

# Planning Commission Report

**TO:** Borough Assembly  
**FROM:** Planning Commission  
**Subject:** ZONING AMENDMENT  
Skylark Park LLC - Gov't Lot 14

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**The Petersburg Planning & Zoning Commission makes the following findings as to need and justification:**

1. An application for an amendment to the zoning map was submitted by Skylark Park LLC.
2. The parcel size is 5 acres, and it is mostly vacant. The surrounding area is partially developed with a mix of residential dwellings and vacant land.
3. The subject property is currently zoned Public Use, which is used for government-owned buildings and municipal facilities. The property may also be developed with single-family residential dwellings.
4. Zoning of the surrounding area:
  - a. North – Single Family Residential
  - b. South – Open Space Recreational
  - c. East – Public Use
  - d. West – Mobile Home Park
5. The stated intended use for the property is rezoning to Single Family Mobile Home to subdivide the parcel into 75'x100' lots for placement of manufactured homes. This use is consistent with SFMH. SFMH lot development requires a minimum lot size of 7,500 sf.
6. The purpose of the Single-family Mobile Home district is to provide a sound and attractive residential neighborhood for single-family mobile homes on standard residential-size building lots. One and two-family dwellings also are allowable uses in the SFMH district.
7. The overarching housing goal in Chapter 6, Housing, of the comprehensive plan is to *“...expand the range, affordability and quality of housing in the community while maintaining attractive, livable residential neighborhoods.”* The plan specifies a goal to increase the *“availability of affordable, quality housing, particularly “starter homes” and rentals, while avoiding overdeveloping housing for a stable or declining population.”*
8. The 2016 comprehensive plan recommends future land use for this area be Medium-High Density Residential. The intended use is higher density residential, including attached and detached homes, option for accessory dwelling units, for home-based occupations. The corresponding zoning districts for this use are single-family, single-family mobile home, multi-family, and mobile home park.
9. On August 29, 2023, a notice of the public hearing was mailed to all owners of property within six hundred feet of the exterior boundary of the property that is the subject of the application.
10. On August 31, 2023, notices of the public hearing were posted at the Municipal Building, and at the subject property.

# Planning Commission Report

11. On September 12, 2023, a duly noticed public hearing was held by the Petersburg Planning Commission.
12. 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, the Petersburg Planning Commission makes the following determination and recommendation:**

1. The current zoning of the parcel is Public Use. The purpose of the Public Use district includes government-owned buildings and municipal facilities, although single-family residential uses are also allowed.
2. The existing zoning of the subject area is inconsistent with the intended use of the site for development of manufactured home dwellings.
3. The proposal is consistent with the goals of the 2016 comprehensive plan and consistent with the future land use map.
4. By a 5-0, vote, the Planning Commission recommends the Petersburg Borough Zoning Map be amended by rezoning Government Lot 14, Section 33, Township 58 South, Range 79 East, Copper River Meridian from Public Use to Single-Family Mobile Home (SFMH).

Attached:

- A. Applicant Materials
- B. Vicinity & Detail Map
- C. Public Notice Mail out
- D. 2016 Comprehensive Plan Land Use Designations and Definitions
- E. 2016 Comprehensive Plan Housing Chapter
- F. Public Comment

 <b>PETERSBURG BOROUGH LAND USE APPLICATION</b>		CODE TO: <b>110.000.404110</b>
		BASE FEE: <b>100.00</b>
		PUBLIC NOTICE FEE: <b>\$70.00</b>
		<b>TOTAL: 170.00</b>
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC: <b>CC</b>
<b>APPLICANT/AGENT</b>		<b>LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)</b>
NAME <b>Ambre Burrell</b>		NAME <b>Skylark Park LLC</b>
MAILING ADDRESS <b>PO BOX 2070</b>		MAILING ADDRESS <b>PO BOX 2126</b>
CITY/STATE/ZIP <b>Petersburg, AK 99833</b>		CITY/STATE/ZIP <b>Petersburg, AK 99833</b>
PHONE <b>907-772-4423</b>		PHONE <b>907-772-4423</b>
EMAIL <b>ambre@rocknroadak.com</b>		EMAIL
<b>PROPERTY INFORMATION</b>		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <b>LOT GL14</b>		
PARCEL ID: <b>01-010-600</b>	ZONE: <b>PU</b>	OVERLAY:
CURRENT USE OF PROPERTY: <b>Vacant Lot</b>		LOT SIZE: <b>217,800 sq</b>
PROPOSED USE OF PROPERTY (IF DIFFERENT): <b>SF/MH Lots SF/MH lots subdivision</b>		
CURRENT OR PLANNED SEWER SYSTEM: <input type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
CURRENT OR PLANNED WATER SOURCE: <input type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): <b>Odin - Skylark</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: <b>8.1.2023</b>
Owner:		Date: <b>8.1-2023</b>
Owner:		Date:
Owner:		Date:

SKYLARK PARK LLC  
PO BOX 2126  
PETERSBURG, ALASKA 99833  
907.772.3888  
[ambre@rocknroadak.com](mailto:ambre@rocknroadak.com)

August 8, 2023

Planning & Zoning Commission

To whom it may concern:

I am writing regarding parcels: 01-010-600 owned by Skylark Park LLC. I am asking the commission to change the zoning on our trailer park from mis zoned Public Use to Single Family Mobile Home park.

We are required to list how our proposal aligns with the Petersburg Comprehensive plan which ours does.

The Petersburg Comprehensive plan lists this parcel as Med-High density best use. Page 31 of the plan states 3. c) Establish guidelines that allow for and encourage higher density housing while ensuring quality of neighborhoods and individual structures. 4. d.) Increase the amount of residential, office and other uses within walking distance of downtown. Page 32. 1. Goal: Support Development. Actively work to reduce barriers to private development Strategy: Actively work to reduce barriers to private development. Local governments can have a large impact on the ease – or the complication – of complying with land use regulations. The objective of this strategy is for the Borough to play a role as facilitator of desired development.

