

Planning Commission Staff Report & Finding of Fact

Meeting Date: April 9, 2024

APPLICANT/AGENT:

Dave Thynes

OWNER(S), IF DIFFERENT:

Brian & Aleksandra Richards
Scott Roberge & Jane Smith

LEGAL DESCRIPTION:

Lot 3A Blk 30
Lot 8A Blk 30

LOT AREA:

Lot 3AB – 11,200 sf
Lot 8AB – 8,800 sf

LOCATION:

203 Lumber St
13 E Lansing St

SURROUNDING ZONING:

North: Single Family

South: Single Family

East: Single Family

West: Single Family

ZONING:

Single Family Residential

PID:

01-007-737
01-007-738

APPLICATION SUBMISSION DATE:

3/12/2024

RECOMMENDATION:

Approve

I. APPLICANT REQUEST: The applicant is requesting a replat to adjust a common boundary line between two adjacent lots.

II. APPLICABLE CODES:

18.19 REPLAT

19.20 SINGLE-FAMILY RESIDENTIAL

III. FINDING:

- a. The surrounding area is a well-developed residential neighborhood that was originally subdivided prior to adoption of the subdivision and zoning codes. Original lot sizes were 5,000 sf, which is below minimum for the SF district.
- b. Lot 3AB has existing structures including a dwelling that is about 6' from the property line and a shed encroaching onto Lot 8AB. The owners would like to address encroachment by straightening the common property line.
- c. With the proposed new property line, the dwelling will remain within the setback at 6.9' from the property line and the shed will be located fully on the correct lot however it will not meet the 10' side yard setback requirement as it is only 5.6' from the property line.
- d. Both the dwelling and the shed are a nonconforming structure that predate setback requirements.

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 an existing subdivision.

a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Proposed Lots	Analysis
Minimum Lot Size	8,000	3AB - 11,200	Conforms
		8AB - 8,800	Conforms
Minimum Road Frontage	80'	3AB – 62' 8AB – 100 '	Legal nonconforming Conforming
Side Yard Setback	10'	3AB – 5.6"	Legal nonconforming

- 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.

Replat will move properties closer to compliance with zoning code by eliminating encroachment of a shed. Other pre-existing encroachments into the setback are considered legal non-conforming.

VI. ACTION

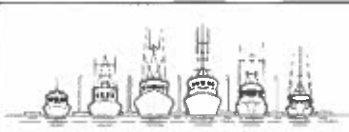
Proposed motion: I move to approve the Richards-Lohr replat with conditions of approval and findings as presented.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following determination:

- a. The proposed Richards-Lohr 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.

EXHIBITS

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



**PETERSBURG BOROUGH
LAND USE APPLICATION**

CODE TO:	110.000.404110
BASE FEE:	
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$165-
CHECK NO. or CC:	#3130

DATE RECEIVED: 3/12/24 RECEIVED BY: KT

APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME	Dave Thynes	NAME	Richards/Roberge & Smith
MAILING ADDRESS	PO Box 533	MAILING ADDRESS	PO Box 1866/2169
CITY/STATE/ZIP	Petersburg/Alaska/99833	CITY/STATE/ZIP	Petersburg/Alaska/99833
PHONE	(907) 518-0075	PHONE	(907) 518-1317 Brian Richards
EMAIL	fvnocona@gmail.com	EMAIL	jester2900@hotmail.com B. Richards

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
Lot 3A & 8A of block 30, U.S. Survey 1252

PARCEL ID: 01007737/01007738 ZONE: SF-RES OVERLAY:

CURRENT USE OF PROPERTY: SF-RES LOT SIZE: 21,800SF

PROPOSED USE OF PROPERTY (IF DIFFERENT):
SAME

CURRENT OR PLANNED SEWER SYSTEM: Municipal DEC-approved on-site system

CURRENT OR PLANNED WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name): Lumber St., Lansing St. & Hogue Alley

TYPE OF APPLICATION & BASE FEE

- 19.84 Zoning Change (\$100)
- 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)
- 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)
- 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):

