

Planning Commission Staff Report & Finding of Fact

Meeting Date: November 14, 2023

APPLICANT/AGENT:

Dave Thynes

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lots 3-8, Block 264,
Northeast Subdivision

LOT AREA:

50,000 Sq Ft

LOCATION:

Undeveloped property
Between Lake St. and Augusta St.

SURROUNDING ZONING:

North: SFR
South: SFR
East: SFR
West: SFR

ZONING:

Single-Family Residential (SFR)

PID:

01-003-473, -475, -476, -477, -480, 481

RECOMMENDATION:

Approve

I. APPLICANT REQUEST: The applicant is requesting a replat of Lots 3-8, Blk 264, Northeast Subdivision creating a 50-foot R.O.W.

II. APPLICABLE CODES:

18.19 REPLAT

19.20 SINGLE-FAMILY RESIDENTIAL

III. FINDING:

- a. Subject property is borough-owned vacant land located between the Lake St and Augusta St rights-of-way, near Hungry Pt.
- b. Currently, only 2 of the existing lots (Lots 3&8) meet minimum lot size. The remaining lots are substandard.
- c. The properties are not adjacent to municipal water, wastewater, power, or developed roads.
- d. The proposed replat would create a new 50' right of way through block 264, eliminating Lot 3 and Lot 8.
- e. The replat creates a new Block 265 and replats the four remaining lots into legal sized lots of 10,000 sf each (Lots 4A, 5A, 6A, and 7A.)
- f. The replat is part of the Pumpstation #4 reconstruction project. As part of the project, the
- g. The new right-of-way will be used to lay a new wastewater line from Pumpstation #4, located on N Nordic Drive to Sandy Beach Rd.

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

The application is classified as a request to replat.

a. ZONING DISTRICT STANDARDS

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Minimum Standards for Zoning District and Use			
	Requirement	Proposed Lots	Analysis
Minimum Lot Size	8,000 sf	10,000 sf	Conforms
Minimum Road Frontage	80'	100'	Conforms
Front Yard	20'		
Rear Yard	20'		
Side Yard	10'		
Max. Height			
Max Lot Coverage	35%		
Fire Code Separation	n/a		
Off-street Parking	n/a		
Max Height Fence	6'		

c. Criteria – Per 18.14, the platting authority shall inquire into and determine the merits of the relief petitioned for and make such order as justice and the public welfare require.

VI. ACTION

Proposed motion: I move to approve a replat of Lots 3-8, Block 264, Northeast Subdivision along with the findings as presented.

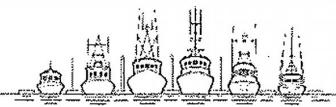
Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Board, makes the following recommendation to the Borough Assembly:

