

Planning Commission 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

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 to 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

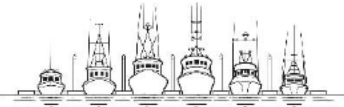
Based on the preceding findings of fact, the Petersburg Planning Commission makes the following recommendation to the Borough Assembly:

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

EXHIBITS

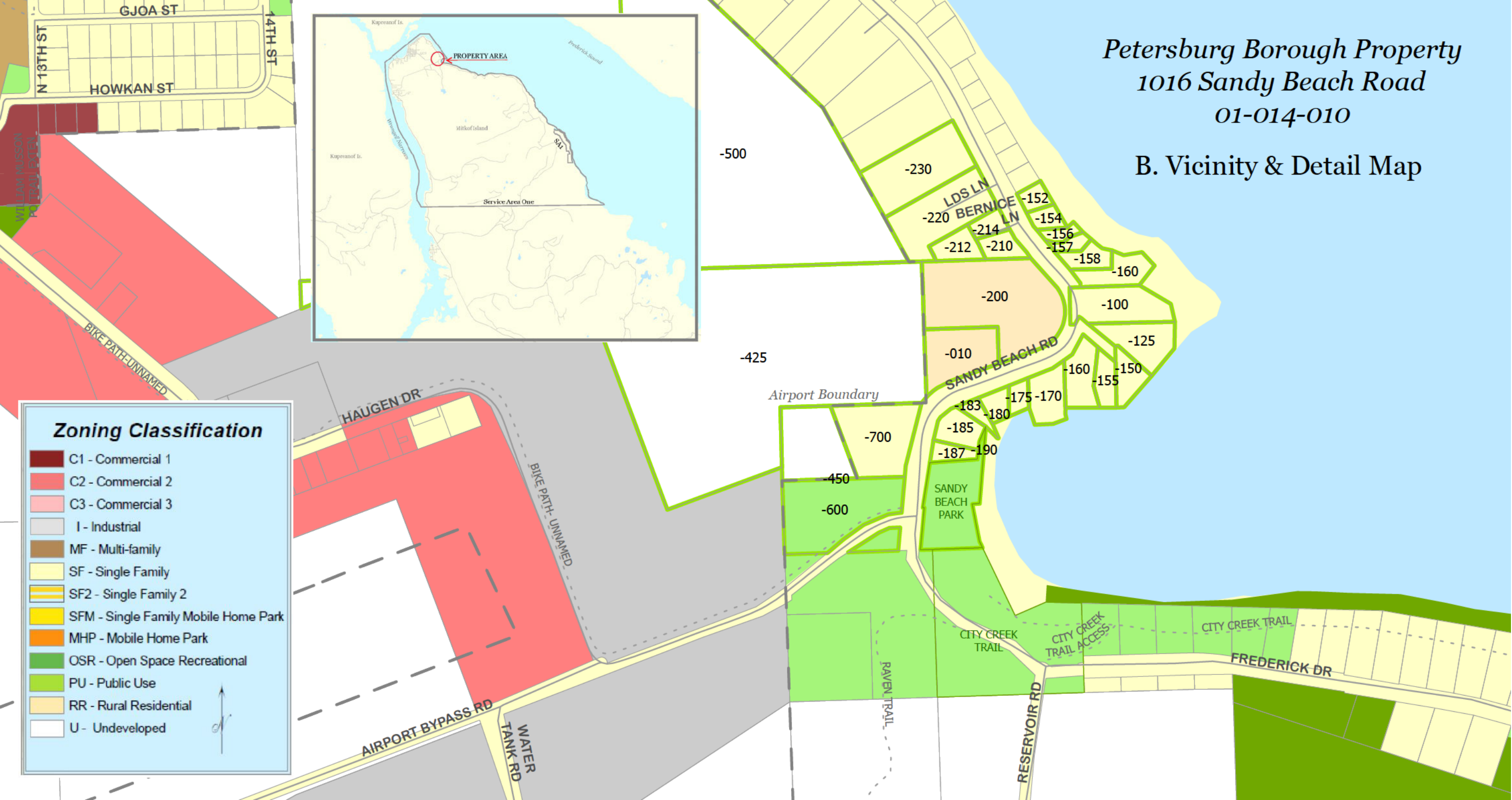
- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout
- D. Planning Commission Minutes

A. Applicant Materials

 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO:	110.000.404110
		BASE FEE:	-
		PUBLIC NOTICE FEE:	\$70.00
		TOTAL:	-
DATE RECEIVED:		RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME Petersburg Borough		NAME	
MAILING ADDRESS PO Box 329		MAILING ADDRESS	
CITY/STATE/ZIP Petersburg AK 99833		CITY/STATE/ZIP	
PHONE 907-772-4425		PHONE	
EMAIL dthompson@petersburgak.gov		EMAIL	
PROPERTY INFORMATION			
PHYSICAL ADDRESS or LEGAL DESCRIPTION: 1016 Sandy Beach Rd			
PARCEL ID: 01-014-010		ZONE: RR	OVERLAY: -
CURRENT USE OF PROPERTY: vacant			LOT SIZE: 94,764
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): Sandy Beach Road			
TYPE OF APPLICATION & BASE FEE			
<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)			
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: _____	
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



April 25, 2025

WOLLEN GLORIANNE D



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:	Tuesday, May 13th, 2025, 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

