

# Planning Commission Staff Report & Finding of Fact

Meeting Date: November 12, 2024

APPLICANT/AGENT:

Dave Thynes

OWNER(S), IF DIFFERENT:

Tides Inn LLC

LEGAL DESCRIPTION:

Lot 1FB, 2024-17

LOT AREA:

8,961 sq ft

LOCATION:

307 N Nordic Drive

SURROUNDING ZONING:

North: Industrial

South: Commercial 1

East: Commercial 1

West: Industrial

ZONING:

Industrial

PID:

01-007-205

APPLICATION SUBMISSION

DATE:

10/7/2024

RECOMMENDATION:

Approve with conditions

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I. APPLICANT REQUEST: The applicant is requesting a minor subdivision to subdivide a parcel into two lots.

II. APPLICABLE CODES:

18.20 MINOR SUBDIVISION

19.44 INDUSTRIAL DISTRICT

III. FINDING:

1. Subject property is in the central downtown business district.
2. The surrounding area is full developed with commercial and industrial development.
3. Legal access is provided from N Nordic Dr and Excel St.
4. Municipal water, wastewater, and electricity are available to the property.
5. Use of the existing structures are consistent with industrial zoning.
6. The property is zoned industrial and uses are consistent with that zoning.

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 19.84.040. 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.

V. APPLICATION REVIEW

The application is classified as a minor subdivision.

a. ZONING DISTRICT STANDARDS for Industrial Zoning

	<b>Criteria</b>	<b>Proposed Lots</b>	<b>Analysis</b>
Lot Size	No minimum		Conforms
Lot Coverage	100%		Conforms

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Fire Code	Per IBC	8' separation between proposed property line and Blomster Hus building.	A 2-hour fire wall is being constructed on Blomster Hus to comply with IBC Fire Resistance Rating Requirements for Exterior Walls, Table 705.5
Fire Code	Per IBC	~1' separation between proposed property line and addition on The 420 building.	Addition on side of The 420 building is being removed, including shed roof to comply with Fire Resistance Rating Requirements for Exterior Walls, Table 705.5 .

c. Criteria – Per 18.20, the minor subdivision plat procedure shall be available to create a subdivision of a single parcel into no more than four parcels. The following general conditions must be met to be considered for a minor subdivision:

CRITERIA	PROPOSED SUBDIVISION	COMMENT
1.The plat subdivides a single lot into not more than four lots;	2 lots	Conforms
2.The plat provides legal and physical access to a public highway or street for each lot created by the subdivision;	N Nordic Drive and/or Excel St	Conforms
3.The plat does not contain or require a dedication of a street, right-of-way, or other area;		Conforms
4.The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation;		Conforms
5.The outside corners of each lot are marked and at least two outside corners of the whole subdivision tract are referenced to publicly recorded survey markers;	All outside corners are marked	Final survey will reference basis of bearing.
6.The written approval of the public works, engineering, power and light and police departments has been noted on the application.	Public Works, Power & Light, EMS had no comments.	Conforms

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## VI. ACTION

**Proposed motion:** I move to approve the Ohmer's Corner Subdivision with findings of fact and conditions of approval as presented.

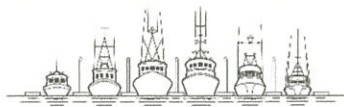
**Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Board, makes the following determination:**

