

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.

(\$100.00 non-refundable filing fee required)

PAID
MAY 27 2016
FINANCE DEPT

SFR @
Current Zoning of Property

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

5. Are there any existing permits or leases covering any part of the land applied for?

____ Yes ☒ No (____ 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)

_____.

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

C. Name and address of resident agent: _____

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.

Jama Christopher Jean

Suzanne Paulsen
Applicant/Applicant's Representative

Subscribed and sworn to before me this 5th day of May, 2020:

[Signature]
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: 4-4-2020