Community & Economic Development

PO Box 329, Petersburg, AK 99833 – Phone (907)772-4042 Fax (907)772-3759

www.petersburgak.gov

Name1	Name2	Address1	City	State	Zip
CHRIST FRY			PETERSBURG	AK	99833-1440
HEATHER O'NEIL			PETERSBURG	AK	99833-1083
JIM FLOYD			PETERSBURG	AK	99833-0281
JOHN JENSEN			PETERSBURG	AK	99833-0681
PHIL MEEKS			PETERSBURG	AK	99833-1514
MARIETTA DAVIS			PETERSBURG	AK	99833-0673
DONALD SPERL			PETERSBURG	AK	99833-1407
ALASKA MENTAL HEALTH TRUST			ANCHORAGE	AK	99503
ALASKA STATE OF			ANCHORAGE	AK	99501-3579
BAKOS TOBY J	BAKOS KELLY DENISE		PETERSBURG	AK	99833-0173
BERGERON SAMUEL EDWARD	MILLARD LINDA GAY		PETERSBURG	AK	99833-2090
BURKE TIMOTHY MARK	BURKE DANA GAY		LAHAINA	HI	96761
CHURCH OF JESUS CHRIST			SALT LAKE CITY	UT	84150-2201
DUDDLES MATTHEW W	DUDDLES JOLYN I		PETERSBURG	AK	99833-0490
EDDY JACK	EDDY KAREN		PETERSBURG	AK	99833-1467
EVENS CHRIS R	EVENS TAMARA		PETERSBURG	AK	99833-0886
FORNER MURPHY	FORNER MARY		ANCHORAGE	AK	99519-1056
HUNTER BRADFORD	HUNTER SHARON		PETERSBURG	AK	99833-1603
JENSEN CAROL L			PETERSBURG	AK	99833-0774
KLOSE DIETER			PETERSBURG	AK	99833-1522
KOENEMAN TIMOTHY	KOENEMAN POLLY A		PETERSBURG	AK	99833-1324
LOESCH RONALD	LOESCH ANNE		PETERSBURG	AK	99833-0451
NOROSZ KRISTINE MARIE			PETERSBURG	AK	99833-0805
OHMER SUSAN			PETERSBURG	AK	99833-0556
ORTH PAUL	ORTH DEBORAH M		CHARRAROY	WA	99003-8532
PETERSBURG BIBLE CHURCH			PETERSBURG	AK	99833-0704
STRAND NANCY			PORTLAND	OR	97221
SWANSON ADAM			PETERSBURG	AK	99833-2151
WEGENER CODY A			PETERSBURG	AK	99833-2078
WILLIS JOSEPH	WILLIS ERIN K		PETERSBURG	AK	99833-0043
WOLLEN GLORIANNE D			PETERSBURG	AK	99833-1076



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, May 13, 2025

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:00PM.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Vice-Chair Heather O'Neil
Commissioner Jim Floyd
Commissioner Marietta Davis
Commissioner Phillip Meeks
Commissioner Donald Sperl

ABSENT

Commissioner John Jensen

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commissioner Davis.
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd,
Commissioner Davis, Commissioner Meeks, Commissioner Sperl

4. Approval of Minutes

A. April 8, 2025, Meeting Minutes.

The April 8, 2025, meeting minutes were unanimously approved.

Motion made by Commissioner Davis, Seconded by Commission Vice-Chair O'Neil.
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd,
Commissioner Davis, Commissioner Meeks, Commissioner Sperl

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. 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).

Motion made by Commissioner Floyd, Seconded by Commission Vice-Chair O'Neil.

Commissioner Floyd asked for clarification on who initiated the rezone and the reasoning behind it.

Director Cabrera spoke to say it was a motion of the Borough Assembly to initiate the rezone. It's one of the few lots in the area that are rural residential, and 1020 Sandy Beach was just rezoned to single family. Its surrounded mostly by single family. If the Borough wanted to sell it in the future, it makes sense to rezone it now.

Commission Chair Fry asked if the property was made rural residential before sewer service was out there.

Director Cabrera spoke to say it was rural residential from the 1980 comp plan right before they rezoned everything. The idea was to have a few much larger lots in the area. At that time, they envisioned rural residential to be these kind of estate tracts and it didn't include things like mobile home parks and mobile homes and a whole slew of things that are now eligible under rural residential. It was a different idea of rural residential than we have now. The main reason we have rural residential now is because they don't have the municipal services.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks, Commissioner Sperl

8. Non-Agenda Items

- A. Commissioner Comments

Commissioner Floyd spoke about the comments made by the Borough Assembly regarding how the Planning Commission handled agenda items for Mr. Johnson and Mr. Mazzella. Commission Floyd said the Planning Commission agenda items were in order of when the application was received. Mr. Mazzella was present and could testify, and Mr. Johnson was not present. The Assembly incorrectly stated that the Planning Commission refused to take up Johnson's application then said yes to Mazzella, that was incorrect.

Commission Vice-Chair O'Neil added that she wishes the Assembly would have bumped the agenda item back to the Planning Commission. If they thought the Commission handled it wrong, it could have been bumped back, and all parties could have been present. In the audience the night of the Assembly meeting homeowners off of Lake Street who wanted to buy property were present, Mazzella was not present only because he

works for the Borough and was out of town for classes. He would have been present and would have spoken but he was unable to.

B. Staff Comments

Director Cabrera mentioned there are agenda items for the June meeting.

C. Next Meeting is June 10, 2025, at 12:00PM.

9. Adjournment

The meeting adjourned at 12:09PM

Motion made by Commissioner Floyd, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis, Commissioner Meeks, Commissioner Sperl