

# Planning Commission Staff Report & Finding of Fact

Meeting Date: 2/14/2024

APPLICANT/AGENT:

Petersburg Borough/Karl Hagerman

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

LOT 10 A, BLK 234, USS 1252A

LOT AREA:

2,080 SQ FT

LOCATION:

1328 N Nordic Drive

SURROUNDING ZONING:

North: Single-family, Special Use (SF-2)

South: Single-family Residential (SF)

East: Single-family Residential (SF)

West: Single-family Residential (SF)

ZONING:

Single-family Residential (SF)

PID:

01-002-434

EXISTING STRUCTURES:

None

APPLICATION SUBMISSION DATE:

1/9/2024

RECOMMENDATION:

Approve with Conditions

I. APPLICANT REQUEST:

Applicant is requesting a conditional use permit to use the subject property for essential services, specifically municipal utilities.

II. APPLICABLE CODES:

19.04.270 DEFINITION - ESSENTIAL SERVICE

19.20.040(I) SINGLE FAMILY RESIDENTIAL – CONDITIONAL USES

19.72 CONDITIONAL USE PERMIT

III. FINDING:

- a. On January 9, 2024, the Planning Commission approved a subdivision (Swanson Subdivision) creating Lot 10A to allow for installation of municipal utilities.
- b. Approval of the Swanson Subdivision included approval of a platting variance allowing for creation of a substandard lot, Lot 10A, to be used for municipal utilities.
- c. Essential services are defined as construction, alteration or maintenance by public utility companies or municipal departments of underground water transmission or distribution systems, and other similar equipment.
- d. Essential services are conditional use in the single-family residential district.
- e. The surrounding area is an established residential neighborhood.
- f. The proposed installation will not include buildings or vertical structures that could impede water views.

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 18.12.040. 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.

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## V. APPLICATION REVIEW

The application is classified as a request for a conditional use permit.

### a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Subject Property	Analysis
Minimum Lot Size	8,000 sf	2,080 sf	Variance Granted
Minimum Road Frontage	80 ft	36.58'	Variance Granted
Front Yard	20 ft		--
Rear Yard	20 ft		--
Side Yard	10 ft		--
Max. Height	3 stories, not to exceed 30 ft		--
Max Lot Coverage	35%		--
Fire Code Separation	n/a		-
Off-street Parking			
Dwelling	2 spaces		--
Home Occupation			-
Max Height Fence	6 feet		--

b. Floodplain management – The subject property is not located within the floodplain.

c. Conditional Use Permit Criteria – Per 19.72.020, the commission shall permit these uses if, in addition to meeting the off-street parking regulations, development requirements and all other requirements of this title, the conditions set forth in this chapter are met.

1. 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. REASON:** The proposed use of this lot will not have an ill effect on the character of the surrounding property as the existing pump station has existed immediately north of the subject property for decades. Further, the new pump station will be installed below grade and will be a low-impact and clean design. The design includes some landscape plantings to help shield any minimal impact from the neighbors.

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

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**YES. REASON:** Access to the new pump station will be directly to and from North Nordic Drive, with a sidewalk curb cut and adequate space for utility vehicles to avoid impeding vehicular or pedestrian traffic

3. 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. REASON:** The subject property has been sized to have a minimal impact on the neighboring properties while also providing the required space for the intended purpose. The project has been designed to be of maximum benefit and service to the public by positioning the new pump station to provide ongoing wastewater service to the residents of Petersburg and facilitate ease of construction of the improvements.

## VI. ACTION

**Proposed motion:** I move to approve the application from PMP&L for a conditional use permit to allow installation of municipal utilities on Lot 10A, Swanson Subdivision including findings of fact as presented.

**Based on the preceding findings of fact, the Petersburg Planning Commission makes the following determination:**

- a. The application meets the criteria outlined in Title 19.72 for a conditional use permit.
- b. The conditional use permit approved by the planning commission shall expire unless the privilege granted is utilized within one year after the granting of the conditional use permit. The applicant may request an extension in writing prior to expiration of their permit.
- c. The planning commission may, in writing, suspend or revoke the conditional use permit whenever the permit is issued in error or based on incorrect information supplied, or in violation of any ordinance or regulation or any provisions of this code.
- d. As a condition of approval, the Applicant/Owner shall incorporate landscape plantings to help shield any minimal impact from the neighbors as proposed in design.