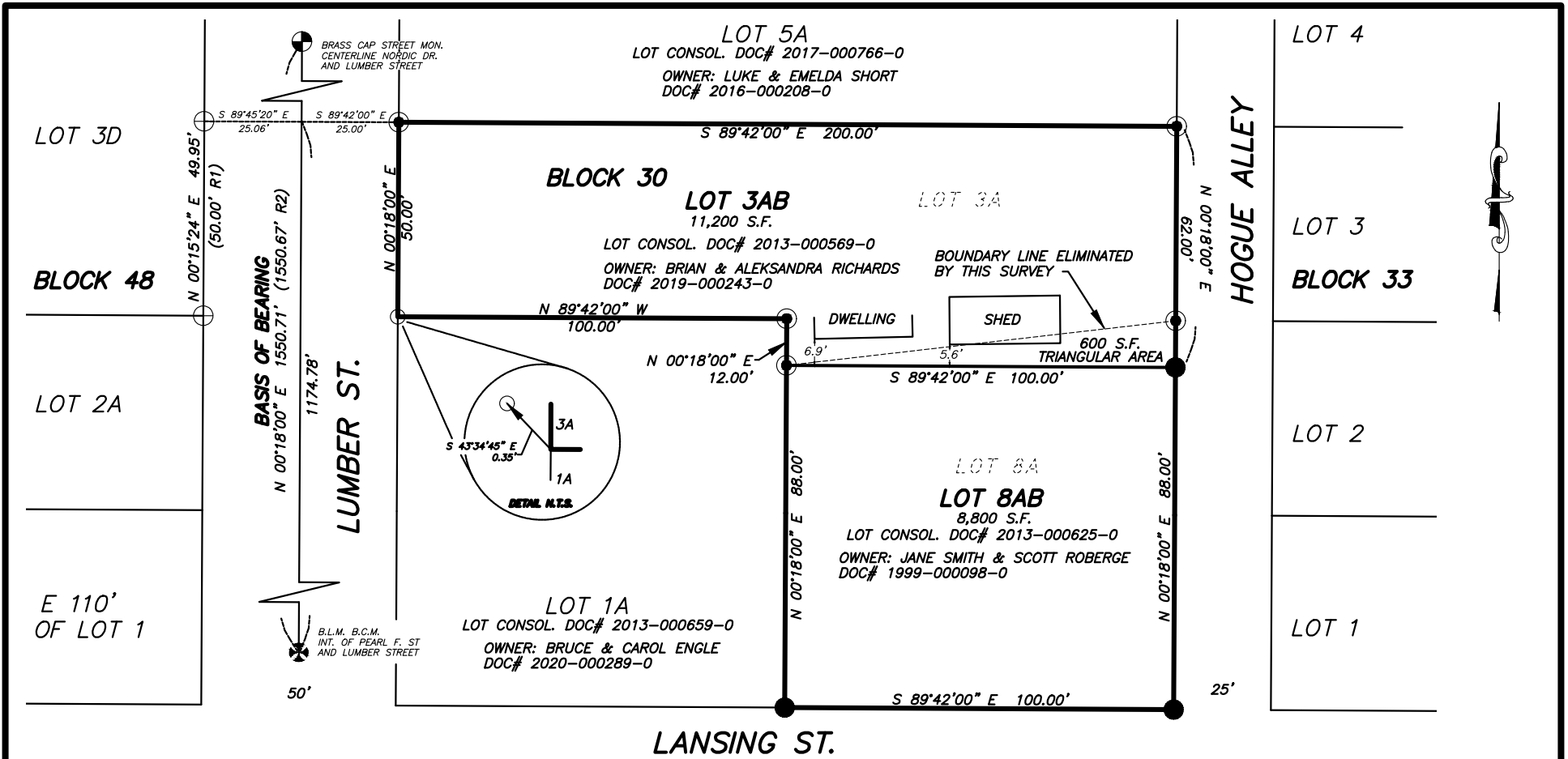
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.

Applicant(s): [Signature] Date: 3/12/2024

Owner: _____ Date: _____

Owner: _____ Date: _____

Owner: _____ Date: _____



PRELIMINARY SUBDIVISION PLAN OF THE RICHARDS-LOHR SUBDIVISION

A REPLAT & SUBDIVISION OF THE REMAINDER OF LOT 3A & LOT 8A OF BLOCK 30 OF U.S. SURVEY 1252

CREATING LOT 3AB & LOT 8AB OF BLOCK 30 OF U.S. SURVEY 1252 118A, AND 119A

PETERSBURG RECORDING DISTRICT

AREA SUMMARY:

LOT 3A = 10,600 S.F.
 LOT 8A = 9,400 S.F.
 LOT 3AB = 11,200 S.F.
 LOT 8AB = 8,800 S.F.

CLIENT: BRIAN & ALEKSANDRA RICHARDS
 P.O. BOX 1866
 PETERSBURG, AK 99833
 SHANE & ASHLEY LOHR
 P.O. BOX 765
 PETERSBURG, AK 99833

0 40 80 120



GRAPHIC SCALE 1 IN. = 40 FT.