Our intentions are to subdivide the lot into 75 x 100 lots which will be available for purchase to the public. This zoning change will allow a small home to be built or to work with us to bring in a custom designed manufactured home.

This zoning change will allow us to create actual affordable housing options for people struggling to find housing in Petersburg. This will also entice investors to purchase a manufactured home on its own lot they could rent out. Creating affordable rental properties will help the rental crisis we are in.

We hope the Commission can see the need in our community we will be able to address with this zoning change.

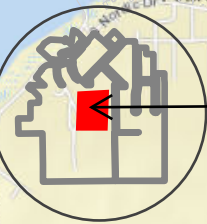
We would like to add that there will still be a Borough owned lot creating a green belt between our subdivision and Severson's Subdivision, which is more than what exists in most other subdivisions.

Thank you for your consideration.

Regards,

Sigmund K and Ambre R Burrell  
Skylark Park LLC

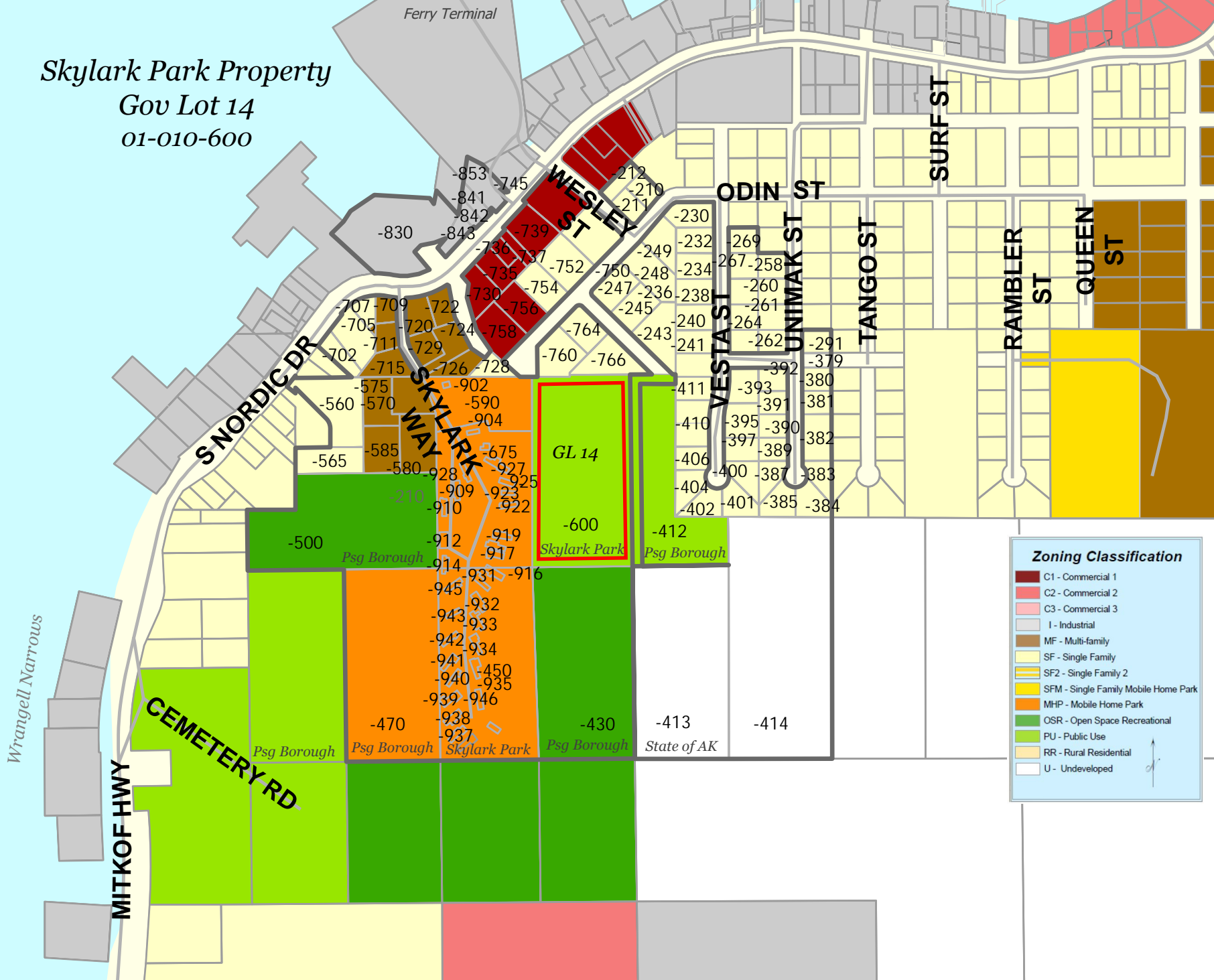
*Skylark Park Property  
Gov Lot 14  
01-010-600*



*PROPERTY AREA*



**Skylark Park Property**  
**Gov Lot 14**  
 01-010-600



**Zoning Classification**

<span style="display:inline-block; width:15px; height:15px; background-color:darkred;"></span>	C1 - Commercial 1
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span>	C2 - Commercial 2
<span style="display:inline-block; width:15px; height:15px; background-color:pink;"></span>	C3 - Commercial 3
<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey;"></span>	I - Industrial
<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow;"></span>	MF - Multi-family
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	SF - Single Family
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	SF2 - Single Family 2
<span style="display:inline-block; width:15px; height:15px; background-color:lightorange;"></span>	SFM - Single Family Mobile Home Park
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span>	MHP - Mobile Home Park
<span style="display:inline-block; width:15px; height:15px; background-color:limegreen;"></span>	OSR - Open Space Recreational
<span style="display:inline-block; width:15px; height:15px; background-color:yellowgreen;"></span>	PU - Public Use
<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow;"></span>	RR - Rural Residential
<span style="display:inline-block; width:15px; height:15px; background-color:white;"></span>	U - Undeveloped



