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Appraisal Company of Alaska, LLC

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EIN#26-2071908

July 18, 2013

Kathy O'Rear
Borough Clerk
Petersburg Borough
P.O. Box 329
Petersburg, Alaska 99833

Dear Ms. O'Rear:

Pursuant to your request I have valued the following described lots for possible sale by the Petersburg Borough. All of the information leading to this value conclusion is retained in the assessors work file.

The value of the individual lots is as follows:

Lot 2 Block 263 \$6000

Lot 3 Block 263 \$6000

Lot 4 Block 263 \$6000

The value of lots 2 and 3 sold together is:

\$12,000

The value of lots 2, 3 and 4 sold together is:

\$18,000

If you require any additional information please call or e-mail.

Sincerely,



Michael C. Renfro
Borough Assessor

PLANNING COM. MEETING ON 7-17-13 MINUTES

A. **PZ#13-006 Consideration of a request from Tyler Reid and Reid Brothers Construction for a vacation of the easement between Lots 2D and 2C and Gov't Lot 1, a consolidation of Lot 2C and Gov't Lot 1 into Lot 2R and a minor subdivision of Lot 1 of the Hofstad Subdivision into Lot 1A and 1B, located at 353 Mitkof Highway.** Motion offered by Dave Kensinger, supported by Otis Marsh, to postpone item PZ#13-006, consideration of a request from Tyler Reid and Reid Brothers Construction for a vacation of the easement between Lots 2D and 2C and Gov't Lot 1, a consolidation of Lot 2C and Gov't Lot 1 into Lot 2R and a minor subdivision of Lot 1 of the Hofstad Subdivision into Lot 1A and 1B, located at 353 Mitkof Highway until the October or possibly the November meeting. Motion passed unanimously.


Legislation Text

Reid Application.pdf

B. **PZ#13-007 Consideration of a request from the Petersburg Moose Club for a minor subdivision creating lots 1 and 3A of block 4, USS 282, parcel 1000024.00 located at 15 Fram Street.** Luczak noted that the property is zoned commercial and meets all setback and use requirements. Motion offered by Dave Kensinger, supported by Chris Fry, to approve the request from the Petersburg Moose Club for a minor subdivision creating lots 1 and 3A of block 4, USS 282, parcel 1000024.00 located at 15 Fram Street. Motion passed unanimously.

Legislation Text

Moose Club Minor Subdivision.pdf

 C. **PZ#13-009 Swanson - Reconsideration of Request to Purchase Borough Land** Luczak recapped the previous action on this item and explained the reason for the reconsideration by the Borough Clerk. Motion offered by Dave Kensinger, supported by James Demko, to approve having a public auction for Blk 263, lots 2, 3, 4 & 5. Motion passed unanimously.

Legislation Text

Swanson - RTP Borough Land.pdf

D. **PZ#13-003 Richard Burrell - zoning violation** Richard & Sig Burrell asked if the property could be rezoned or if their office could be moved onto the lot. Luczak read a letter from John Murgas recommending rezoning the area or allowing the current use. Mark Weaver shared his concerns on rezoning the property. Discussion. The Commission recommended that the property owners get together and see if they can come to an agreement and then report back to them. Staff said he would place this item on the October agenda.

Legislation Text

Burrell Zoning Violation.pdf

10. **NEW BUSINESS**

A. **PZ#13-004 Aaron and Katrina Miller - Conditional Use Permit** This item was also discussed under item 9d. Luczak reported that October will be 2 years since the permit was issued and the conditions of the permit have not been met. . Katrina Miller shared that she would like to apply for rezoning but if that is not successful then she would like the permit revisited. The commission will continue the review of this item at the October meeting.

Legislation Text

Miller CUP Review.pdf

11. **DISCUSSION ITEMS** Thomason asked about the schedule for the Comprehensive Plan. Discussion.

12. **ADJOURNMENT** 4:12 p.m.



6. Visitors' views unrelated to agenda items

Miriam Swanson is here to speak regarding her family's request to purchase borough land that was on the July 9th agenda.