## EXHIBITS

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



## 19.72 CONDITIONAL USE APPLICATION

Applicant(s): Petersburg Borough Wastewater Department

Address or PID: 1320 N Nordic Drive

### Project Summary:

The Borough wastewater department plans to site a new underground wastewater pump station at this location, to replace the current pump station that is immediately to the north of this lot, and is seeking a conditional use permit to allow this municipal utility purpose on single family residential zoned land.

### Conditions of approval as required in Petersburg Municipal Code 19.72.020:

**(Note that all regulations and requirements of Title 19 must be satisfied in order to qualify for a conditional use permit.)**

1. 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 the 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.

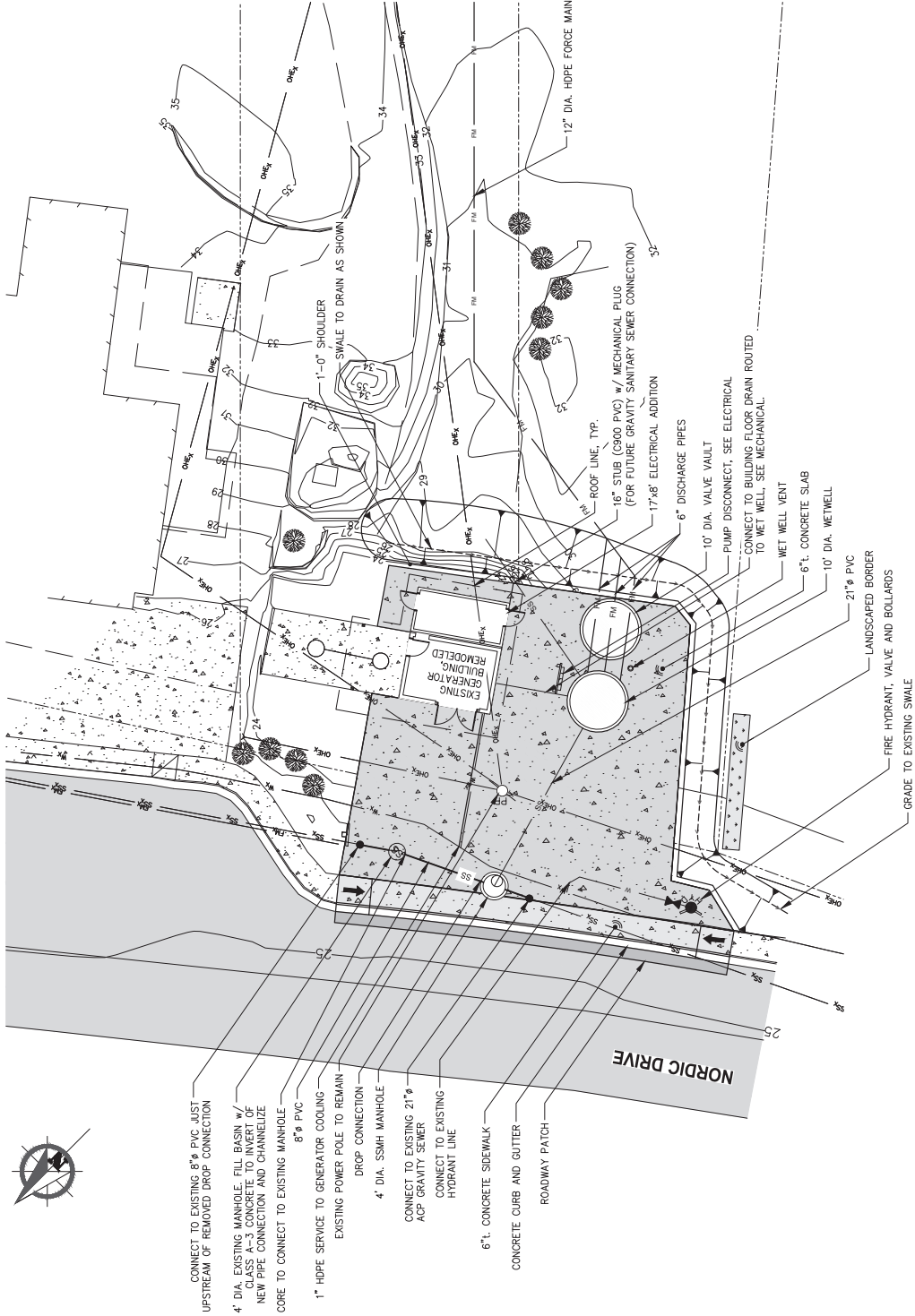
Borough response: The proposed use of this lot will not have an ill effect on the character of the surrounding property as the existing pump station has existed immediately north of the proposed project site for decades. Further, the new pump station will be installed below grade and will be a low, impact and clean design. The design includes some landscape plantings to help shield any minimal impact from the neighbors. Lastly, municipal utility uses are allowed within a SFR zone.

