

# Planning Commission Staff Report

Meeting date: January 3, 2023

**TO:** Borough Assembly  
**FROM:** Planning Commission  
**Subject:** Rezone of Parcel B, Block 302, Greenbelt Subdivision  
Parcel 01-006-431  
Petersburg Borough

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

1. The Petersburg Indian Association (applicant) submitted an application in September 2022 to purchase borough property and requesting a rezone of the parcel from Open Space to Commercial-1.
2. A motion to rezone was initiated by the Petersburg Planning & Zoning Commission at their meeting on October 11, 2022.
3. Subject parcel is .31 acres and undeveloped except for the school district informational sign. There is a 10' wide utility easement along Haugen Drive to protect an existing water main.
4. The zoning district for the area is primarily commercial. Parcels to the North, South, East and West are zoned commercial-1 and have been developed consistent with commercial zoning. There are also public-use facilities in the area, namely the Post Office and Fire Hall.
5. The subject parcel has road access (Haugen Drive and N 12<sup>th</sup> Street) and utilities are located nearby.
6. The Petersburg Indian Association has expressed interest in acquiring this parcel for future development.
7. The proposed rezone is consistent with the current Petersburg Comprehensive Plan (2001), specifically: "4.14 – Objective: Encourage a mixture of land uses and increase density in planned areas. Work with private/public interests to identify areas for cost-effective, practical development...".
8. The Planning Commission considered rezoning this parcel to commercial-1 in 2015 at the same time Parcel A was rezoned to commercial-1. The Commission chose to keep Parcel B zoned Open Space and noted future development of the small lot "should be considered separately if and when there is interest.". The Commission's report from 2015 is included in this packet.
9. Hearing notices were mailed to property owners within 600 feet of the subject parcel on October 20, 2022.
10. On November 8, 2022, a duly noticed public hearing was held by the Petersburg Planning Commission.

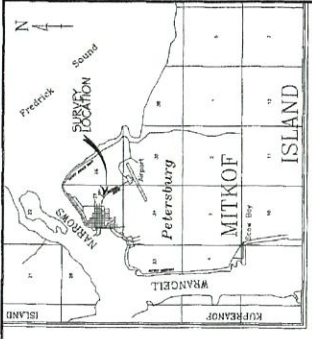
# Planning Commission Staff Report

Meeting date: January 3, 2023

11. 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 Planning Commission makes the following recommendation to the Borough Assembly:**

