

Planning Commission Staff Report & Finding of Fact

Meeting Date: 7/9/2024

APPLICANT/AGENT:

Rich Conneen

OWNER(S), IF DIFFERENT:

St Catherine of Siena Catholic Church

LEGAL DESCRIPTION:

Lot C, Blk 16

LOT AREA:

18,850 Sq Ft

LOCATION:

306 N. 3rd Street

SURROUNDING ZONING:

North: -- Public Use

South: Single-family Residential (SF)

East: --Public Use

West: -- Commercial 1

ZONING:

Single-family Residential (SF)

PID:

01-006-100

EXISTING STRUCTURES:

Shed

APPLICATION SUBMISSION DATE:

5/15/2024

RECOMMENDATION:

Approve with conditions

I. APPLICANT REQUEST:

Applicant is requesting a conditional use permit to allow use of a parking lot within 500' for required off-street parking at 306 N 3RD ST (PID: 01-006-100).

II. APPLICABLE CODES:

19.20 SINGLE FAMILY RESIDENTIAL DISTRICT

19.64 OFF-STREET PARKING AND LOADING

18.72 CONDITIONAL USE PERMIT

III. FINDING:

- a. St. Catherine of Siena Catholic Church existed prior to adoption of the city's zoning code and had non-conforming use status.
- b. In July 2023, the church was destroyed by fire. Under code, removal or destruction of the structure shall eliminate the nonconforming status of the land.
- c. The subject property is in a developed neighborhood surrounded by a mix of residential and public uses.
- d. The subject property has access to municipal water, sewer, and electrical services.
- e. Legal access to the subject property is from Dolphin St and N 3rd Street.
- f. Municipal code requires off-street parking be provided for new construction.
- g. Churches are required to provide 1 parking space (8'x20') for each 5 seats. St Catherine's is estimating the new church will have 40 seats requiring 8 parking spaces.
- h. The existing lot cannot accommodate both a church and the necessary off-street parking to meet the requirements of the code.
- i. Municipal code provides exceptions to the off-street parking requirement if there is a public lot within 500 ft of the proposed use.

IV. PUBLIC NOTICE

Planning Commission Staff Report & Finding of Fact

Meeting Date: 7/9/2024

The borough provided public notice consistent with PMC 18.12.040. Notice was mailed by first class mail to the owner of record of the property within a distance of 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 for a conditional use permit for a church in a single-family residential district.

b. Floodplain management – The subject property is not located in a flood hazard area.

c. 19.64.120 - Exceptions—Public parking lot substitutions.

A. Notwithstanding other provisions of this chapter, when a use is located within five hundred feet of an existing or planned public lot, the off-street parking requirements of this chapter may be met if, under the procedures specified in Chapter 19.72 of this title, the commission issues a conditional use permit stating that the following conditions have been met:

1. The public parking lot exists within five hundred feet of the use, or plans for the public parking lot are sufficiently advanced to give reasonable assurance that the lot will be in use within one year of the time of issuance of the conditional use permit.

YES NO REASON: The public lot is located across the street and is within 500 feet of the use.

2. The public parking lot has or will have sufficient capacity to accommodate the use in question plus other parking needs of existing and potential uses within a five hundred foot radius of the lot. The commission shall use the off-street parking requirement cited above to estimate the parking spaces needed within five hundred feet of the lot.

YES NO REASON: The existing uses surrounding the lot are Parks and Recreation and School parking. It is difficult to apply the off-street parking to Parks and Rec and the schools as they do not lend themselves well to the calculation. Parks and Rec does not have “seats” from which to calculate the number of required spaces. The school has classroom seats, but most of the attendees are not legally old enough to drive. The parking lot is well used throughout the week and during community events, however the church use is generally on Sundays, when the Parks and Recreation and the schools are closed.

c. Conditional Use Permit Criteria – Per 19.72.020, the commission shall permit these uses if, in addition to meeting the off-street parking regulations, development requirements and all other requirements of this title, the conditions set forth in this chapter are met.

A. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place. The commission shall require the conditional user to take those steps necessary

Planning Commission Staff Report & Finding of Fact

Meeting Date: 7/9/2024

so that the permitted conditional use will not be offensive because of injurious and noxious noise, vibrations, smoke, gas, fumes or odors or will not be hazardous to the community because of danger of fire or explosion.

YES NO REASON: The applicant seeks only to reestablish a long-standing use in the same location. The use is unlikely to have any new impact to surrounding properties and is unlikely to cause injurious or noxious noise or be hazardous to the community.

B. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

YES NO REASON: As proposed, the church configuration remains basically the same as it has been for many years. The main entrance located on N 3rd Street and vehicle parking toward the back of the lot on Dolphin St.

VI. ACTION

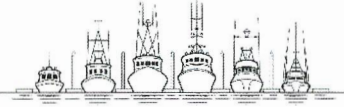
Proposed motion: I move to approve the application from St. Catherine of Siena Catholic Church for a conditional use permit for use of a parking lot within 500' for required parking at 306 N 3RD ST (PID: 01-006-100) along with findings of fact as presented.

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

- a. The application meets the criteria outlined in Section 19.64.120(A) - Exceptions—Public parking lot substitutions.
- b. The application meets the criteria outlined in Section 19.72.020 for a conditional use permit.
- c. The conditional use permit approved by the planning commission shall expire unless the privilege granted is utilized within one year after the granting of the conditional use permit. The applicant may request an extension in writing prior to expiration of their permit.
- d. The planning commission may, in writing, suspend or revoke the conditional use permit whenever the permit is issued in error or based on incorrect information supplied, or in violation of any ordinance or regulation or any provisions of this code.
- e. Subject to following conditions of approval:
 - a. The public lot shall not be used as off-street parking for the parsonage.

EXHIBITS

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

 <p>PETERSBURG BOROUGH CONDITIONAL USE APPLICATION <i>- PARKING -</i></p>	CODE TO: 110.000.404110	
	BASE FEE: \$50.00	
	PUBLIC NOTICE FEE: \$70.00	
	TOTAL: \$120.00	
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME RICH CONNEEN (ARCHITECT)	NAME CORP. OF THE CATHOLIC ARCHDIOCESE BISHOP - ANCHORAGE / JUNEAU DIOCESE
MAILING ADDRESS 1623 DENNIS DR.	MAILING ADDRESS 225 CORDOVA ST.
CITY/STATE/ZIP TYLER TX. 75701	CITY/STATE/ZIP ANCHORAGE AK. 99501-2409
PHONE (907) 723 3190	PHONE 907 297 7726 (Matt Meggs)
EMAIL rc2@goi.net	EMAIL mmeggs@aoad.org

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
306 N. 3RD ST. Petersburg AK. 99833

PARCEL ID: # 01-006-100	ZONE: Single Family Res.	OVERLAY:
CURRENT USE OF PROPERTY: CHURCH ON SINGLE FAMILY RESIDENTIAL LOT		LOT SIZE: 18,850 SQ. FT.
PROPOSED USE OF PROPERTY (IF DIFFERENT): ✓		

SEPTIC SYSTEM: Is there a septic system on the property? YES NO
 What is current or planned system? Municipal DEC-approved on-site system
 WATER SOURCE: Municipal Cistern/Roof Collection Well
 LEGAL ACCESS TO LOT(S) (Street Name): **DOLPHIN STREET**

TYPE OF APPLICATION


Home Occupation. Please include copy of current Sales Tax Registration Application
 Residential Use in Industrial District
 Other: **Allow OFF-STREET PARKING on separate municipal Lot within 500 FT.**

Submittals

Please submit site plan. For home occupation permits, please include a site plan showing location and size of area to be used for the home occupation (including storage). and location and size of area available for off-street parking.

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 or authorized agent thereof for the property subject herein.

Applicant(s):  Date: 15 May, 2024

Owner(s): _____ Date: _____

19.72 CONDITIONAL USE APPLICATION

Applicant(s): Richt CONNEEN / Richt CONNEEN ARCHITECTURE LLC

Address or PID: 1623 DENNIS DR. TYLER TX 75701

Project Summary: RESTORING St. Catherine's Catholic church and support structures to the original configuration with Most importantly the church returning to its Prominent corner location and functionality.

Conditions of approval as required in Petersburg Municipal Code 19.72.020:

(Note that all regulations and requirements of Title 19 must be satisfied in order to qualify for a conditional use permit.)

1. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and the neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place.

FOR DECADES, BEFORE LAST YEARS FIRE, THE CHURCH HAD ON STREET PARKING AVAILABLE ON DOLPHIN STREET BECAUSE THE STREET IS RELATIVELY EMPTY DURING THE SCHEDULE OF church Services.

THIS IS STILL TRUE BUT THIS PERMIT SEeks TO DESIGNATE THE MUNICIPAL LOT ACROSS THE STREET AS THE DESIGNATED PARKING.

2. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

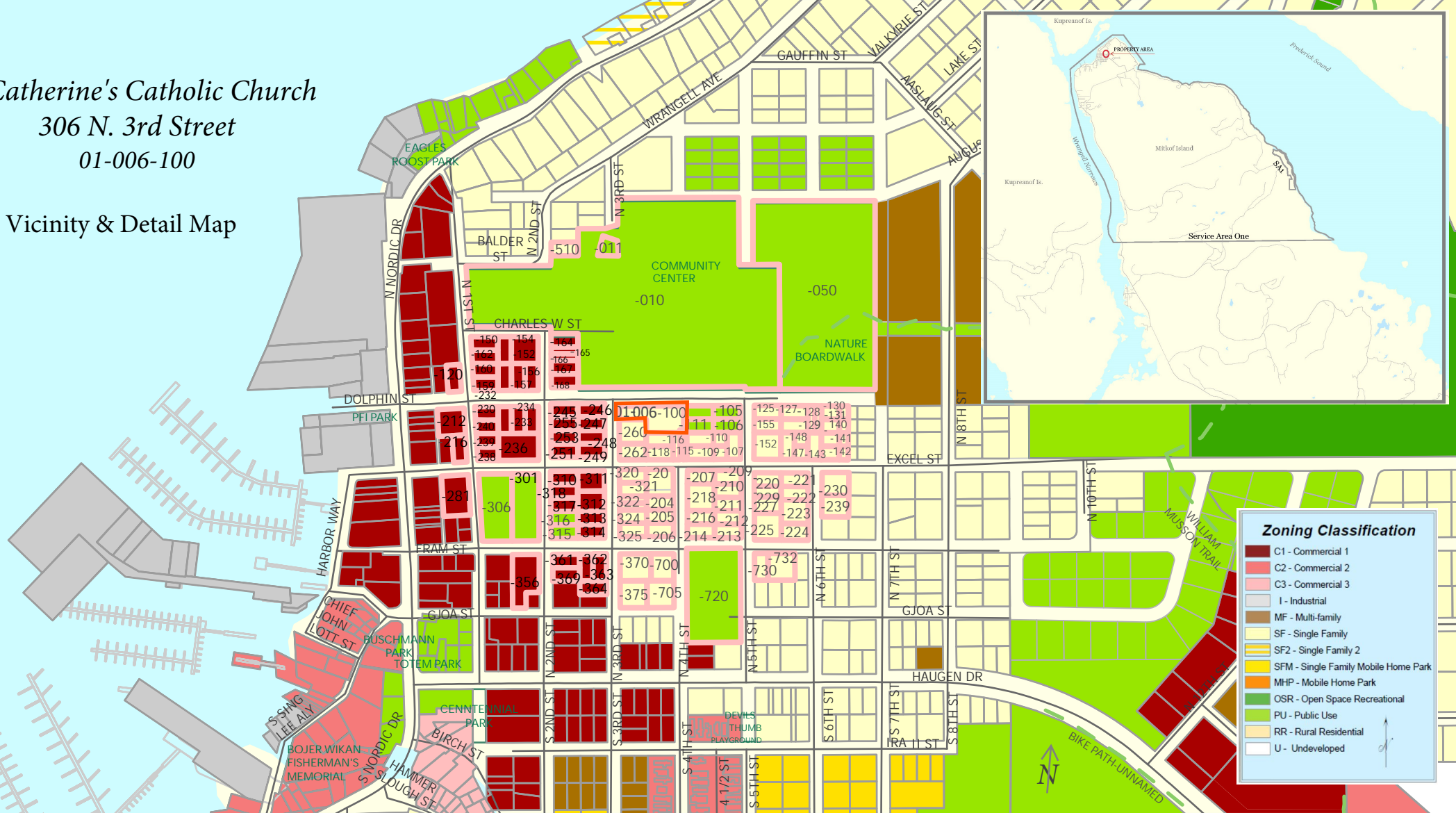
THERE WILL STILL BE A DRIVEWAY FOR THE APARTMENT ON SITE THAT CURB CUT WILL NOT BE CHANGED AND WILL REMAIN.

THE OVERALL EFFECT WILL BE NO DIFFERENT FROM CONDITIONS PRIOR TO THE FIRE AND THEREFORE STATUS QUO.

3. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.

St. Catherine's Catholic Church
 306 N. 3rd Street
 01-006-100

Vicinity & Detail 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



June 24, 2024

**PETERSBURG CHILDREN CENTER
PO BOX 138
PETERSBURG, AK 99833-0138**

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:
An application from St Catherine of Siena Catholic Church for a conditional use permit for a church in a single-family residential zone and for use of a parking lot within 500' for required parking at 306 N 3RD ST (PID: 01-006-100).

