

Planning Commission Staff Report

Meeting date: February 8, 2022

TO: Planning Commission

FROM: Liz Cabrera, Community & Economic Development Director

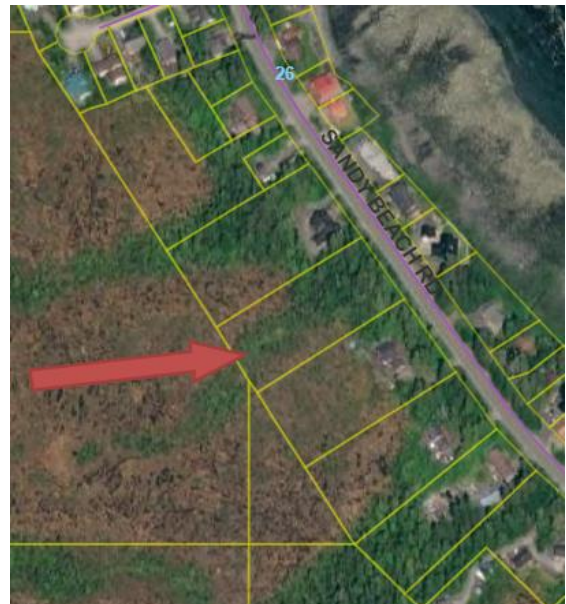
Subject: Purchase of Borough-Owned Property at 700 Sandy Beach Rd.
Marc Taylor

Recommendation:

Recommend preliminary approval of sale to the borough assembly.

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

1. Applicant is requesting to purchase approximately 84,942 sf of borough-owned property located at 700 Sandy Beach Road.
2. Application was referred to the Planning Commission on January 18, 2022.
3. The property has legal and practical access from Sandy Beach Road.
4. The property has more than 80' of road frontage and a lot area greater than 8,000 sf, which are minimum standards for residential property in this district.
5. A 60' w. x 440' l. undeveloped public easement exists along the eastern property line adjacent to Lot 16. No development may occur within the easement without prior approval of the borough.
6. Lot is zoned single-family residential. PMC 16.12.050 requires a property be zoned prior to approval for disposal.
7. Applicant's development plans are to construct a driveway, pad, and single-family residence within 2-3 years. Per zoning, property may be developed with single-family or duplex dwelling, or any manner allowed by code. Also, the property may be subdivided in the future as allowed by code and approved by the Planning Commission.
8. Based on review of the application by borough departments, there is no public need or use for the property.
9. Hearing notices were mailed to property owners within 600 feet of the area on January 24, 2022



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10. On February 8, 2022, a duly noticed public hearing was held by the Petersburg Planning Commission. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

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

1. Based on review of the application by borough departments, there is no public need or use for the property.
2. Terms and conditions of sale should reference the existing public easement and that no development may occur within the easement without prior approval of the borough.
3. Terms and conditions of sale require that any future residential development on the property connect to municipal sewer system on Sandy Beach Rd. Cost of extending utilities (electricity, water, sewer) to the property will be the responsibility of the property owner. Cost of providing service from the property line to any structure is the responsibility of the property owner.
4. Proof of consultation and, if required, a permit/letter from the Army Corps of Engineers shall be furnished to the borough prior to development of the lot.



Petersburg Borough, Alaska

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

PAID
JAN 18 2022
FINANCE DEPT

Office Use:
Rec'd. by: SM
Fee: \$ 500.00
Date Rec'd: 1/18/22

Date: 1/10/2022

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

Parcel ID #(s) of Subject Property:
01-004-320
700 Sandy Beach Rd

Proposed term of lease: N/A
(total years)

Legal Description of Property:
Lot 15, USS 2986

Current Zoning of Property:
Single-Family Residential

Applicant Name: Marc Taylor
Applicant Mailing Address: 21318 Pioneer Way, Edmonds WA 98026
Applicant Contact Info: 206-790-3765
(phone and/or email) mtaylor@tridentseafoods.com

1. Size of Area requested (identify the minimum area necessary in square feet): 84,942
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)

Proposed use would be to excavate and install a driveway/pad in 2022 and then build a house by end of 2023. Time Frame would be 2-3 years realistically for completion and materials to be used are going to be standard home materials. The estimated costs for the entire building process is \$560,000.00. The benefit to the borough would be the proceeds from the auction and me and my wife's remote based salaries that would come into the community.