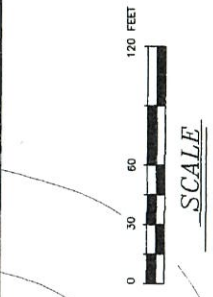
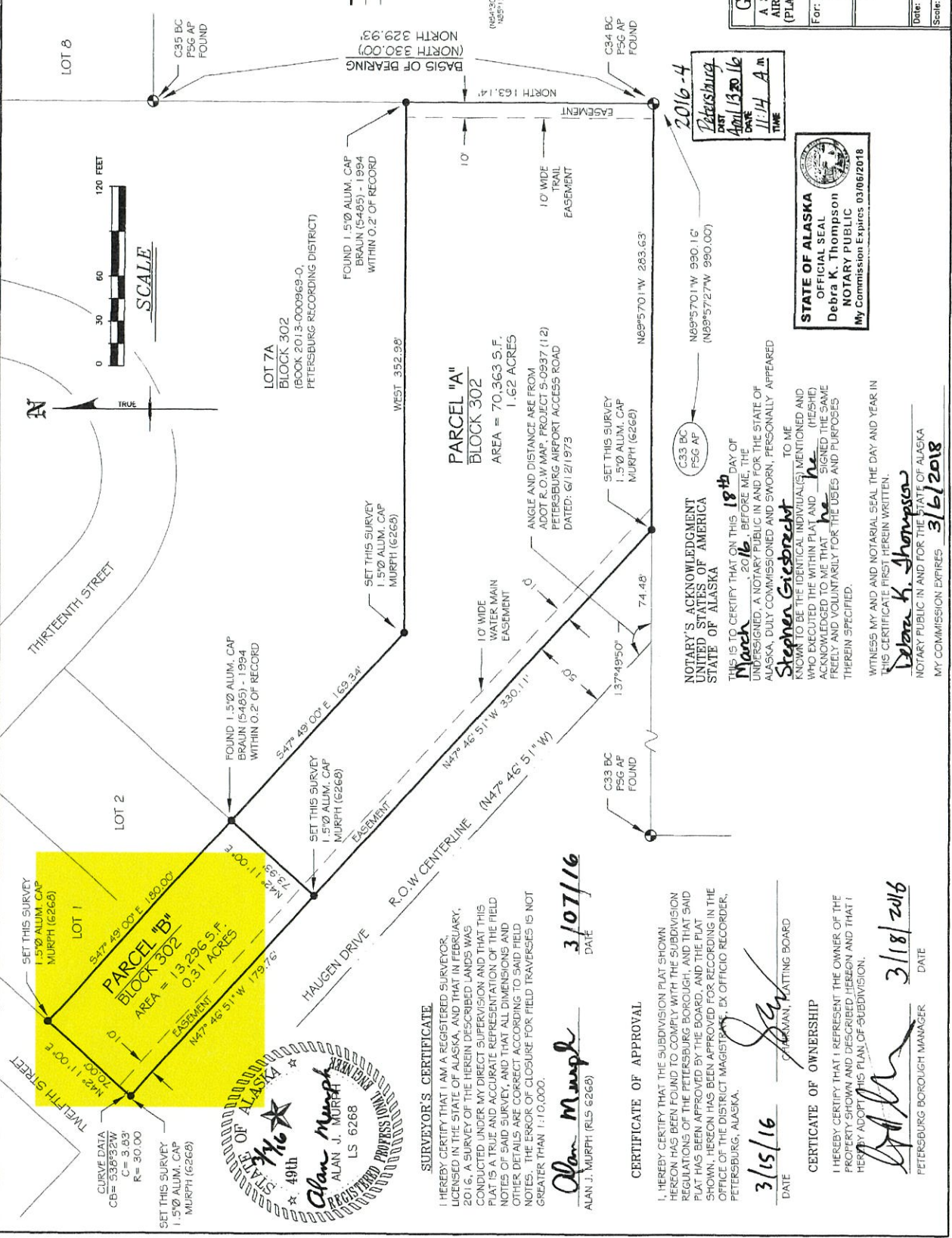
Amend the official zoning map of the Petersburg Borough to rezone Parcel B, Block 302, Greenbelt Subdivision from Open Space to Commercial-1.



SCALE: 1" = 1 MILE

**LEGEND**

- PROPERTY LINES
- OTHER SURVEY LINES
- THE LINES
- PETERSBURG AIRPORT BOUNDARY MONUMENT 3.5" DIA. BRASS CAP (FOUND)
- SECONDARY MONUMENT (SET) 1.5" ALUM. CAP & 5/8" STEEL ROD (MURPH. L56268)
- RECORD BEARING & DISTANCE FOUND



TRUE NORTH



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN FEBRUARY, 2016, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES. THE ERROR OF CLOSURE FOR FIELD TRAVERSES IS NOT GREATER THAN 1:10,000.

*Alan Murph*  
ALAN J. MURPH (LS 6268)  
DATE **3/07/16**

**CERTIFICATE OF APPROVAL**

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 THE PLAT SHOWN, HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

*[Signature]*  
CHAIRMAN, PLATTING BOARD  
DATE **3/15/16**

**CERTIFICATE OF OWNERSHIP**

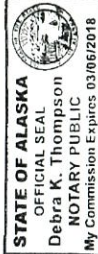
I HEREBY CERTIFY THAT I REPRESENT THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION.

*[Signature]*  
PETERSBURG BOROUGH MANAGER  
DATE **3/18/2016**

**NOTARY'S ACKNOWLEDGMENT**  
UNITED STATES OF AMERICA  
STATE OF ALASKA

THIS IS TO CERTIFY THAT ON THIS 18<sup>th</sup> DAY OF March, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED TO ME Stephen Giesbrecht KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND he (HE/SHE) ACKNOWLEDGED TO ME THAT he SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.  
*Debra K. Thompson*  
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES **3/6/2018**



