

**PETERSBURG BOROUGH
ORDINANCE #2025-11**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR SERVICE AREA 1 OF
THE PETERSBURG BOROUGH TO REZONE GOVERNMENT LOT 12, SECTION 35,
TOWNSHIP 58 SOUTH, RANGE 79 EAST, COPPER RIVER MERIDIAN (PARCEL #01-
014-010 LOCATED AT 1016 SANDY BEACH ROAD) FROM RURAL RESIDENTIAL (R-R)
TO SINGLE-FAMILY RESIDENTIAL (S-F)**

WHEREAS, the Petersburg Borough owns the parcel of land described as follows:

Government Lot 12, Section 35, Township 58 South, Range 79 East,
Copper River Meridian, Petersburg Recording District, State of Alaska
(physical address: 1016 Sandy Beach Road) (hereinafter "the parcel")

; and

WHEREAS, the parcel is currently zoned Rural Residential (R-R); and

WHEREAS, the R-R district requires a minimum of 1-acre lots and is intended for one single-family home per acre. However, conditional uses in the R-R district include mobile homes and mobile home parks; and

WHEREAS, the parcel is located across from an area zoned Single-Family Residential (S-F), a well-developed residential area with some institutional uses (churches, park, playground), and with road access and municipal power, water, and sewer located nearby; and

WHEREAS, rezoning from R-R to S-F would allow single-family or duplex as a primary use and reduce the minimum lot size from 1-acre to 8,000 sq.ft. Mobile homes and mobile home parks are not allowable uses in S-F; and

WHEREAS, R-R zoning has primarily been used for areas of Service Area 1 without access to municipal water and sewer. The large minimum lot size of 1-acre in the R-R zone is intended to ensure sufficient acreage for on-site septic systems and create a more rural, lower density area; and

WHEREAS, the Planning Commission previously recommended that the Borough Assembly initiate, prior to disposal, a zoning amendment for the parcel, from R-R to S-F, and the Assembly did so by motion on March 17, 2025; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the proposed rezoning on May 13, 2025, and considered and reviewed applicant materials, public comments and testimony, and staff report. The Commission recommended the Borough Assembly rezone the property by a vote of 6-0, citing that a rezoning responds to market demand for developable residential property, is consistent with the Comprehensive Plan by providing residential land for development at appropriate densities, is appropriate to zone for higher residential density due to its location on the road system and utility service area, and that no significant expansion of municipal roads or utilities would be required to develop the property; and

WHEREAS, Chapter 19.84 of the Petersburg Municipal Code (Service Area 1) provides for zoning amendments whenever the public necessity, convenience or general welfare requires; and

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WHEREAS, Borough Charter Section 3.01(K) and Section 1.12.010(G) of the Municipal Code require amendments to the official zoning map be enacted by Ordinance.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS as follows:

Section 1. Classification. This Ordinance is of a general and permanent nature but will not be codified in the Municipal Code.

Section 2. Purpose. The purpose of this Ordinance is to amend the Official Zoning Map for Service Area 1 of the Petersburg Borough.

Section 3. Substantive Provisions.

- A. The Official Zoning Map for Service Area 1 of the Petersburg Borough, codified and referenced in Section 19.08.020 in the Municipal Code, is hereby amended for the following described property from Rural Residential (R-R) to Single-Family Residential (S-F): Government Lot 12, Section 35, Township 58 South, Range 79 East, Copper River Meridian, Petersburg Recording District, State of Alaska.

Section 4. Where Record to be Maintained. This non-Code ordinance, and the enactment of the zoning amendment referenced under Section 3 of this ordinance, shall be maintained with the zoning records of the Borough.

Section 5. Effective Date. This Ordinance will take effect immediately upon adoption.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this 21st day of July 2025.

Donna Marsh, Vice Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Published:
Effective: