

**PETERSBURG BOROUGH
CONDITIONAL USE APPLICATION**

CODE TO:	110.000.404110
BASE FEE:	\$50.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$120.00
CHECK NO. or CC:	CC <u>SM</u>

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME <u>Drew Ware</u>	NAME
MAILING ADDRESS <u>PO Box 1291</u>	MAILING ADDRESS
CITY/STATE/ZIP <u>Petersburg, AK 99833</u>	CITY/STATE/ZIP
PHONE <u>907-518-0694</u>	PHONE
EMAIL <u>damiware@outlook.com</u>	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
365 Mitkof Hwy

PARCEL ID: <u>01-084-250</u>	ZONE: <u>SF</u>	OVERLAY: <u>—</u>
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CURRENT USE OF PROPERTY:
VACANT

LOT SIZE: 46,600 sq ft

PROPOSED USE OF PROPERTY (IF DIFFERENT):

SEPTIC SYSTEM: Is there a septic system on the property? YES NO

What is current or planned system? Municipal DEC-approved on-site system

WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name):
MITKOF HIGHWAY

TYPE OF APPLICATION

Home Occupation. Please include copy of current Sales Tax Registration Application

Residential Use in Industrial District

Other: trailer for construction purposes

Submittals

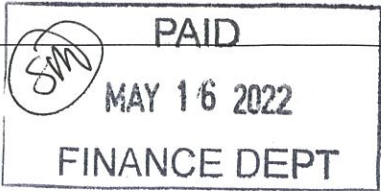
Please submit site plan. For home occupation permits, please include a site plan showing location and size of area to be used for the home occupation (including storage), and location and size of area available for off-street parking.

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 or authorized agent thereof for the property subject herein.

Applicant(s): Drew Ware Date: 5/16/22

Owner(s): _____ Date: _____



Planning Commission Staff Report

Meeting date: June 14, 2022

TO: Planning Commission

FROM: Liz Cabrera, Community & Economic Development Director

Subject: Conditional Use Permit – 365 Mitkof Highway
Drew Ware

Recommended Motion:

I move to approve a conditional use permit for a temporary trailer for construction purposes at 365 Mitkof Highway for two years.

The Petersburg Planning & Zoning Commission makes the following findings of fact:

1. An application for a conditional use permit was submitted by Drew Ware (applicant) and fees paid on May 16, 2022.
2. The application was scheduled for a public hearing by the Planning Commission at their June 14, 2022, meeting.
3. The subject parcel size is approximately 46,600 sf.
4. The zoning of the subject parcel is single family residential, and property is vacant.
5. Surrounding properties are zoned single-family residential.
6. The applicant has installed a pad and placed a travel trailer on the property and connected utilities.
7. The applicant intends to construct a single-family dwelling on the property.
8. While travel trailers are not allowed as a primary use in the single-family residential district, PMC 19.20.040B allows for the Planning Commission to issue a conditional use permit for trailers for construction purposes.
9. In the past, the Planning Commission has issued a CUP under this authority for a limited amount of time, usually two years. Applicants needing additional time to complete their dwelling would need to seek an extension from the commission.
10. Hearing notices were mailed to property owners within 600 feet of the subject parcel.
11. On July 12, 2022, a duly noticed public hearing was held by the Petersburg Planning & Zoning Commission.



Planning Commission Staff Report

Meeting date: June 14, 2022

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 of fact, the Petersburg Planning & Zoning Commission makes the following determinations:

A. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place. The commission shall require the conditional user to take those steps necessary so that the permitted conditional use will not be offensive because of injurious and noxious noise, vibrations, smoke, gas, fumes or odors or will not be hazardous to the community because of danger of fire or explosion.

Yes No

REASON: The travel trailer will be used as a temporary dwelling until a new dwelling is constructed.

B. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

Yes No

REASON: The travel trailer is located on the subject parcel. The driveway leads to Mitkof Highway. It is unlikely issuing the CUP would result in any traffic hazards or congestion on public streets.

C. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.

Yes No Not Applicable

Chair, Planning Commission

Secretary, Planning Commission

Liz Cabrera

From: TamiWare@outlook.com
Sent: Thursday, May 19, 2022 11:26 AM
To: Liz Cabrera
Subject: Re: permit application

Hi Liz,

We've spent over 180k buying and developing our 3 lots, just to be able to work and live here, which we haven't been able to obtain the house yet because finding a contractor has been impossible. We've had contractors lined up who bow out, building plans that fall through and an economy evident of a pandemic that skyrocketed material prices and delayed suppliers. We are now planning on building ourselves, hence the need for our RV here, on our property, to continue, because we have small children to raise while we do it.

We are extremely saddened by this process and the way we are being treated after pouring money into the Petersburg economy through the property, lot development, fishery permits, taxes and boat moorage fees. Now we just spent another \$1200 in applications and fees just to obtain utilities and have to fight for our right to be on our own property? I'm not sure what else to say. My great grandpa Hammer helped found this town, and it would not be what it is today without my family, so if I need to show up at this silly meeting with all the family and friends we have in this town, I will. Let me know if you think it's necessary...and if there's room. I honestly don't know what else to tell you.

I realize you are trying to help us, by letting us know we need to prepare, but the fact we have to go through this is frustrating. If development and the ability to live, build and thrive here is this difficult, where does that leave Petersburg 100 yrs from now?