August 29, 2023

«Name1» «Name2»  
«Address1»  
«City», «State» «Zip»

**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 from Ambre Burrell (Skylark Park LLC) to rezone Gov't Lot 14, US Survey from Public Use to Single-family Mobile Home (PID: 01-010-600).**

The public hearing and consideration of the application will be held:	<b>Tuesday, September 12<sup>th</sup> 2023, 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:	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

Name1	Name2
CHRIST FRY	
HEATHER O'NEIL	
SALLY DWYER	
JIM FLOYD	
JOHN JENSEN	
PHIL MEEKS	
MARIETTA DAVIS	
SKYLARK PARK LLC	
AGNER JESSE A	AGNER MARGARET H
ALASKA STATE OF	
AMANECER ELIZABETH	
ARMIN NORMAN	ARMIN MERRY
BERTAGNOLI JOE	
BOJORQUEZ FELIX RICARDO	
BRADFORD AARON	BRADFORD JANET
BRAUN RICK G	BRAUN SUE A
CANGIALOSI SALVATORE A	
CARNES SHANE	PHILLIPS DEANNA
CHITTENDEN TIMOTHY R	
CISNEY JOE ALLEN	CISNEY JENNIFER MAE
CLARK KEVIN J	
COLLINS KEVIN	BRUSELL PRISCILLA
CONN JOSHUA H	CONN HEATHER

CONNOR WILLIAM H JR	
COTTA CARISSA R	
CUMMINGS ROBIN	CUMMINGS JOYCE
CURTIS DYLAN	
DAVIS KELLY	
EGEN KADDY	
ELLIS MARY ANNE	
ENGELL JAMES B	ENGELL JILL E
ENRIQUEZ JORGE A	ENRIQUEZ MINDY J
FALTER TERRY	FALTER TERRI
FRANKLIN CLAYTON S	
FRANKLIN KYLE O	FRANKLIN VIKKI
FRIEND REX	FRIEND CHERI
GARD TIMOTHY	GARD LISA
GOOD INVESTMENTS LLC	
GRANBERG LOREEN	
GRANT CASSANDRA	
GRISS SEAN J	GRISS KRISTA A
HALL KIMBERLY REBECCA	
HAMMER KACEY	
HANAHAN INDIGO L	HANAHAN WILLIAM R
HASBROUCK MIKA JERE	
HERMOSA HOLDINGS LLC	



HESS COURTNEY N	HESS REX
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH
JONES KENNETH JOHN LORGEN MARIE H	THE LORGEN- JONES LIVING TRUST
KATASSE IRVING	
KLUDT-PAINTER JONATHAN T	KLUDT-PAINTER ERICA L
LENZ TORE	
LOPEZ-MENDOZA JOEL	
LUHR JASON	LUHR STACY
LYNN CYNTHIA E	
LYONS HEIDI PERSCHON LIV	ONEIL HEATHER
LYONS JACK C	LYONS HEIDI
M&K SCHWARTZ AK TRUST	
MARSH KIRT	MARSH DONNA
MATTINGLY DARBY	MATTINGLY NICHOLE
MCCAY ASHON	MCCAY NATALIE
MORAN TONY	
MORRIS CHRISTINA	
MURDOCK WILLIAM CHARLES	MURDOCK EILEEN ROSE
NEIDIFFER JUSTIN	
NELSON JOSEPH T	NELSON KAREN G
NEWMAN LUCAS	NEWMAN TANGI
NEWMAN SCOTT D	NEWMAN CYNTHIA

NUSSBAUMER DONA M	NUSSBAUMER ALVIN
ONEIL DENNIS	ONEIL HEATHER
OREAR LARRY	OREAR KATHY
O'SOUP DERRICK G	O'SOUP KELLY N
PERSCHON LIV M	
PETERSBURG BIBLE CHURCH	
PETERSON RAYMOND G	PETERSON ELIZABETH K
PHILLIPS AARON L	
PHILLIPS JEANETTE	
PLEW EVA R	SALOMONE PAUL
POOLE JEFFREY	
RADFORD GENESIS & MARTINEZ- MACIAS	ALBERTO GREGORIO
ROSVOLD ANDERS O	
ROUNDTREE DEAN & ELENA	ROUNDTREE ARIEL M
ROUNDTREE JESSE	
SAKAMOTO DIANNA	QUEZON ALVIN
SANDHOFER THEODORE F	SANDHOFER MARSHA L
SCHWARTZ JAMES	SCHWARTZ LESLIE
SKEEK GEORGE	
SLAVEN JACOB	
STROMDAHL JAMES	STROMDAHL MARY
TANGATAILOA STACIE	
THE MILL INC	

THOMASSEN SCOTT	RRT TRUST / SPECIAL NEEDS TRUST
TIDWELL JARED	
TRIDENT SEAFOODS CORPORATION	
VICK THERESA	VICK DAN
VOLK ROBERT D	VOLK ANNE
WALLEN LISA J	
WOOD GEORGE	WOOD SUSAN
WORHATCH ERICA	
YOUNG ELROY L & ALICE H	
REGULA RANDY R & REBECCA A	
ZAIC NANCY L	HUSE DONALD

