

## Planning Commission Report

Meeting date: February 12, 2019

**TO:** Borough Assembly  
**FROM:** Planning Commission  
**Subject:** Vacation Decorah St ROW  
Stephanie Thynes et al

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**Recommendation:** APPROVE  
vacation of Decorah St ROW  
located between Wrangell  
Avenue and Valkyrie St.

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

1. An application and fees was submitted by Stephanie Thynes, Suzanne Fuqua, Brandi Marohl, and presumably Mark or Marcella Gelhaus (signature illegible) on January 4, 2019.
2. Applicants are requesting a vacation of the Decorah St ROW located between Wrangell Avenue and Valkyrie St.
3. Per 18.30.030, no public street may be vacated except upon petition of the owners of the majority of the front feet of the land fronting the street.
4. The area to be vacated is approximately 50' by
5. The zoning of the surrounding area is Single-Family Residential. All adjoining parcels are developed and served by municipal water, sewer, and electric.
6. The Utility Dept. (electric, water, sewer) has no objection to the vacation of the right-of-way. See email from K. Hagerman.
7. On January 27, 2019, hearing notices were mailed to property owners within 600 feet of the subject parcel.
8. On February 12, 2019, 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.



## **Planning Commission Report**

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**Based on the preceding findings of fact, the Petersburg Planning & Zoning Commission makes the following determinations:**

1. The area being vacated is of no value to the municipality.
2. The public right-of-way vacated shall be attached to the lot or lands bordering on the area in equal proportions.
3. Within 18-months of approval, the applicants shall present a final plat, signed by all property owners of record, depicting the vacation as approved for signature and recording.
4. The assessed full and true value of the street right-of-way as determined by the borough assessor shall be paid to the borough prior to recording of final plat.

**From:** [SUZANNE FUQUA](#)  
**To:** [Karen Malcom](#)  
**Subject:** application to planning commission  
**Date:** Friday, February 1, 2019 2:32:07 PM

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February 1, 2019

Dear Karen,

My husband, Jeffrey Robinson, and I will be traveling during the month of February, and will not have cell coverage during the meeting, on February 12, regarding our application to have the city vacate the Decorah St. right-of-way. The application was submitted for all four parties living adjacent to the right-of-way.

After a survey of Decorah St., we want the right-of-way to be divided equally among all four property owners, so we can then purchase the property and absorb it into our current lots.

We hope the planning commission will pass on a recommendation of agreement regarding this to the Borough Assembly.

I will contact the city upon our return to Petersburg on March 3 to see how this is progressing.  
Thank you for your attention to this proposal.

Sincerely,

Suzanne Fuqua  
1012 Wrangell Ave  
907-518-0085

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**From:** Karl Hagerman  
**Sent:** Wednesday, January 30, 2019 4:07 PM  
**To:** Liz Cabrera  
**Cc:** Chris Cotta  
**Subject:** RE: Vacation of Decorah St ROW

Liz,

I've had my departments look at this vacation request and I can pass along to you that there is no concern with vacating and selling this right of way from myself or my staff. There is always some trepidation when these requests come up as once the right of way is out of Borough hands it will likely never come back. However, the water, sewer and electrical systems in this area are well established and I see no need to utilize Decorah Street to re-route or supplement current utility layouts for a future expansion or development.

Let me know if you need anything further on this.

Thanks,

Karl Hagerman  
Utility Director  
Petersburg Borough  
PO Box 329  
Petersburg, Alaska 99833  
Phone 907-772-4203  
Direct Line 907-772-5421  
Fax 907-772-9287

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**From:** Liz Cabrera <[lcabrera@petersburgak.gov](mailto:lcabrera@petersburgak.gov)>  
**Sent:** Tuesday, January 29, 2019 8:56 AM  
**To:** Chris Cotta <[ccotta@petersburgak.gov](mailto:ccotta@petersburgak.gov)>; Karl Hagerman <[khagerman@petersburgak.gov](mailto:khagerman@petersburgak.gov)>  
**Subject:** Vacation of Decorah St ROW

Hello,

Attached is an application to vacate the Decorah St. ROW between Wrangell Ave and Valkyrie St. This will be before the Planning Commission next Tuesday. Please let me know if you have any concerns.