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

Sally and Alan Dwyer
618 Sandy Beach RD
01-004-330

David and Tanya Somerville
706 Sandy Beach RD
001-004-310

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)
Building and Core permits

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

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?
It is a lot that is already setup and zoned for custom building and already has a plat, and the easement that runs along side it still gives the borough access to what they would need it for.

9. How is this request consistent with the Borough's comprehensive plan?
Provides more housing opportunities in the borough.

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: *Previously verified this parcel is not needed by Electric, Water, Wastewater or for Community Development. The parcel is also not needed for Public Works/ Streets.*

Debra K. Thompson
Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Department Comments: _____

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.



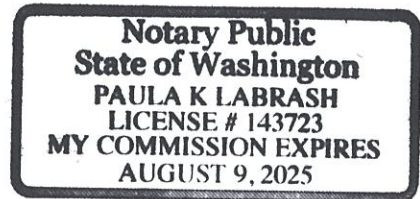
Applicant/Applicant's Representative

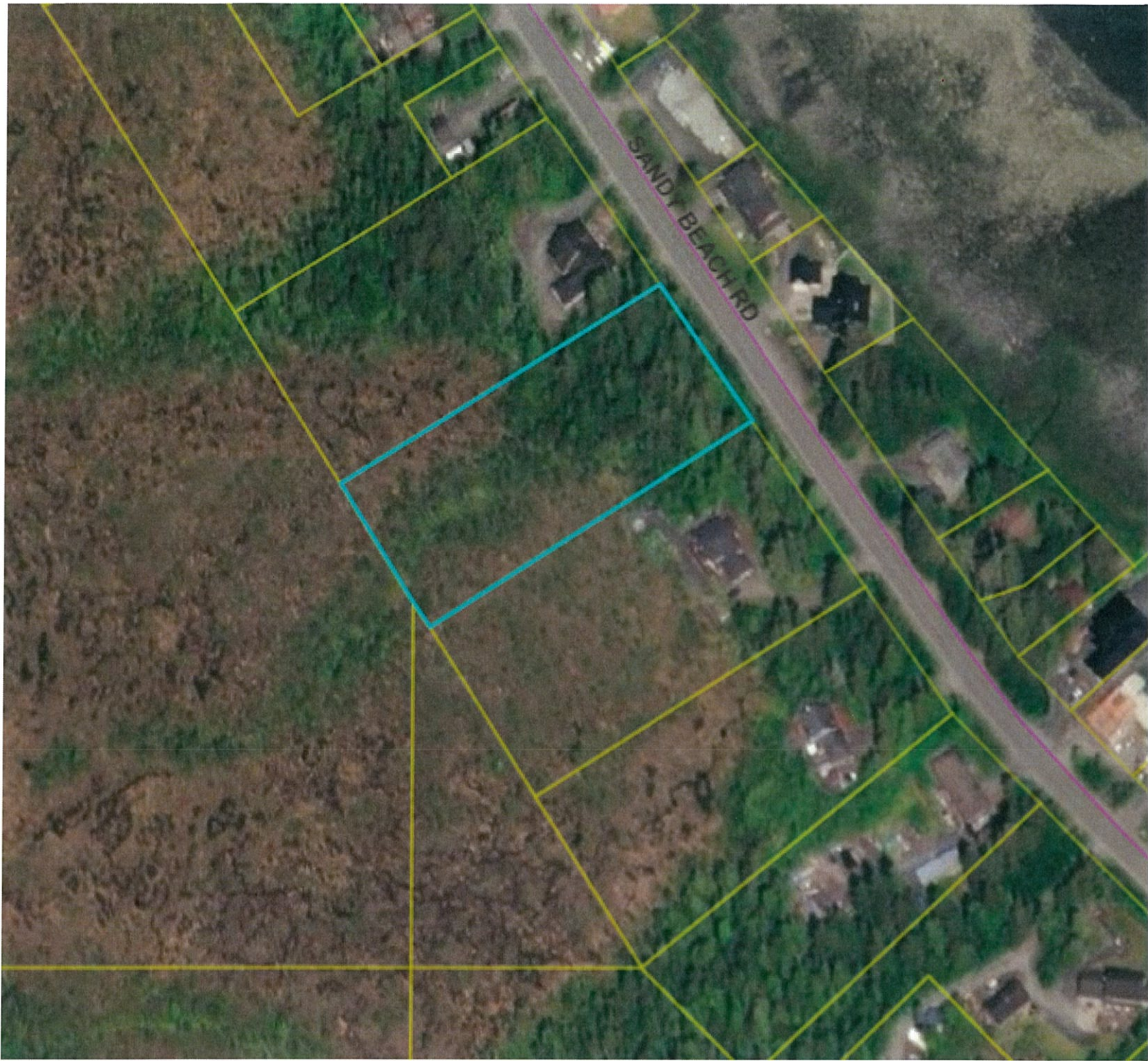
Subscribed and sworn to by Marc Taylor, who personally appeared
before me this 10th day of January, 2022.



