

Planning Commission Staff Report & Finding of Fact

Meeting Date:

APPLICANT/AGENT:

Sandy Beach Holdings LLC

OWNER(S), IF DIFFERENT:

-

LEGAL DESCRIPTION:

Lot 3, Block 1, US Survey 2985

LOT AREA:

106,740 Sq Ft

LOCATION:

410 Sandy Beach Road

SURROUNDING ZONING:

North: Single Family

South: Public Use

East: Single Family

West: Single Family

ZONING:

Single Family Residential

PID:

01-003-275

APPLICATION SUBMISSION DATE:

3/12/2024

RECOMMENDATION:

Approve with conditions

I. APPLICANT REQUEST: The applicant is requesting preliminary approval of a major subdivision.

II. APPLICABLE CODES:

18.24 MAJOR SUBDIVISION

19.20 SINGLE-FAMILY RESIDENTIAL

III. FINDINGS:

- a. The subject property is a vacant parcel located along Sandy Beach Rd.
- b. The proposed subdivision is in an established residential area with access to municipal water, wastewater, and electricity.
- c. The proposed subdivision creates 6 residential lots ranging in size from 9,400 sf to 26,000 sf. The existing zoning is appropriate for the proposed use.
- d. The developer is proposing to construct two roads, each ending in a cul-de-sac. The roads are to be to borough standards and intended to be dedicated to the borough as rights-of-way.
- e. The developer is proposing to extend borough utilities to the property line of each lot.
- f. Fire department review recommends placement of a hydrant approximately halfway up Karluk Lane to serve the surrounding properties.
- g. The proposed plat was reviewed for conformity with preliminary plat requirements. See V(a-b) below.

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

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The application is classified as a request to approve a preliminary plat.

a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Proposed	Analysis
Minimum Lot Size	8,000 sf	9,000 – 26,000	Conforms
Minimum Road Frontage	80'	See plat	Conforms

b. Criteria – Per 18.24, the platting authority shall inquire into and determine the merits of the relief petitioned for and make such order as justice and the public welfare require.

- A sketch plat was submitted and a pre-application conference with planning staff occurred on February 5, 2024.
- The preliminary plat submitted was reviewed for consistency with the requirements of PMC 18.24.040, Preliminary plat submission requirements.
- Owner provided a Certificate to Plat issued by title company for subject property.
- Per adopted flood insurance maps, the subject property is not located within a flood hazard area (PMC 18.24.040(D)).
- The subject property has legal access to Sandy Beach Rd. All proposed lots have legal access.
- Karluk Subdivision does not duplicate, or too closely approximate the name of any other subdivision. The platting board has authority to designate the name of the subdivision and shall do so before final plat approval.
- Karluk St and Curlew St do not duplicate existing street names. Street names shall be approved by the platting board during Final Plat approval.
- Karluk and Curlew Streets do not exceed four hundred feet in length, and the closed end with circular turnaround has a radius of at least fifty feet as required by code.
- Proposed intersections are at right angles as required by code.
- Proposed streets are local access streets and meet the minimum right-of-way width of 40'.
- There is a small creek running through the middle of the property. Per code, there shall be at least a ten-foot-wide easement on either side of any creek or stream. The platting board may require wider easements if the stream is anadromous as determined by the platting board after consultation with the Alaska Department of Fish and Game. The stream does not appear on the ADF&G Catalog of Anadromous Waters.
- The application was distributed to borough departments (Power & Light, Water/Wastewater, Public Works, Fire, Community Development) for review on March 22, 2024. Comments received are incorporated into the findings and conditions.

VI. ACTION

Proposed motion: I move to grant preliminary approval to the Karluk Subdivision with conditions of approval and findings of fact as presented.

