

Planning Commission Report & Finding of Fact

Planning Commission Meeting Date: October 8, 2024

APPLICANT/AGENT:

Ron & Anne Loesch

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

LOT 13B, Plat 2008-15

LOT AREA:

98,881 sf (~2.3 acres)

LOCATION:

1020 SANDY BEACH RD

SURROUNDING ZONING:

North: Unzoned (Airport Property)

South: Public Use

East: Public Use/Single Family

West: Unzoned (Airport property)

ZONING:

RURAL RESIDENTIAL

PID:

01-014-700

APPLICATION SUBMISSION DATE:

8/30/2024

I. APPLICANT REQUEST: The applicant has requested to purchase borough-owned property at 1020 SANDY BEACH ROAD.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY

III. FINDINGS:

- a. Ron and Anne Loesch applied to purchase borough property at 1020 Sandy Beach Rd (Lot 13B).
- b. On March 12, 2024, the Planning Commission voted to initiate a rezone of Lot 13B from Rural Residential to Single Family Residential at Loesch's request. The Loesch's subsequently withdrew the request, and the commission tabled the action item at the following meeting.
- c. The current zoning is Rural Residential (RR). 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.
- e. The immediate surrounding area is zoned SF or public use and is a well-developed residential area with some institutional uses (park, playground) with road access and municipal power, water, and sewer located nearby. Two other nearby lots are zoned RR, one is used for a church and the other is vacant land owned by the borough.
- f. 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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g. 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.

h. Applicant states purchase is for a long-term investment and has no plans for immediate development.

i. The applicant states the subject property could be subdivided into 5-6 lots; this would necessitate the property be rezoned to single-family residential. Currently, the parcel could only be subdivided into two lots.

j. Review by borough departments found no public need for the property.

IV. PUBLIC NOTICE

The borough provided public notice of the hearing. 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 purchase borough property.

b. Criteria –

Per 16.12.050, no borough property in Service Area 1 may be disposed of unless it has been zoned by the borough.

Per 16.12.080 (A), the Planning Commission may require an applicant to state the nature, extent, size and general specifications of improvements the applicant intends to construct upon the real property and the time when the improvements will be completed.

VI. ACTION

Proposed motion: I move to recommend sale of the property with the attached report.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following report to the Borough Assembly:

1. The subject property is not needed for any public purpose.
2. The subject property is zoned as required by code.
3. The applicant has no plans for development.
4. The Assembly should consider initiating a rezone of the property to single-family residential prior to disposal. Single-family residential zoning would not require subdivision of the parcel, but it would be more in keeping with surrounding uses of the neighborhood, allow for development that is consistent with the neighborhood, and allow the option for future subdivision of the property into 2-6 lots.

EXHIBITS

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



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: <u>(Signature)</u>
Fee: \$ <u>500.00</u>
Date Rec'd: <u>2/30/24</u>

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: captainron389@yahoo.com
(phone and/or email) 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.

See following edited page

4. Name and address of all adjacent property owners and upland owner(s) if applicable: (attach additional sheet if necessary)

Susan Ohmer / Mark T. [redacted] burg 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:

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. ~~Rate dependent on rezoning to single family residential zoning change.~~ Deleted 8-30-24 RJS~~

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

Dept Comments: Com Dev has no need
for the parcel. Liz Caser


Signature of Department Commenter

NOTICE TO APPLICANT(s):

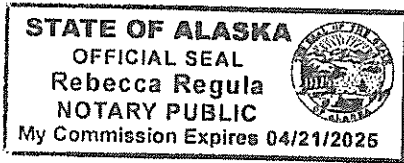
Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.