SURVEYOR

CENTRAL SOUTHEAST SURVEYORS

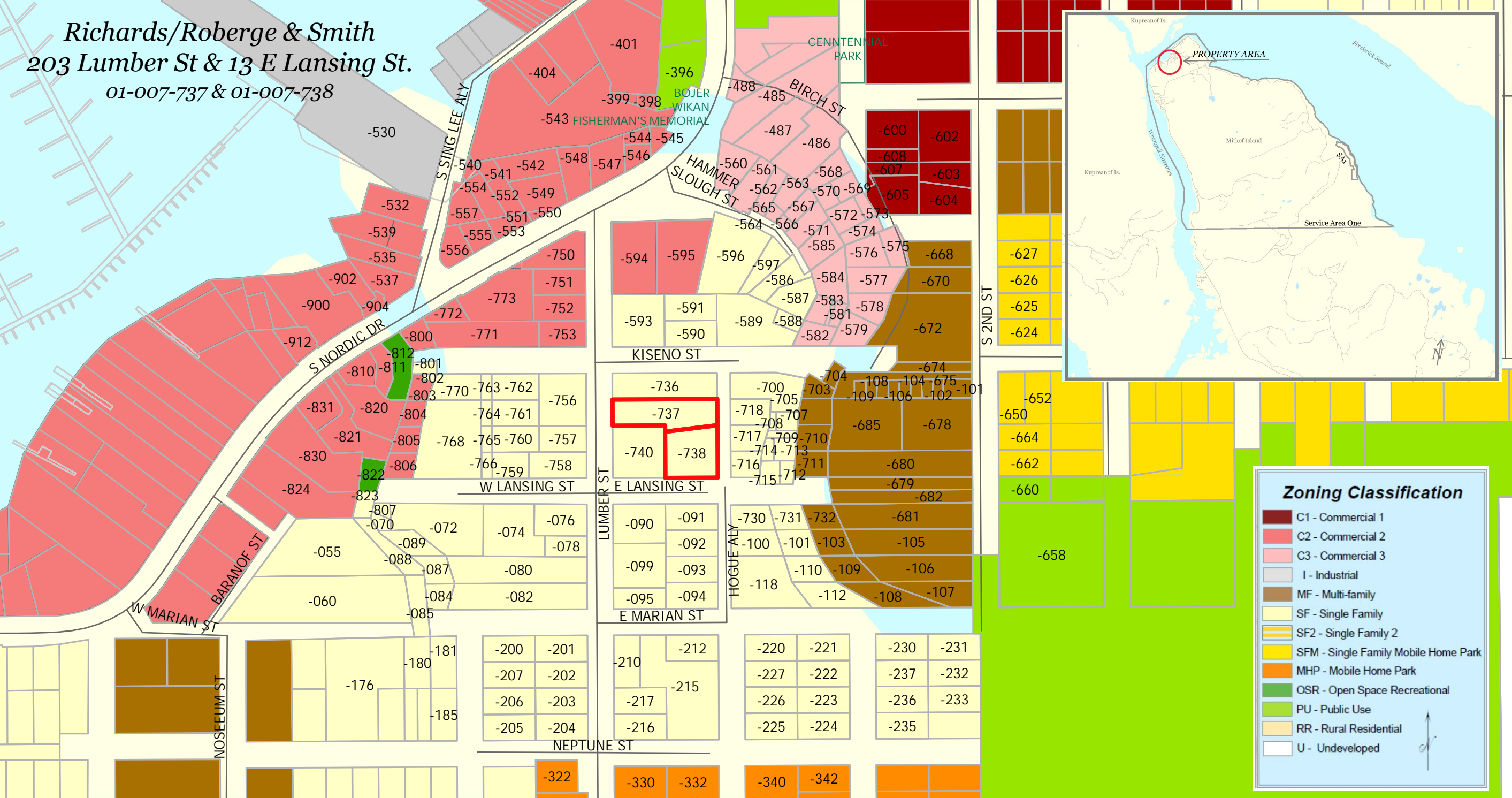
P.O. BOX 533, PETERSBURG AK 99833
 PH (907) 518-0075

DRAWING COMPLETED 3/11/24

DRAWN BY D.C.T.