**2016-4**  
Petersburg  
DIST  
DATE **April 13 2016**  
TIME **11:14 A.M.**

<b>GREENBELT SUBDIVISION</b>	
A SUBDIVISION OF GREENBELT BLOCK 302 AIRPORT ADDITION TO PETERSBURG, ALASKA (PLAT #77-2 PETERSBURG RECORDING DIST.)	
FORMING PARCEL 'A' & PARCEL 'B'	
For: PETERSBURG BOROUGH P.O. BOX 329 PETERSBURG, ALASKA 99833	
Harai & Associates, Inc. P. O. Box 625 Petersburg, Alaska 99833	
Date: 2/29/2016	Surveyor: AJM
Scale: 1" = 60'	Drawn By: AJM
	Project Number: 99833

OWNER: PETERSBURG BOROUGH  
PLAT #77-2  
FILE DATE: MARCH 01, 1977  
PETERSBURG RECORDING DISTRICT



## PETERSBURG INDIAN ASSOCIATION

PO Box 1418  
15 N. 12<sup>th</sup> Street  
Petersburg, Alaska 99833  
Phone: 907-772-3636  
Fax: 907-772-3637

September 2, 2022

Petersburg Borough  
PO Box 329  
Petersburg, Alaska 99833

To Whom It May Concern,

Petersburg Indian Association (PIA) submitted a Land Use Application for the property whose legal description is Parcel B, Greenbelt Subdivision, Plat 2016-4. That property is currently zoned Open Space – Recreational. PIA is only interested in purchasing that property if it were to be rezoned to Commercial-1 to match the adjacent lots. I appreciate your consideration in this matter.

As noted in the application, this parcel is the site of the school's informational sign. PIA is willing to grant the school an easement for the sign.

Please contact me with questions or if further information is required.

Sincerely,

Chad Wright  
Tribal Administrator



**Petersburg Borough, Alaska**

**Land Disposal Application**  
( $\$500.00$  non-refundable filing fee required)  
**Form must be completed in its entirety to be considered**

Office Use:
Rec'd. by:
Fee: \$
Date Rec'd:

Date: SEPTEMBER 1, 2022

This is a request for land disposal via (circle one):  
Lease Purchase Exchange Other

Parcel ID #(s) of Subject Property:  
01-006-431

Proposed term of lease: \_\_\_\_\_  
(total years)

Legal Description of Property:  
PARCEL B, GREENBELT SUBDIVISION, PLAT 206-4

Current Zoning of Property:  
CRUSDK-RENTAL

Applicant Name: PETERSBURG TRIBAL ASSOCIATION

Applicant Mailing Address: PO BOX 1418  
PETERSBURG, AK 99833

Applicant Contact Info: CHAD WRIGHT 907-772-3636  
(phone and/or email) tribaladams@tribal.org

1. Size of Area requested (identify the minimum area necessary in square feet): 13,216 sq ft
2. Attach a map showing the location of the land requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the borough and any other information you feel should be considered. (attached additional sheet if necessary)

CURRENTLY THERE ARE NO PLANS FOR THIS PROPERTY. DEA OWNS THE ADJACENT LOT AND REALIZES THE POTENTIAL BENEFIT TO CULTIVATING THIS LOT WHEN A DECISION IS MADE TO DEVELOP. DEA WOULD BE WILLING TO GRANT THE SCHOOL AN EASEMENT FOR THE INFORMATIONAL SIDE. WE WILL ASK FOR THIS TO BE RETURNED TO COMMERCIAL-1 TO MATCH THE ADJACENT LOTS.

4. Name and address of all adjacent land owners or lessees, including upland owner(s) if applicable: (attach additional sheet if necessary)

PETERBERG-DUSTAN ASSOCIATES  
HANKER & WILSON

5. Are there any existing permits or leases covering any part of the land applied for?

\_\_\_ Yes  No If yes, please check one: (\_\_\_ Lease \_\_\_ Permit)

Describe the type of permit or lease, if applicable, and the name and last known address of the permittee or lessee:

6. What local, state or federal permits are required for the proposed use? (list all)

NONE

7. If applicant is a corporation, provide the following information: N/A

A. Name, address and place of incorporation:

B. Is the corporation qualified to do business in Alaska?: \_\_\_ Yes \_\_\_ No

Name and address of resident agent:

8. Why should the Planning Commission recommend Assembly approval of this request?

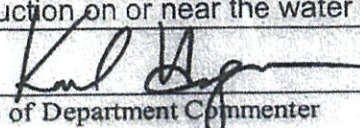
THIS LOT DOES NOT HAVE MUCH UTILITY ON ITS OWN, BUT IT HAS  
MORE POTENTIAL TO BE COMBINED WITH THE ADJACENT LOT, WHICH  
IS OWNED BY PETERSBURG TOWN ASSOCIATION.