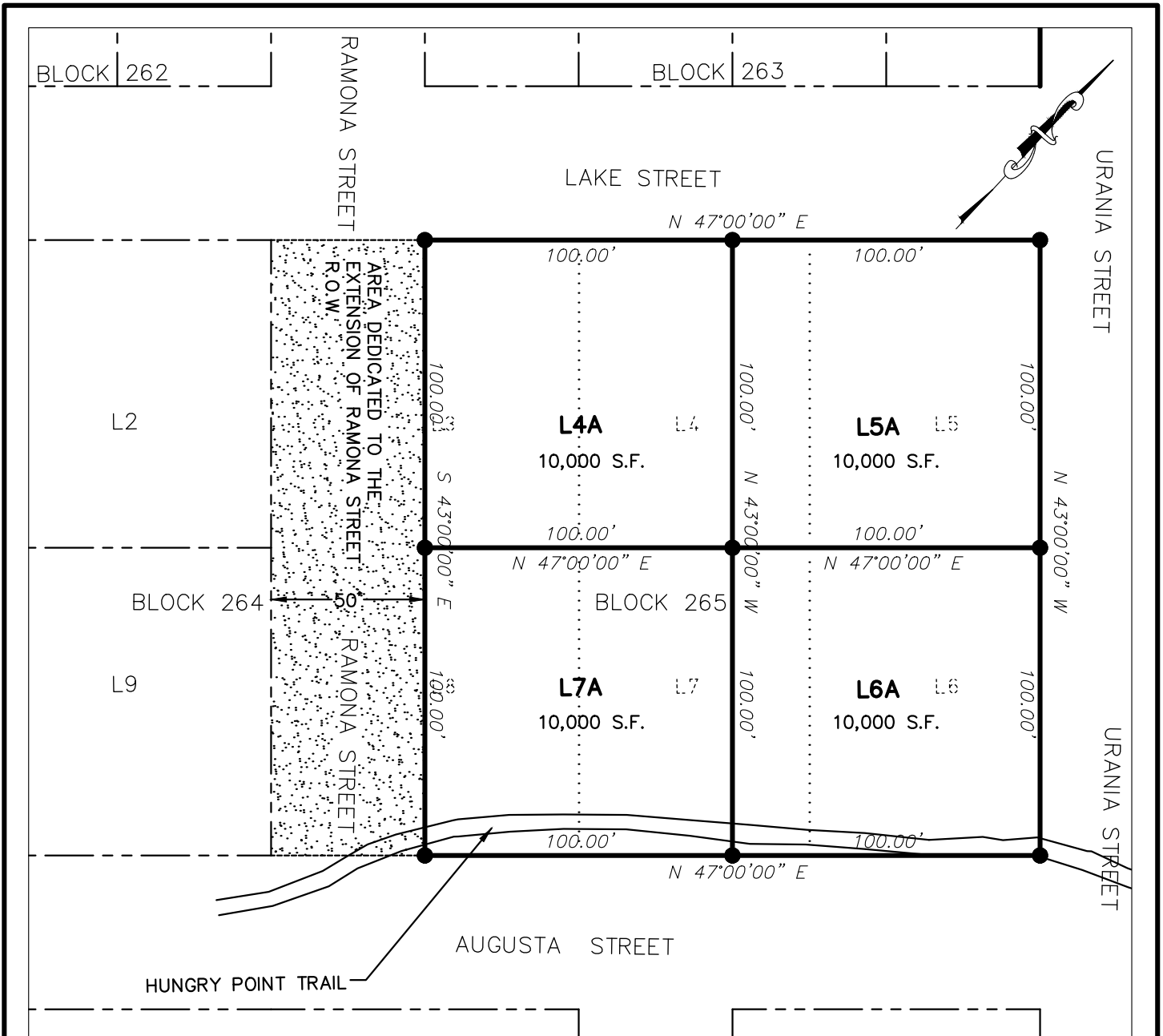
- a. The proposed subdivision meets the general conditions outlined in Title 18 for a replat.
- b. The replat creates a new right-of-way and four 10,000 sf lots.
- c. The replat is necessary for the proposed reconstruction and rerouting of the existing Pumpstation #4 wastewater line.
- d. As a condition of approval, the Applicant/Owner shall:
 - 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.

EXHIBITS

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

Exhibit A

 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE: 115-
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: 185.00
DATE RECEIVED: _____	RECEIVED BY: _____	CHECK NO. or CC: _____
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Dave Thynes		NAME Petersburg Borough
MAILING ADDRESS Box 533		MAILING ADDRESS Box 329
CITY/STATE/ZIP Petersburg/Alaska/99833		CITY/STATE/ZIP Petersburg/Alaska/99833
PHONE (907) 518-0075		PHONE _____
EMAIL fvnocona@gmail.com		EMAIL _____
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: Lot 3 through lot 8 of block 264 of U.S. Survey 1252		
PARCEL ID: 01003473,475,476,477,480,481	ZONE: SFR	OVERLAY: _____
CURRENT USE OF PROPERTY: vacant land		LOT SIZE: _____
PROPOSED USE OF PROPERTY (IF DIFFERENT): Retain S.F.R. zone but create a 50' R.O.W. to extend Ramona St		
CURRENT OR PLANNED SEWER SYSTEM: <input type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
CURRENT OR PLANNED WATER SOURCE: <input type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): Lake Street or Augusta St.		
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/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: _____