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

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- a. The proposed Karluk Subdivision meets the conditions outlined in Title 18 for preliminary approval of a Major Subdivision.
- b. Conditions of approval:
 - Approval shall be valid for a period of one year from date of platting board action and may be extended twice for two periods not to exceed twelve months each at the discretion of the board.
 - Prior to approval of the final plat all required and elected improvements shall be completed by the sub-divider or suitable and approved security in lieu thereof shall be posted as provided in [Chapter 18.26](#) hereof. No lots may be sold until the final plat is approved.
 - The sub-divider may submit a final plat on or before the expiration date of the preliminary plat. If approval of the preliminary plat expires prior to filing of the application for approval of the final plat, the preliminary plat shall be resubmitted for approval as a new case, and a new fee paid. If board review of a resubmitted plat reveals no substantial change from the previously approved preliminary plat and that conditions under which previous approval was granted have not changed, the filing fee shall be refunded, and the resubmitted plat scheduled for hearing by the board at its first regular meeting thereafter.
 - Prior to construction of improvements, applicants must contact municipal utilities to determine necessary submittals and review process.
 - New water or wastewater mains that will be dedicated to the Borough also need to be approved by Alaska Dept of Environmental Conservation prior to acceptance by borough. Applicants should contact ADEC prior to construction to determine submittals required for approval.
 - The stream will be reviewed to determine whether an easement is required and included in the final plat.
 - Final plat submission must adhere to requirements of PMC 18.24.050

EXHIBITS

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



**PETERSBURG BOROUGH
LAND USE APPLICATION**

For Borough Use	Date: 2/12/20
Base Fee: 135.00	Check No. or CC: CC
Public Notice Fee: \$70	Received by: [Signature]
Total: 205.00	Code to: 110.000.404110

APPLICANT INFORMATION

NAME: Steve Hurst / Sandy Beach Holdings LLC

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:			Lot Size:
LOT: Lot 3, USS 2985	BLOCK:	SUBDIVISION:	PLAT #:
PARCEL ID: 01003275	ZONE: SF RES	OVERLAY:	

Current Use of Property: Vacant

Proposed Use of Property: SF RES Subdivision

LEGAL ACCESS AND UTILITIES

WASTEWATER SYSTEM: What is the current or planned system? Municipal DEC-approved on-site system

WATER SOURCE: What is the current or planned system? Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name): Sandy Beach Rd

TYPE OF APPLICATION AND BASE FEES

- 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)
- 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)
- 18.24 Final Plat (\$25 per lot)

SUBMITTALS

For Subdivision applications, please submit a prepared plat map as required by borough code.

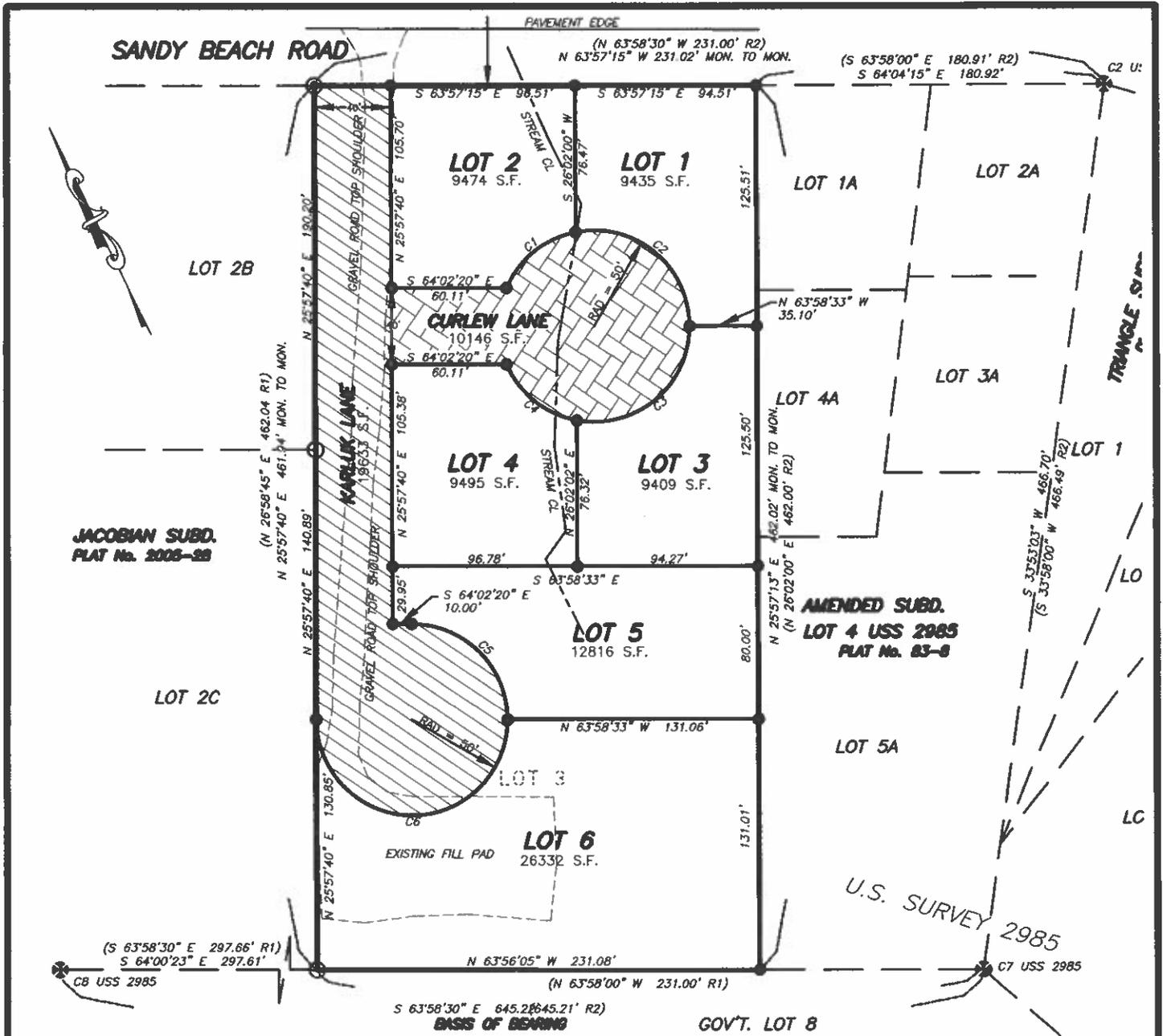
SIGNATURE(S)

