

Planning Commission Staff Report & Finding of Fact

Meeting Date:

APPLICANT/AGENT:

Commission Initiated

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Gov't Lot 12, Section 35

Lot 13B, Plat 2008-13

LOT AREA:

Lot 12 - 94,764 sf

Lot 13B - 98,881 sf

LOCATION:

1016 Sandy Beach Rd (Lot 12)

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:

01-014-010

01-014-700

APPLICATION SUBMISSION DATE:

2/5/2024

RECOMMENDATION:

Recommend rezone

I. APPLICANT REQUEST: 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) on the condition the property is rezoned to SF Residential.
- b. The borough owns another lot at 1016 Sandy Beach Rd (Lot 12) that is also zoned rural residential.
- c. On March 12, the Planning Commission voted to initiate a rezone of both Lot 12 and Lot 13B from Rural Residential to Single Family Residential.
- d. The subject properties are both vacant lots.
- e. 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.
- f. 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.
- g. The applicant's intent is to pursue the purchase of Lot 13B and to subdivide into residential lots. No request has been received to purchase Lot 12.
- h. 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.
- i. 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.

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- j. 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.

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

Proposed motion: I move to recommend to the Borough Assembly that the borough zoning map be amended by rezoning Government Lot 12, Section 35, Township 58 South, Range 79 East, Copper River Meridian, and Lot 13B, Plat # 2018-15 from Rural Residential to Single-family Residential, including findings of fact as presented.

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 no significant expansion of municipal roads or utilities is required.

EXHIBITS

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

Applicant Material



Petersburg Borough, Alaska

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Office Use:

Rec'd. by:

Fee: \$

Date Rec'd:

Date: Feb. 5, 2024

This is a request for land disposal via (circle one):

Lease Purchase Exchange Other

Parcel ID #(s) of Subject Property:

01-014-700

Proposed term of lease: _____

(total years)

Legal Description of Property:

Lot 13B

Current Zoning of Property:

Rural Residential

Applicant Name:

Ron & Anne Loesch

Applicant Mailing Address:

P.O. Box 451

Petersburg, AK 99833

Applicant Contact Info:
(phone and/or email)

Captain ron 389 @ yahoo.com
907-518-1180

1. Size of Area requested (identify the minimum area necessary in square feet):

98,881

2. Attach a map showing the location of the land requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the borough and any other information you feel should be considered. (attached additional sheet if necessary)

Long-term investment opportunity with Development well
into the future. Sale dependant on rezoning to single
family residential zoning change.

Eventually could be subdivided into 5-6 single family lots.

4. Name and address of all adjacent land owners or lessees, including upland owner(s) if applicable:
(attach additional sheet if necessary)

Susan Ohmer / Mark Tuccillo Petersburg Borough

5. Are there any existing permits or leases covering any part of the land applied for?

____ Yes ☒ No

If yes, please check one: (____ Lease ____ Permit)

Describe the type of permit or lease, if applicable, and the name and last known address of the permittee or lessee: _____

6. What local, state or federal permits are required for the proposed use? (list all)

None at present time

7. If applicant is a corporation, provide the following information:

N/A

A. Name, address and place of incorporation: _____

B. Is the corporation qualified to do business in Alaska?: ____ Yes ____ No

Name and address of resident agent: _____

8. Why should the Planning Commission recommend Assembly approval of this request?

Puts Borough Property on tax rolls
Makes land available for future development
as housing needs expand.

9. How is this request consistent with the Borough's comprehensive plan?

Meets future housing needs.

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor or Public Works Departments and obtain their comments and signatures below. (attach additional sheet if necessary):

Department Comments: WATER, WASTEWATER AND POWER DEPARTMENTS
HAVE NO PUBLIC PURPOSE FOR THE SUBJECT PROPERTY.

Signature of Department Commenter

Department Comments: Harbor Dept has no public
purpose for the subject property

Signature of Department Commenter

Department Comments: Public Works has no public purpose
for the subject property.

Signature of Department Commenter

Department Comments: Parks + Recreation has no need for this parcel.