9. How is this request consistent with the Borough's comprehensive plan?

THIS PURCHASE REQUEST IS CONSISTENT WITH THE BOROUGH'S  
COMPREHENSIVE PLAN IN THAT IT ENCOURAGES DEVELOPMENT  
WITHIN OUR EXISTING INFRASTRUCTURE.

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor or Public Works Departments and obtain their comments and signatures below. (attach additional sheet if necessary):

Department Comments: The water, wastewater and electric departments of the Borough  
have no need for retention of this parcel for utility purposes. However, there is an existing  
easement for a 14" water main, that is installed on the property line common to Haugen  
Drive, that should remain in place and prohibit construction on or near the water main.



Signature of Department Commenter

Department Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Signature of Department Commenter

Department Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Signature of Department Commenter

Department Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

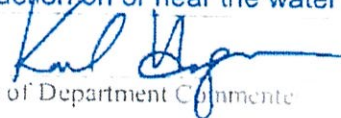
Signature of Department Commenter

8. Why should the Planning Commission recommend Assembly approval of this request?

9. How is this request consistent with the Borough's comprehensive plan?

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor or Public Works Departments and obtain their comments and signatures below. (attach additional sheet if necessary).

Department Comments The water, wastewater and electric departments of the Borough have no need for retention of this parcel for utility purposes. However, there is an existing easement for a 14" water main, that is installed on the property line common to Haugen Drive, that should remain in place and prohibit construction on or near the water main.



Signature of Department Commenter

Department Comments Community development has no need for the parcel to be retained in borough ownership.



Signature of Department Commenter

Department Comments Public Works has no need for this parcel for public purposes, other than access to the water main as described above.



Signature of Department Commenter

Department Comments

Signature of Department Commenter



**NOTICE TO APPLICANT(s):**

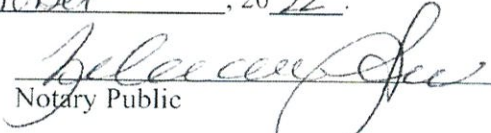
**Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.**

**I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.**

**Please sign application in the presence of a Notary Public.**

  
Applicant/Applicant's Representative

Subscribed and sworn to by Chad Wright, who personally appeared  
before me this 7<sup>th</sup> day of September, 2022.

  
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: July 5, 2026

# Planning Commission Report

October 20, 2015

**TO:** Borough Assembly  
**FROM:** Planning Commission  
**Subject:** Rezone – Parcel 01-006-442 - 1200 Haugen Drive

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## **Recommendation:**

Approve rezoning of greenbelt lot at 1200 Haugen Drive from Open Space to Commercial-1 with condition the parcel is subdivided as noted in attachment a.

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

1. An application for rezone was initiated by the Petersburg Planning & Zoning Commission (applicant) on August 11, 2015.
2. Applicant is requesting a rezone of a parcel from Open Space to Commercial.
3. Subject parcel is 2.21 acres and undeveloped. The surrounding area is a developed commercial district.
4. The zoning district for the area is primarily commercial. Parcels to the North, South, East and West are zoned commercial. There are also public-use facilities in the area, namely the Post Office and Fire Hall.
5. The parcel has road access (Haugen Drive) and utilities are located nearby.
6. Private sector has expressed interest in acquiring this parcel for future commercial development.
7. The rezone is consistent with the current Petersburg Comprehensive Plan (2001), specifically: “4.14 – Objective: Encourage a mixture of land uses and increase density in planned areas. Work with private/public interests to identify areas for cost-effective, practical development...”.
8. Hearing notices were mailed to property owners within 600 feet of the subject parcel on September 29, 2015.
9. On October 13, 2015, a duly noticed public hearing was held by the Petersburg Planning & Zoning Commission.
10. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments. There were no public comments submitted on the proposed action.

## **Section 2. Based on the preceding findings of fact, the Petersburg Planning & Zoning Commission makes the following recommendation:**

The Planning Commission recommends rezoning of greenbelt lot at 1200 Haugen Drive from Open Space to Commercial-1 with the condition that the parcel be subdivided as shown in attachment a.

