

# Planning Commission Staff Report & Finding of Fact

Meeting Date: September 10, 2024

APPLICANT/AGENT:

Rick G. Braun

OWNER(S), IF DIFFERENT:

Kellie M. Jones

LEGAL DESCRIPTION:

Lot RB, Plat 2019-2, Jones Stoner  
Sub  
Lot RA, Plat 2019-2, Jones Stoner  
Sub

LOT AREA:

124,059 Sq Ft  
19,689 Sq Ft

LOCATION:

589 Mitkof Hwy  
587 Mitkof Hwy

SURROUNDING ZONING:

North: Industrial, RR

South: Industrial, RR

East: Industrial

West: Industrial

ZONING:

Industrial

PID:

01-143-200

01-143-210

APPLICATION SUBMISSION

DATE:

7/29/2024

RECOMMENDATION:

Approve with conditions

I. APPLICANT REQUEST: The applicant is requesting to replat an existing subdivision and subdivide into two lots.

II. APPLICABLE CODES:

18.20 MINOR SUBDIVISION

19.44 INDUSTRIAL DISTRICT

III. FINDING:

1. The surrounding area is primarily residential development with some industrial uses.
2. Legal access is provided from Mitkof Hwy.
3. The subject property is outside the municipal water and wastewater service area; however electricity is extended on to the properties.
4. Use of the existing structures are caretaker dwellings and seafood processing.
5. The property is zoned industrial and 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.

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## a. ZONING DISTRICT STANDARDS

### Industrial Zoning

	Criteria	Proposed Lots	Analysis
Lot Size	No minimum		Conforms
Lot Coverage	100%		Conforms
Fire Code	Per IBC		

c. 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;	Mitkof Highway	Conforms
3.The plat does not contain or require a dedication of a street, right-of-way, or other area;		Conforms
4.The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation;		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	Conforms
6.The written approval of the public works, engineering, power and light and police departments has been noted on the application.	Public Works, Power & Light, EMS had no comments.	Conforms

## VI. ACTION

**Proposed motion:** I move to approve the Dennis Jones, Jr 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:**

# Planning Commission Staff Report & Finding of Fact

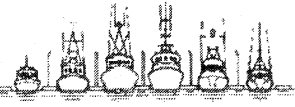
Meeting Date: September 10, 2024

- a. The proposed Dennis Jones Jr 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.

## **EXHIBITS**

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

# Applicant Material

 <b>PETERSBURG BOROUGH LAND USE APPLICATION</b>		CODE TO: <b>110.000.404110</b>
		BASE FEE: \$ <u>165.00</u>
		PUBLIC NOTICE FEE: _____
		TOTAL: <u>165.00</u>
DATE RECEIVED: _____	RECEIVED BY: _____	CHECK NO. or CC: _____
<b>APPLICANT/AGENT</b>		<b>LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)</b>
NAME Rick G. Braun		NAME Kellie M. Jones
MAILING ADDRESS P.O. Box 211		MAILING ADDRESS P.O. Box 1528
CITY/STATE/ZIP Petersburg, AK 99833		CITY/STATE/ZIP Petersburg, AK 99833
PHONE 907-518-1889		PHONE 907-518-1600
EMAIL rickgbraun@gmail.com		EMAIL mrsdj82@hotmail.com
<b>PROPERTY INFORMATION</b>		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <del>Lot 30, And Accretions, R27 Subdivision, Plat No. 74-218, Petersburg Recording District</del> <span style="float: right;"><i>SEE BOTTOM PAGE</i></span> <i>Jones/Stoner (R27)</i>		
PARCEL ID: 01143200 & 01143210	ZONE: industrial	OVERLAY: _____
CURRENT USE OF PROPERTY: Residential	LOT SIZE: _____	
PROPOSED USE OF PROPERTY (IF DIFFERENT): _____		
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): Mitkof Highway		
<b>TYPE OF APPLICATION &amp; BASE FEE</b>		
<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)		
<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): <u><i>R.G. Braun</i></u>	Date: <u><i>7/26/24</i></u>	
Owner: <u><i>Kellie M. Jones</i></u>	Date: <u><i>7/29/24</i></u>	
Owner: _____	Date: _____	
Owner: _____	Date: _____	

*DENNIS JONES SR. SUBDIVISION, A REPLAT AND SUBDIVISION OF LOT RA AND LOT RB OF THE AMENDED JONES/STONER SUBDIVISION PLAT No 2019-2 PETERSBURG RECORDING DISTRICT CREATING LOT RAB AND LOT RBB*