I hereby affirm all 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): [Signature] Date: 2/13/2020

Owner (if different from applicant): _____ Date: _____

Owner (if different from applicant): _____ Date: _____



BOUNDARY & R.O.W. SHEET

**PRELIMINARY SUBDIVISION PLAN OF THE KARLUK SUBDIVISION
A SUBDIVISION OF LOT 3, BLOCK 1 OF U.S. SURVEY 2985
PETERSBURG RECORDING DISTRICT**

CLIENT: SANDY BEACH HOLDINGS LLC.
162 N 400 E, STE. A-204
ST. GEORGE, UT 84770

AREA SUMMARY:

UNSUBDIVIDED LOT 3, BLOCK 1 = 106,740 S.F.
 LOT 1 = 9,435 S.F. LOT 4 = 9,495 S.F.
 LOT 2 = 9,474 S.F. LOT 5 = 12,816 S.F.
 LOT 3 = 9,409 S.F. LOT 6 = 26,332 S.F.
 KARLUK LANE = 19,633 S.F.
 CURLEW LANE = 10,146 S.F.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	50.00'	48.38'	55°26'20"
C2	50.00'	88.18'	101°02'45"
C3	50.00'	87.59'	100°22'25"
C4	50.00'	48.86'	55°59'06"
C5	50.00'	78.65'	90°07'46"
C6	50.00'	156.97'	179°52'14"

