

**PETERSBURG BOROUGH
LAND USE APPLICATION**

CODE TO:	110.000.404110
BASE FEE:	\$95
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	165.00
CHECK NO. or CC:	CK# 51560

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME	Jim E Floyd	NAME	Hammer & Wikan, Inc
MAILING ADDRESS	PO Box 249	MAILING ADDRESS	PO Box 249
CITY/STATE/ZIP	Petersburg, AK 99833	CITY/STATE/ZIP	Petersburg, AK 99833
PHONE	907-772-4811	PHONE	907-772-4811
EMAIL	jfloyd@hammerandwikan.com	EMAIL	

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
Lot 7A, Block 302, Airport Addition Subdivision, Plat 77-2 (PID: 01-006-437), Parcel A, Greenbelt Subdivision, Plat 2016-4 (PID: 01-006-442)

PARCEL ID: PID: 01-006-437, PID: 01-006-442 ZONE: _____ OVERLAY: _____

CURRENT USE OF PROPERTY: grocery store & empty field LOT SIZE: _____

PROPOSED USE OF PROPERTY (IF DIFFERENT):
Extending the back of the grocery store warehouse space

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): HaugenDr & Howkan St

TYPE OF APPLICATION & BASE FEE

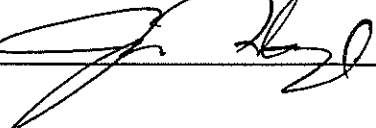
- 19.84 Zoning Change (\$100)
- 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)
- 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot) **\$95**
- 18.24 Final Plat (\$25 per lot)

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):

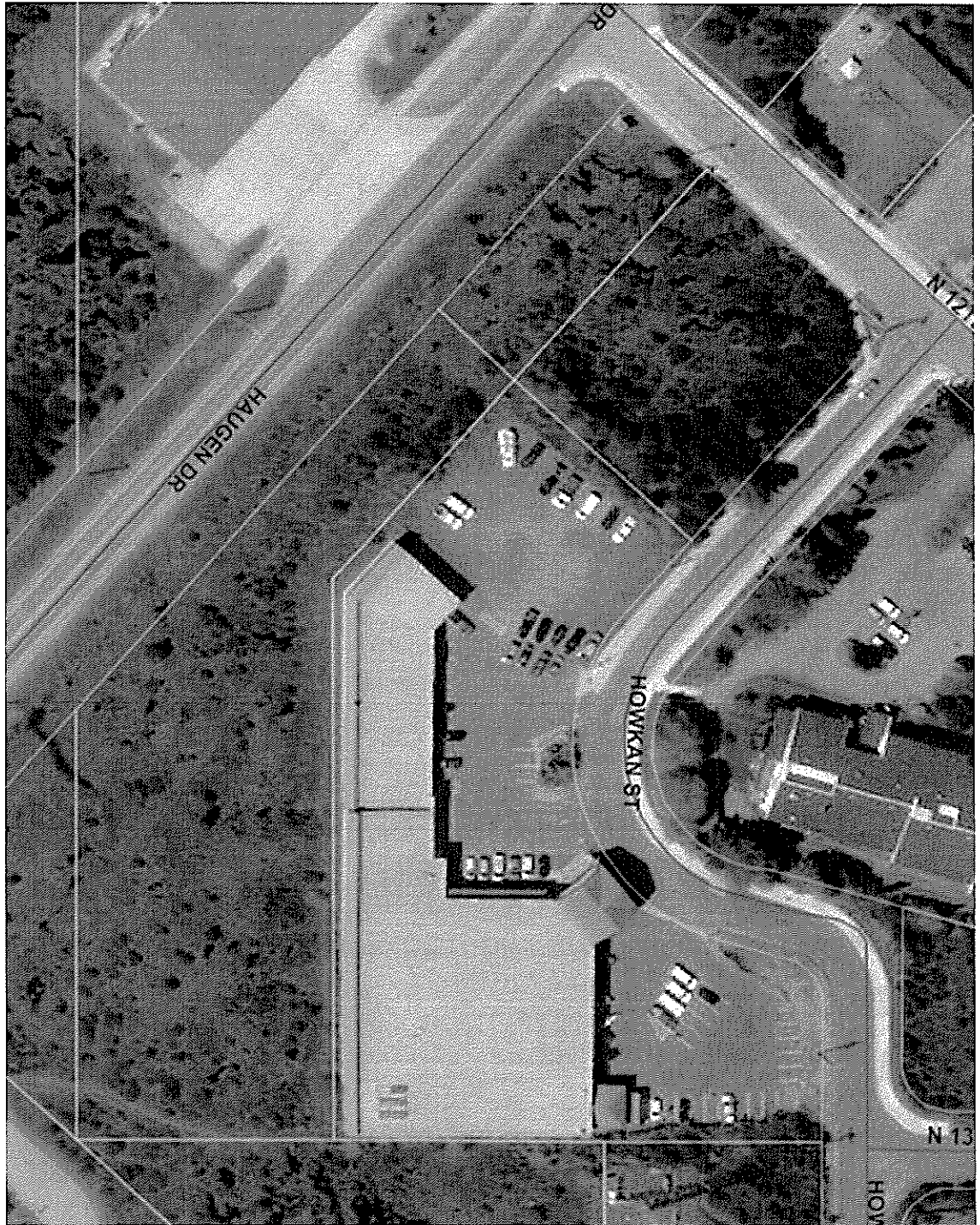
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.