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

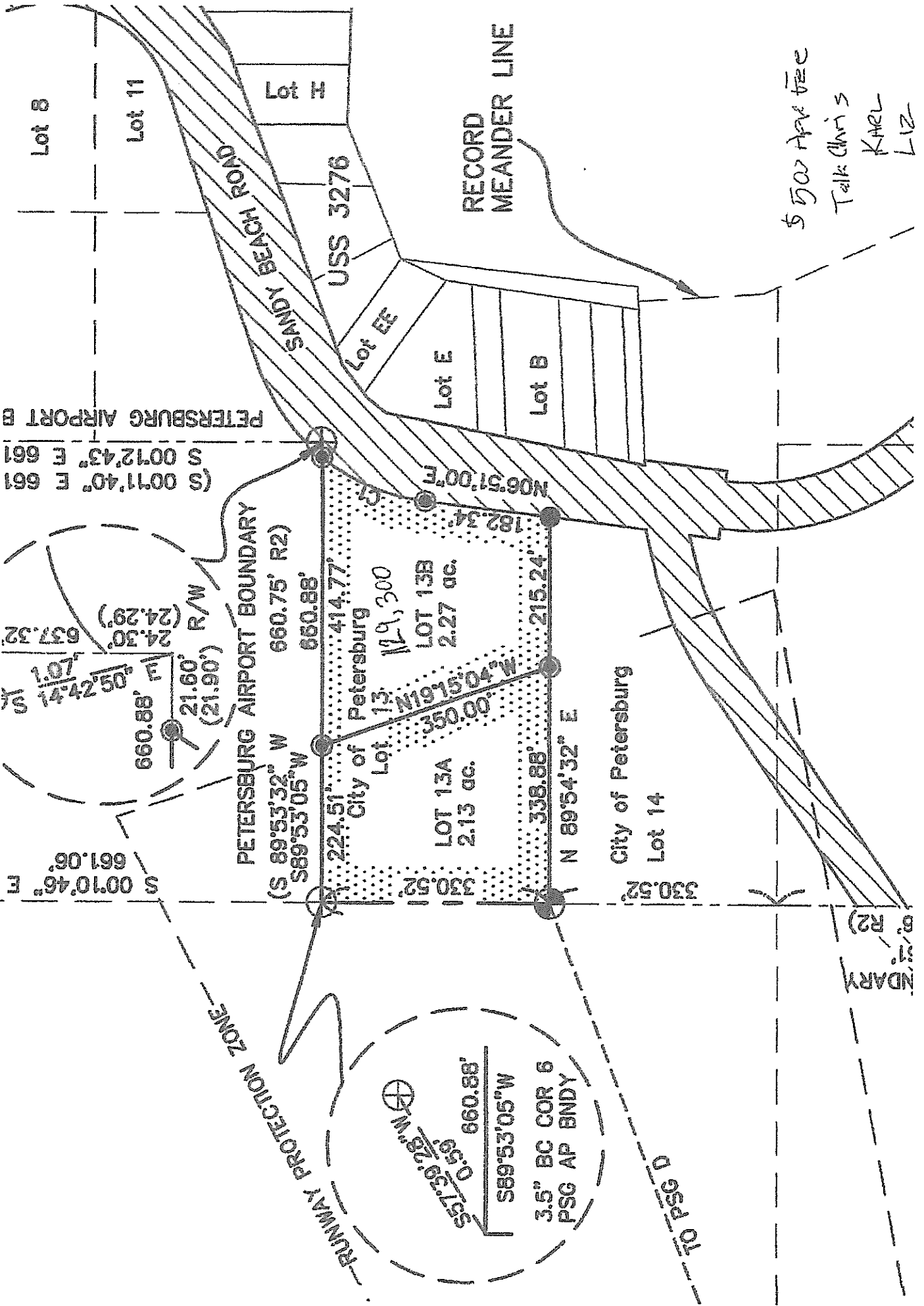
Applicant/Applicant's Representative



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



(S 00°11'40" E 661
 S 00°12'43" E 661
 PETERSBURG AIRPORT B

660.88' E
 21.60' (21.90') R/W
 24.30' (24.29')
 637.32'
 1.07'
 14°25' S

S 00°10'46" E
 661.08'

PETERSBURG AIRPORT BOUNDARY

(S 89°53'32" W 660.75' R2)
 S89°53'05"W 650.88'

224.51' City of Petersburg
 414.77'

129,300
 LOT 13B 2.27 ac.
 N19°15'04"W 350.00'

182.34'
 N06°31'00"E

215.24'
 N 89°54'32" E

338.88'
 City of Petersburg
 Lot 14

350.52'
 350.52'

660.88'
 3.5" BC COR 6
 PSG AP BNDY

S57°59'28"W 660.88'
 660.88'

RUNWAY PROTECTION ZONE

TO PSG D

NDARY

6' R2)

