

# Planning Commission Staff Report & Finding of Fact

Meeting Date: August 12, 2025

APPLICANT/AGENT:

Bryan & Lisa Haas

OWNER(S), IF DIFFERENT:

LEGAL DESCRIPTION:

Ptns of GL 18, 19, 28

LOT AREA:

5.079 acres

LOCATION:

780-790 Mitkof Highway

SURROUNDING ZONING:

North: RR

South: RR

East: RR

West: RR

ZONING:

Rural Residential (RR)

PID:

01-174-140, 150, 152

APPLICATION SUBMISSION DATE:

July 8, 2025

RECOMMENDATION:

Approve with conditions

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I. APPLICANT REQUEST: The applicant is requesting a minor subdivision to consolidate three government lots into one.

II. APPLICABLE CODES:

18.20 MINOR SUBDIVISION

19.16 RURAL RESIDENTIAL

III. FINDING:

1. Subject property located at 780-790 Mitkof Highway.
2. The surrounding area is semi-developed residential along the highway.
3. Legal access is provided from Mitkof Highway
4. Municipal electricity is available to the property.
5. Existing single-family dwelling with detached garage is consistent with rural residential zoning.

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 minor subdivision.

**a. Zoning District Standards**

Rural Residential Zoning

	Criteria	Proposed	Analysis
Lot Size	1 acre	5.079 ac	Conforms

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Lot Coverage	35%	2%	Conforms
Road Frontage	200 ft	359 ft	Conforms
Front Setback	25 ft	5 ft	Variance approved
Side Setback	15 ft		Enforced during building permit review
Rear Setback	0 ft/25 ft		Enforced during building permit review

**b. 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;	Creates 1 lot	Conforms
2.The plat provides legal and physical access to a public highway or street for each lot created by the subdivision;	Mitkof Highway	Conforms
3.The plat does not contain or require a dedication of a street, right-of-way, or other area;	None	Conforms
4.The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation;	None	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;	Sketch as submitted does not conform to survey standards.	The final survey will have all outside corners marked and 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.	Departments provided with application. No comments received.	Conforms

## VI. ACTION

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

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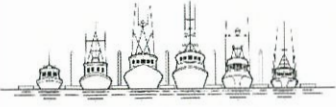
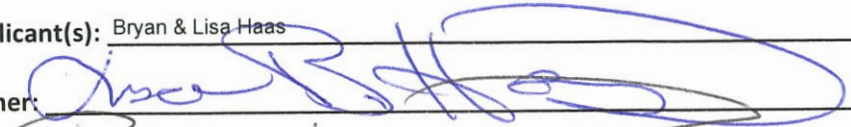
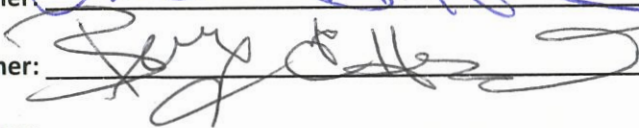
**Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Board, makes the following determination:**

- a. The proposed Haas Subdivision meets the conditions outlined in Title 18 for a minor subdivision.
- b. The surrounding area semi-developed along the Mitkof Highway corridor.
- c. The subject property has a single-family dwelling, outbuilding, and a partially constructed boat shed.
- d. The RR district allows one-family dwellings as principal use. Allowed accessory uses include garages and boathouses. The principal use must be established before an accessory use may be permitted.
- e. Consolidation of the three lots establishes the primary residential use and allows for construction of a boat shed on the former Lot 18 area, Applicant received a variance in July 2025 to construct a boat shed within 5 ft of the front property line.
- f. 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.
  - Submitted plat shall have at least two outside corners of the whole subdivision tract referenced to publicly recorded survey markers.
  - Submitted plat shall be referenced to publicly recorded markers.