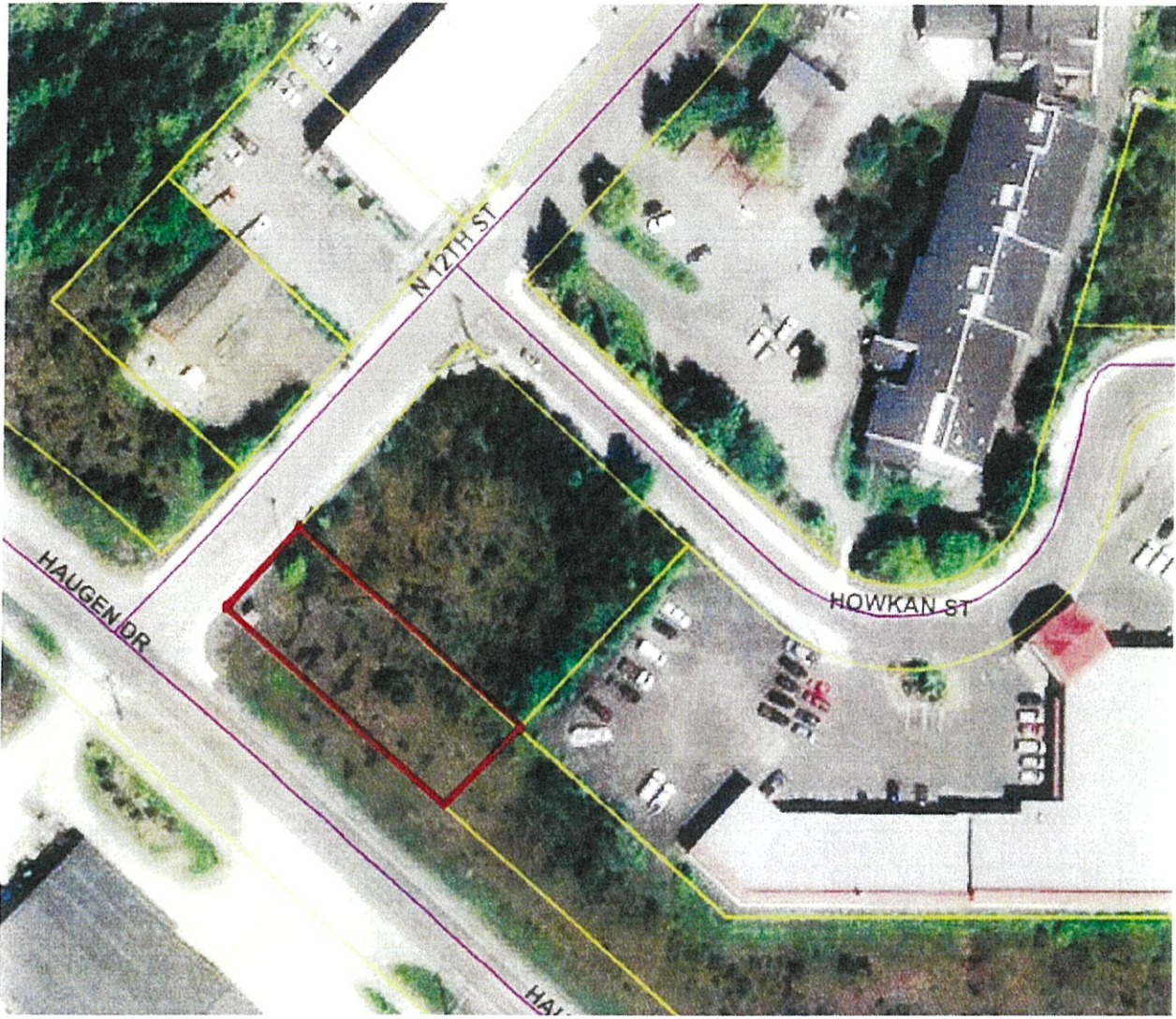
The commission further recommends the small lot (“B” on Attachment A map) created at the corner of Haugen Drive and 12<sup>th</sup> Street remain Open Space as it provides for good line of site for

