

Planning Commission Staff Report & Finding of Fact

Meeting Date: April 9, 2024

APPLICANT/AGENT:

Dave Thynes

OWNER(S), IF DIFFERENT:

Harold Medalen

LEGAL DESCRIPTION:

Tract 2 – Tract 6
Lots T-113 – T-119

LOT AREA:

Total: 31,945 sq ft.

LOCATION:

110 S Nordic Dr

SURROUNDING ZONING:

North: Industrial/Comm 2

South: Commercial 2

East: Commercial 2

West: Industrial/Comm 2

ZONING:

Commercial-2

PID:

01-007-540 – 542

01-007-549 - 557

APPLICATION SUBMISSION DATE:

3/12/2024

RECOMMENDATION:

Approve with conditions

I. APPLICANT REQUEST: The applicant is requesting a replat to consolidate 12 parcels and then re-subdivide into 9 parcels.

II. APPLICABLE CODES:

18.19 REPLAT

19.36 COMMERCIAL-2

III. FINDING:

- a. Subject properties are composed of 12 parcels of various sizes, both uplands and tidelands, with several dwellings and outbuildings crossing property lines.
- b. The properties are in a well-developed mixed-use area composed of residential, commercial, and industrial uses.
- c. The subject properties are located within the municipal utility service area for water, wastewater, and electricity.
- d. The proposed replat consolidates parcels and then re-subdivides so each dwelling is located on an individual lot and 4 lots remain vacant.
- e. Proposed lot sizes are modest but there is no minimum lot size required in the Commercial-2 district.
- f. All proposed lots have legal access.

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.

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Meeting Date: April 9, 2024

V. APPLICATION REVIEW

The application is classified as a request to replat a subdivision.

a. ZONING DISTRICT STANDARDS

Commercial-2 has no minimum lot size or setback requirements per the zoning code. State fire code separation and fire protection requirements are applicable.

b. 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.

A. The replat rationalizes a collection of oddly shaped and sized lots and eliminates structures crossing over lot lines.

B. For residential (R-3) occupancy, fire-resistance is not required if the fire separation distance is 5 feet or greater. All of the structures with the proposed subdivision qualify for this exception save the dwelling on Lot 5A. A portion of the exterior wall of this structure is 4 feet from the property line.

VI. ACTION

Proposed motion: I move to recommend approval of the Medalen Subdivision replat with conditions of approval and findings of fact as presented.

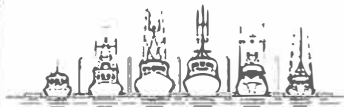
Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Board, makes the following determination:

- a. The proposed Medalen Subdivision meets the conditions outlined in Title 18 for a replat.
- b. 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.
 - Install 1-hour rated fire resistance on exterior only of portion of dwelling closest to property line on Lot 5A (Generally, a 1-hour fire resistance is achieved by installing 2 layers of 5/8 sheet rock with alternating seams on the exterior wall.)
Provide ownership information for subject property.