SURVEYOR

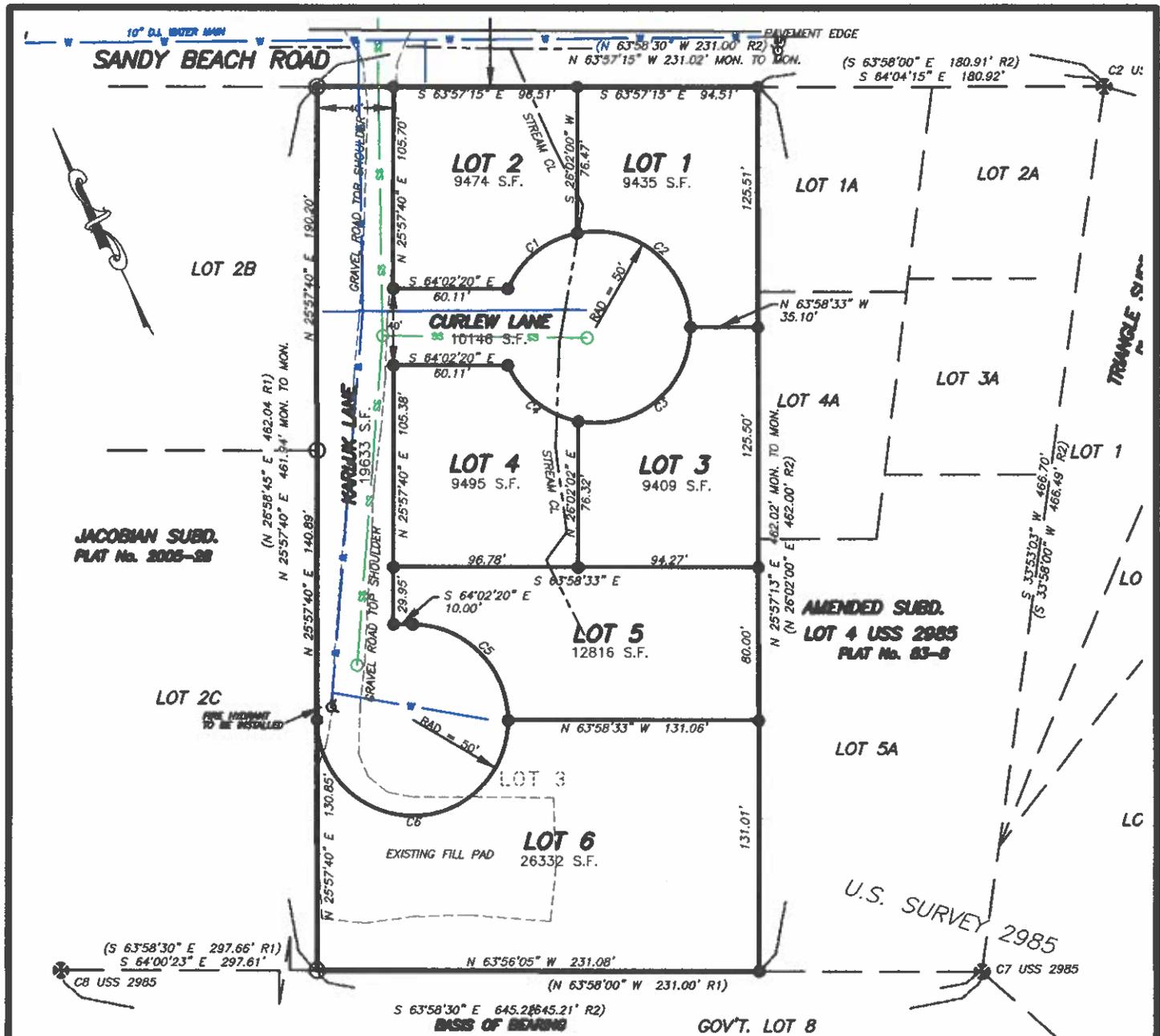
CENTRAL SOUTHEAST SURVEYORS

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

DRAWING COMPLETED 3/7/24

DRAWN BY D.C.T.

