

Planning Commission Staff Report

Meeting date: July 11, 2023

TO: Planning Commission
FROM: Liz Cabrera, Community & Economic Development Director
Subject: Conditional Use Permit – 567 Mitkof Highway (PID: 01-116-200)
Tamara McKeown

Recommended Motion:

I move to approve a conditional use permit for a temporary trailer for construction purposes at 567 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 Tamara McKeown (applicant) and fees paid on May 2, 2023.
2. The application was scheduled for a public hearing by the Planning Commission at their June 13, 2023, meeting.
3. The subject parcel size is approximately 90,343 sf.
4. The zoning of the subject parcel is rural residential, and property is vacant.
5. Surrounding properties are zoned rural residential.
6. The applicant intends to construct a single-family dwelling on the property.
7. 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.
8. 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.
9. Hearing notices were mailed to property owners within 600 feet of the subject parcel.
10. On July 11, 2023, a duly noticed public hearing was held by the Petersburg Planning & Zoning Commission.
11. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.



Planning Commission Staff Report

Meeting date: July 11, 2023

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