EXHIBITS

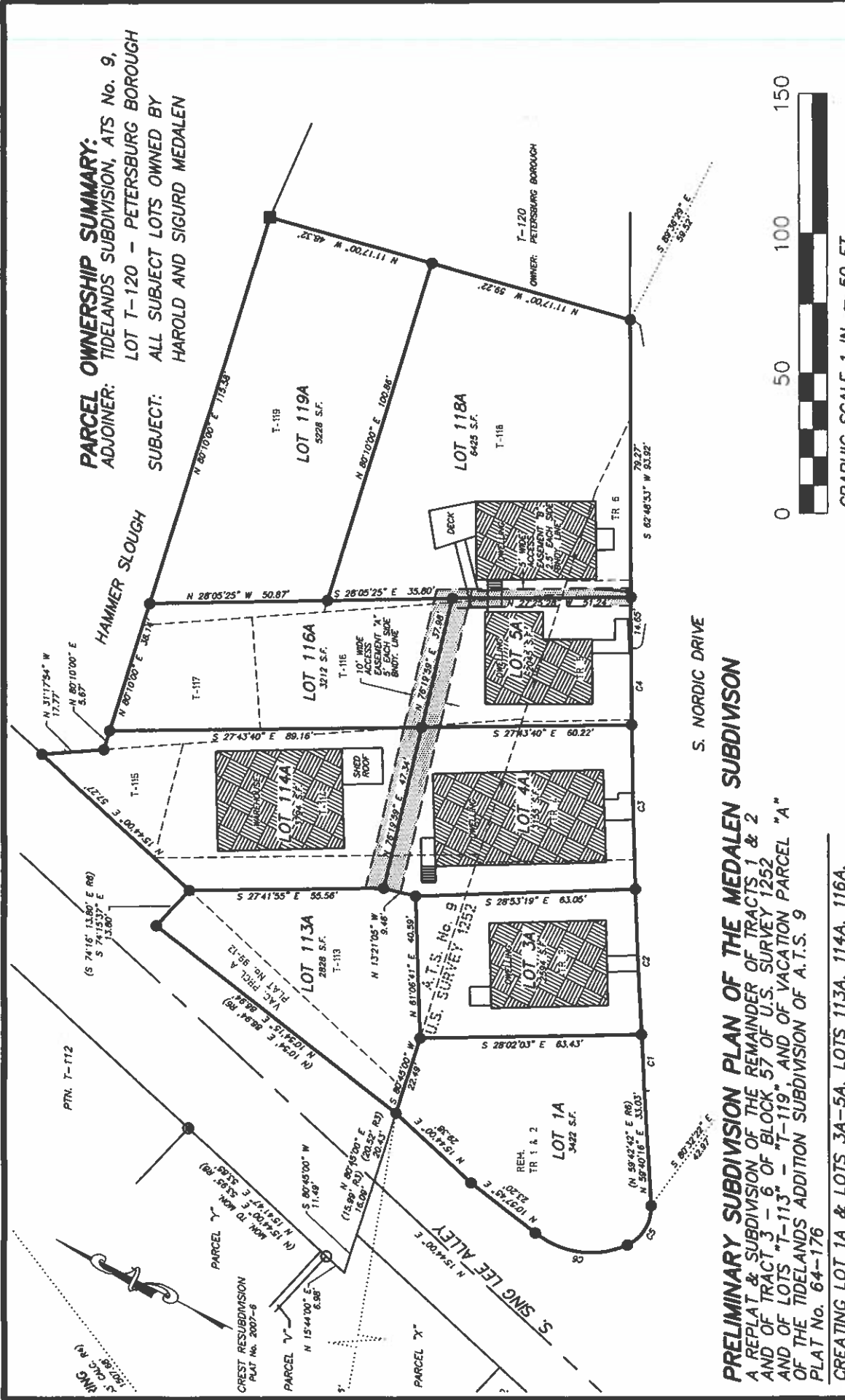
- A. Applicant Materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout
- D. Public Comments

Applicant Material

 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE:
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: 235-
DATE RECEIVED: 3/12/24	RECEIVED BY: KT	CHECK NO. or CC: #3129
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Dave Thynes		NAME Harold Medalen
MAILING ADDRESS PO Box 533		MAILING ADDRESS PO Box 821
CITY/STATE/ZIP Petersburg/Alaska/99833		CITY/STATE/ZIP Petersburg/Alaska/99833
PHONE (907) 518-0075		PHONE (907) 518-0506
EMAIL fvnocona@gmail.com		EMAIL haroldmedalen@yahoo.com
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: 110 S. Nordic Drive		
PARCEL ID:	ZONE: Comm-2	OVERLAY:
CURRENT USE OF PROPERTY: Comm-2		LOT SIZE: 32,704SF
PROPOSED USE OF PROPERTY (IF DIFFERENT): SAME		
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): South Nordic Drive, South Sing Lee Alley, Hammer Slough		
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: 3/12/2024	
Owner: _____	Date: _____	
Owner: _____	Date: _____	
Owner: _____	Date: _____	

PARCEL OWNERSHIP SUMMARY:
 TIDELANDS SUBDIVISION, ATS No. 9,
 LOT T-120 - PETERSBURG BOROUGH

SUBJECT:
 ALL SUBJECT LOTS OWNED BY
 HAROLD AND SIGURD MEDALEN



GRAPHIC SCALE 1 IN. = 50 FT.