ATTACHMENT D

Use Category	Intended Uses	Zoning “Menu” – zones to be applied within any specific general land use category
	- On public land: no/minimal development	private land
Downtown Historic	Compact, walkable, diverse; controls on building form and appearance to maintain historic character; little or no onsite parking	<b>C-3</b> Commercial 3 with modifications to maintain historic character
Downtown Commercial	Commercial, higher density residential, - compact, walkable, diverse; minimal onsite parking, most parking needs met through well-managed public parking, on and off street	<b>C-1</b> Commercial 1 with modifications to reduce on-site parking requirements
Commercial Outside of Downtown	Commercial outside of downtown, including larger floorplate uses; in contrast to downtown, these are generally uses requiring substantial on-site parking to meet needs of customers who arrive by automobile	<b>C-2</b> Commercial 2
Medium and Higher Density Residential	Higher density residential, including attached and detached homes; option for accessory dwelling units, for home-based occupations	<b>SF 1</b> Single Family 1, (SF 2 - Single Family 2 modified or eliminated), MF - Multi-Family, SFMH - Single Family Mobile Home, MHP - Mobile Home Park
Lower Density Residential	Single family or duplex residential, option for accessory dwelling units and home-based businesses, (1-4 dwellings units per acre (DUA) is most common; but allow option for densities up to 6-8 DUA)	<b>RR</b> Rural Residential; Single Family Mobile Home? (add option for up to 6-8 DUA with admin site plan review)
Public Facilities	Site-specific, developed public use facilities, including developed recreation facilities	<b>P-1</b> Public use
Industrial	Range of industrial activities; primarily uses that tend to have impacts on surrounding non-industrial uses, such as noise, smells, bright lights, truck traffic, low visual quality, safety concerns	<b>I</b> Industrial
Open Space/Recreation	Land in natural state, allowing for dispersed recreation. Open space is preferred near term use, in part to concentrate development in currently developed areas. This designation may be changed in the future to allow for development if/when local economy/population grows.	<b>OS</b> Open Space - recreation, modified to emphasize conservation, generally for public lands, option to be dedicated for mitigation lands
Development Reserve	Areas with limited current access, and limited near term development pressures. Decision on future uses to respond to market opportunities, community and environmental standards	No current corresponding zoning category
Dispersed Recreation/Resource Development	The general category for public land managed by USFS or DNR; multi-use management including timber harvests, recreation, mineral development (same outside SA1)	No currently corresponding zoning category

# CHAPTER 6: HOUSING

**Overarching Goal:** Expand the range, affordability and quality of housing in the community while maintaining attractive, livable residential neighborhoods.

## GOALS + STRATEGIES

**1. Goal: Housing Supply.** Increase availability of affordable, quality housing, particularly “starter homes” and rentals, while avoiding overdeveloping housing for a stable or declining population.

- a. Renovate and rehabilitate existing housing stock. Potential actions:
  - Provide direct links to private and public sector partners that can work with residents to estimate cost and identify funding options for home upgrades and improvements.
  - The Borough should condemn unhealthy, dilapidated housing and either rehabilitate or replace such structures, preferably with higher density, more affordable homes.

b. Increase infill in already developed areas. Potential actions:

- Encourage higher density, less expensive housing options such as duplexes, four-plexes, apartments, “mother-in-law,” or “tiny houses” where appropriate. These units could be used for vacation residences, low-impact living, lower income housing and singles housing options.
- Develop appropriate zoning and building standards to allow for “tiny house” dwelling, including multiple-dwellings on a single lot.
- Encourage re-development of older low-density single homes into higher-density housing.
- See *Chapter 3: Land Use + Environment* for specific land use strategies to encourage infill.



Tiny houses and “cottage homes” offer alternatives to traditional single family housing. Instead of a lot with a single home, the lot can be used for multiple detached homes on land held in common with landscaping for privacy. *Image from tinyhouseblog.com*

- c. Reserve land adjacent to existing infrastructure to allow for increased supply in new areas, as needed. Potential actions:
  - Expand the concentrated residential downtown core of Petersburg.
  - Add two more streets with utilities to Tlingit-Haida Regional Housing Authority (THRHA) subdivision. Build on sites with appealing views.
  - Identify locations along Mitkof Highway for housing.
  - Encourage small housing developments with shared green spaces, maintenance and parking.
  - Adjust land use restrictions to allow for smaller lots.
  - Open up portions of land the airport access road focusing on areas closer to town for new housing development.
  - Where the land is physically suited, consider building housing on the large platted Borough-owned subdivision north of the ballfields.

- See *Chapter 3: Land Use + Environment and land use plan map* for land use designations for new housing.

2. **Goal: Partnerships.** Work in partnership with neighboring land owners, agencies, and nonprofits to share resources and reduce costs to identify and develop housing.
  - a. Conduct a comprehensive housing needs assessment.
  - b. Explore options for the Borough to play a role in reducing time and cost for development. Potential actions:
    - Infrastructure. Expand road, water and sewer systems. Assist with coordinating extension of power.
    - Permitting. Work with the Army Corps of Engineers to make the permitting process for new construction and development on existing private property easier (see Goal 1 in Land Use chapter).
    - Continue to offer a one-stop “concierge” for permits for desired uses.
    - Land. Expand areas open to housing, including land selections, and residential areas outside of town.
    - Funding. Waive fees till occupancy.
    - Host a fair for sharing innovative technologies such as renewable energy options and composting that could help interested residents and developers explore new opportunities for home construction both on and off the grid.
  - c. Work in partnership with THRHA, taking advantage of the Regional Housing Authority’s ability to leverage a mix of private and public funding sources.
  - d. Expand partnerships to offer subsidized housing to lower income households.
  - e. Encourage development of one-room studio condos for less than \$100,000.
  - f. Work with partners to offer rent-to-own housing and sweat equity options to make it easier for people to purchase homes.
  