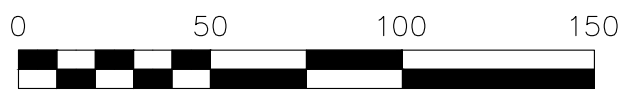
**PRELIMINARY PLAN
RAMONA STREET SUBDIVISION AND
RAMONA STREET R.O.W. EXTENSION**

A CONSOLIDATION & SUBDIVISION OF
LOTS 3, 4, 5, 6, 7, & 8 BLOCK 264 OF U.S.S. 1252 TO
FORM LOTS 4A, 5A, 6A, & 7A, BLOCK 265 OF U.S.S. 1252
AND THE DEDICATION OF A 50' R.O.W. TO EXTEND
RAMONA STREET DIVIDING FORMER BLOCK 264 INTO BLOCK 264
AND BLOCK 265 OF U.S. SURVEY 1252
PETERSBURG RECORDING DISTRICT

NOTE: ALL ADJOINING LOTS OWNED BY THE
PETERSBURG BOROUGH.

AREA SUMMARY:

- PTN. OF LOT 8 TO BE DEDICATED TO
RAMONA STREET R.O.W. = 5,000 S.F.
- PTN. OF LOT 3 TO BE DEDICATED TO
RAMONA STREET R.O.W. = 5,000 S.F.
- PTN. OF LOT 8 TO LOT 7A = 2,500 S.F.
- PTN. OF LOT 8 TO LOT 5A = 2,500 S.F.
- PTN. OF LOT 3 TO LOT 6A = 2,500 S.F.
- PTN. OF LOT 3 TO LOT 4A = 2,500 S.F.
- LOT 7A TOTAL = 10,000 S.F.
- LOT 5A TOTAL = 10,000 S.F.
- LOT 6A TOTAL = 10,000 S.F.
- LOT 4A TOTAL = 10,000 S.F.