Signature of Department Commenter

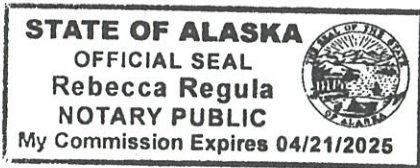
Dept Comments: ComDev has no need
for the property. Liz Caser

NOTICE TO APPLICANT(s):

Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.

I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.

Please sign application in the presence of a Notary Public.

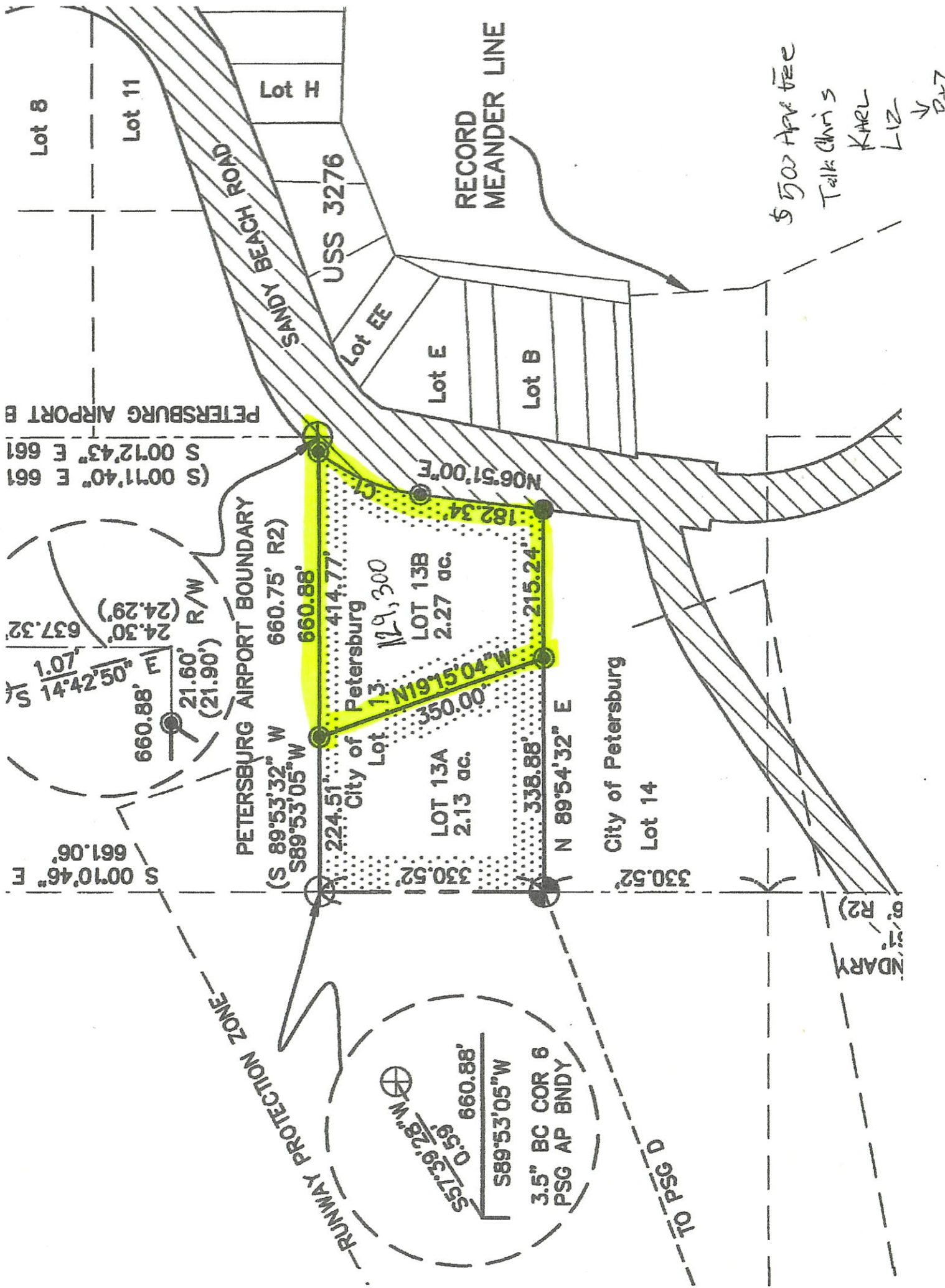


Ronald J. Loesch
Applicant/Applicant's Representative

Subscribed and sworn to by Ronald Loesch, who personally appeared
before me this 20th day of February, 2024.