PRELIMINARY SUBDIVISION PLAN OF THE MEDALEN SUBDIVISION

A REPLAT & SUBDIVISION OF THE REMAINDER OF TRACTS 1 & 2
 AND OF TRACT 3 - 6 OF BLOCK 57 OF U.S. SURVEY 1252
 AND OF LOTS "T-113" - "T-119" AND OF VACATION PARCEL "A"
 OF THE TIDELANDS ADDITION SUBDIVISION OF A.T.S. 9
 PLAT No. 64-176

CREATING LOT 1A & LOTS 3A-5A, LOTS 113A, 114A, 116A,
 118A, AND 119A

PETERSBURG RECORDING DISTRICT

AREA SUMMARY:

LOT 1A	=	3,422 S.F.
LOT 3A	=	2,594 S.F.
LOT 4A	=	3,155 S.F.
LOT 5A	=	2,045 S.F.
LOT 113A	=	2,828 S.F.
LOT 114A	=	3,794 S.F.
LOT 116A	=	3,212 S.F.
LOT 118A	=	6,425 S.F.
LOT 119A	=	5,228 S.F.

EASEMENT "A" = 882 S.F. EASEMENT "B" = 230 S.F.

SURVEYOR

CENTRAL SOUTHEAST SURVEYORS

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

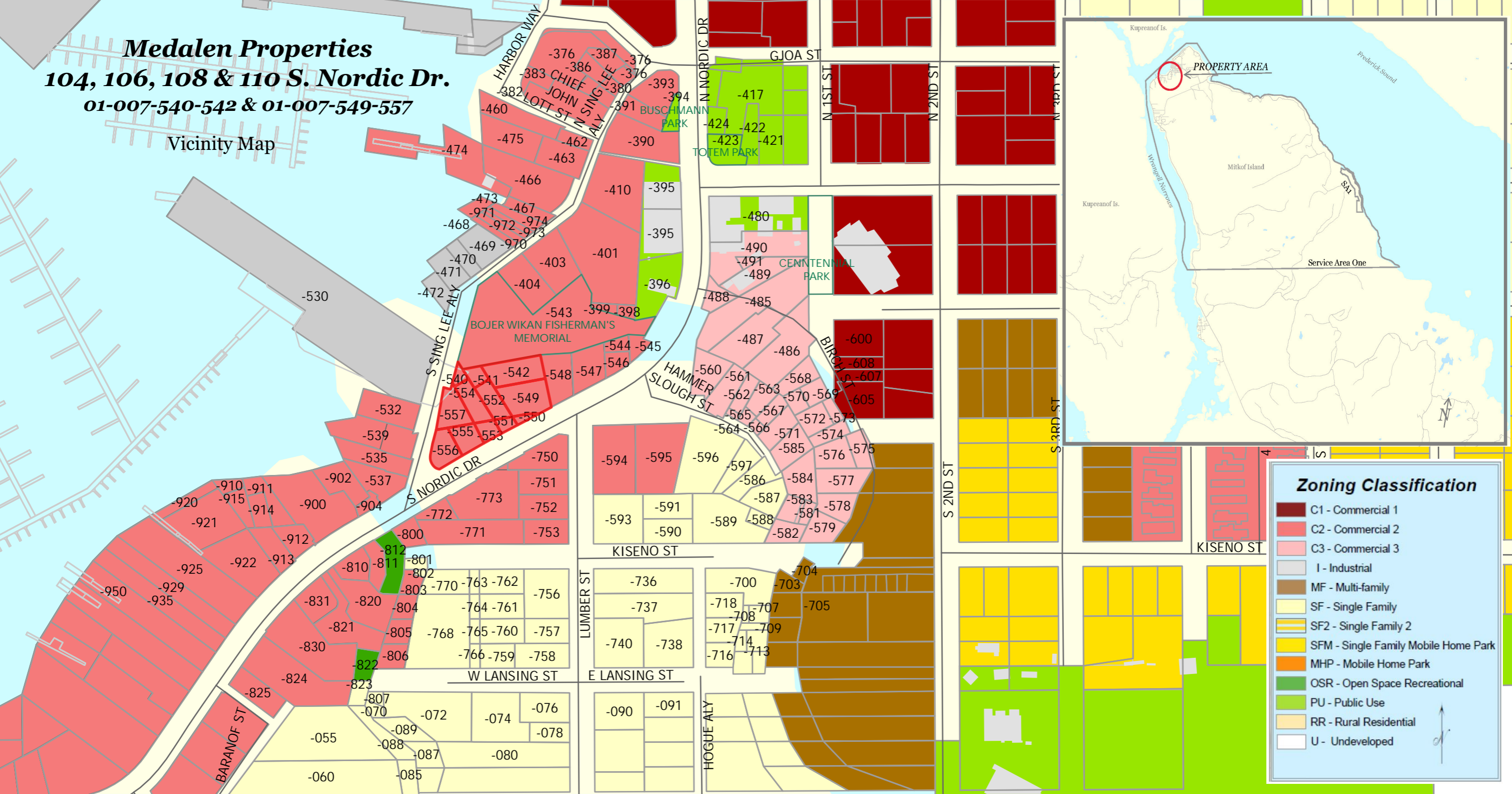
DRAWING COMPLETED 3/11/24 DRAWN BY D.C.I.