Notary Public

Notary Public in and for the State of ^{WA}~~Alaska~~. My Commission Expires: 8-9-2025





Debra Thompson

From: Debra Thompson
Sent: Friday, January 7, 2022 4:38 PM
To: mtaylor@tridentseafoods.com
Subject: 700 Sandy Beach Road

Hi Mike,

Karl Hagerman's response to my inquiry about 700 Sandy Beach Road is: There is no need for any of my utilities to use this lot. This is a great lot, with water and sewer stubouts in place already.

So you are good to send in your application and filing fee.

Take care,
Debbie

Debra K. Thompson, CMC
Borough Clerk/Human Resources Director

Petersburg Borough
907-772-5405



State of Alaska



Patent

No. 6741

Know All Men By These Presents that the State of Alaska, in consideration of the sum of TEN AND NO/100----- DOLLARS

lawful money of the United States, and other good and valuable considerations, now paid, the receipt whereof is hereby acknowledged, does hereby grant to _____

CITY OF PETERSBURG

P.O. Box 329, Petersburg, Alaska 99833

and to

its successors and assigns, all that real property situated in the Borough of _____,

State of Alaska, and described as follows:

U.S. SURVEY NO. 2985, ALASKA

LOT 2. Containing 2.45 acres.

ACCORDING TO THE SURVEY PLAT OF U.S. SURVEY NO. 2985, ALASKA, EMBRACING LOTS 1 TO 10 INCLUSIVE, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON JULY 27, 1951.

U.S. SURVEY NO. 2986, ALASKA

LOT 15. Containing 1.95 acres.
Subject to a 60 foot wide access easement along line 2-3.

ACCORDING TO THE SURVEY PLAT OF U.S. SURVEY NO. 2986, ALASKA, EMBRACING LOTS 11 TO 17 INCLUSIVE, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON JULY 27, 1951.

ADL No. 100494
Patent No. 6741

SANDY BEACH ALASKA SUBDIVISION

BOOK 17 OF 630

ORIG. GLO LOT 23. Containing 1.48 acres.
ORIG. GLO LOT 24. Containing 1.45 acres.
ORIG. GLO LOT 25. Containing 1.42 acres.
ORIG. GLO LOT 26. Containing 1.40 acres.
Subject to Sound Drive Easement.

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18,
19, 20, 21, 22, 23, 24, 25, 26, 27, 28 OF BLOCK 1. Containing 26.17
acres.

LOTS 1, 2, 3, 4, 5, 6, 7, 8 OF BLOCK 2. Containing 7.26 acres.

LOTS 1, 2, 3, 4 OF BLOCK 3. Containing 4.64 acres.

LOTS 1, 2, 3, 4, 5, 6, 7 OF BLOCK 4. Containing 8.12 acres.

LOTS 1, 2, 3, 4, 5, 6, 7 OF BLOCK 5. Containing 4.94 acres.

TRACT A. Containing 5.10 acres.

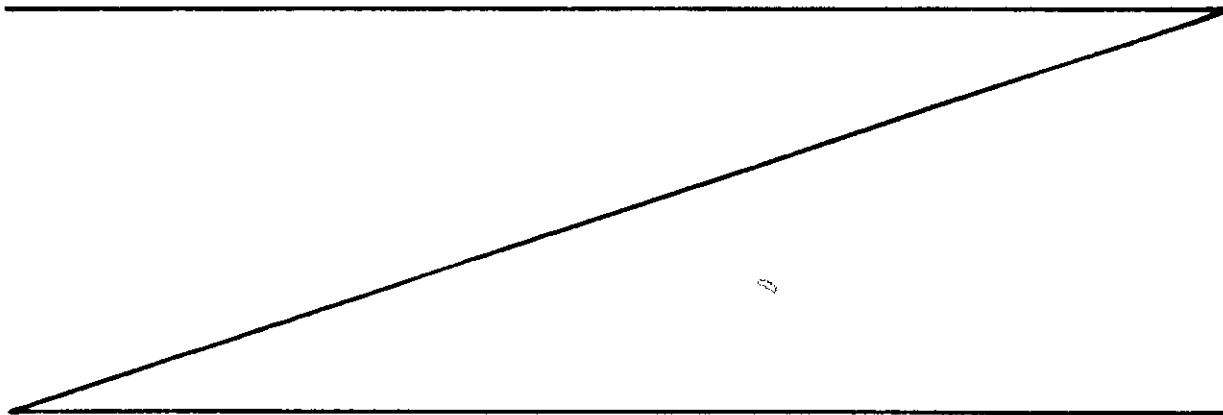
ACCORDING TO THE AMENDED SANDY BEACH ALASKA SUBDIVISION PLAT LOCATED
WITHIN SECTIONS 35 AND 36, TOWNSHIP 58 SOUTH, RANGE 79 EAST, COPPER
RIVER MERIDIAN FILED IN THE PETERSBURG RECORDING DISTRICT ON AUGUST
27, 1982 AS PLAT NO. 82-9.

