

Planning Commission Staff Report

Meeting date: August 21, 2017

TO: Borough Assembly
FROM: Planning Commission
Subject: Vacation of Utility Easement – Parcel 01-014-150
Kris Norosz

Recommendation: APPROVE vacation of utility easement located at 1001 Sandy Beach Road.

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

1. An application for vacation and fees was submitted by Kris Norosz (applicant) submitted on May 30, 2017.
2. Applicant is requesting vacation of an existing utility easement.
3. Subject parcel is 29,700 sq. ft.
4. The zoning district for the parcel is single-family residential. The area is well developed residential neighborhood.
5. Parcels to the North, East and West are zoned single-family residential.
6. Subject property has an existing single-family dwelling and shop. Water and electricity have been extended to the property.
7. Public Works and Power & Light have submitted written approval to vacate the easement (See attached).
8. Hearing notices were mailed to property owners within 600 feet of the subject parcel on June 30, 2017
9. On August 15, 2017, a duly noticed public hearing was held by the Petersburg Planning & Zoning Commission.
10. 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 & Zoning Commission makes the following conclusions:

1. The platting authority deems the area being vacated to be of no value to the municipality.

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The utility easement was created in preparation for sale of adjacent Lot 10. Subsequent to the sale, a portion of Lot 10, including the utility easement, was purchased and added to Lot NA. The utility easement is no longer available for Lot 10, and not needed for Lot NA. There are no adjacent lots that could benefit from the utility easement.

From: Karl Hagerman
Sent: Friday, May 26, 2017 2:26 PM
To: Liz Cabrera
Subject: Kris Norosz Utility Easement Vacation

Liz,

I spoke with Kris today about her plans to vacate the utility easement on her new lot NA and have no concerns.

Thank you,

Karl Hagerman
Public Works Director
Petersburg Borough
PO Box 329
Petersburg, Alaska 99833
Phone 907-772-4430
Fax 907-772-4102
khagerman@petersburgak.gov

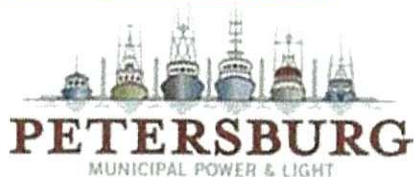


From: Joe Nelson
Sent: Wednesday, May 31, 2017 6:40 AM
To: Liz Cabrera <lcabrera@petersburgak.gov>
Subject: RE: utility easement on Lot NA

Liz,

Yes, I approve of the vacation of this utility easement. It is not needed for our electric grid.

Joe Nelson, Supt.
Petersburg Municipal Power & Light
907-772-4203 PH 907-772-9287 FAX
jnelson@petersburgak.gov



From: Liz Cabrera
Sent: Tuesday, May 30, 2017 4:41 PM
To: Joe Nelson <jnelson@petersburgak.gov>
Subject: utility easement on Lot NA

Joe,

The utility easement to be vacated is the portion on Lot NA outlined in red. See attached. Please let me know whether you approve of the vacation.

Thanks,
Liz

Liz Cabrera
Community & Economic Development
Petersburg Borough
p. 907.772.4042
m. 907.518.0242
e. lcabrera@petersburgak.gov