



**PETERSBURG BOROUGH  
CONDITIONAL USE APPLICATION**

CODE TO:	110.000.404110
BASE FEE:	\$50.00
PUBLIC NOTICE FEE:	\$70.00
<b>TOTAL:</b>	<b>\$120.00</b>
CHECK NO. or CC:	# 1575

DATE RECEIVED: RECEIVED BY:

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Dave N. Ohmer	NAME Dave N. Ohmer
MAILING ADDRESS P.O. Box 13	MAILING ADDRESS P.O.Box 13
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP Petersburg AK 99833
PHONE 907 518 0313	PHONE 907 518 0313
EMAIL	EMAIL

**PROPERTY INFORMATION**

PHYSICAL ADDRESS or LEGAL DESCRIPTION:  
Lot K: U.S. Survey 2463 S15 T59S R79E

PARCEL ID: 0111450	ZONE: RR	OVERLAY:
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CURRENT USE OF PROPERTY: Dormant rock quarry currently used for storage containers	LOT SIZE: 4.73 acres
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PROPOSED USE OF PROPERTY (IF DIFFERENT):  
Reactivate removal of rock from the site for further development of property.

SEPTIC SYSTEM: Is there a septic system on the property  YES  NO  
What is current or planned system?  Municipal  DEC-approved on-site

WATER SOURCE:  Municipal  Cistern/Roof Collection  Well

LEGAL ACCESS TO LOT(S) (Street Name):  
Butterfly Lane egress from Mitkof Highway at approximately 5.3 mile permitted in the 1960's.

**TYPE OF APPLICATION**

- Home Occupation. Please include copy of current Sales Tax Registration Application
- Residential Use in Industrial District
- Other: Removal of insitu rock my means of a backhoe and hydraulic driven hammer and/or rubber tired front end loader and highway rated trucks.

**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):     *Dave N. Ohmer*     Date:     6/14/21    

Owner(s):     *Dave N. Ohmer*     Date:     6/14/21

## 19.72 CONDITIONAL USE APPLICATION

Applicant(s): Dave N. Ohmer \_\_\_\_\_

Address or PID: P.O.Box 13 \_\_\_\_\_

### Project Summary:

The existing quarry site located on Lot K was developed in the 1960's. Rock removal has not occurred at this site for the past two decades. It is now my intention to remove additional rock from the site for development of properties within the Borough and to improve properties owned by me.

### 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.

The pit is off the road, completely concealed from view by neighbors or people driving by. Rural Residential zoning specifically states that a permitted conditional use is for Rock Quarry/borrow operations. No blasting planned.

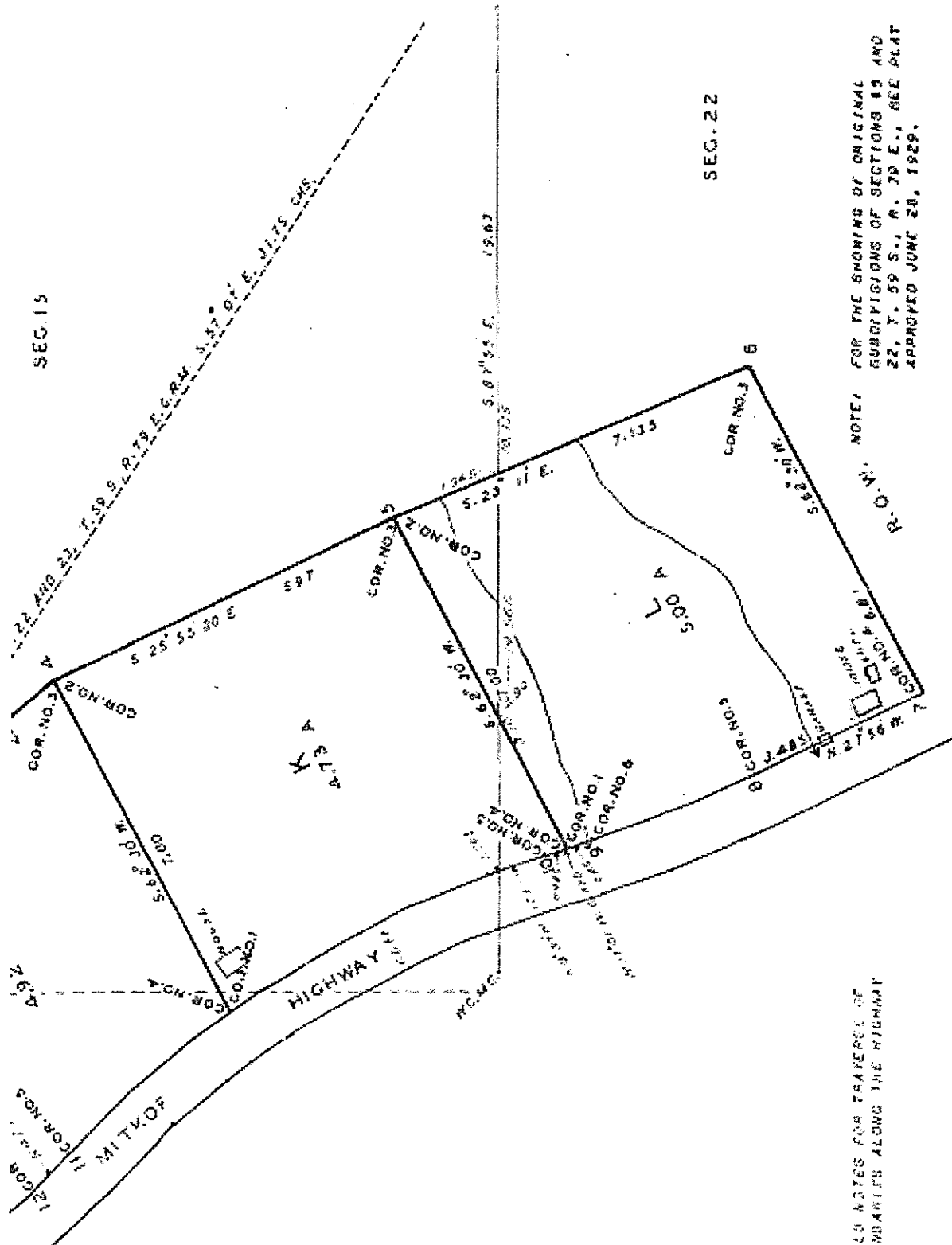
2. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

An existing road into the property provides an easy ingress/egress with over 100yrs views in both directions for 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.

Use of this rock will be beneficial to my own development plans as well as local friends who are needing rock for their projects.





SEC. 15

SEC. 22

NOTE: FOR THE SHOWING OF ORIGINAL SUBDIVISIONS OF SECTIONS 15 AND 22, T. 59 S., R. 7D E., SEE PLAT APPROVED JUNE 20, 1929.

SEE NOTES FOR TRAFFIC OF VEHICLES ALONG THE HIGHWAY

R.O.M. NOTE:

***Ohmer Property***  
***01-114-500***  
***521 Mitkof Highway***

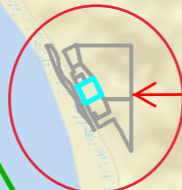
Kupreanof

Petersburg Creek

Petersburg

Petersburg James  
A Johnson Airport

Frederick Sound



**PROPERTY AREA**

Service Area One Boundary



***Ohmer Property  
01-114-500  
521 Mitkof Highway***



*Wrangell Narrows*