## **Planning Commission Report**

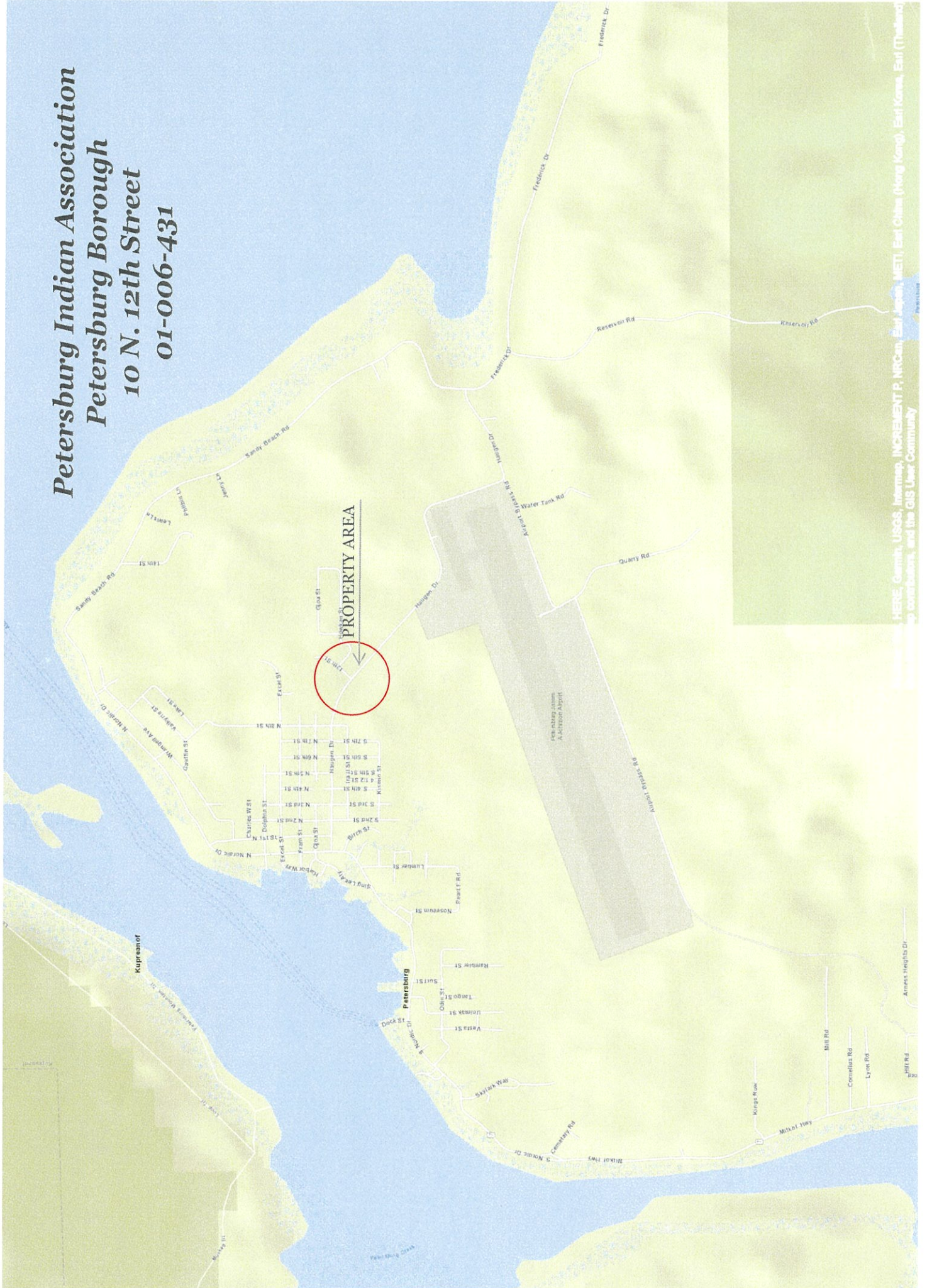
**October 20, 2015**

traffic entering/exiting 12<sup>th</sup> Street. Any future development of this smaller lot should be considered separately if and when there is interest.

The commission also notes that future development in this area should protect existing water lines located along the Haugen Drive R.O.W. and pedestrian access to the trail connecting the Hammer & Wikan grocery store and the US Post Office by establishing easements in those areas.