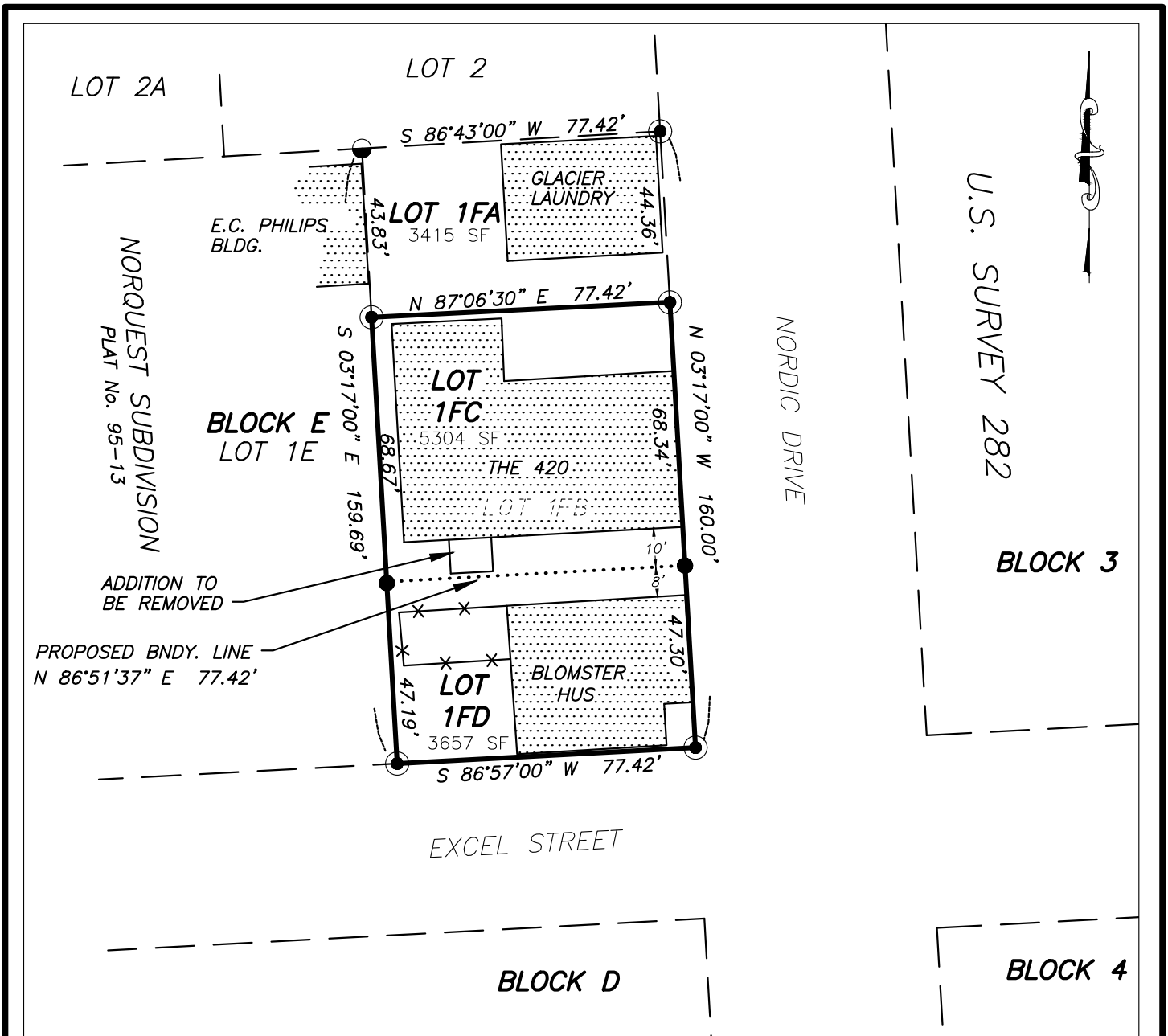
- a. The proposed Ohmer's Corner Subdivision meets the conditions outlined in Title 18 for a minor subdivision.
- b. As a condition of approval, the Applicant/Owner shall:
  - Complete 2-hour fire wall on Blomster Hus building and receive approval from Building Official in compliance with Fire Resistance Rating Requirements for Exterior Walls, Table 705.5
  - Remove addition, including overhang, from The 420 building to be confirmed by Building Official in compliance with Fire Resistance Rating Requirements for Exterior Walls, Table 705.5
  - Submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording.
  - Plat will have at least two outside corners of the whole subdivision tract referenced to publicly recorded survey markers.

## EXHIBITS

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

Applicant Material

 <b>PETERSBURG BOROUGH LAND USE APPLICATION</b>		CODE TO: <b>110.000.404110</b>
		BASE FEE: <i>\$115.00</i>
		PUBLIC NOTICE FEE: \$70.00
		TOTAL: <i>\$185.00</i>
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC: <i>CC</i>
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME David Thynes C.S.S.		NAME Tides Inn of Petersburg LLC
MAILING ADDRESS PO Box 533		MAILING ADDRESS PO Box 13
CITY/STATE/ZIP Petersburg / Alaska / 99833		CITY/STATE/ZIP Petersburg/Alaska/99833
PHONE (907) 518-0075		PHONE (907) 518-0313
EMAIL fvnocona@gmail.com		EMAIL
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: Lot 1FB of the Dave & Gloria Ohmer Subdivision, Plat No. 2024-17		
PARCEL ID: 01007205	ZONE: Industrial	OVERLAY:
CURRENT USE OF PROPERTY: Retail business	LOT SIZE: 8,961 S.F.	
PROPOSED USE OF PROPERTY (IF DIFFERENT): Same		
SEPTIC SYSTEM: Is there a septic system on the property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO What is current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): Excel Street and Nordic Drive		
TYPE OF APPLICATION & BASE FEE		
<input type="checkbox"/> 19.84 Zoning Change (\$100)		
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)		
<input checked="" type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat (\$75 + \$10 per lot) <i>2 lots \$75 + \$20 + \$20 = \$115</i>		
<input type="checkbox"/> 18.24 Final Plat (\$25 per lot)		
SUBMITTALS:		
For Zoning Change, please submit letter stating the new zoning and explaining the need for the change. For Subdivision approvals, please submit a prepared plat map as required by borough code.		
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(s) or authorized agent thereof for the property subject herein.		
Applicant(s): <i>David C. Thynes</i>		Date: <i>10/7/2024</i>
Owner: _____	Date: _____	
Owner: _____	Date: _____	
Owner: _____	Date: _____	



