

# Planning Commission Staff Report & Finding of Fact

Meeting Date: May 13, 2025

APPLICANT/AGENT:

Petersburg Borough

OWNER(S), IF DIFFERENT:

LEGAL DESCRIPTION:

GL Lot 12

LOT AREA:

94,764 Sq Ft

LOCATION:

1016 Sandy Beach Rd

SURROUNDING ZONING

North: Rural Residential

South: Single Family

East: Rural Residential

West: Unclassified

ZONING:

Rural Residential

PID:

01-014-010

APPLICATION SUBMISSION DATE:

RECOMMENDATION:

Recommend rezone

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**I. APPLICANT REQUEST:** The Borough Assembly initiated an amendment of the Borough zoning map.

**II. APPLICABLE CODES:**

19.84 AMENDMENTS

19.19 RURAL RESIDENTIAL DISTRICT

19.20 SINGLE-FAMILY RESIDENTIAL DISTRICT

**III. FINDINGS:**

- a. At its March 17, 2025, meeting, the Borough Assembly initiated a rezone of Government Lot 12 at 1016 Sandy Beach Rd from Rural Residential to Single-family residential. The rezone was referred to the Planning Commission for review and recommendation.
- b. The subject property is a vacant lot.
- c. 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.
- d. The surrounding area is zoned SF or public use and is a well-developed residential area with some institutional uses (churches, park, playground) with road access and municipal power, water, and sewer located nearby.
- e. Rezoning from RR to SF would allow single-family or duplex as a primary use and reduce the minimum lot size from 1 acre to 8,000 sf. The maximum number of dwellings per lot is 2 with single family, two-family (duplex), and detached accessory dwellings allowed use. Mobile homes and mobile home parks are not allowable uses in SF.
- 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.
- 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.

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## **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.

## **V. APPLICATION REVIEW**

- a. The application is classified as a request to amend the borough zoning map.
- b. Criteria – Per 19.84.030, The Planning Commission's report to the Assembly shall include findings as to need and justification for the proposed change, including findings as to the effect which the proposed change would have on the objective of the comprehensive plan.

The 2016 comprehensive plan recommends future land use for this area be Low- Density Residential. The intended use is lower density residential, *Single family or duplex residential, option for accessory dwelling units and home-based businesses, 1-4 dwellings per acre (DUA) is most common; but allow option for densities up to 6-8 DUA.*

## **VI. ACTION**

**Proposed motion:** I move to recommend to the Borough Assembly that the borough zoning map be amended by rezoning Government Lot 12 at 1016 Sandy Beach Road from Rural Residential to Single-Family Residential, including findings of fact as presented.

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

1. The rezone responds to market demand for developable residential property.
2. The rezone is consistent with the objectives of the comprehensive plan by providing residential land for development at appropriate densities. The comprehensive plan encourages development of land adjacent to existing infrastructure.
3. The proposed development is located on the road system and utility service area, so it is appropriate to zone for higher residential density.
4. No significant expansion of municipal roads or utilities is required to develop the property.

## **EXHIBITS**

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

## A. Applicant Materials

 <b>PETERSBURG BOROUGH LAND USE APPLICATION</b>		CODE TO:	<b>110.000.404110</b>
		BASE FEE:	-
		PUBLIC NOTICE FEE:	\$70.00
		<b>TOTAL:</b>	-
DATE RECEIVED:		RECEIVED BY:	CHECK NO. or CC:
<b>APPLICANT/AGENT</b>		<b>LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)</b>	
NAME <b>Petersburg Borough</b>		NAME	
MAILING ADDRESS <b>PO Box 329</b>		MAILING ADDRESS	
CITY/STATE/ZIP <b>Petersburg AK 99833</b>		CITY/STATE/ZIP	
PHONE <b>907-772-4425</b>		PHONE	
EMAIL <b>dthompson@petersburgak.gov</b>		EMAIL	
<b>PROPERTY INFORMATION</b>			
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <b>1016 Sandy Beach Rd</b>			
PARCEL ID: <b>01-014-010</b>		ZONE: <b>RR</b>	OVERLAY: <b>-</b>
CURRENT USE OF PROPERTY: <b>vacant</b>			LOT SIZE: <b>94,764</b>
PROPOSED USE OF PROPERTY (IF DIFFERENT):			
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): <b>Sandy Beach Road</b>			
<b>TYPE OF APPLICATION &amp; BASE FEE</b>			
<input checked="" type="checkbox"/> 19.84 Zoning Change (\$100)			
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)			
<input 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)			
<b>SUBMITTALS:</b>			
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.			
<b>SIGNATURE(S):</b>			
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: _____	
Owner: _____		Date: _____	
Owner: _____		Date: _____	
Owner: _____		Date: _____	