An application from St. Catherine of Siena Catholic Church for a variance from the 20' front yard setback requirement to allow construction within 10' of the property line and from the 35% maximum lot coverage requirement to allow coverage of 50% of the lot at 306 N 3RD ST (PID: 01-006-100).

The public hearing and consideration of the application will be held:	Tuesday, July 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
ST CATHERINE'S CHURCH		PO BOX 508	PETERSBURG	AK	99833-0508
ABBOTT THOMAS	HART ELIZABETH	PO BOX 1617	PETERSBURG	AK	99833-1617
ALASCOM INC PROPERTY TAX DIVISION		1010 PINE ST 9E-L-01	SAINT LOUIS	MO	63101-2015
ALASKA POWER & TELEPHONE		PO BOX 647	PETERSBURG	AK	99833-0647
ANDERSON JASON C	ANDERSON JULIE E	PO BOX 1841	PETERSBURG	AK	99833-1841
ANDERSON RODNEY L	ANDERSON MELINDA S	PO BOX 849	PETERSBURG	AK	99833-0849
BAKER JESSICA		PO BOX 1111	PETERSBURG	AK	99833-1111
BERNALDO DELILAH		PO BOX 1951	PETERSBURG	AK	99833-1951
BOSWORTH DALE	BOSWORTH LESLEY	PO BOX 45	PETERSBURG	AK	99833-0045
BRUMBLEY PAGE	HILL KENNETH	PO BOX 1290	CORDOVA	AK	99574
BUOTTE DAVID E	SUHARA COLLEEN T	1516 ELGER BAY RD	CAMANO ISLAND	WA	98282
BURKE RICHARD		PO BOX 1406	PETERSBURG	AK	99833-1406
CANTON LOGAN J	CANTON SHEENA L	PO BOX 1742	PETERSBURG	AK	99833-1742
CRONLUND DOUGLAS		PO BOX 363	PETERSBURG	AK	99833-0363
DRURY DONALD RAY	DRURY BRIANA	PO BOX 1074	PETERSBURG	AK	99833-1074
ENGLE A BRUCE		PO BOX 8229	LA VERNE	CA	91750
ESPESETH RHEA LOUISE	ESPESETH NICHOLAS ALLAN	PO BOX 998	PETERSBURG	AK	99833-0998
FREDRICKSEN NORMAN	FREDRICKSEN LYNDA	PO BOX 98	PETERSBURG	AK	99833-0098
HAGERMAN KARL	HAGERMAN ROBYN	PO BOX 2111	PETERSBURG	AK	99833-2111
HAMMER & WIKAN		PO BOX 249	PETERSBURG	AK	99833-0249
HINDE BENJAMIN	HINDE MARCIE	PO BOX 2099	PETERSBURG	AK	99833-2099
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975
KAINO DOUGLAS	MCNUTT NAN	PO BOX 295	PETERSBURG	AK	99833-0295
KAINO TEDDY T	KAINO SHIGEKO	PO BOX 265	PETERSBURG	AK	99833-0265
KAWASHIMA DWIGHT G	KAWASHIMA JANE	PO BOX 1428	PETERSBURG	AK	99833-1428
KFSK COMMUNITY RADIO		PO BOX 149	PETERSBURG	AK	99833-0149
KORCHAK PAUL		PO BOX 1256	PETERSBURG	AK	99833-1256
LENHARD MATTHEW	LENHARD JILL	PO BOX 1404	PETERSBURG	AK	99833-1404
LONGWORTH JOHN R		PO BOX 773	PETERSBURG	AK	99833-0773
LUTHERAN CHURCH		PO BOX 709	PETERSBURG	AK	99833-0709
MALLORY DARCY		PO BOX 1945	PETERSBURG	AK	99833-1945
MANLY AMBER	OLSON DARRYL P	PO BOX 476	PETERSBURG	AK	99833-0476
MICHAEL ERIN A		PO BOX 506	PETERSBURG	AK	99833-0506
MOORE JOSHUA A	MOORSE VICTORIA R	PO BOX 2015	PETERSBURG	AK	99833-2015
MORRISON CHRISTOPHER	MORRISON CHRISTINA	PO BOX 284	PETERSBURG	AK	99833-0284
NEWLUN NEIL	NEWLUN MARGARET	PO BOX 957	PETERSBURG	AK	99833-0957
NICHOLSON NATALIE RUTH	REID MICHAEL FLOYD	14200 69TH DR SE #M-1	SNOHOMISH	WA	98296
NILSEN MIKE L	NILSEN RAVENNA	PO BOX 1084	PETERSBURG	AK	99833-1084
O'CONNOR DEMKO KELLY M		PO BOX 271	PETERSBURG	AK	99833-0271
OGDEN JACK E	OGDEN CAROL B	PO BOX 546	PETERSBURG	AK	99833-0546