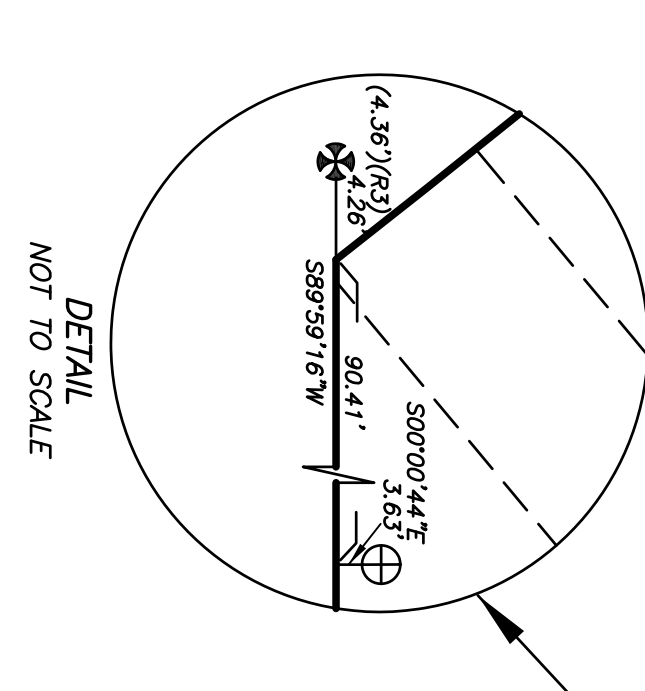
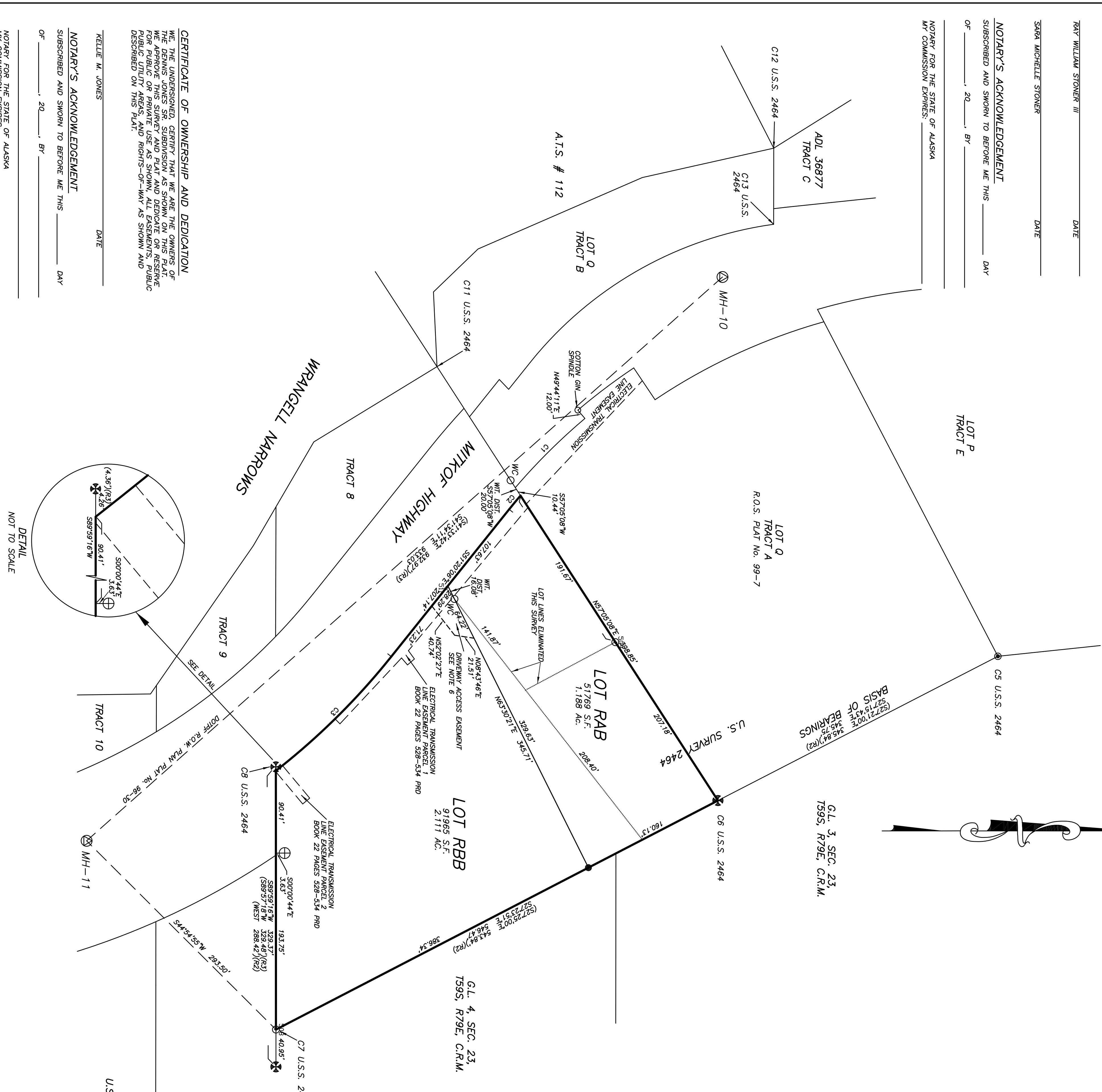
**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE OWNERS OF THE LANDS SHOWN ON THIS PLAN AND WE HEREBY DEDICATE OR RESERVE FOR PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAN.

