

Planning Commission Staff Report & Finding of Fact

Meeting Date: September 9, 2025

APPLICANT/AGENT:

Gregory & Heidi Johnson

OWNER(S), IF DIFFERENT:

J-LINE LP

LEGAL DESCRIPTION:

Lot 5BB, Block 3, Plat #2011-03

LOT AREA:

25,571 sf

LOCATION:

811 Sandy Beach Road

SURROUNDING ZONING:

North: SFR

South: SFR

East: SFR

West: SFR

ZONING:

SFR

PID:

01-004-136

APPLICATION SUBMISSION

DATE:

Aug, 11, 2025

RECOMMENDATION:

Approve with Conditions

I. APPLICANT REQUEST: The applicant is requesting a minor subdivision to subdivide a parcel from one lot into two lots.

II. APPLICABLE CODES:

18.20 MINOR SUBDIVISION

19.XX SINGLE-FAMILY RESIDENTIAL

III. FINDING:

1. Subject property is in a well-developed residential area.
2. Legal access is provided from Sandy Beach Rd, and the lots also have water access.
3. Municipal water, wastewater, and electricity are available to the properties.
4. The subject properties will each have a single-family dwelling.
5. The property is zoned single-family residential, and the uses are consistent with that zoning.

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

The application is classified as a minor subdivision.

a. ZONING DISTRICT STANDARDS

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	Minimum Standards for SFR Zoning District			
	Requirement	Proposed Lots		Analysis
		Lot 5D	Lot 5E	
Minimum Lot Size	8,000 sf	15,362 sf	15,572 sf	Conforms
Minimum Road Frontage	80 ft	80 ft	93.03 ft	Conforms
Front Yard	20 ft	>20'	5'	Conforms/Variance approved in Aug. 2023
Rear Yard	0 ft	-	-	Conforms
Side Yard	10 ft	12.3 ft	15 ft	Conforms
Max. Height	22 ft			
Max Lot Coverage	35%	11%	35%	Conforms
Fire Code Separation	n/a			
Off-street Parking	2 spaces			Conforms

b. Criteria – Per 18.20, the minor subdivision plat procedure shall be available to create a subdivision of a single parcel into no more than four parcels. The following general conditions must be met to be considered for a minor subdivision:

CRITERIA	PROPOSED SUBDIVISION	COMMENT
1.The plat subdivides a single lot into not more than four lots;	2 lots	Conforms
2.The plat provides legal and physical access to a public highway or street for each lot created by the subdivision;	Sandy Beach Road	Conforms
3.The plat does not contain or require a dedication of a street, right-of-way, or other area;	None	Conforms
4.The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation;	None	Conforms
5.The outside corners of each lot are marked and at least two outside corners of the whole subdivision tract are referenced to publicly recorded survey markers;	All outside corners are marked	Final survey will reference basis of bearing.
6.The written approval of the public works, engineering, power and light and police departments has been noted on the application.		

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VI. ACTION

Proposed motion: I move to approve the Skookum II Subdivision with findings of fact and conditions of approval as presented.

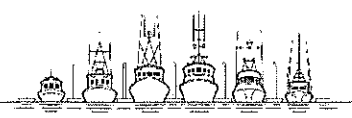
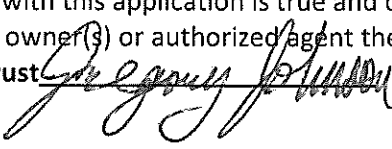
Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Board, makes the following determination:

- a. The proposed Skookum II Subdivision meets the conditions outlined in Title 18 for a minor subdivision.
- b. As a condition of approval, the Applicant/Owner 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.
 - Please include lot area (in square feet) of each new lot created by the subdivision.
 - Plat will have at least two outside corners of the whole subdivision tract referenced to publicly recorded survey markers.
 - Plat will include statement: Portions of Lot 5D and 5E are located within the Flood Hazard Area as designated by FEMA.