**PRELIMINARY PLAN OF THE OHMERS' CORNER SUBDIVISION**  
 A SUBDIVISION OF LOT 1FB OF THE DAVE & GLORIA OHMER SUBDIVISION,  
 PLAT No. 2024-17, WITHIN THE TIDELANDS ADDITION SUBD. OF A.T.S. No. 9  
 PETERSBURG RECORDING DISTRICT

**AREA SUMMARY:**

UNSUBDIVIDED PARENT LOT 1FB, BLOCK E = 8,961 S.F.  
 PROPOSED LOT 1FC = 5,304 S.F.  
 PROPOSED LOT 1FD = 3,657 S.F.

**LEGEND**

- 2" CSS ALCAP MON. PROPOSED THIS SURVEY
- ⊙ 2" CSS ALCAP MON. ESTABLISHED PREV. SURVEY
- ◐ 1.5" BRAUN ALCAP MON. RECOVERED PREV. SURVEY

NOTE: PROPOSED BOUNDARY LINE IS 8' FROM THE NORTH WALL OF THE BLOMSTER HUS BUILDING AND 10' FROM THE SOUTH WALL OF THE 420 BUILDING.

ZONING: INDUSTRIAL.

CLIENT: JUDY OHMER  
 P.O. BOX 372  
 PETERSBURG, AK 99833



SURVEYOR

**CENTRAL SOUTHEAST SURVEYORS**

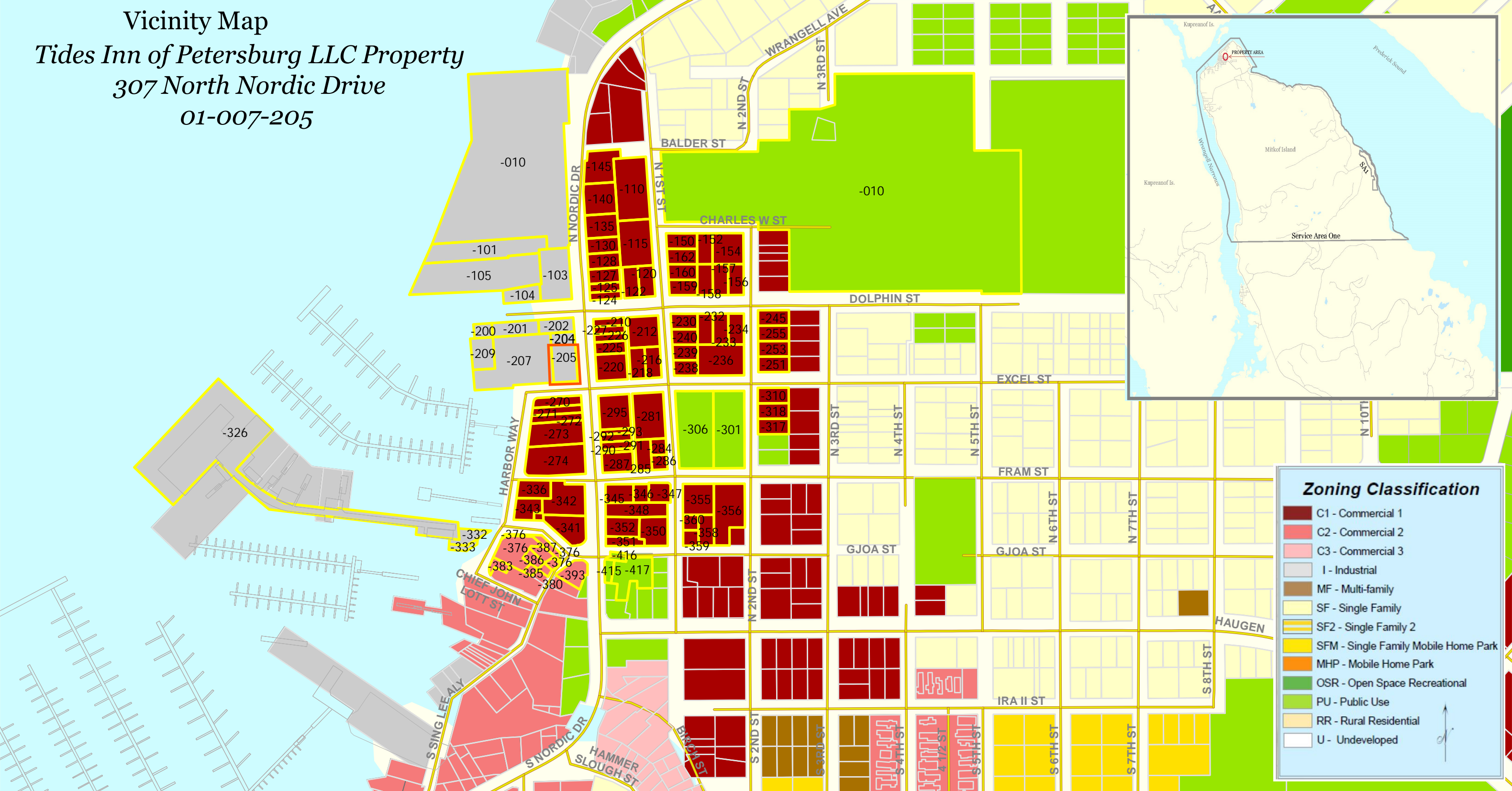
P.O. BOX 533, PETERSBURG AK 99833  
 PH (907) 518-0075