RAY WILLIAM STONER III \_\_\_\_\_ DATE \_\_\_\_\_  
 SARA MICHELLE STONER \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ DAY \_\_\_\_\_  
 NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE OWNERS OF THE DENNIS JONES SR. SUBDIVISION AS SHOWN ON THIS PLAN. WE HEREBY DEDICATE OR RESERVE FOR PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAN.

KELIE M. JONES \_\_\_\_\_ DATE \_\_\_\_\_  
**NOTARY'S ACKNOWLEDGEMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ DAY \_\_\_\_\_  
 NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_



**GENERAL NOTES**

1. THE BASIS OF BEARINGS UTILIZED TO CONDUCT THIS SURVEY WAS THE 1983 NORTH AMERICAN DATUM (NAD 83). THE BEARINGS ON MONUMENT 5 OF U.S. SURVEY 2464 AND THE 2.25" BRASS CAP ON IRON PIPE MONUMENT AT CORNER 6 OF U.S. SURVEY 2464, THE ACCEPTED BEARINGS FROM RECORD OF SURVEY PLAT No. 99-7 (PETERSBURG RECORDING DISTRICT 19 3 27/15/13)E.
2. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:10,000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AND ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. WHEN MEASURED COURSES (BEARINGS AND DISTANCES) DIFFER FROM RECORD COURSES, RECORD COURSES ARE SHOWN IN PARENTHESES FOLLOWING BY THE SOURCE OF THE RECORD.
5. THE FOLLOWING SURVEY PLATS WERE REFERENCED DURING THIS SURVEY:  
 (R2) U.S. SURVEY 2464  
 (R3) ADOT.P.F. SE. REGION R.O.S. MAP, PLAT No. 96-30  
 (R2) U.S. SURVEY 2464
6. THIS IS A DRIVEWAY ACCESS EASEMENT TO THE BENEFIT OF LOT RAB OF THE DENNIS JONES SR. SUBDIVISION. LOT RBB SHALL CONTINUE TO HAVE ACCESS RIGHTS WITHIN THIS EASEMENT.

**CERTIFICATE OF PAYMENT OF TAXES**

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED AS SURVEYOR FOR THE PETERSBURG BOROUGH, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE PETERSBURG BOROUGH, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF \_\_\_\_\_.

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE PETERSBURG BOROUGH ARE PAID IN FULL. THAT CURRENT TAXES FOR THE YEAR \_\_\_\_\_ WILL BE DUE ON OR BEFORE DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
 TREASURER - PETERSBURG BOROUGH