7. Report of staff members

Bertagnoli read a letter into the record regarding the Swanson request to purchase land that was discussed during the July 9th meeting.

Jim Stolpe spoke about his family's interest in lots 4 & 5 that are adjacent to their property. Discussion. The Commission recommended that the Stolpe's submit a separate application to purchase lot 5 since it was not one of the lots included in the Swanson's request.

8. Unfinished Business

A. PZ#13-006

Consideration of a request from Tyler Reid and Reid Brothers Construction for a vacation of the easement between Lots 2D and 2C and Gov't Lot 1, a consolidation of Lot 2C and Gov't Lot 1 into Lot 2R and a minor subdivision of Lot 1 of the Hofstad Subdivision into Lot 1A and 1B, located at 353 Mitkof Highway.

Motion to postpone item PZ#13-006, a consideration of a request from Tyler Reid and Reid Brothers Construction for a vacation of the easement between Lots 2D and 2C and Gov't Lot 1, a consolidation of Lot 2C and Gov't Lot 1 into Lot 2R and a minor subdivision of Lot 1 of the Hofstad Subdivision into Lot 1A and 1B, located at 353 Mitkof Highway.

Yes: 5 - Chairperson Thomason, Vice Chair Buschmann, Commissioner Kensinger, Commissioner Malhoit Laubhan and Commissioner Marsh

9. New Business

A. PZ#13-004

Aaron and Katrina Miller - Conditional Use Permit

Thomason explained the item. Discussion.

Motion to postpone item PZ#13-004, Aaron and Katrina Miller - Conditional Use Permit, until the next meeting.

Yes: 5 - Chairperson Thomason, Vice Chair Buschmann, Commissioner Kensinger, Commissioner Malhoit Laubhan and Commissioner Marsh

B. PZ#13-003

Richard Burrell - zoning violation

Bertagnoli reported that there has been some improvement. Discussion. Buschmann would like to know the Borough Managers view on the subject.

Motion to have staff send another letter requesting commercial and industrial items be removed from the property or action may be taken.

MINUTES OF THE PETERSBURG PLANNING COMMISSION REGULAR MEETING, HELD TUESDAY, JULY 9, 2013 AT 2:00 P.M. IN THE CITY COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING.

1. **ROLL CALL.** Present: Buschmann, Marsh, Kensinger, Demko, and Laubhan. Absent: Thomason.
2. **APPROVAL OF PREVIOUS MEETINGS MINUTES.** Motion offered by Marsh, supported by Laubhan, to approve the previous meetings minutes. Motion passed unanimously.
3. **AMENDMENT AND APPROVAL OF AGENDA.** Motion offered by Laubhan, supported by Marsh, to approve the agenda as presented. Motion passed unanimously.
4. **PUBLIC HEARINGS.** None
5. **VISITORS' VIEWS RELATED TO AGENDA ITEMS.** John Swanson is here to speak to item 9a.
6. **VISITORS' VIEWS UNRELATED TO AGENDA ITEMS.** None.
7. **REPORT OF STAFF MEMBERS.**
 - a. **Richard Burrell - zoning violation** Luczak noted that the majority of the items on the property have been moved to Hobart Bay but there are still items there.
 - b. **Aaron and Katrina Miller - Conditional Use Permit** Luczak would like to put an item on the agenda for the next meeting to discuss the progress of the Conditional Use Permit. Discussion.
8. **UNFINISHED BUSINESS.** None.
9. **NEW BUSINESS.**
 - a. **John and Miriam Swanson - Request to purchase borough land.** John explained the reasoning behind his request. Discussion. Motion by Laubhan, second by Demko to recommend to the Borough Assembly, a private sale to John Swanson of lots 2&3 with the requirement to purchase lot 4 if the adjacent owners don't want to purchase it. Motion postponed until next meeting. Motion offered by Laubhan, supported by Buschmann, to recommend to the Borough Assembly a private purchase sale of Blk 263, Lots 2, 3 & 4. Motion passed unanimously.
 - b. **Acceptance of and scheduling of a public hearing for a request from Tyler Reid and Reid Brothers Construction for a vacation of the easement between Lots 2D and 2C and Gov't Lot 1, a consolidation of Lot 2C and Gov't Lot 1 into Lot 2R and a minor subdivision of Lot 1 of the Hofstad Subdivision into Lot 1A and 1B, located at 353 Mitkof Highway.** Luczak explained the reason for the request. Discussion. Motion offered by Laubhan, supported by Demko, to schedule a public hearing for a request from Tyler Reid and Reid Brothers Construction for a vacation of the easement between Lots 2D and 2C and Gov't Lot 1, a consolidation of Lot 2C and Gov't Lot 1 into Lot 2R and a minor subdivision of Lot 1 of the Hofstad Subdivision into Lot 1A and 1B, located at 353 Mitkof Highway. Motion passed unanimously.