3. **Goal: Seasonal Housing.** Ensure populations that are seasonal or transitional are living in housing that best meets their needs.
  - a. Develop land use policies that allow for appropriate and accessible seasonal housing for fishing workforce. Potential actions:
    - See *land use plan map* related to designating certain waterfront properties for workforce housing.
    - Learn more about the availability and use of vacation rentals in the Borough and examine the potential impact on the overall housing market.
  - b. Develop land use policies and Borough processes that facilitate, enhance and market Petersburg as a place for second homes. Potential actions:
    - Encourage development where there are appealing views.
    - See *land use plan map* for specific areas that have good views and access to existing infrastructure.
  
4. **Goal: Senior Housing.** Expand senior housing options across all levels of care.
  - a. Ensure adequate support services at lower levels of in-home care. Potential actions:
    - See *Chapter 5 Public Facilities + Services* for specific strategies related to supporting seniors to live safely in their own homes. This will prevent need to build as much housing for higher levels of care.
  - b. Promote development of additional elderly independent living housing. Potential actions:

- Identify possible sites including near Mountain View Manor, the Petersburg Medical Center or the ball fields.
  - Partner with non-profit developers whereby the Borough and/or other partners, such as the Alaskan Mental Health Trust Authority, provides the land for a senior housing project.
- c. Explore new housing models for seniors who need low level supports. Potential actions:
- Partner with regional Aging and Disability Resource center to pilot shared housing; for example, the Golden Girls Network.
  - Explore King Cove model of four independent housing units with one caregiver unit.
- d. Explore options for a memory-care assisted living wing addition to Mountain View Manor. Potential actions:
- Conduct a senior needs assessment to determine future demand for higher levels of care in Petersburg.

*“Housing and childcare is seriously short for folks. And this is not a need for me, but I see and hear about this often.”*  
 – Community survey participant

### BACKGROUND AND CONTEXT

This chapter outlines the current housing profile of Petersburg Borough and identifies where there is need for additional housing in the future. The chapter begins with an overview of housing supply, quality and affordability. Next, the factors that affect the supply are considered; these factors include land supply, seasonal housing and the need for senior housing. The chapter concludes with a simple quantitative housing needs assessment that sets the stage for future analysis.

### RATIONALE

While providing housing might not be the first priority of a borough government, there are public benefits to having an adequate supply of housing for its population. A diversity of housing options of different sizes and prices ensure that people who come to the Borough to work and live will have a place they are willing and able to pay for. Without housing for workforce, it is more difficult for new economic sectors to develop. Additionally, poor housing quality has negative impacts on the health and wellness of the community, including young children. It also makes those homes undesirable and unsellable, which makes them poor investment choices for first time home buyers. While Petersburg Borough does not need to construct



## ATTACHMENT F

Sept. 5, 2023

Dear Planning Commission:

I am writing in opposition to the commission approving the rezoning request from Amber Burrell, Skylark Park, LLC.

The parcel in question has long been zoned public use, and more than could ever be adequately described, has been widely used as such from firsthand observation for almost 30 years.

After having lived for almost 6 years at Lot #11 in Magill's Trailer Court, as it was known for decades, my husband and I purchased our property at 710 Vesta Street 30 years ago and proceeded to build our home in which we have lived for 27+ years. The land between Vesta Street and Magills was vacant and had been zoned as public use for decades. We anticipated from the start that it would remain so. We've raised our children here, utilized the open spaces behind and to the south of our home in this muskeg as a playground for exploration, frog and newt hunting, cross country skiing, sledding, ice skating, and so many other activities that have enriched our lives. To think that a major portion of this open space will be rezoned into single family mobile home/manufactured homes for future development makes my stomach churn.

I've been able to watch from my kitchen window many children and adults alike enjoy this space as well.

Many of our neighbors along Vesta Street and in Severson Subdivision have long shown pride of ownership in maintaining their homes and yards. Mobile home parks in Petersburg and even across the country often are not places of cleanliness and beauty. Crime is much more prevalent and frequently, they are not well kept. These factors will affect negatively the neighbors in Severson Subdivision and will also negatively affect property values. The "green belt" noted in the petition is also public use, but would not make up for the presence of an expanded trailer/manufactured home development.

Several years ago, Pat Magill petitioned the Commission for exactly the same thing: a rezoning so she could expand the trailer court. That request was denied. I urge the commission to likewise deny this one as well.

Opening residential lots close to town (ok, it's a mile or so away) could be beneficial, but to take prime public use land and pack it full of mobile/manufactured homes would be a huge loss for the neighborhood that has been long established as well as the many people who utilize this ground for all sorts of activities throughout the year.

Thank you for your time.

Sincerely,

Kirt, Donna and Evan Marsh

**From:** [Mika hasbrouck](#)  
**To:** [Anna Caulum](#)  
**Subject:** Attn: Planning Commission  
**Date:** Monday, September 11, 2023 10:55:44 AM

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Dear Petersburg Planning Commission,

As you address the applications submitted to address our town's significant need for affordable housing, I offer some concerns and some suggestions to consider.

Firstly, I applaud the forward-thinking of Amber and Sig Burrell for their feasible and ingenious ideas. This is community in action.

Along with their concept, or maybe beyond it...there are some important details that need to be addressed in order to proceed with viability of this plan and any others that follow. The Planning Commission and the Assembly have a role in this.

The current Single Family Mobile Home Ordinance (19:28) has not been updated since 1985. That alone needs a careful review and revision because both the economy and the needs of our community have changed greatly in those 38 years, along with building standards, codes, and requirements. The current ordinance is now outdated and needs to be updated, revised, and discussed.

There are critical additions that now need to be made to ensure affordable, efficient, and quality housing for homebuyers within the type of residential zoning currently proposed. The existing 1985 Single Family Mobile Home Ordinance (19:28) as it reads is not ideal for lasting progress or for this application.

For example, there is no provision to ensure newly built, modern and efficient manufactured homes that are of lasting value for home buyers, are required when creating a residence or residential area zoned as Single Family Mobile Homes. While the proposal by the Burrell's might meet that criteria, nothing in the Ordinance requires it. That could create problems downline.