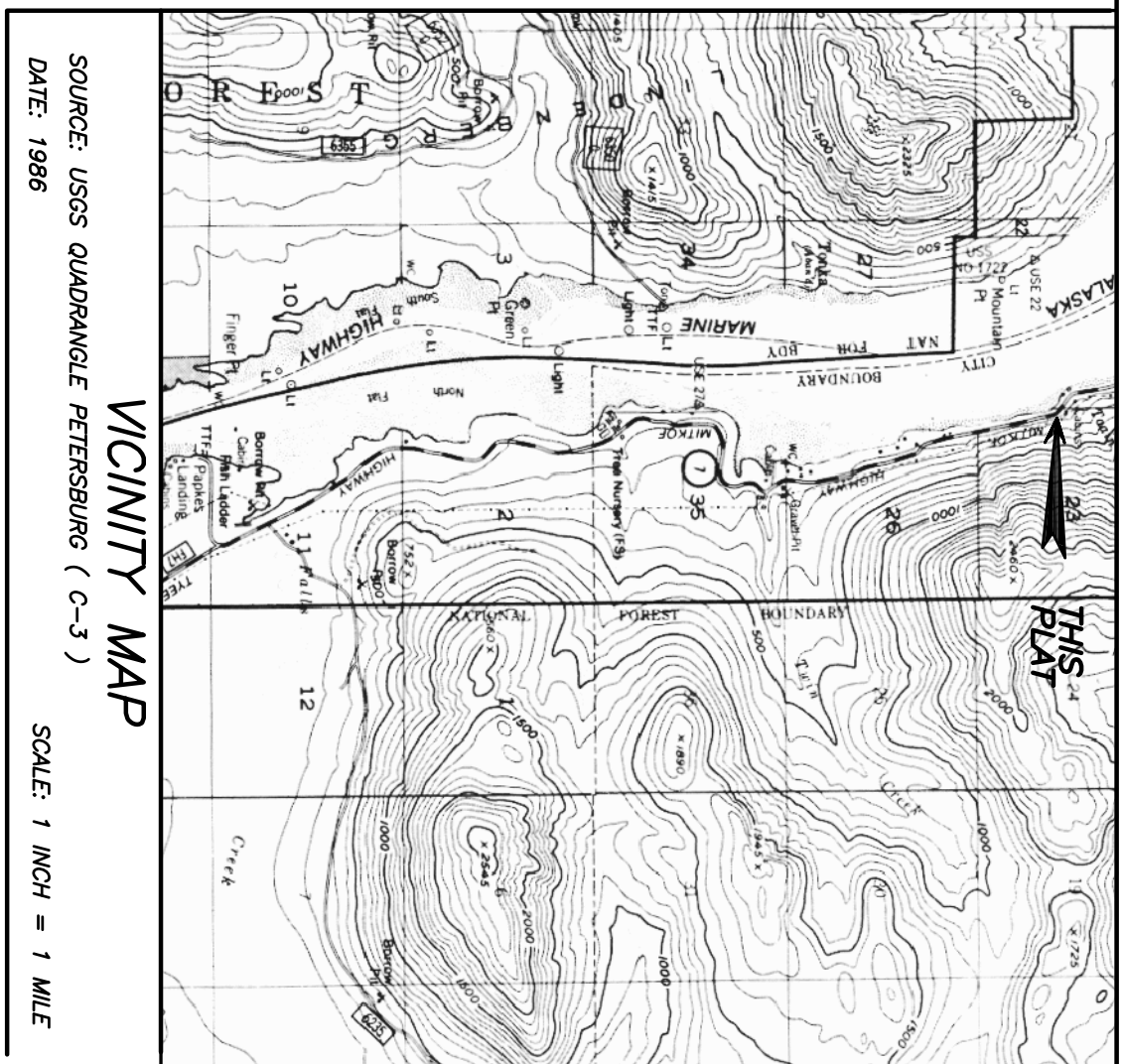
**CERTIFICATE OF APPROVAL BY THE PLATTING BOARD**

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD, AND THAT THE PLAT IS CORRECT AND ACCURATE. I AM THE DISTRICT CLERK IN THE OFFICE OF THE DISTRICT JUDICIAL, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE \_\_\_\_\_ CHAIRMAN, PETERSBURG PLATTING BOARD

**CURVE DATA**

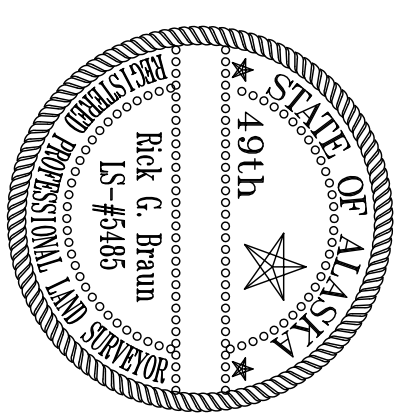
CURVE	ARC LENGTH	CHORD	BEARING	CHORD BEARING	CHORD LENGTH
C1	10.53'	6.82'	103.27°	103.27°	10.53'
C2	10.53'	6.82'	103.27°	103.27°	10.53'
C3	178.59'	178.20'	173.17°	173.17°	178.19'



**SURVEYOR'S CERTIFICATE**

I, RICK G. BRAUN, L.S., CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA. THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND BEARINGS ARE SHOWN CORRECTLY, AND THAT ALL PERMANENT LOT CORNERS HAVE BEEN SET AND SHOWN.