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

Date of Application: 4-30-2013

Lease or Purchase Request?
(circle appropriate choice)

2/ Parcel ID # of Subject Property: 1000656.02 AND 1000656.03

Proposed term of lease: _____
(total years)

Lots #2 & #3 BLOCK 263

R-1 (SF)

Legal Description of Property

1400A + 1404 Valkyrie St.

Current Zoning of Property

→ 2 lots each 50' x 100'

Applicant Name:

John & Miriam Swanson

Applicant Mailing Address:

P.O. Box 1546

Petersburg, Alaska 99833

1. If the complete parcel described above is not being requested for lease/purchase, identify the size of the parcel to be acquired in square feet _____.

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 city and any other information you feel should be considered. (attach additional sheet if necessary)

See attached.

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

Adjacent: Kaylynn Albery
17904 3RD AVE NW
SHORELINE, WA, 98177

Also Borough of Petersburg

John & Miriam Swanson
PO Box 1546 (1400 N Nordic)
Petersburg, Alaska 99833

SANDRA & GORDON EDGARS
P.O. Box 641
Petersburg, Alaska 99833

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)
ALL BOROUGH OF PETERSBURG BUILDING PERMITS

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

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: _____

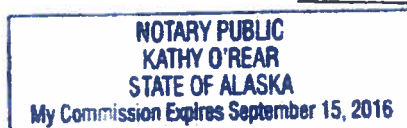
NOTICE TO APPLICANT(s):

Applicant will be required to deposit with the City 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 City 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 City of Petersburg Ordinance # 881 and understand the ordinance requirements. I further certify I am authorized to sign this application on behalf of the applicant.

John R. Swanson
Applicant/Applicant's Representative

Subscribed and sworn to before me this 30th day of April 2013



Kathy O'Rear
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: 9-15-2016

3. In the near term upon purchasing lot 2 and lot 3 of block 263, we would tastefully trim and thin the trees that currently blocks the sun from our home and our neighbors property as well. The fall, winter and spring sun is hidden most of the day since the trees have continued to grow taller in the last 30 years. Since the water table is run off from the nearby muskeg, trees seem to be fairly poor in timber quality, but do still manage to close out the light. We would consult with close neighbors Sandra and Gordon Edgars on which ones to remove. We love to walk in the woods behind our home, so we don't favor anything unsightly (as in clear cut), but instead, well chosen trimming and thinning.

Longer term we would like to combine these two smaller lots and build a very small home for our daughter and granddaughter. Even though access is not available via the Sandy Beach (now private) access, we would provide access through my existing driveway from N Nordic. Power, phone and cable are currently nearby on the Valkyrie St. poles and water/sewer could be accessed from the branch connection we had recently disconnected from serving the prior Mathisen home.

We don't believe any other residents have the combination of utilities available and access to the street without utilizing the abandon Sandy Beach side of Valkyrie or until the long term development of SW Valkyrie (which is not even on the radar).

