

Planning Commission Report & Finding of Fact

Commission Meeting Date: December 10, 2024

APPLICANT/AGENT:

Petersburg Borough

OWNER(S), IF DIFFERENT:

LEGAL DESCRIPTION:

Lot 13B, Plat 2008-15

LOT AREA:

Lot 13B - 98,881 sf

LOCATION:

1020 Sandy Beach Rd (Lot 13B)

SURROUNDING ZONING

North: Rural Residential

South: Public Use/Single Family

East: Public Use/Single Family

West: Unclassified

ZONING:

Rural Residential

PID:

01-014-700

APPLICATION SUBMISSION DATE:

Assembly motion – 11/4/2024

RECOMMENDATION:

Recommend rezone

I. APPLICANT REQUEST: The Borough Assembly initiated an amendment of the Borough zoning map.

II. APPLICABLE CODES:

19.84 AMENDMENTS

19.19 RURAL RESIDENTIAL DISTRICT

19.20 SINGLE-FAMILY RESIDENTIAL DISTRICT

III. FINDINGS:

- a. Ron and Anne Loesch applied to purchase borough property at 1020 Sandy Beach Rd (Lot 13B).
- b. At the October 2024 Planning Commission meeting, the commission recommended the Borough Assembly rezone the property prior to disposal. The Assembly concurred and initiated a motion to rezone.
- c. The subject property is a vacant lot.
- d. The RR district requires a minimum of 1-acre lots and is intended for one single-family home per acre. However, conditional uses in the RR include mobile homes and mobile home parks.
- e. The immediate surrounding area is zoned SF or public use and is a well-developed residential area with some institutional uses (churches, park, playground) with road access and municipal power, water, and sewer located nearby.
- f. Rezoning from RR to SF would allow single-family or duplex as a primary use and reduce the minimum lot size from 1 acre to 8,000 sf. The maximum number of dwellings per lot is 2 with single family, two-family (duplex), and detached accessory dwellings allowed use. Mobile homes and mobile home parks are not allowable uses in SF.
- g. Rural residential zoning has primarily been used for areas of Service Area 1 without access to municipal water and sewer. The larger minimum lot size of 1 acre is intended to ensure sufficient acreage for on-site septic systems and create a more rural, lower density area.
- h. Although the Sandy Beach Rd neighborhood is zoned single-family, lot sizes vary significantly from large multi-acre parcels to lots of 9,000/10,000-sf. The area is generally less dense than other neighborhoods apart from certain stretches of the waterfront.

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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

- a. The application is classified as a request to amend the borough zoning map.
- b. Criteria – Per 19.84.030, The Planning Commission’s report to the Assembly shall include findings as to need and justification for the proposed change, including findings as to the effect which the proposed change would have on the objective of the comprehensive plan.

The 2016 comprehensive plan recommends future land use for this area be Low- Density Residential. The intended use is lower density residential, *Single family or duplex residential, option for accessory dwelling units and home-based businesses, 1-4 dwellings per acre (DUA) is most common; but allow option for densities up to 6-8 DUA.*

VI. ACTION

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

1. The rezone responds to market demand for developable residential property.
2. The rezone is consistent with the objectives of the comprehensive plan by providing residential land for development at appropriate densities.
3. The proposed development is located on the road system and utility service area, so it is appropriate to zone for higher residential density.
4. No significant expansion of municipal roads or utilities is required to develop the property.

Approved by the commission by a vote of 4-0.

EXHIBITS

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



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, December 10, 2024

12:00 PM

Assembly Chambers

1. Call to Order

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

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Vice-Chair Heather O'Neil
Commissioner Jim Floyd
Commissioner Phillip Meeks

ABSENT

Commissioner John Jensen
Commissioner Marietta Davis

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commissioner Floyd, Seconded by Commissioner Meeks.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks

4. Approval of Minutes

A. November 12, 2024, Meeting Minutes.

The November 12, 2024, meeting minutes were unanimously approved.

Motion made by Commissioner Floyd, Seconded by Commissioner Meeks.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks

5. Public Comment

None.

6. Consent Calendar

None.

7. Public Hearing Items

- A. Final Plat approval for an application from John and Miriam Swanson for major subdivision and vacation of a portion of the Ramona St right-of-way at 1320 Nordic Dr. (PID: 01-002-161).

Dave Thynes spoke as the surveyor to make himself available for any questions.

Director Liz Cabrera spoke to clarify the final plat and the consolidation of the ROW with their main Lot 1A to make Lot 1AA.

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

- B. Recommendation to the Borough Assembly to rezone Lot 13B, Plat#2008-15 from Rural Residential to Single-Family Residential at 1020 Sandy Beach Rd. (PID: 01-014-700).

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

- C. Recommendation to the Borough Assembly to establish a Marine Industrial Overlay District at the Port Dock area and Scow Bay Turnaround area.

John Wikan spoke to say the zoning is fine the way it is now. Every business is marine related. If you make it strictly marine related, who is to say what is or is not marine related?

Glorianne Wollen, Harbormaster spoke in support of this district and the importance of protecting the waterfront for marine use.

Motion made by Commissioner Floyd, Seconded by Commissioner Meeks.

Commissioner Meeks asked to table this for further discussion.

Commission Chair Fry stated it would be continuing the discussion at the next meeting, not tabling.

Motion made by Commissioner Floyd to postpone and continue the conversation at the January meeting, Seconded by Commissioner Meeks.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks

7. Non-Agenda Items

- A. Commissioner Comments
None.
- B. Staff Comments

Liz said the next meeting is January 14th and asked the commissioners to notify herself or Anna if they could not attend. Also, at the next meeting we will have the 2025 planning commission calendar.

C. Next Meeting is January 14, 2025, at 12:00pm.

9. Adjournment

The meeting adjourned at 12:20PM.

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

A. Applicant Material

 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE:
		PUBLIC NOTICE FEE: \$70.00
		TOTAL:
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Petersburg Borough		NAME
MAILING ADDRESS PO Box 329		MAILING ADDRESS
CITY/STATE/ZIP Petersburg, AK 99833		CITY/STATE/ZIP
PHONE 907-772-4425		PHONE
EMAIL		EMAIL
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: 1020 Sandy Beach Rd		
PARCEL ID: 01-014-700	ZONE: RR	OVERLAY:
CURRENT USE OF PROPERTY: vacant		LOT SIZE: 98,881
PROPOSED USE OF PROPERTY (IF DIFFERENT): residential		
CURRENT OR PLANNED SEWER SYSTEM: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
CURRENT OR PLANNED WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): Sandy Beach Road		
TYPE OF APPLICATION & BASE FEE		
<input checked="" type="checkbox"/> 19.84 Zoning Change (\$100)		
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)		
<input type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)		
<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): _____		Date: _____
Owner: _____		Date: _____
Owner: _____		Date: _____
Owner: _____		Date: _____