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

Borough response: Access to the new pump station will be directly to and from North Nordic Drive, with a sidewalk curb cut and adequate space for utility vehicles to avoid impede to vehicular or pedestrian traffic

3. 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.

Borough response: The property has been sized to have a minimal impact on the neighboring properties while also providing the required space for the proposed purpose. The project has been designed to be of maximum benefit and service to the public by positioning the new pump station to provide ongoing wastewater service to the residents of Petersburg and facilitate ease of construction of the improvements.



- CONNECT TO EXISTING 8" PVC JUST UPSTREAM OF REMOVED DROP CONNECTION
- 4" DIA. EXISTING MANHOLE. FILL BASIN W/ CLASS A-3 CONCRETE TO INVERT OF NEW PIPE CONNECTION AND CHANNELIZE CORE TO CONNECT TO EXISTING MANHOLE
- 8" PVC
- 1" HDPE SERVICE TO GENERATOR COOLING EXISTING POWER POLE TO REMAIN DROP CONNECTION
- 4" DIA. SSMH MANHOLE
- CONNECT TO EXISTING 21" ACP GRAVITY SEWER
- CONNECT TO EXISTING HYDRANT LINE
- 6" CONCRETE SIDEWALK
- CONCRETE CURB AND GUTTER
- ROADWAY PATCH
- 12" DIA. HDPE FORCE MAIN
- ROOF LINE, TYP.
- 16" STUB (SD00 PVC) W/ MECHANICAL PLUG (FOR FUTURE GRAVITY SANITARY SEWER CONNECTION)
- 17"x8" ELECTRICAL ADDITION
- 6" DISCHARGE PIPES
- 10" DIA. VALVE VAULT
- PUMP DISCONNECT. SEE ELECTRICAL
- CONNECT TO BUILDING FLOOR DRAIN ROUTED TO WET WELL. SEE MECHANICAL.
- WET WELL VENT
- 6" CONCRETE SLAB
- 10" DIA. WETWELL
- 21" PVC
- LANDSCAPED BORDER
- FIRE HYDRANT, VALVE AND BOLLARDS
- GRADE TO EXISTING SWALE

PETERSBURG BOROUGH  
 PUMP STATION 4 &  
 FORCE MAIN REPLACEMENT

SHEET TITLE:  
**PUMP STATION SITE PLAN**

PHD PROJECT #: 192090 C.A.N. NO.: AEC0250

DESIGN REVIEW

DATE: 07/14/23

9360 Glacier Highway Suite 100  
 Juneau, Alaska 99901  
 Phone: 907-586-2093  
 Fax: 907-586-2099  
 www.petengr.com

**P N D**  
**ENGINEERS, INC.**

DESIGN: TCB CHECKED: TCB  
 DRAWN: JCC APPROVED: \_\_\_\_\_

SCALE: SCALE IN FEET  
 0 10 20 FT.

REV.	DATE	REVISIONS	DWN.	CKD.	APP.