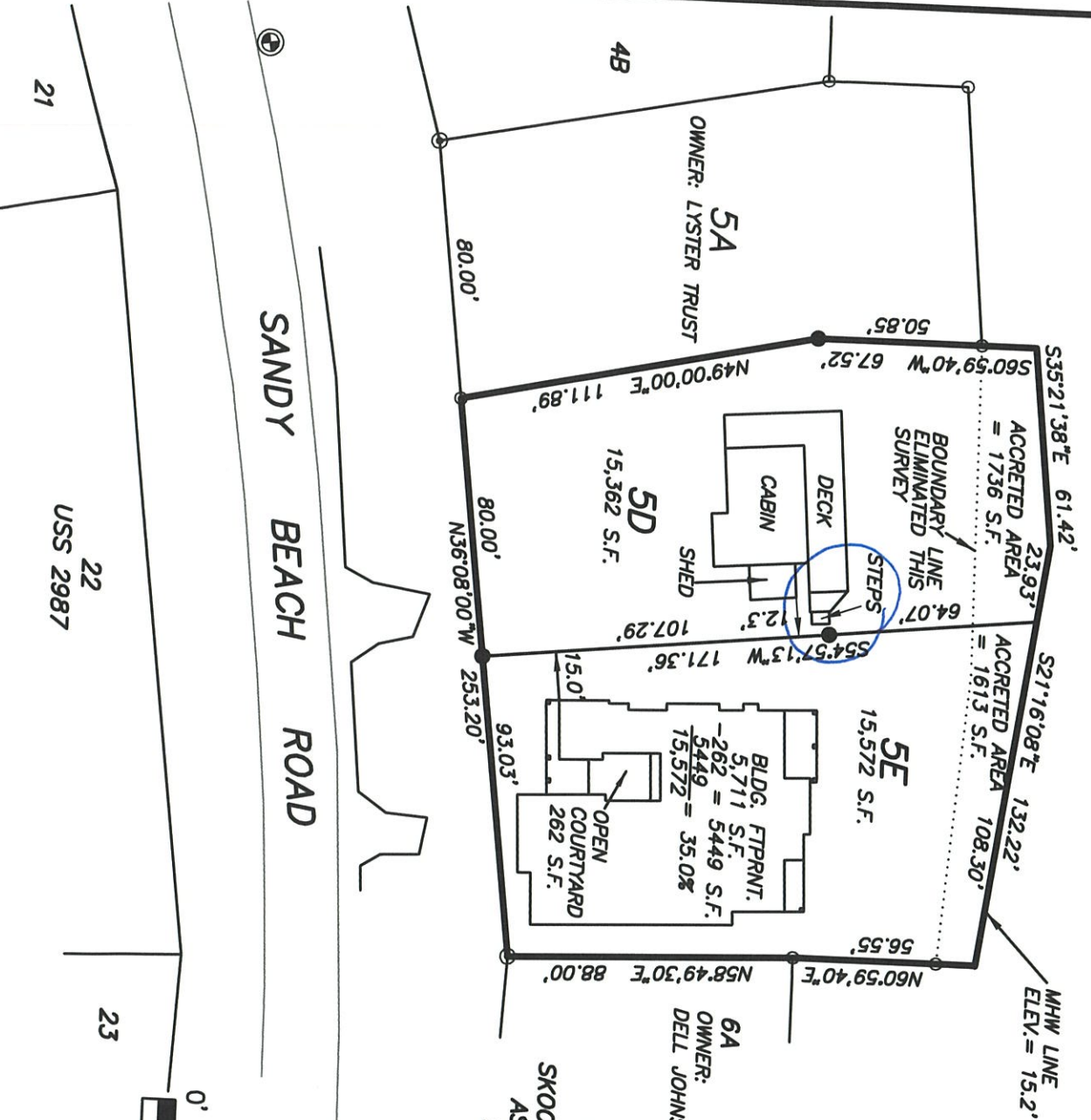
EXHIBITS

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

A. Applicant Material

 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO:	01004136
		BASE FEE:	\$95
		PUBLIC NOTICE FEE:	\$70
		TOTAL:	\$165
DATE RECEIVED:		RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME Rick G. Braun		NAME Gregory & Heidi Johnson Living Trust	
MAILING ADDRESS P.O. Box [REDACTED]		MAILING ADDRESS [REDACTED]	
CITY/STATE/ZIP Petersburg, AK 99833		CITY/STATE/ZIP Meridian, Idaho 83642	
PHONE [REDACTED]		PHONE [REDACTED]	
EMAIL [REDACTED]		EMAIL [REDACTED]	
PROPERTY INFORMATION			
PHYSICAL ADDRESS or LEGAL DESCRIPTION: Skookum II Subdivision, A Subdivision of Lot 5BB of the Skookum Subdivision, Plat No. 2011-03 As Created by Lot Consolidation Doc. No. 2023-000413-0, Petersburg Recording District			
PARCEL ID: 01004136	ZONE: Residential	OVERLAY:	
CURRENT USE OF PROPERTY: Residential		LOT SIZE:	
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 type="checkbox"/> 19.84 Zoning Change (\$100)			
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)			
<input checked="" 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): Gregory & Heidi Johnson Living Trust  Date: 8/11/25			
Owner: _____		Date: _____	
Owner: _____		Date: _____	
Owner: _____		Date: _____	

FREDERICK SOUND



PRELIMINARY SUBDIVISION PLAN
SKOOKUM II SUBDIVISION
A SUBDIVISION OF LOT 5BB OF
SKOOKUM SUBDIVISION, PLAT No. 2011-03
AS CREATED BY LOT CONSOLIDATION
DOCUMENT No. 2023-000413-0
PETERSBURG RECORDING DISTRICT
CREATING LOTS 5D AND 5E