DRAWING No. MEDALEN SUBD 2024

CLIENT: HAROLD MEDALEN
 P.O. BOX 821
 PETERSBURG, AK 99833

Medalen Properties
104, 106, 108 & 110 S. Nordic Dr.
01-007-540-542 & 01-007-549-557

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

**BUEHLER CRAIG D BUEHLER LAURA J
PO BOX 1983
PETERSBURG, AK 99833-1983**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

An application from Harold Medalen for a replat of a portion of Block 57 and Lots T-113 thru T119 of ATS 9 located at 110 S Nordic Dr (PID: 01-007-540, 541, 542, 549, 550,551, 552, 553,554, 555,556,557).

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
MEDALEN HAROLD JR	MEDALEN CHRISTINE	PO BOX 821	PETERSBURG	AK	99833-0821
15 SINGLEE ALLEY LLC		806 CARY RD	EDMONDS	WA	98020
ADAMS JOSHUA		PO BOX 746	PETERSBURG	AK	99833-0746
AIKINS ROBERT JR	AIKINS STEPHANIE	PO BOX 268	PETERSBURG	AK	99833-0268
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
BERTAGNOLI ANGELA		PO BOX 1253	PETERSBURG	AK	99833-1253
BLUE GLACIER LLC		PO BOX 876702	WASILLA	AK	99687
BOSCH GABRIELE M		PO BOX 1161	PETERSBURG	AK	99833-1161
BUEHLER CRAIG D	BUEHLER LAURA J	PO BOX 1983	PETERSBURG	AK	99833-1983
C&C LLC		306 MAIN ST STE 326	KETCHIKAN	AK	99901
CHRISTENSEN CHARLES		PO BOX 824	PETERSBURG	AK	99833-0824
CHRISTENSEN DANIEL		PO BOX 2	PETERSBURG	AK	99833-0002
CONTAG MARCUS	CONTAG DASHA	PO BOX 1494	PETERSBURG	AK	99833-1494
COTTRELL ALICE		PO BOX 947	PETERSBURG	AK	99833-0947
DEANGELIS VITTORIA		PO BOX 1026	PETERSBURG	AK	99833-1026
EINERSON GREGORY	EINERSON WENDY	PO BOX 307	PETERSBURG	AK	99833-0307
ELLIS DAVID C		PO BOX 1349	PETERSBURG	AK	99833-1349
ENGE IVAR K		PO BOX 3	PETERSBURG	AK	99833-0003
ENGLE BRUCE		PO BOX 8229	LAVERN	CA	91750
ERICKSON JEFFERY ERICKSON SUSAN	JEFFREY AND SUSAN ERICKSON	PO BOX 53	PETERSBURG	AK	99833-0053
FEIST ROBERT ANTHONY		PO BOX 2131	PETERSBURG	AK	99833-2131
FERCE ALLEGIANCE DEVELOPMENT LLC		PO BOX 11463	BOZEMAN	MT	59719
FLORO PEGGY A		PO BOX 1022	PETERSBURG	AK	99833-1022
FORD JOHN C		PO BOX 1931	PETERSBURG	AK	99833-1931
GILLILAND HARVEY C	GILLILAND SARAH E	PO BOX 107	PETERSBURG	AK	99833-0107
GOOD INVESTMENTS LLC		PO BOX 818	PETERSBURG	AK	99833-0818
GRUNDBERG ERIC A	MARVIN MALENA	PO BOX 2193	PETERSBURG	AK	99833-2193
HAMILTON JOHN A IV	HAMILTON JENNIFER Y	PO BOX 2161	PETERSBURG	AK	99833-2161
HAMMER JACOB A	HAMMER KACEY J	PO BOX 97	PETERSBURG	AK	99833-0097
HAMMER MYRL	HAMMER BEVERLY & ROGER	PO BOX 195	PETERSBURG	AK	99833-0195
HARBOR CONDOMINIUMS		PO BOX 2084	PETERSBURG	AK	99833-2084
HEATHER ISLAND INC		PO BOX 478	PETERSBURG	AK	99833-0478
HEMENWAY AMY B	HEMENWAY MATTHEW J	PO BOX 2012	PETERSBURG	AK	99833-2012
HILLSIDE RENTALS LLC		PO BOX 2125	PETERSBURG	AK	99833-2125