DRAWING COMPLETED 10/2/24

DRAWN BY D.C.T.

DRAWING No. OHMERS' CORNER SUBD PRELIM 2024

Vicinity Map  
*Tides Inn of Petersburg LLC Property*  
*307 North Nordic Drive*  
*01-007-205*



**Zoning Classification**

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MF - Multi-family
- SF - Single Family
- SF2 - Single Family 2
- SFM - Single Family Mobile Home Park
- MHP - Mobile Home Park
- OSR - Open Space Recreational
- PU - Public Use
- RR - Rural Residential
- U - Undeveloped



October 21, 2024

**FIRST BANK  
PO BOX 1109  
PETERSBURG, AK 99833-1109**

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

**An application from Tides Inn of Petersburg LLC for a minor subdivision at 307 N NORDIC DR (PID: 01-007-205).**

The public hearing and consideration of the application will be held:	<b>Tuesday, November 12<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
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
TIDES INN of PETERSBURG LLC		PO BOX 556	PETERSBURG	AK	99833-0556
TIDES INN of PETERSBURG LLC		PO BOX 13	PETERSBURG	AK	99833-0013
15 SINGLEE ALLEY LLC		806 CARY RD	EDMONDS	WA	98020
4 & 4 RENTALS LLC		PO BOX 1952	PETERSBURG	AK	99833-1952
ALASCOM INC PROPERTY TAX DIVISION		1010 PINE ST 9E-L-01	SAINT LOUIS	MO	63101-2015
ALASKA POWER & TELEPHONE		PO BOX 647	PETERSBURG	AK	99833-0647
BERG DAVID A	BERG NANCY A	PO BOX 1435	PETERSBURG	AK	99833-1435
BLUE GLACIER LLC		PO BOX 876702	WASILLA	AK	99687
BOSWORTH DALE	BOSWORTH LESLEY	PO BOX 45	PETERSBURG	AK	99833-0045
BUOTTE DAVID E	SUHARA COLLEEN T	1516 ELGER BAY RD	CAMANO ISLAND	WA	98282
CHAMBER OF COMMERCE LESSEE	PETERSBURG BOROUGH LESSOR	PO BOX 649	PETERSBURG	AK	99833-0649
COWLING GREGORY A		PO BOX 1295	PETERSBURG	AK	99833-1295
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029
DRURY DONALD RAY	DRURY BRIANA	PO BOX 1074	PETERSBURG	AK	99833-1074
EC PHILLIPS AND SONS INC		2500 VISCOUNT WAY	RICHMOND	BC	V6V 1N1
EIDE DICK	EIDE PASSAWEE	PO BOX 15	PETERSBURG	AK	99833-0015
ESPESETH RHEA LOUISE	ESPESETH NICHOLAS ALLAN	PO BOX 998	PETERSBURG	AK	99833-0998
FIERCE ALLEGIANCE DEVELOPMENT LLC		PO BOX 11463	BOZEMAN	MT	59719
FIRST BANK		PO BOX 1109	PETERSBURG	AK	99833-1109
HAMILTON JOHN A IV	HAMILTON JENNIFER Y	PO BOX 2161	PETERSBURG	AK	99833-2161
HAMMER & WIKAN		PO BOX 249	PETERSBURG	AK	99833-0249
IGLOO LLC		PO BOX 307	PETERSBURG	AK	99833-0307