*Petersburg Borough Property  
1016 Sandy Beach Road  
01-014-010*

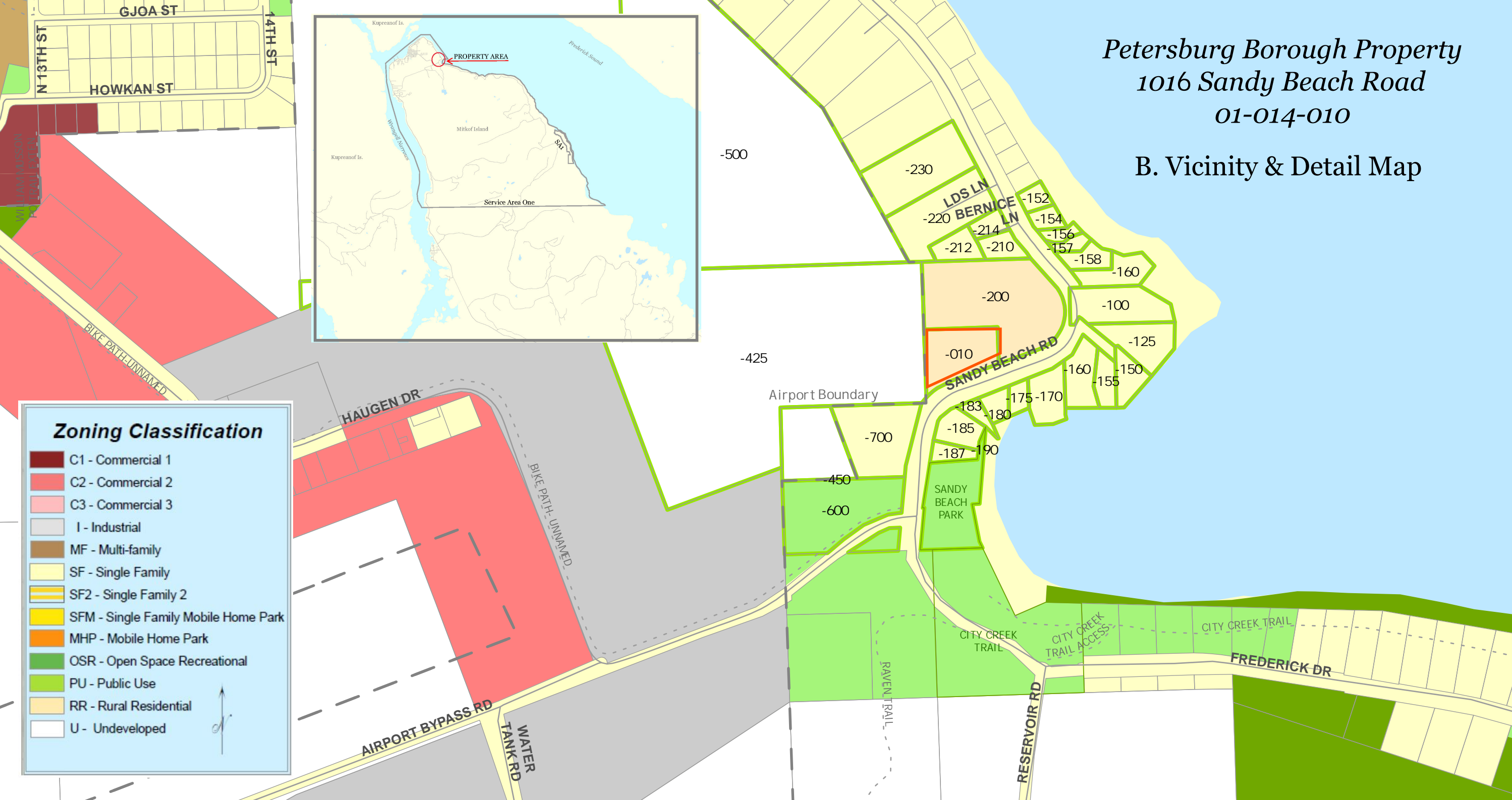
**B. Vicinity & Detail Map**



**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

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April 25, 2025

**WOLLEN GLORIANNE D**  
**PO BOX 1076**  
**PETERSBURG, AK 99833-1076**

### **NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

**Recommendation to the Borough Assembly regarding an application to rezone borough-owned property from Rural Residential to Single-family Residential at 1016 SANDY BEACH RD (PID: 01-014-010).**

The public hearing and consideration of the application will be held:	<b>Tuesday, May 13<sup>th</sup>, 2025, at 12:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via <b>ZOOM</b> , 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.

<b>TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION</b>	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	<a href="mailto:acaulum@petersburgak.gov">acaulum@petersburgak.gov</a>
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
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
DONALD SPERL		PO BOX 1407	PETERSBURG	AK	99833-1407
ALASKA MENTAL HEALTH TRUST		2600 CORDOVA ST STE 201	ANCHORAGE	AK	99503
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