More specifically, as related to the Ordinance:

- There is no provision to ensure the integrity or value of adjacent Single Family Residential areas i.e. a buffer, green belt or set back separating the two. As SFR is zoned under different requirements, lots are typically larger, home specifications are different, and the financial investment of the home owner is greater.
- Consideration also needs to be given to adjacent businesses and commercially zoned properties in the immediate area as their uses within their zoning may not be



suitable for dense residential population nearby.

- Population density in a specific area needs to have serious consideration given, including to development already there and how the surrounding undeveloped properties are zoned.

From these points alone, there needs to be a serious look as this specific application(s). The application for proposed development is on land that is surrounded by an over-flowing apartment complex, a mobile home park, a large and long established Single Family Residential zoned neighborhood, with various homes, businesses and other structures scattered in between.

Also, there is a new road planned in the application. What type of development will this road access beyond this initial project? Is the type of traffic accessing that development appropriate for a densely populated residential neighborhood? Will there be more than one access road to mitigate traffic and/or heavy equipment operation? In any case, the road is only one reason why buffers for traffic and home density need to be specified and added to a revised and updated ordinance to ensure the quality and value of new and established homes within and adjacent to the proposed development.

I realize there is more than one application that will be addressed. However, they go hand in hand, the first being for property the Burrell's already own, and the subsequent application to purchase and develop under this zoning ordinance. Please take into consideration that there may need to be more than one code as the circumstances of the applications are different yet both would be physically connected and have a substantial impact on their adjacent surroundings.

We are all very well aware of the economic challenges we have and that we are facing as individuals, a community, state, and nation. As affordable housing is addressed in the light of new proposals, it's imperative that the Borough Assembly and the Planning Commission play catch up and make changes that are positively impactful to current and future home, business and property owners.

I respectfully request that we work together in a timely manner to update this ordinance in order to proceed with genuine and lasting progress.

Respectfully,

Mika Hasbrouck  
1101 Odin Street  
Petersburg, Ak 99833

**From:** [Ambre Burrell](#)  
**To:** [Anna Caulum](#)  
**Cc:** [nwood@mac.com](#); [fvroque@gci.net](#); [Sally Dwyer](#); [jim@hammerandwikan.com](#); [i.fishjensen@gmail.com](#); [jensenboat@gmail.com](#); [psmeeks@aptalaska.net](#); [mariettajoanne12@gmail.com](#); [Liz Cabrera](#); [Ray Wesebaum](#)  
**Subject:** Re: Planning Commission Meeting Packet 9.12.2023  
**Date:** Monday, September 11, 2023 12:45:05 PM  
**Attachments:** [Housing availability impact on business in SE Alaska.png](#)

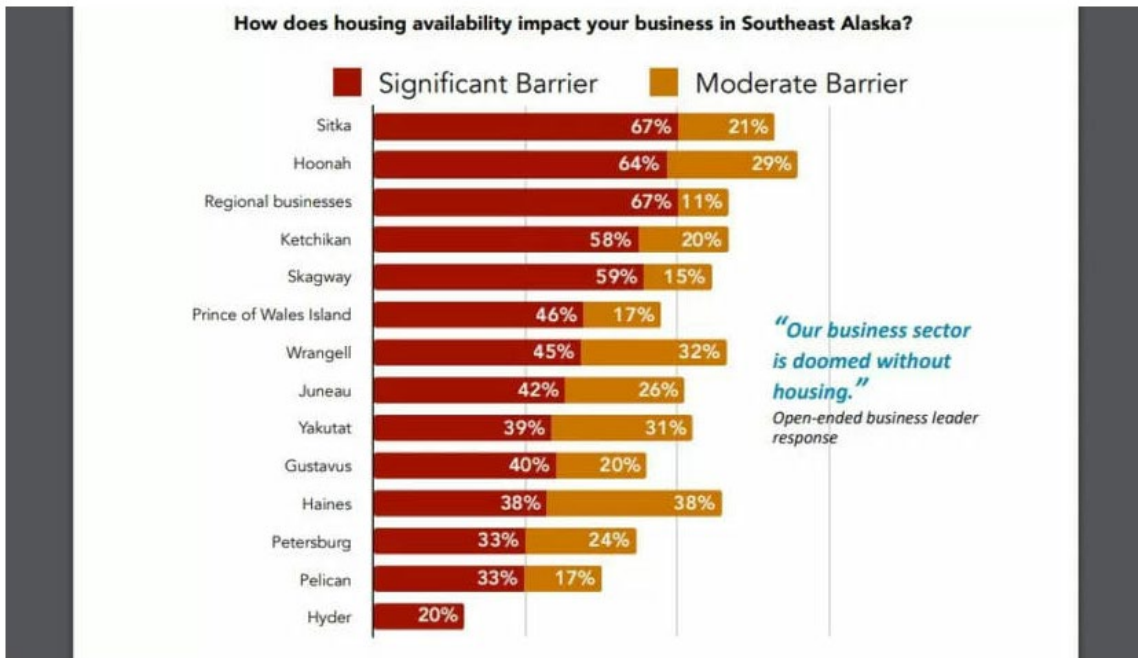
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Hi Everyone,

I would like to submit the following information for your review prior to tomorrow's meeting. In light of the housing crisis we find ourselves in, I feel it isn't necessary to overwhelm you with letters and emails from the numerous people reaching out to me on a daily basis to be put on the list for homes and lots based off one comment on a facebook post... If you feel this is necessary to the process I will bring those tomorrow.