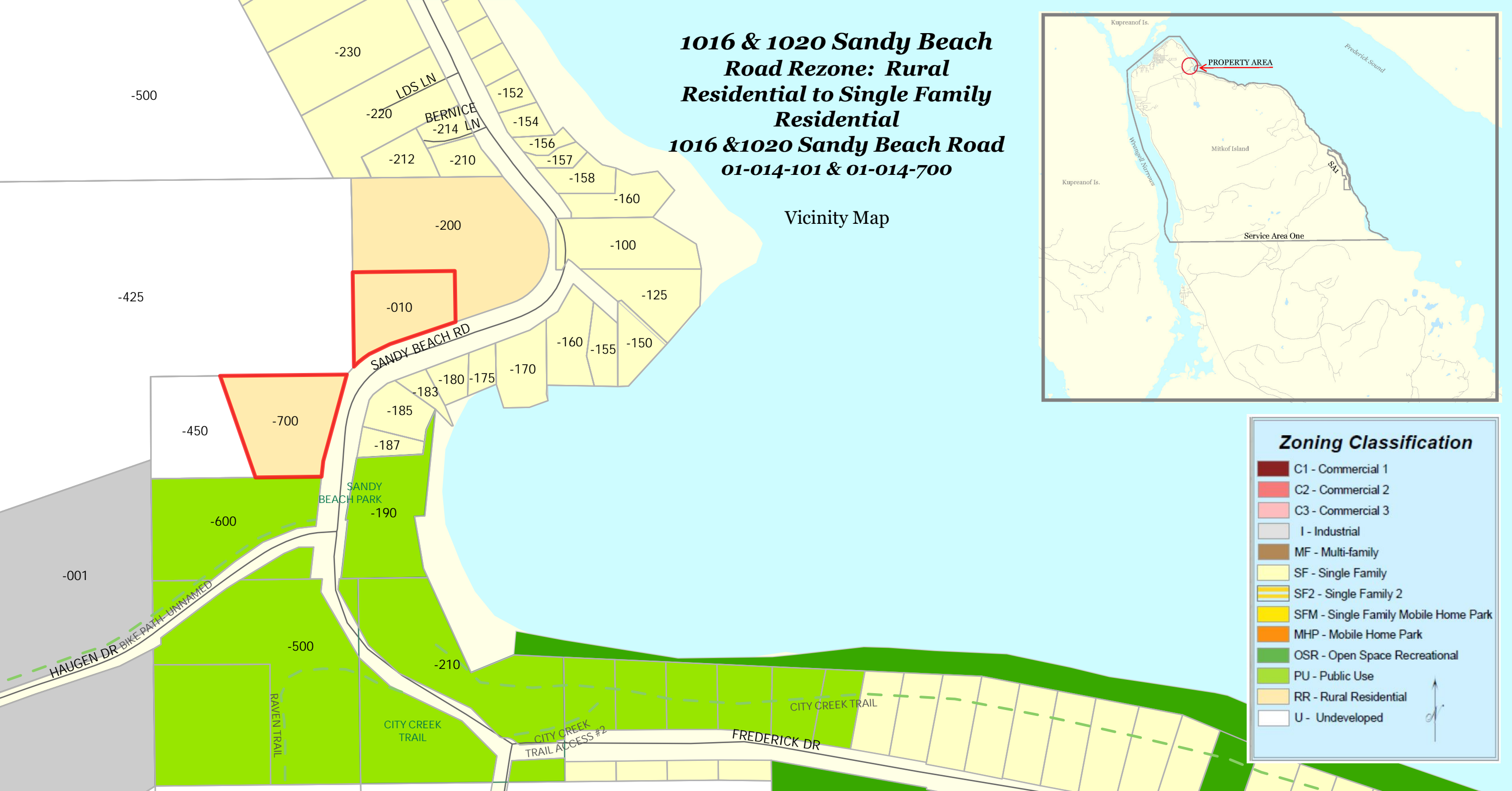
Rebecca Regula
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: 4.21.2025