DRAWING No. RICHARDS-LOHR SUBD 2024

Richards/Roberge & Smith
203 Lumber St & 13 E Lansing St.
 01-007-737 & 01-007-738



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

**NAYLOR ANDREA
PO BOX 1341
PETERSBURG, AK 99833-1341**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

An application from Brian and Aleksandra Richards for a replat of Lots 3A & 8A, Block 30, USS 1252 located at 203 Lumber St/13 E Lansing St. (PID: 01-007-737, 01-007-738).

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
RICHARDS BRIAN	RICHARDS ALEKSANDRA	PO BOX 1866	PETERSBURG	AK	99833-1866
ROBERGE SCOTT W	SMITH JANE	PO BOX 2169	PETERSBURG	AK	99833-2169
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
ANDERSON TROY E	ANDERSON ROSEANNE	PO BOX 837	PETERSBURG	AK	99833-0837
BERTAGNOLI ANGELA		PO BOX 1253	PETERSBURG	AK	99833-1253
BIRCH MICHAEL JAMES		PO BOX 1475	PETERSBURG	AK	99833-1475
BOSCH GABRIELE M		PO BOX 1161	PETERSBURG	AK	99833-1161
BUEHLER CRAIG D	BUEHLER LAURA J	PO BOX 1983	PETERSBURG	AK	99833-1983
CALHOUN JENNIFER	CALHOUN URIAH	PO BOX 1575	PETERSBURG	AK	99833-1575
CHRISTENSEN CHARLES		PO BOX 824	PETERSBURG	AK	99833-0824
CHRISTENSEN DANIEL		PO BOX 2	PETERSBURG	AK	99833-0002
CONNOR DUSTIN		PO BOX 1372	PETERSBURG	AK	99833-1372
CONNOR MARIANNE	CONNOR WILLIAM H	1668 E HARMONY WAY	SAN TAN VALLEY	AZ	85140-5176
CONTAG MARCUS	CONTAG DASHA	PO BOX 1494	PETERSBURG	AK	99833-1494
COPELAND JEANNETTE MARIE	FORGEY JR CARL G	PO BOX 92	PETERSBURG	AK	99833-0092
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
ELLIS SANDRA J RESEERVED LIFE ESTATE		PO BOX 1738	PETERSBURG	AK	99833-1738
ENGE IVAR K		PO BOX 3	PETERSBURG	AK	99833-0003
ENGLER BRUCE		PO BOX 8229	LAVERN	CA	91750
ETCHER MICHAEL SEAN		PO BOX 714	PETERSBURG	AK	99833-0714
FENTER CELESTIAL		PO BOX 338	PETERSBURG	AK	99833-0338
FORD JOHN C		PO BOX 1931	PETERSBURG	AK	99833-1931
FRANKLIN JESSICA L	FRANKLIN KYLE AND VIKKI	PO BOX 62	PETERSBURG	AK	99833-0062
FUNK BOB		PO BOX 2191	PETERSBURG	AK	99833-2191
GILLILAND HARVEY C	GILLILAND SARAH E	PO BOX 107	PETERSBURG	AK	99833-0107
GRUNDBERG ERIC A	MARVIN MALENA	PO BOX 2193	PETERSBURG	AK	99833-2193
HAMILTON JENNIFER		PO BOX 1146	PETERSBURG	AK	99833-1146
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
HEATHER ISLAND INC		PO BOX 478	PETERSBURG	AK	99833-0478
HEMENWAY AMY B	HEMENWAY MATTHEW J	PO BOX 2012	PETERSBURG	AK	99833-2012
HOFACRE ROSS S	PFUNDT ERIN N	PO BOX 1205	PETERSBURG	AK	99833-1205
HOFSTETTER SARAH C	HOFSTETTER PHILIP J	PO BOX 1580	PETERSBURG	AK	99833-1580
HOMER STEPHEN DUANE		3800 CARIBOU RD	ELLENSBURG	WA	98926
HULSE DARLA J		PO BOX 1183	PETERSBURG	AK	99833-1183
KANDOLL BRIAN	KANDOLL CAROL	PO BOX 1363	PETERSBURG	AK	99833-1363
KATASSE-MILLER MARY		PO BOX 175	SALEM	SD	57058-0175
KEGEL ERIK A		PO BOX 118	PETERSBURG	AK	99833-0118
KEUTMANN CHELSEA	KEUTMANN PETER	PO BOX 263	PETERSBURG	AK	99833-0263