HJORT STANLEY DAVID HJORT VIVIAN GAIL	STANLEY AND VIVIAN HJORT	PO BOX 828	PETERSBURG	AK	99833-0828
HOFACRE ROSS S	PFJNDT ERIN N	PO BOX 1205	PETERSBURG	AK	99833-1205
HOFSTETTER SARAH C	HOFSTETTER PHILIP J	PO BOX 1580	PETERSBURG	AK	99833-1580
KATASSE-MILLER MARY		PO BOX 175	SALEM	SD	57058-0175
KILLIAN PAUL H		PO BOX 1942	PETERSBURG	AK	99833-1942
KIRCHNER MELODY		PO BOX 438	PETERSBURG	AK	99833-0438
KITO RICHARD & THOMAS	KITO TYRONE & THERMAN	PO BOX 287	PETERSBURG	AK	99833-0287
KITOS KAVE INC		PO BOX 1510	PETERSBURG	AK	99833-1510
LARSON DOUG		PO BOX 2156	PETERSBURG	AK	99833-2156
LOPEZ CHRISTOPHER & LORENZO	LOPEZ CECILIA & CHRISTINA	18709 WHIRLAWAY RD	EAGLE RIVER	AK	99577
MAGOUN AUDREY J TRUSTEE	AUDREY J MAGOUN TRUST	12820 NORA DR	ANCHORAGE	AK	99515
MCCONVILLE KRISTY		PO BOX 1907	PETERSBURG	AK	99833-1907
MCCULLOUGH KARIN		PO BOX 707	PETERSBURG	AK	99833-0707
MCCULLOUGH LAUREL C		PO BOX 707	PETERSBURG	AK	99833-0581
MEDALEN HAROLD	MEDALEN SIGRID	PO BOX 352	PETERSBURG	AK	99833-0352
MENEZES HARVEY L		PO BOX 2148	PETERSBURG	AK	99833-2148
MILLER JASON L	MILLER VANESSA K	PO BOX 1473	PETERSBURG	AK	99833-1473
NARVERUD ARTHUR E	NARVERUD MARY M	4676 HERITAGE OAKS LN	FAIRFIELD	CA	94534-1309
NELSON DONALD R		PO BOX 442	PETERSBURG	AK	99833-0442
NELSON ROBERT M	ROBERT M NELSON REVOCAL	PO BOX 627	PETERSBURG	AK	99833-0627
NILSEN MICHAEL W	NILSEN MAMIE F	PO BOX 532	PETERSBURG	AK	99833-0532
OHMER DAVE N		PO BOX 13	PETERSBURG	AK	99833-0013
OTNESS JOHN J		PO BOX 2077	PETERSBURG	AK	99833-2077
PAUL CARSON S	PAUL SONJA A	PO BOX 883	PETERSBURG	AK	99833-0883
PRIEST POINT LLC		PO BOX 53	PETERSBURG	AK	99833-0053
PULLAR SCOTT	PULLAR GRETCHEN	PO BOX 1094	PETERSBURG	AK	99833-1094
PULLAR TAYLOR	PULLAR SCOTT & GRETCHEN	PO BOX 1501	PETERSBURG	AK	99833-1501
RICHARDS BRIAN	RICHARDS ALEKSANDRA	PO BOX 1866	PETERSBURG	AK	99833-1866
ROBERGE SCOTT W	SMITH JANE	PO BOX 2169	PETERSBURG	AK	99833-2169
SCHWEITZER DAN		PO BOX 1667	PETERSBURG	AK	99833-1667
SHORT LUKE P		PO BOX 802	PETERSBURG	AK	99833-0802
SONDENAA ANITA	SONDENAA LEROY	PO BOX 1115	PETERSBURG	AK	99833-1115
SONS OF NORWAY		PO BOX 629	PETERSBURG	AK	99833-0629
SUNSET CONDOMINIUM ASSOCIATION		PO BOX 2005	PETERSBURG	AK	99833-2005
THOMASSEN FRED	C/O GREG LUTTON	PO BOX 1924	PETERSBURG	AK	99833-1924
TOYOMURA DARYL H	TOYOMURA JENNIFER L	PO BOX 1237	PETERSBURG	AK	99833-1237
US FOREST SERVICE		PO BOX 21628	JUNEAU	AK	99802-1628
VILLA FINANCE LLC		1923 W 300 E	LEHI	UT	84043
WESTRE BRUCE	WESTRE WENDY	PO BOX 786	PETERSBURG	AK	99833-0786
WHITETHORN DAVID	WHITETHORN ELOISE K	PO BOX 636	PETERSBURG	AK	99833-0636
WILLIAMS DONALD		4112 TAKU BLVD	JUNEAU	AK	99801
ZUSE LLC		PO BOX 373	PETERSBURG	AK	99833-0373