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

SURVEY COMPLETED 10/05/23 **DRAWN BY D.C.T.**

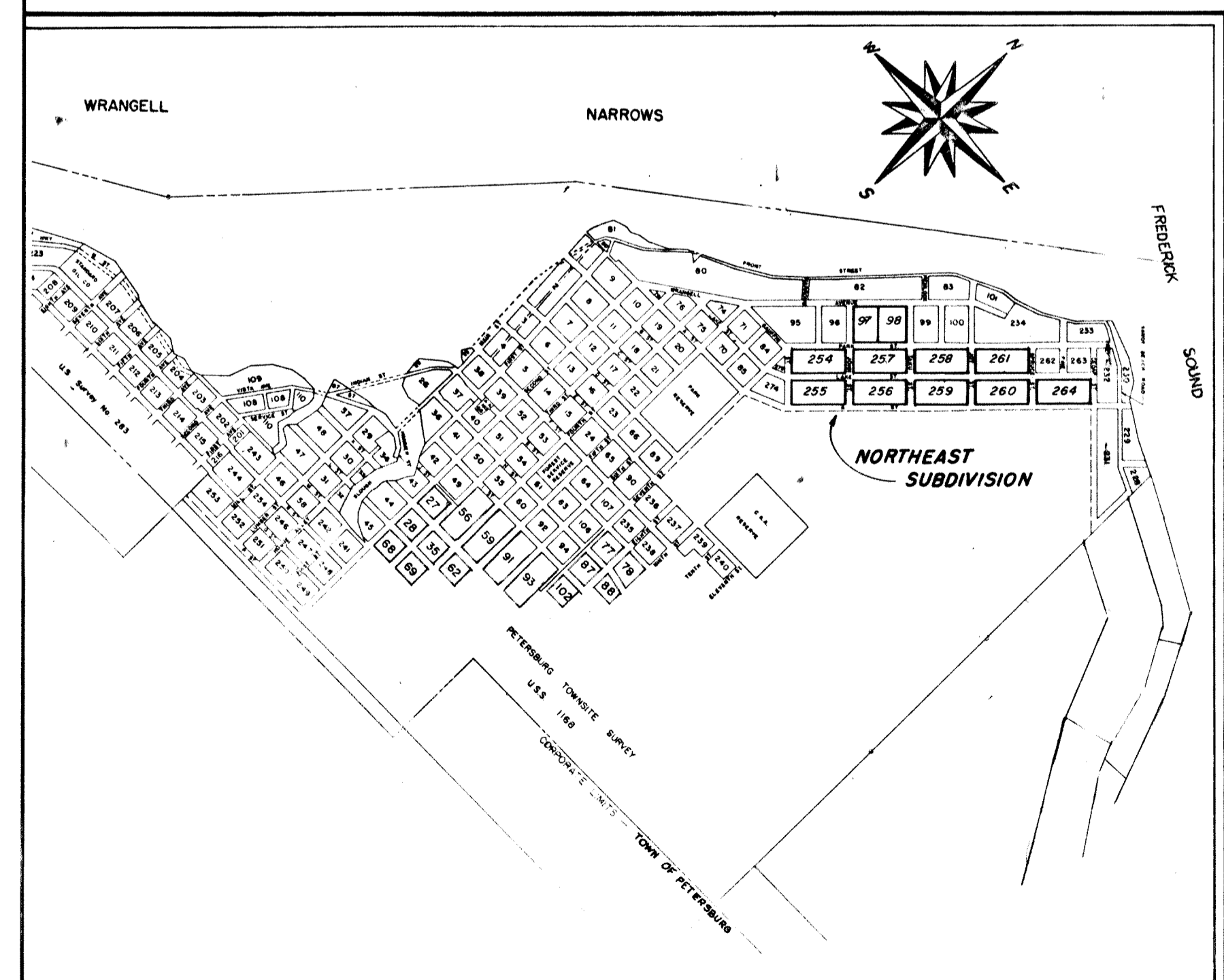
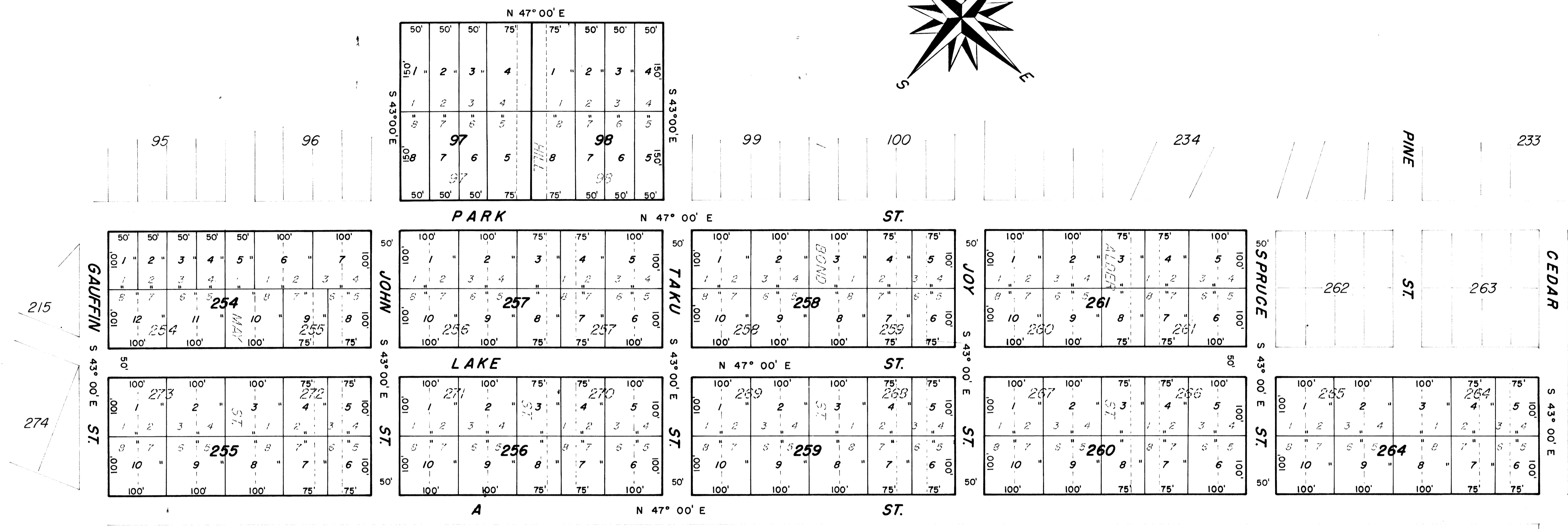
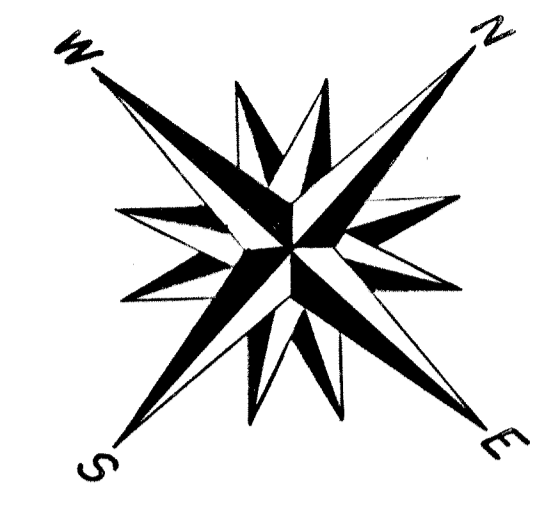
DRAWING No. LT10 BLK234 CON/SUBD 2023