## **EXHIBITS**

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

## A. Applicant Material

 <b>PETERSBURG BOROUGH LAND USE APPLICATION</b>		CODE TO: <b>110.000.404110</b>
		BASE FEE: \$105
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: \$175
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC: <u>CC</u>
<b>APPLICANT/AGENT</b>		<b>LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)</b>
NAME <b>Rick G. Braun, L.S.</b>		NAME <b>Bryan &amp; Lisa Haas Living Trust</b>
MAILING ADDRESS <b>P.O. Box [REDACTED]</b>		MAILING ADDRESS <b>P.O. Box [REDACTED]</b>
CITY/STATE/ZIP <b>Petersburg, AK 99833</b>		CITY/STATE/ZIP <b>Petersburg, AK 99833</b>
PHONE <b>[REDACTED]</b>		PHONE <b>[REDACTED]</b>
EMAIL <b>[REDACTED]</b>		EMAIL <b>[REDACTED]</b>
<b>PROPERTY INFORMATION</b>		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <b>PTNS. OF G.L. 18, 19 &amp; 28 THAT LIE N. OF THE N. R.O.W. OF MITKOF HWY.</b>		
PARCEL ID: <b>01174140, 01174150, 01174152</b>	ZONE: <b>Rural Residential</b>	OVERLAY:
CURRENT USE OF PROPERTY: <b>RESIDENTIAL</b>		LOT SIZE: <b>5.079 Ac.</b>
PROPOSED USE OF PROPERTY (IF DIFFERENT): <b>Residential</b>		
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):		
<b>TYPE OF APPLICATION &amp; BASE FEE</b>		
<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)		
<b>SUBMITTALS:</b>		
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.		
<b>SIGNATURE(S):</b>		
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>Bryan &amp; Lisa Haas</u>		Date: _____
Owner: 		Date: <u>7/8/2025</u>
Owner: 		Date: <u>7/8/2025</u>
Owner: _____		Date: _____

# WRANGELL NARROWS

$S80^{\circ}44'53"E$  386.46'  
 $N02^{\circ}56'18"E$  30.84'

G.L. 13  
 OWNER: BRYAN & LISA HAAS  
 LIVING TRUST

$N89^{\circ}49'13"E$  297.18'

G.L. 14  
 OWNER: PETERSBURG BOR.

N. PTN. G.L. 20  
 OWNER: BRYAN & LISA HAAS  
 LIVING TRUST

$N00^{\circ}16'54"W$  330.37'

N. PTN.  
 G.L. 19

TRACT H  
 5.079 AC.

N. PTN.  
 G.L. 18

W. PTN.  
 G.L. 17  
 OWNER: PETERSBURG BOR.

LOT LINES ELIMINATED  
 BY THIS SURVEY

$N80^{\circ}48'45"W$  359.27'

N. PTN.  
 G.L. 28

N. PTN.  
 G.L. 29  
 OWNER: BRYAN & LISA HAAS  
 LIVING TRUST

MITKOF HIGHWAY

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	402.46'	143.70'	142.94'	$S88^{\circ}57'29"W$	$20^{\circ}27'29"$	72.62'
C2	678.11'	163.68'	163.28'	$N87^{\circ}43'38"W$	$13^{\circ}49'47"$	82.24'