There are 4 neighbors around us. One is our family who has lived here for 38 years, and two are close family friends. I don't expect any hesitation from 3/4 to support us, but the 4th is an unknown. We were both born and raised here, wanting to give our children what we had here as children...but at this point we don't feel welcome here and are considering selling out and moving on to support a more supportive community.

-Drew and Tami

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Liz Cabrera <lcabrera@petersburgak.gov>
Sent: Tuesday, May 17, 2022 1:02:05 PM
To: tamiware@outlook.com <tamiware@outlook.com>
Subject: permit application

Hi Tami,

When you get a chance could you please email me a short summary of why you need a trailer at this location, what you anticipate your timeline is for constructing a dwelling, and where you are in that process (what's been accomplished to date). I would like to include this information with the application so the Planning Commission understands the reason behind the request.

Also, just fyi, your permit will be scheduled for a public hearing and consideration by the Planning Commission, probably for July 12 at noon in Assembly Chambers at the municipal building. Prior to the meeting, the borough will send out a

Ware Property
365 Mitkof Highway
01-084-250



01-058-900

01-143-800

01-058-500

01-058-600

058-650

01-084-200

01-084-210

01-084-250

01-084-260

01-084-270

084-275

01-084-300

01-084-350

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01-084-030

1-084-025

084-042

084-048

1-084-050

084-057

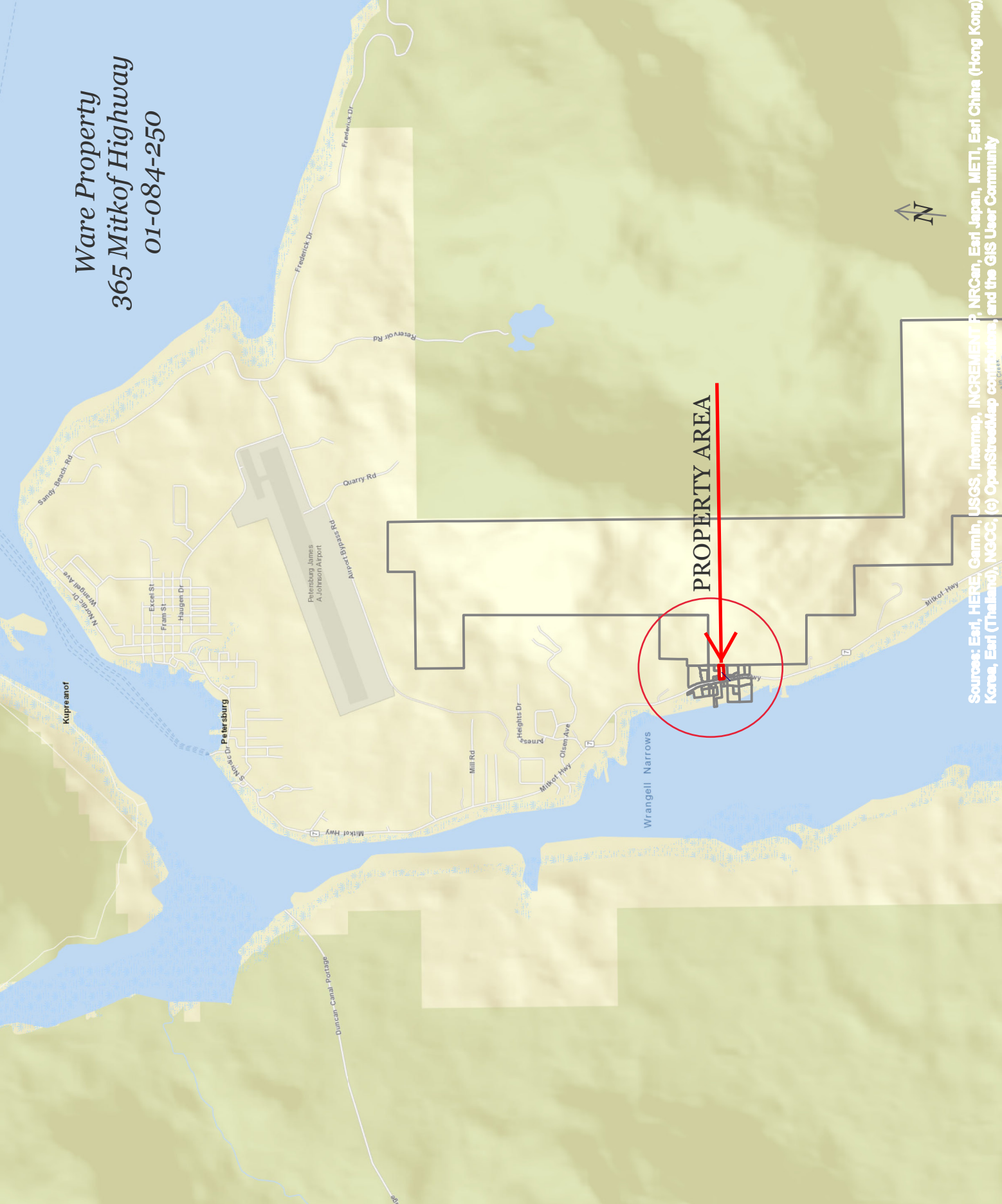
084-055

01-084-065

01-084-060

MITKOF HWY

*Ware Property
365 Mitkof Highway
01-084-250*



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community