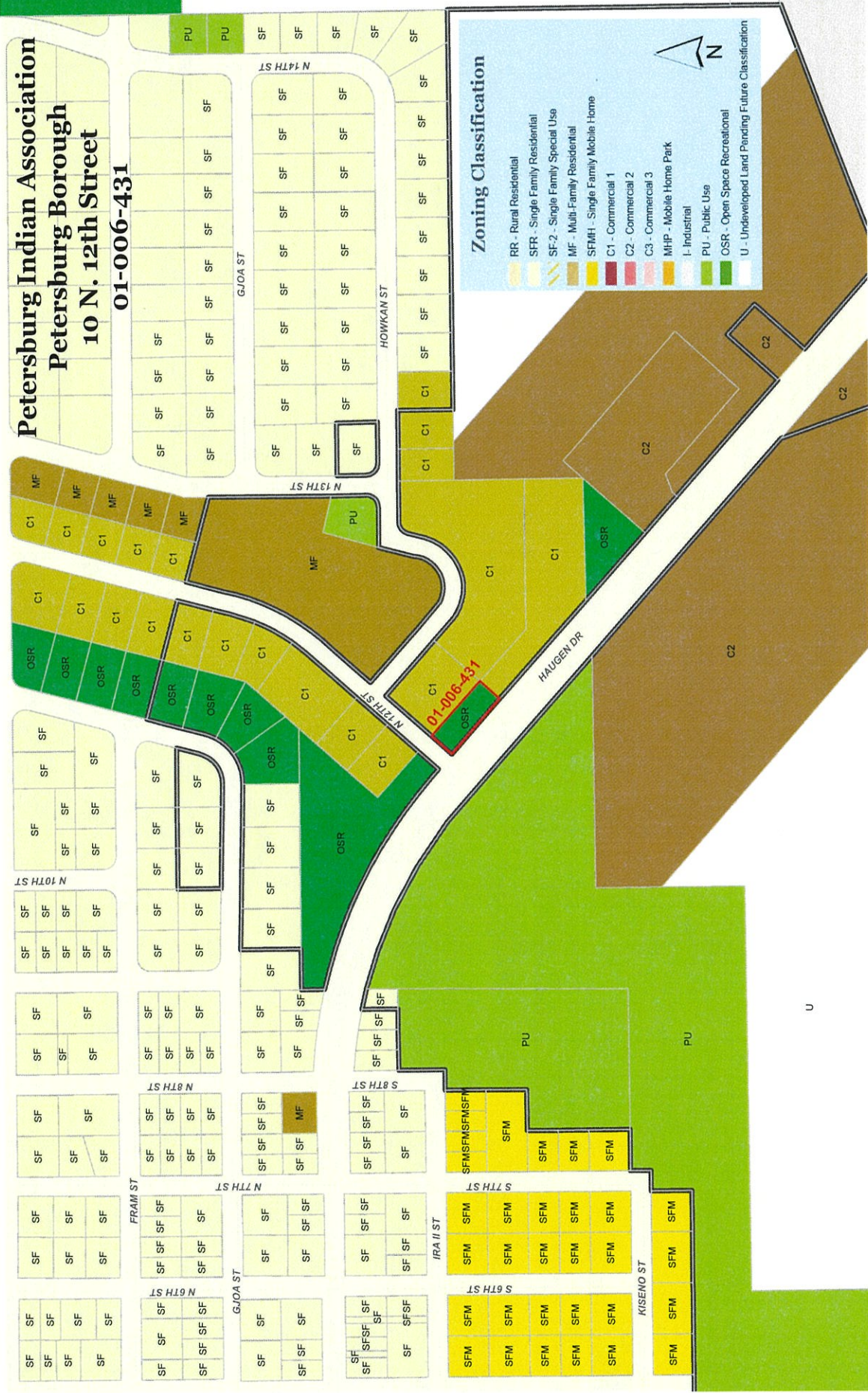


**Petersburg Indian Association  
Petersburg Borough  
10 N. 12th Street  
01-006-431**



Source: HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (The Netherlands), Swire Singapore, and the GIS User Community

# Petersburg Indian Association Petersburg Borough 10 N. 12th Street 01-006-431



### Zoning Classification

- RR - Rural Residential
- SFR - Single Family Residential
- SF-2 - Single Family Special Use
- MF - Multi-Family Residential
- SFMH - Single Family Mobile Home
- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- MHP - Mobile Home Park
- I - Industrial
- PU - Public Use
- OSR - Open Space Recreational
- U - Undeveloped Land and Pending Future Classification



U