G.L. 27

S. PTN.  
 G.L. 19

S. PTN.  
 G.L. 18

S. PTN.  
 G.L. 28

PRELIMINARY PLAN  
 HAAS SUBDIVISION

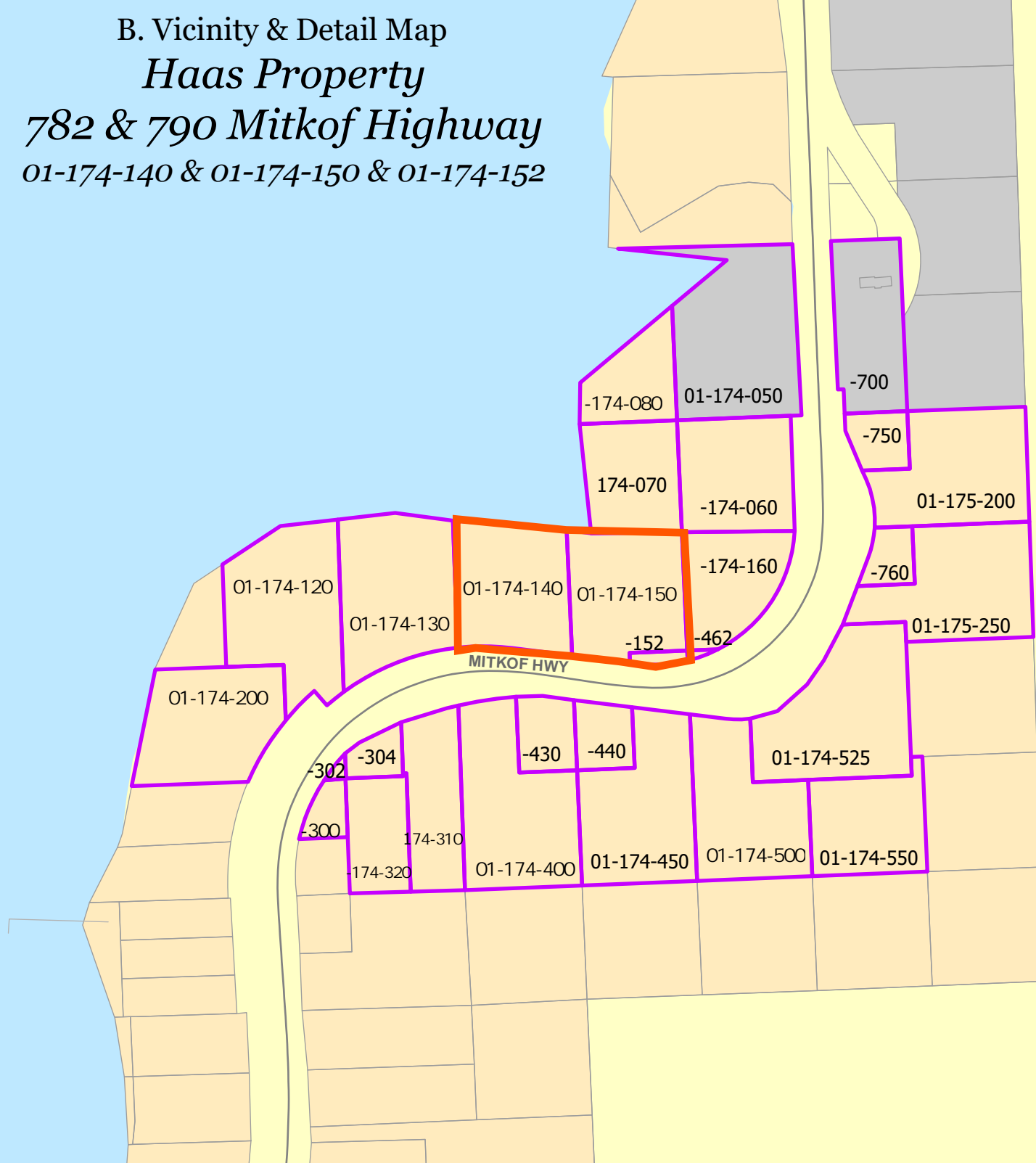
OWNER: BRYAN & LISA HAAS  
 P.O. BOX 1248  
 PETERSBURG, AK 99833
















A PLAT OF THE CONSOLIDATION  
 OF THE PORTIONS OF G.L. 18, 19 & 28  
 OF T59S, R79E, C.R.M. P.R.D.  
 THAT LIE NORTH OF THE NORTH  
 RIGHT-OF-WAY LINE OF MITKOF HWY.

TR. 2  
 MIRANDA ROSE SUBD.

B. Vicinity & Detail Map  
*Haas Property*  
*782 & 790 Mitkof Highway*  
*01-174-140 & 01-174-150 & 01-174-152*



**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





July 22, 2025

**KISSINGER EVERETT J KISSINGER KRISTINE O**  
**PO BOX [REDACTED]**  
**PETERSBURG, AK 99833 [REDACTED]**

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

**An application from Bryan and Lisa Haas for a minor subdivision at 713 MITKOF HIGHWAY (PID: 01-174-140, 01-174-150, 01-174-152).**

The public hearing and consideration of the application will be held:	<b>Tuesday, August 12<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:	<a href="mailto:acaulum@petersburgak.gov">acaulum@petersburgak.gov</a>
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

**Community & Economic Development**

PO Box 329, Petersburg, AK 99833 – Phone (907)772-4042 Fax (907)772-3759

[www.petersburgak.gov](http://www.petersburgak.gov)



Name1	Name2
CHRIST FRY	
HEATHER O'NEIL	
JIM FLOYD	
JOHN JENSEN	
PHIL MEEKS	
MARIETTA DAVIS	
DONALD SPERL	

HAAS BRYAN HAAS LISA

ALASKA MENTAL HEALTH TRUST

BEERS RUSSELL

BEHARY ALEXANDER JR

COOK RALIEGH

KISSINGER EVERETT J

LENIHAN BRIAN

NUNLEY JAMES A NUNLEY LESLEA L

ROSVOLD KAREN

SMITH STAN & BECKY

ZWEIFEL KELLY K

BEHARY JUDITH & AMBER

COOK MARSHA

KISSINGER KRISTINE O

LENIHAN LILAN

TWIN CREEK LLC

MYERS MARK & ALICE

ZWEIFEL SCOTT A