CLIENT:
GREGORY & HEIDI JOHNSON
LIVING TRUST
2034 E. TERZA STREET
MERIDIAN, IDAHO 83642

SURVEYOR

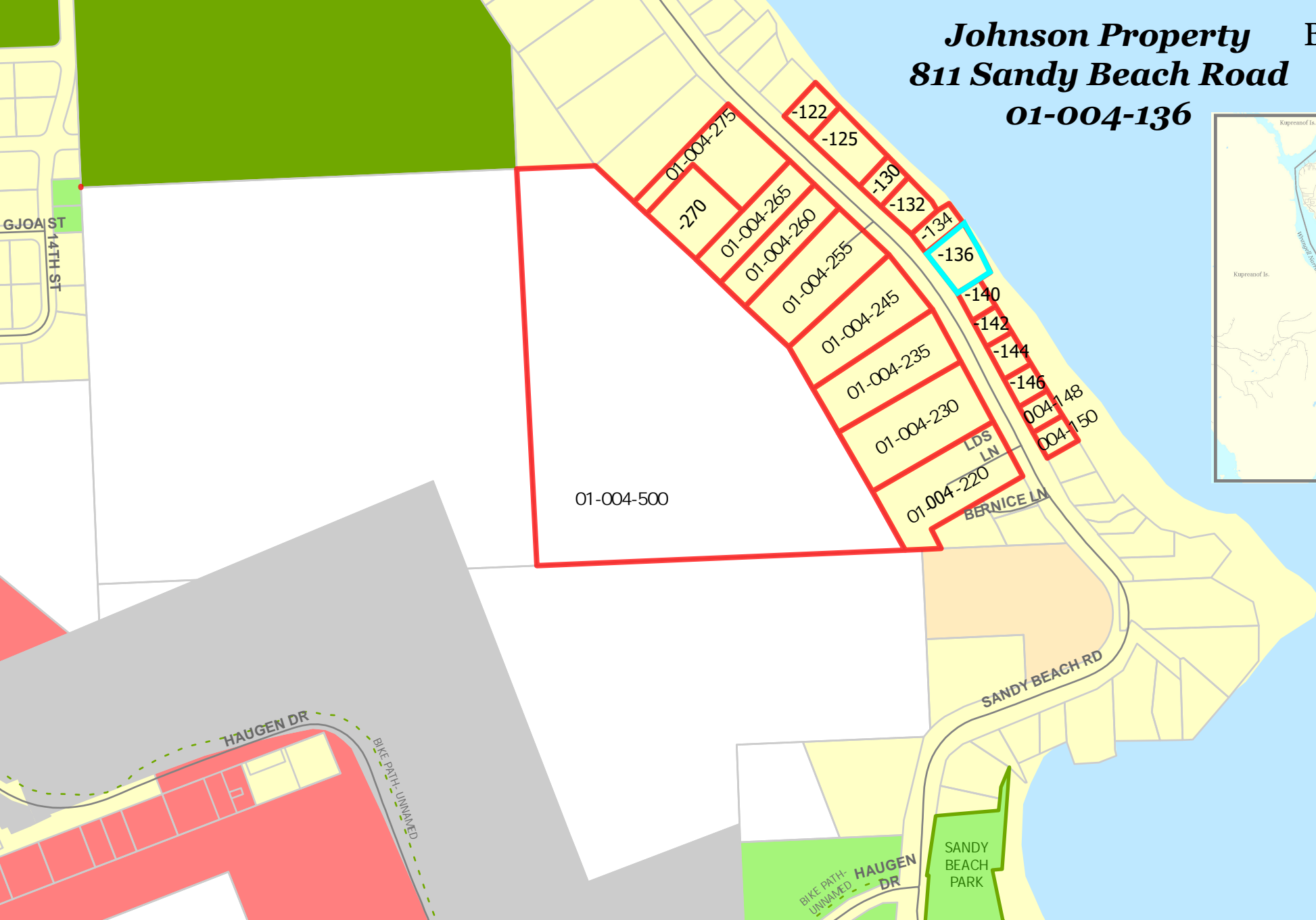
RICK G. BRAUN, L.S.
P.O. BOX 211, PETERSBURG AK 99833
PH (907) 518-1869

SKETCH PREPARED 8/04/25

DRAWN BY R.G.B. DRAWING No. J002A25

Johnson Property
811 Sandy Beach Road
01-004-136

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





August 18, 2025

PAWUK MATTHEW W PAWUK STEPHANIE J
PO BOX [REDACTED]
PETERSBURG, AK 99833-[REDACTED]

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

An application from Greg & Heidi Johson for a minor subdivision at 811 SANDY BEACH RD (PID: 01-004-136).

The public hearing and consideration of the application will be held:	Tuesday, September 9th, 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**