Petersburg Borough Property
 1020 Sandy Beach Road
 01-014-700

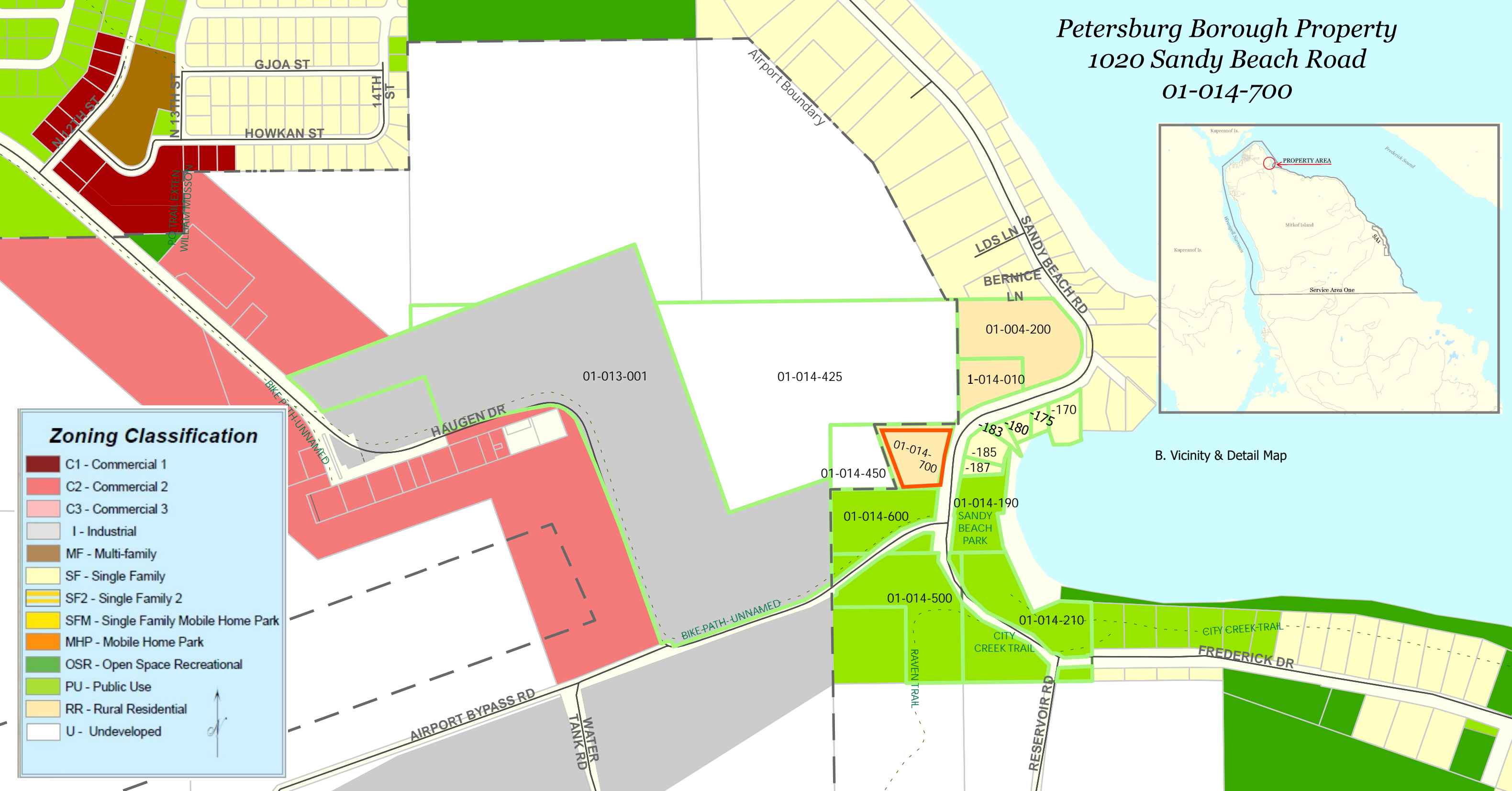


B. Vicinity & Detail Map

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

↑





November 18, 2024

**PETERSBURG BIBLE CHURCH
PO BOX 704
PETERSBURG, AK 99833-0704**

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

Recommendation to the Borough Assembly to rezone Lot 13B, Plat#2008-15 from Rural Residential to Single-Family Residential at 1020 Sandy Beach Rd. (PID: 01-014-700).

The public hearing and consideration of the application will be held:	Tuesday, December 10th, 2024, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , 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.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
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
LOESCH RONALD JOHN LOESCH ANNE MARIE		PO BOX 451	PETERSBURG	AK	99833-0451
OHMER SUSAN		PO BOX 556	PETERSBURG	AK	99833-0556
STRAND NANCY		PO BOX 505	PETERSBURG	AK	99833-0505
BERGERON SAMUEL EDWARD MILLARD LINDA GAY		PO BOX 2090	PETERSBURG	AK	99833-2090
DUDDLES MATTHEW W DUDDLES JOLYN I		PO BOX 490	PETERSBURG	AK	99833-0490
FORNER MURPHY FORNER MARY		PO BOX 191056	ANCHORAGE	AK	99519-1056
PETERSBURG BIBLE CHURCH		PO BOX 704	PETERSBURG	AK	99833-0704
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579