Planning Commission Staff Report

Meeting date: July 25, 2016

TO: Borough Assembly

FROM: Planning Commission

Subject: Property Purchase -701, 702, 705 N. Fourth St.

Suzanne Paulsen & James C. Jensen

Recommendation: Recommend to Borough Assembly to approve public sale of Lots 6, 7, and 8 of Block 76, USS 1252. The commission recommends waiving the public auction requirement since the applicant has existing structures on the property.

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

- 1. An application for conditional use permit was submitted by Suzanne Paulsen & James C. Jensen (applicant) submitted and fees paid on May 27, 2016.
- 2. Applicant is requesting to purchase a parcel located at 701 N. Fourth St, 703 N. Fourth St, and 705 N. Fourth St.
- 3. Subject parcel is zoned single-family residential.
- 4. The surrounding area is well-developed residential area.
- 5. Hearing notices were mailed to property owners within 600 feet of the subject parcel on May 26, 2016.
- 6. On June 14, 2016, a duly noticed public hearing was held by the Petersburg Planning & Zoning Commission.
- 7. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.
- 8. No comments or testimony was received. Ms. Paulsen spoke on her own behalf.

Section 2. Based on the preceding findings of fact, the Petersburg Planning & Zoning Commission makes the following recommendations:

- 1. The stated development plans are consistent with zoning and beneficial to the local economy by adding inaccessible and undeveloped land to the property tax rolls.
- 2. Applicant should be aware the borough has no plans and is under no obligation to extend public improvements to these lots.
- 3. Application to purchase was sent to all borough departments for review and there were no concerns noted.

Petersburg Borough, Alaska Application to Lease or Purchase Real Property (\$100.00 non-refundable filing fee required) (\$100.00 non-refundable filing fee required) The completed in its entirety to be considered

Date of Application: 0/-002-262 -263 -264	Lease of Purchase Request? (circle appropriate choice)
Parcel ID # of Subject Property:	Proposed term of lease:
Lots 6,7,8 Block 76 USS 1252 Legal Description of Property	SFR © Current Zoning of Property
Applicant Name: Suzanne Paulsen & Jo	
Applicant Mailing Address: <u>Box 914</u> <u>Petersburg</u> , AK 99	
If the complete parcel described above is not being requesize of the parcel to be acquired in square feet	ested for lease/purchase, identify the
 Attach a map showing the location of the land requested with the land requested clearly marked with bolded borders or high 	. Map must show surrounding area alighted color.
Narrative on use of property: Explain proposed use of land and end. Include any planned new construction or renovation, income renovation will be completed and type of materials to be used. proposed improvements. Explain the value of the proposal to the information you feel should be considered. (attached additional sheet if A portion of the garage at 718 Wrangell Ava corner of the house and an outbuilding appearant for the house and an outbuilding appearant for the house are property lines of lots 687.	luding time-frame when construction Provide the estimated dollar value of e economy of the city and any other necessary) enue is on lot 6, and is to be extremely close, No building is planned.
The only value to the economy of the borough a property tax to be paid over the years. The purchase is to make sure our house a garage are on land owned by us.	purpose of this proposed
4. Name and address of all adjacent land owners or less	sees, including upland owner(s) if

applicable: (attach additional sheet if necessary)

4 .1		
Are th	nere any existing permits or leases covering any part of the land applied for?	
	YesNo (LeasePermit)	
Descripermi	ibe the type of permit or lease, if applicable, and the name and last known address of the ttee or lessee:	е
		•
	local, state or federal permits are required for the proposed use? (list all	I)
 		· i)
		· 1) ·
If appl	licant is a corporation, provide the following information:	.· 1)
If appl	licant is a corporation, provide the following information: Name, address and place of incorporation:	- l)

NOTICE TO APPLICANT(s):

Applicant will be required to deposit with the Borough a sum of money sufficient 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. Applicant will be notified by the Borough Clerk of the amount of deposit required and when the deposit must be paid.

I hereby certify that I have received and reviewed a copy of Petersburg Code Chapters 16.04; 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.

James Chitch Jen Wanne Haulsen
Applicant's Representative

Subscribed and sworn to before me this 5 day of 70%:

Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: 4-4.2020

OFFICIAL SEAL
Lanette E. Smith
NOTARY PUBLIC
My Commission Expires 44-202