Anna Caulum

Subject: FW: Harold Medalen replat of Sing Lee Alley

Public Comment

From: Aardvark LLC <architectureoffaith@gmail.com>

Sent: Tuesday, March 26, 2024 4:32 PM

To: Anna Caulum <acaulum@petersburgak.gov>

Subject: Re: Harold Medalen replat of Sing Lee Alley

You can count me in on a positive note: I think that you should go ahead with the replat! Green light.

On Tue, Mar 26, 2024 at 4:30 PM Anna Caulum <acaulum@petersburgak.gov> wrote:

No controversy. I haven't gotten any negative comment. We are required to send public notice to owners within 600 feet of the property.

Thank you ,

Anna Caulum

Finance Clerk III, Property Tax and

Community Development Admin Assistant

Petersburg Borough

(907) 772-5409

Fax 907-772-3759

From: Aardvark LLC <architectureoffaith@gmail.com>

Sent: Tuesday, March 26, 2024 4:27 PM

To: Anna Caulum <acaulum@petersburgak.gov>

Subject: Re: Harold Medalen replat of Sing Lee Alley

This all seems like common sense to me. Where is the controversy?

Joshua

On Tue, Mar 26, 2024 at 4:05 PM Anna Caulum <acaulum@petersburgak.gov> wrote:

Hi Joshua,

They are subdividing the 12 lots into 9. The plat below shows the dotted lines as how it is currently platted, and the dark lines are the preliminary plat. I also inserted a picture from our map viewer showing the current parcels. The subdivision will clean this up a bit.

Thank you ,

Anna Caulum

Finance Clerk III, Property Tax and

Community Development Admin Assistant

Petersburg Borough

(907) 772-5409

Fax 907-772-3759

From: Aardvark LLC <architectureoffaith@gmail.com>

Sent: Tuesday, March 26, 2024 3:32 PM

To: Anna Caulum <acaulum@petersburgak.gov>

Subject: Harold Medalen replat of Sing Lee Alley

Hello,

I received a letter describing a proposed replat of part of Sing Lee Alley. I am confused. How is the proposal any different from what is there already? Are they subdividing lots?

Joshua Adams