<https://www.kfsk.org/2023/08/17/survey-shows-petersburg-needs-300-houses-in-the-next-decade/>

<https://www.kfsk.org/2022/09/01/housing-is-getting-harder-to-find-in-petersburg/>



Best,

Ambre Burrell  
Rock-N-Road Construction, Inc  
P. 907.772.3308  
F. 907.772.2268

On Thu, Sep 7, 2023 at 11:19 AM Anna Caulum <[acaulum@petersburgak.gov](mailto:acaulum@petersburgak.gov)> wrote:

Hello Planning Commission Members,

The Planning Commission meeting packet has been published for the September 12, 2023, meeting. You can click on the link below to be directed to packet.

Paper copies are available for pickup from the front desk at the Municipal Building (Finance Office).

[MEET-Packet-1446c03ee4a442ec86090f947a0405b6.pdf \(usgovcloudapi.net\)](#)

[Planning Commission Regular Meeting 09/12/2023 12:00 PM | Petersburg, AK \(municode.com\)](#)

Thank you ,

Anna Caulum

Finance Clerk II

Property Tax Clerk

Community Development Admin Assistance

Finance Department, Petersburg Borough

(907) 772-5409

Fax 907-772-3759

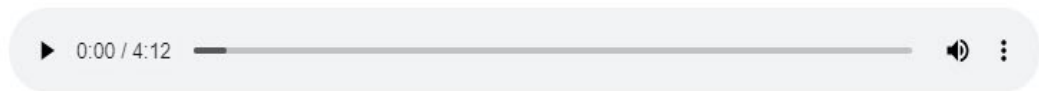


## Survey shows Petersburg needs 300 houses in the next decade

Posted by Thomas Copeland | Aug 17, 2023



Housing is a big concern for communities across Southeast Alaska. In Petersburg, the results of a community survey indicate that more than 300 houses may need to be built or renovated in the next decade. Petersburg's housing task force held a public meeting about those survey results on August 17th.



Petersburg has a new fourth grade teacher this fall — Sharon Paulson. She moved to Petersburg this summer. The floor of her home is strewn with musical instruments played proudly by her son, five-year-old Glenn. Maracas, ukuleles and tambourines. In the middle of the room, he was playing a steel drum marked with the first seven letters of the alphabet.

Paulson signed her contract in March. She broke the news to her husband and her son, and then she started house-hunting in Petersburg.

"I looked on Zillow, which was laughable," said Paulson. "Someone said, check on Facebook and I saw that there really wasn't very much there. I looked with the realtor companies, both of them. I had my administrators putting the word out for people. We had a list of AirBnBs to ask if maybe they would rent to us."

After nearly two months of searching, Paulson spotted a classified ad in the local paper.

"That was the last hope that I had for being able to find housing," said Paulson. "It really was like, if we can't find housing, we can't make this move. So when we finally did find a house and our offer was accepted, like I could visibly see the stress fall off of my husband's face."

Stories like hers are common around Petersburg. So last fall, the Borough Assembly set up a housing task force. Assembly Member Dave Kensinger chairs the task force.

"I think we need to figure out a way to start building more housing," said Kensinger. "It's pretty simple. If we don't deal with it, we won't have as many people in town."

Kensinger says that's the easy bit. The hard part? What *type* of housing. To answer that question, the task force launched a community housing needs survey. It ran for a month in the summer, and it was all overseen by Anchorage-based Agnew Beck Consulting. Now, the results are in. Katie Scovic is the senior manager at Agnew Beck.

"We had 366 responses to the Community Housing Survey in Petersburg, which is awesome," said Scovic. "That's about 10% of the population and a really great rate for this kind of survey."

The survey was ten pages long with 39 questions, but here some of the headline results: a quarter of respondents aren't happy with their housing, and most of those who aren't happy are under 45 years old, working and still renting. Most of them want to move into family homes, but apartments and duplexes are popular too. 80% of all respondents want to see more land with utilities opened up for housing.

The survey shows that a lack of skilled labor and the cost of repair is holding people back from renovating their homes. However, Scovic says that even those who don't fall under any of those categories still care about this issue.

"The majority of Petersburg residents are satisfied with their own housing," said Scovic. "But also the majority of residents say that housing is a community issue. And so to see both of those things, at the same time, is encouraging."

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Now, the team at Agnew Beck have been sifting through all that data to calculate what housing they think Petersburg needs.

“So according to our housing need forecasts over the next ten years, there’s a need for roughly 316 housing units in Petersburg,” said Scovic. “We’re really looking at about six new units a year and 18 rehab or renovation units each year for the next ten years.”

So, once the consultants submit their *final* report at the end of September, Dave Kensinger says there’s no time to waste.

“The time to do something was ten years ago,” said Kensinger. “And if we want to keep a vibrant community and we just don’t want a community of a bunch of retirees, we need to address the housing problem *now* — not next year.”

But that’s easier said than done, between land, labor and logistics. And many folks in Petersburg will have big concerns that need to be addressed first. Back at the Paulson family’s home, Sharon has shifted her focus to a different challenge altogether — the first day of school. Perhaps she can whip up a quick housing plan while she’s at it.

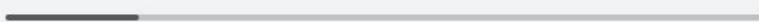


## Housing is getting harder to find in Petersburg

Posted by Katherine Monahan | Sep 1, 2022



The borough assembly in a work session on housing in Petersburg on August 29th, 2022.

Across the country housing prices are climbing, and many people are struggling to afford to live in their own communities. In Petersburg, rising prices have combined with another factor – a simple lack of space.

▶ 0:00 / 4:05   

Chase Kirby recently began a job as a police officer in Petersburg. He says the chief made it clear during the interview that housing is hard to come by here. But he wasn't expecting it to be this hard.

Kirby has a wife, three children, six dogs, and one cat. They're all waiting back in Utah while he tries to find at least a three bedroom house. He's working with a realtor, and the borough is reaching out on his behalf, but nothing has opened up so far. Meanwhile, Kirby is staying in the firehouse.