RECORD MEANDER LINE

\$500 HAVE TREE
 Talk Chris
 KHEL
 LIZ
 ↓ D.L.7

Petersburg Borough Property
 1020 Sandy Beach Road
 01-014-700

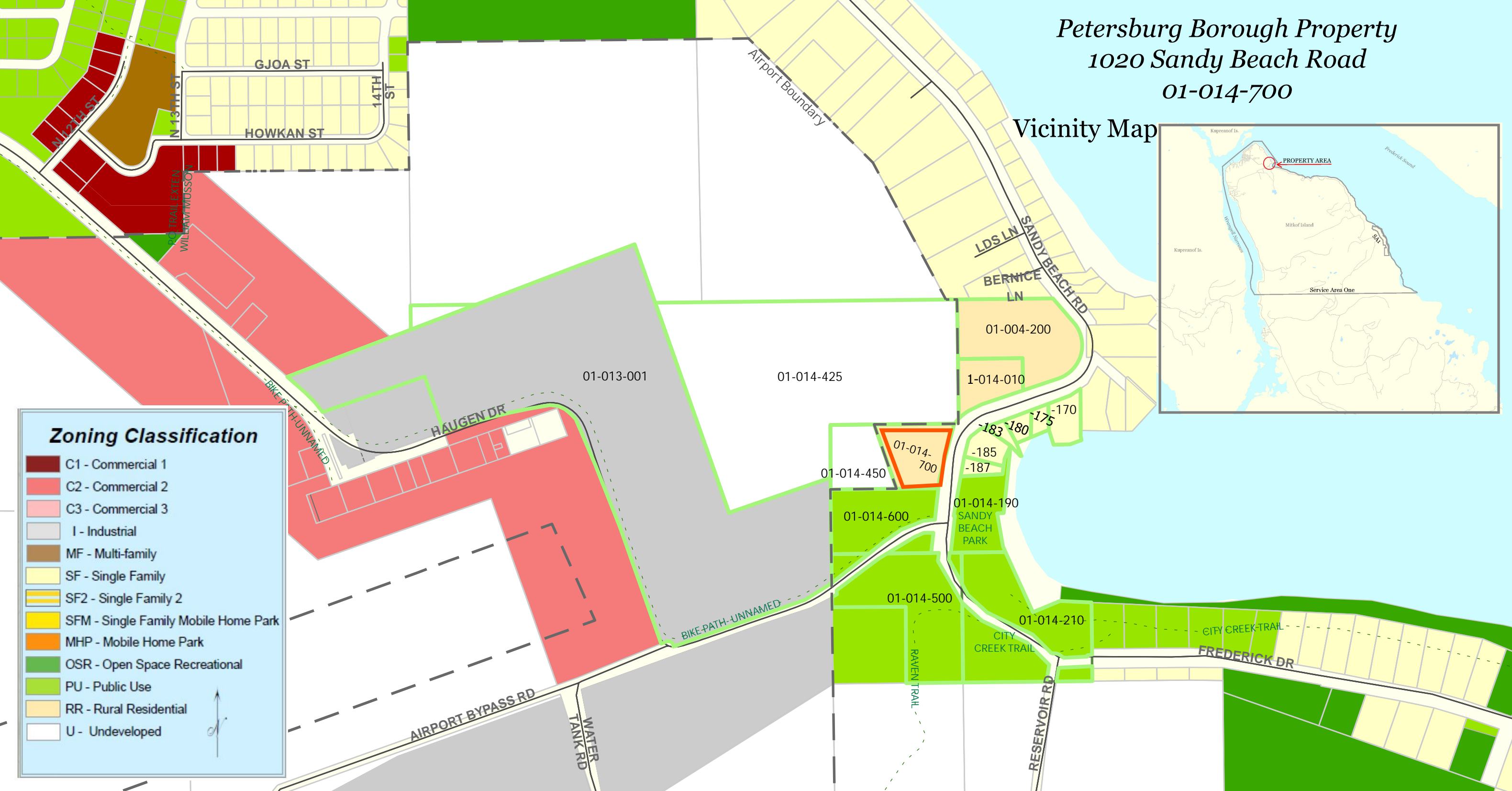
Vicinity Map



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

↑





September 17, 2024

**BERGERON SAMUEL EDWARD MILLARD LINDA GAY
PO BOX 2090
PETERSBURG, AK 99833-2090**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Review and recommendation of an application from Ron & Anne Loesch to purchase borough property at 1020 SANDY BEACH ROAD (PID: 01-014-700).

The public hearing and consideration of the application will be held:	Tuesday, October 8th, 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	EMAIL
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440	nwood@mac.com
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083	fvroque@gci.net
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281	jim@hammerandwikon.com
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681	i.fishjensen@gmail.com
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514	psmeeks@aptalaska.net
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673	mariettajoanne12@gmail.com
LOESCH RONALD JOHN LOESCH ANNE MARIE	THE RONALD AND ANNE LOESCH LIVING TRUST	PO BOX 451	PETERSBURG	AK	99833-0451	
OHMER SUSAN		PO BOX 556	PETERSBURG	AK	99833-0556	
STRAND NANCY		PO BOX 505	PETERSBURG	AK	99833-0505	
BERGERON SAMUEL EDWARD MILLARD LINDA G SAMUEL MILLARD TRUST		PO BOX 2090	PETERSBURG	AK	99833-2090	
DUDDLES MATTHEW W DUDDLES JOLYN I DUDDLES LIVING TRUST		PO BOX 490	PETERSBURG	AK	99833-0490	
FORNER MURPHY FORNER MARY LAYLA1975 TRUST		PO BOX 191056	ANCHORAGE	AK	99519-1056	
PETERSBURG BIBLE CHURCH		PO BOX 704	PETERSBURG	AK	99833-0704	
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579	

jensenboat@gmail.com