Petersburg Borough Property

01-003-480, -481, -477, -476, -475, -473
& Creation of Ramona Street Right-of-Way

Exhibit B





VICINITY MAP
Scale: 1" = 1050'

--- INDICATES ORIGINAL BOUNDARY LINE

CERTIFICATE OF APPROVAL
BY
CITY OF PETERSBURG PLANNING AND ZONING COMMISSION
AND BY
PETERSBURG COMMON COUNCIL

I hereby certify that the plat shown hereon was approved by order of the City of Petersburg Planning and Zoning Commission on the 5th day of September, 1967, and that the said Commission on said date ordered that the plat be recorded in the records of the District Judge, Petersburg Recording District.

Dated at Petersburg, Alaska, this 5th day of Sept, 1967
Attest:
[Signature] Chairman, City of Petersburg Planning and Zoning Commission

I hereby certify that the order of the City of Petersburg Planning and Zoning Commission approving the said plat on 5/26 was approved by resolution of the City of Petersburg Common Council dated Sept, 1967.

Dated at Petersburg, Alaska, this 5 day of Sept, 1967
Attest:
[Signature] City Clerk
[Signature] Mayor, City of Petersburg

RECORDED - FILED
Petersburg REC. DIST.
DATE January 17, 1969
TIME 3:00 P.M.
Submitted by City of Petersburg

CERTIFICATE OF REGISTERED ENGINEER

I hereby certify that I am a registered professional civil engineer and that this plat represents the survey made by me or under my direct supervision, and that all dimensional and other details are correct to the best of my knowledge.