DRAWING No. KARLUK SUBD 2024



WATER/SANITARY SEWER SHEET

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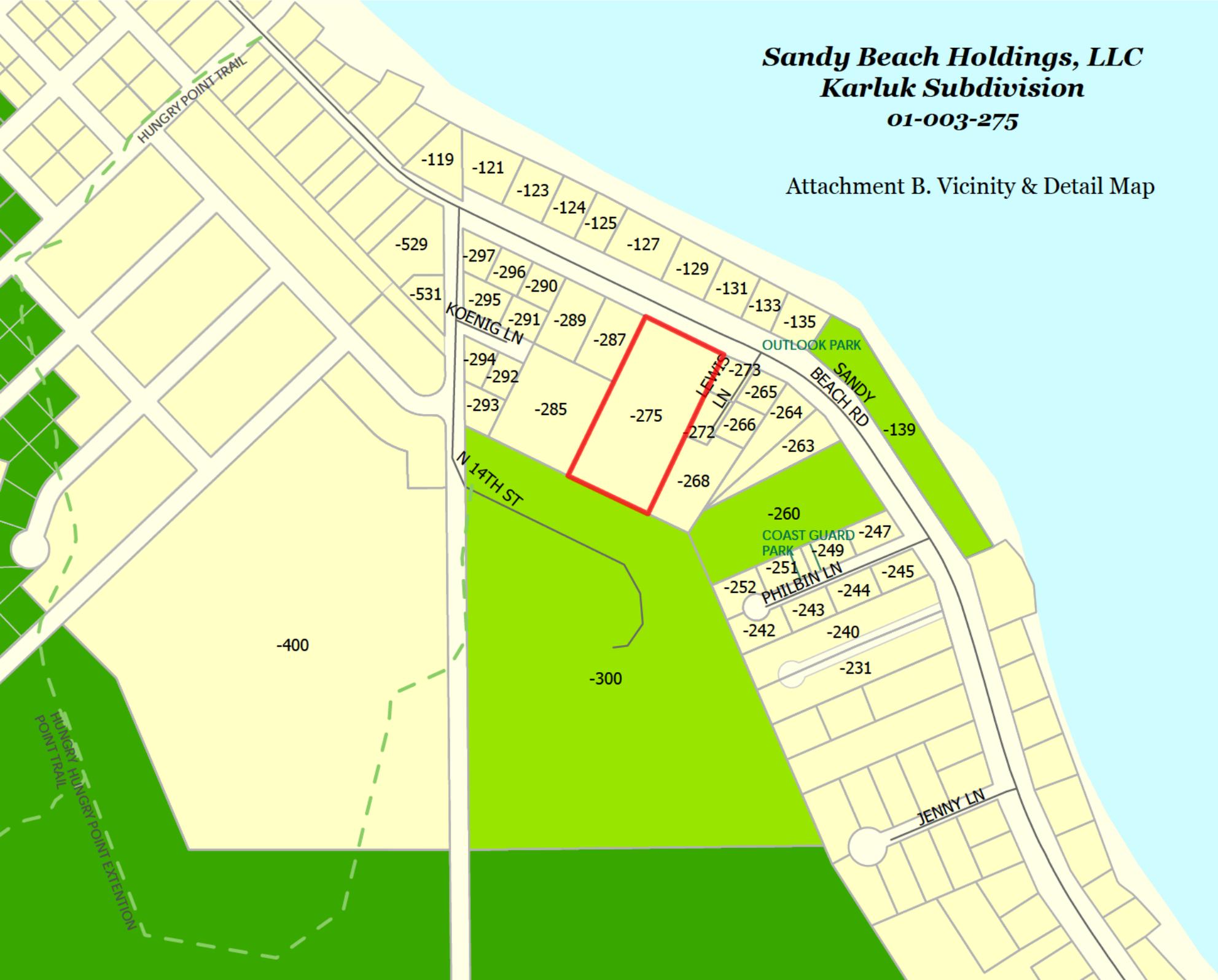
DRAWING COMPLETED 3/7/24

DRAWN BY D.C.T.

DRAWING No. KARLUK SUBD 2024

Sandy Beach Holdings, LLC
Karluk Subdivision
01-003-275

Attachment B. Vicinity & Detail Map



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

↑
N



February 17, 2026

JUDY RODNEY JUDY DARCY



NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Consideration of an application from Sandy Beach Holdings LLC for preliminary approval of a major subdivision at 410 Sandy Beach Rd (PID: 01-003-275).

The public hearing and consideration of the application will be held:	Tuesday, March 10th, 2026, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , 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.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
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**

CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	

SANDY BEACH HOLDINGS LLC

ALASCOM INC PROPERTY TAX DIVISION

ANDERSON WILLIAM

ANDERSON CHERYL

BALDWIN DAVID L

BATES JASON

SUSORT KIRSTEN

BOGGS JOSEPH

BOGGS HELEN A

COLLISON JEREMY N

COLLISON MARISSA A

CORL DOUGLAS M

CORL ARLANA S

CURTISS TROY E

CURTISS VICKI R

EVENS CRAIG JOHN

EVENS VIRGINIA

EVENS RAY

EVENS BERTHIEL

FINE STEPHANIE

FINE STEPHEN

HURSEY BRIAN SCOTT

HURSEY JULIE

JUDY RODNEY

JUDY DARCY

KANDOLL BRIAN

KANDOLL CAROL

LEE ANNE C

MATTSON CATHY

MCCAY RODERICK

MCCAY JEAN

MITCHELL BENNY B

MURRISON NANCY KAYE

MYERS MEGAN

MYERS ERIC

PETERS COLETTE

RIEMER KATHI R

ROGERS DENNIS

ROGERS TONI

SCHWARTZ MICHAEL O SCHWARTZ KAY L

SCHWARTZ ROBERT

SCHWARTZ COLLEEN

SIERCKS BEVERLEY

SPIGELMYRE DONALD F

SPIGELMYRE JULIE W

TEJERA ELEJABEITIA ROCIO

TOLAND KIM B

TOLAND TERI L

US COAST GUARD

VOLK SANDRA

VOLK KEVIN

WARD BEAU JEFFREY WARD IOANA SABINA

WARMACK JASON GLENN

EDWARDS WARMACK ASHLEY ELIZA