Our neighbors benefit near term by this purchase which would allow us the right to modify the trees and regain some sunlight back into our yards. The borough would benefit not only by the initial purchase price of the two properties mentioned, but in the long term placing them on the property tax roles. This would be especially significant if we were permitted to build a home on them which would dramatically raise the tax value. Further economic advantages to our local economy would be hiring local tree-topper/thinners, having borough utilities reconnected, surveyors, local rock and gravel company hired for a driveway and any buried utilities needed, local building contractor and workers hired, building supplies from borough area businesses.

the city of PETERSBURG MapGuide



Legend

- View
- Parcel Search
- Refresh

Lot #2, Block 263

(50' x 100')

BLUE = 1000656.02

1400A VALKYRIE

Attribute

Lot Area

Value of
Improvements

Value of
Land

Legal Description

Zoning Code

Owners
Name

Property
Address

Roll Number



the city of PETERSBURG MapGuide



Legend

- [View](#)
- [Parcel Search](#)
- [Refresh](#)

lot # 3, Block 263 (50x100)
BLUE = 1000656.03 1404 VALKYRIE

Attribute
Lot Area
Value of
Improvements
Value of
Land
Legal Des
Zoning Co
Owners
Name
Property
Address
Roll Numb



Petersburg Borough

August 12, 2013

Planning and Zoning

P.O. Box 329

Petersburg, AK 99833

John Swanson has spoken to the property owners in the vicinity of Block 263 lot 2, 3 and 4.

Sandy and Gordon Edgars are not interested in purchasing any of these lots and have no objection to John and Miriam Swanson owning and enhancing these lots as they see fit.

Sandy Edgars
Gordon Edgars

Jim and Teresa Stolpe and Bjorn and Shannon Stolpe are considering buying lot #4 (the lot closest to their property) ^{and lot #5} depending on the price. If the price is not agreeable they have no objection to John and Miriam also owning this lot.

Jim Stolpe Shannon Stolpe
Teresa Stolpe Bjorn Stolpe

Lee and Karla Corrao are kitty corner (what a great word) to the lots and we have informed them of our plans.

Karla M. Corrao

John Swanson 8/12/13
for Miriam and John

Leo Luczak

From: Joe Nelson
Sent: Tuesday, May 07, 2013 1:04 PM
To: Kathy O'Rear; Leo Luczak; Karl Hagerman; Donn R. Hayes
Cc: Stephen Giesbrecht; Assembly; Department Heads
Subject: RE: Review of Application to Purchase Public Land

The lots in question have no access until the adjacent street is developed. I'd delay the sale until the street exists, since even though electric power is nearby, it would be problematic extending it to the lots.

Joe N.

From: Kathy O'Rear
Sent: Tuesday, May 07, 2013 12:07 PM
To: Leo Luczak; Karl Hagerman; Joe Nelson; Donn R. Hayes
Cc: Stephen Giesbrecht; Assembly; Department Heads
Subject: Review of Application to Purchase Public Land

Leo, Karl, Joe and Donni,

Attached is an application from John & Miriam Swanson to purchase borough property described as Lots 2 & 3, Block 263, Petersburg. The property is located on the undeveloped portion of Valkyrie Street in the Hungry Point area. Please review the application pursuant to Chapter 16.12 of the Municipal Code for Service Area 1 and any other Code sections that may apply relative to your departments. Your, or your advisory board's, recommendation/comments are to be submitted to Community Development Director Leo Luczak for Planning Commission review. The Planning Commission, per Code 16.12.080 is the main recommending authority to the borough assembly on this sale request.

If any other department outside of the first four identified in the "to" address line above believes their department or operations may be effected by this possible sale, please also provide written comment to Leo.

Please contact the Swanson's at their mailing address or phone 772-3501 if you need to talk with them or invite them to a future meeting.

Leo,

When Planning addresses the request, it would be beneficial to the assembly that the Planning Commission not only recommend the sale or non-sale of the lots, but also recommend if the lots should be sold through public auction or not; as a combined single lot, or two separate lots, etc. Additionally, the Swanson's may need to be asked if they would consider a combination of two other lots so as not to leave two, possibly non-buildable lots, on either side of the parcels they desire to purchase. The most information you can provide the assembly to assure that any zoning or municipal code requirements are being met, and that the sale is or is not in the best interest of the borough, the better.

Also, I've noted that the zoning map down here in the hallway does not show these lots as individual lots, but already combined. However, the map down here may be outdated.

Thank you.

Kathy O'Rear, MMC
Clerk