CONTAINING AN AGGREGATE OF 66.38 ACRES, MORE OR LESS.

Subject to valid existing trails, roads and easements.

Pursuant to A.S. 38.05.127(a)(2) reservation of an easement for
public access is retained 50 feet upland from the line of mean high
water along Fredrick Sound and Wrangell Narrows and an easement for
public access is retained 50 feet upland of the ordinary high water
mark along an unnamed creek (locally known as "City Creek").

Net chargeable acreage under A.S. 29.18.210(c) is 66.04 acres.



ADL No. 100494
Patent No. 6741

17 631

8-30364

APR 18 4 04 PM '83
REQUESTED BY *Exp/John/...*
ADDRESS *Post etc*

DELETED RECORDING

Township 58 & 59 SOUTH, Range 79 EAST, COPPER RIVER Meridian,
Alaska, according to the official survey thereof numbered USS 2985 and 2986;

Save And Except those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title:

And Further, Alaska, as Grantor, hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have And To Hold the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and its successors and assigns forever.

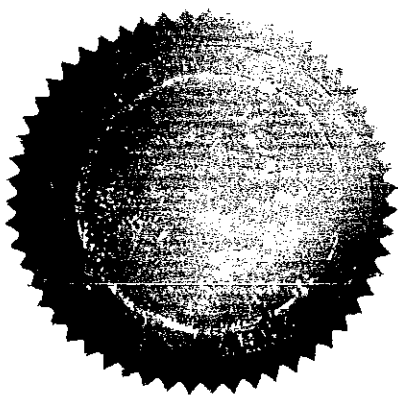
In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Technical Services, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 8th day of October, A.D., 19 82.

Warner T. May
for Director, Division of Technical Services

State of Alaska)
) ss.
THIRD) Judicial District)

This Is To Certify that on the 8th day of October, 19 82, appeared before me Warner T. May

who is known to me to be the Director of the Division of Technical Services, Department of Natural Resources, State of Alaska, or the person who has been lawfully delegated the authority of said Director to execute the foregoing document; that he executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.



Susan G Putnam
Notary Public in and for Alaska
My Commission expires December 10, 1984

State Record of Patents
Vol. LXVIII
Page 41
ADL No. 100494
Patent No. 6741



U. S. SURVEY
No. 2986, ALASKA

PETERSBURG SMALL TRACT GROUP
embracing
LOTS 11 TO 17 INCLUSIVE

SITUATED
APPROXIMATELY 1 1/2 MILES SOUTHEAST OF
PETERSBURG, ALASKA IN SECTION 26,
T. 58 S., R. 79 E., COPPER RIVER
MERIDIAN, TERRITORY OF ALASKA