# Vicinity & Detail Map

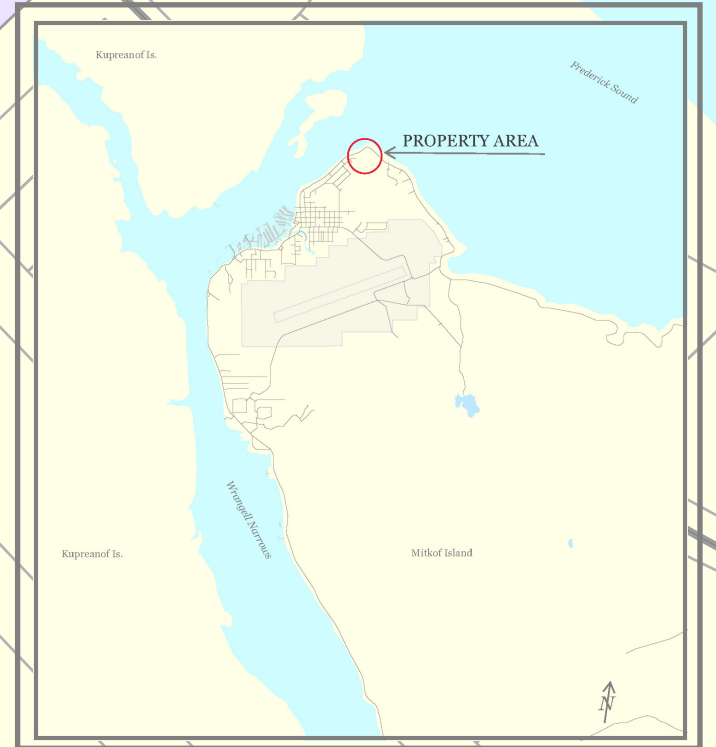
## **Petersburg Borough Property**

### *Location of Municipal Utilities*

*Lot 10A*

*1328 N. Nordic Drive*

*01-002-434*



N 14TH ST







Public Hearing Mailout

January 23, 2024



**CORRAO KARLA M  
PO BOX 1066  
PETERSBURG, AK 99833-1546**

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

**An application from Petersburg Power & Light for a conditional use permit for construction of municipal utilities at 1328 N Nordic Dr. (PID: 01-002-434).**

The public hearing and consideration of the application will be held:	<b>Wednesday, February 14<sup>th</sup>, 2024, 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	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
RAVEN 1 LLC		307 NE 7TH ST	MCMINNVILLE	OR	97128
EDGARS GORDON	EDGARS SANDRA	PO BOX 641	PETERSBURG	AK	99833-0641
SWANSON JOHN R	SWANSON MIRIAM M	PO BOX 1546	PETERSBURG	AK	99833-1546
EDGARS JAMES FREDERICK	JESTEL ALISA MICHELLE	PO BOX 1814	PETERSBURG	AK	99833-1814
JAKOBSEN MAGNUS A	JAKOBSEN PAULINE G	PO BOX 201	PETERSBURG	AK	99833-0201
MARTINSEN JAMES H	MARTINSEN DONNA	PO BOX 385	PETERSBURG	AK	99833-0385
KVERNVIK JERALD A	KVERNVIK JANICE K	PO BOX 1221	PETERSBURG	AK	99833-1221
KRAVITZ MARY	KRAVITZ GARRETT	PO BOX 2073	PETERSBURG	AK	99833-2073
NILSEN MATT J	NILSEN VALAREE J	PO BOX 1463	PETERSBURG	AK	99833-1463
MARTINSEN JAMES H	MARTINSEN DONNA	PO BOX 385	PETERSBURG	AK	99833-0385
MARTINSEN JUDINE M	BISSET GEORGE J	PO BOX 2112	PETERSBURG	AK	99833-2112
BIRCHELL CURTIS W	BIRCHELL KRISTI A	PO BOX 12	PETERSBURG	AK	99833-0012
ALBERG KAYLYNN		17904 3RD AVE NW	SHORELINE	WA	98177
SWANSON JOHN R	SWANSON MIRIAM M	PO BOX 1546	PETERSBURG	AK	99833-1546
HARAI SUSAN E		PO BOX 612	PETERSBURG	AK	99833-0612
CORRAO KARLA M		PO BOX 1066	PETERSBURG	AK	99833-1066
STOLPE JAMES D STOLPE TERESA G	STOLPE LIVING TRUST	PO BOX 1466	PETERSBURG	AK	99833-1466
STOLPE BJORN H	STOLPE SHANNON R	PO BOX 1487	PETERSBURG	AK	99833-1487
LYONS COLT H	CRAIN CAROLINE	PO BOX 74	PETERSBURG	AK	99833-0074
BIGGERS PATRICIA L		PO BOX 1633	PETERSBURG	AK	99833-1633
CURRY PROPERTY LLC		PO BOX 572	PETERSBURG	AK	99833-0572