CHRIST FRY	
HEATHER O'NEIL	
JIM FLOYD	
JOHN JENSEN	
PHIL MEEKS	
MARIETTA DAVIS	
DONALD SPERL	
JOHNSON GREGORY	JOHNSON HEIDI

ALASKA MENTAL HEALTH TRUST

BOWEN NEVETTE M

BUSCHMANN CHRISTIAN W

CHURCH OF JESUS CHRIST

EVENS ERIC N

HURST STEVEN

J LINE LP

JOHNSON JOHN

KANDOLL ERIN MARIE

KENYON PETER W

LYSTER THEODORE C III C III LYSTER ELOISE A

MARIFERN BRUCE

MEHRKENS JOSEPH

NORHEIM LADD

OHMER BECK BECKY

PAWUK MATTHEW W

STOCKTON MELVIN

SWANSON ADAM

TETER JOE

WILLIAMS RICK

BOWEN NINA R

HURST KASONDRA

JOHNSON DELL

KANDOLL MATTHEW MCLEAN

BOWEN NEVETTE M

LYSTER LIVING TRUST

MARIFERN BARBARA

MEHRKENS HELEN

NORHEIM BRENDA

PAWUK STEPHANIE J

STOCKTON SHARON

WEISS CHRISTINE

WILLIAMS JILL