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
LAMBE KELSEY J	MCCAY TREVOR	PO BOX 631	PETERSBURG	AK	99833-0631
LARSON DOUG		PO BOX 2156	PETERSBURG	AK	99833-2156
LICHTENSTEIN MATTHEW S	WOOD HILARY A	PO BOX 643	PETERSBURG	AK	99833-0643
LOPEZ CHRISTOPHER & LORENZO	LOPEZ CECILIA & CHRISTINA	18709 WHIRLAWAY RD	EAGLE RIVER	AK	99577
LOPEZ NATHAN	LOPEZ MINDY	PO BOX 1250	PETERSBURG	AK	99833-1250
LYONS NEIL S LYONS JACK & GREGORY	RESERVED LIFE ESTATE OF	PO BOX 527	PETERSBURG	AK	99833-0527
MAGOUN AUDREY J TRUSTEE	ACCURY J MAGOUN TRUST	12820 NORA DR	ANCHORAGE	AK	99515
MCCULLOUGH LAUREL	MCCULLOUGH KARIN	PO BOX 707	PETERSBURG	AK	99833-0707
MEDALEN HAROLD	MEDALEN SIGRID	PO BOX 352	PETERSBURG	AK	99833-0352
MEDALEN HAROLD JR	MEDALEN CHRISTINE	PO BOX 821	PETERSBURG	AK	99833-0821
MEDALEN MICHAEL D		PO BOX 969	PETERSBURG	AK	99833-0969
MENEZES HARVEY L		PO BOX 2148	PETERSBURG	AK	99833-2148
MILLER CHRIS		PO BOX 1568	PETERSBURG	AK	99833-1568
NAYLOR ANDREA		PO BOX 1341	PETERSBURG	AK	99833-1341
NELSON DONALD R		PO BOX 442	PETERSBURG	AK	99833-0442
NELSON ROBERT M	ROBERT M NELSON REVOCA	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
OLSON KEN		PO BOX 1557	PETERSBURG	AK	99833-1557
OTNESS JOHN J		PO BOX 2077	PETERSBURG	AK	99833-2077
PATTESON RICHARD M		PO BOX 1376	PETERSBURG	AK	99833-1376
PAUL CARSON S	PAUL SONJA A	PO BOX 883	PETERSBURG	AK	99833-0883
PAULSON ISAAC	PAULSON SHARON	PO BOX 153	PETERSBURG	AK	99833-0153
PETERSEN TAMARA	PETERSEN CLIFF	PO BOX 983	PETERSBURG	AK	99833-0983
PULLAR SCOTT	PULLAR GRETCHEN	PO BOX 1501	PETERSBURG	AK	99833-1501
PULLAR TAYLOR	PULLAR SCOTT & GRETCHEN	PO BOX 1501	PETERSBURG	AK	99833-1501
ROCKNE TOM		PO BOX 1305	PETERSBURG	AK	99833-1305
ROUSSEAU LINDA	ROUSSEAU HAROLD	9870 W BRIDLE LN	WASILLA	AK	99632
SAKAMOTO CHRISTINA L		PO BOX 772	PETERSBURG	AK	99833-0772
SALLENBACH WILLIAM	SALLENBACH BRENDA	PO BOX 1128	PETERSBURG	AK	99833-1128
SCHWEITZER DAN		PO BOX 1667	PETERSBURG	AK	99833-1667
SHORT LUKE P		PO BOX 802	PETERSBURG	AK	99833-0802
SIEK TONGMENG	KEO MALA	PO BOX 36	PETERSBURG	AK	99833-0036
SMALL JOHN M		PO BOX 2136	PETERSBURG	AK	99833-2136
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
TOTH JESSICA		PO BOX 2039	PETERSBURG	AK	99833-2039
TOYOMURA DARYL H	TOYOMURA JENNIFER L	PO BOX 1237	PETERSBURG	AK	99833-1237
VERSTEEG NICHOLAS A		PO BOX 1752	PETERSBURG	AK	99833-1752
VERWERS SHANNON L		PO BOX 1043	PETERSBURG	AK	99833-1043
VILLA FINANCE LLC		1923 W 300 E	LEHI	UT	84043
WAGNER JILL		PO BOX 1844	PETERSBURG	AK	99833-1844
WASHBURN HUGH DEVERE TRUSTEE		7521 HWY 28 E	PINEVILLE	LA	71368-9733
WESTHOFF THOMAS GUY	WESTHOFF MARISOL	PO BOX 1694	PETERSBURG	AK	99833-1694
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
WOOD HILARY		PO BOX 643	PETERSBURG	AK	99833-0643
YUEN FRANCES		PO BOX 2105	PETERSBURG	AK	99833-2105