OHMER DAVE N		PO BOX 13	PETERSBURG	AK	99833-0013
OHMER NICHOLAS E		PO BOX 2013	PETERSBURG	AK	99833-2013
OINES MARJORIE J		PO BOX 591	PETERSBURG	AK	99833-0591
O'NEIL ERICA	O'NEIL SCOTT	PO BOX 755	PETERSBURG	AK	99833-0755
OTNESS JOHN J		PO BOX 2077	PETERSBURG	AK	99833-2077
PETERSBURG BOROUGH SCHOOLS		PO BOX 289	PETERSBURG	AK	99833-0289
PETERSBURG CHILDREN CENTER		PO BOX 138	PETERSBURG	AK	99833-0138
PETERSBURG ELKS LODGE		PO BOX 609	PETERSBURG	AK	99833-0609
PETERSBURG MEDICAL CENTER		PO BOX 589	PETERSBURG	AK	99833-0589
PETERSEN CODEE	PETERSEN NATALIE	PO BOX 1498	PETERSBURG	AK	99833-1498
POTRZUSKI MIKALAI G	POTRZUSKI BRITTANY M	PO BOX 1688	PETERSBURG	AK	99833-1688
SALVATION ARMY-PETERSBURG		PO BOX 101459	ANCHORAGE	AK	99510-1459
SOKOL VICKIE		PO BOX 964	PETERSBURG	AK	99833-0964
SPERL DONALD & TAUSHA	SPERL KOREN	PO BOX 1407	PETERSBURG	AK	99833-1407
SPRAGUE RICHARD	SPRAGUE SHARON	PO BOX 567	PETERSBURG	AK	99833-0567
ST ANDREWS EPISCOPAL CHURCH		PO BOX 1815	PETERSBURG	AK	99833-1815
STOLPE ADRIENNE	STOLPE LOGAN	PO BOX 791	PETERSBURG	AK	99833-0791
STRATMAN JOSEPH	RICE ALLISON	PO BOX 1736	PETERSBURG	AK	99833-1736
SWANSON JOHN R	SWANSON MIRIAM M	PO BOX 1546	PETERSBURG	AK	99833-1546
TAGABAN LOLITA		PO BOX 568	PETERSBURG	AK	99833-0568
THOMPSON FLOYD A		PO BOX 1436	PETERSBURG	AK	99833-1436
TIDES INN of PETERSBURG LLC		PO BOX 556	PETERSBURG	AK	99833-0556
TRASK GRANT	TRASK LILA	PO BOX 1333	PETERSBURG	AK	99833-1333
US FOREST SERVICE		PO BOX 21628	JUNEAU	AK	99802-1628
VALHALLA PLACE LLC		9831 MAIN TREE DR	ANCHORAGE	AK	99507
VINSON TRACI	VINSON ANTHONY	PO BOX 461	PETERSBURG	AK	99833-0461
WELDE DOUGLAS		PO BOX 875	PETERSBURG	AK	99833-0875
WELDE RACHEL		PO BOX 1245	PETERSBURG	AK	99833-1245
WIKAN RICHARD		PO BOX 1461	PETERSBURG	AK	99833-1461
WILKINSON TIM	WILKINSON RAE	PO BOX 895	PETERSBURG	AK	99833-0895
WOHLHUETER KURT	WOHLHUETER SHERI	PO BOX 1312	PETERSBURG	AK	99833-1312
YIP WAMEN	YIP LANEY	PO BOX 2037	PETERSBURG	AK	99833-2037

Public Comment

Dear Liz and Planning Commission Members,

I am writing to offer my wholehearted support for the conditional use permit being requested by St. Catherine of Seina Catholic Church, at 306 N 3rd Street. Granting the request to return the Church property to a functioning building that replicates the past structure will make our community whole again. Over the years the Catholic Church had fit into the neighborhood perfectly and the return to the past size of the Church is what is needed to serve the local congregation. Anything less than a return to the former size would be an unfair result of a tragic fire. The Catholic Church has met at this site and strengthened our community for my entire life. It is inconceivable to me that we will not be blessed by a new, safer, more modern church to fill our needs long into the future.

I ask you to please, support this request and help the Catholic Church start the building of the beautiful new St. Cathrine's Church that Petersburg needs so much.

Thank you,

Dave Ohmer