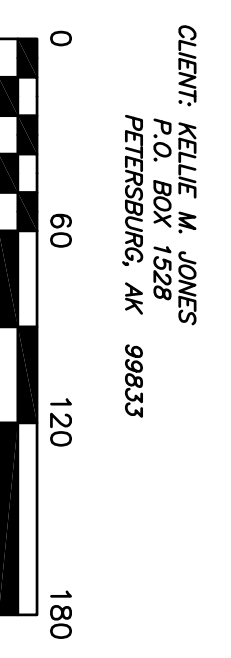
DATE \_\_\_\_\_ REGISTRATION No. LS4845  
 REGISTERED LAND SURVEYOR



**LEGEND**

- ⊙ 3.25" DIA. DOTTED ALUMINUM CAP MONUMENT IN MONUMENT CASE
- ⊕ 2.5" DIA. BLK. BRASS CAP MONUMENT
- ⊗ 3.25" DIA. DOTTED BRASS CAP MONUMENT
- ⊙ RICK G. BRAUN, L.S. SECONDARY MONUMENT
- ⊙ ESTABLISHED PREVIOUS SURVEY
- COTTON GIN SPINDLE
- ESTABLISHED PREVIOUS SURVEY
- RICK G. BRAUN, L.S. SECONDARY MONUMENT RECOVERED THIS SURVEY
- 2" ALCAP ON 5/8" REBAR
- RICK G. BRAUN, L.S. SECONDARY MONUMENT ESTABLISHED THIS SURVEY
- 2" ALCAP ON 5/8" REBAR

**DENNIS JONES SR. SUBDIVISION**  
 A REPLAT AND SUBDIVISION OF  
 LOT RA AND LOT RB OF  
 THE AMENDED JONES/STONER SUBDIVISION  
 PLAT No. 2019-2  
 PETERSBURG RECORDING DISTRICT  
 CREATING LOT RAB AND LOT RBB



CLIENT: KELIE M. JONES  
 P.O. BOX 1528  
 PETERSBURG, AK 99833

**SURVEYOR**  
**RICK G. BRAUN, L.S.**  
 P.O. BOX 211, PETERSBURG AK 99833  
 PH (907) 518-1889

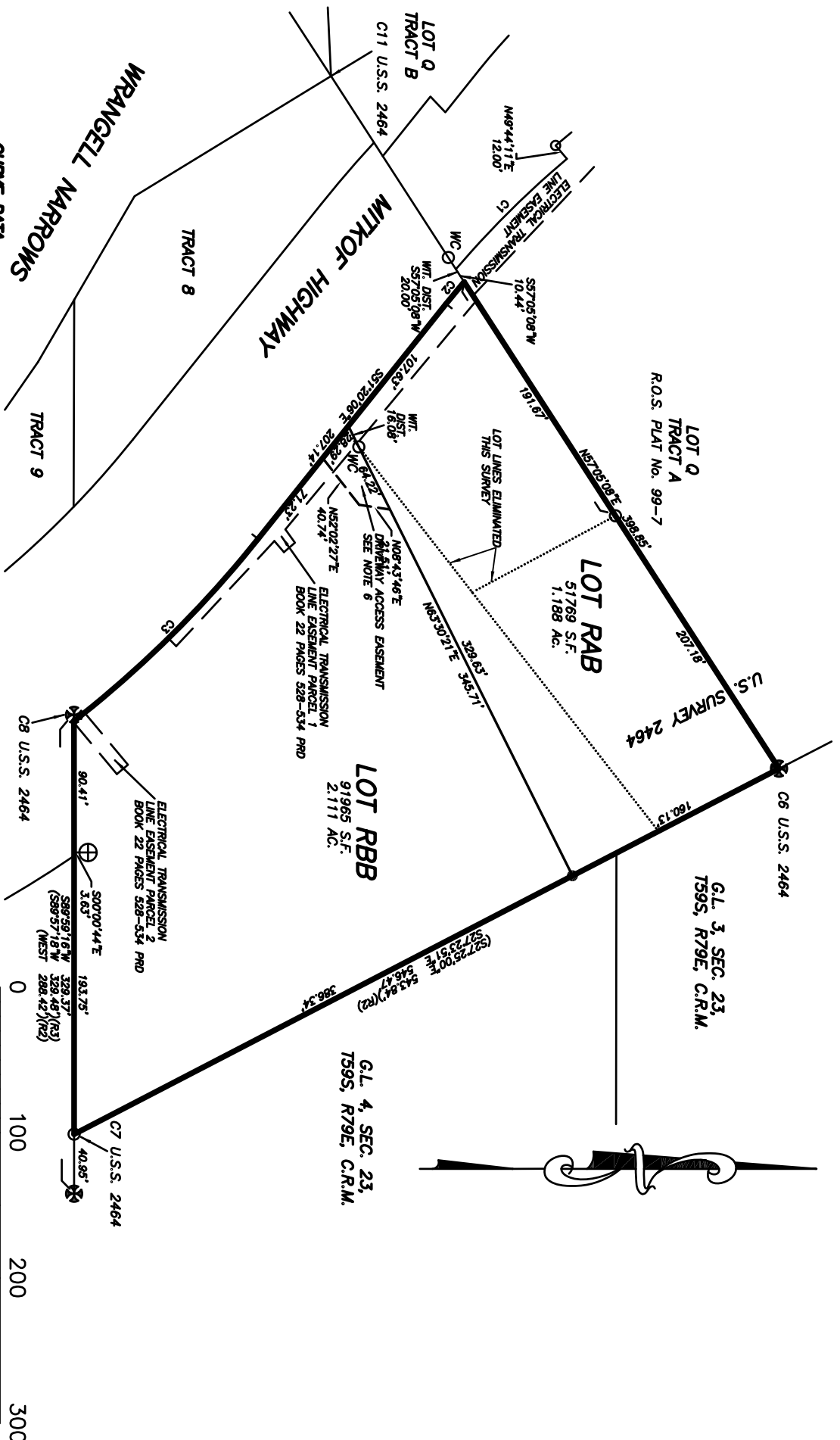
SURVEY COMPLETED 08/00/24  
 DRAWN BY R.G.B. DRAWING No. J01024