AREA: 14.14 ACRES



SURVEYED BY

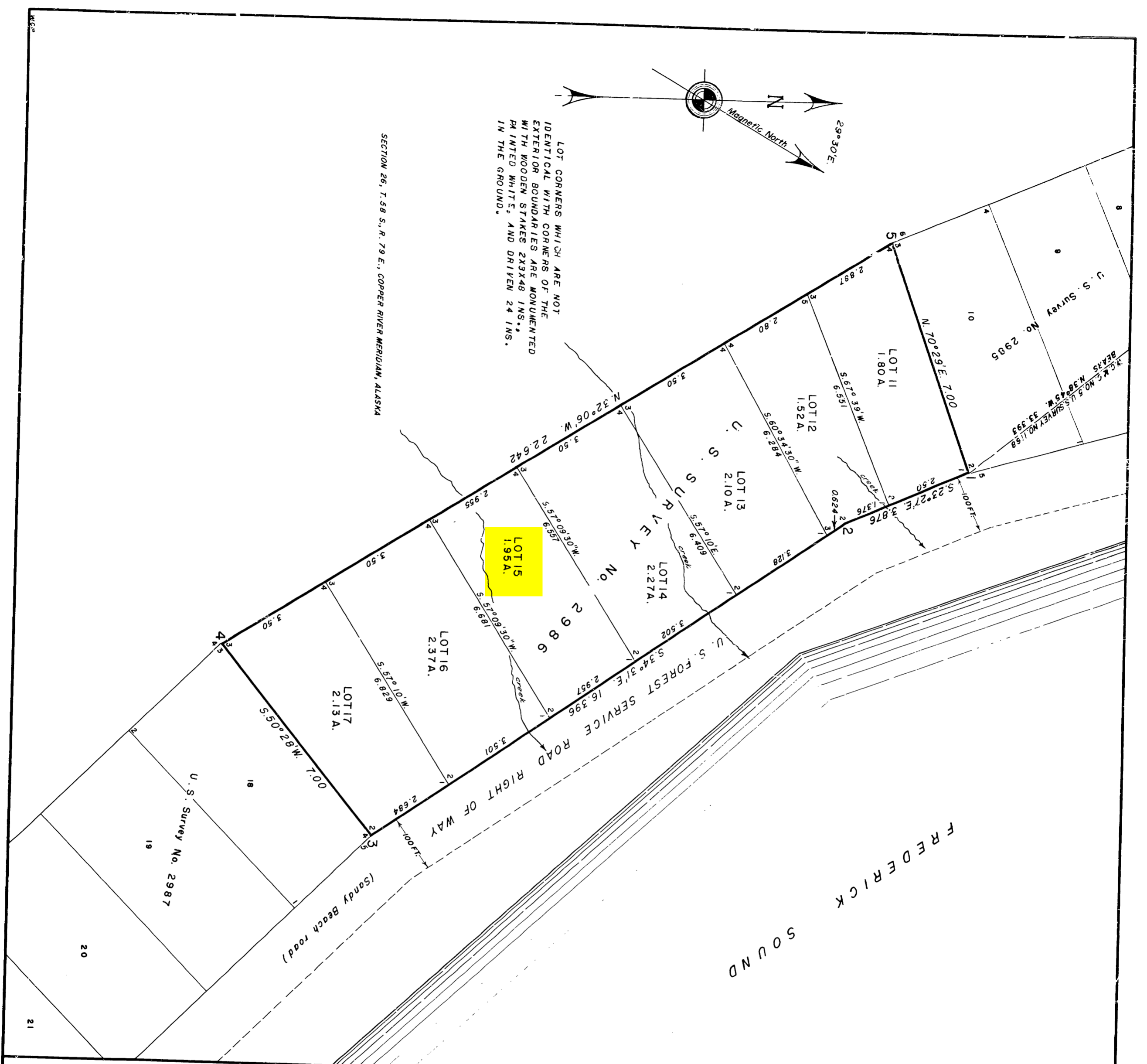
ELLIOTT PEARSON, CADASTRAL ENGINEER
APRIL 16, 1950 TO APRIL 28, 1950

UNDER SPECIAL INSTRUCTIONS
DATED JANUARY 18, 1950 AND
APPROVED FEBRUARY 15, 1950

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON D. C. JULY 27, 1951

THIS PLAT IS STRICTLY CONFORMABLE TO
THE APPROVED FIELD NOTES, AND THE SURVEY, HAVING
BEEN CORRECTLY EXECUTED IN ACCORDANCE WITH THE
REQUIREMENTS OF LAW AND THE REGULATIONS OF THIS
BUREAU, IS HEREBY ACCEPTED.

FOR THE DIRECTOR
William F. Lockwood
CHIEF, BRANCH OF SURVEYS



LOT CORNERS WHICH ARE NOT
IDENTICAL WITH CORNERS OF THE
EXTERIOR BOUNDARIES ARE MOUNTMENTED
WITH WOODEN STAKES 2X3X48 INS.,
PAINTED WHITES, AND DRIVEN 24 INS.
IN THE GROUND.

SECTION 26, T. 58 S., R. 79 E., COPPER RIVER MERIDIAN, ALASKA

