exceed 2 years, for a trailer for construction purposes at 1003 Valkyrie St along with the findings of fact and conditions of approval as presented.

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

1. An application for a variance was submitted by Derek & Stacey Thorsen (applicants) and fees paid on March 7, 2023.
2. The Planning Commission accepted and scheduled the application for a public hearing at their March 14, 2023 meeting.
3. The zoning of the subject parcel is single-family residential. There is access to municipal water, sewer, and electric service.
4. Surrounding properties are zoned single-family residential. The surrounding area is well-developed with residences.
5. Subject parcel size is approximately 14,700 sf.
6. The parcel is vacant except for an existing gravel pad.
7. The applicant is reroofing their primary residence and would like to reside in a travel trailer during construction.
8. Travel trailers are not allowed as a primary use or conditional use in the single-family residential district; however, PMC 19.20.040(B) allows the Planning Commission to issue a conditional use permit for trailers for construction purposes.
9. In the past, the Planning Commission has issued a CUP under this authority for a limited amount of time, usually two years. Applicants needing additional time to complete their project would need to seek an extension from the commission.
10. Hearing notices were mailed to property owners within 600 feet of the subject parcel on March 23, 2023.
11. On April 11, 2023, a duly noticed public hearing was held by the Petersburg Planning & Zoning Commission.



Planning Commission Staff Report

Meeting date: April 11, 2023

12. 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 & Zoning Commission makes the following determinations:

A. 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 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 commission shall require the conditional user to take those steps necessary so that the permitted conditional use will not be offensive because of injurious and noxious noise, vibrations, smoke, gas, fumes, or odors or will not be hazardous to the community because of danger of fire or explosion.

Yes No

REASON: The travel trailer is temporary until construction on the applicant's home is complete or the CUP expires.

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

Yes No

REASON: The subject parcel has a gravel pad with sufficient room for the travel trailer and off-street parking for vehicles.

C. 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.

Yes No Not Applicable

CONDITIONS OF APPROVAL:

1. The Conditional Use Permit expires two years from date of approval. The Planning Commission may extend the permit prior to expiration upon receipt of a written request from the applicant.
2. Discharge of grey/black water is prohibited. The applicant is required to ensure the travel trailer/RV is connected to the municipal sewer system or has a working holding tanks that can be discharged at the borough dump station.
3. Storage is not a principal use allowed in the single-family residential district (PMC 19.20.020). All vehicles and other items shall be removed from the subject parcel upon expiration of the conditional use permit.
4. Violation of any of the conditions of approval may result in revocation of the conditional use permit and/or violation of borough zoning and nuisance codes.

Planning Commission Staff Report

Meeting date: April 11, 2023

Chair, Planning Commission

Secretary, Planning Commission