KAWASHIMA DWIGHT G	KAWASHIMA JANE	PO BOX 1428	PETERSBURG	AK	99833-1428
KITOS KAVE INC		PO BOX 1510	PETERSBURG	AK	99833-1510
LOESCH RONALD JOHN LOESCH ANNE MARIE	THE RONALD AND ANNE LOESCH LIVING TRUST	PO BOX 451	PETERSBURG	AK	99833-0451
MARTENS COLLIN B	ROBSON KIMBERLY M	PO BOX 1123	PETERSBURG	AK	99833-1123
MEEKS PHILLIP E	MEEKS SANDRA R	PO BOX 1514	PETERSBURG	AK	99833-1514
MURRISON GEORGE	MURRISON NANCY	PO BOX 689	PETERSBURG	AK	99833-0689
NORTHERN NECESSITIES LLC		PO BOX 1309	HAINES	AK	99827
OGDEN JACK E	OGDEN CAROL B	PO BOX 546	PETERSBURG	AK	99833-0546
OHMER NICHOLAS E		PO BOX 2013	PETERSBURG	AK	99833-2013
OTNESS JOHN J		PO BOX 2077	PETERSBURG	AK	99833-2077
PETERSBURG BOROUGH SCHOOLS		PO BOX 289	PETERSBURG	AK	99833-0289
PETERSBURG ELKS LODGE		PO BOX 609	PETERSBURG	AK	99833-0609
PETERSBURG FISHERIES DIV OF ICICLE SEAFOODS		PO BOX 1147	PETERSBURG	AK	99833-1147
PETERSBURG INDIAN ASSOCIATION		PO BOX 1410	PETERSBURG	AK	99833-1410
PETERSBURG MEDICAL CENTER		PO BOX 589	PETERSBURG	AK	99833-0589
PETERSBURG MENTAL HEALTH SERVICES		PO BOX 1309	PETERSBURG	AK	99833-1309
PETERSBURG MOOSE LODGE		PO BOX 222	PETERSBURG	AK	99833-0222
PRIEST POINT LLC	C/O SUSAN ERICKSON	PO BOX 53	PETERSBURG	AK	99833-0053
ROCKWELL DEVELOPMENT LLC		9831 MAIN TREE DR	ANCHORAGE	AK	99507
SALVATION ARMY-PETERSBURG		PO BOX 101459	ANCHORAGE	AK	99510-1459
SEVER CYNTHIA		PO BOX 2043	PETERSBURG	AK	99833-2043
SKEEK LEONARD	SKEEK LOURDES	PO BOX 742	PETERSBURG	AK	99833-0742
SPRAGUE RICHARD	SPRAGUE SHARON	PO BOX 567	PETERSBURG	AK	99833-0567
STOLPE ADRIENNE	STOLPE LOGAN	PO BOX 791	PETERSBURG	AK	99833-0791
TORA INC		PO BOX 458	PETERSBURG	AK	99833-0458
TRADING UNION INC		PO BOX 489	PETERSBURG	AK	99833-0489
TRIAM FRED		PO BOX 129	PETERSBURG	AK	99833-0129
US FOREST SERVICE		PO BOX 21628	JUNEAU	AK	99802-1628
VALHALLA PLACE LLC		9831 MAIN TREE DR	ANCHORAGE	AK	99507
VERSTEEG KORY H		PO BOX 1752	PETERSBURG	AK	99833-1752
WEAVER PAT ELAINE	PAT WEAVER LIVING TRUST	PO BOX 1181	PETERSBURG	AK	99833-1181
WELDE DOUGLAS		PO BOX 875	PETERSBURG	AK	99833-0875
WELLS FARGO TAX L C/O D	WELLS FARGO-c/o DELOITTE TAX LLP	PO BOX 2609	CARLSBAD	CA	92018
WHITETHORN ENTERPRISES LLC		PO BOX 1716	PETERSBURG	AK	99833-1716
WOHLHUETER KURT	WOHLHUETER SHERI	PO BOX 1312	PETERSBURG	AK	99833-1312
YIP WAMEN	YIP LANEY	PO BOX 2037	PETERSBURG	AK	99833-2037