"It's not horrible," he says, "but it's not home."

He says that he and his family miss each other. He's heard that some homes *may* become available several months from now, but nothing definite.

Just in the past few years, housing has become a big issue in this small fishing community. Much of the nation is experiencing a lack of [affordable housing](#), and many people have had to [move to cheaper areas](#) with longer commutes. But like many Southeast towns, Petersburg is on an island, so commuting from out of town isn't an option.

"The rental market is very tight," says local real estate agent Sarah Holmgrain, "as well as the home sales market. It's difficult to find rentals right now that can accommodate really anybody more than a person or more than a couple."

A quick online search shows [two homes for sale](#) in Petersburg and [zero rentals](#). But [15 airbnbs](#) are available. Holmgrain says that's one area of Petersburg's housing market that *has* grown.

"And that's where I think a lot of our rentals have either disappeared into," she says, "that, or as people have developed rentals, they become Airbnbs."

That lack of rentals limits the options for people who are trying to make a transition in their lives – whether they're hoping to move *into* a situation, like Kirby with his new job, or *out* of one.

"If today, you had to pick up and leave, where would you go?" says Annette Bennett. They're the director of WAVE, a nonprofit organization that offers assistance to people in Petersburg who are impacted by violence. "There just isn't an option. And so that puts people choosing to stay in an unhealthy or unsafe space, because they'd rather do that than be homeless. And there's also some people that choose to live in their cars, because they can't live at home anymore."

Another group that's affected by the shortage is local employers. Some are having a hard time attracting essential workers. Borough Manager Steve Giesbrecht says the borough has been trying for six months to fill its Fire/EMS Director position, and several finalists have backed out citing housing as a reason.



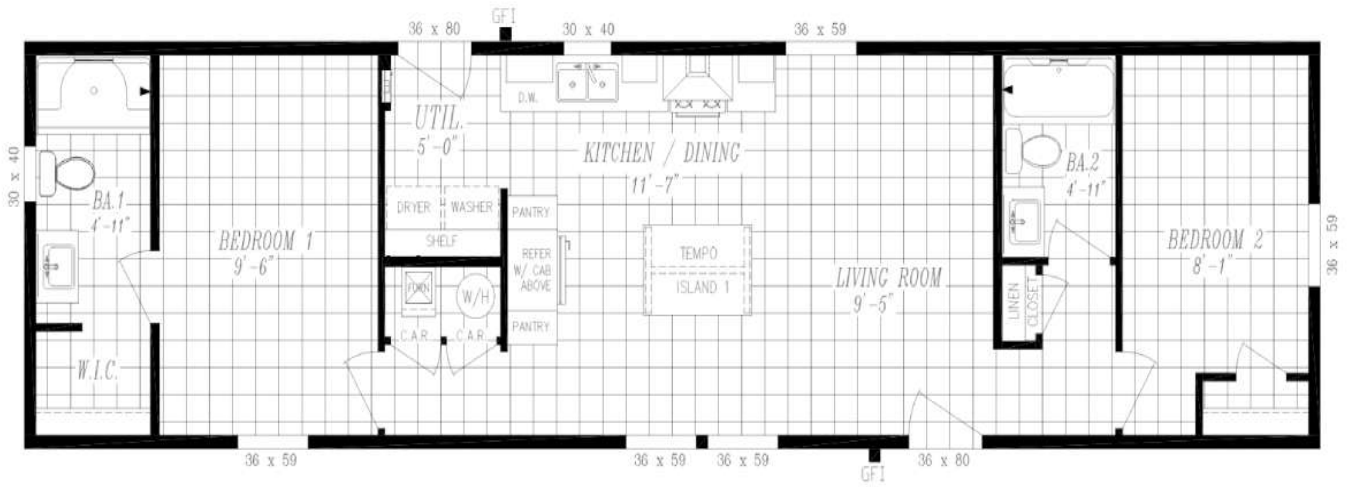
“We can bring more workers to town,” Giesbrecht says, “but if they can’t find a place to live, then they can’t move here. So it’s gonna be very difficult to fix the lack of workforce without fixing the housing side of it.”

The borough is looking into creating additional lots that people could build houses on. However, it’s very expensive to extend roads and utilities to new areas. Giesbrecht says, “Generally what we see is by the time the infrastructure is put in place, the value of the lots is so high that people can’t afford them.”

The borough is also interested in creative solutions. It [hopes to lease](#) units from the U.S. Coast Guard and make them available for Petersburg first responders. The Borough Assembly on August 29th held a [work session](#) on housing, and discussed possibilities like regulating airbnbs, creating tax incentives for rentals, and designating a legal camping area in town.

At the next public meeting on September 6th, councilmember Thomas Fine-Walsh plans to propose an ordinance to allow for tiny homes, accessory dwellings, and multiple buildings on a single lot.

Meanwhile the borough is seeking letters of interest to serve on a [housing task force](#). You can find a link to that information on our website, [KFSK.org](http://KFSK.org).





<b>Subdivision</b>	<b>Total cost</b>	<b>Number of Lots</b>	<b>Cost per Lot</b>
Lake Street	\$4,591,225	30	\$153,040
8 <sup>th</sup> Street*	\$2,319,756	6	\$386,626
Tidelands	\$3,818,595	25	\$152,743
East Sandy Beach	\$7,840,452	50	\$156,809
Airport Subdivision	\$3,112,278	25	\$124,491
<u>Fram Street</u>	\$2,107,814	10	\$210,781
Hungry Point	\$4,431,290	15	\$295,419
REDUCED CONSTRUCTION STANDARDS APPLIED TO FOLLOWING			
<u>Fram Street</u>	\$1,921,993 (~10% less)	10	\$192,199
Hungry Point	\$3,305,438 (~25% less)	15	\$220,362