BAKOS TOBY J	BAKOS KELLY DENISE	PO BOX 173	PETERSBURG	AK	99833-0173
BERGERON SAMUEL EDWARD	MILLARD LINDA GAY	PO BOX 2090	PETERSBURG	AK	99833-2090
BURKE TIMOTHY MARK	BURKE DANA GAY	77 OMAIKAI PLACE	LAHAINA	HI	96761
CHURCH OF JESUS CHRIST		50 E NORTH TEMPLE	SALT LAKE CITY	UT	84150-2201
DUDDLES MATTHEW W	DUDDLES JOLYN I	PO BOX 490	PETERSBURG	AK	99833-0490
EDDY JACK	EDDY KAREN	PO BOX 1467	PETERSBURG	AK	99833-1467
EVENS CHRIS R	EVENS TAMARA	PO BOX 886	PETERSBURG	AK	99833-0886
FORNER MURPHY	FORNER MARY	PO BOX 191056	ANCHORAGE	AK	99519-1056
HUNTER BRADFORD	HUNTER SHARON	PO BOX 1603	PETERSBURG	AK	99833-1603
JENSEN CAROL L		PO BOX 774	PETERSBURG	AK	99833-0774
KLOSE DIETER		PO BOX 1522	PETERSBURG	AK	99833-1522
KOENEMAN TIMOTHY	KOENEMAN POLLY A	PO BOX 1324	PETERSBURG	AK	99833-1324
LOESCH RONALD	LOESCH ANNE	PO BOX 451	PETERSBURG	AK	99833-0451
NOROSZ KRISTINE MARIE		PO BOX 805	PETERSBURG	AK	99833-0805
OHMER SUSAN		PO BOX 556	PETERSBURG	AK	99833-0556
ORTH PAUL	ORTH DEBORAH M	10910 TALLMAN RD E	CHARRAROY	WA	99003-8532
PETERSBURG BIBLE CHURCH		PO BOX 704	PETERSBURG	AK	99833-0704
STRAND NANCY		4024 SW SEYMOUR CT	PORTLAND	OR	97221
SWANSON ADAM		PO BOX 2151	PETERSBURG	AK	99833-2151
WEGENER CODY A		PO BOX 2078	PETERSBURG	AK	99833-2078
WILLIS JOSEPH	WILLIS ERIN K	PO BOX 43	PETERSBURG	AK	99833-0043
WOLLEN GLORIANNE D		PO BOX 1076	PETERSBURG	AK	99833-1076