

Oct. 17, 2024

Debra Thompson
Borough Clerk

Debra,

Could you please forward this information and our letter to the
Borough Assembly as well as Liz and Steve.

With thanks,

Ron and Anne

A handwritten signature in cursive script, appearing to read "Ron and Anne". The signature is written in black ink and is positioned to the right of the typed name "Ron and Anne".

October 16, 2024

Liz Cabrera
Planning Commission Staff

Steve Giesbrecht
Borough Manager

Debra Thompson
Borough Clerk

Re: Objection to action of the planning commission Action item #4

On August 30, 2024, Anne and I submitted our land disposal Application with payment of the \$500 filing fee to purchase Borough Property at 1020 Sandy Beach Road. The application included our request to abandon an earlier request to rezone the property to single family use.


At the Planning Commission Meeting on October 8, 2024 the commission adopted the Staff Report to the Borough Assembly that included 4 recommendations to the Borough Assembly. Item #4 of this report stated: "The Assembly should consider initiating a rezone of this 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, and allow the option for future subdivision of the property into 2-6 lots."

As the applicant for the purchase of this lot, I specifically withdrew my request to change the lot zoning from Rural Residential to Single Family zoning in a letter to the Planning and Zoning Commissioners on April 9, 2024. We want to retain the Rural Residential zoning at the present time.

Should we wish to develop the property to include more than two lots, we, as well as any other owner of the property could initiate the zoning change at some time into the future. There is no benefit to the Petersburg Borough to change zoning to Single Family Use prior to the eventual sale of the parcel.

We respectfully request that the Borough Administration and the Borough Assembly maintain the Rural Residential Zoning on the property at 1020 Sandy Beach Road. The closest neighbors (Mark Tuccillo and Susie Ohmer) residing across the street from said property also agree with our wishes to leave the property zoned as Rural Residential.

Respectfully submitted,


Ron & Anne Loesch

Planning Commission Staff Report & Finding of Fact

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:

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.

Planning Commission Staff Report & Finding of Fact

Meeting Date: October 8, 2024

- 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

4-9-24

RE: Rezone of land at 2016 and 2020 Sandy Beach Road

Planning & Zoning Commisioners:

I respectfully request that you leave the Rural Residential zoning in place on the parcels at 2020 and 2016 Sandy Beach Road.

Given the recent interest in providing single family and multi-family property by the Petersburg Borough, PIA, Sig & Amber Burrell and other private parties, I think it best to delay the rezone on the two Sandy Beach parcels under consideration today.

In the future, there may be significant interest in larger 2-plus acre parcels by people wanting larger lots.

Furthermore, my earlier request for a rezone of the property at 2020 Sandy Beach Road to Single Family use would be contrary to the wishes of Mark Tuccillo and Susie Ohmer who wish to leave the zoning as is, on the property they are interested in purchasing.

In conclusion, please leave the Rural Residential zoning in place and an should we be successful in purchasing these properties, the zoning can be reconsidered should additional single-family properties be needed in the future.

Respectfully,

Ron & Anne Loesch
2023 Sandy Beach Road
Petersburg, AK 99833

Petersburg Borough
PO Box 329
12 South Nordic Drive
Petersburg, AK 99833
907-772-4425

Print 8/30/2024 10:24:41AM

<u>Account</u>	<u>Amount</u>
Misc - Ron Loesch 01-014-700	500.00

<u>Payments</u>	
Visa *****5271	500.00

Auth # 16379837	
Total Payments	<u>500.00</u>

Thank You For Your Payment,
kayley

Batch # 30664 Contact # 10

Keep this receipt for your records.

Payment 8/30/2024 10:24:33AM




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: \$500.00
Date Rec'd: 2/30/24

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)
captainron389@yahoo.com
907-518-1180

1. Size of Area requested (identify the minimum area necessary in square feet): 98,881 sq

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 ~~Rate dependant on rezoning to single family residential zoning change~~ Deleted 8-30-24 RJD

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?

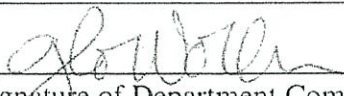
Meets future housing needs.

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

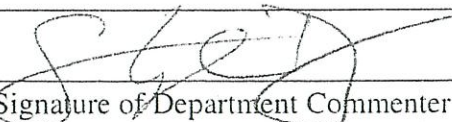
Department Comments: Harbor Dept has no public
purpose for the subject property


Signature of Department Commenter

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


Signature of Department Commenter

Department Comments: Park + 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):

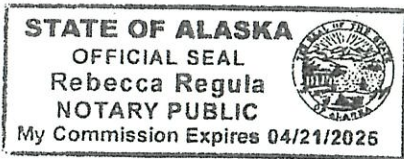
Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.

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