Aug. 22, 1967



PLAT OF
NORTHEAST SUBDIVISION
RESUBDIVISION OF BLOCKS 97,98,254-261 & 264-273
TOWNSITE OF PETERSBURG
PETERSBURG, ALASKA

Scale: 1" = 100'
August 18, 1967
TONER & NORDLING • REG'T. ENGRS. • JUNEAU, ALASKA



October 23, 2023

**EDGARD JAMES F JESTEL ALISA M
 PO BOX 1814
 PETERSBURG, AK 99833-1814**

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:
An application from the Petersburg Borough to replat Lots 3, 4, 5, 6, 7, and 8, Block 264, Northeast Subdivision to create a 50-foot right-of-way and four 10,000-sf residential lots (PID: 01-003-473, 001-003-475, 1-003-476, 01-003-477, 01-003-480, 01-003-481).

The public hearing and consideration of the application will be held:	Tuesday, November 14th 2023, 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
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
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
SWANSON JOHN R	SWANSON MIRIAM M	PO BOX 1546	PETERSBURG	AK	99833-1546
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
ALBERG KAYLYNN		17904 3RD AVE NW	SHORELINE	WA	98177
BIGGERS PATRICIA L		PO BOX 1633	PETERSBURG	AK	99833-1633
BOSWORTH DALE	BOSWORTH LESLEY	PO BOX 45	PETERSBURG	AK	99833-0045
BROCK RICHARD V	BROCK MICHELLE M	PO BOX 2127	PETERSBURG	AK	99833-2127
CORRAO KARLA M		PO BOX 1066	PETERSBURG	AK	99833-1066
CURRY CLYDE	CURRY JEAN	PO BOX 572	PETERSBURG	AK	99833-0572
CUSHING DAVID	CUSHING MARLENE	PO BOX 1356	PETERSBURG	AK	99833-1356
EDGARD JAMES F JESTEL ALISA M		PO BOX 1814	PETERSBURG	AK	99833-1814
EDGARS GORDON	EDGARS SANDRA	PO BOX 641	PETERSBURG	AK	99833-0641
ERBEY CYNTHIA ANN	GRESETH FAMILY IRREVOCABLE TRUST	PO BOX 70	PETERSBURG	AK	99833-0070
FLINT SUSAN H	FLINT CHARLES W	PO BOX 927	PETERSBURG	AK	99833-0927
HARAI SUSAN E		PO BOX 612	PETERSBURG	AK	99833-0612
JAKOBSEN MAGNUS A	JAKOBSEN PAULINE G	PO BOX 201	PETERSBURG	AK	99833-0201
KVERNVIK JERALD A	KVERNVIK JANICE K	PO BOX 1221	PETERSBURG	AK	99833-1221
LYONS COLT H	CRAIN CAROLINE	PO BOX 74	PETERSBURG	AK	99833-0074
MARTINSEN JAMES H	MARTINSEN DONNA	PO BOX 385	PETERSBURG	AK	99833-0385
MULLEN LUCAS JOEL	MULLEN HILLARY BURGESS	PO BOX 543	PETERSBURG	AK	99833-0543
NILSEN MATT J	NILSEN VALAREE J	PO BOX 1463	PETERSBURG	AK	99833-1463
OHMER JUDY M		PO BOX 372	PETERSBURG	AK	99833-0372
PEELER ZACHARY ALFRED		PO BOX 761	PETERSBURG	AK	99833-0761
PETERSON LARRY W	PETERSON SUZANNE M	PO BOX 1384	PETERSBURG	AK	99833-1384
RAVEN 1 LLC		307 NE 7TH ST	MCMINNVILLE	OR	97128
SCRIMSHER SETH		PO BOX 1233	PETERSBURG	AK	99833-1233
STOLPE BJORN H	STOLPE SHANNON R	PO BOX 1487	PETERSBURG	AK	99833-1487
STOLPE JAMES D STOLPE TERESA G		PO BOX 1466	PETERSBURG	AK	99833-1466
VILLAMOR CHAD		PO BOX 462	TOPOCK	AZ	86436