**1016 & 1020 Sandy Beach
Road Rezone: Rural
Residential to Single Family
Residential
1016 & 1020 Sandy Beach Road
01-014-101 & 01-014-700**

Vicinity 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





March 22, 2024

JENSEN CAROL L
PO BOX 774
PETERSBURG, AK 99833-0774

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

**A rezone from Rural Residential to Single-family Residential at 1016 and 1020 Sandy Beach Rd.
(PID: 01-014-010, 01-014-700).**

The public hearing and consideration of the application will be held:	Tuesday, April 9th, 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
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
ALASKA MENTAL HEALTH TRUST		2600 CORDOVA ST STE 201	ANCHORAGE	AK	99503
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
BAKOS TOBY J	BAKOS KELLY DENISE	PO BOX 173	PETERSBURG	AK	99833-0173
BERGERON SAMUEL EDWARD MILLARD LINDA GAY	SAMUEL MILLARD TRUST	309 STEDMAN ST	KETCHIKAN	AK	99901
BURKE TIMOTHY MARK BURKE DANA GAY	TIMOTHY AND DANA BURKE	77 OMAIKAI PLACE	LAHAINA	HI	96761
CHURCH OF JESUS CHRIST		50 E NORTH TEMPLE	SALT LAKE CITY	UT	84150-2201
DUDDLES MATTHEW W DUDDLES JOLYN I	DUDDLES LIVING TRUST	PO BOX 490	PETERSBURG	AK	99833-0490
EDDY JACK	EDDY KAREN	PO BOX 1467	PETERSBURG	AK	99833-1467
EVENS CHRIS R	EVENS TAMARA	PO BOX 886	PETERSBURG	AK	99833-0886
FORNER MURPHY FORNER MARY	LAYLA1975 TRUST	PO BOX 191056	ANCHORAGE	AK	99519-1056
HUNTER BRADFORD	HUNTER SHARON M	PO BOX 1603	PETERSBURG	AK	99833-1603
JENSEN CAROL L		PO BOX 774	PETERSBURG	AK	99833-0774
KLOSE DIETER		PO BOX 1522	PETERSBURG	AK	99833-1522
KOENEMAN TIMOTHY	KOENEMAN POLLY A	PO BOX 1324	PETERSBURG	AK	99833-1324
LOESCH RONALD JOHN LOESCH ANNE MARIE	THE RONALD AND ANNE LOESCH	PO BOX 451	PETERSBURG	AK	99833-0451
NOROSZ KRISTINE MARIE	TRANSFER ON DEATH DEED	PO BOX 805	PETERSBURG	AK	99833-0805
OHMER SUSAN		PO BOX 556	PETERSBURG	AK	99833-0556
ORTH PAUL	ORTH DEBORAH M	10910 TALLMAN RD E	CHARRAROY	WA	99003-8532
PETERSBURG BIBLE CHURCH		PO BOX 704	PETERSBURG	AK	99833-0704
STRAND NANCY	TRANSFER ON DEATH DEED	PO BOX 505	PETERSBURG	AK	99833-0505
SWANSON ADAM		PO BOX 2151	PETERSBURG	AK	99833-2151
WEGENER CODY A		PO BOX 2078	PETERSBURG	AK	99833-2078
WILLIS JOSEPH	WILLIS ERIN K	PO BOX 43	PETERSBURG	AK	99833-0043
WOLLEN GLORIANNE D		PO BOX 1076	PETERSBURG	AK	99833-1076