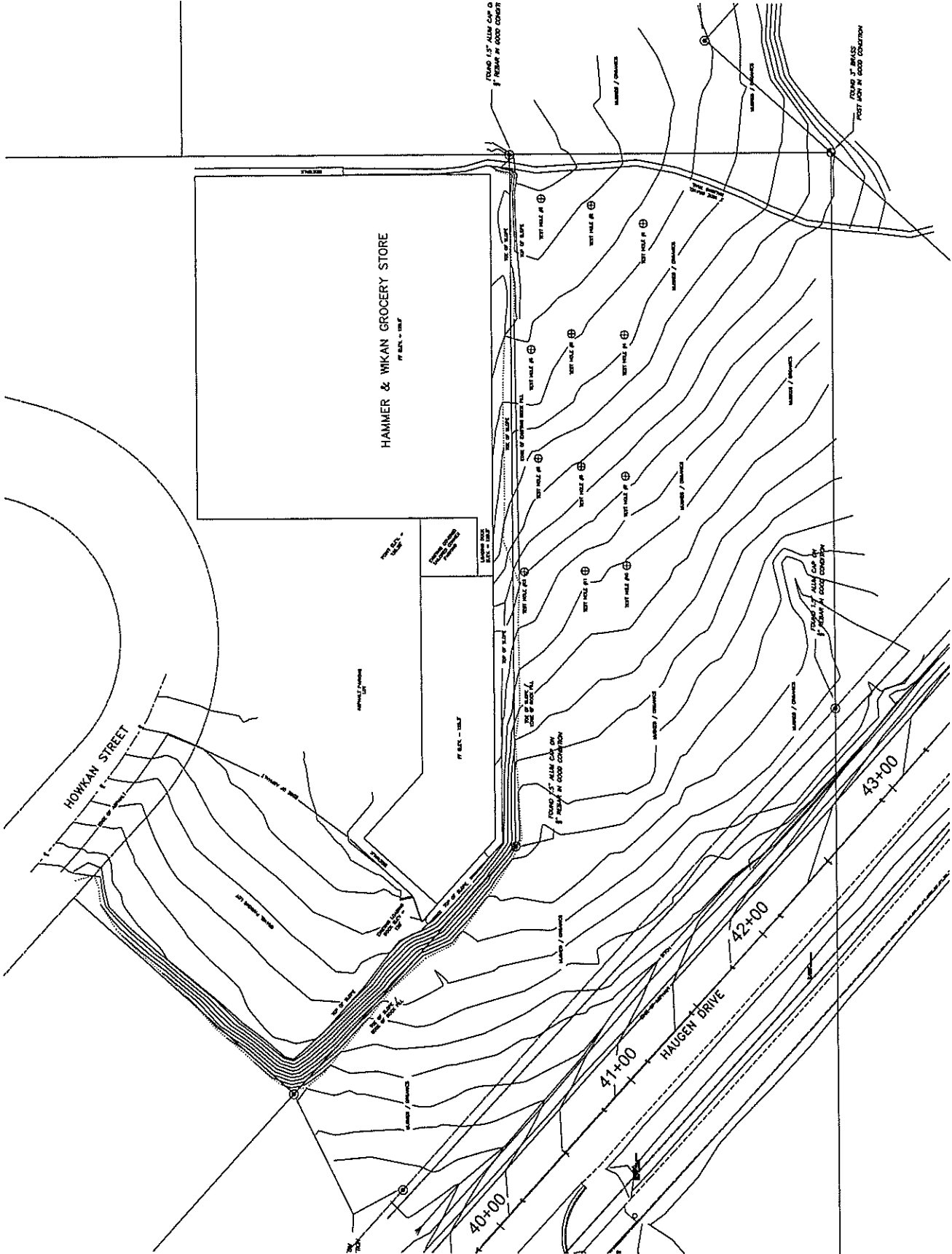
Applicant(s):  Date: 2/16/2022

Owner: _____ Date: _____

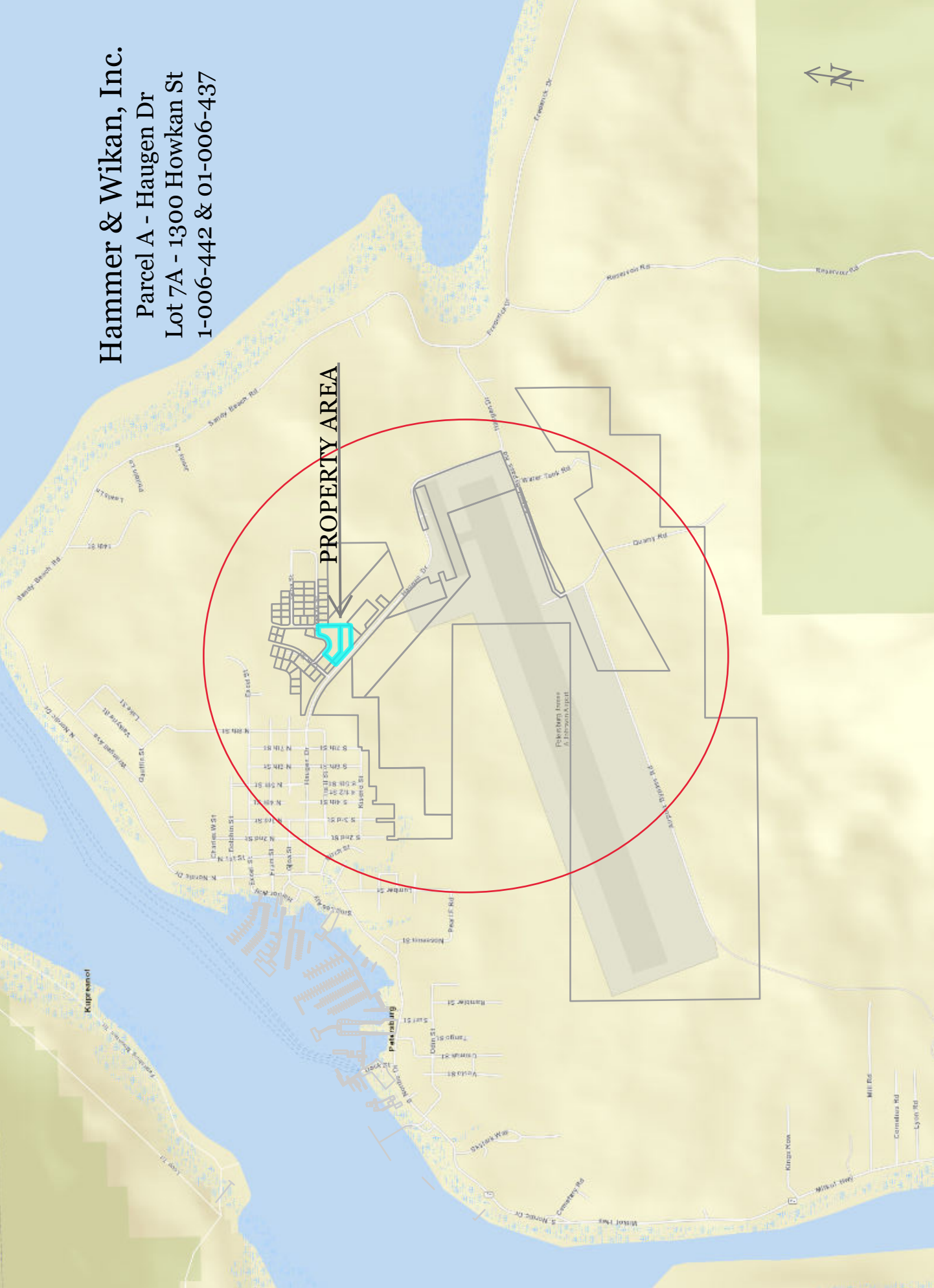
Owner: _____ Date: _____

Owner: _____ Date: _____



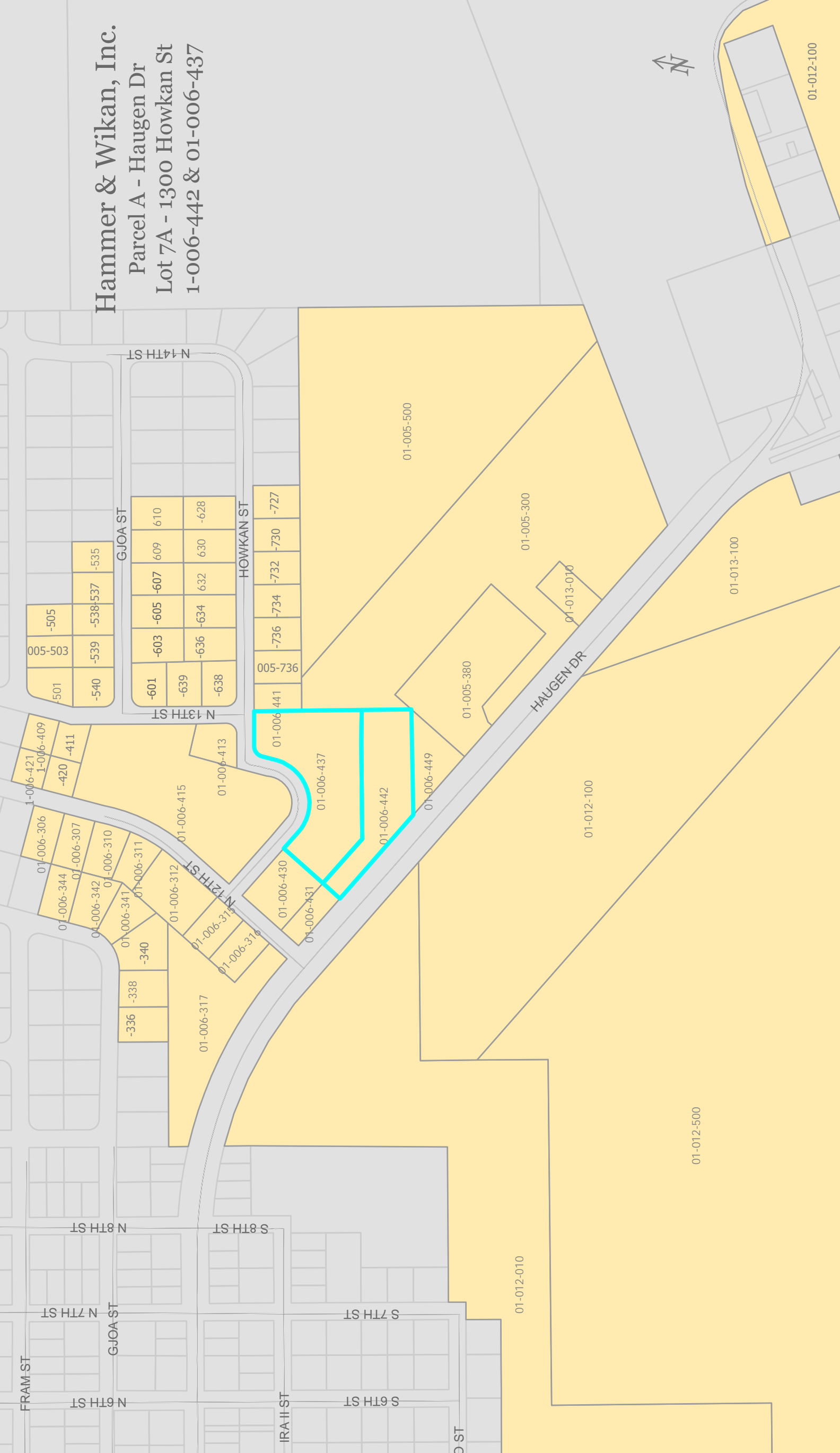


Hammer & Wikan, Inc.
Parcel A - Haugen Dr
Lot 7A - 1300 Howkan St
1-006-442 & 01-006-437



PROPERTY AREA

Hammer & Wikan, Inc.
Parcel A - Haugen Dr
Lot 7A - 1300 Howkan St
1-006-442 & 01-006-437



Planning Commission Staff Report

Meeting date: March 14, 2023

TO: Planning Commission
FROM: Liz Cabrera, Community & Economic Development Director
Subject: MINOR SUBDIVISION
Hammer & Wikan Grocery

Recommended Motion:

I move to approve the Hammer & Wikan Grocery Subdivision with findings of facts as presented.

The Petersburg Planning & Zoning Commission makes the following findings of fact:

1. An application was submitted by Hammer & Wikan, Inc and fees paid on February 16, 2023.
2. The subject property is located at 1300 Howkan St and Parcel A, Greenbelt Subdivision.
3. Both properties are zoned Commercial-1
4. There is no minimum lot size within the commercial-1 district nor is there a minimum street frontage required.
5. The subject property is adjacent to municipal water, sewer, electric utility services.
6. Surrounding area is well-developed with commercial activity.
7. The stated intended use for the property is commercial.
8. The plat consolidates 2 lots into 1. The resulting lot will be 162,304 sf or 3.725 acres.
9. The plat provides legal and physical access to Howkan St and Haugen Dr.
10. The plat does not contain or require a dedication of a street, right-of-way, or other area.
11. The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation.
12. The outside corners of each lot shall be marked and at least two outside corners of the whole subdivision tract are referenced to publicly recorded survey markers.
13. No comments from public works, power and light and police departments.
14. Hearing notices were mailed to property owners within 600 feet of the right-of-way.



Planning Commission Staff Report

Meeting date: March 14, 2023

15. On March 14, 2023, a duly noticed public hearing was held by the Petersburg Planning Commission.
16. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

Section 2. Based on the preceding findings of fact, the Petersburg Planning Commission makes the following determinations:

1. The proposed Hammer & Wikan Grocery Subdivision meets the conditions outlined in Title 19 for a minor subdivision.
2. The subdivider 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.

Chair, Planning Commission

Secretary, Planning Commission