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	107.84'	676.20'	8°08'14"	S4°49'56"E	107.72'
C2	19.53'	666.20'	1°40'48"	S50°29'43"E	19.53'
C3	178.59'	766.20'	1°32'17"	S4°21'40"E	178.19'

**CURVE DATA**

CLIENT: KELLIE M. JONES  
 P.O. BOX 1528  
 PETERSBURG, AK 99833

**DENNIS JONES SR. SUBDIVISION**  
 A REPLAT AND SUBDIVISION OF  
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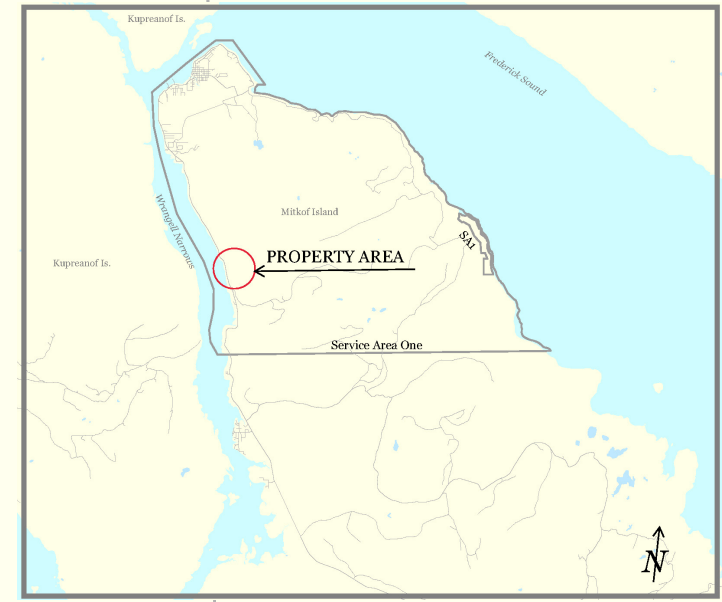


**SURVEYOR**  
**RICK G. BRAUN, L.S.**  
 P.O. BOX 211, PETERSBURG AK 99833  
 PH (907) 518-1899

**SURVEY COMPLETED 7/22/24**  
**DRAWN BY R.G.B. DRAWING No. J010A24**

*Jones & Stoner Property  
587 & 589 Mitkof Highway  
01-143-200 & -210*

*Vicintiy 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

*Mitkof Island*

FS 6209 FS 6212

*Lindenberg Peninsula*

*Wrangell Narrows*

**MITKOF HWY**